

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/TM/573**  
**關乎申請編號 A/TM/573 的擬議用途/發展的概括發展規範**

Revised broad development parameters in view of  
the further information received on 3.11.2023  
因應於 2023 年 11 月 3 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	A/TM/573		
Location/address 位置/地址	No. 3 Kin Tai Street, Tuen Mun, New Territories 新界屯門建泰街 3 號		
Site area 地盤面積	About 約 1382.379 sq. m 平方米		
Plan 圖則	Section 16 application 第 16 條申請 Approved Tuen Mun Outline Zoning Plan No. S/TM/35 屯門分區計劃大綱核准圖編號 S/TM/35		
	Further information received 接獲進一步資料 Draft Tuen Mun Outline Zoning Plan No. S/TM/38 屯門分區計劃大綱草圖編號 S/TM/38		
Zoning 地帶	Section 16 application 第 16 條申請 "Other Specified Uses" annotated "Business" 「其他指定用途」註明「商貿」		
	Further information received 接獲進一步資料 "Other Specified Uses" annotated "Business" 「其他指定用途」註明「商貿」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Information Technology and Telecommunications Industries Use 擬議略為放寬地積比率限制，以作准許的資訊科技及電訊業用途		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	Not more than 不多於 15759.1206	11.4
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	93.7	m 米
		99.03	mPD 米(主水平基準上)
		20	Storey(s) 層 Include 包括
		2	Basement 地庫
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	About 約 86% (0 m 米 - 5.5 m 米) About 約 82% (5.5 m 米 - 10.5 m 米) About 約 72% (10.5 m 米 - 52.1 m 米) About 約 63% (52.1 m 米 - 93.7 m 米)		
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數		32
	Private Car Parking Spaces 私家車車位		27
	Motorcycle Parking Spaces 電單車車位		5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		12
	Light Goods Vehicle Spaces 輕型貨車車位		8
Heavy Goods Vehicle Spaces 重型貨車車位		4	

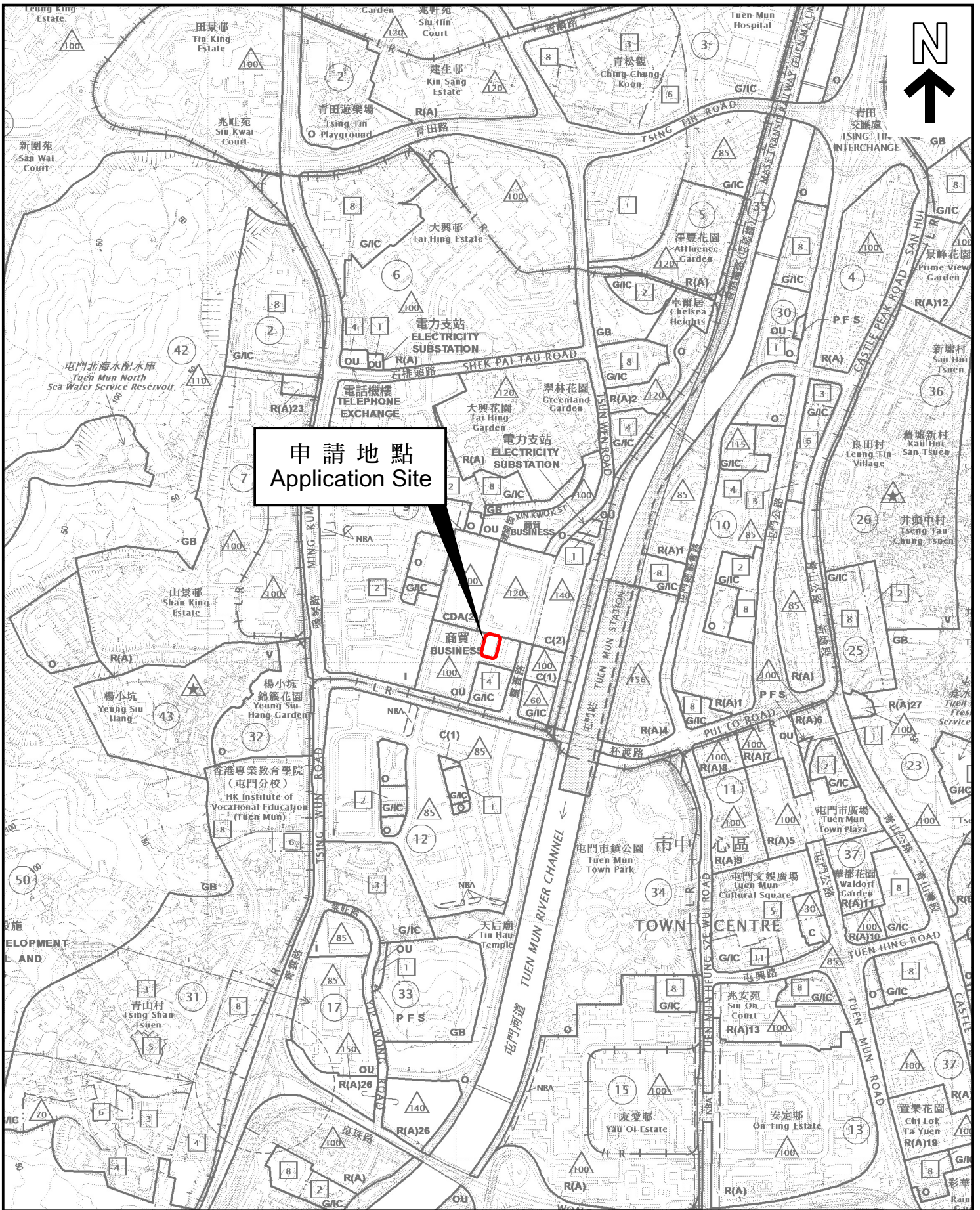
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Response to departmental comments 回應部門的意見</u></b>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

