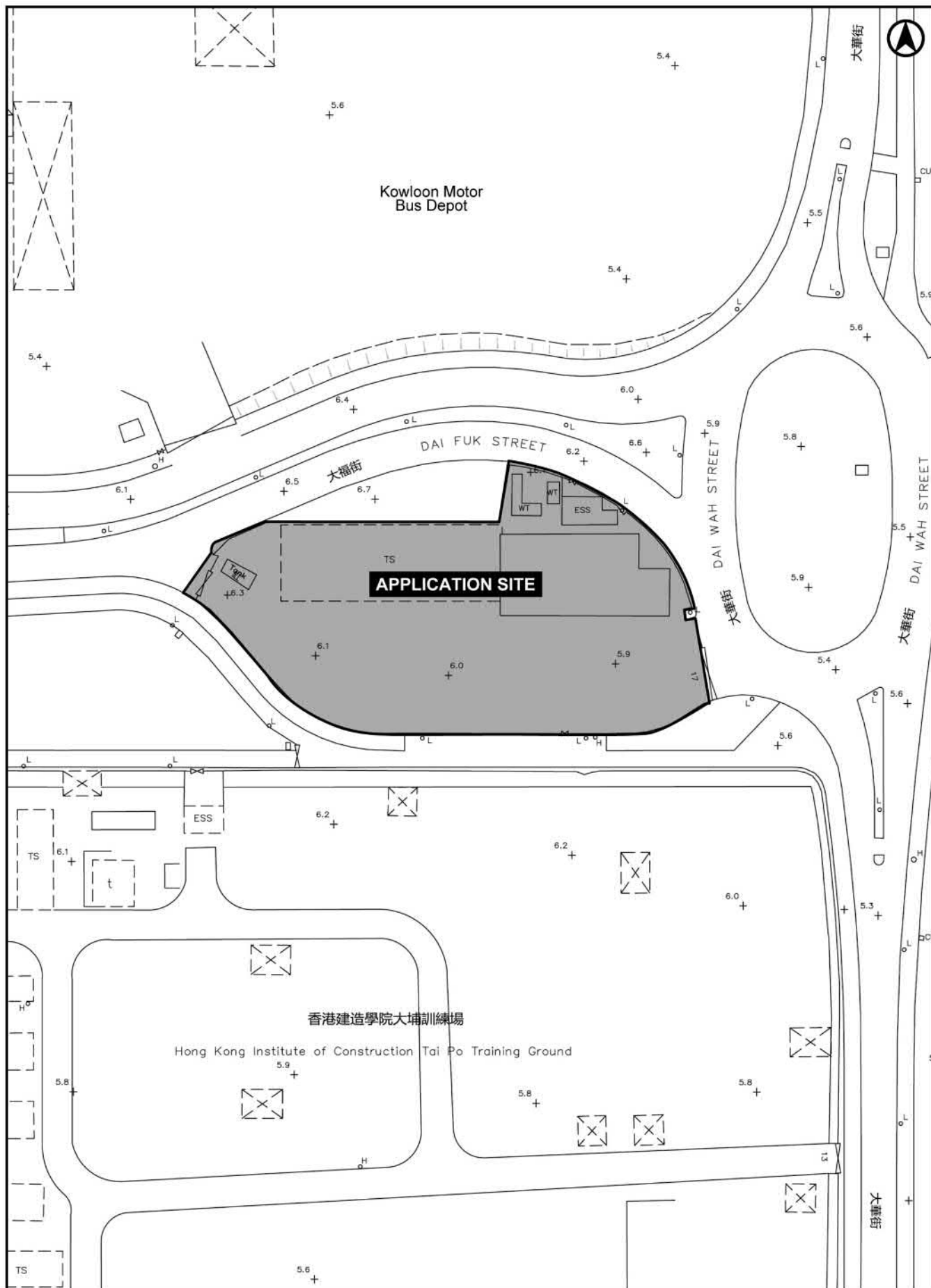




MTRC/TPBMC

SITE LOCATION PLAN
SCALE

參考編號
REFERENCE No. **A/TP/706**

繪圖 **DRAWING A-1**

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)

AGGREGATE OF THE EXTERNAL FACADE ACCESSIBLE BY EVA

PERIMETER OF MAINTENANCE SHED

$$= f + e + d + c$$

$$= 15.495 \text{ m} + 45.2075 \text{ m} + 15.495 \text{ m} + 45.2075 \text{ m}$$

$$= 121.405 \text{ m}$$

AGGREGATE OF THE EXTERNAL FACADE OF MAINTENANCE SHED ACCESSIBLE FOR EVA (A)

$$= 37.046 \text{ m}$$

PERCENTAGE OF EVA ACCESSIBLE FACADE / PERIMETER OF BUILDING

$$= A / (f + e + d + c) \times 100\%$$

$$= 37.046 \text{ m} / 121.405 \text{ m} \times 100\%$$

$$= 30.510 \% > 25 \%$$

AGGREGATE OF THE EXTERNAL FACADE ACCESSIBLE BY EVA

PERIMETER OF MAIN BUILDING

$$= g + h + j + k + a + b$$

$$= 28.127 \text{ m} + 6.300 \text{ m} + 7.078 \text{ m} + 9.752 \text{ m} + 34.757 \text{ m} + 16.830 \text{ m}$$

$$= 102.844 \text{ m}$$

AGGREGATE OF THE EXTERNAL FACADE OF MAIN BUILDING ACCESSIBLE FOR EVA (A)

$$= 31.495 \text{ m} + 9.515 \text{ m} + 20.000 \text{ m}$$

$$= 32.665 \text{ m}$$

PERCENTAGE OF EVA ACCESSIBLE FACADE / PERIMETER OF BUILDING

$$= A / (g + h + j + k + a + b) \times 100\%$$

$$= 32.665 \text{ m} / 102.844 \text{ m} \times 100\%$$

$$= 31.760 \% > 25 \%$$

AGGREGATE OF THE EXTERNAL FACADE ACCESSIBLE BY EVA

PERIMETER OF TRANSFORMER ROOM AND SWITCH ROOM

$$= m + n + o + p + q + r$$

$$= 8.310 \text{ m} + 2.950 \text{ m} + 3.000 \text{ m} + 2.900 \text{ m} + 11.010 \text{ m} + 5.900 \text{ m}$$

$$= 34.070 \text{ m}$$

AGGREGATE OF THE EXTERNAL FACADE OF TRANSFORMER ROOM AND SWITCH ROOM ACCESSIBLE FOR EVA (B)

