

## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/NE-KTS/517  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074

Dear Sir/Madam,

Planning Application No. A/NE-KTS/517

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with  
Ancillary Office for a Period of 3 Years within "Recreation" Zone,  
Lots 2219 (Part) and 2220 (Part) in D.D. 92,  
Kwu Tung South, Sheung Shui, New Territories**

Compliance with Approval Condition (h) –  
the submission of a drainage proposal

I refer to your email of 1.6.2023 submitting a set of documents for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it has not been fully complied with.
- Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Keith LIU (Tel: 2300 1595) of Drainage Department direct.

Yours faithfully,

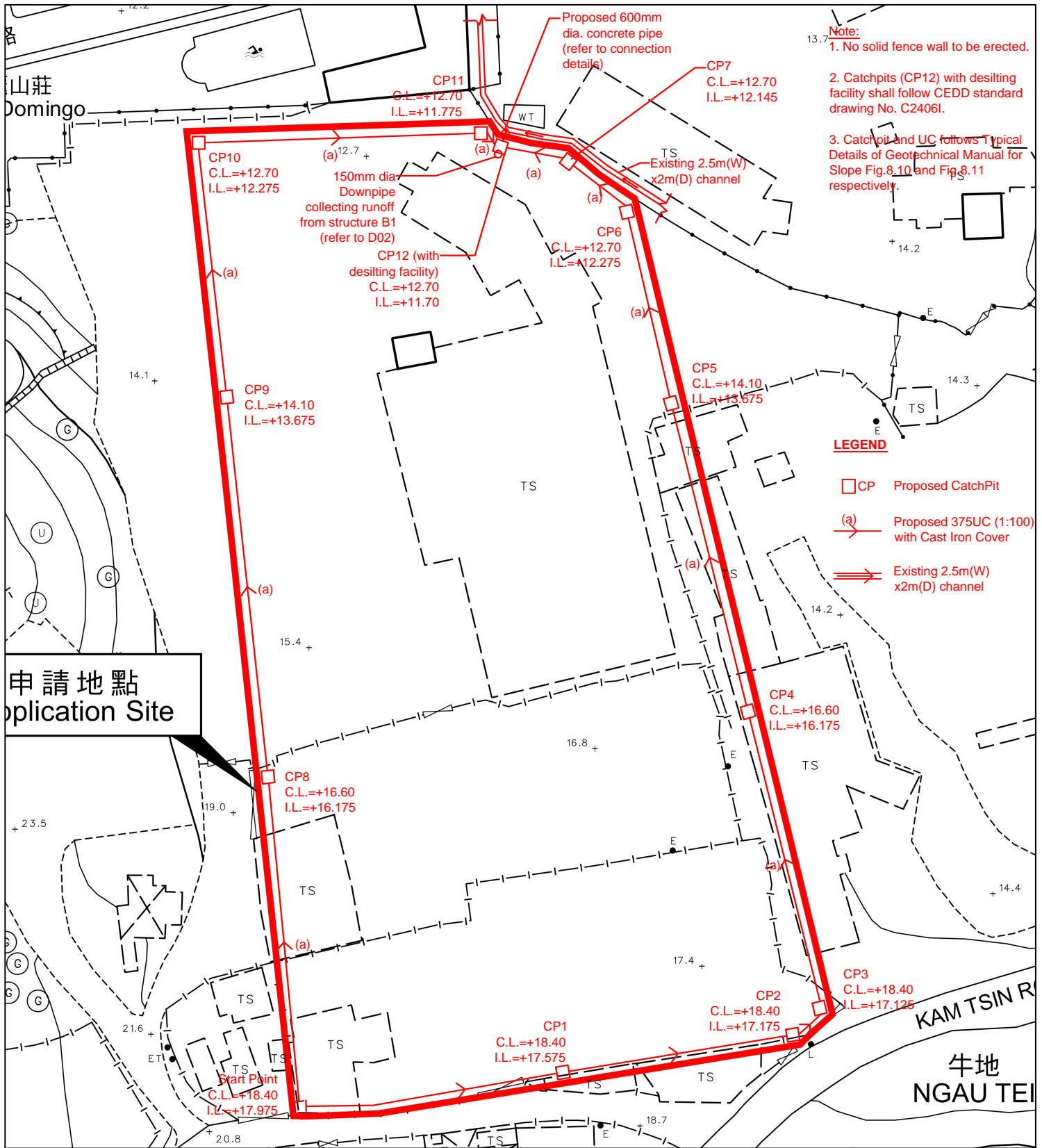
(Anthony LUK)  
District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department

C.C.  
CE/MN, DSD

(Attn.: Mr. Keith LIU)

Fax: 2739 8775

AL/FS/wm



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:  
**Temporary Use/Development in Rural Areas for a Period of 3 Years  
 at Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kam Tsin Road,  
 Kwu Tung South, Sheung Shui, New Territories**

(Application No.:A/NE-KTS/517)

Title:

Drainage Proposal

KTS517/D01

Drawn by:

DM

Date:

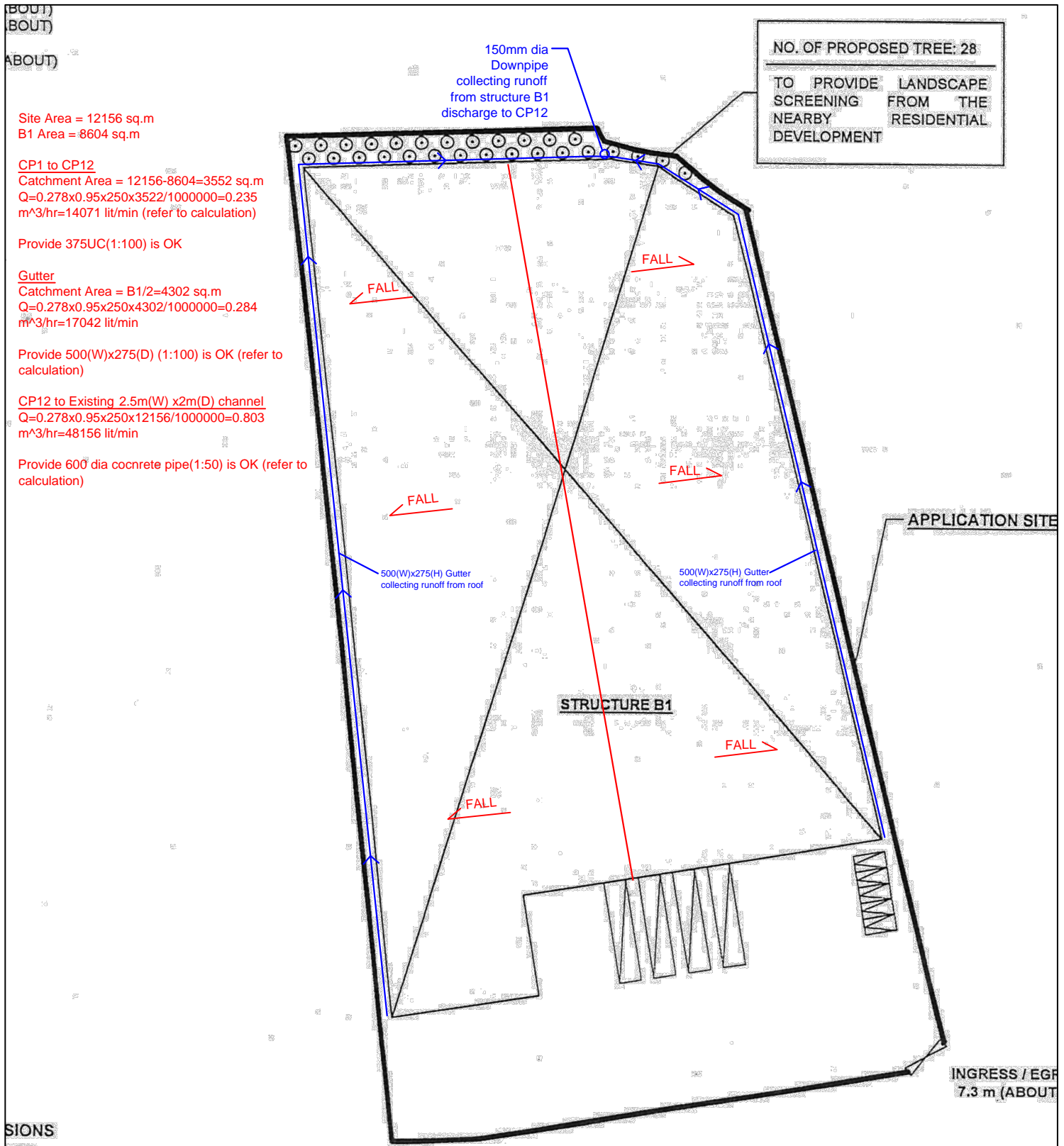
1-6-2023

Check by:

DM

Scale:

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Site Area = 12156 sq.m  
B1 Area = 8604 sq.m

CP1 to CP12  
Catchment Area = 12156-8604=3552 sq.m  
 $Q=0.278 \times 0.95 \times 250 \times 3522 / 1000000 = 0.235$   
 $m^3/hr = 14071$  lit/min (refer to calculation)

Provide 375UC(1:100) is OK

Gutter  
Catchment Area = B1/2=4302 sq.m  
 $Q=0.278 \times 0.95 \times 250 \times 4302 / 1000000 = 0.284$   
 $m^3/hr = 17042$  lit/min

Provide 500(W)x275(D) (1:100) is OK (refer to calculation)

CP12 to Existing 2.5m(W) x2m(D) channel  
 $Q=0.278 \times 0.95 \times 250 \times 12156 / 1000000 = 0.803$   
 $m^3/hr = 48156$  lit/min

Provide 600 dia concrete pipe(1:50) is OK (refer to calculation)

150mm dia Downpipe collecting runoff from structure B1 discharge to CP12

NO. OF PROPOSED TREE: 28

TO PROVIDE LANDSCAPE SCREENING FROM THE NEARBY RESIDENTIAL DEVELOPMENT

FALL

FALL

FALL

FALL

500(W)x275(H) Gutter collecting runoff from roof

500(W)x275(H) Gutter collecting runoff from roof

STRUCTURE B1

FALL

FALL

APPLICATION SITE

INGRESS / EGRESS  
7.3 m (ABOUT)

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Temporary Use/Development in Rural Areas for a Period of 3 Years at Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kam Tsin Road, Kwu Tung South, Sheung Shui, New Territories

(Application No.:A/NE-KTS/517)

Drainage Proposal  
(Development Layout and Cal.)

