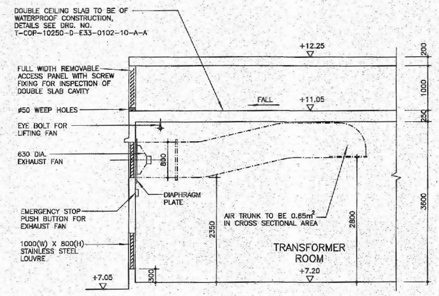
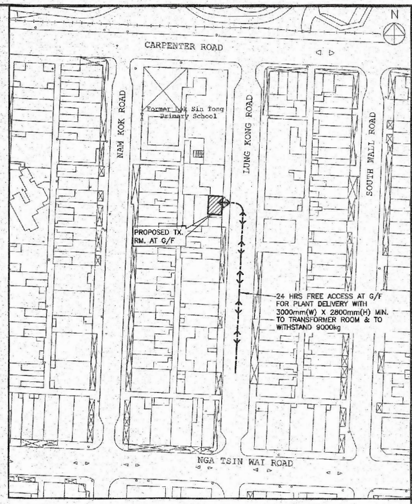
NOTES:

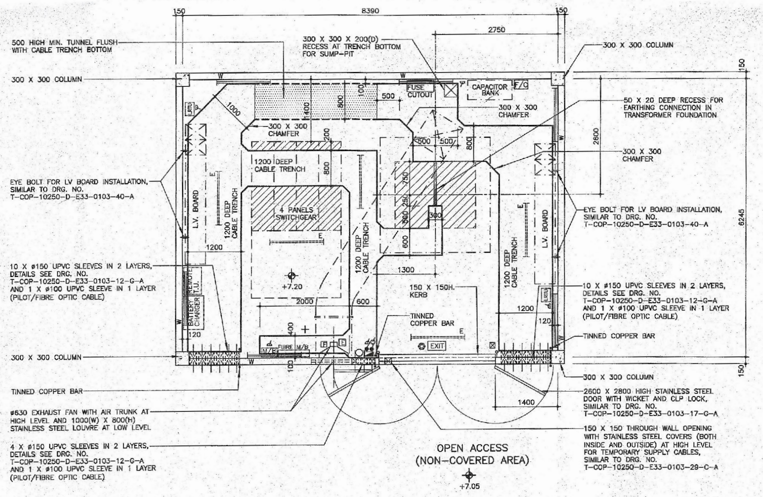
1. IF THERE IS A RAMP AT THE PLANT DELIVERY ROUTE, STRUCTURAL STEEL HAULAGE LUG(S) SHOULD BE PROVIDED AND MAINTAINED BY CUSTOMER. FOR PLANT DELIVERY INSIDE TRANSFORMER ROOM, EYE BOLT(S) SHOULD BE PROVIDED. THE ACTUAL NUMBER(S) AND LOCATION(S) OF THE HAULAGE LUG(S) AND EYE BOLT(S) SHOULD BE COORDINATED AT SITE WITH CLP'S ENGINEER.
2. NO MODIFICATION OF ACB LOCATION(S) WILL BE ACCEPTABLE WITHOUT CLP PRIOR AGREEMENT.