$$= 8.310 \text{ m} + 2.950 \text{ m} + 3.000 \text{ m} + 2.900 \text{ m}$$

$$= 17.160 \text{ m}$$

PERCENTAGE OF EVA ACCESSIBLE FACADE / PERIMETER OF BUILDING

$$= B / (m + n + o + p + q + r) \times 100\%$$

$$= 17.160 \text{ m} / 34.070 \text{ m} \times 100\%$$

$$= 50.396 \% > 25 \%$$

RECEIVED BY
2015 APR 24
R&D Section
BUILDINGS DEPT

A General Revision	May 2012	G	Revise location of the catwalk	MAR 2015	APR 2015	DRAWN	WV
B General Revision	Nov 2012	H	General Revision	APR 2015	DESIGNED	DK	
C General Revision	Jan 2013	Feb 2013			CHECKED	BW	
D General Revision	Mar 2013	Apr 2013			APPROVED	DK	
E - revise annotation of the diesel fuel tank	July 2013	Aug 2013			DATE	30.07.13	
F Revise diesel fuel tank location	JUNE 2014	AUG 2014			30 NOT SCALE DRAWING. ALL DIMENSIONS SHALL BE TAKEN FROM SITE. DO NOT CONSIDER LIMITS FOR CORNER. IN RESPECT OF THIS DRAWING, I/WE HEREBY CERTIFY THAT THE DIMENSIONS OF THE BUILDING ARE CORRECT AND NO ADDITIONAL OF THE BUILDING. I/WE HEREBY CERTIFY THAT THE DIMENSIONS OF THE BUILDING ARE CORRECT AND NO ADDITIONAL OF THE BUILDING.		
REV	DESCRIPTION	BY	DATE	APPROVED	REV	DESCRIPTION	BY

BY	DATE	APPROVED	REV	DESCRIPTION	BY	DATE	APPROVED	REV	DESCRIPTION	BY
----	------	----------	-----	-------------	----	------	----------	-----	-------------	----



MEINHARDT
MEINHARDT (HONG KONG) LTD. Consulting Engineers
邁哈德(香港)工程顧問有限公司

KWONG & ASSOCIATES LIMITED
KWONG & ASSOCIATES LIMITED
鄺國文建築師事務所有限公司

SIU Koon Hoi Carmine
Authorized Person
Registered Structural Engineer
Registered Geotechnical Engineer

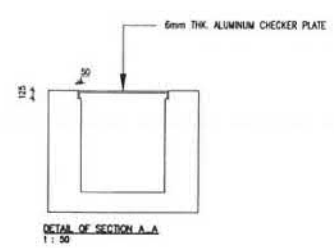
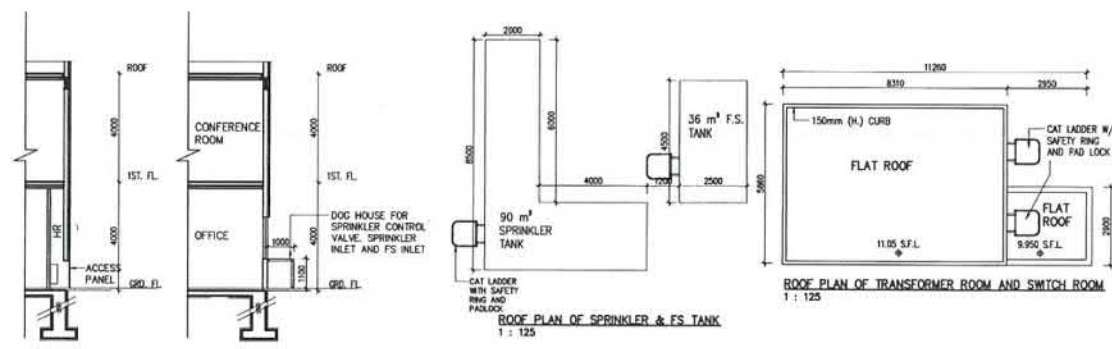
SITE LAYOUT PLAN
MTR TAI PO MAINTENANCE CENTRE
DAI FUK STREET, TAI PO

SCALE: 1:500
DRAWING NO. K1155-12C/B/TAP/K&A/A10/002

參考編號
REFERENCE No. A/TP/706

繪圖 DRAWING A-2

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



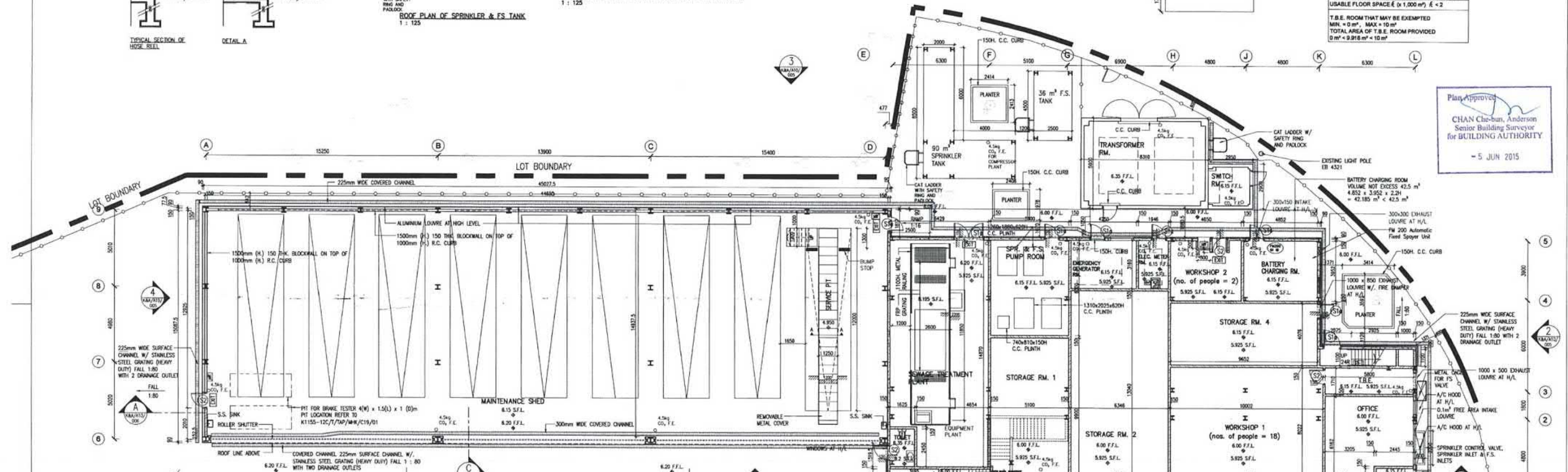
T.B.E. ROOM DIAGRAMS & CALCULATIONS

T.B.E. ROOM PROVIDED: 5.800 x 1.710 = 9.918 m²

T.B.E. ROOM CALCULATIONS
 INDUSTRIAL BUILDING
 965.343 m² (G.F.) : 308.951 m² (1/F) = 1,311.811 m²
 USABLE FLOOR SPACE E & O 1,000 m² E & O
 T.B.E. ROOM THAT MAY BE EXEMPTED
 MIN = 0 m², MAX = 10 m²
 TOTAL AREA OF T.B.E. ROOM PROVIDED
 0 m² < 9.918 m² < 10 m²

Note: This plan has been prepared in accordance with the Building Ordinance and the Building Regulations. The design is based on the information provided by the client. The design is subject to the approval of the Building Authority. The design is not to be used for any other purpose without the written consent of the architect.