KTS517/D02

Drawn by:

DM

Date:

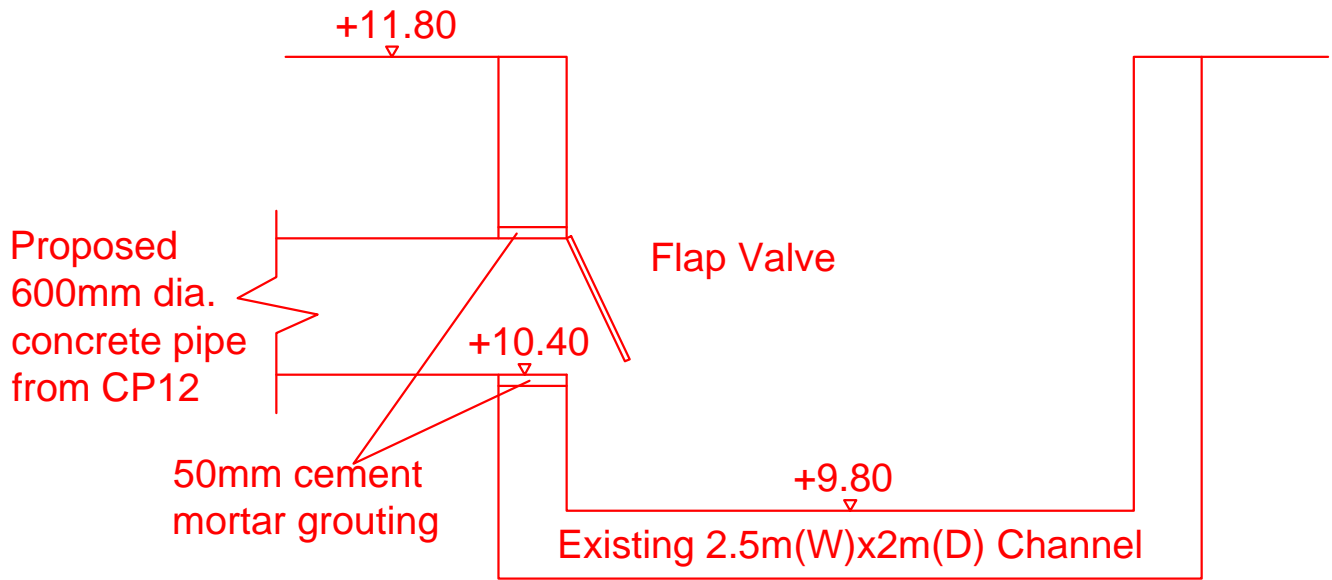
1-6-2023

Check by:

DM

Scale:

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CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Drainage Proposal  
(Connection Details)

KTS517/D03

Drawn by:

DM

Date:

1-6-2023

Check by:

DM

Scale:

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Project:

**Temporary Use/Development in Rural Areas for a Period of 3 Years at Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kam Tsin Road, Kwu Tung South, Sheung Shui, New Territories**

(Application No.:A/NE-KTS/517)

Site Area = 3552 m<sup>2</sup>

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad \text{(P.42 of Stormwater Drainage Manual)}$$

$$A = 3552 \quad \text{m}^2$$

$$= 0.003552 \quad \text{km}^2$$

take  $i = 250 \quad \text{mm/hr}$

Therefore,  $Q = 0.278 * 0.95 * 250 * 0.003552$   
 $= 0.235 \quad \text{m}^3/\text{sec}$   
 $= 14071 \quad \text{lit/min}$

**Provide 375UC(1:100) is OK**

Site Area = 12156 m<sup>2</sup>

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad \text{(P.42 of Stormwater Drainage Manual)}$$

$$A = 12156 \quad \text{m}^2$$

$$= 0.012156 \quad \text{km}^2$$

take  $i = 250 \quad \text{mm/hr}$

Therefore,  $Q = 0.278 * 0.95 * 250 * 0.012156$   
 $= 0.803 \quad \text{m}^3/\text{sec}$   
 $= 48156 \quad \text{lit/min}$

Calculation Maximum Capacity of Proposed 600mm dia. Underground pipe.

Manning Equation  $V = R^{2/3} * S_f^{0.5} / n$

where  $R = \frac{\pi r^2}{2 \pi r} \quad \text{dia} = 600 \text{ mm}$   
 $= r/2 \quad r = 0.3 \text{ m}$   
 $= 0.15 \quad \text{m}$

$$n = 0.012 \quad \text{s/m}^{1/3} \quad \text{(Table 13 of Stormwater Drainage Manual)}$$

1/ 50  $S_f = 0.02$

Therefore,  $V = \frac{0.15^{2/3} * 0.02^{0.5}}{0.012}$   
 $= 3.327 \quad \text{m/sec}$

Maximum Capacity ( $Q_{\text{max}}$ ) =  $V * A$   
 $= 3.42 * \pi r^2$   
 $= 0.941 \quad \text{m}^3/\text{sec}$   
 1 nos of pipe  $= 0.941 \quad \text{m}^3/\text{sec}$   
 $= 56442 \quad \text{lit/min}$   
 $> 48156 \quad \text{lit/min}$

**Provide 600mm dia underground pipe (1:50) is OK**

Site Area = 4302 m<sup>2</sup>

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 4302 \quad \text{m}^2$$
$$= 0.004302 \quad \text{km}^2$$

$$\text{take } i = 250 \quad \text{mm/hr}$$

$$\text{Therefore, } Q = 0.278 * 0.95 * 250 * 0.004302$$
$$= 0.284 \quad \text{m}^3/\text{sec}$$
$$= 17042 \quad \text{lit/min}$$

Calculation Maximum Capacity of Proposed 500(W)x275(D) Gutter

Manning Equation  $V = R^{2/3} * S_f^{0.5} / n$

where  $R = (WxD)/(2D+W)$   $W = 0.5 \text{ m}$   
 $= 0.131$   $D = 0.275 \text{ m}$

$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$1/100 \quad S_f = 0.0100$$

$$\text{Therefore, } V = 0.131^{2/3} * 0.01^{0.5} / 0.012$$
$$= 2.149 \quad \text{m/sec}$$

$$\text{Maximum Capacity (Q}_{\text{max}}) = V * A$$
$$= 2.149 * 0.5 * 0.275$$
$$= 0.295 \quad \text{m}^3/\text{sec}$$

$$1 \text{ nos of Gutter} = 0.295 \quad \text{m}^3/\text{sec}$$
$$= 17729 \quad \text{lit/min}$$
$$> 17042 \quad \text{lit/min}$$