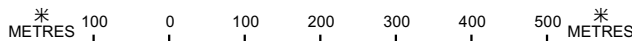


申請地點  
Application Site

本摘要圖於2023年11月7日擬備，  
所根據的資料為於2023年10月20日  
展示的分區計劃大綱圖編號 S/TM/38  
EXTRACT PLAN PREPARED ON 7.11.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/TM/38 EXHIBITED ON 20.10.2023

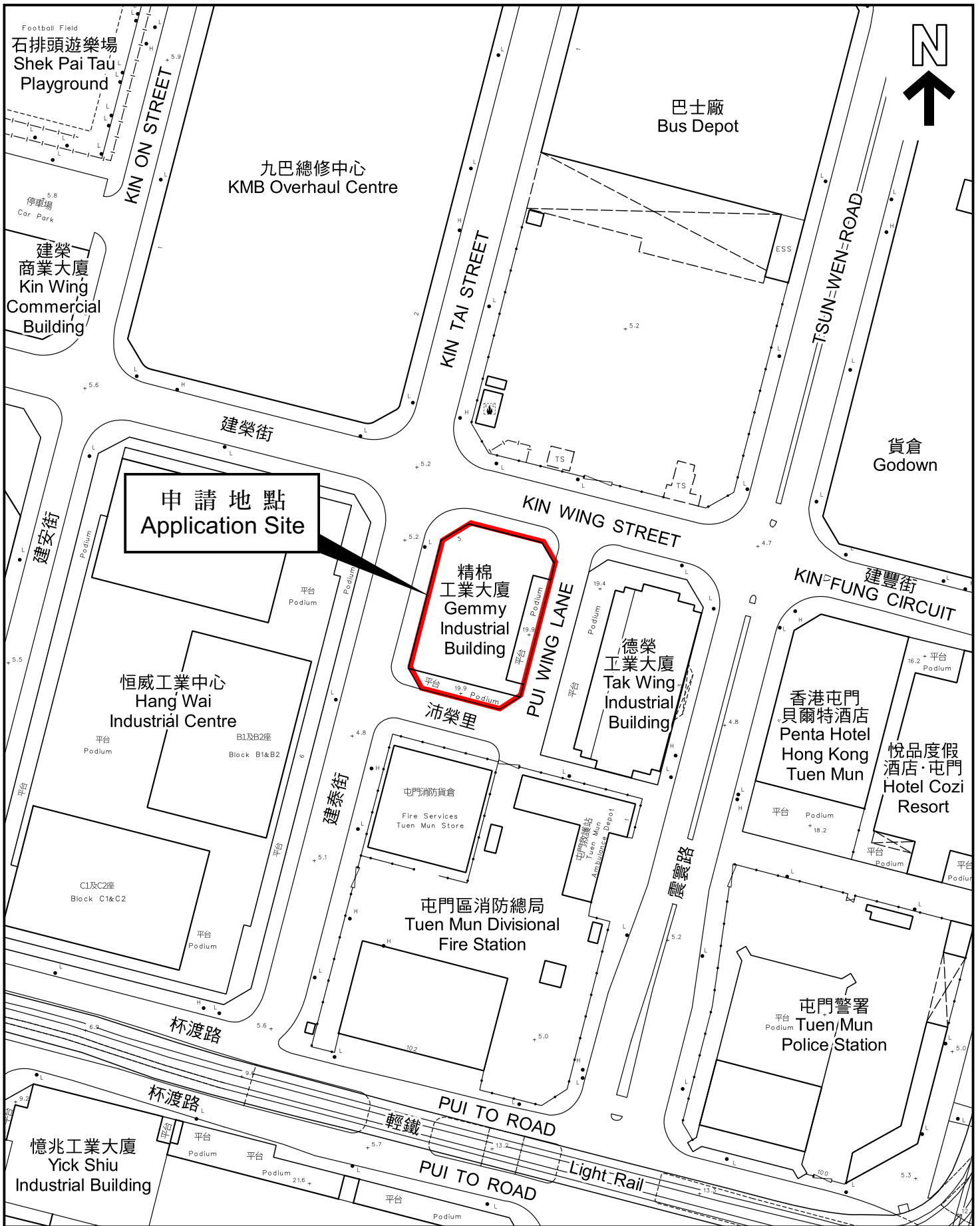
位置圖 LOCATION PLAN

SCALE 1:10 000 比例尺



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

參考編號  
REFERENCE No.  
A/TM/573



本摘要圖於2023年11月7日擬備，  
 所根據的資料為測量圖編號  
 5-SE-10B 及 6-SW-6A  
 EXTRACT PLAN PREPARED ON 7.11.2023  
 BASED ON SURVEY SHEETS No.  
 5-SE-10B & 6-SW-6A

