

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Furniture, Electronic Goods & Construction Materials for a Period of 3 Years at Lots 1449 (Part), 1450 (Part), 1453, 1454 (Part), 1458 (Part) & 1459 (Part) in D.D.119, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

●●● Vehicular Access Leading to Kung Um Road

Scale 比例:

1:7500

(摘錄自申請人於 16.3.23 呈交的申請書)
(Extract from Applicant's
Submission of 16.3.23)

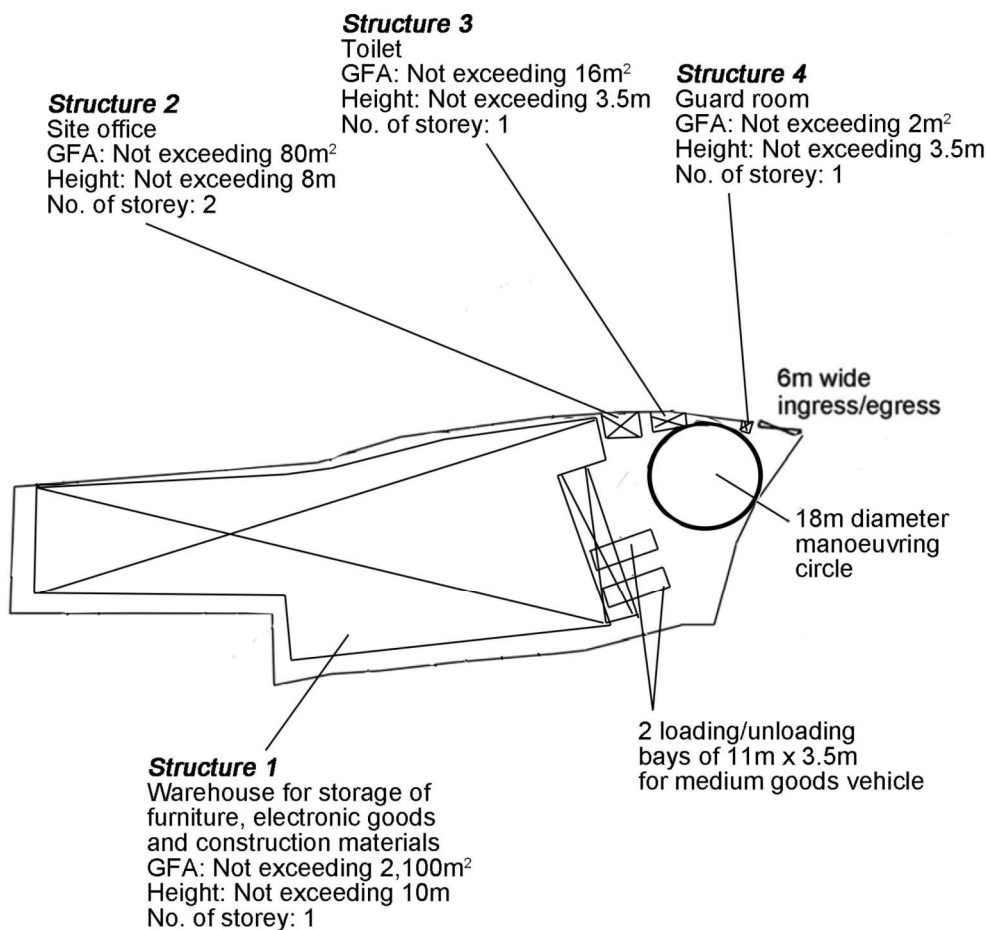
參考編號

REFERENCE No.