**Provide 500(W)x275(D) Gutter (1:100) is OK**



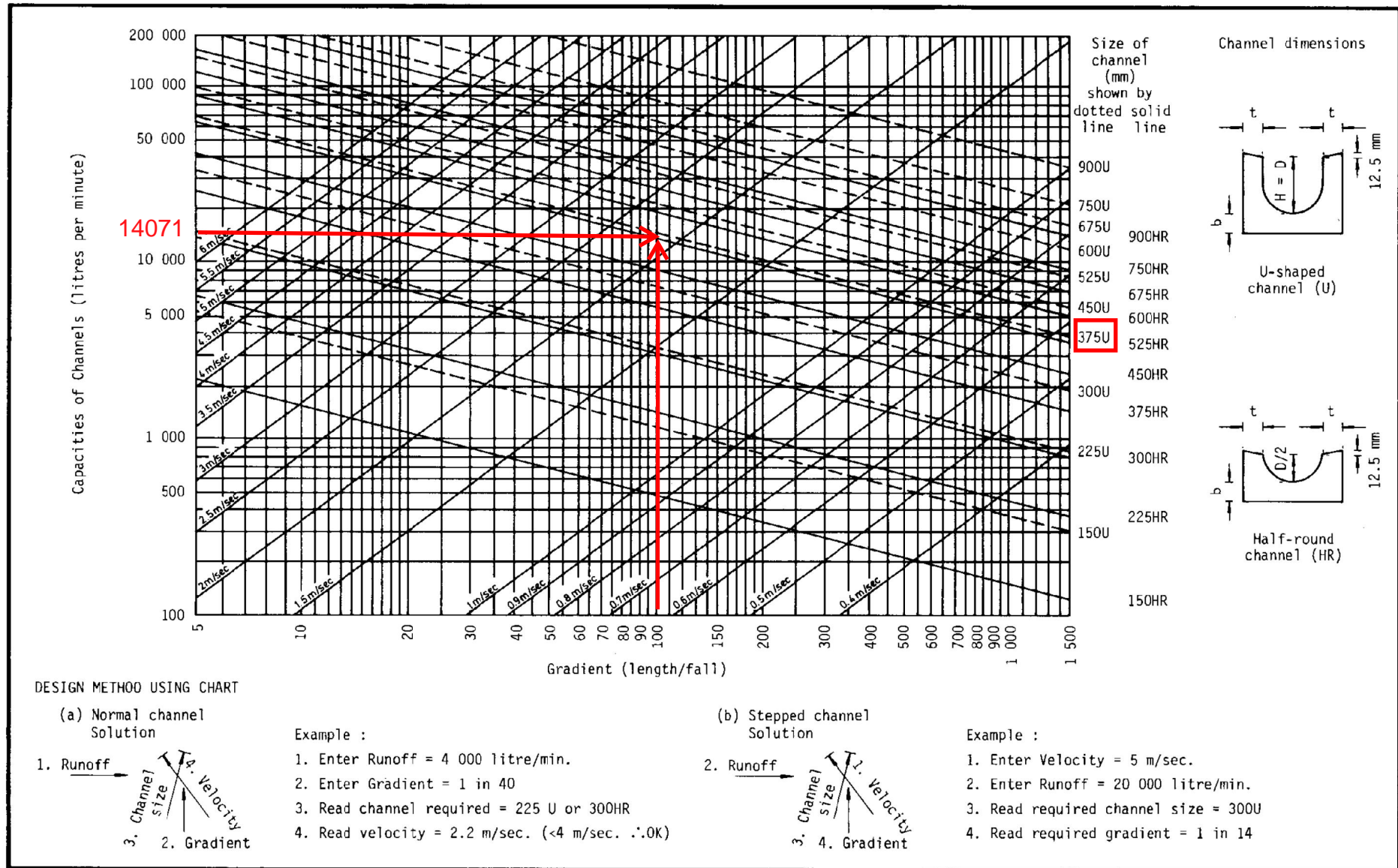
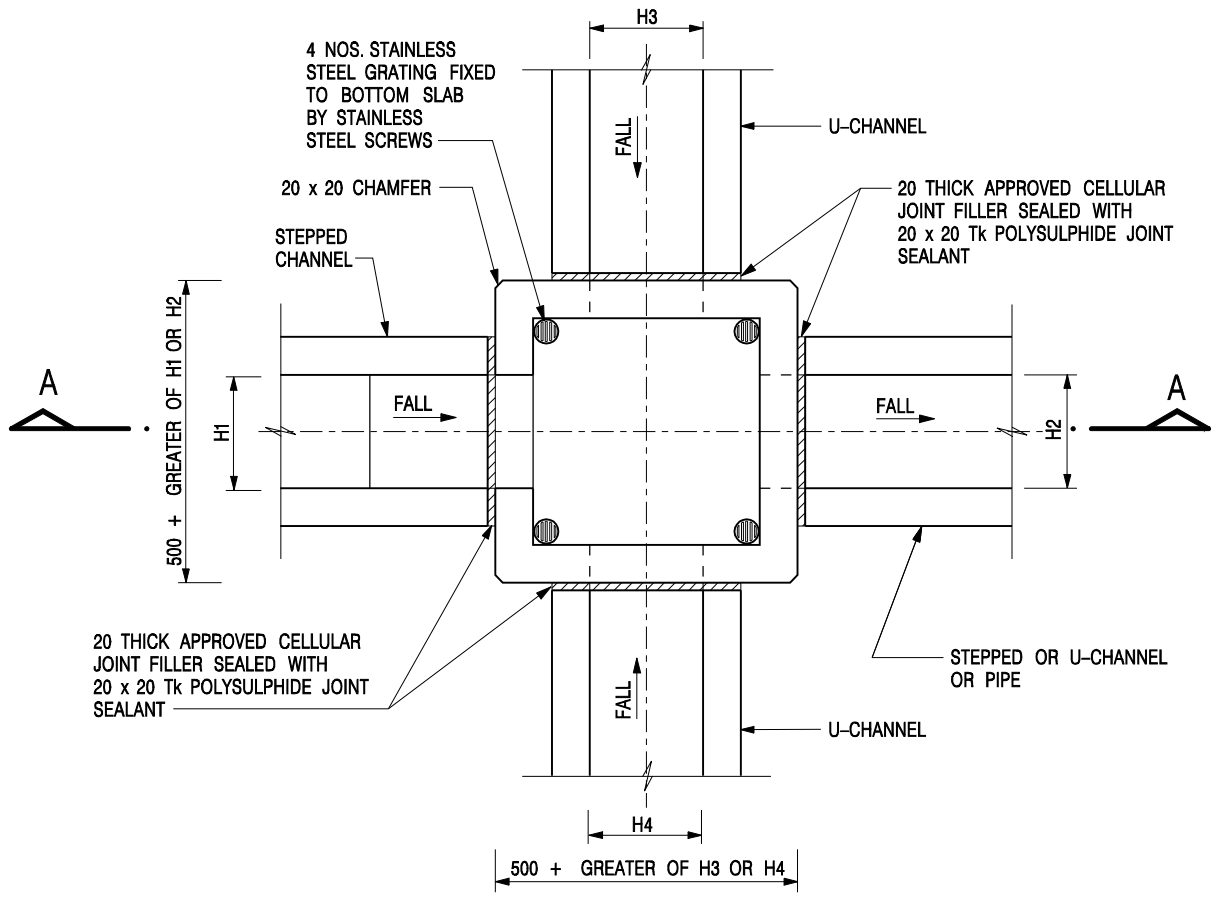
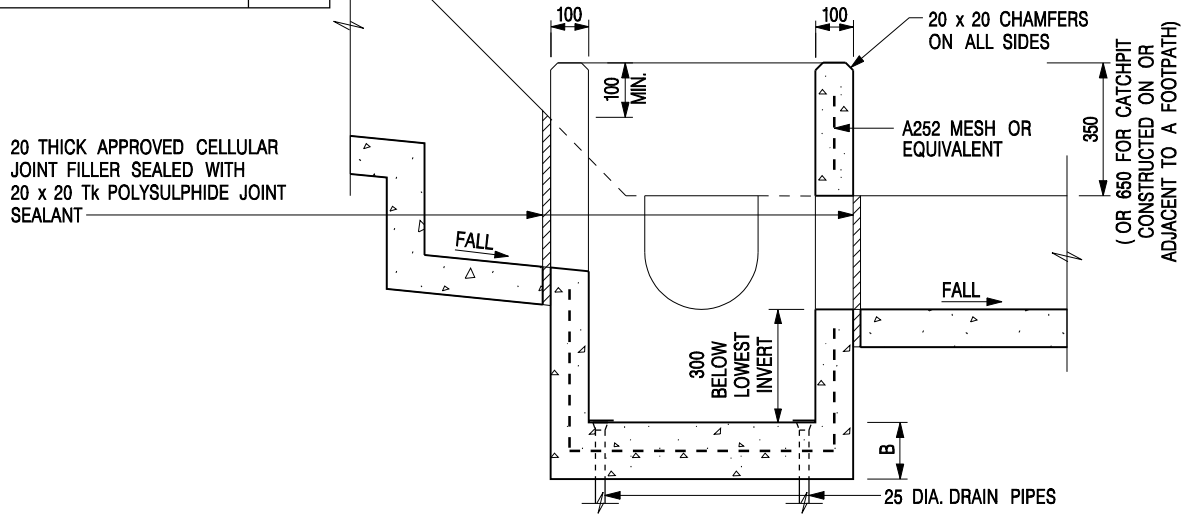


Figure 8.7 - Chart for the Rapid Design of Channels





NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



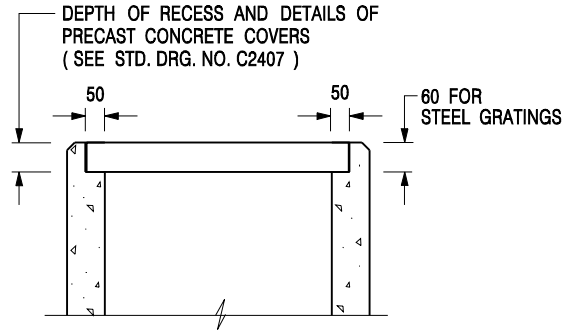
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
  2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP**  
**(SHEET 1 OF 2)**

**CEDD** **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20 **DRAWING NO.**  
**DATE** JAN 1991 **C2406 /1**




**ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS ( SEE DETAIL 'A' ON STD. DRG. NO. C2405 ) OR CONCRETE COVERS ( SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING ( SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS ( SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**

 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b>
<b>DATE</b> JAN 1991	<b>C2406 /2</b>

