



Structure 5

Open shed for vehicle service centre
with a site office underneath
Covered area: Not exceeding 1,088m²
GFA: Not exceeding 1,228m²
Height: Not exceeding 8m
No. of storey: 1

Site office under the
open shed
GFA: Not exceeding 280m²
(including in the GFA of open shed)
Height: Not exceeding 6m
No. of storey: 2

2 parking spaces of 11m
3.5m for medium and
heavy goods vehicle

Structure 1

Total GFA: Not exceeding 1,655m²
Height: Not exceeding 8m

Structure 1A

Workbay (14m x 6m) for coach
under an open shed
GFA: Not exceeding 130m²
No. of storey: 1

Structure 1B

Warehouse for storage of
vehicle parts
GFA: Not exceeding 500m²
No. of storey: 1

Structure 1C

Toilet
GFA: Not exceeding 50m²
No. of storey: 1

Structure 1D

Site office
GFA: Not exceeding 290m²
(for 2 storey)
No. of storey: 2

Structure 1E

Store room & staff rest room
GFA: Not exceeding 150m²
No. of storey: 1

Structure 1F

2 workbays (14m x 6m) for coach
and 1 workbay (8m x 5m) for
container tractor under an open shed
GFA: Not exceeding 485m²
No. of storey: 1

Structure 1G

Store room, F.S. pump room and water tank
GFA: Not exceeding 50m²
No. of storey: 1

25m manoeuvring circle

10m ingress/egress

3 parking spaces of 11m x 3.5m for
container tractor, coach,
light goods vehicle, medium goods
vehicle & heavy goods vehicle

Structure 2

Guard room
GFA: Not exceeding 9m²
Height: Not exceeding 3.5m
No. of storey: 1

10m ingress/egress

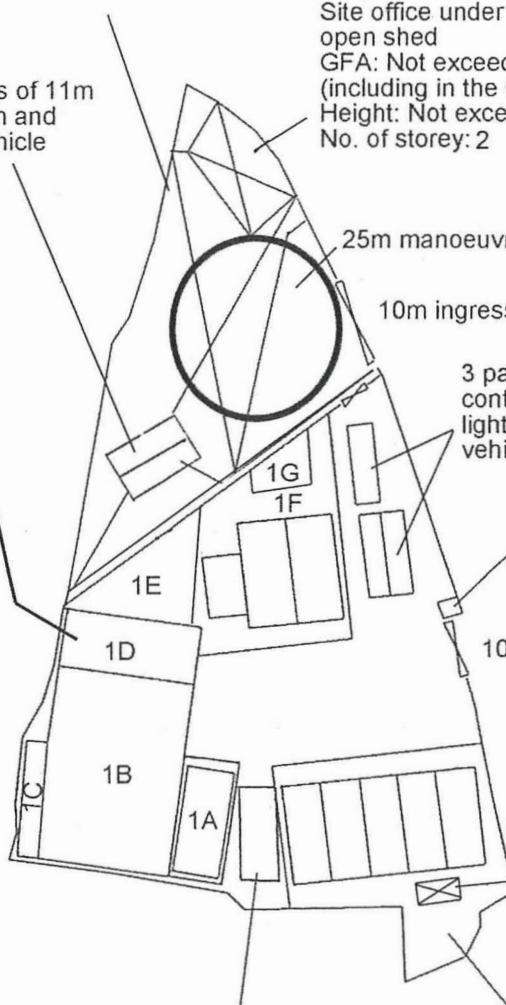
Structure 4

Site office
GFA: Not exceeding 50m²
Height: Not exceeding 7.5m
No. of storey: 2

Structure 3

5 workbays (13m x 5m each) for
light goods vehicle, medium
goods vehicle & heavy goods
vehicle under an open shed
GFA: Not exceeding 720m²
Height: Not exceeding 8m
No. of storey: 1

Uncovered 13m x 5m
vehicle washing bay



Project 項目名稱:

Proposed Temporary Vehicle Service
Centre for a Period of 3 Years at Lots
3138RP, 3139 (Part), 3140, 3141,
3142, 3143, 3144 (Part), 3145, 3146,
3148RP, 3149RP, 3190RP, 3198 S.B.,
3200RP (Part) & Adjoining
Government Land in D.D. 129, Ha
Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

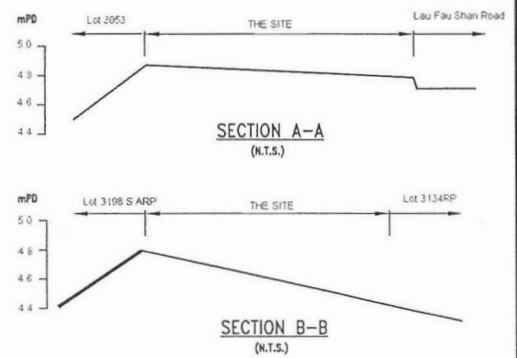
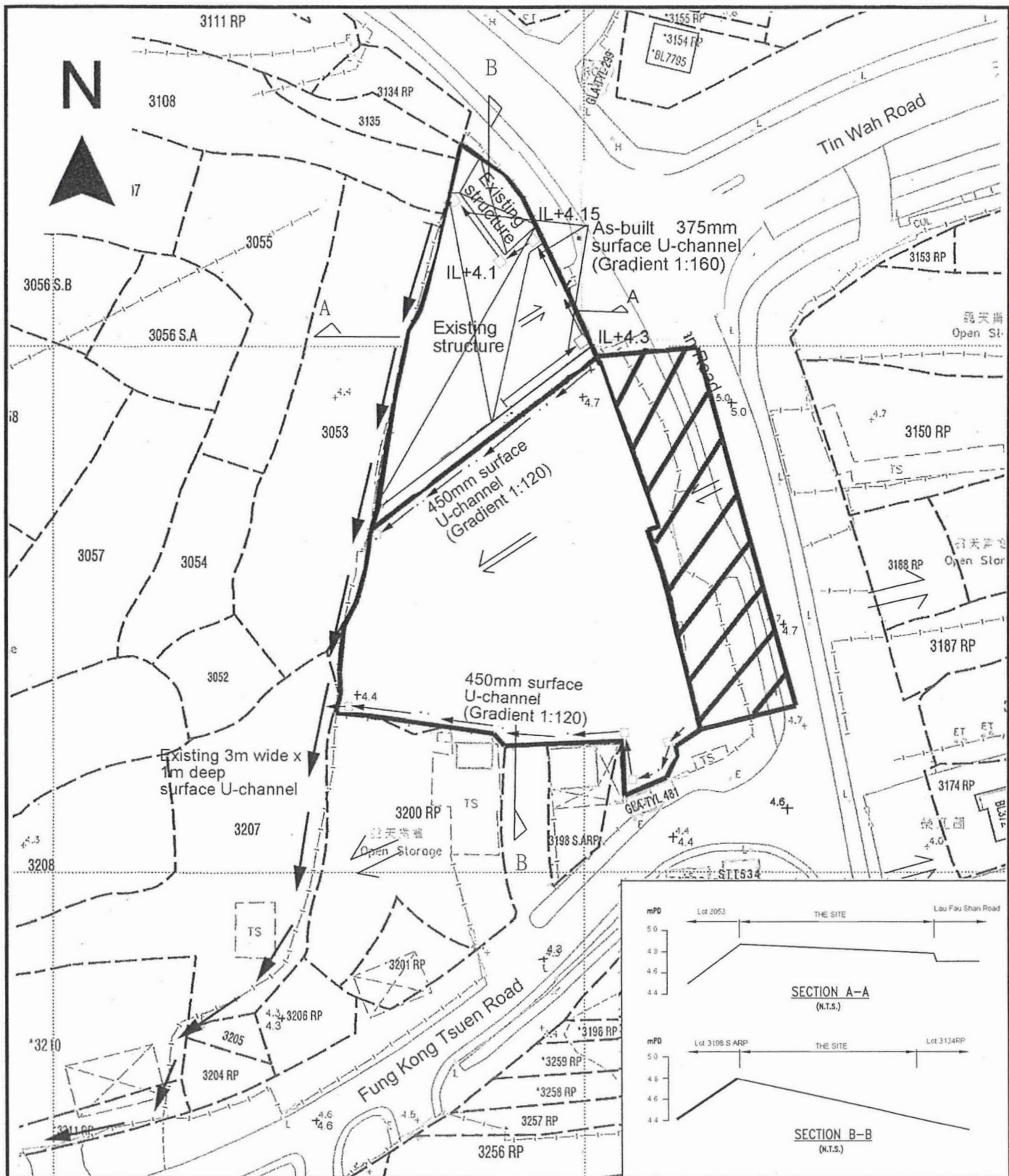
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Vehicle Service Centre for a Period of 3 Years at Lots 3138RP, 3139 (Part), 3140, 3141, 3142, 3143, 3144 (Part), 3145, 3146, 3148RP, 3149RP, 3190RP, 3198 S.B, 3200RP (Part) & Adjoining Government Land in D.D. 129, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