Plan Approved
 CHAN Che-bun, Anderson
 Senior Building Surveyor
 for BUILDING AUTHORITY
 - 5 JUN 2015



GROUND FLOOR PLAN
 2 NEW COMBUSTIBLE MATERIALS FOR WHEEL BUILDING AND MAINTENANCE SHED

Permit No. & Issue Date	Description	Validity
NT316/2014(MCO) DATE 22 JULY 2014	(1) BUILDING (ADMINISTRATION) REGULATION 33(1) TO PERMIT THE EXEMPTION FROM OBTAINING PRIOR APPROVAL AND CONSENT FOR MINOR AMENDMENTS TO BUILDING/DRAINAGE/STRUCTURAL/SUPERSTRUCTURE WORKS	✓
	(2) THIS PERMIT IS ONLY APPLICABLE TO MINOR AMENDMENT AS DESCRIBED IN PARAGRAPH 20 OF PHAP ADM-19 (PREVIOUSLY KNOWN AS PHAP 272)	✓
	PHAP/USE SHOULD ENSURE THAT THE MINOR AMENDMENT COMPLY WITH THE BUILDING REGULATIONS AND THE REQUIREMENT OF CONCERNED GOVERNMENT DEPARTMENTS AND THE LAISE CONDITIONS PRIOR TO EXECUTION OF THE WORKS.	✓
	(3) THE AMENDMENT ARE REQUIRED TO BE CLEARLY DOCUMENTED AND DEPOSITED IN THE SITE OFFICE.	✓
	(4) APPROVAL AND PERMIT FOR ALL THE MINOR AMENDMENTS ARE REQUIRED TO BE OBTAINED PRIOR TO CERTIFYING COMPLETION OF THE WORKS OR APPLYING FOR AN OCCUPATION PERMIT/TEMPORARY OCCUPATION PERMIT.	✓
	(5) A CHECKLIST OF VALUED FORM BD 106 SHOULD BE SUBMITTED AT THE TIME OF SUBMISSION OF A CERTIFICATE UNDER BEAR 25 ON COMPLETION OF BUILDING WORKS RESULTING IN A NEW BUILDING OR NOT SO RESULTING, AS THE CASE MAY BE.	✓

Permit No. & Issue Date	Description	Validity
NT316/2014(MCO) DATE 22 JULY 2014	BUILDING STANDARDS OF SANITARY FITTINGS, PLUMBING, DRAINAGE WORKS & LATHINGS REGULATION 29(1) TO PERMIT PROMOTION OF CLEARING ACCESS TO BE OTHER THAN CLEANING EYES	✓
	BUILDING STANDARDS OF SANITARY FITTINGS, PLUMBING, DRAINAGE WORKS & LATHINGS REGULATION 44(1) TO PERMIT THE PROTECTION OF CAST IRON PIPES TO BE OTHER ASPHALTIC COATING	✓
	BUILDING STANDARDS OF SANITARY FITTINGS, PLUMBING, DRAINAGE WORKS & LATHINGS REGULATION 50(2) TO PERMIT THE JOINING OF CAST IRON PIPES TO BE OTHER LEAD CAULKING	✓

Permit No. & Issue Date	Description	Validity
NT45/2013(MCO) DATE 6 FEBRUARY 2013	(1) BUILDING (CONSTRUCTION) REGULATION 35 TO PERMIT THE LEVEL DIFFERENCE BETWEEN THE INTERNAL FLOOR ON G/F AND EXTERNAL GROUND TO BE LESS THAN 150MM.	✓
	(2) PROMOTION OF ADDITIONAL CHANNELS EACH WITH AT LEAST 2 NO. OF DRAINAGE OUTLETS AT THE INTERFERENCE OF INTERNAL FLOOR AREA AND EXTERNAL OF FLAT ROOF.	✓
	(3) PROMOTION OF A FALL, NOT LESS THAN 1:80, ON THE EXTERNAL GROUND SLOPING AWAY THE ADJOINING INTERNAL FLOOR AREA.	✓

Statement is made under the Statutory Declaration Act, Chapter 113 of the Laws of Hong Kong, that the above is a true and correct copy of the original drawing.

Sir Kuo-Hsi, Corrine
 AP (C) 48/82
 RSC 48/82

REV	DESCRIPTION	BY	DATE	APPROVED	REV	DESCRIPTION	BY	DATE	APPROVED
1	May 2012	G	1	revision T.B.E. door's revised SIP exit door location	DEC 2014/JAN 2015	DRAWN	WW		
A	General Revision	Nov 2012	H	add a metal cage for FS tank, revise cat ladder location of fs tank	MAR 2015/APR 2015	DESIGNED	DK		
B	General Revision	Jan 2013	J	General Revision	APR 2015	CHECKED	EW		
C	General Revision	Mar 2013	J	ADD MODIFICATIONS TABLE	JUN 2015	APPROVED	DK		
D	General Revision	July 2013	Aug 2013			DATE	30.07.13		
E	Revised layout of service pit and site level of the back of house, Step is added outside Maintenance shed	Oct 2013	Nov 2013						
F	change external block wall to RC wall of office block	Jun 2014	Feb 2014						

