

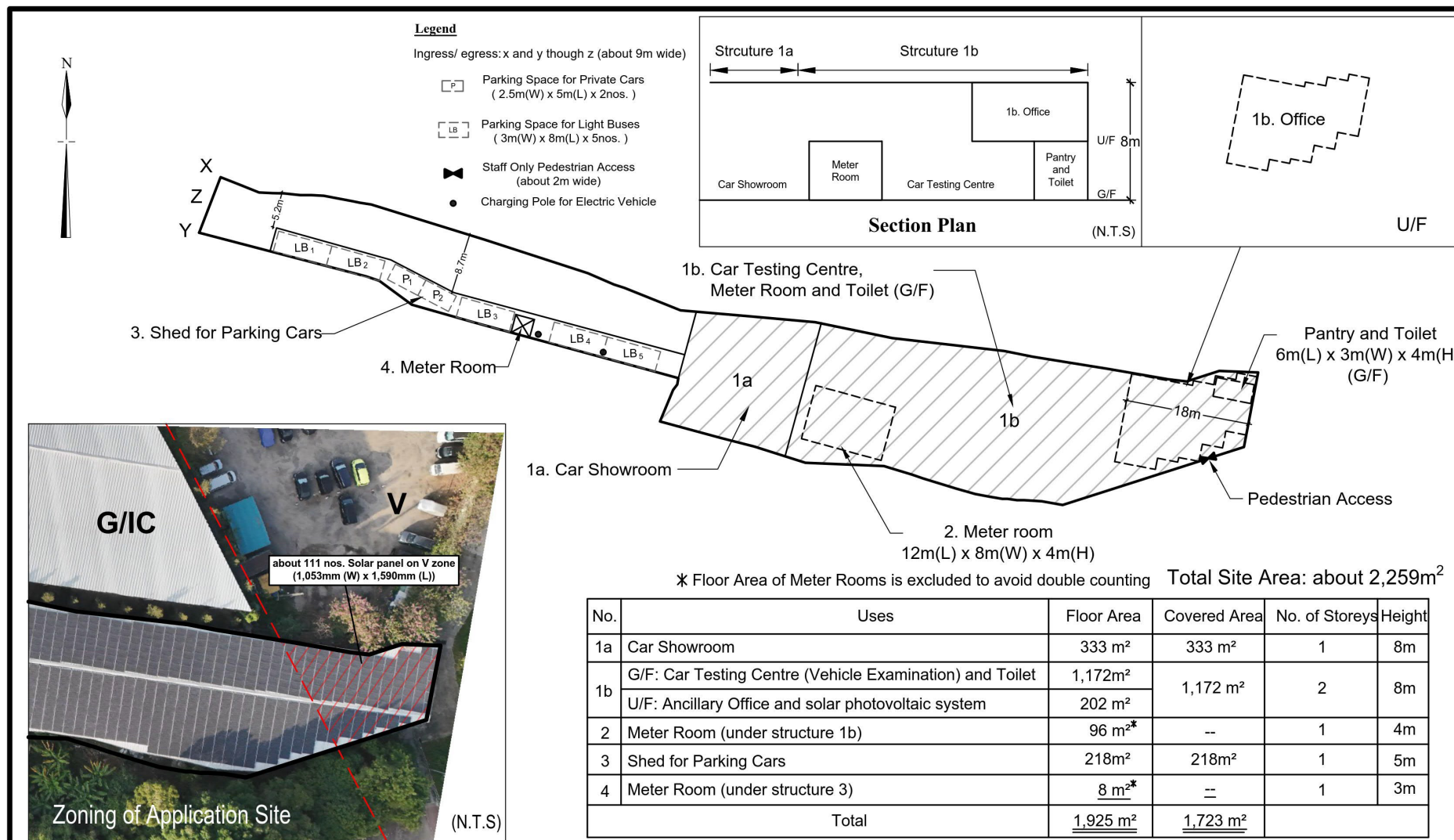


Not to Scale	Location Plan Lot 31 R.P. and 32 R.P. in D.D. 121 Ping Shan, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
July 2026		Plan 1 (P 15065)

(摘錄自申請人於 11. 8. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 11.8.2026)

