

Total: 7 pages

Date: 16 January 2024

TPB Ref.: A/HSK/499

By Email

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sirs,

Proposed Temporary Logistic Centre and Warehouse for Storage of Metal with Ancillary Workshop for a Period of 3 Years at Lots 1827 S.B (Part), 1827 S.B ss.1, 1828 (Part), 1843 (Part), 1844 (Part), 1845 (Part), 1846 (Part), 1848, 1849 (Part), in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

We are glad to submit the updated justifications in support of the captioned planning application.

The FSI proposal is also attached for the consideration of the Director of Fire Services (D of FS).

Should you have further enquiry, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,

The image shows a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular official stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Moon KOK) –
By Email

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. The application site is covered by planning permission No. A/HSK/390. The applicant has submitted the latest FSI proposal whereas the implementation of the FSI proposal is nearly completed.
2. The application site subjects to 13 planning permissions since 1996. The applied use of the current application is the same as the approved use of the previous planning permission since 2017.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G) because it is subject to previous planning permissions.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. All the planning conditions imposed to the last planning permission have been complied with except the submission and implementation of the FSI proposal.
8. Shortage of land for port back-up purpose in Ha Tsuen.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structures.
12. Insignificant drainage impact because surface U-channel has been provided at the application site.
13. The occupier would like to make use of the site office to accommodate 6 additional staff at the application site. As such, 2 additional parking spaces of 5m x 2.5m for private car are proposed.

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
- 1.6 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2003 AND FSD CIRCULAR LETTER 3/2006 & 3/2012. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE Ø32mm UNLESS SPECIFY.

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO.1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPR. & F.S. PUMP ROOM.

4. MISCELLANEOUS F.S. INSTALLATION

- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 NO SMOKE EXTRACTION SYSTEM WILL BE PROVIDED FOR THE STRUCTURE AS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

5. NOTES FOR WATERWORKS

- 5.1 ALL EQUIPMENT USED IN THE INSTALLATION SHALL BE OF THE APPROVED TYPE AND APPROVED MAKE BY THE H.K.F.S.D.
- 5.2 ALL OVERFLOW PIPE OF WATER TANKS SHALL BE DISCHARGED IN A CONSPICUOUS POSITION TO THE COMMUNAL AREA WHERE IT IS EASILY VISIBLE AND ACCESSIBLE BY THE OCCUPANTS.
- 5.3 ALL ABOVE GROUND PIPEWORKS UP TO INCLUDING Ø150mm SHALL BE GALVANIZED MILD STEEL (G.M.S.) PIPES TO BS 1387 MEDIUM GRADE AND JOINTED WITH SCREWED FITTINGS, SCREWED FLANGES, OR SCREWED UNIONS.
- 5.4 ALL UNDERGROUND PIPEWORKS UP TO AND INCLUDING Ø150mm SHALL BE GALVANIZED MILD STEEL (G.M.S.) PIPE TO BS 1387 HEAVY GRADE AND JOINTED WITH SCREWED FITTINGS, SCREWED FLANGES, OR SCREWED UNIONS.
- 5.5 ALL PIPEWORKS FROM Ø150mm UPWARDS SHALL BE DUCTILE IRON (D.I) TO BS 4722 AND JOINTED WITH FLANGE AND FLANGED FITTINGS.
- 5.6 ALL COPPER ALLOY GATE VALVE SHALL CONFORM TO BS 5154 AND CHECK VALVES CONFORM TO BS 5153.
- 5.7 ALL BALL FLOAT VALVES SHALL CONFORM TO BS 1221, PART 1.
- 5.8 NO WATER PIPE SHALL BE EMBEDDED WITHIN LOAD BEARING STRUCTURAL ELEMENTS SUCH AS COLUMNS, BEAMS AND SLABS IN LONGITUDINAL DIRECTION.

LEGEND (FOR SCHEMATIC DIAGRAM)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	FAST RESPONSE TYPE SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
	FLEXIBLE CONNECTOR
	CHECK METER POSITION
	PLUG
	Y-STRAINER
	SPRINKLER / F.S. INLET
	SPRINKLER PROVING PIPE
	EXISTING F. S. INSTALLTION

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
	EXISTING F. S. INSTALLTION

ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT

COLOUR CODE

PIPE SIZES	COLOUR
Ø25mm	LIGHT GREEN
Ø32mm	RED
Ø40mm	PURPLE
Ø50mm	YELLOW
Ø65mm	BLUE
Ø80mm	GREEN
Ø100mm	LIGHT BROWN
Ø150mm	DEEP BROWN

