

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/HSK/448**

關乎申請編號 A/HSK/448 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of
the further information received on 16.5.2023

因應於 2023 年 5 月 16 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	A/HSK/448		
Location/address 位置/地址	Lots 597 RP (Part), 599 RP, 601 RP, 602 (Part), 637 RP (Part), 638 RP, 639 RP, 648 RP, 649 RP, 650, 651, 652 (Part) and 653 RP in D.D.124 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories 新界元朗厦村丈量約份第 124 約地段第 597 號餘段 (部分)、第 599 號餘段、第 601 號餘段、第 602 號 (部分)、第 637 號餘段 (部分)、第 638 號餘段、第 639 號餘段、第 648 號餘段、第 649 號餘段、第 650 號、第 651 號、第 652 號 (部分) 及第 653 號餘段和毗連政府土地		
Site area 地盤面積	About 約 6,000 sq. m 平方米 (Includes Government Land of about 包括政府土地約 140 sq. m 平方米)		
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2		
Zoning 地帶	"Commercial (3)", "Residential (Group A) 2" and area shown as 'Road' 「商業(3)」、「住宅(甲類)2」及顯示為「道路」的地方		
Type of Application 申請類別	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區的臨時用途/發展為期 3 年		
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years 臨時貨倉存放展覽用品 (為期 3 年)		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	Not more than 不多於 5,402	About 約 0.9
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	6	

Building height/ No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	Not more than 不多於 12	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 2	Storey(s) 層
Site coverage 上蓋面積	About 約 78.28 %		
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Medium/Heavy Goods Vehicle Spaces 中/重型貨車車位		1

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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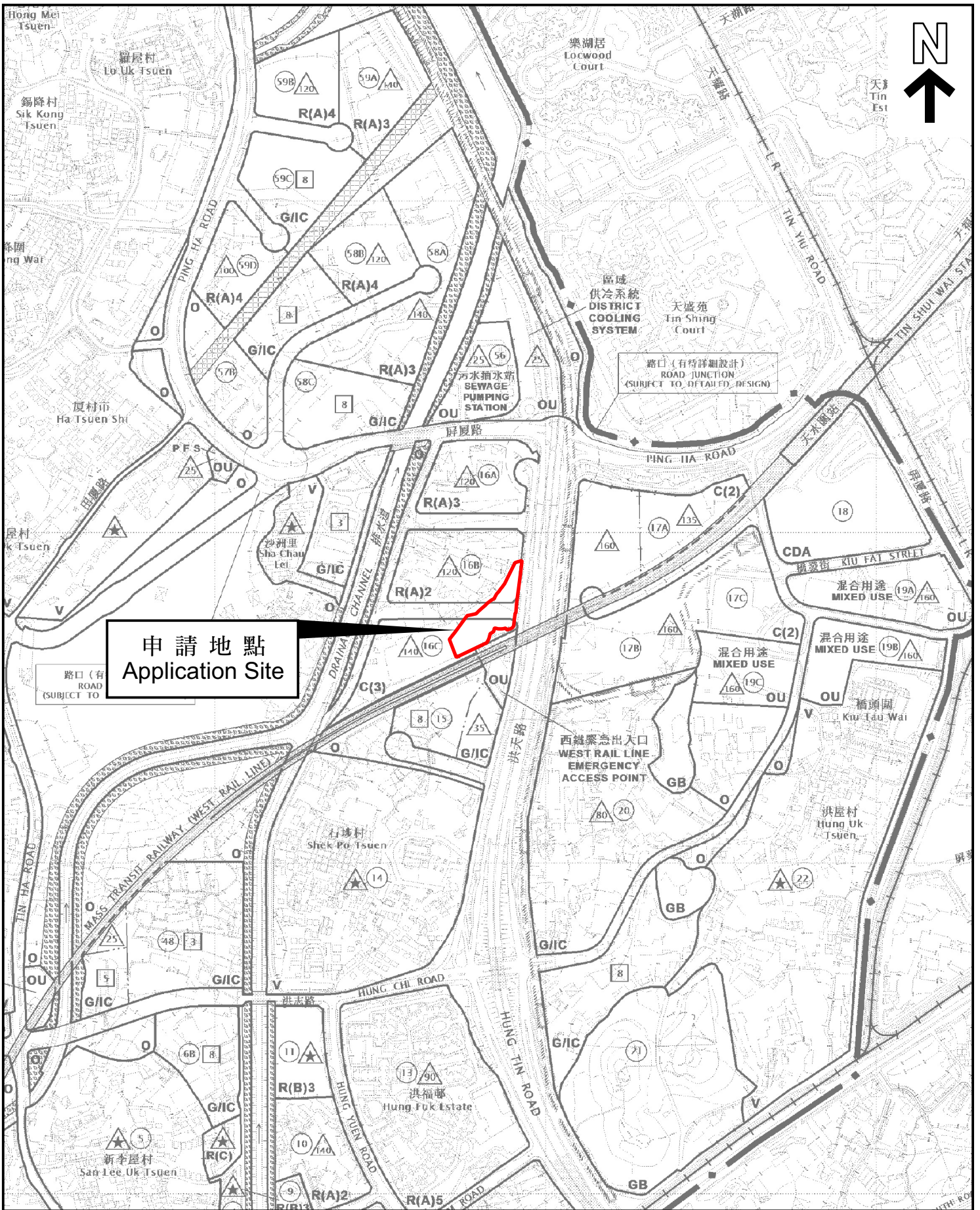
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Fire Service Installations Plan 消防設施圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點
Application Site