參考編號
REFERENCE No.
A/YL-PS/794

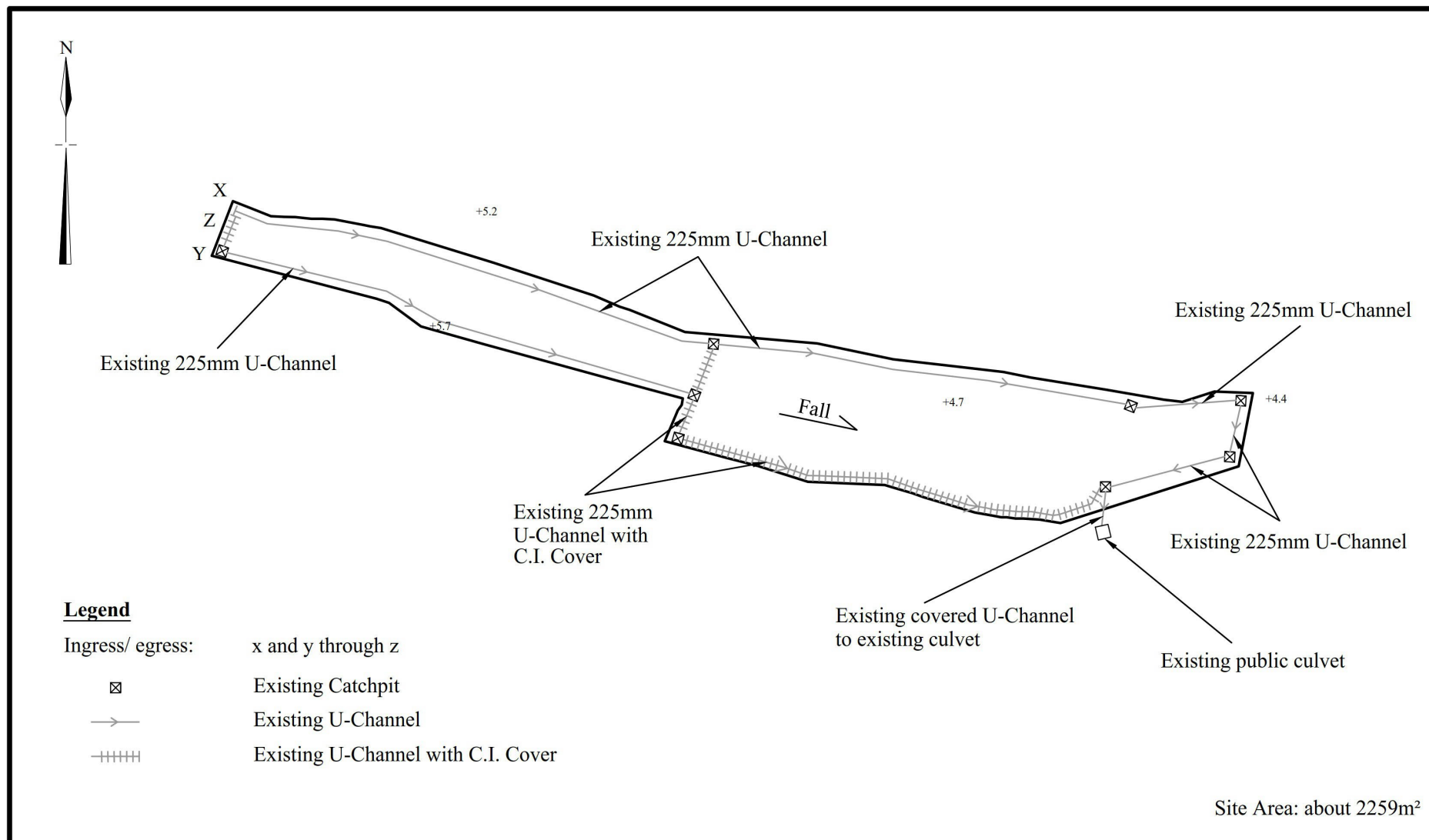
繪圖 DRAWING
A-1



1:750	Layout Plan Lot 31 R.P. and 32 R.P. in D.D. 121 Ping Shan, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
July 2026		Plan 3 (P 15065)