SECTION ALONG 630 DIA. EXHAUST FAN



BLOCK PLAN SCALE 1:1000



LAYOUT PLAN OF TRANSFORMER ROOM AT G/F

CLP 中電

GENERAL NOTES

1. THE SUBSTATION MINIMUM CLEAR HEADROOM SHOULD BE 3.3m. SUBJECT TO THE FOLLOWING CONDITIONS, THE HEADROOM SHOULD BE:
   - 3.6m FOR GROUND SUBSTATION WITH 800mm SQUARE OPENING WITH LOUVRE FOR 630mm DIAMETER EXHAUST FAN.
   - 3.8m FOR GROUND SUBSTATION WITH 1000mm SQUARE OPENING WITH LOUVRE FOR 800mm DIAMETER EXHAUST FAN.
2. INVERT LEVEL OF TRENCH AT INLET TO BE 1050mm MINIMUM BELOW PAVEMENT LEVEL FOR HV CABLES AND 1050mm BELOW PAVEMENT LEVEL FOR LV CABLES. ALL CABLE TRENCHES TO BE COVERED WITH 5mm THICK CHEQUER PLATE & JUNCTIONS WHERE SHOWN CHAMFERED TO BE 150mm x 150mm. THE CABLE TRENCH OUTLET MUST BE FREE FROM OBSTRUCTION.
3. IF IT IS A SUSPENDED SLAB, THE MINIMUM THICKNESS OF REINFORCED CONCRETE WITH MIN. STRENGTH OF 30Mpa IN 28 DAYS SHOULD BE 200mm AND TO WITHSTAND A SUPERIMPOSED LOAD OF 7.5kpa AND THE PLANT LOADS AS SPECIFIED. IF IT IS LAID ON GRADE, THE SOIL BELOW SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH B.S. 1377:1990 PART 4.
4. TRANSFORMER ROOM SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE OR CONCRETE BLOCK OF BS 6073 PART A WITH A COMPRESSIVE STRENGTH OF NOT LESS THAN 20N/mm².
5. AREA HATCHED FOR SWITCHGEAR ERECTION SHALL BE DESIGNED TO WITHSTAND A MAXIMUM STATIC PLUS DYNAMIC LOAD OF 17kN PER PANEL. THE MINIMUM DIMENSIONS FOR THE 11kV SWITCHGEAR BASE SHALL BE 1400mm & 500mm PER PANEL ON A DENSE CONCRETE & COMBINED CONSTRUCTION OF 450mm IN THICKNESS MIN. WITH MIN. STRENGTH OF 30Mpa IN 28 DAYS & SOME SHRINKAGE REINFORCEMENT, IF IT IS LAID ON GRADE. PLEASE ALSO REFER TO NOTE NO. 3 ABOVE ON COMPACTION OF SOIL. MINIMUM TOP COVER TO REINFORCEMENT IN THE CONCRETE TO BE 80mm. FINISHED TOP SURFACE TO BE LEVEL TO WITHIN A TOLERANCE OF 1mm IN 1000mm.
6. AREA HATCHED TO BE 1500mm x 1800mm FOR TRANSFORMER FOUNDATION TO WITHSTAND A LOADING OF 9000kg. IF IT IS LAID ON GRADE, A DENSE CONCRETE FOUNDATION WITH MIN. STRENGTH OF 30Mpa IN 28 DAYS AND AT LEAST AS DEEP AS THE BOTTOM OF CABLE TRENCH CONSTRUCTION & WITH SHRINKAGE REINFORCEMENT SHALL BE MADE. PLEASE ALSO REFER TO NOTE NO. 3 ABOVE ON COMPACTION OF SOIL. THE TOP LEVEL OF FOUNDATION TO BE LEVELLED WITH FINISHED FLOOR LEVEL.
7. SUBSTATION WALLS AND THE CEILING SHOULD BE CEMENT AND SAND PLASTERED. TWO COATS OF LIQUID APPLIED WATERPROOFING COATING AND TWO COATS OF LIGHT GREY EPOXY DUSTPROOF COATING SHOULD BE APPLIED AT BOTTOM 1500mm HIGH OF THE WALL. ABOVE 1500mm HEIGHT, THE WALL AND THE CEILING SHOULD BE FINISHED WITH ONE COAT OF LIQUID PREPOLYMER SEALING AND TWO FINISHING COATS OF WHITE ACRYLIC RESIN BASED COATING IN GLOSSY FINISH.
8. FOR BASEMENT, GROUND FLOOR AND UPPER FLOOR TRANSFORMER ROOMS, ALL GROUND BEAMS AND FLOOR BEAMS TO BE LOWERED 1200mm FROM FINISHED FLOOR LEVEL FOR CONSTRUCTION OF CABLE TRENCHES.
9. ALL EXTERNAL STEELWORKS STAINLESS STEEL SHALL COMPLY TO BS EN 10088-1 GRADE 1.4404 (316L). THIS REQUIREMENT APPLY FOR DOORS, DOOR FRAMES, LOUVRES, RAT GUARDS. INTERNAL STEELWORK (AIR TRUNKING, HANGERS, CHEQUER PLATE, ETC.) SHALL BE HOT DIP GALVANISED STEEL TO BS EN 10025:2004 GRADE S275 AND FINISHED WITH ONE COAT OF CALCIUM PLUMBATE PRIMER AND TWO FINISHED COATS OF GREY SYNTHETIC PAINT.
10. DETAILED ARRANGEMENT OF CABLE TRAY FOR INSTALLATION OF INTERNAL WIRING AND CONTROL WIRING TO BE DETERMINED ON SITE.
11. 25mm DIA. GALVANIZED STEEL RING EYE BOLT TO BE PROVIDED AND INSTALLED ON INTERNAL WALL AT 100mm FROM BOTH SIDES OF ALL DOORS AND AT 1000mm ABOVE FINISHED FLOOR LEVEL.
12. THE CUSTOMER'S INSTALLATION INCLUDING THE GENERAL SAFETY REQUIREMENTS FOR THE SWITCHROOM SHALL COMPLY WITH THE ELECTRICITY ORDINANCE.
13. HOISTING SYSTEM SHALL BE ELECTRICALLY OPERATED. AN EMERGENCY LOWERING DEVICE WITH HANDWHEEL SHALL BE PROVIDED. ELECTRICITY SUPPLY SHALL BE CONNECTED TO THE LANDLORD'S ESSENTIAL BOARD WITH STANDBY GENERATOR BACK UP.
14. THE LAYOUT DRAWING IS PREPARED FROM BUILDING PLANS SUBMITTED. CLP POWER HONG KONG LIMITED MUST BE INFORMED IMMEDIATELY OF ANY MODIFICATIONS TO THE BUILDING PLANS WHICH MAY AFFECT THE DRAWING.
15. DOOR CONTACTS SHALL BE INSTALLED FOR ALL WICKET DOORS INSIDE THE TRANSFORMER ROOM.