A/YL-TYST/1210

繪圖 DRAWING

A-1



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Furniture, Electronic Goods & Construction Materials for a Period of 3 Years at Lots 1449 (Part), 1450 (Part), 1453, 1454 (Part), 1458 (Part) & 1459 (Part) in D.D.119, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

—1:1000—

(摘錄自申請人於 3.4.2023 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 3.4.2023)

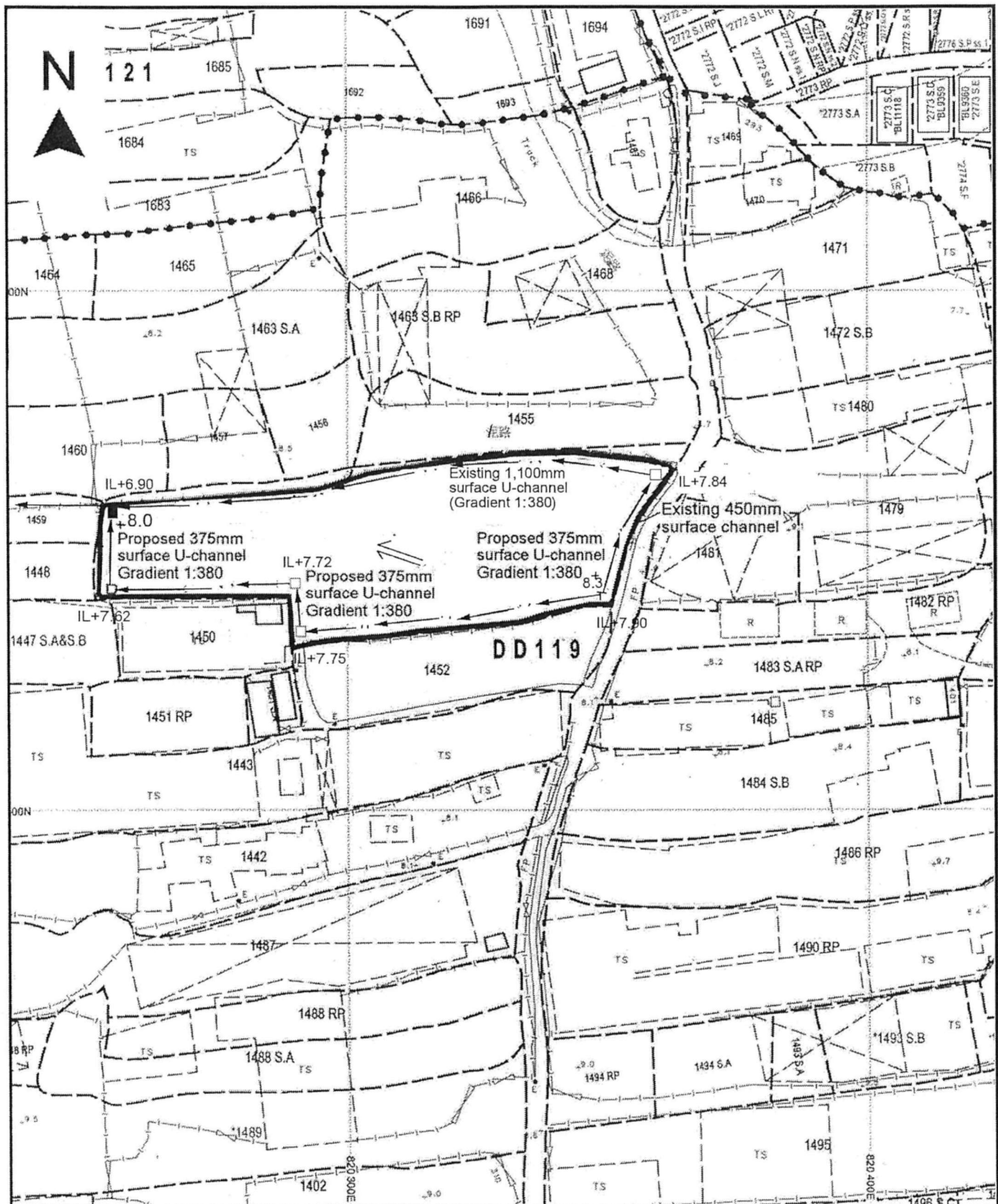
參考編號

REFERENCE No.