(摘錄自申請人於 11. 8. 2026 呈交的申請書)
 (Extract from Applicant's Submission of 11.8.2026)

參考編號 REFERENCE No. A/YL-PS/794	繪圖 DRAWING A-2
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1:750	Drainage Proposal	Goldrich Planners & Surveyors Ltd.
July 2026	Lot 31 R.P. and 32 R.P. in D.D. 121 Ping Shan, Yuen Long, New Territories	Plan 4 (P 15065)

(摘錄自申請人於 11. 8. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 11.8.2026)

參考編號
REFERENCE No.
A/YL-PS/794

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. [SEP 2022]"
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 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 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 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.
- 2.2 ONE 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 2.3 TWO SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 2.5 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.
- 2.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 2.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 2.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 2.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (S12)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MAXIMUM STORAGE AREAS SHALL BE 500² FOR SINGLE BLOCK
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.

4. FIRE DETECTOR SYSTEM

- 4.1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH "BS 5266-1 :2016 AND BS EN 1838 :2013", AND THE FSD CIRCULAR LETTER NO. 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 5266-1 :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.
- 7.2 A SUITABLE TYPE OF PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED IN LOCATIONS WHERE EASILY ACCESSIBLE BY PERSON IN CHARGE WHERE THE NO. OF F.E. SHALL BE PROVIDED ACCORDING TO THE FORMULA = [STORAGE AREA] (M²) X (0.003)
- 7.3 A 20-35 KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER IN EVERY 500M² ON EVERY FLOOR OF THE PREMISES AND SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER FROM A DISTANCE OF NOT MORE THAN 30M

Legend

Ingress/ egress: x and y though z (about 9m wide)



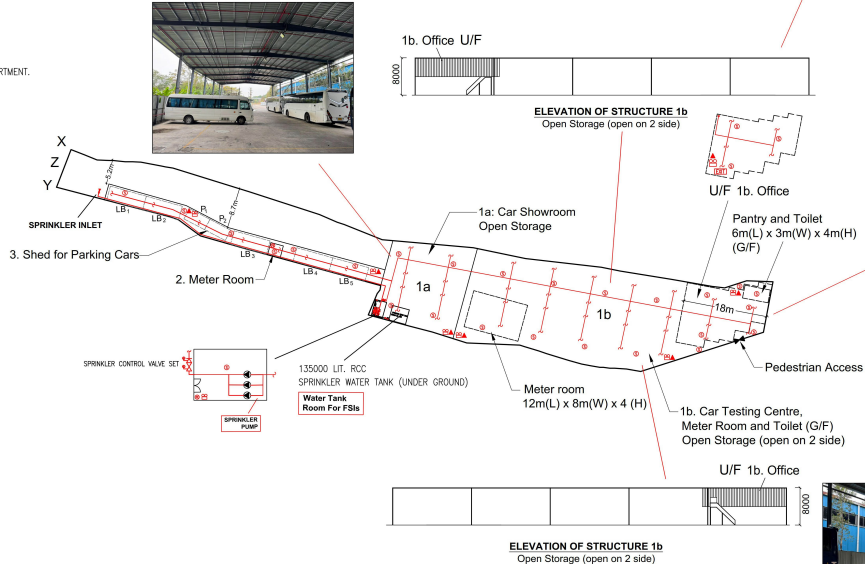
Parking Space for Private Cars
(2.5m(W) x 5m(L) x 2nos.)



Parking Space for Light Buses
(3m(W) x 8m(L) x 5nos.)