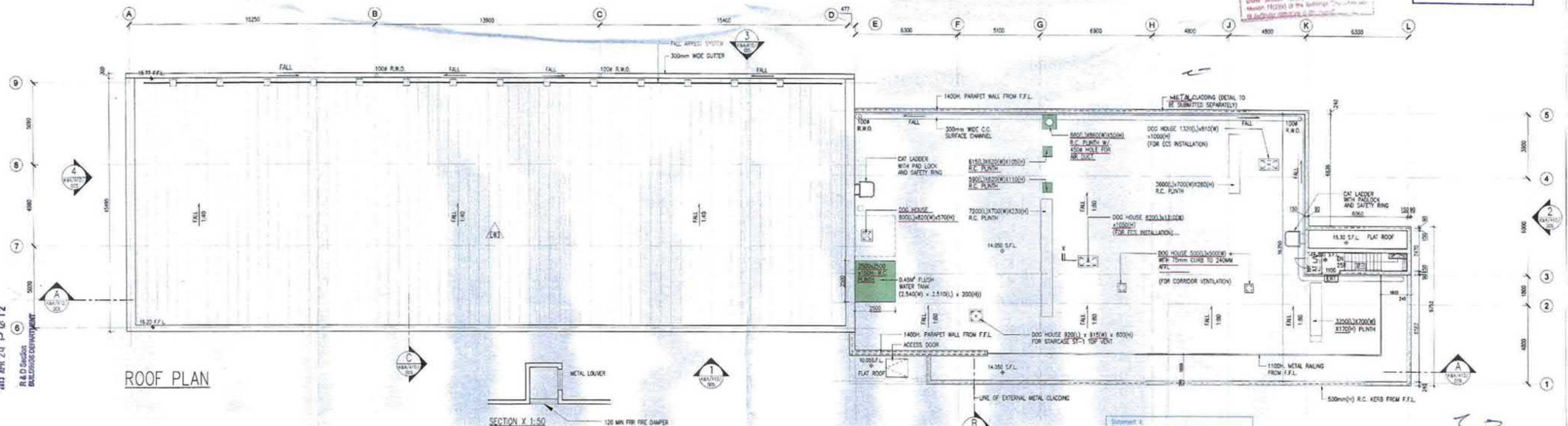
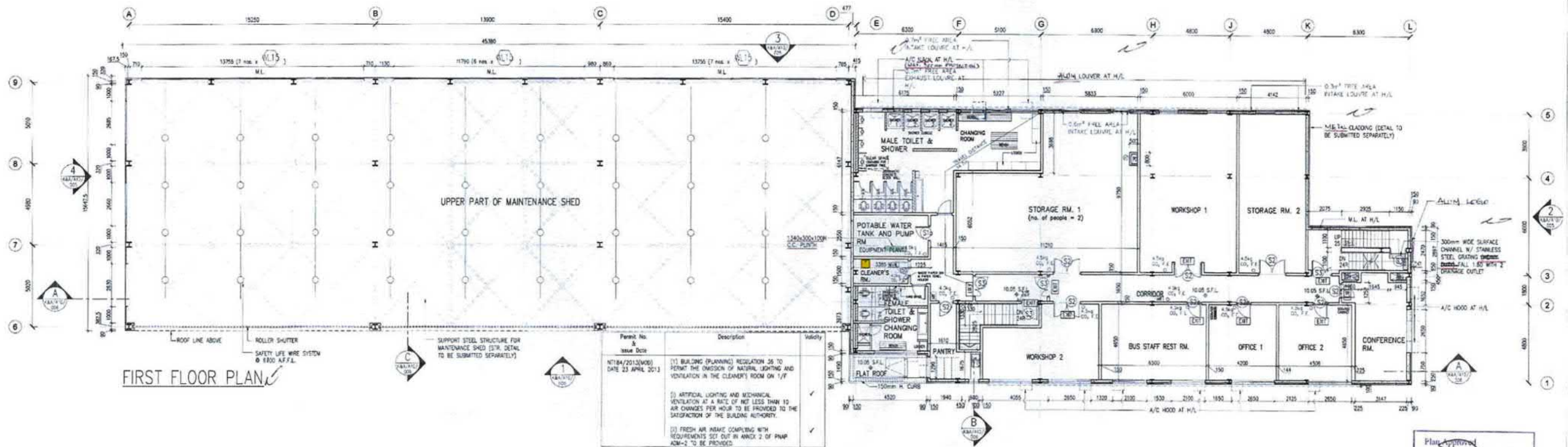
MTR

ORIGINATOR
MEINHARDT
 Meinhardt (Hong Kong) Limited
 通達(香港)工程顧問有限公司

KWONG & ASSOCIATES LIMITED
 廣文建築師事務所有限公司

CADD REF.

PROJECT	SCALE	DRAWING NO.	REV.
GROUND FLOOR PLAN MTR TAI PO MAINTENANCE CENTRE DAI FUK STREET, TAI PO		K1155-12C/B/TAP/K&A/A10/003	L

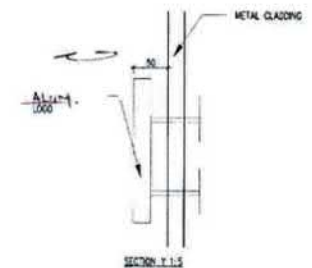
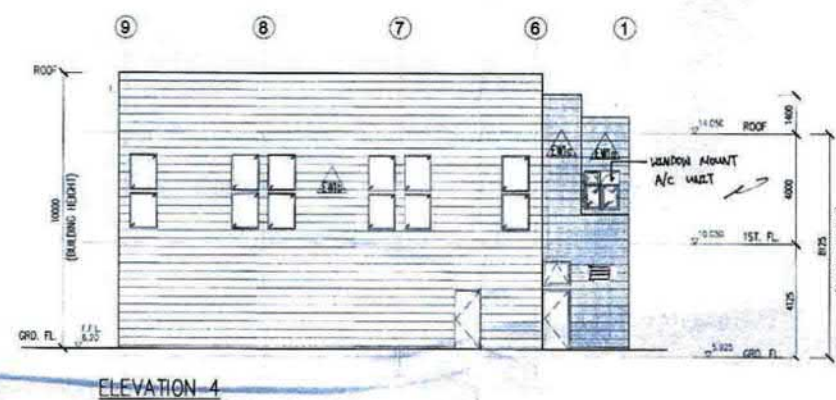
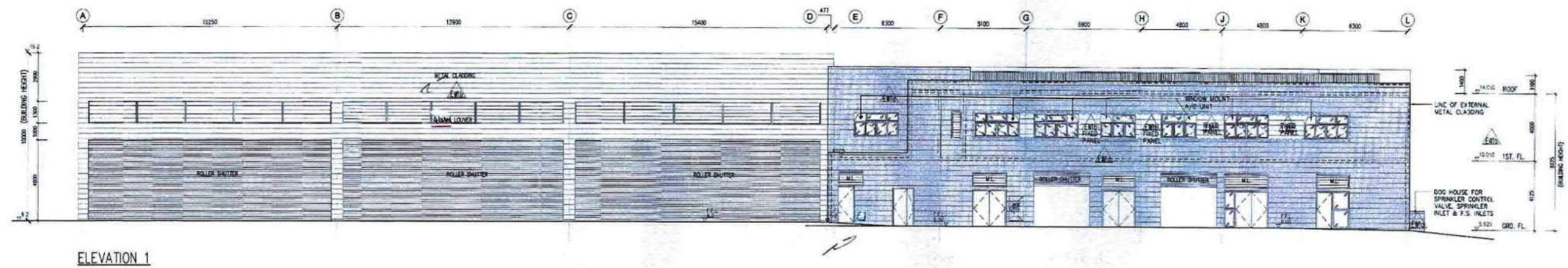


RECEIVED BY 2015 APR 24 P 12 R&D Section BUILDINGS DEPARTMENT	May 2012 Nov 2012 Jan 2013 Mar 2013 July 2013 Jan 2014 Apr 2014	add block wall at male and female toilet revise dimension of office and conference room, add dog house at the roof floor GENERAL REVISION	DRAWN: WW DESIGNED: DK CHECKED: BW APPROVED: DK DATE: 30.07.13	PROJECT FIRST FLOOR PLAN & ROOF PLAN MTR TAI PO MAINTENANCE CENTRE DAI FUK STREET, TAI PO
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參考編號
REFERENCE No. A/TP/706