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10335-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10335-FS02	FIRE SERVICES INSTALLATION LAYOUT PLAN
EP-10335-FS03	SPRINKLER SYSTEM SCHEMATIC DIAGRAM WATER METER CABINET DETAILS
EP-10335-FS04	HOSE REEL SYSTEM SCHEMATIC DIAGRAM
EP-10335-FS05	LOCATION PLAN (1:1000)

REV	DESCRIPTION	DATE	BY
B	WSD SUBMISSION	10-12-2020	JN
A	FSD SUBMISSION	10-09-2018	HY

FSI CONTRACTOR
East Power Engineering Limited

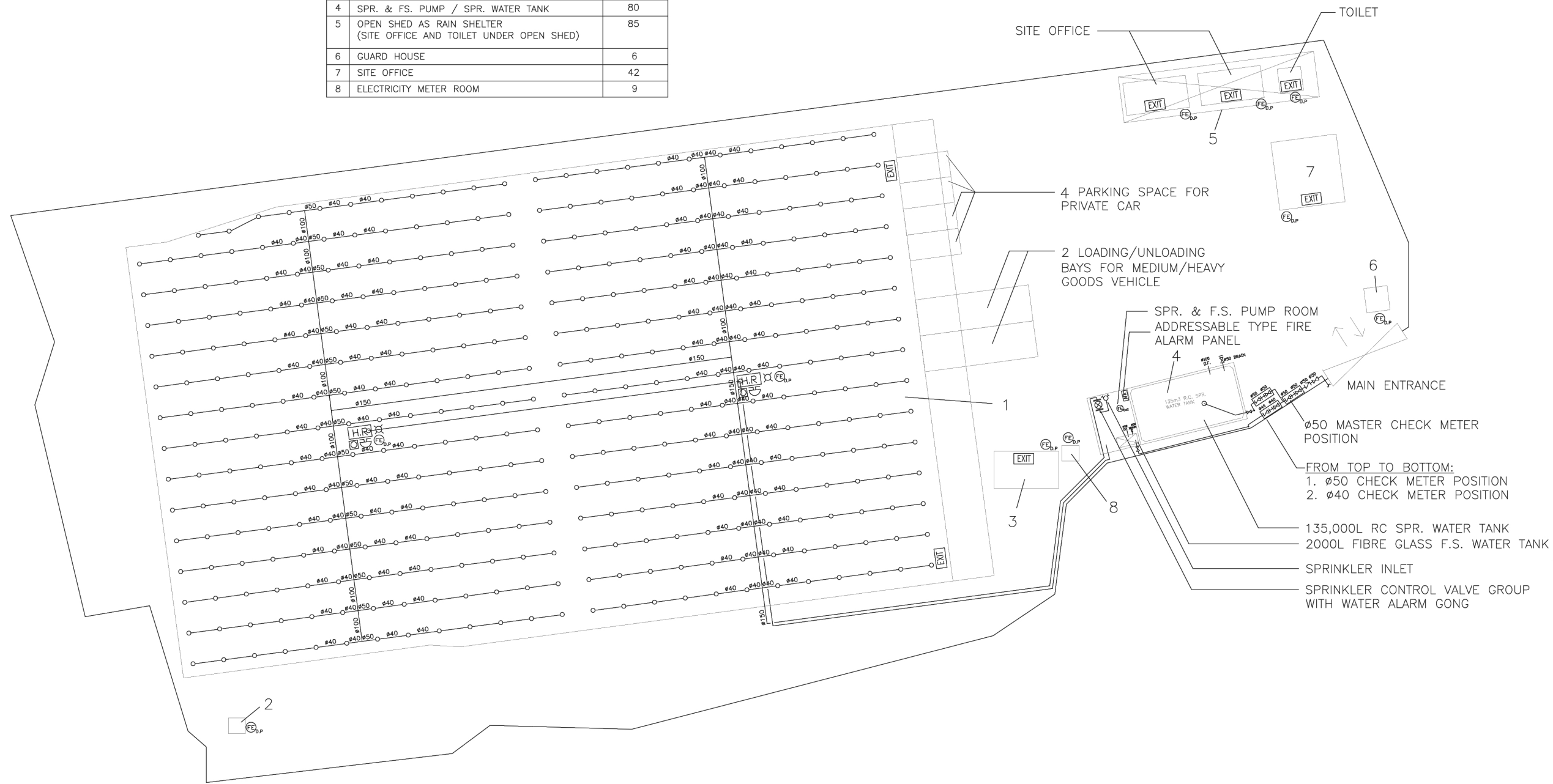
 Flat A, 7/F., Hop Shing Commercial Building
 41 Chi Kiang Street, Tokwawan, Kowloon
 Fax. : 2394-3772 Tel. : 2397-3238