Staff Only Pedestrian Access
(about 2m wide)



ELEVATION OF STRUCTURE 1b
Open Storage (open on 2 side)



U/F 1b. Office

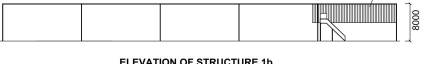


Pantry and Toilet
6m(L) x 3m(W) x 4m(H)
(G/F)

Pedestrian Access

1b. Car Testing Centre,
Meter Room and Toilet (G/F)
Open Storage (open on 2 side)

U/F 1b. Office



ELEVATION OF STRUCTURE 1b
Open Storage (open on 2 side)



X Floor Area of Meter Room is excluded to avoid double counting

No.	Uses	Floor Area	Covered Area	No. of Storeys	Height
1a	Car Showroom	333 m ²	333 m ²	1	8m
1b	G/F: Car Testing Centre (Vehicle Examination), Meter Room and Toilet U/F: Ancillary Office	1,172m ² 202 m ²	1,172 m ²	2	8m
2	Meter Room (under structure 3)	8 m ²	-	1	3m
3	Shed for Parking Cars	218m ²	218m ²	1	5m
Total		1,925 m ²	1,723 m ²		

LEGEND



STAND ALONE BATTERY TYPE
SMOKE DETECTOR



EMERGENCY LIGHT



EXIT SIGN



25KG WHEELED TYPE DRY
CHEMICAL FIRE EXTINGUISHER



NON-RETURN VALVE



SPRINKLER CONTROL VALVE SET



GATE VALVE



GATE TYPE (With MONITORING)



PUMP SET



Y-TYPE STRAINER



SPRINKLER INLET



PRESSURE GAUGE



SPRINKLER HEAD (ON PLAN)



5KG DRY POWDER
FIRE EXTINGUISHER



SUBSIDIARY VALVE / FLOW SWITCH



5KG CO2
FIRE EXTINGUISHER

PROJECT :
Proposed Temporary Warehouse for Car Showroom & Car Testing Centre for a Period of 3 Years & Filling of Land at Lot 31 R.P. and 32 R.P IN D.D. 121 Ping Shan, Yuen Long New Territories

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.