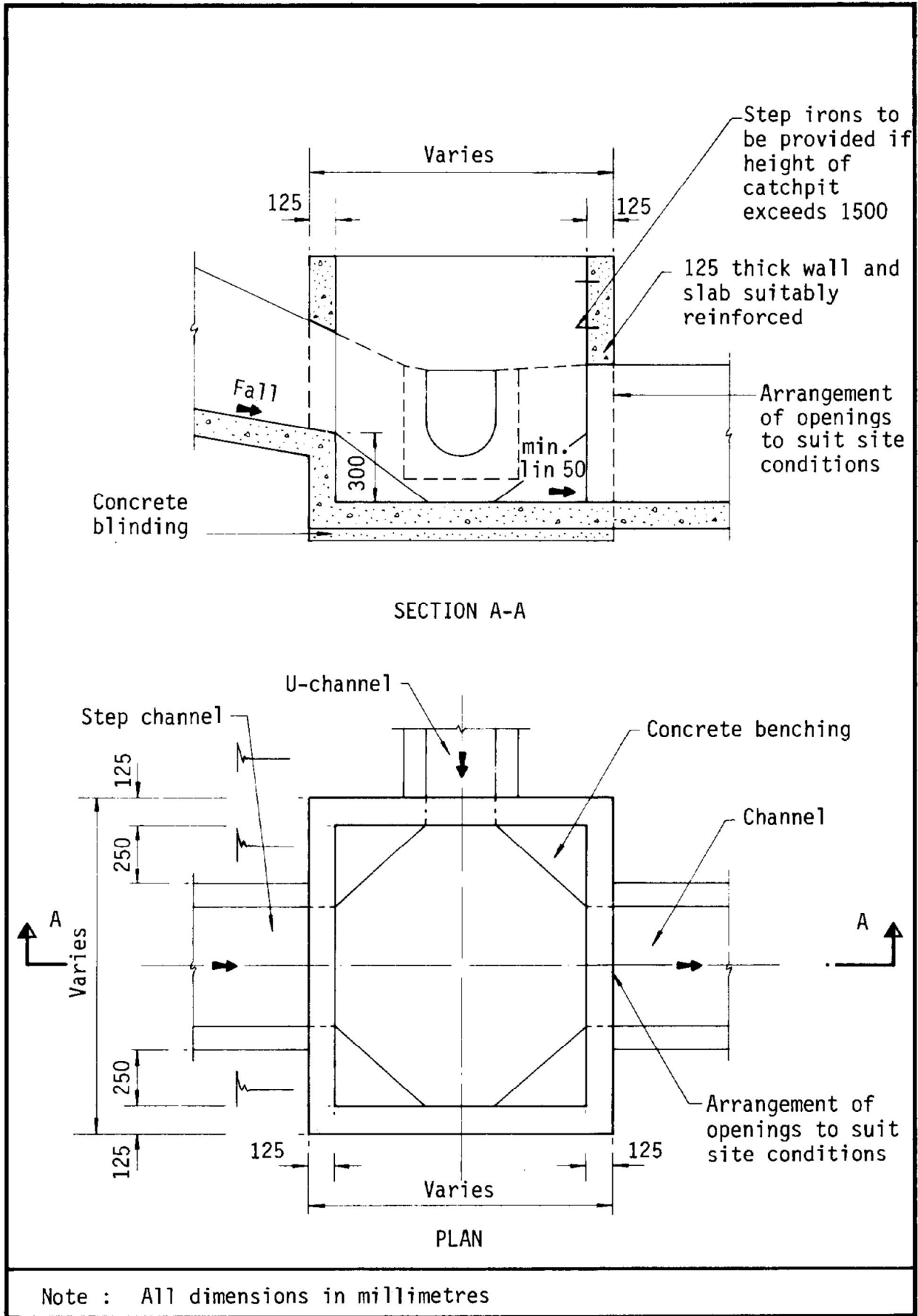
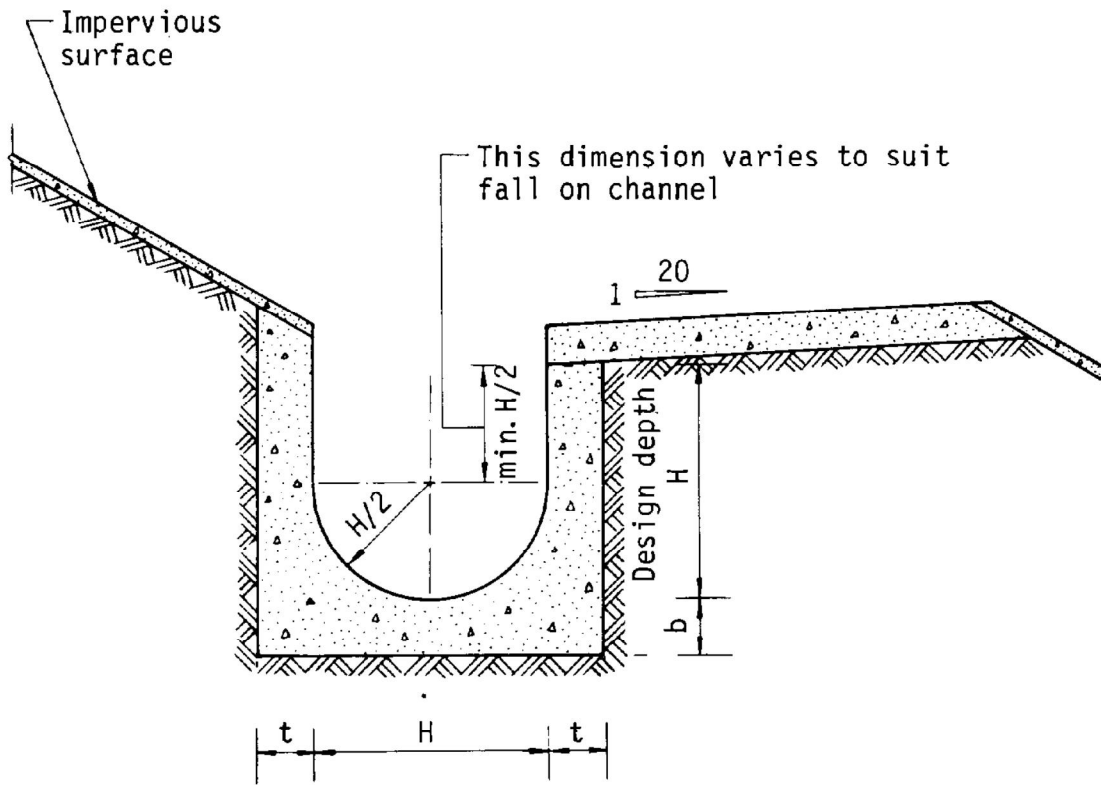


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/NE-KTS/517  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074

Dear Sir/Madam,

**Planning Application No. A/NE-KTS/517**  
**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with**  
**Ancillary Office for a Period of 3 Years within "Recreation" Zone,**  
**Lots 2219 (Part) and 2220 (Part) in D.D. 92,**  
**Kwu Tung South, Sheung Shui, New Territories**

Compliance with Approval Condition (c) –  
the design and provision of vehicular access, parking and loading/unloading spaces and  
pedestrian facilities

I refer to your letter dated 17.11.2023 regarding the submission of a revised run-in/out proposal for compliance with the captioned approval condition. Relevant departments have been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it **has not been fully complied with.** Please find the detailed comments in **Appendix.**
- Not acceptable. The captioned condition **has not been complied with.**

Should you have any queries on the departmental comments, please contact Mr. CHU Ho Man, Hoffman (Tel: 2399 6933) of the Transport Department.

Yours faithfully,

(Anthony LUK)  
District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department

c.c.

C for T

CE/Lighting, HyD

CIP/TPB(3)

(Attn.: Mr. CHU Ho Man, Hoffman)

(Attn.: Mr. YIM Kwok Ho, Ivan)

AL/LC/mw

## Appendix

### Comments of the Commissioner for Transport

Approval condition (e) has been partially complied with, subject to the following condition imposed by the Highways Department (HyD). The applicant shall submit a further proposal to HyD's office detailing the proposed permanent relocation works. Upon receiving the proposal, HyD's term contractor will provide the corresponding lighting improvement scheme and his office will advise the applicant of the cost of the works that to be settled by the applicant in form of Demand Note. Besides, the applicant shall be responsible for all the civil works, i.e. public lighting cable ducts and drawpits, relating to the permanent relocation of the concerned lamppost.