FIRE PROTECTION REQUIREMENTS

1. THIS TRANSFORMER ROOM SHALL COMPLY FULLY WITH THE STANDARD REQUIREMENTS OF HONG KONG FIRE SERVICES DEPARTMENT. FAILURE TO COMPLY IN ANY RESPECT MAY RESULT IN A DELAY TO THE PROVISION OF A SUPPLY.
2. THE TRANSFORMER ROOM TO BE COMPLETELY SEPARATED FROM THE REMAINDER OF THE BUILDING AND TO BE 2 HOURS FIRE RESISTANT PERIOD IN ACCORDANCE WITH BS 476:1987.
3. ALL WALL OPENINGS TO LEAD DIRECT TO OPEN AIR.
4. THE 150mm HIGH CONCRETE KERB, AS SHOWN, TO BE CONSTRUCTED BY CUSTOMER AFTER CLP POWER'S PLANT HAS BEEN INSTALLED AND BEFORE TRANSFORMER ROOM IS ENERGISED.
5. THIS ROOM IS TO BE PROVIDED WITH FIRE EXTINGUISHING APPARATUS TO THE SATISFACTION OF THE DIRECTOR OF FIRE SERVICES. PORTABLE EXTINGUISHER(S), AS SHOWN, WILL BE PROVIDED BY CLP POWER HK LTD. ADDITIONAL EQUIPMENT, IF ANY, WILL BE PROVIDED BY CUSTOMER.
6. IF AUTOMATIC FIRE ALARM INSTALLATION IS REQUIRED BY THE HONG KONG FIRE SERVICES DEPARTMENT, HEAT DETECTION TYPE IS TO BE PROVIDED.
7. THIS ROOM SHALL BE INCORPORATED IN BUILDING PLANS FORMALLY APPROVED BY HONG KONG GOVERNMENT. IF NOT YET OBTAINED, APPROVAL FROM THE BUILDING ORDINANCE OFFICE, BUILDINGS AND LANDS DEPARTMENT SHALL BE OBTAINED.
8. ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT ACCORDING TO THE REQUIREMENT OF FIRE SERVICES DEPARTMENT.

ELECTRICAL FITTINGS

1. ALL METAL WORK MUST BE BONDED TO THE EARTHING TERMINAL AT THE DISTRIBUTION BOARD WITH COPPER CONDUCTOR NOT LESS THAN 6mm².
2. ALL INTERNAL WIRING TO BE PROVIDED AND INSTALLED BY CUSTOMER EXCEPT THE A.C. SUPPLY SOURCE WIRING.

LEGEND

- DISTRIBUTION UNIT
- 5A LIGHTING SWITCH WITH PILOT LIGHT
- 5A, 2-WAY LIGHTING SWITCH WITH PILOT LIGHT
- D.P. EXHAUST FAN SWITCH WITH PILOT LIGHT
- 13A 3 PIN SOCKET OUTLET
- F: 13A FUSED SPUR UNIT C/W D.P. SWITCH
- E: EMERGENCY STOP PUSH BUTTON FOR EXHAUST/FRESH/AXIAL FAN
- F/C: FAN CONTROL PANEL
- LRTU: LV MONITORING PANEL
- W: 1.2m TWIN LAMPS (T8 LED STANDARD TUBE WITH G5 OR G13 BI-PIN CAP BASE) TO BE FIXED ON WALL AT 2.1m ABOVE FLOOR LEVEL
- 1.2m TWIN LAMPS (T8 LED STANDARD TUBE WITH G5 OR G13 BI-PIN CAP BASE) TO BE SUSPENDED AT 2.8m FROM FLOOR LEVEL
- W E: 1.2m TWIN LAMPS (T8 LED STANDARD TUBE WITH G5 OR G13 BI-PIN CAP BASE) TO BE FIXED ON WALL AT 2.1m ABOVE FLOOR LEVEL WITH EMERGENCY LIGHTING UNIT
- E: 1.2m TWIN LAMPS (T8 LED STANDARD TUBE WITH G5 OR G13 BI-PIN CAP BASE) TO BE SUSPENDED AT 2.8m FROM FLOOR LEVEL WITH EMERGENCY LIGHTING UNIT
- EXIT: EXIT SIGN BOARD ABOVE DOOR - ELECTRICITY SUPPLY TO BE CONNECTED TO THE LANDLORD'S ESSENTIAL BOARD WITH STANDBY GENERATOR BACK UP
- 4.5kg CO_2
- EYE BOLT
- EYE BOLT FOR SAFETY HARNESS AT 1700mm FROM FLOOR LEVEL, DETAILS SEE DRG. NO. COP-10250-D-E33-0103-37-A
- EYE BOLT AT HIGH LEVEL/CEILING FOR LIFTING FAN
- PLASTIC CHAIN STORAGE BOX DETAILS SEE DRG. NO. T-COP-10250-D-E33-0103-27-A
- METALLIC CONDUIT SYSTEM FOR ACCESS CONTROL SHOULD BE PROVIDED FROM ACCESS DOOR TO THE REMOTE TERMINAL UNIT, DETAILS SEE DRG. NO. T-COP-72000-D-E33-0103-23-B-A