- ☐ Proposed catchpit
- Flow of surface runoff
- +4.7 Level (in mPD)
- External catchment

Scale 比例:

1:1000

APPENDIX I

Proposed Temporary Vehicle Service Centre for a Period of 3 Years at Lots 3138RP, 3139 (Part), 3140, 3141, 3142, 3143, 3144 (Part), 3145, 3146, 3148RP, 3149RP, 3190RP, 3198 S.B, 3200RP (Part) & Adjoining Government Land in D.D. 129, Ha Tsuen, Yuen Long, N.T.

F. S. NOTES:

1. GENERAL

- 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.
- ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE $\phi 150\text{mm}$.
- ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.
- STORAGE CONFIGURATION OF MAXIMUM STORAGE AREAS SHALL BE 50M^3 FOR ANY SINGLE BLOCK

2. HOSE REEL SYSTEM

- 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.
- 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.
- HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 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 II.
- ONE NEW 90m SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP II
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTER 6/2021
- 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.
- A NEW FIRE ALARM CONTROL PANEL SHALL BE PROVIDED TO RECEIVE ALL FIRE ALARM SIGNALS FROM BREAKGLASS UNITS AND SPRINKLER FLOW SWITCHES AND TRANSMIT THE SAME TO THE CPTS VIA DIRECT LINK.

5. EMERGENCY LIGHTING

- EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266: PART 1 :2016 AND BS EN 1839 :2013', 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

- ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 5.10 OF COP 2012 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

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

LEGEND

HOSE REEL	EMERGENCY LIGHT	5KG CO2 FIRE EXTINGUISHER	SPRINKLER CONTROL VALVE SET	PUMP SET	PRESSURE GAUGE
BREAK GLASS UNIT	EXIT SIGN	SAND BUCKET	GATE VALVE	Y-TYPE STRAINER	SPRINKLER HEAD (ON PLAN)
FIRE ALARM BELL	NON-RETURN VALVE	SUBSIDIARY VALVE / FLOW SWITCH	GATE TYPE (With MONITORING)	SPRINKLER INLET	

Structure 1 Openable Windows Calculation

Area of Structure 1 = 1655 sq.m.
Area of High Bay Window (H.B.W.) = $2.0\text{m(H)} \times 5\text{m} = 10\text{ sq.m.}$
Total openable window area = 110 sq.m.
= 6.64% of floor area

Structure 3 Openable Windows Calculation

Area of Structure 3 = 720 sq.m.
Area of High Bay Window (H.B.W.) = $1.0\text{m(H)} \times 5\text{m} = 5\text{ sq.m.}$
Total openable window area = 50 sq.m.
= 6.94% of floor area