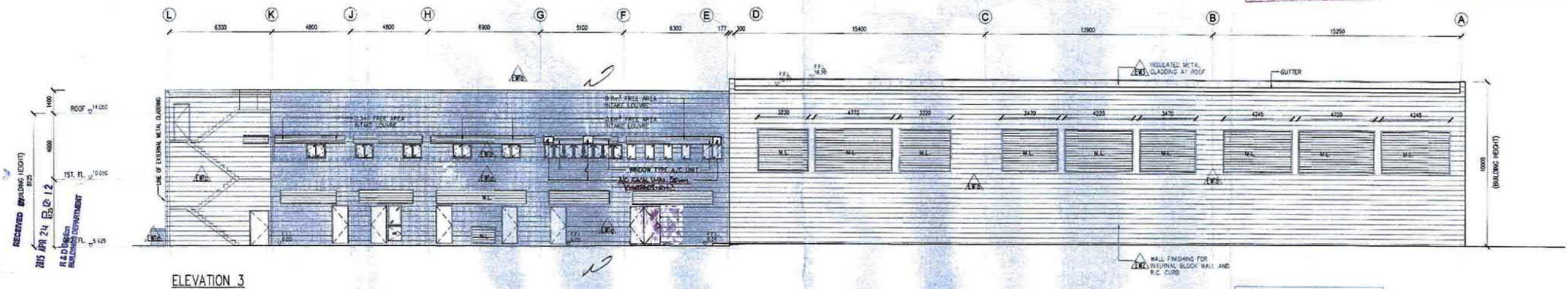
繪圖 DRAWING A-4

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



Notes: The plan has been prepared in accordance with the Building Ordinance (BO) and the Building Regulations (BR). The plan is subject to the approval of the Building Authority (BA). The plan is subject to the approval of the Building Authority (BA). The plan is subject to the approval of the Building Authority (BA).

Plan Approved
CHAN Che-man, Anderson
 Senior Building Surveyor
 for BUILDING AUTHORITY
 12 MAY 2015



Statement: The whole shown on these plans are Type A works.
 Building Plan (Temporary)
 in respect of which the Building Authority's consent is applied for.

Siu Koon Hoi Carmine
 Authorized Person
 Registered Structural Engineer
 Registered Geotechnical Engineer

REV	DESCRIPTION	BY	DATE	APPROVED	REV	DESCRIPTION	BY	DATE	APPROVED
A	General Revision		May 2012						
B	General Revision		Nov 2012						
C	General Revision		Jan 2013						
D	General Revision		Mar 2013						
E	Step added outside Maintenance shed		Oct 2013						
F	Revised layout size and location		Jun 2014						

May 2012									
Nov 2012									
Jan 2013									
Mar 2013									
Jul 2013									
Oct 2013									
Jun 2014									

Revise layout size and location									
Revise layout size and location and dimension of fire inlet cabinet									
GENERAL REVISION									

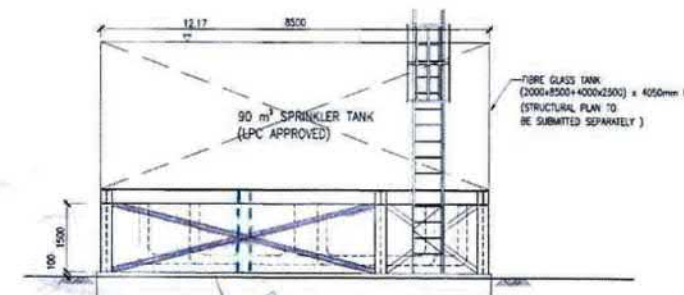
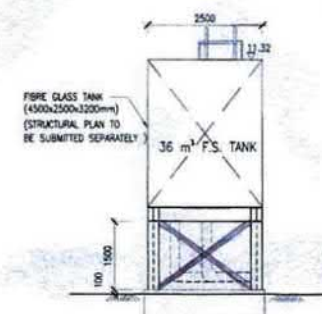
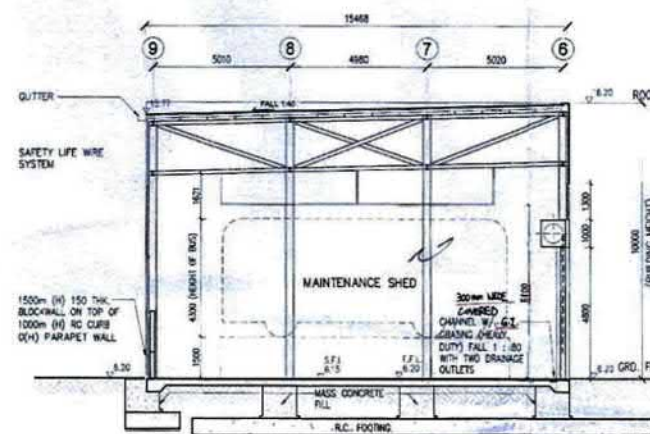
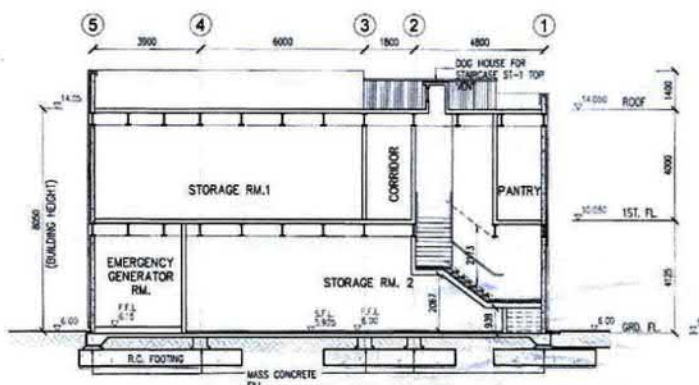
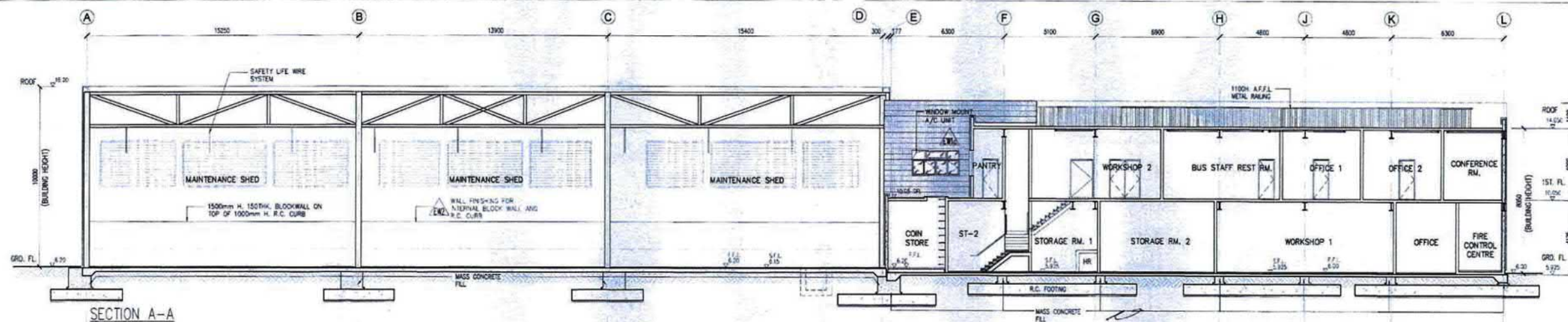
DESIGNED	YVW								
CHECKED	SW								
APPROVED	DK								
DATE	30.07.13								