PROJECT
 FIRE SERVICE INSTALLATION FOR TEMPORARY WAREHOUSE FOR STORAGE OF SPARE PARTS AND ADBLUE FOR A PERIOD OF 3 YEARS AT LOTS 1827 S.B(PART), 1827 S.B SS.1, 1828(PART), 1843(PART), 1844(PART), 1845(PART), 1846(PART), 1848 AND 1849 (PART) IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, N.T

DRAWING TITLE
 FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	A.Eng	18-06-2018
DESIGNED BY	HY	A.Eng	18-06-2018
CHECKED BY	CM	PM	18-06-2018
APPROVED BY	-	-	-
PROJECT NO.	10335-HSK225		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10335-FS01			
SCALE	N. T. S.	REVISION	B

NO	STRUCTURE CONTENT:	AREA (m ²)
1	TEMPORARY WAREHOUSE	3,300
2	ELECTRICITY METER ROOM	9
3	SITE OFFICE	22
4	SPR. & F.S. PUMP / SPR. WATER TANK	80
5	OPEN SHED AS RAIN SHELTER (SITE OFFICE AND TOILET UNDER OPEN SHED)	85
6	GUARD HOUSE	6
7	SITE OFFICE	42
8	ELECTRICITY METER ROOM	9



REV	DESCRIPTION	DATE	BY
B	WSD SUBMISSION	10-12-2020	JN
A	FSD SUBMISSION	10-09-2018	HY

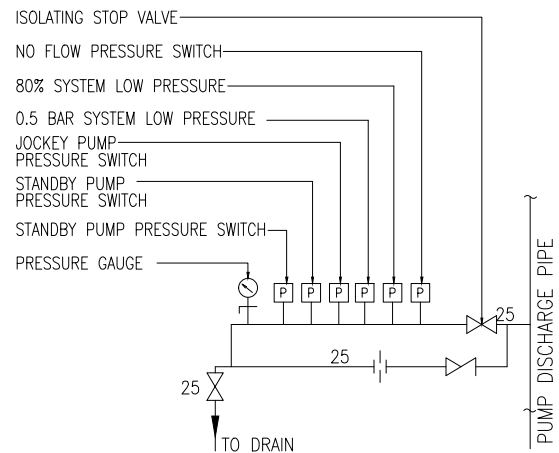
FSI CONTRACTOR
East Power Engineering Limited
 Flat A, 7/F., Hop Shing Commercial Building
 41 Chi Kiang Street, Tokwawan, Kowloon
 Fax. : 2394-3772 Tel. : 2397-3238

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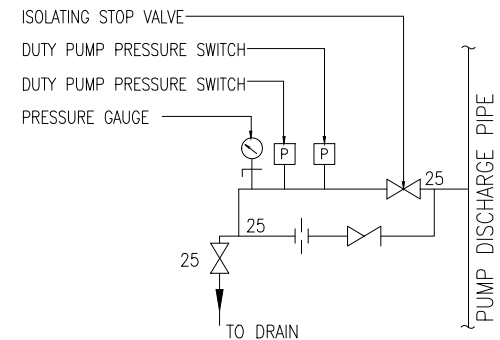
DRAWING TITLE
 FIRE SERVICES INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	A.Eng	18-06-2018
DESIGNED BY	HY	A.Eng	18-06-2018
CHECKED BY	CM	PM	18-06-2018
APPROVED BY	-	-	-
PROJECT NO.	10335-HSK225		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10335-FS02		
SCALE	1 : 450	REVISION	B