位置圖 LOCATION PLAN

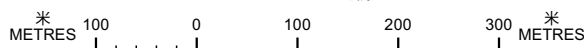
本摘要圖於2023年4月18日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號 S/HSK/2
EXTRACT PLAN PREPARED ON 18.4.2023
BASED ON OUTLINE ZONING PLAN No.
S/HSK/2 APPROVED ON 16.10.2018

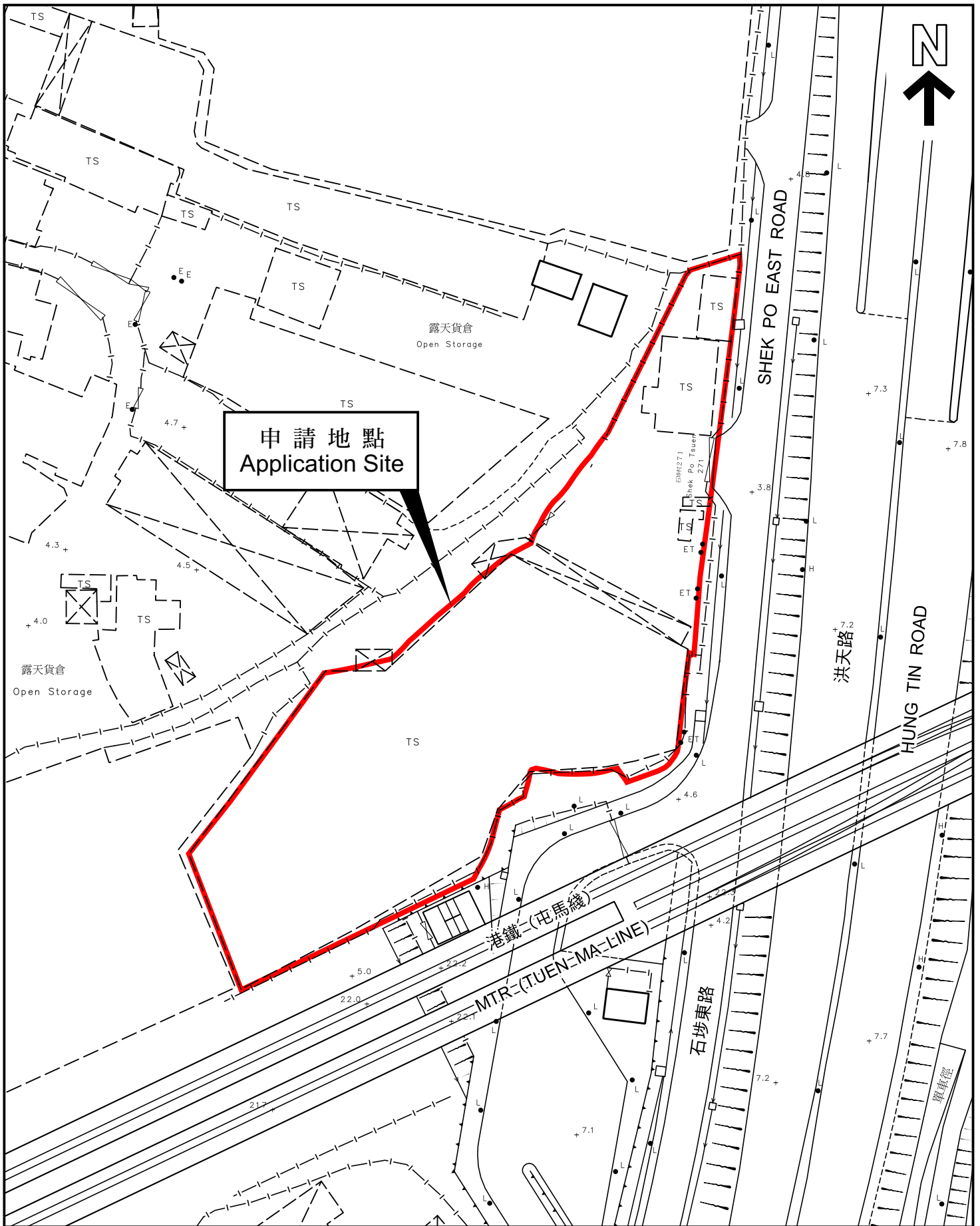
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/HSK/448