DO NOT SCALE DIMENSIONS FROM THESE PLANS. ALL DIMENSIONS SHALL BE TAKEN FROM THE ORIGINAL DRAWING. ANY DIMENSIONS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. THE DIMENSIONS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. THE DIMENSIONS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.									
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參考編號
 REFERENCE No. **A/TP/706**

繪圖 **DRAWING A-5**

(來源：申請人建議書)
 (SOURCE: APPLICANT'S SUBMISSION PLAN)



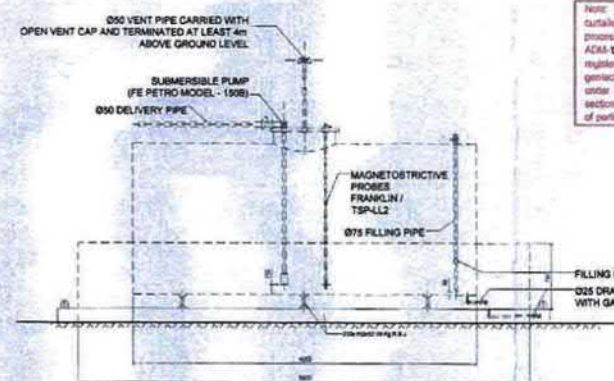
SECTION B-B

SECTION C-C

ELEVATION 5
1:75

ELEVATION 6
1:75

AREAS OF G.F.A. CONCESSION					
STOREY	USE	GFA CONCESSION AREA (sq. m.)	STOREY	USE	GFA CONCESSION AREA (sq. m.)
DISREGARDED GFA UNDER B(P)R 23 (3)(i)					
1	Car park and loading / unloading area excluding public transport terminus	NA	14	Counter, office, store, guard room and lavatory for veterinarian and management staff, Owner's Corporation Office	NA
2 PLANT ROOMS AND SIMILAR SERVICES					
2.1	SEWAGE TREATMENT PLANT	94.228	15	Residential Recreational facilities including visit, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	NA
2.1	EMERGENCY GEN. RM. & ELECT. METER ROOM	21.832	16	Covered landscaped and play area	NA
2.1	T. & E. ROOM	9.918	17	Horizontal screened covered walkway, trails	NA
2.2	S.P.R. & F.S. PUMP ROOM	32.908	18	Larger lift shaft	NA
2.2	HOSE REEL	0.820	19	Chimney shaft	NA
2.2	H.R. & FIRE HYDRANT	0.761	20	Other non-essential or non-essential plant room, such as boiler room, SMATV room	NA
2.2	POTABLE WATER TANK & PUMP ROOM	12.136	21	PUMP ROOM	0.472
2.3	Non-mandatory from essential plant room such as A/C plant room, AHU room, etc.	NA	21	PUMP ROOM	0.489
DISREGARDED GFA UNDER B(P)R 23(2)					
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	NA	21	PUMP ROOM	0.240
4	Supporting facilities for a hotel	NA	22	Pipe duct, air duct for non-essential or non-essential plant room	NA
GREEN FEATURES UNDER JPN1 and 2					
5	Balcony for residential buildings	NA	23	Plant room, pipe duct, air duct for environmentally friendly system and feature	NA
6	Visitor common corridor & lift lobby	NA	24	High headroom and void in front of cinema, shopping arcade etc in non-domestic development	NA
7	Communal sky garden	NA	25	Void over main common entrance (Principal entrance) in non-domestic development	NA
8	Communal podium garden for non-residential buildings	NA	26	Void in duplex domestic flat & house	NA
9	Active lift	NA	27	Other projections such as air conditioning box and platform with a projection of more than 750mm from the external wall	NA
10	Wing wall, wind catcher & funnel	NA			
11	Non-structural prefabricated external wall	NA			
12	Utility platform	NA			
13	Noise barrier	NA			



ELEVATION OF 10,000L A/G TANK (DIESEL)

SECTION E (PLANT FOR DIESEL TANK ONLY, NOT FOR STRUCTURAL APPROVAL)
1:50



END VIEW

SECTION D (PLANT FOR DIESEL TANK, NOT FOR STRUCTURAL APPROVAL)
1:50

RECEIVED BY
2015 APR 24 P 12:12
R&D Section
BUILDINGS DEPARTMENT

Note: This plan has been processed on a detailed check basis under the provisions of the Building Ordinance and the Building Regulations. The structural engineer has confirmed that the structural design of the building is in accordance with the provisions of the Building Ordinance and the Building Regulations. The structural engineer has also confirmed that the structural design of the building is in accordance with the provisions of the Building Ordinance and the Building Regulations.

Plan Approved
CHAN Cheuk Anderson
Senior Building Surveyor
for BUILDING AUTHORITY
12 MAY 2015

Statement 1
The works shown on these plans are Type 1 works.
Building Plan (Temporary)
In respect of which the Building Authority's consent is applied for.

SIU Koon Hoi Cammie
Authorized Person
Registered Structural Engineer
Registered Geotechnical Engineer

REV	DESCRIPTION	BY	DATE	APPROVED	REV	DESCRIPTION	BY	DATE	APPROVED
A	General Revision		Nov 2012		G	revise diesel fuel tank		Dec 2014	
B	General Revision		Jan 2013		H	revise door configuration at first floor		Mar 2015	
C	General Revision		Mar 2013		J	GENERAL REVISION		Apr 2015	
D	General Revision		July 2013						
E	change external wall from block wall to RC wall		Jan 2014						
F	note revised from FSD comment		Jun 2014						