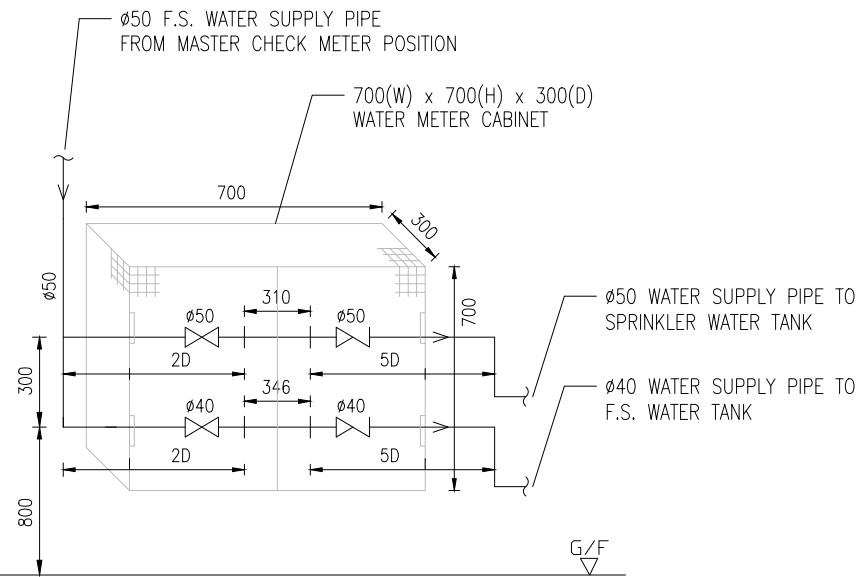
DESCRIPTION	PRESSURE (BAR)	FLOW (L./MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
SPRINKLER JOCKEY PUMP (SJP-1)	5	60	2900 MAXIMUM	2.2 KW	380/3/50
TWO SPRINKLER PUMPS (SP-1 AS DUTY & SP-2 AS STAND-BY PUMP)	1.4 / 2.9 / 3.2	2250 / 1350 / 1100	2900 MAXIMUM	18.5 KW	380/3/50