SCALE 1:7 500 比例尺





平面圖 SITE PLAN

本摘要圖於2023年4月18日擬備，
所根據的資料為測量圖編號
6-NW-7D 及 6-NW-8C
EXTRACT PLAN PREPARED ON 18.4.2023
BASED ON SURVEY SHEETS No.
6-NW-7D & 6-NW-8C

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

參考編號
REFERENCE No.

A/HSK/448

申請編號 Application No. : A/HSK/448

備註 Remarks

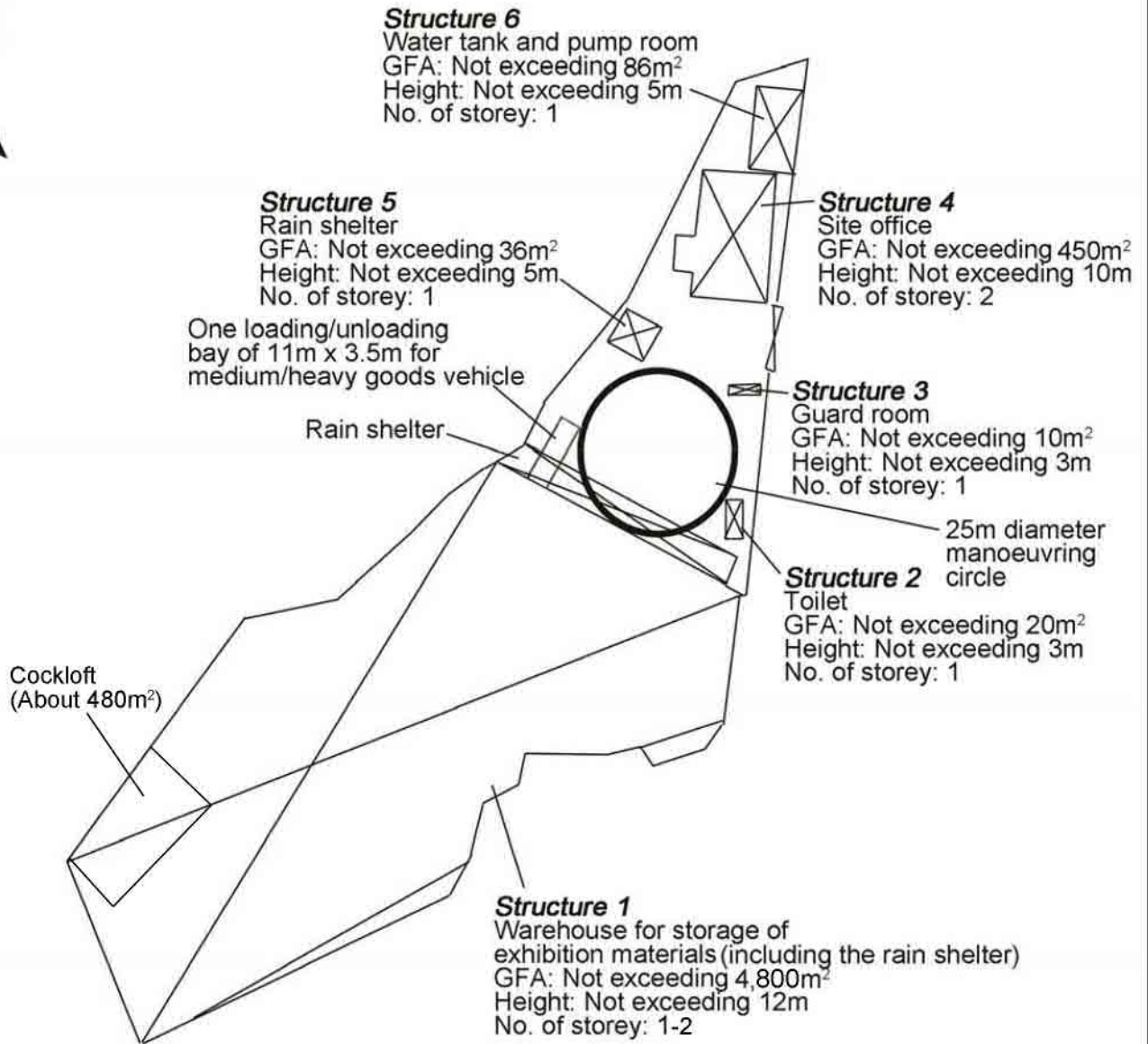
申請人呈交進一步資料，包括修改擬議總樓面面積及地積比率，以及經修訂的布局設計圖和消防裝置建議書，以回應規劃署及消防處的意見。