A/YL-TYST/1210

繪圖 DRAWING

A-2



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Furniture, Electronic Goods & Construction Materials for a Period of 3 Years at Lots 1449 (Part), 1450 (Part), 1453, 1454 (Part), 1458 (Part) & 1459 (Part) in D.D.119, Tong Yan San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

- ±18.9 Level (in mPD)
- Proposed catchpit with sand trap
- Proposed catchpit
- ⇒ Flow of surface runoff
- IL Inverted level (in mPD)

Scale 比例:

1:1000

(摘錄自申請人於 16.3.23 呈交的申請書)
(Extract from Applicant's
Submission of 16.3.23)

參考編號
REFERENCE No.
AYL-TYST/1210

繪圖 DRAWING
A-3

F.S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO #150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE #150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP II.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP II
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
MAXIMUM STORAGE AREA : 50m²

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INSTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1:2016 AND BS EN 1838 :2013', FSD CIRCULAR LETTER 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1:2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

[HR] HOSE REEL

[BG] BREAK GLASS UNIT

[FAB] FIRE ALARM BELL

[EL] EMERGENCY LIGHT

[EXIT] EXIT SIGN

[NRV] NON-RETURN VALVE

[FE] 5KG CO2 FIRE EXTINGUISHER

[SH] SPRINKLER HEAD (ON PLAN)

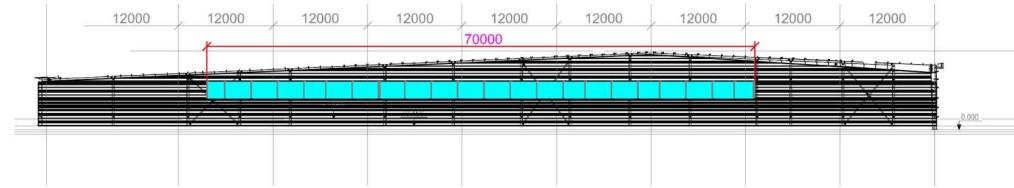
[SV] SUBSIDIARY VALVE / FLOW SWITCH

[PS] PUMP SET

[YS] Y-TYPE STRAINER

[SI] SPRINKLER INLET

[DP] 5KG DRY POWDER FIRE EXTINGUISHER



Section drawing of window opening for the structure (1)

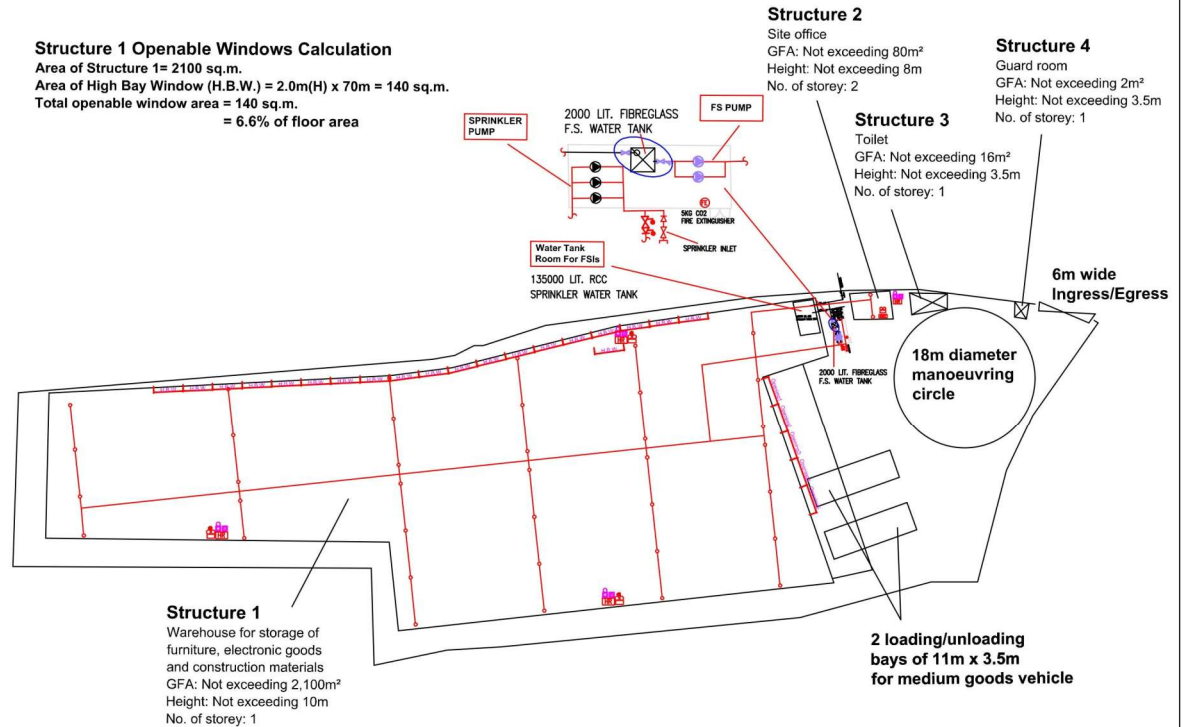
Structure 1 Openable Windows Calculation