REV.	DESCRIPTION	DATE	SIGN

PLANNING AND DESIGN

APPROVED BY :	(signature)	DATE :	16/8/2024
CHECKED BY :	(signature)	DATE :	12/8/2024
DRAWN :	LIU YING KA	DATE :	12-AUG-2024

DRAWING TITLE :
PROPOSED LAYOUT OF STANDALONE TRANSFORMER ROOM FOR LUNG KONG ROAD KOWLOON CITY

SCALE: 1 : 50 (mm) | PROJECT NO. WS240225

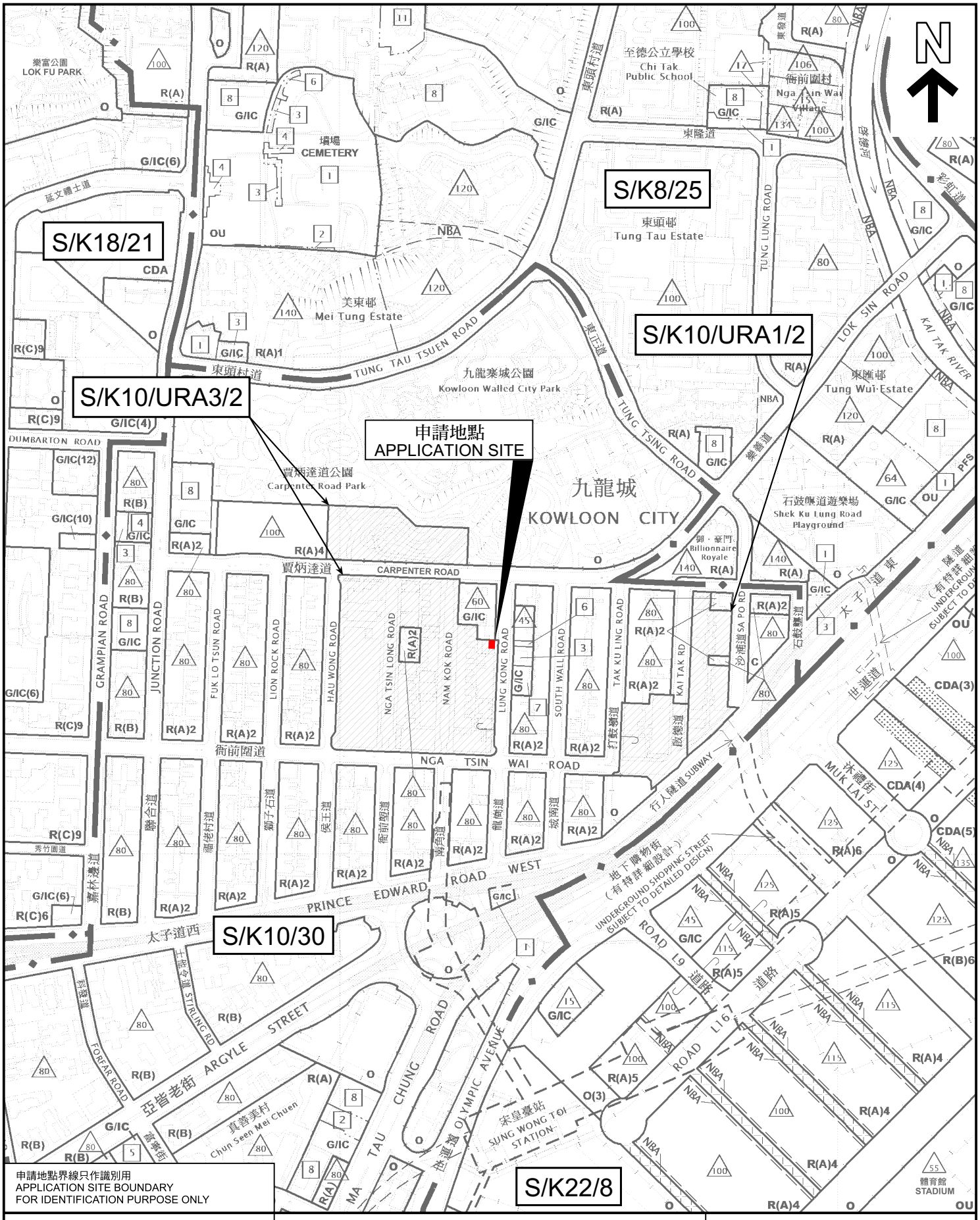
DRAWING No. : WS/TR/2023-222

WE REGION POWER SYSTEMS CLP 中電
30 AUG 2024
MASTER COPY

[PROPRIETARY] ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLP POWER

（資料來源：由申請人提交）
(Source : Submitted by the applicant)