The applicant provided further information which include revisions to the proposed gross floor area and plot ratio, together with revised site layout plan and revised fire service installations proposal in response to comments of the Planning Department and Fire Services Department.

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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申請編號 Application No. : _____ A / H S K / 4 4 8

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years at Lots 597 RP (Part), 599 RP, 601 RP, 602 (Part), 637 RP (Part), 638 RP, 639 RP, 648 RP, 649 RP, 650, 651, 652 (Part) & 653 RP in D.D. 124 and Adjoining Government Land, Ha 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

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 $\phi 150\text{mm}$.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE $\phi 150\text{mm}$.
- 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, SMOKE EXTRACTION 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 2m^3 F.S. FIBREGLASS WATER TANK VIA 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 FS 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 III.
- 3.2 ONE NEW 135m^3 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 III
 TYPE OF STORAGE : POST-PALLET (ST2)
 STORAGE CATEGORY : CATEGORY I
 MAXIMUM STORAGE HEIGHT : 3.5m
 SPRINKLER PROTECTION : CEILING PROTECTION ONLY
 MAXIMUM STORAGE AREA : 50m^2

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 INTALLATION 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

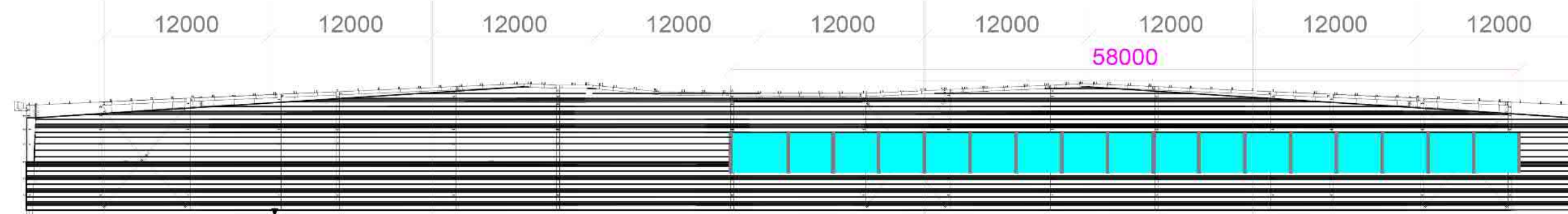
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF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