Area of Structure 1= 2100 sq.m.

Area of High Bay Window (H.B.W.) = 2.0m(H) x 70m = 140 sq.m.

Total openable window area = 140 sq.m.

= 6.6% of floor area



Structure 1

Warehouse for storage of furniture, electronic goods and construction materials
GFA: Not exceeding 2,100m²
Height: Not exceeding 10m
No. of storey: 1

Structure 2

Site office
GFA: Not exceeding 80m²
Height: Not exceeding 8m
No. of storey: 2

Structure 3

Toilet
GFA: Not exceeding 16m²
Height: Not exceeding 3.5m
No. of storey: 1

Structure 4

Guard room
GFA: Not exceeding 2m²
Height: Not exceeding 3.5m
No. of storey: 1

2 loading/unloading bays of 11m x 3.5m for medium goods vehicle

PROJECT :
Proposed Temporary Warehouse for Storage of Furniture, Electronic Goods and Construction Materials for a Period of 3 Years at Lots 1449 (Part) & 1450 (Park), 1453, 1454 (Part), 1458 (Part) & 1459 (Part), in D.D.119 Tong Yan San Tsuen, Yuen Long, N.T.

DRAWING TITLE :
F.S. Notes, Legend,
Fire Service Installation
Layout Plan

REV	DESCRIPTION	DATE

ARCHITECT :

CONSULTANT :

FIRE SERVICE CONTRACTOR :