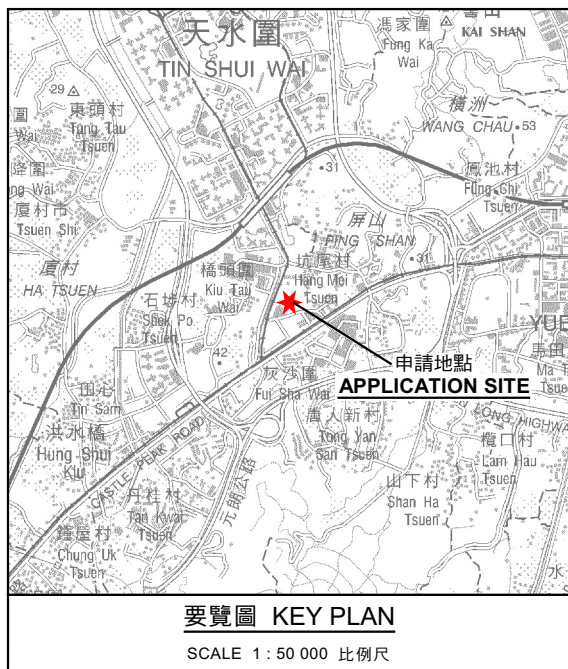
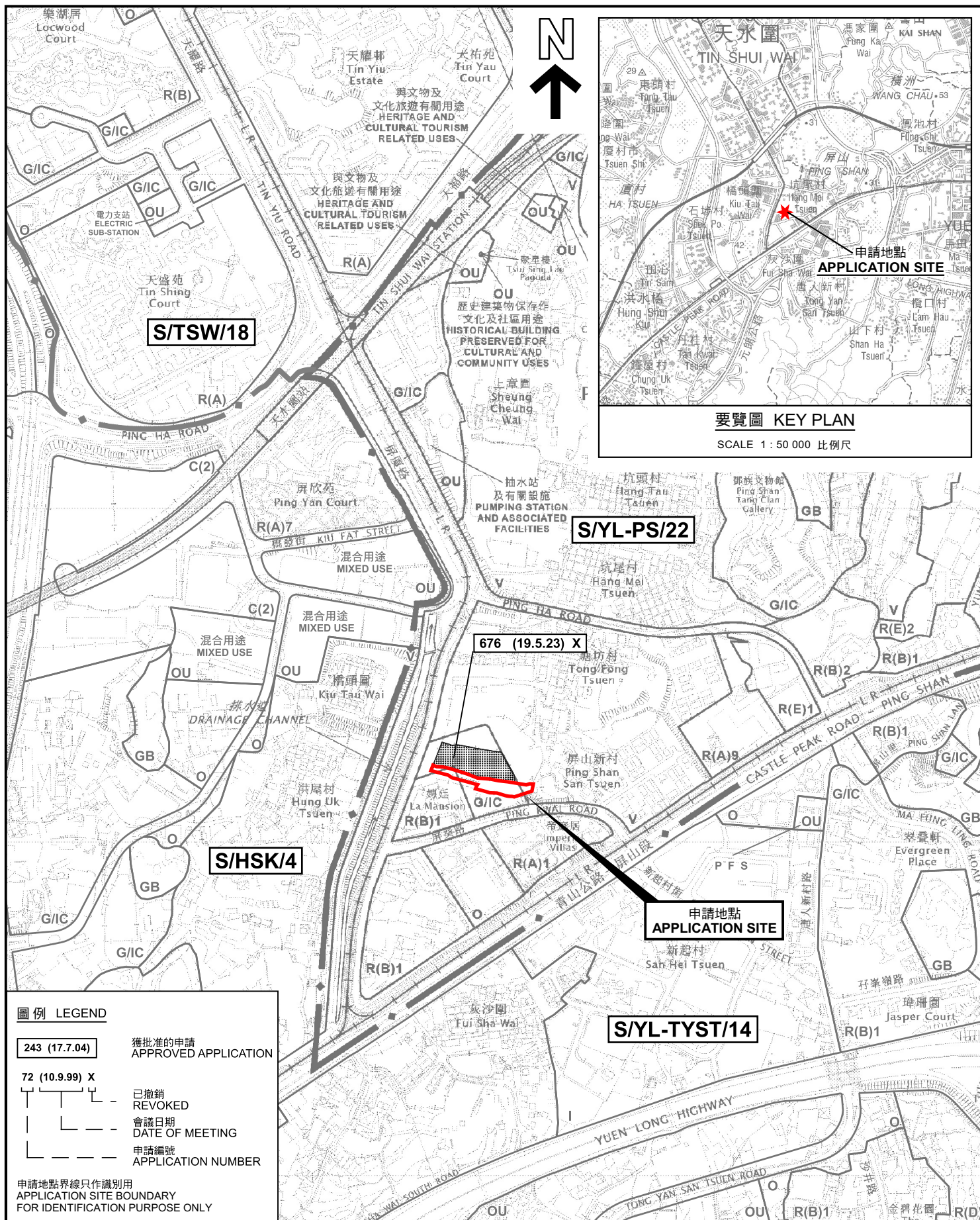
NAME	DATE
DRAWN BY : C.K.NG	30 Jan 2026
CHECKED BY :	
APPROVED BY :	

DRAWING NO : FS-01	REV. 0
SCALE : 1:500 @ (A1)	
SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	

(摘錄自申請人於 11. 8. 2026 呈交的申請書)
(Extract from Applicant's Submission of 11.8.2026)

參考編號
REFERENCE No.
A/YL-PS/794

繪圖 DRAWING
A-4



圖例 LEGEND

243 (17.7.04) 獲批准的申請
APPROVED APPLICATION

72 (10.9.99) X 已撤銷
REVOKED

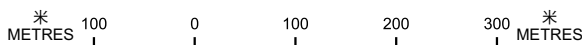
會議日期
DATE OF MEETING

申請編號
APPLICATION NUMBER

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

位置圖 LOCATION PLAN

臨時商店及服務行業(汽車陳列室)、汽車測試中心
及公用事業設施裝置(太陽能光伏系統)連附屬設施(為期3年)
元朗屏山丈量約份第121約地段第31號餘段及第32號餘段
TEMPORARY SHOP AND SERVICES (MOTOR-VEHICLE SHOWROOM),
MOTOR-VEHICLE TESTING CENTRE AND PUBLIC UTILITY INSTALLATION
(SOLAR PHOTOVOLTAIC SYSTEM) WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS
LOTS 31 RP AND 32 RP IN D.D.121, PING SHAN, YUEN LONG
SCALE 1 : 7 500 比例尺