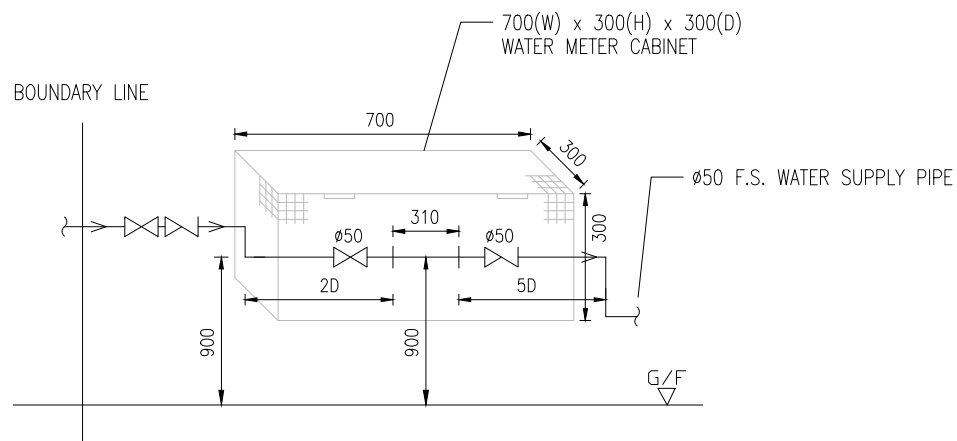
DETAIL 'F' PRESSURE SWITCH ASSEMBLY
ARRANGEMENT FOR SPRINKLER JOCKEY PUMP



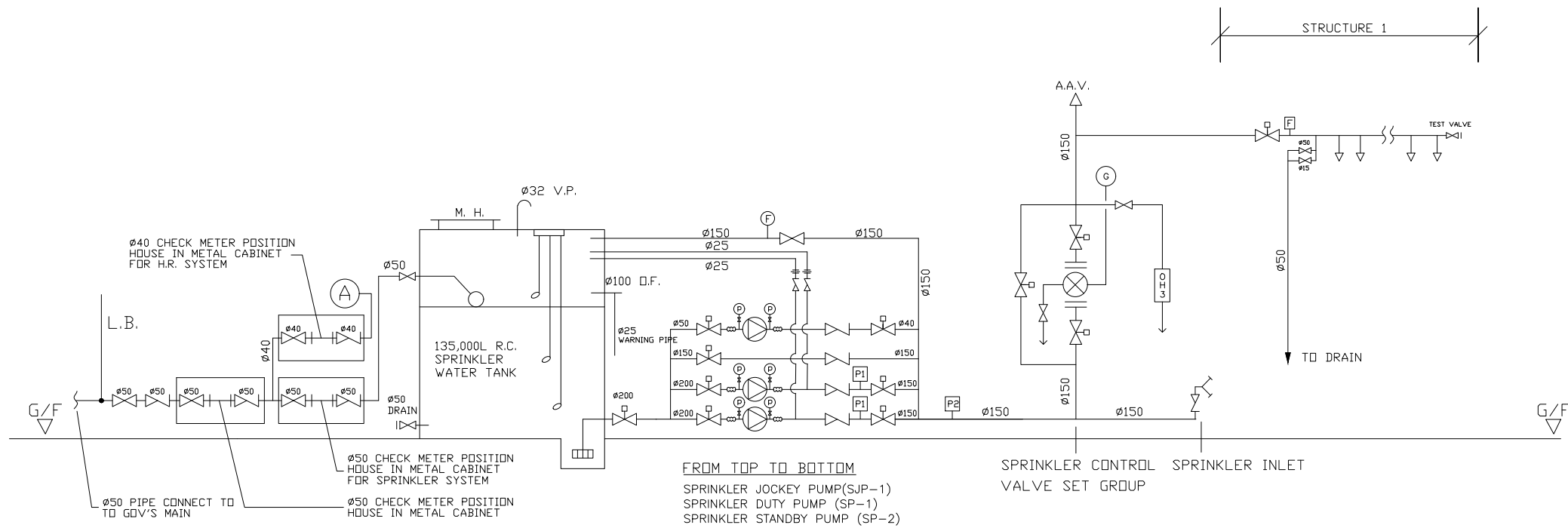
DETAIL 'G' PRESSURE SWITCH ASSEMBLY
ARRANGEMENT FOR SPRINKLER DUTY/STANDBY PUMP



DETAIL 'B' OF WATER METER ARRANGEMENT
IN WATER METER CABINET



DETAIL 'A' OF MASTER WATER METER ARRANGEMENT
IN WATER METER CABINET



SPRINKLER SYSTEM SCHEMATIC DIAGRAM

REV	DESCRIPTION	DATE	BY
B	WSD SUBMISSION	10-12-2020	JN
A	FSD SUBMISSION	10-09-2018	HY

FSI CONTRACTOR
East Power Engineering Limited
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PROJECT
 FIRE SERVICE INSTALLATION FOR TEMPORARY WAREHOUSE FOR STORAGE OF SPARE PARTS AND ADBLUE FOR A PERIOD OF 3 YEARS AT LOTS 1827 S.B(PART), 1827 S.B SS.1, 1828(PART), 1843(PART), 1844(PART), 1845(PART), 1846(PART), 1848 AND 1849 (PART) IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, N.T

DRAWING TITLE
 SCHEMATIC DIAGRAM FOR SPRINKLER SYSTEM AND WATER METER CABINET DETAILS

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	A.Eng	18-06-2018
DESIGNED BY	HY	A.Eng	18-06-2018
CHECKED BY	CM	PM	18-06-2018
APPROVED BY	-	-	-

PROJECT NO. 10335-HSK225
 PAPER SIZE A3 PLOT SCALE 1 : 1

DRAWING NO.
 EP-10335-FS03

SCALE	N. T. S.	REVISION	B
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PUMP SCHEDULE

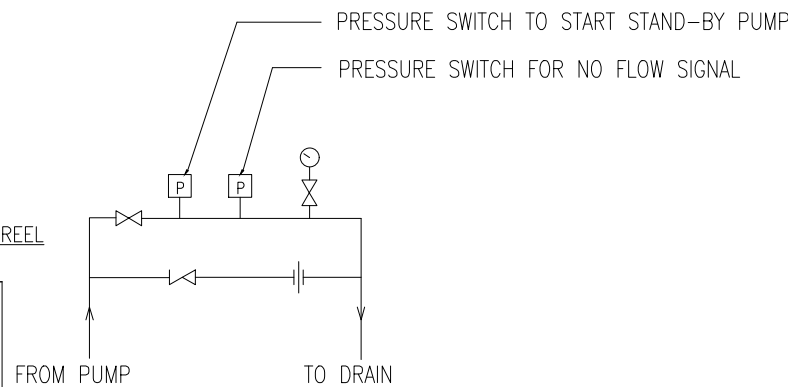
DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
TWO FIRE SERVICES PUMPS (FP-1 AS DUTY & FP-2 AS STANDBY PUMP)	5	60	2900 MAXIMUM	2.2KW	380/3/50