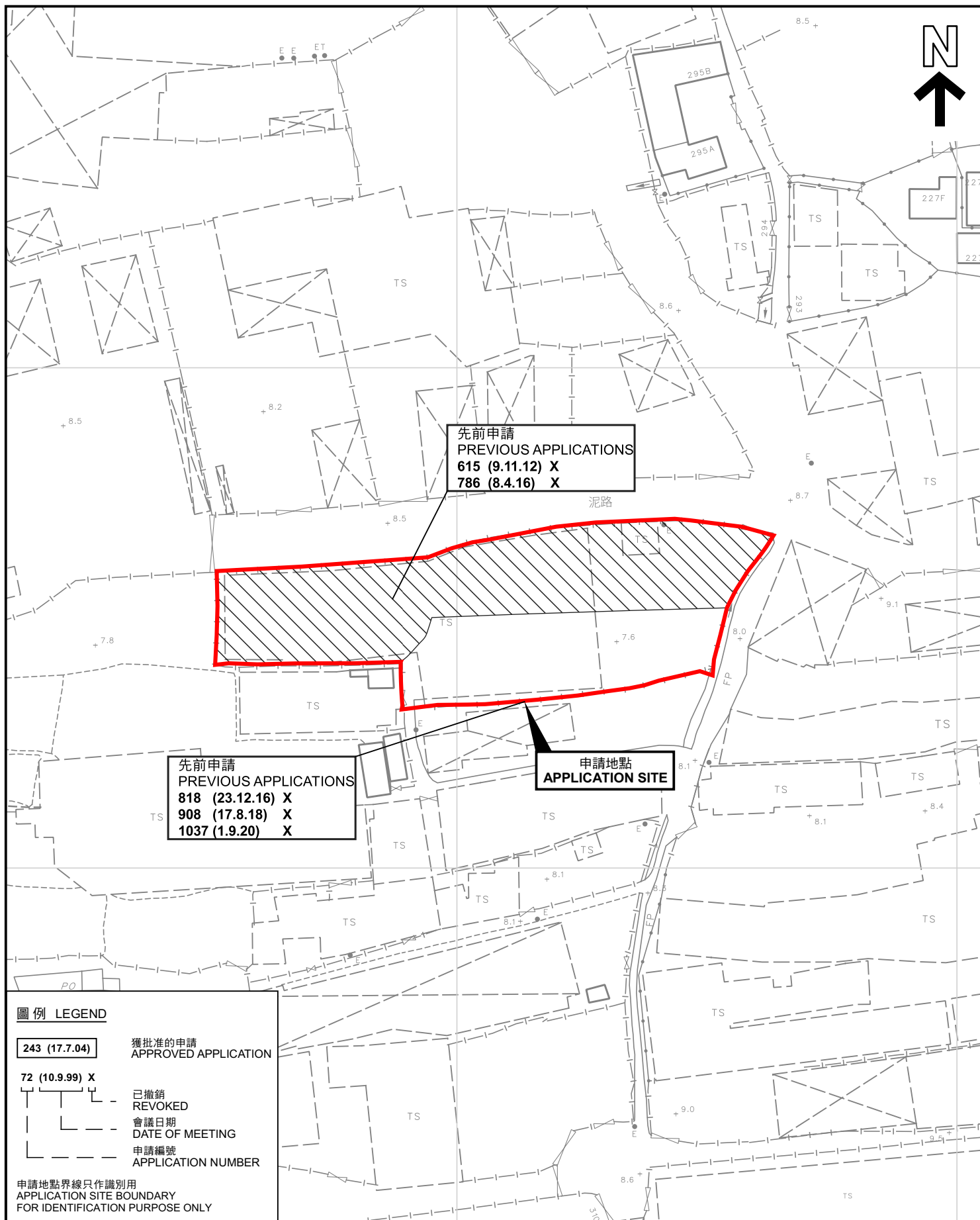
Century Fire Service
Engineering Co., Ltd.

NAME	DATE	DRAWING NO :	REV.
C.K. NG	25 APR 2023	FS-01	0
CHECKED BY		SCALE : 4-800 (AS)	
APPROVED BY		SOURCE : B.O.O. Ref. F.S.D. Ref.	

(摘錄自申請人於 26. 4. 2023 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 26.4.2023)

參考編號
REFERENCE No.
A/YL-TYST/1210

繪圖 DRAWING
A-4



先前申請圖 PREVIOUS APPLICATIONS PLAN

臨時貨倉存放傢俬、電子產品及建築材料(為期3年)
元朗丈量約份第119約地段第1449號(部分)、第1450號(部分)、
第1453號、第1454號(部分)、第1458號(部分)及第1459號(部分)