Structure 5 Openable Windows Calculation

Area of Structure 5 = 1088 sq.m.
Area of opening 1 = $5\text{m(W)} \times 5\text{m(H)} = 25\text{ sq.m.}$
Area of opening 2 = $5\text{m(W)} \times 5\text{m(H)} = 25\text{ sq.m.}$
Area of opening 3 = $5\text{m(W)} \times 5\text{m(H)} = 25\text{ sq.m.}$
Total openable window area = $25 + 25 + 25 = 75\text{ sq.m.}$
= 6.8% of floor area

Structure 1
GFA: Not exceeding 1,655m²
Height: Not exceeding 8m

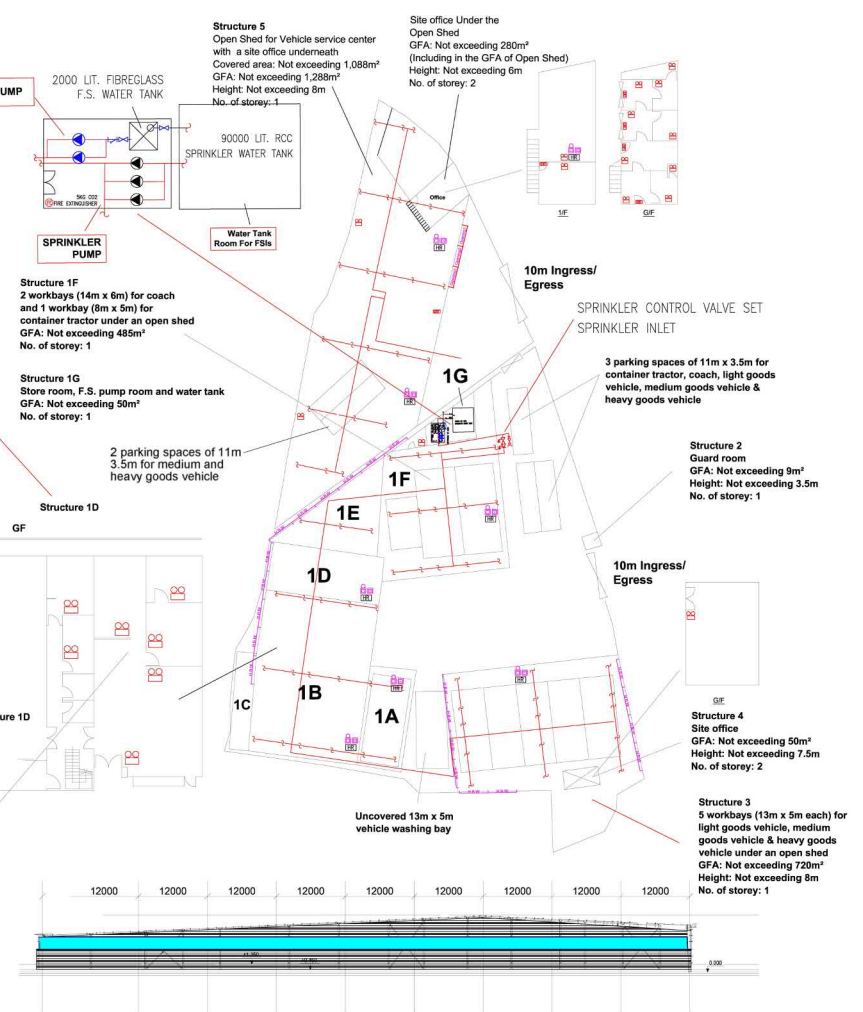
Structure 1A
Workbay (14m x 6m) for coach under an open shed
GFA: Not exceeding 130m²
No. of storey: 1

Structure 1B
Warehouse for storage vehicle parts
GFA: Not exceeding 500m²
No. of storey: 1

Structure 1C
Toilet
GFA: Not exceeding 50m²
No. of storey: 1

Structure 1D
Site office
GFA: Not exceeding 290m² (for 2 storey)
No. of storey: 2

Structure 1E
Store room & staff rest room
GFA: Not exceeding 150m²
No. of storey: 1