TO OPERATE FIRE HOSE REEL
使用消防喉轆
 (1) BREAK GLASS OF THE FIRE ALARM CALL POINT. (OR)
 打破火警鐘玻璃
 ACTIVATE FIRE ALARM CALL POINT.
 按動火警鐘擊
 (2) OPEN CONTROL VALVE BEFORE RUNNING OUT HOSE.
 先開啓來水喉，再拉出膠喉
 (3) TURN ON WATER AT NOZZLE AND DIRECT JET AT BASE
 OF FIRE.
 將喉咀擊開啓，然後射向火之底部
 (NOT SUITABLE FOR ELECTRICAL FIRES)
 不適用於電火
 (WATER STRICTLY RESERVED FOR FIRE USE)
 除滅火用途，不准濫用

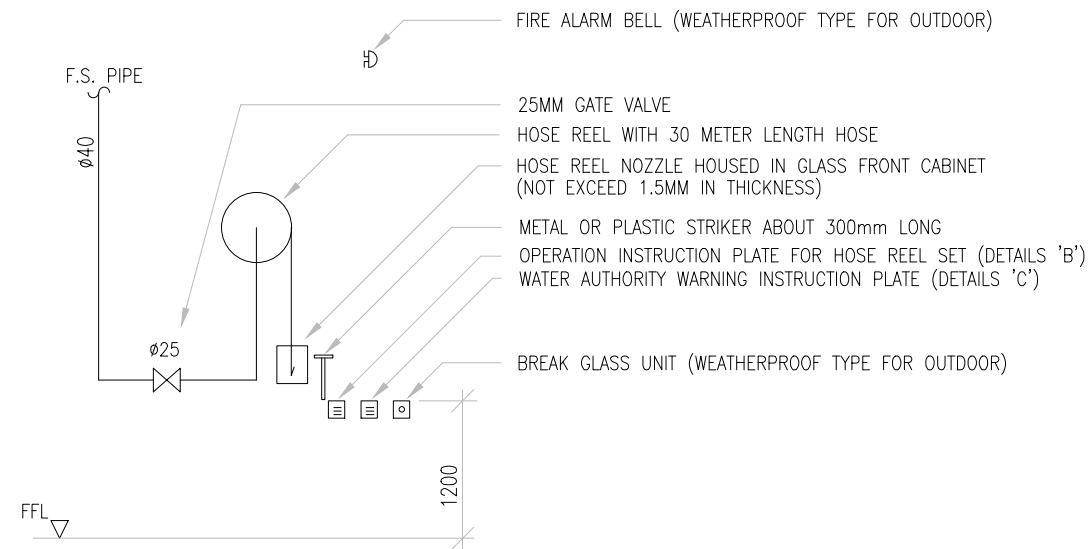
DETAILS 'B' INSTRUCTION PLATE FOR HOSE REEL

消防用水
 嚴禁作其他用途
 USE OF WATER FROM FIRE SERVICES
 FOR PURPOSES OTHER THAN FIRE
 FIGHTING IS STRICTLY PROHIBITED
 水務監督辦事處Office of the Water Authority

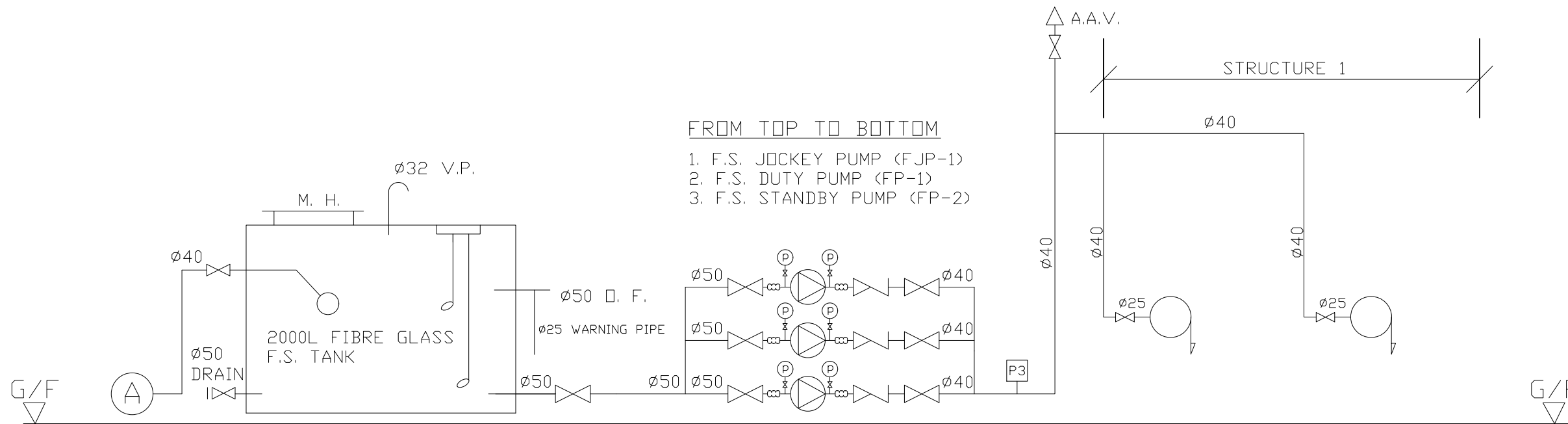
DETAILS 'C' WARNING INSTRUCTION PLATE



DETAIL ARRANGEMENT FOR 'P3'