MTR

ORIGINATOR

MEINHARDT
Meinhardt (Hong Kong) Ltd. Consulting Engineers
邁達(香港)工程顧問有限公司

KWONG & ASSOCIATES LIMITED
KWONG & ASSOCIATES LIMITED
黃國文建築師事務所有限公司

SECTIONS & ELEVATIONS
MTR TAI PO MAINTENANCE CENTRE
DAI FUK STREET, TAI PO

SCALE: DRAWING NO. K1155-12C/B/TAP/K&A/A10/006

參考編號
REFERENCE No. A/TP/706

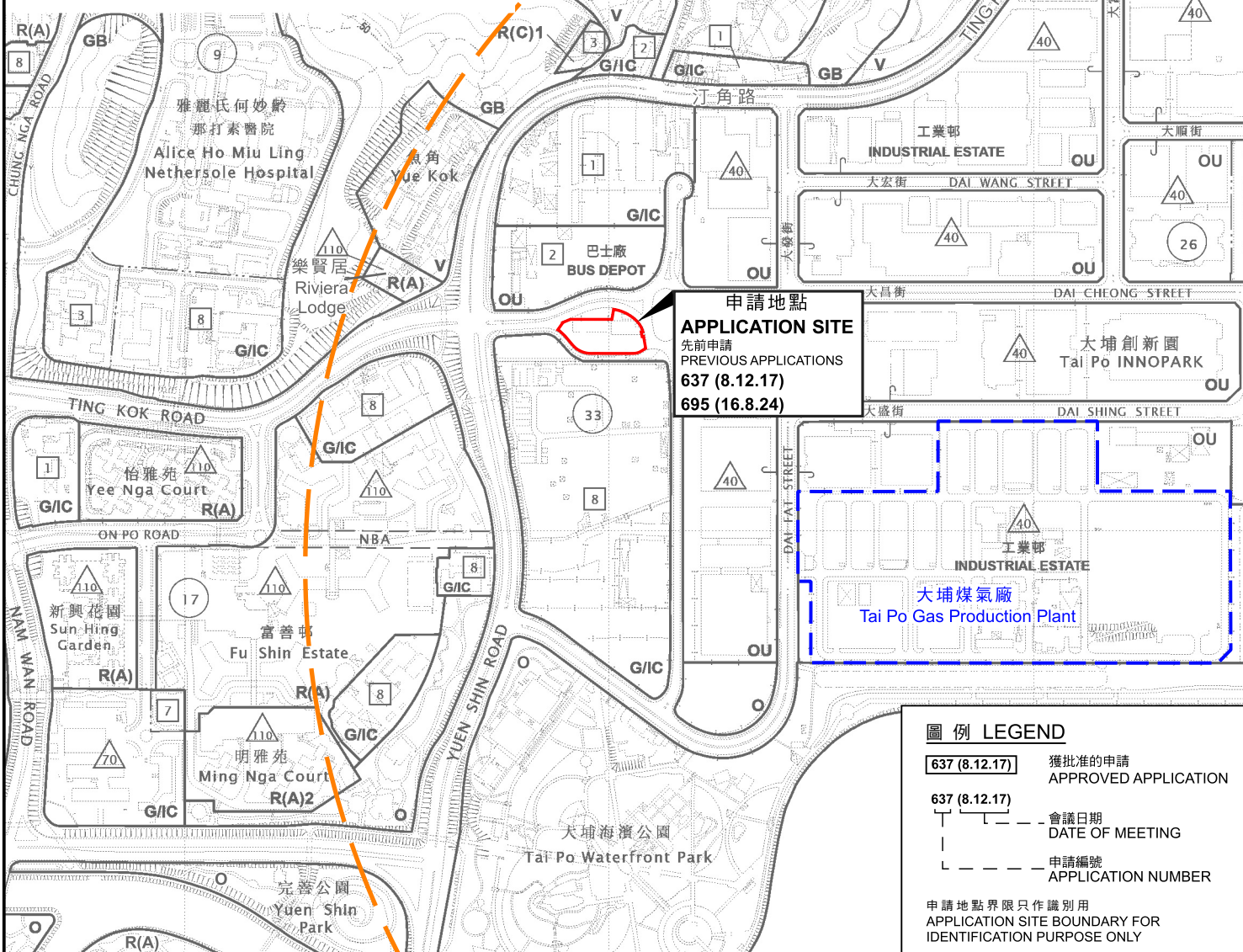
繪圖 DRAWING A-6

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



申請地點
APPLICATION SITE
先前申請
PREVIOUS APPLICATIONS
637 (8.12.17)
695 (16.8.24)

圖例 LEGEND

- 637 (8.12.17) 獲批准的申請
APPROVED APPLICATION
- 637 (8.12.17) 會議日期
DATE OF MEETING
- — — — — 申請編號
APPLICATION NUMBER

申請地點界限只作識別用
APPLICATION SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

本摘要圖於2025年9月19日擬備，
所根據的資料為於2025年3月28日
展示的分區計劃大綱圖編號S/TP/31
EXTRACT PLAN PREPARED ON 19.9.2025
BASED ON OUTLINE ZONING PLAN
No. S/TP/31 EXHIBITED ON 28.3.2025

臨時巴士維修中心（為期7年）
新界大埔大福街及大華街交界的政府土地
TEMPORARY BUS MAINTENANCE CENTRE
FOR A PERIOD OF 7 YEARS
GOVERNMENT LAND AT THE JUNCTION OF DAI FUK STREET
AND DAI WAH STREET, TAI PO, NEW TERRITORIES

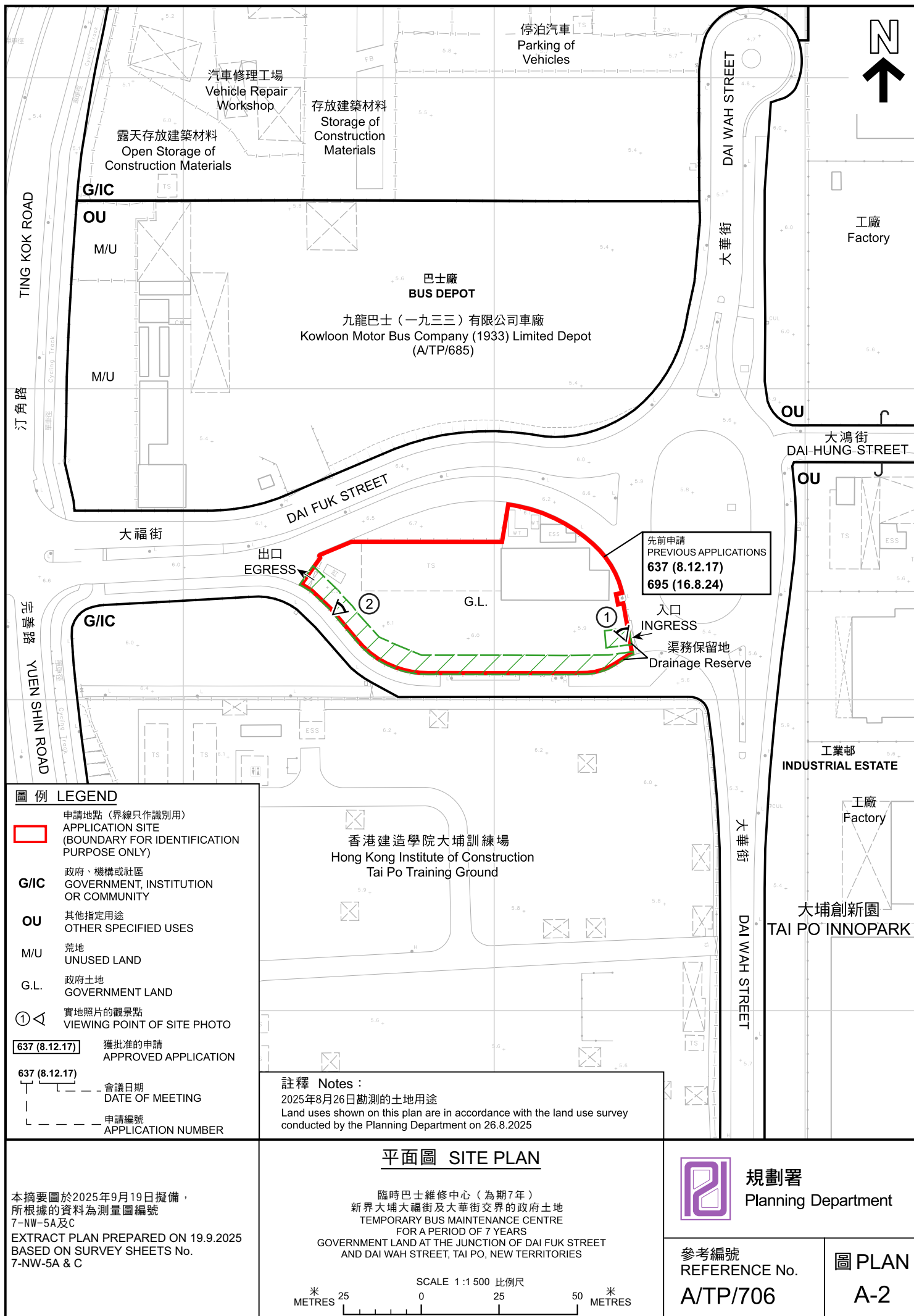
米 100 0 100 200 300 米
METRES SCALE 1 : 7 500 比例尺 METRES