7. PORTABLE APPLIANCES

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

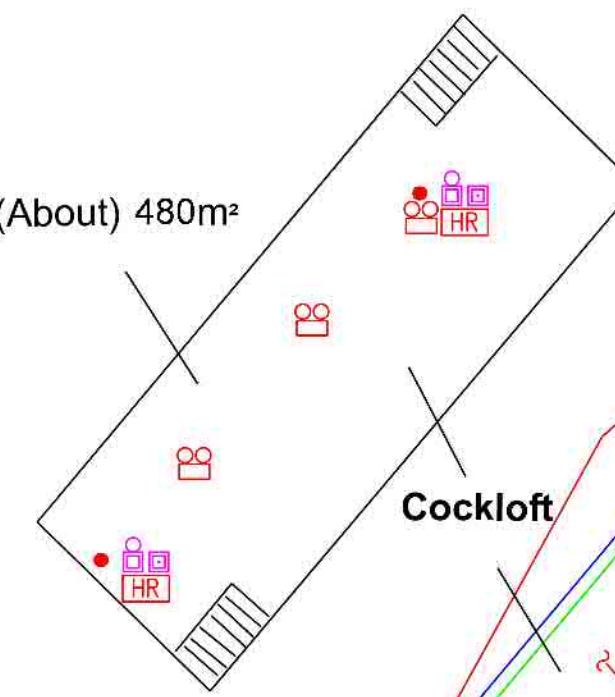
Structure 1 Openable Windows Calculation

Area of Structure 1 = 4320sq.m
 Area of High Bay Window (H.B.W.) = $1.5\text{m(H)} \times 180\text{m(total length)} = 270\text{sq.m}$
 Total openable window area = 270sq.m
 = 6.25% of floor area

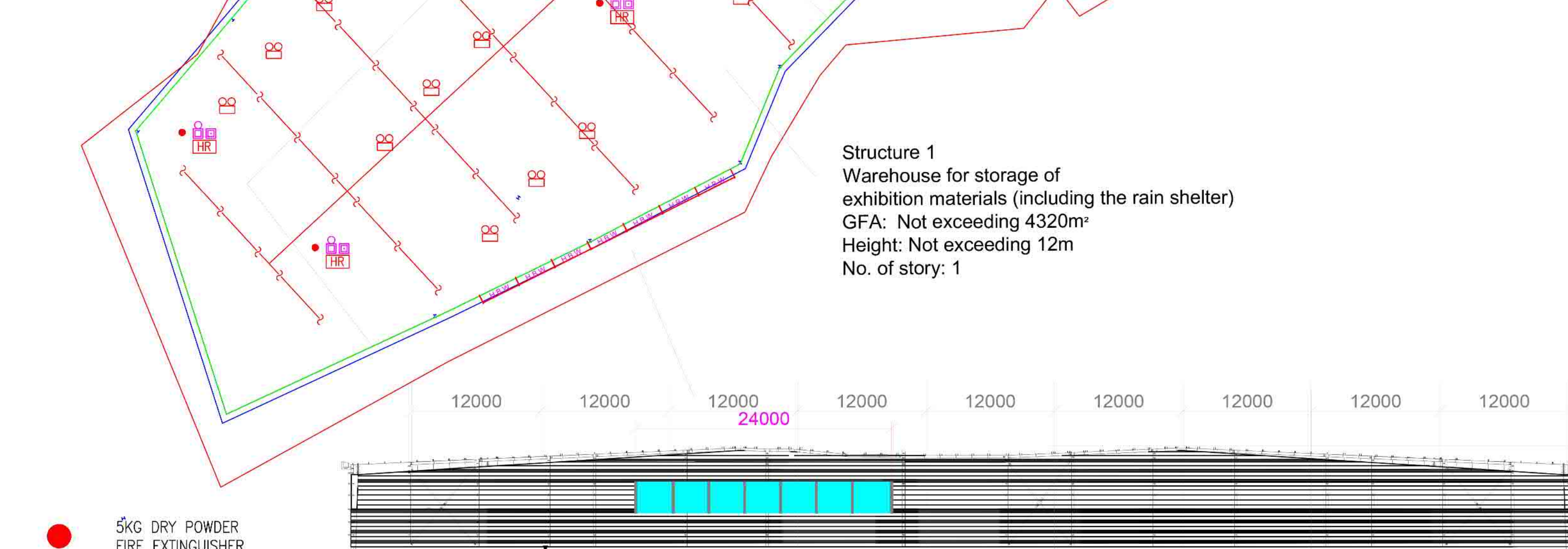


Section drawing of window opening for the structure (1)