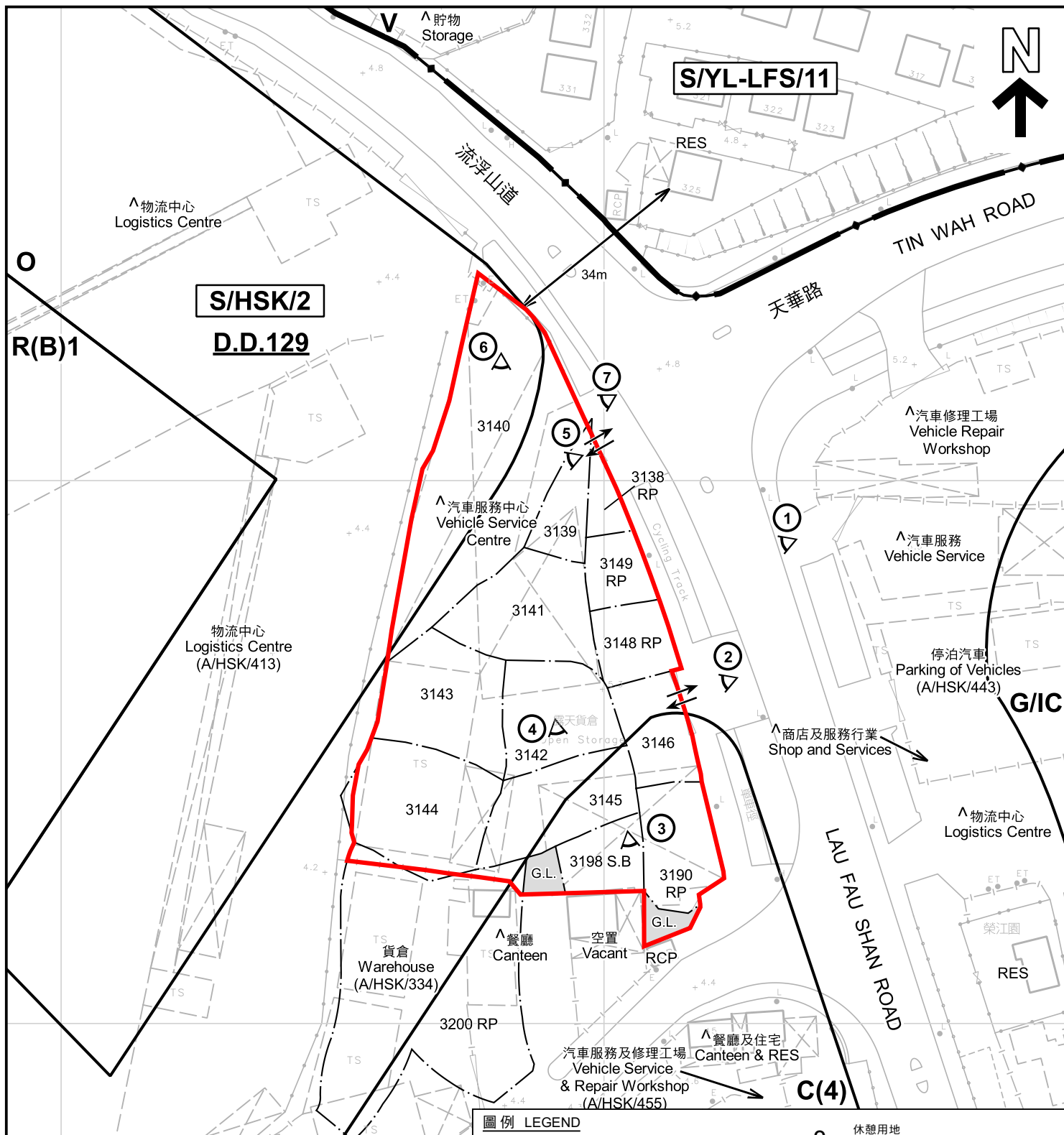
Section drawing of window opening for the structure 1 & 3