### 平面圖 SITE PLAN

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

參考編號  
 REFERENCE No.  
**A/TM/573**

**申請編號 Application No. : A/TM/573**

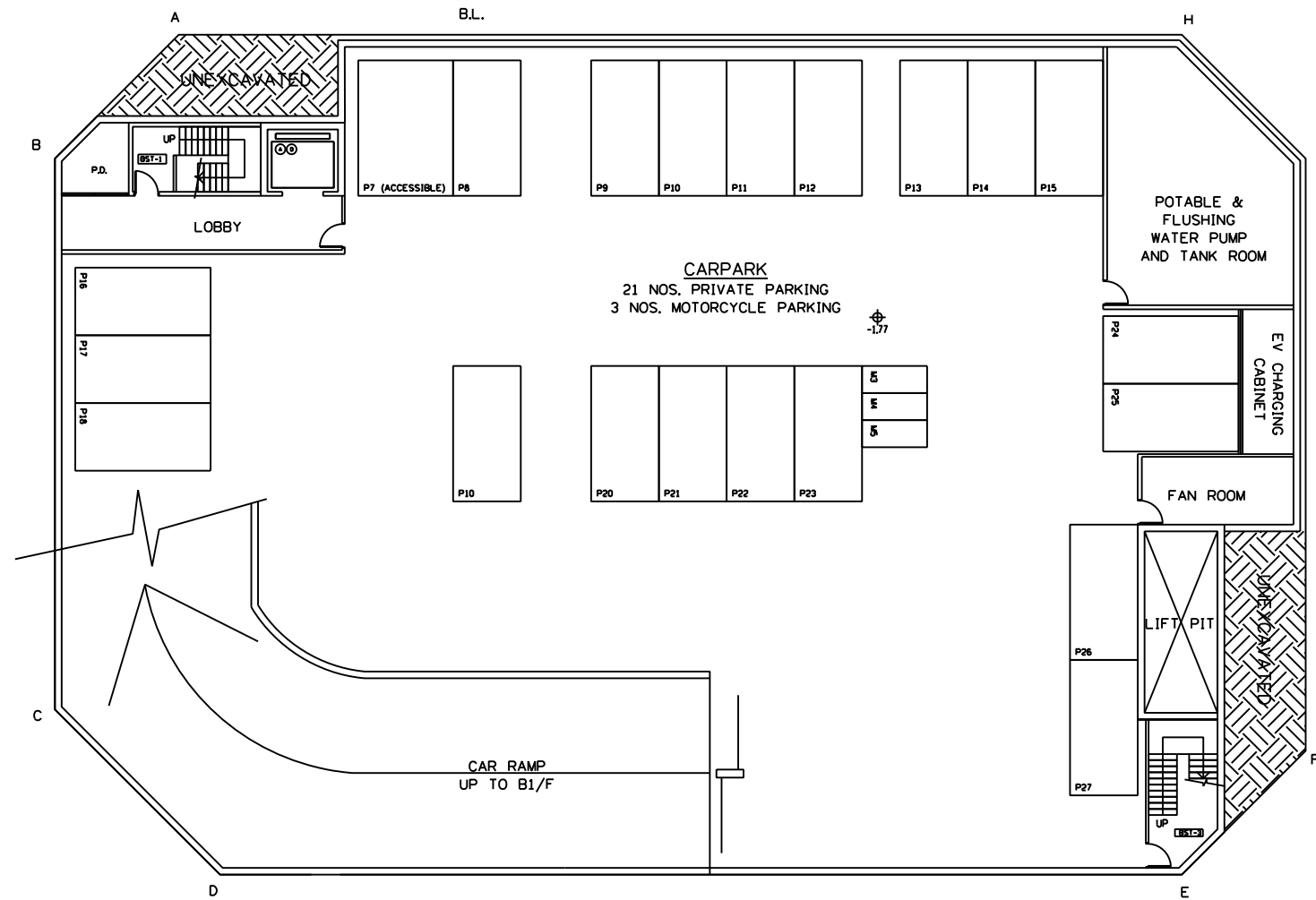
**備註 Remarks**

申請人提交進一步資料，包括回應部門的意見及一份經修訂的交通影響評估。

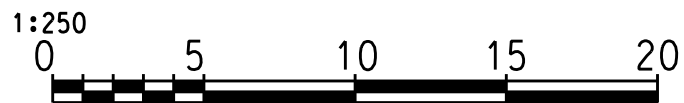
The applicant submitted further information which includes responses to departmental comments and a revised Traffic Impact Assessment.

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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NOTES:  
1. EV CHARGING POINTS TO BE PROVIDED TO ALL PRIVATE CARPARK.



申請編號 Application No. : \_\_\_\_\_ A/TM/573  
此頁摘自申請人提交的文件。  
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FIGURE 2

PROJECT TITLE : Proposed Data Center at 3 Kin Tai Street, Tuen Mun, N.T.