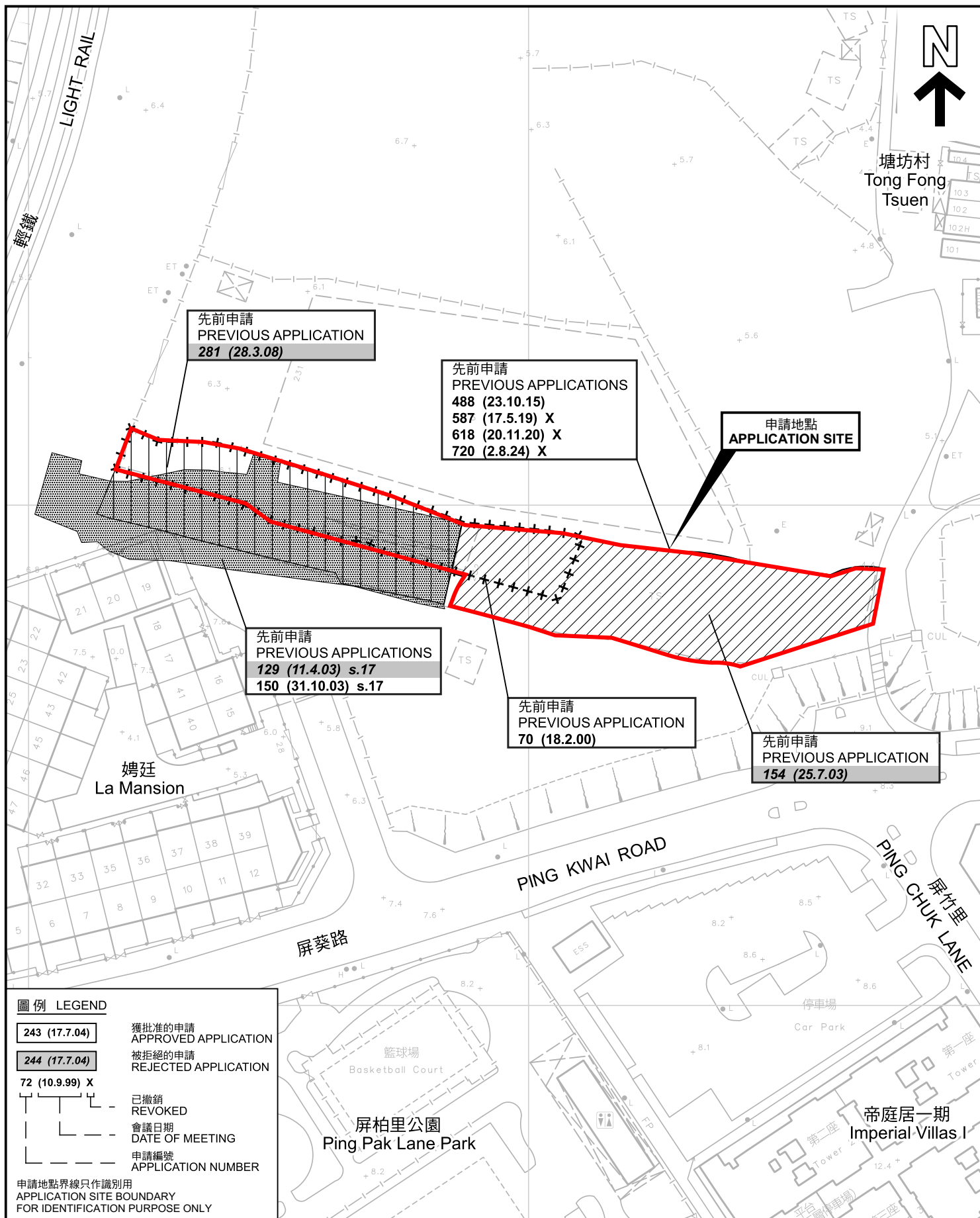


規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-PS/794

圖 PLAN
A-1a

本摘要圖於2026年10月9日擬備，
所根據的資料為於2026年5月12日
核准的分區計劃大綱圖編號 S/YL-PS/22
EXTRACT PLAN PREPARED ON 9.10.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/22 APPROVED ON 12.5.2026