參考編號 REFERENCE No.	繪圖 DRAWING
A/K10/277	A - 1



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1月10日擬備，所根據的資料為：
於2020年9月29日核准的市區重建局啟德道／沙浦道發展計劃圖編號S/K10/URA1/2，於2023年9月5日核准的市區重建局衙前圍道／賈炳達道發展計劃圖編號S/K10/URA3/2，於2023年4月25日核准的分區計劃大綱圖編號S/K8/25，於2023年9月5日核准的分區計劃大綱圖編號S/K10/30，於2017年12月5日核准的分區計劃大綱圖編號S/K18/21，以及於2022年10月18日核准的分區計劃大綱圖編號S/K22/8

EXTRACT PLAN PREPARED ON 10.1.2025 BASED ON URA KAI TAK ROAD/SA PO ROAD DEVELOPMENT SCHEME PLAN No. S/K10/URA1/2 APPROVED ON 29.9.2020, URA NGA TSIN WAI ROAD/CARPENTER ROAD DEVELOPMENT SCHEME PLAN No. S/K10/URA3/2 APPROVED ON 5.9.2023, OUTLINE ZONING PLANS No. S/K8/25 APPROVED ON 25.4.2023, S/K10/30 APPROVED ON 5.9.2023, S/K18/21 APPROVED ON 5.12.2017 AND S/K22/8 APPROVED ON 18.10.2022

位置圖 LOCATION PLAN

擬議公用事業設施裝置（電力變壓器房）
九龍九龍城新九龍內地段第3739號餘段（部分）
及第4064號餘段（部分）

PROPOSED PUBLIC UTILITY INSTALLATION
(ELECTRICITY TRANSFORMER ROOM)
NEW KOWLOON INLAND LOTS 3739 RP (PART) AND 4064 RP (PART),
KOWLOON CITY, KOWLOON

SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K10/277

圖 PLAN
A - 1a

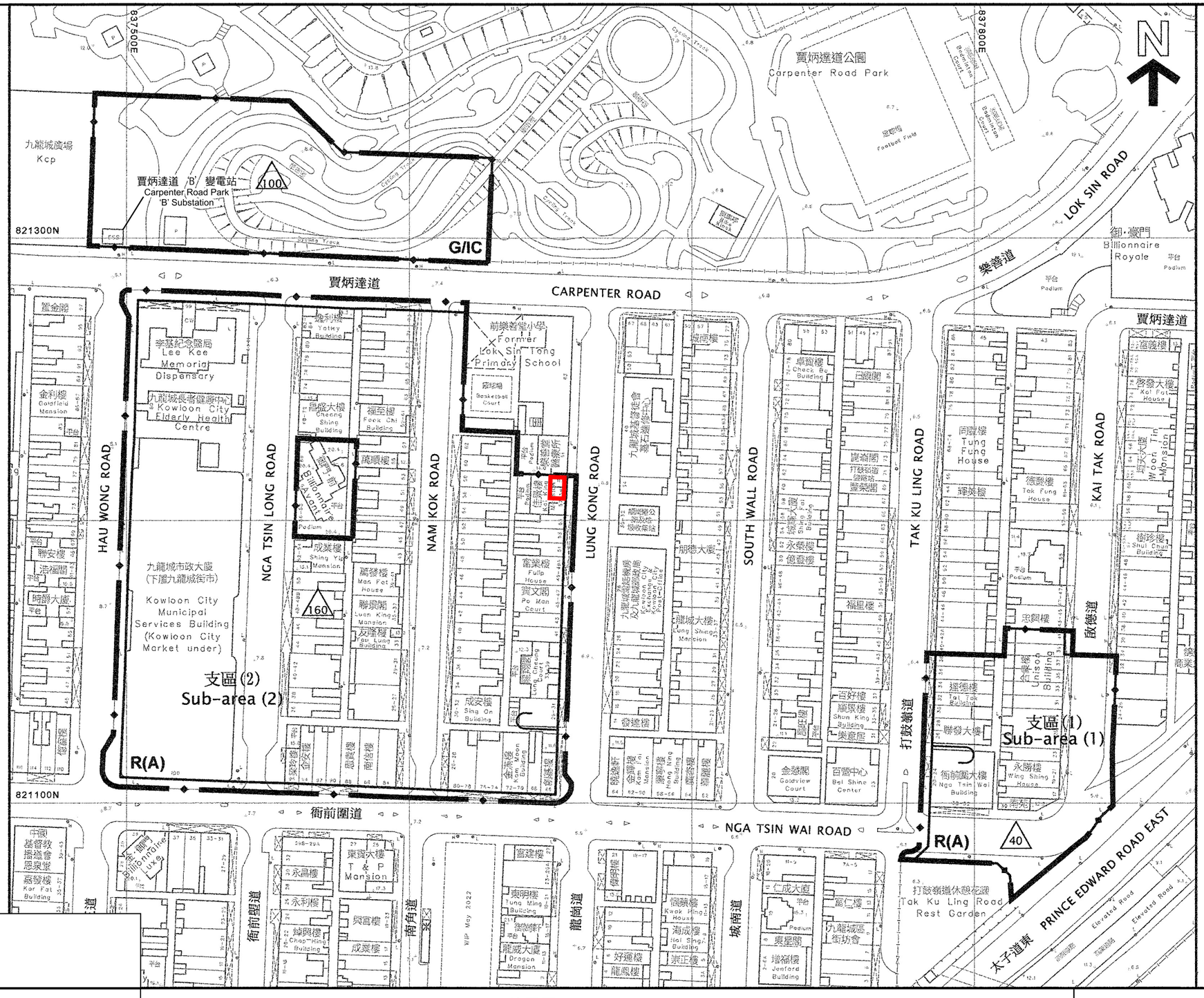


圖 例 LEGEND

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1月16日擬備，所根據的資料為：
於2023年9月5日核准的市區重建局
衙前圍道／賈炳達道發展計劃圖編號S/K10/URA3/2

EXTRACT PLAN PREPARED ON 16.1.2025
BASED ON URA NGA TSIN WAI ROAD/ CARPENTER ROAD
DEVELOPMENT SCHEME PLAN No. S/K10/URA3/2 APPROVED ON 5.9.2023

位置圖 LOCATION PLAN

擬議公用事業設施裝置（電力變壓器房）
九龍九龍城新九龍內地段第3739號餘段（部分）及第4064號餘段（部分）
PROPOSED PUBLIC UTILITY INSTALLATION (ELECTRICITY TRANSFORMER ROOM)
NEW KOWLOON INLAND LOTS 3739 RP (PART) AND 4064 RP (PART), KOWLOON CITY, KOWLOON

SCALE 1 : 1500 比例尺

米 METRES 30 0 30 60 90 120 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K10/277