Cockloft
 Floor Area (About) 480m^2



Cockloft



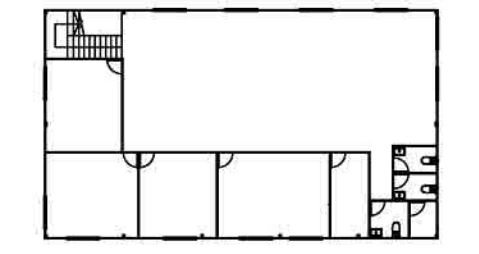
Structure 1
 Warehouse for storage of exhibition materials (including the rain shelter)
 GFA: Not exceeding 4320m^2
 Height: Not exceeding 12m
 No. of story: 1

Structure 2
 Toilet
 GFA: Not exceeding 20m^2
 Height: Not exceeding 3m
 No. of story: 1

Structure 3
 Guard room
 GFA: Not exceeding 10m^2
 Height: Not exceeding 3m
 No. of story: 1

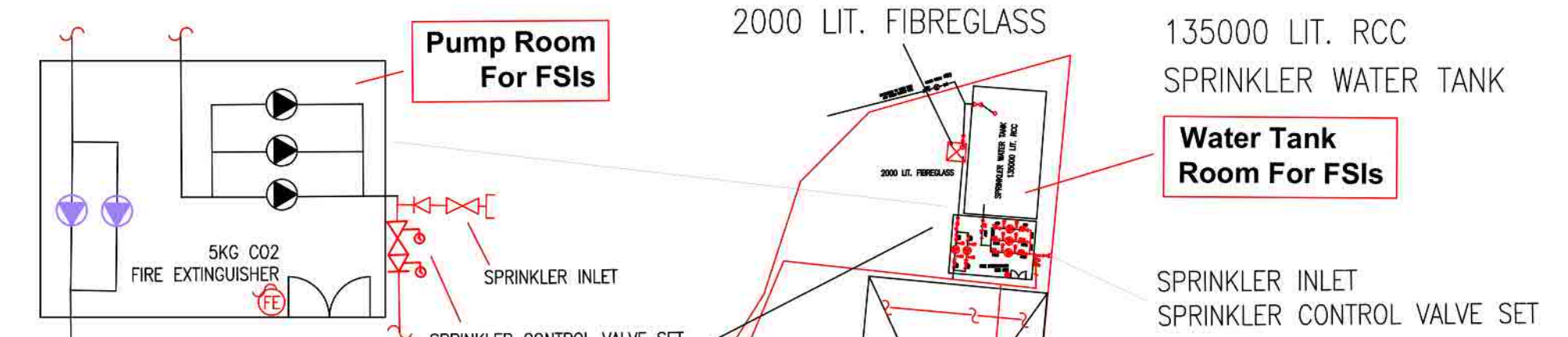
Structure 5
 Rain shelter
 GFA: Not exceeding 36m^2
 Height: Not exceeding 5m
 No. of story: 1

Structure 4
 Site Office
 GFA: Not exceeding 450m^2
 Height: Not exceeding 10m
 No. of story: 2



GF

1F



Pump Room
 For FSIs

Structure 6
 Water tank and pump room
 GFA: Not exceeding 086
 Height: Not exceeding 5
 No. of story: 1

Water Tank
 Room For FSIs

SPRINKLER INLET
 SPRINKLER CONTROL VALVE SET

LEGEND

- | | | | |
|------------------|--------------------------------|-----------------------------|----------------------------------|
| HOSE REEL | EMERGENCY LIGHT | 5KG CO2 FIRE EXTINGUISHER | 5KG DRY POWDER FIRE EXTINGUISHER |
| BREAK GLASS UNIT | EXIT SIGN | SPRINKLER CONTROL VALVE SET | SPRINKLER HEAD (ON PLAN) |
| FIRE ALARM BELL | SUBSIDIARY VALVE / FLOW SWITCH | SPRINKLER INLET | PUMP SET |

Section drawing of window opening for the structure (1)

PROJECT : Proposed Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years at Lots 597 RP (Part), 599 RP, 601 RP, 602 (Part), 637RP (Part), 638 RP, 639 RP, 648RP, 649 RP, 650, 651, 652 (Part) & 653 RP in D.D.124 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME : C.K.NG	DATE : 15 MAY 2023	DRAWING NO. : FS-01	REV. : 0
					DRAWN BY		SCALE : 1 : 350 @ (A1)	
					CHECKED BY		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
					APPROVED BY			
REV	DESCRIPTION	DATE						