先前申請圖 PREVIOUS APPLICATIONS PLAN

臨時商店及服務行業(汽車陳列室)、汽車測試中心
及公用事業設施裝置(太陽能光伏系統)連附屬設施(為期3年)
元朗屏山丈量約份第121約地段第31號餘段及第32號餘段
TEMPORARY SHOP AND SERVICES (MOTOR-VEHICLE SHOWROOM),
MOTOR-VEHICLE TESTING CENTRE AND PUBLIC UTILITY INSTALLATION
(SOLAR PHOTOVOLTAIC SYSTEM) WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS
LOTS 31 RP AND 32 RP IN D.D.121, PING SHAN, YUEN LONG

SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES

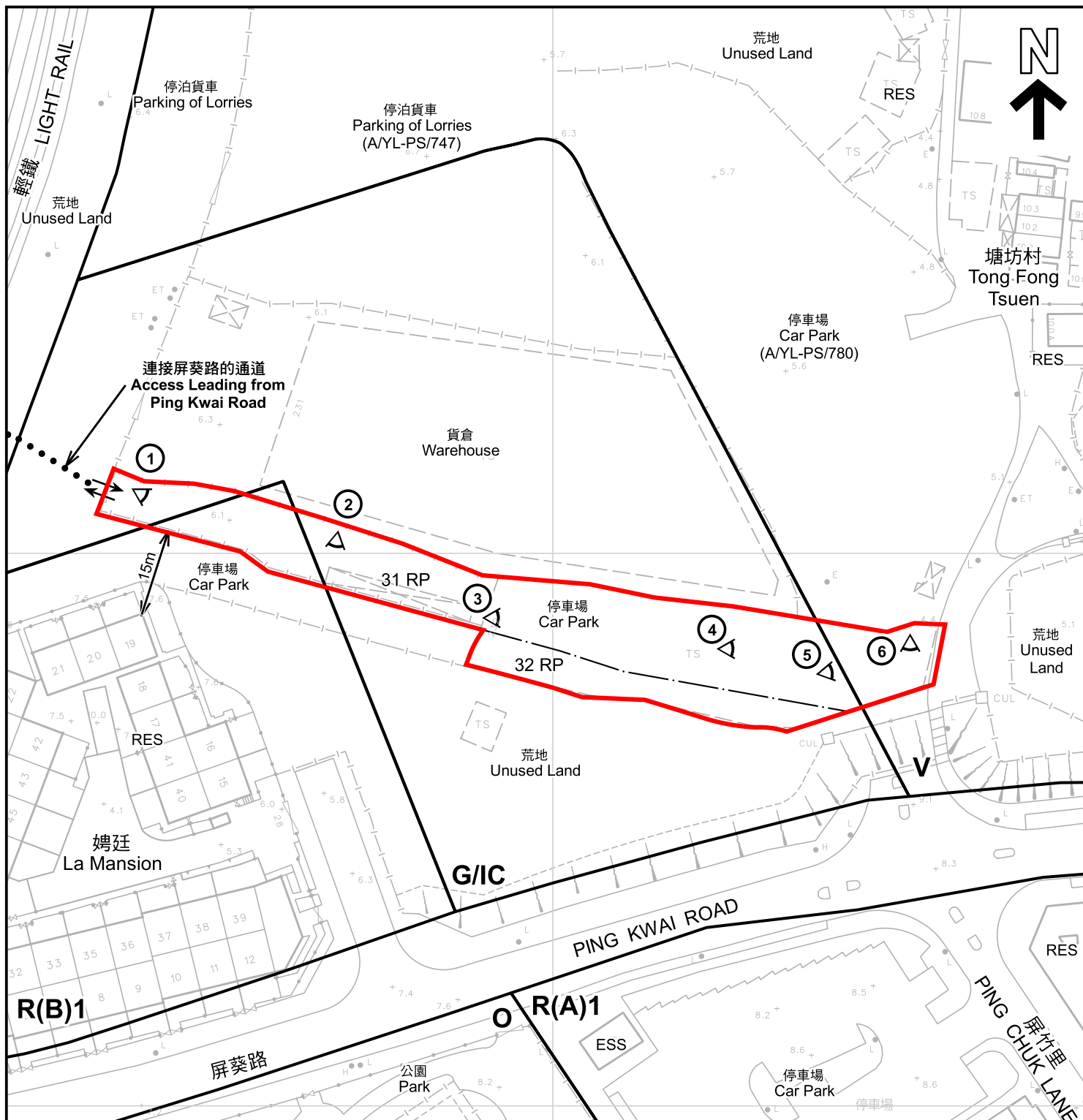


規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-PS/794

圖 PLAN
A-1b

本摘要圖於2026年10月9日擬備，所根據的
資料為測量圖編號 6-NW-13A及B 和
6-NW-8C及D
EXTRACT PLAN PREPARED ON 9.10.2026
BASED ON SURVEY SHEETS No.
6-NW-13A&B and 6-NW-8C&D



註釋 Notes :

2026年8月18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 18.8.2026

圖例 LEGEND

- | | | | |
|--------------|---|------------|---|
| | 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) | | 休憩用地
OPEN SPACE |
| R(A) | 住宅(甲類)
RESIDENTIAL (GROUP A) | RES | 住用構築物
RESIDENTIAL STRUCTURES |
| R(B) | 住宅(乙類)
RESIDENTIAL (GROUP B) | ESS | 電力支站
ELECTRICITY SUBSTATION |
| V | 鄉村式發展
VILLAGE TYPE DEVELOPMENT | | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO |
| G/I/C | 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY | | 入口/出口
INGRESS / EGRESS |

平面圖 SITE PLAN

臨時商店及服務行業(汽車陳列室)、汽車測試中心
及公用事業設施裝置(太陽能光伏系統)連附屬設施(為期3年)
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(SOLAR PHOTOVOLTAIC SYSTEM) WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS
LOTS 31 RP AND 32 RP IN D.D.121, PING SHAN, 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-PS/794