TYPICAL ARRANGEMENT OF HOSE REEL



SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

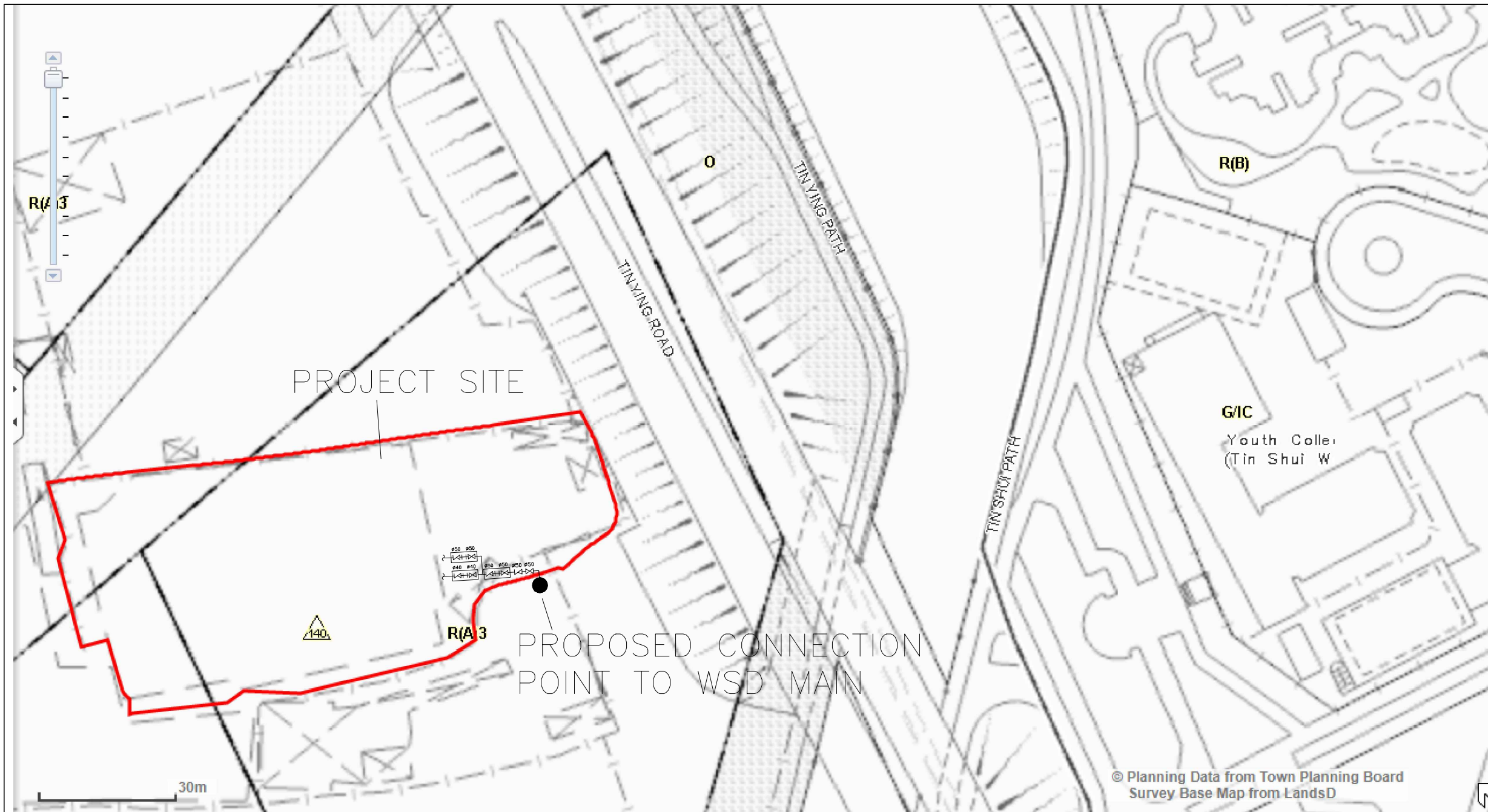
REV	DESCRIPTION	DATE	BY
B	WSD SUBMISSION	10-12-2020	JN
A	FSD SUBMISSION	10-09-2018	HY