TEMPORARY WAREHOUSE FOR STORAGE OF
FURNITURE, ELECTRONIC GOODS AND CONSTRUCTION MATERIALS
FOR A PERIOD OF 3 YEARS

LOTS 1449 (PART), 1450 (PART), 1453, 1454 (PART),
1458 (PART) AND 1459 (PART) IN D.D. 119, YUEN LONG

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
METRES

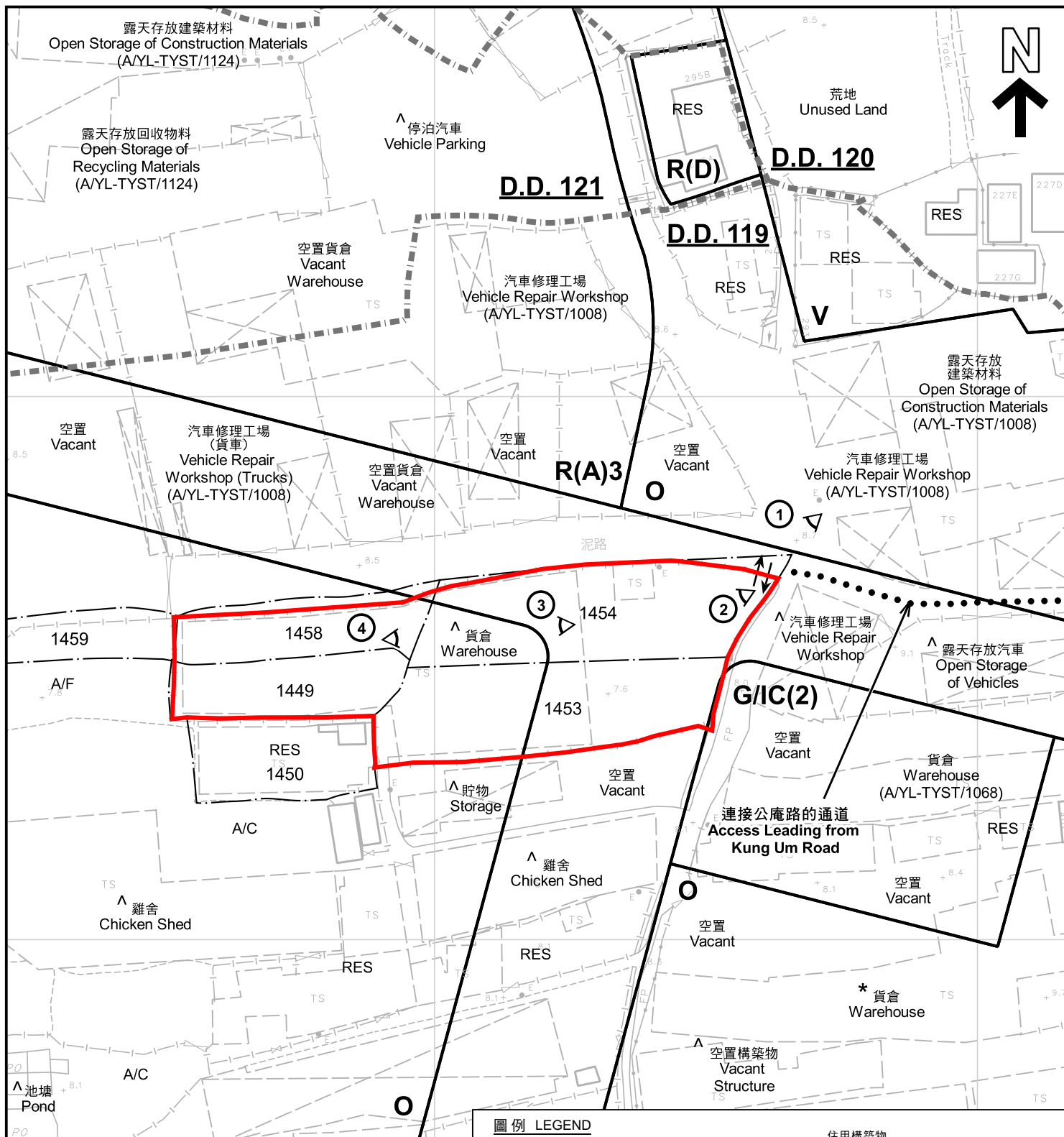
規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TYST/1210

圖 PLAN
A-1b

本摘要圖於2023年4月13日擬備，所根據的
資料為測量圖編號 6-NW-14C、14D、19A及19B
EXTRACT PLAN PREPARED ON 13.4.2023
BASED ON SURVEY SHEETS No.
6-NW-14C, 14D, 19A & 19B



註釋 Notes:

- (1) 2023年3月28日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 28.3.2023
- (2) * 土地用途跟1993年6月21日勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 21.6.1993
- (3) ^ 土地用途跟1993年6月21日勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 21.6.1993

圖例 LEGEND

- | | | | |
|------|---|---------|---|
| | 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) | RES | 住用構築物
RESIDENTIAL STRUCTURES |
| R(A) | 住宅 (甲類)
RESIDENTIAL (GROUP A) | A/F | 休耕農地
FALLOW AGRICULTURAL LAND |
| R(D) | 住宅 (丁類)
RESIDENTIAL (GROUP D) | A/C | 常耕農地
CULTIVATED AGRICULTURAL LAND |
| V | 鄉村式發展
VILLAGE TYPE DEVELOPMENT | --- --- | 丈量約份界線
D.D. BOUNDARY |
| O | 休憩用地
OPEN SPACE | ① < | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO |
| | | ↔ | 入口/出口
INGRESS / EGRESS |