PROJECT : Proposed Temporary Vehicle Service Centre for a Period of 3 Years at Lots 3138RP, 3139 (Part), 3140, 3141, 3142, 3143, 3144 (Part), 3145, 3146, 3148RP, 3149RP, 3190RP, 3198 S.B, 3200RP (Part) & Adjoining Government Land in D.D. 129, Ha Tsuen, Yuen Long, N.T.	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT : CENTURY FIRE SERVICE ENGINEERING CO., LTD.	CONSULTANT : CENTURY FIRE SERVICE ENGINEERING CO., LTD.	FIRE SERVICE CONTRACTOR : CENTURY FIRE SERVICE ENGINEERING CO., LTD.	NAME : C.K. NG	DATE : 22 OCT 2023	DRAWING NO : FS-01	REV. : 0
					CHECKED BY :		SCALE : 1:300 (A3)	
					APPROVED BY :		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	

(摘錄自申請人於 22. 12. 2023 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 22.12.2023)

參考編號
REFERENCE No.
A/HSK/486

繪圖 DRAWING
A-3



註釋 Notes :

- (1) 2023年9月12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 12.9.2023
- (2) * 土地用途跟1992年3月勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in Mar 1992
- (3) ^ 土地用途跟1992年3月勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in Mar 1992

圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- C** 商業
COMMERCIAL
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

- 休憩用地
OPEN SPACE
- G.L.** 政府土地
GOVERNMENT LAND
- RES** 住用構築物
RESIDENTIAL STRUCTURES
- RCP** 垃圾收集站
REFUSE COLLECTION POINT
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 入口/出口
INGRESS / EGRESS

平面圖 SITE PLAN

本摘要圖於2024年2月6日擬備，所根據的資料為測量圖編號 6-NW-2A
EXTRACT PLAN PREPARED ON 6.2.2024 BASED ON SURVEY SHEET No. 6-NW-2A

臨時汽車服務中心(為期3年)
新界元朗廈村丈量約份第129約多個地段和毗連政府土地
TEMPORARY VEHICLE SERVICE CENTRE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D.129 AND ADJOINING GOVERNMENT LAND,
HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 1 000 比例尺
METRES 20 0 20 40 METRES

規劃署
PLANNING
DEPARTMENT




參考編號
REFERENCE No.
A/HSK/486

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2024年1月5日擬備，所根據
的資料為地政總署於2022年1月19日拍得
的航攝照片編號 E146390C
EXTRACT PLAN PREPARED ON 5.1.2024
BASED ON AERIAL PHOTO No.
E146390C TAKEN ON 19.1.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

臨時汽車服務中心(為期3年)
新界元朗厦村丈量約份第129約多個地段和毗連政府土地
TEMPORARY VEHICLE SERVICE CENTRE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D.129 AND ADJOINING GOVERNMENT LAND,
HA TSUEN, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/486

圖 PLAN
A-3



實地照片 SITE PHOTOS

本圖於2024年1月5日擬備，所根據的資料為攝於2024年1月5日的實地照片
PLAN PREPARED ON 5.1.2024
BASED ON SITE PHOTOS
TAKEN ON 5.1.2024

臨時汽車服務中心(為期3年)
新界元朗廈村丈量約份第129約多個地段和毗連政府土地
TEMPORARY VEHICLE SERVICE CENTRE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D.129 AND ADJOINING GOVERNMENT LAND,
HA TSUEN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/486

圖 PLAN
A-4a



實地照片 SITE PHOTOS

臨時汽車服務中心(為期3年)
新界元朗厦村丈量約份第129約多個地段和毗連政府土地
TEMPORARY VEHICLE SERVICE CENTRE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D.129 AND ADJOINING GOVERNMENT LAND,
HA TSUEN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/486

圖 PLAN
A-4b

本圖於2024年1月5日擬備，所根據的資料為攝於2024年1月5日的實地照片
PLAN PREPARED ON 5.1.2024
BASED ON SITE PHOTOS
TAKEN ON 5.1.2024