FSI CONTRACTOR
East Power Engineering Limited
 Flat A, 7/F., Hop Shing Commercial Building
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 Fax. : 2394-3772 Tel. : 2397-3238

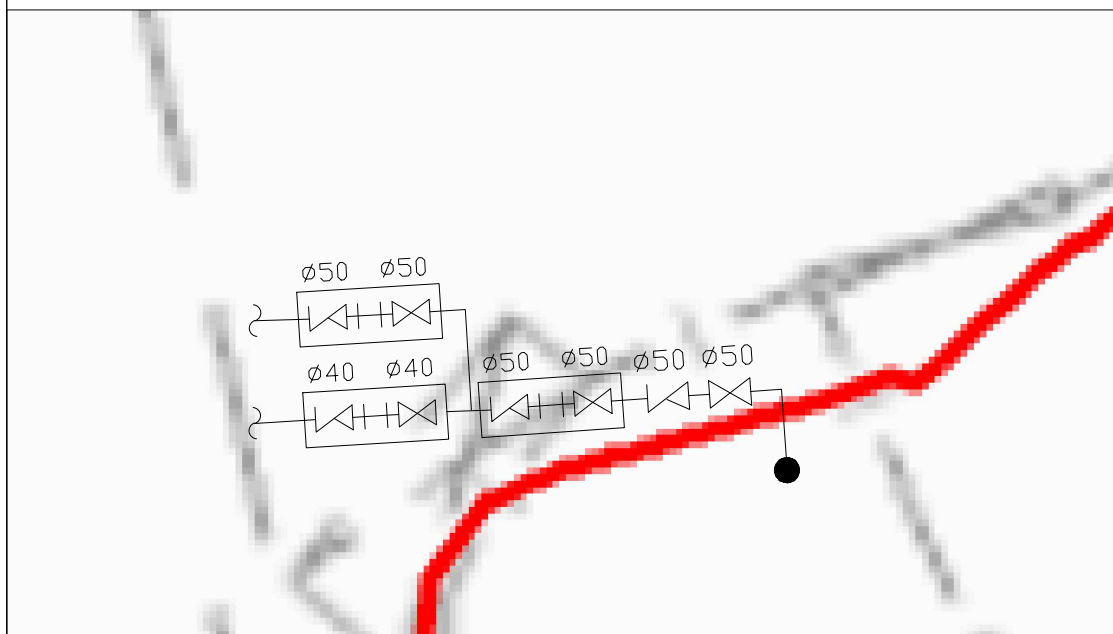
PROJECT
 FIRE SERVICE INSTALLATION FOR TEMPORARY
 WAREHOUSE FOR STORAGE OF SPARE PARTS AND
 ADBLUE FOR A PERIOD OF 3 YEARS AT LOTS 1827
 S.B(PART), 1827 S.B SS.1, 1828(PART), 1843(PART),
 1844(PART), 1845(PART), 1846(PART), 1848 AND 1849
 (PART) IN D.D. 125 AND ADJOINING GOVERNMENT
 LAND, HA TSUEN, YUEN LONG, N.T

DRAWING TITLE
 SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	A.Eng	18-06-2018
DESIGNED BY	HY	A.Eng	18-06-2018
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APPROVED BY	-	-	-
PROJECT NO.	10335-HSK225		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10335-FS04		
SCALE	N. T. S.	REVISION	B



LOCATION PLAN (1:1000)



DETAILS OF WATER CONNECTION POINT (1:300)

REV	DESCRIPTION	DATE	BY
B	WSD SUBMISSION	10-12-2020	JN
A	FSD SUBMISSION	10-09-2018	HY

FSI CONTRACTOR
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 Flat A, 7/F., Hop Shing Commercial Building
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PROJECT
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DRAWING TITLE
 LOCATION PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	A.Eng	18-06-2018
DESIGNED BY	HY	A.Eng	18-06-2018
CHECKED BY	CM	PM	18-06-2018
APPROVED BY	-	-	-
PROJECT NO.	10335-HSK225		
PAPER SIZE	A3	PLOT SCALE	1 : 1

DRAWING NO.
 EP-10335-FS05

SCALE	N.T.S	REVISION	B