平面圖 SITE PLAN

臨時貨倉存放傢俬、電子產品及建築材料(為期3年)
元朗丈量約份第119約地段第1449號(部分)、第1450號(部分)、第1453號、
第1454號(部分)、第1458號(部分)及第1459號(部分)
TEMPORARY WAREHOUSE FOR STORAGE OF FURNITURE,
ELECTRONIC GOODS AND CONSTRUCTION MATERIALS
FOR A PERIOD OF 3 YEARS
LOTS 1449 (PART), 1450 (PART), 1453, 1454 (PART),
1458 (PART) AND 1459 (PART) IN D.D. 119, YUEN LONG
SCALE 1:1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TYST/1210

圖 PLAN
A-2

本摘要圖於2023年4月24日擬備，所根據的資料為測量圖編號 6-NW-14C, 14D, 19A及19B
EXTRACT PLAN PREPARED ON 24.4.2023
BASED ON SURVEY SHEET No.
6-NW-14C, 14D, 19A & 19B



圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

航攝照片 AERIAL PHOTO

臨時貨倉存放傢俬、電子產品及建築材料(為期3年)
元朗丈量約份第119約地段第1449號(部分)、第1450號(部分)、
第1453號、第1454號(部分)、第1458號(部分)及第1459號(部分)
TEMPORARY WAREHOUSE FOR STORAGE OF
FURNITURE, ELECTRONIC GOODS AND CONSTRUCTION MATERIALS
FOR A PERIOD OF 3 YEARS
LOTS 1449 (PART), 1450 (PART), 1453, 1454 (PART),
1458 (PART) AND 1459 (PART) IN D.D. 119, YUEN LONG

規劃署
PLANNING
DEPARTMENT



本摘要圖於2023年4月14日擬備，所根據
的資料為地政總署於2022年4月7日拍得
的航攝照片編號 E159004C
EXTRACT PLAN PREPARED ON
14.4.2023 BASED ON AERIAL PHOTO No.
E159004C TAKEN ON 7.4.2022 BY
LANDS DEPARTMENT

參考編號
REFERENCE No.
A/YL-TYST/1210

圖 PLAN
A-3

1



2



實地照片 SITE PHOTOS

本圖於2023年4月13日擬備，所根據的資料為攝於2023年3月29日的實地照片
PLAN PREPARED ON 13.4.2023
BASED ON SITE PHOTOS
TAKEN ON 29.3.2023

臨時貨倉存放傢俬、電子產品及建築材料(為期3年)
元朗丈量約份第119約地段第1449號(部分)、第1450號(部分)、
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TEMPORARY WAREHOUSE FOR STORAGE OF
FURNITURE, ELECTRONIC GOODS AND CONSTRUCTION MATERIALS
FOR A PERIOD OF 3 YEARS
LOTS 1449 (PART), 1450 (PART), 1453, 1454 (PART),
1458 (PART) AND 1459 (PART) IN D.D. 119, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TYST/1210

圖 PLAN
A-4a

3



4



實地照片 SITE PHOTOS

臨時貨倉存放傢俬、電子產品及建築材料(為期3年)
元朗丈量約份第119約地段第1449號(部分)、第1450號(部分)、
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TEMPORARY WAREHOUSE FOR STORAGE OF
FURNITURE, ELECTRONIC GOODS AND CONSTRUCTION MATERIALS
FOR A PERIOD OF 3 YEARS
LOTS 1449 (PART), 1450 (PART), 1453, 1454 (PART),
1458 (PART) AND 1459 (PART) IN D.D. 119, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TYST/1210

圖 PLAN
A-4b

本圖於2023年4月13日擬備，所根據的
資料為攝於2023年3月29日的實地照片
PLAN PREPARED ON 13.4.2023
BASED ON SITE PHOTOS
TAKEN ON 29.3.2023