Our Ref. : DD92 Lot 2219 & 2220  
Your Ref. : TPB/A/NE-KTS/517

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

17 November 2023

Dear Sir,

**Compliance with Approval Condition (e)**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)  
with Ancillary Office for a Period of 3 Years in "Recreation" Zone,  
Lots 2219 (Part) and 2220 (Part) in D.D.92, Kam Tsin Road, Kwu Tung South, Sheung Shui, N.T.**

**(S.16 Planning Application No. A/NE-KTS/517)**

We are writing to submit a revised run-in/out proposal for compliance with approval condition (e) of the subject application, i.e. *the design and provision of vehicular access, parking and loading/unloading spaces and pedestrian facilities (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Louis TSE at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Mr. Louis CHEUNG  
(Attn.: Ms. Monique WONG

email: lhwcheung@pland.gov.hk )  
email: mkmwong@pland.gov.hk )



# Final Technical Note



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<b>Project</b>	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office in Lots 2219 (Part) and 2220 (Part) in DD92 Kam Tsin Road, Kwu Tung, Sheung Shui	<b>Date</b>	17/11/2023
<b>Note</b>	Run In / Out Proposal, Pedestrian Connection and Swept Path Analysis		

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## 1 *Introduction*

- 1.1 The Applicant proposes a temporary warehouse development situated at Kam Tsin Road, Kwu Tung, Sheung Shui. To facilitate the approval condition for the proposed development, design of run in / out, pedestrian connection and swept path analysis for both run in / out and critical parking spaces were conducted with results summarized in this Technical Note.

## 2 *Run In / Out Proposal*

- 2.1 The proposed development is connected to Kam Tsin Road via the proposed run in / out located at the southeast corner of the site. To facilitate the manoeuvring of container trucks, the width of the run in / out is 7.3m, which is stipulated with Transport Planning and Design Manual (TPDM).
- 2.2 With a lamp post identified at the proposed access, relocation of lamp post would be required for the construction of the run in / out.
- 2.3 **Figure A** presents the details of the run in / out proposal and the associated swept path analysis for the run in / out.
- 2.4 Acting as a dead end carriageway serving insignificant local developments only, Kam Tsin Road is a single-2 carriageway with minimal traffic identified along the carriageway. In particular, to facilitate a smooth operation of 16m container truck leaving the site, staff will be deployed at the run in / out, while only to allow container trucks leaving the site when no traffic is observed along Kam Tsin Road.

## 3 *Pedestrian Connection*

- 3.1 To facilitate effective pedestrian connection within the site, a footpath connecting the entrance of the warehouse structure and the proposed run in / out is proposed along the eastern side of the site. **Figure A** presents the location of the footpath.

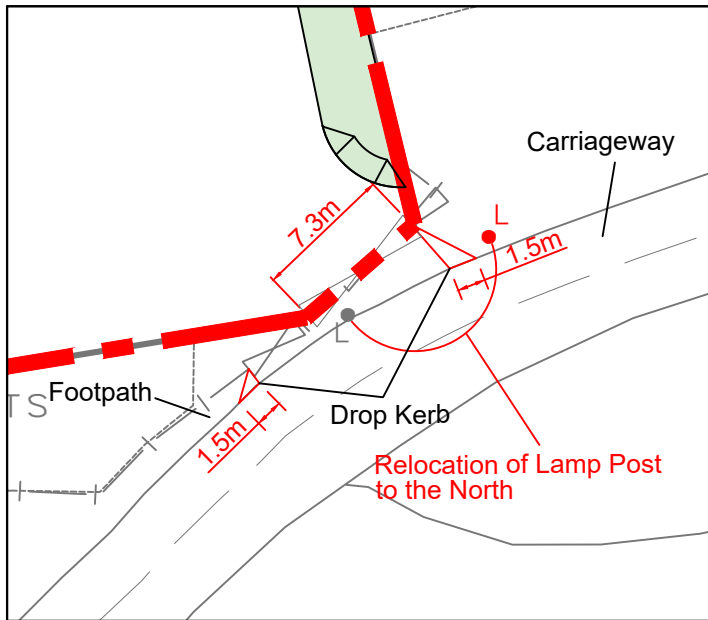
## 4 *Swept Path Analysis*

- 4.1 Based on the latest design, the proposed development consists of 5 private car parking spaces and 4 parking spaces for container trucks.

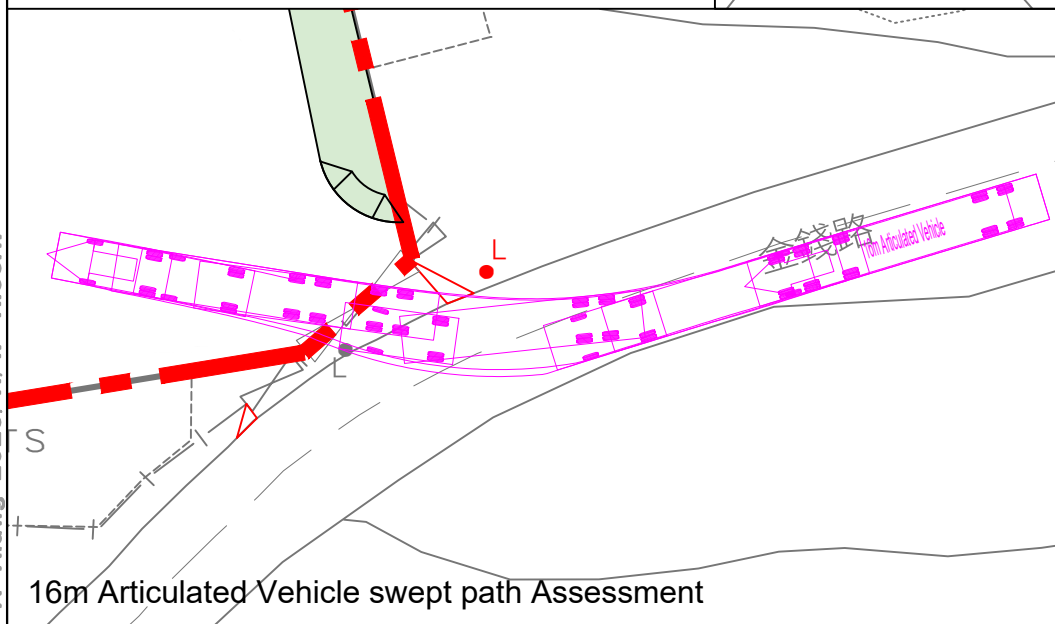
- 4.2 To ensure sufficient turning spaces for internal traffic circulation, swept path analysis is also conducted particularly for container trucks, with details presented in **Figure B**.
- 4.3 Assessment results indicate that sufficient turning spaces are provided within the proposed development.

# Figure

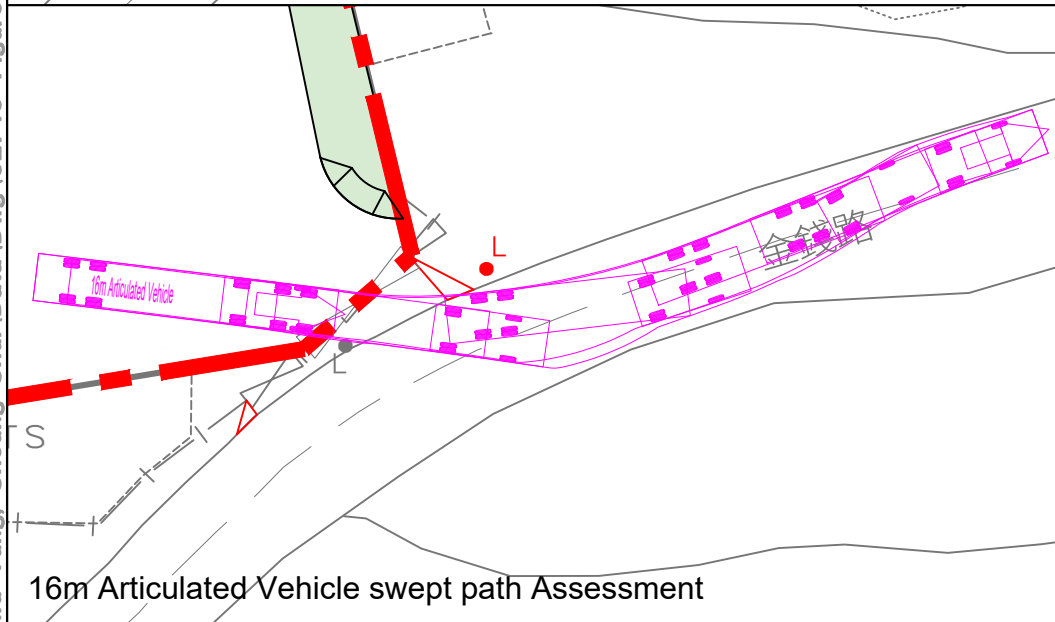
X:\Ozzo\82746 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office in Lots 2219 (Part) and 2220 (Part) in DD92 Kam Tsin Road, Kwu Tung, Sheung Shui\82746 Figure A A.dwg 2023/11/17 11:55:17