圖 PLAN
A - 1b

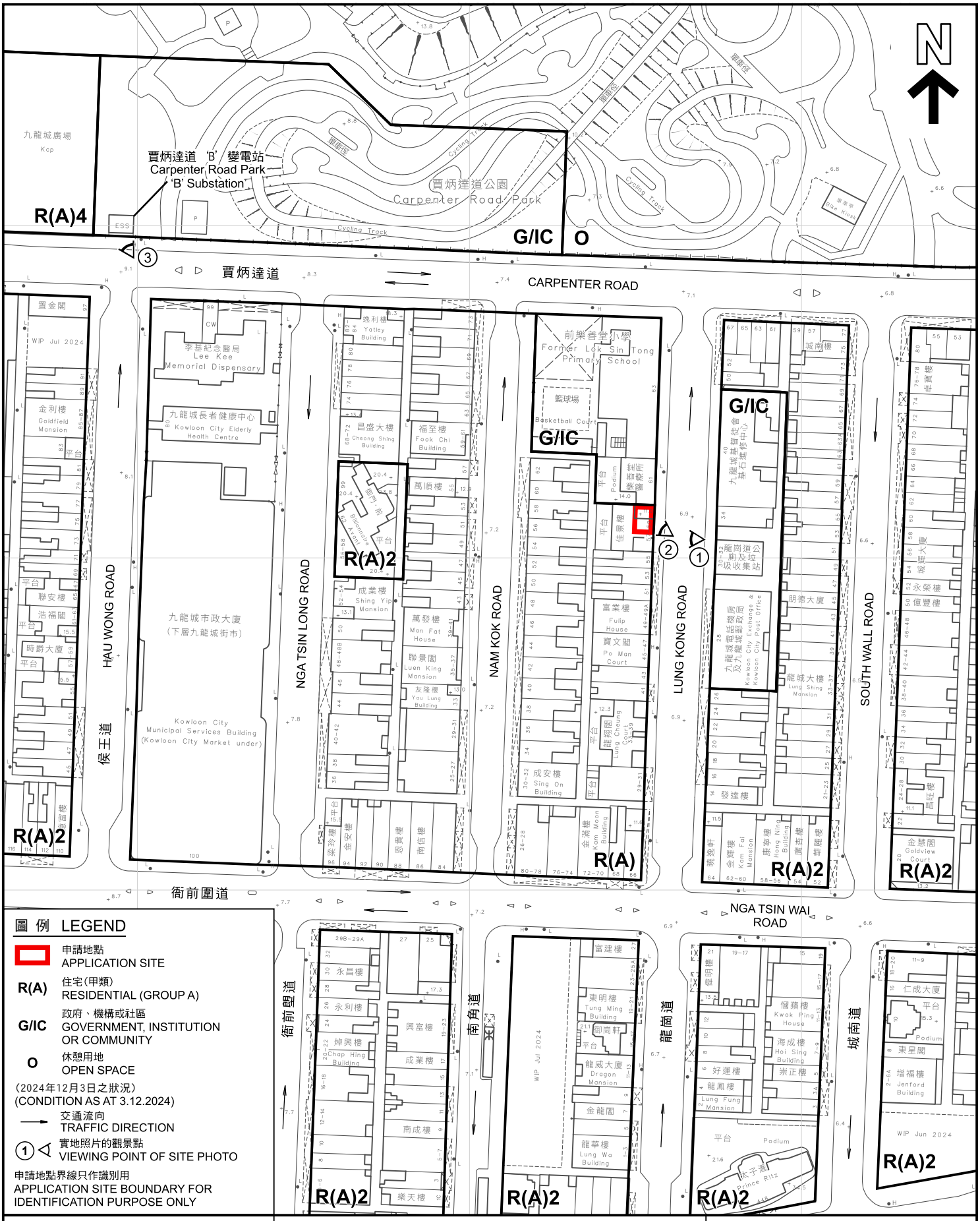


圖 例 LEGEND

- 申請地點 APPLICATION SITE
- R(A) 住宅(甲類) RESIDENTIAL (GROUP A)
- G/IC 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地 OPEN SPACE

(2024年12月3日之狀況)
(CONDITION AS AT 3.12.2024)

- 交通流向 TRAFFIC DIRECTION
- ① 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

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1月8日擬備，
所根據的資料為測量圖編號
11-NE-11A和11-NW-15B

EXTRACT PLAN PREPARED ON 8.1.2025
BASED ON SURVEY SHEETS No.
11-NE-11A AND 11-NW-15B

平面圖 SITE PLAN

擬議公用事業設施裝置（電力變壓器房）
九龍九龍城新九龍內地段第3739號餘段（部分）
及第4064號餘段（部分）
PROPOSED PUBLIC UTILITY INSTALLATION
(ELECTRICITY TRANSFORMER ROOM)
NEW KOWLOON INLAND LOTS 3739 RP (PART) AND 4064 RP (PART),
KOWLOON CITY, KOWLOON