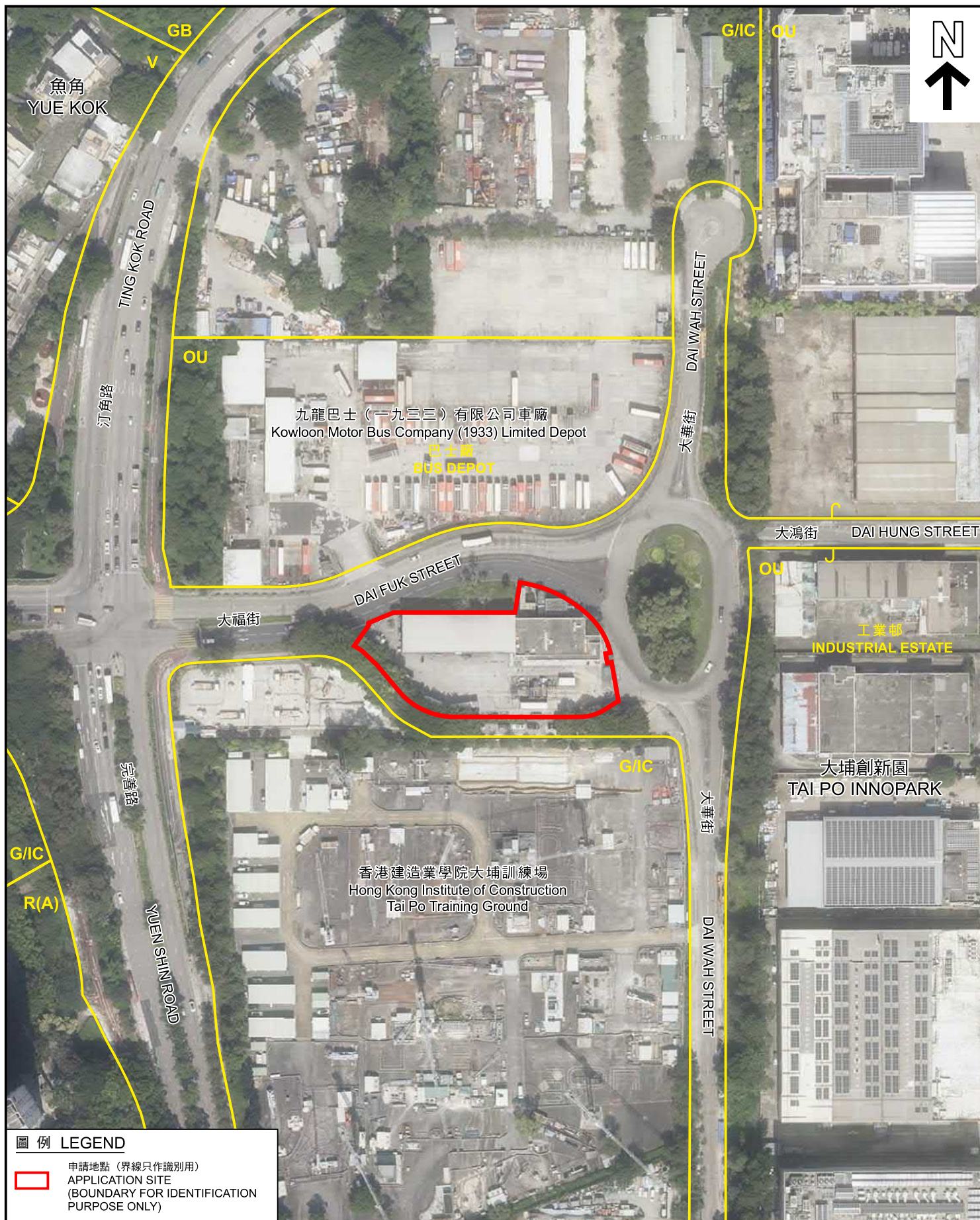


規劃署
Planning Department

參考編號
REFERENCE No.
A/TP/706

圖 PLAN
A-1





圖例 LEGEND

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

本摘要圖於2025年9月18日擬備，
所根據的資料為地政總署
於2024年10月24日拍得的航攝照片
編號E236552C

EXTRACT PLAN PREPARED ON 18.9.2025
BASED ON AERIAL PHOTO No. E236552C
TAKEN ON 24.10.2024 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

臨時巴士維修中心 (為期7年)
新界大埔大福街及大華街交界的政府土地
TEMPORARY BUS MAINTENANCE CENTRE
FOR A PERIOD OF 7 YEARS
GOVERNMENT LAND AT THE JUNCTION OF DAI FUK STREET
AND DAI WAH STREET, TAI PO, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/TP/706

圖 PLAN
A-3

1



2



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

實地照片 SITE PHOTOS

本圖於2025年9月11日擬備，所根據的資料為攝於2025年8月26日的實地照片
PLAN PREPARED ON 11.9.2025 BASED ON SITE PHOTOS TAKEN ON 26.8.2025

臨時巴士維修中心（為期7年）
新界大埔大福街及大華街交界的政府土地
TEMPORARY BUS MAINTENANCE CENTRE
FOR A PERIOD OF 7 YEARS
GOVERNMENT LAND AT THE JUNCTION OF DAI FUK STREET
AND DAI WAH STREET, TAI PO, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/TP/706

圖 PLAN
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