圖 PLAN
A-2

本摘要圖於2026年10月9日擬備，所根據的資料為測量圖編號 6-NW-13A及B 和 6-NW-8C及D
EXTRACT PLAN PREPARED ON 9.10.2026
BASED ON SURVEY SHEETS No. 6-NW-13A&B and 6-NW-8C&D



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2026年10月9日擬備，所根據的資料為地政總署於2025年6月9日拍得的航攝照片編號 E257598C
EXTRACT PLAN PREPARED ON 9.10.2026
BASED ON AERIAL PHOTO No.
E257598C TAKEN ON 9.6.2025
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

臨時商店及服務行業(汽車陳列室)、汽車測試中心
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MOTOR-VEHICLE TESTING CENTRE AND PUBLIC UTILITY INSTALLATION
(SOLAR PHOTOVOLTAIC SYSTEM) WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS
LOTS 31 RP AND 32 RP IN D.D.121, PING SHAN, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-PS/794

圖 PLAN
A-3



申請地點
APPLICATION SITE



申請地點
APPLICATION SITE



申請地點
APPLICATION SITE

實地照片 SITE PHOTOS

本圖於2026年10月9日擬備，所根據的資料為攝於2026年8月18日的實地照片
PLAN PREPARED ON 9.10.2026
BASED ON SITE PHOTOS
TAKEN ON 18.8.2026

臨時商店及服務行業(汽車陳列室)、汽車測試中心
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FOR A PERIOD OF 3 YEARS
LOTS 31 RP AND 32 RP IN D.D.121, PING SHAN, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-PS/794

圖 PLAN
A-4a



申請地點
APPLICATION SITE



申請地點 (G/F)
APPLICATION SITE (G/F)



申請地點 (1/F)
APPLICATION SITE (1/F)

實地照片 SITE PHOTOS

本圖於2026年10月9日擬備，所根據的資料為攝於2026年8月18日的實地照片
PLAN PREPARED ON 9.10.2026
BASED ON SITE PHOTOS
TAKEN ON 18.8.2026

臨時商店及服務行業(汽車陳列室)、汽車測試中心
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LOTS 31 RP AND 32 RP IN D.D.121, PING SHAN, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-PS/794

圖 PLAN
A-4b