SCALE 1 :1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K10/277

圖 PLAN
A - 2

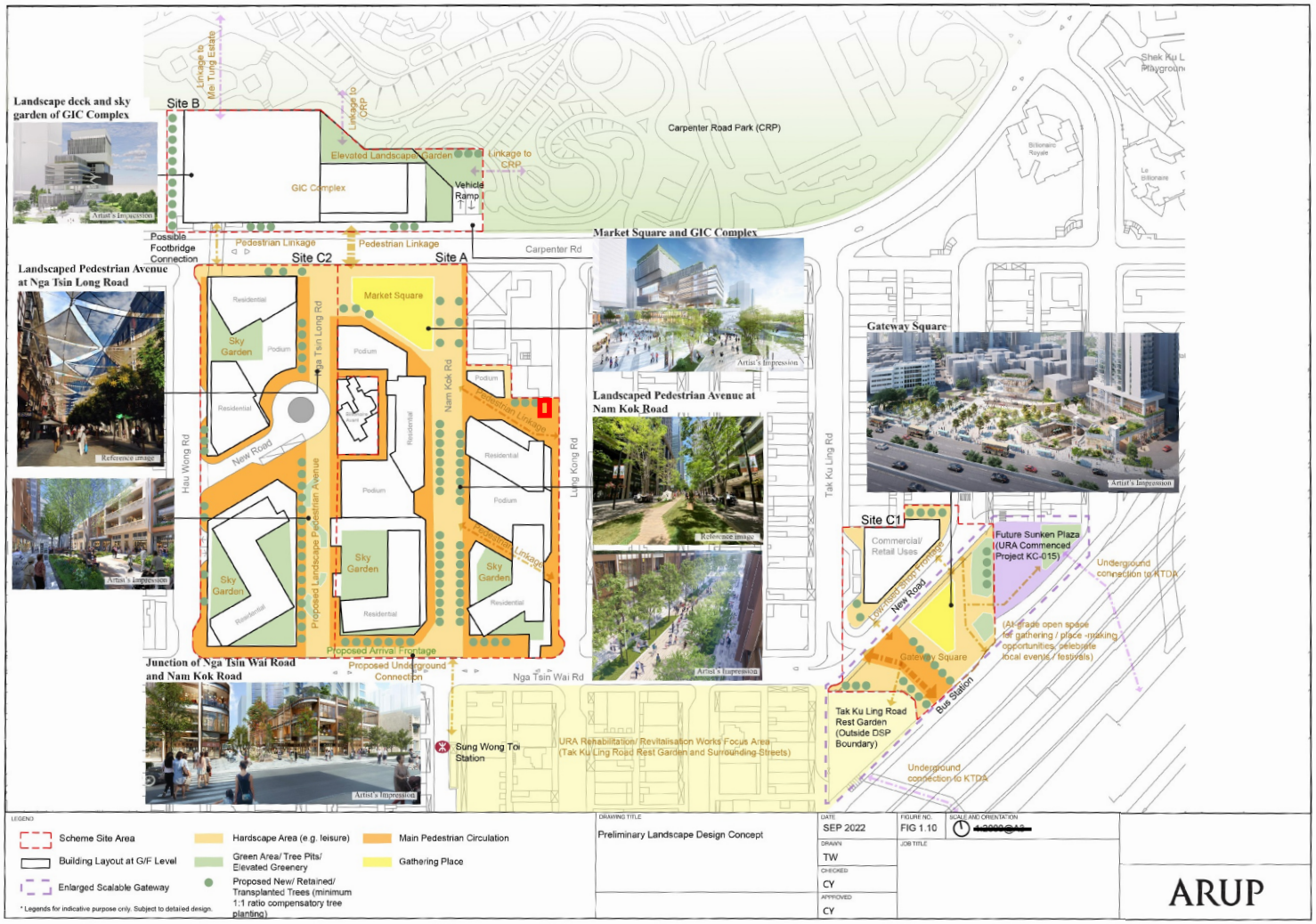


圖 例 LEGEND

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1月16日擬備
EXTRACT PLAN PREPARED ON 16.1.2025

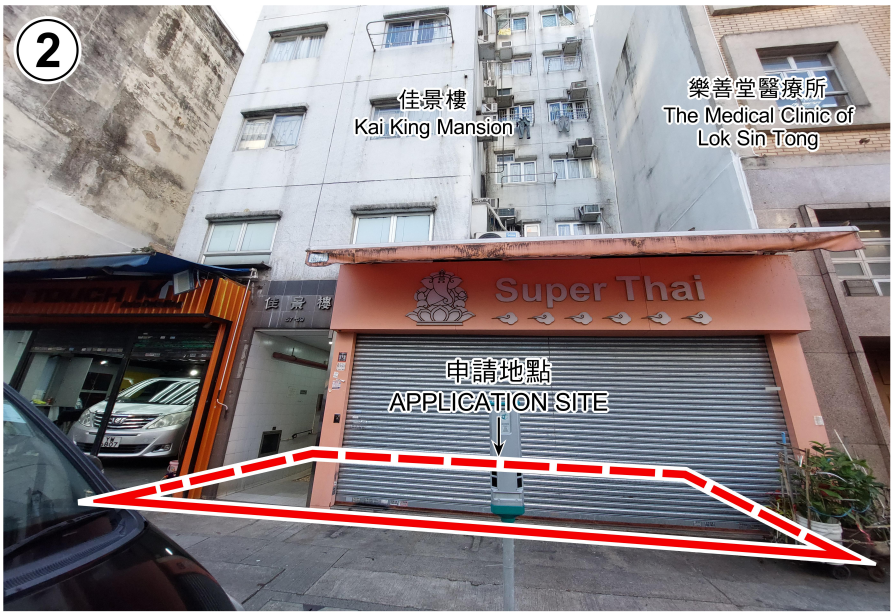
市區重建局提交的初步園境設計圖則，以供城市規劃委員會考慮市區重建局
衙前圍道／賈炳達道發展計劃圖（二零二二年十月）
PRELIMINARY LANDSCAPE DESIGN PLAN UNDER THE URBAN RENEWAL AUTHORITY (URA)'S SUBMISSION FOR THE TOWN PLANNING BOARD'S CONSIDERATION OF THE URA NGA TSIN WAI ROAD/CARPENTER ROAD DEVELOPMENT SCHEME PLAN (OCTOBER 2022)

擬議公用事業設施裝置（電力變壓器房）
九龍九龍城新九龍內地段第3739號餘段（部分）及第4064號餘段（部分）
PROPOSED PUBLIC UTILITY INSTALLATION (ELECTRICITY TRANSFORMER ROOM)
NEW KOWLOON INLAND LOTS 3739 RP (PART) AND 4064 RP (PART), KOWLOON CITY, KOWLOON

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K10/277

圖 PLAN
A - 3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年1月10日擬備，
所根據的資料為攝於
2024年12月3日的實地照片

PLAN PREPARED ON 10.1.2025
BASED ON SITE PHOTOS
TAKEN ON 3.12.2024

實地照片 SITE PHOTOS

擬議公用事業設施裝置（電力變壓器房）
九龍九龍城新九龍內地段第3739號餘段（部分）
及第4064號餘段（部分）

PROPOSED PUBLIC UTILITY INSTALLATION
(ELECTRICITY TRANSFORMER ROOM)
NEW KOWLOON INLAND LOTS 3739 RP (PART) AND 4064 RP (PART),
KOWLOON CITY, KOWLOON

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K10/277

圖 PLAN
A - 4