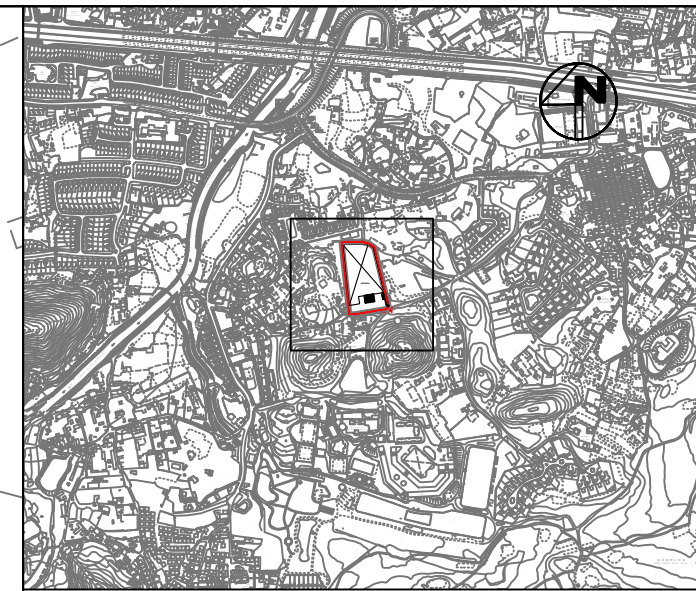
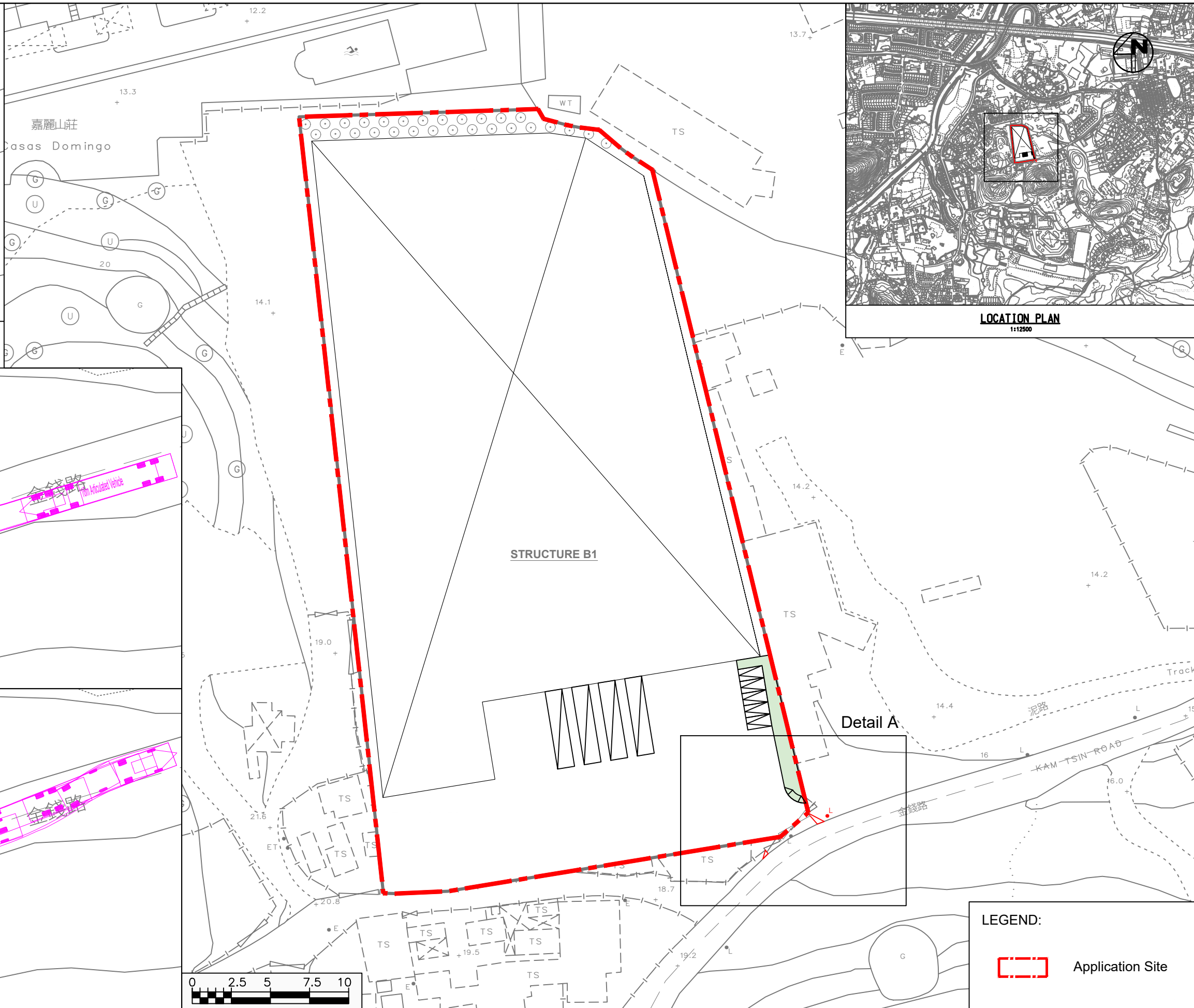
Detail A Scale 1:800



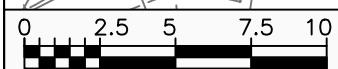
16m Articulated Vehicle swept path Assessment



16m Articulated Vehicle swept path Assessment



LOCATION PLAN 1:12500



LEGEND:

 Application Site

 盈卓集團  
R-RICHES GROUP

Date 15/11/2023 Scale 1:800

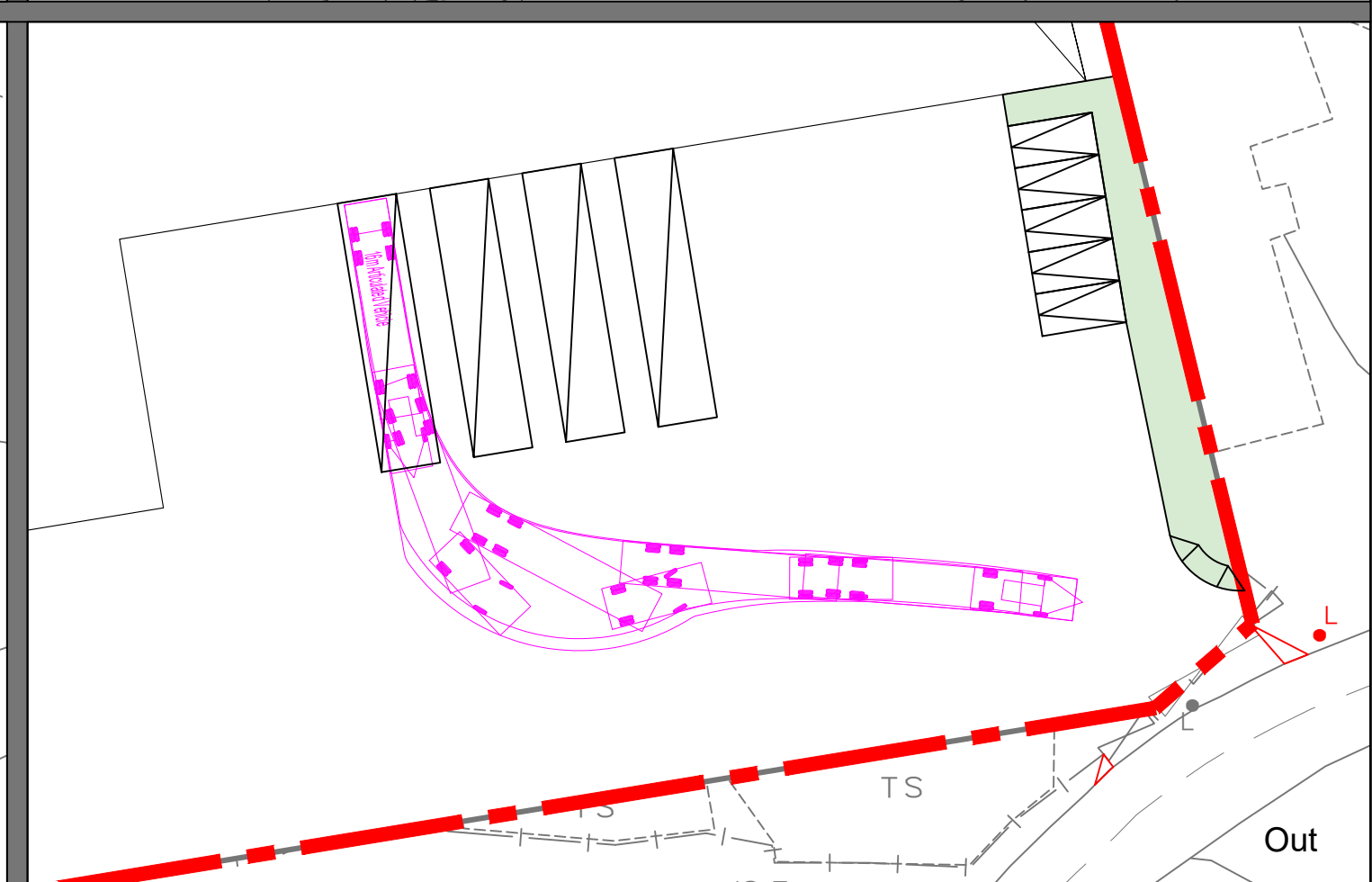
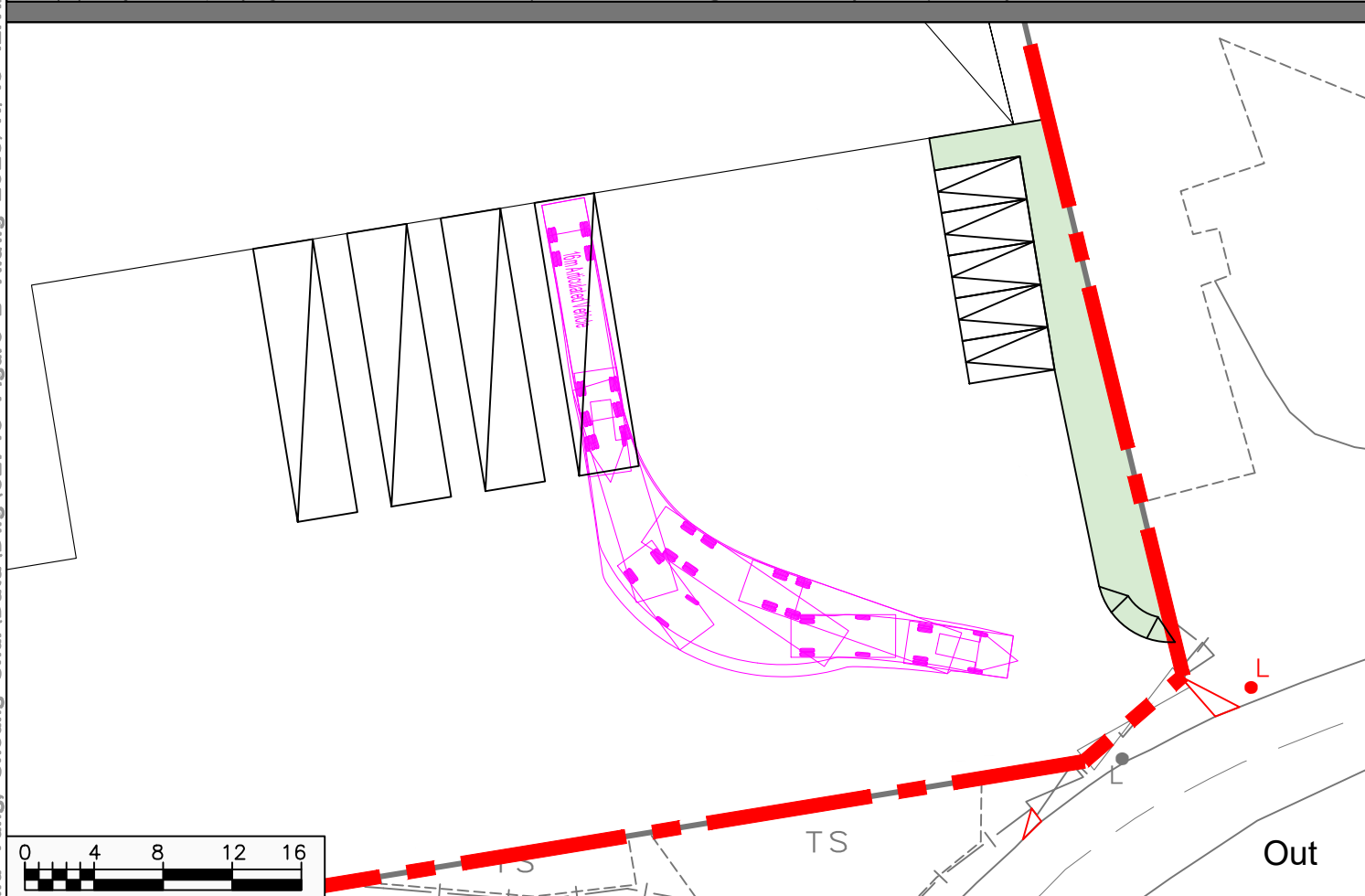
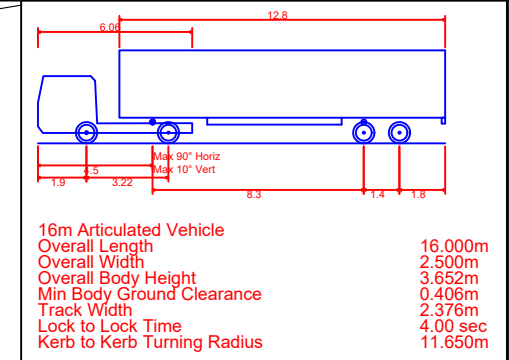
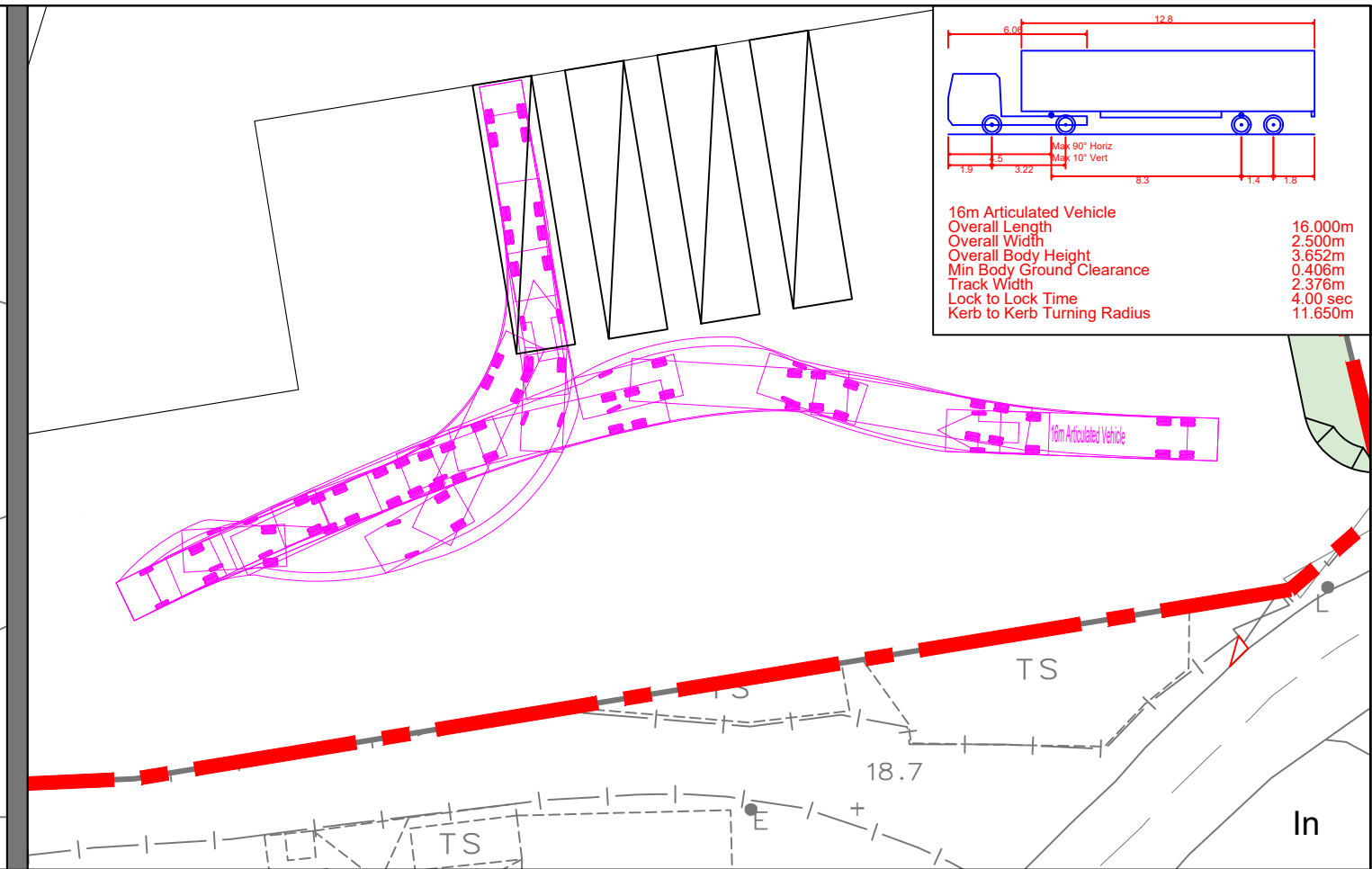
Project Title  
**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office in Lots 2219 (Part) and 2220 (Part) in DD92 Kam Tsin Road, Kwu Tung, Sheung Shui**

**Run In / Out Proposal at Kam Tsin Road**



Project No. 82746 Rev. -  
Dwg No. Figure A

X:\Ozzo\82746 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office in Lots 2219 (Part) and 2220 (Part) in DD92 Kam Tsin Road, Kwu Tung, Sheung Shui\82746 Figure B A.dwg 2023/11/15 12:11:05



**R-RICHES** 盈卓集團  
R-RICHES GROUP

Date: 15/11/2023  
Scale: 1:400

Project Title: **Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office in Lots 2219 (Part) and 2220 (Part) in DD92 Kam Tsin Road, Kwu Tung, Sheung Shui**

**Swept Path Assessments for Parking Facilities**

**OZZO TECHNOLOGY**

Project No. 82746  
Dwg No. Figure B

Rev. A



**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 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & SPR. PUMP ROOM.
- 1.7 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.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

**2. AUTOMATIC SPRINKLER SYSTEM**

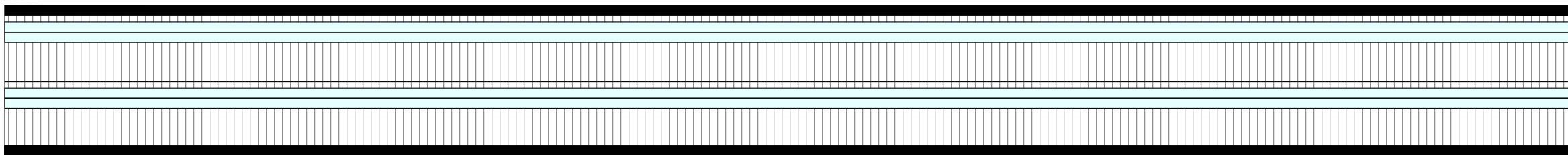
- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/ STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845: 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND 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 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.5 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
  - (A) STORAGE CATEGORY: CATEGORY (I)
  - (B) STORAGE HEIGHT: NOT EXCEEDING 4M
  - (C) STORAGE: ST1

**3. FIRE ALARM SYSTEM**

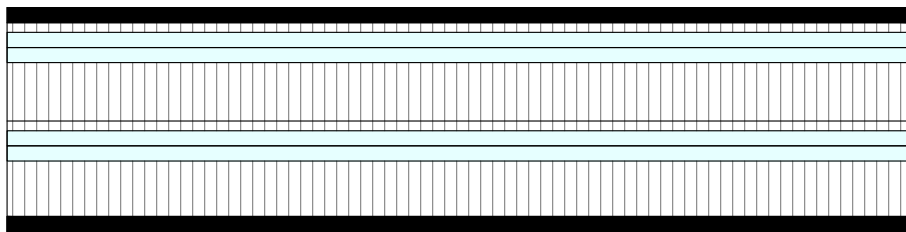
- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER N0.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. & SPR. PUMP ROOM.

**4. MISCELLANEOUS F.S. INSTALLATION**

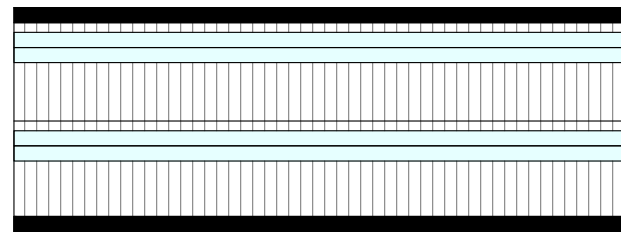
- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
- 4.3 SUFFICIENT 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 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.



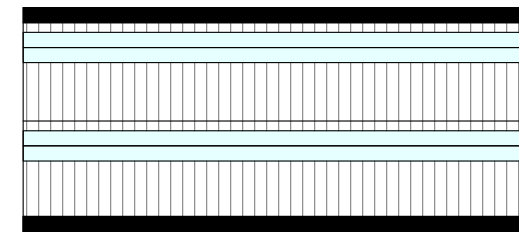
**SECTION A-A**



**SECTION B-B**



**SECTION C-C**



**SECTION D-D**

OPENABLE WINDOW AREA CALCULAION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m³	
LOCATION	<b>STRUCTURE B1</b>
GFA	<b>17,228 m²</b>
OPENABLE WINDOW AREA REQUIRED	$17,228 \text{ m}^2 \times 6.25\% = \mathbf{1,077 \text{ m}^2}$ (ABOUT)
OPENABLE WINDOW AREA PROVIDED	REFER TO ELEVATION - (A-A) = <b>620 m²</b> REFER TO ELEVATION - (B-B) = <b>240 m²</b> REFER TO ELEVATION - (C-C) = <b>164 m²</b> REFER TO ELEVATION - (D-D) = <b>136 m²</b>
<b>TOTAL = 1,160 m² &gt; 1,077 m²</b>	

PROJECT  
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 LOTS 2219 (PART) AND 2220 (PART) IN D.D. 92, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

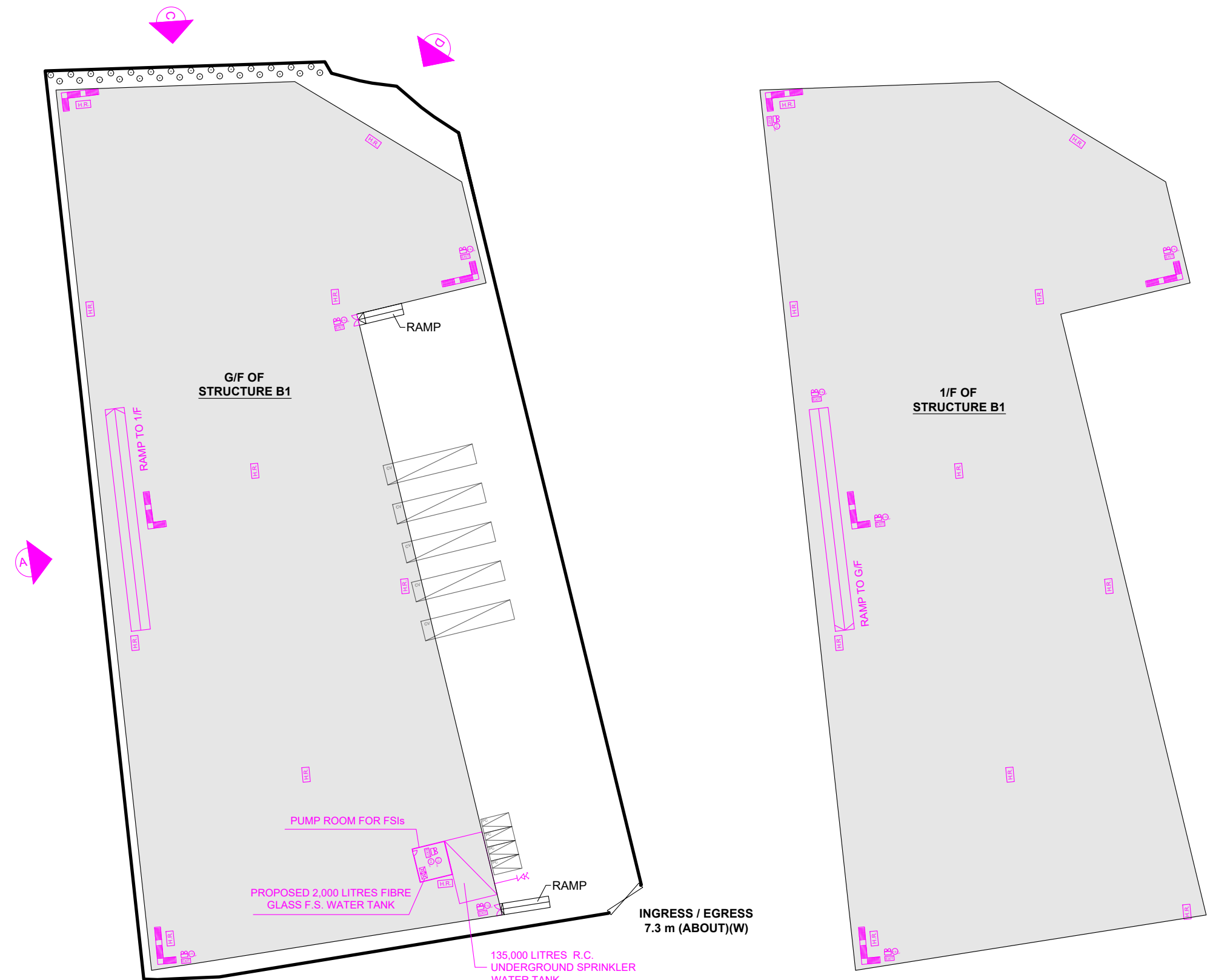
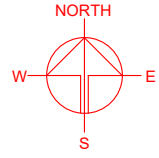
SCALE 1 : 500 @ A3	
DRAWN BY MN	DATE 22.1.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE FSIs PROPOSAL (1/2)	
DWG NO. APPENDIX III	VER. 001

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 12,156 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 8,614 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,542 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 71 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 17,228 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 17,228 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 15 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE, WASHROOM	8,614 m <sup>2</sup> (ABOUT)	17,228 m <sup>2</sup> (ABOUT)	15 m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>8,614 m<sup>2</sup> (ABOUT)</b>	<b>17,228 m<sup>2</sup> (ABOUT)</b>	

\*D.D.G. - DANGEROUS GOODS GODOWN



**FIRE SERVICE INSTALLATIONS**

- EXIT SIGN
- EMERGENCY LIGHTING
- 5 KG CO2 TYPE FIRE EXTINGUISHER
- 4 KG DRY POWER TYPE FIRE EXTINGUISHER
- HOSE REEL PUMP
- SPRINKLER PUMP
- 150mm FIRE ALARM BELL
- PUMP CONTROL PANEL
- BREAK GLASS UNIT
- VISUAL ALARM DEVICE
- 2,000 LITRES FIBRE GLASS F.S. WATER TANK
- 135,000 LITRES R.C. SPRINKLER WATER TANK
- HOSE REEL SET
- SPRINKLER CONTROL VALVE
- SPRINKLER INLET

**LEGEND**

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (CV)
	INGRESS / EGRESS

PROJECT  
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 LOTS 2219 (PART) AND 2220 (PART) IN D.D. 92, KWU TUNG SOUTH, SHEUNG SHUI, NEW TERRITORIES

SCALE  
 1 : 800 @ A3

DRAWN BY	DATE
MN	22.1.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	VER.
FSIs PROPOSAL (2/2)	001
DWG. NO.	
APPENDIX III	