DESIGNED

 **TIN LEE CONSULTING (HONG KONG) LIMITED**  
天利顧問(香港)有限公司

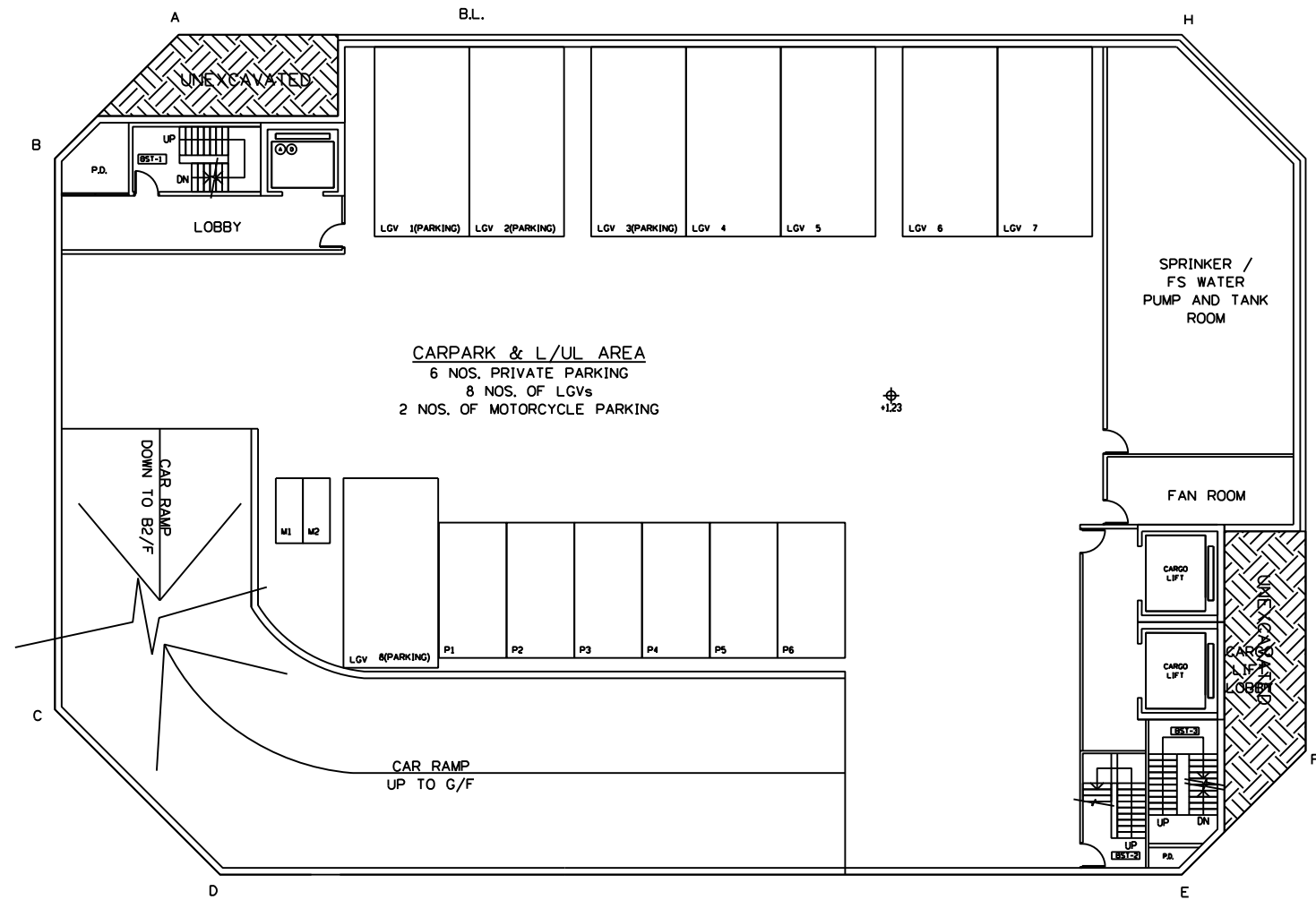
DRAWING TITLE : B2/F Layout Plan

DRAWN

Scale : 1: 250

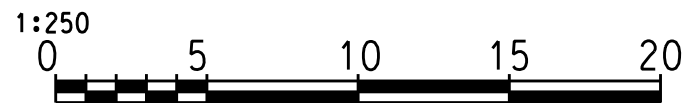
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DATE



**NOTES:**

1. EV CHARGING POINTS TO BE PROVIDED TO ALL PRIVATE CARPARK.



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**FIGURE 3**

**PROJECT TITLE :** Proposed Data Center at 3 Kin Tai Street, Tuen Mun, N.T.

**DESIGNED**

**TIN LEE CONSULTING (HONG KONG) LIMITED**  
 天利顧問(香港)有限公司

**DRAWING TITLE :** B1/F Layout Plan

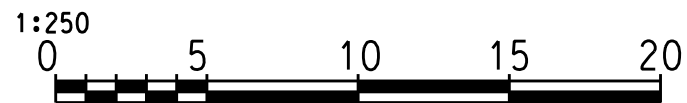
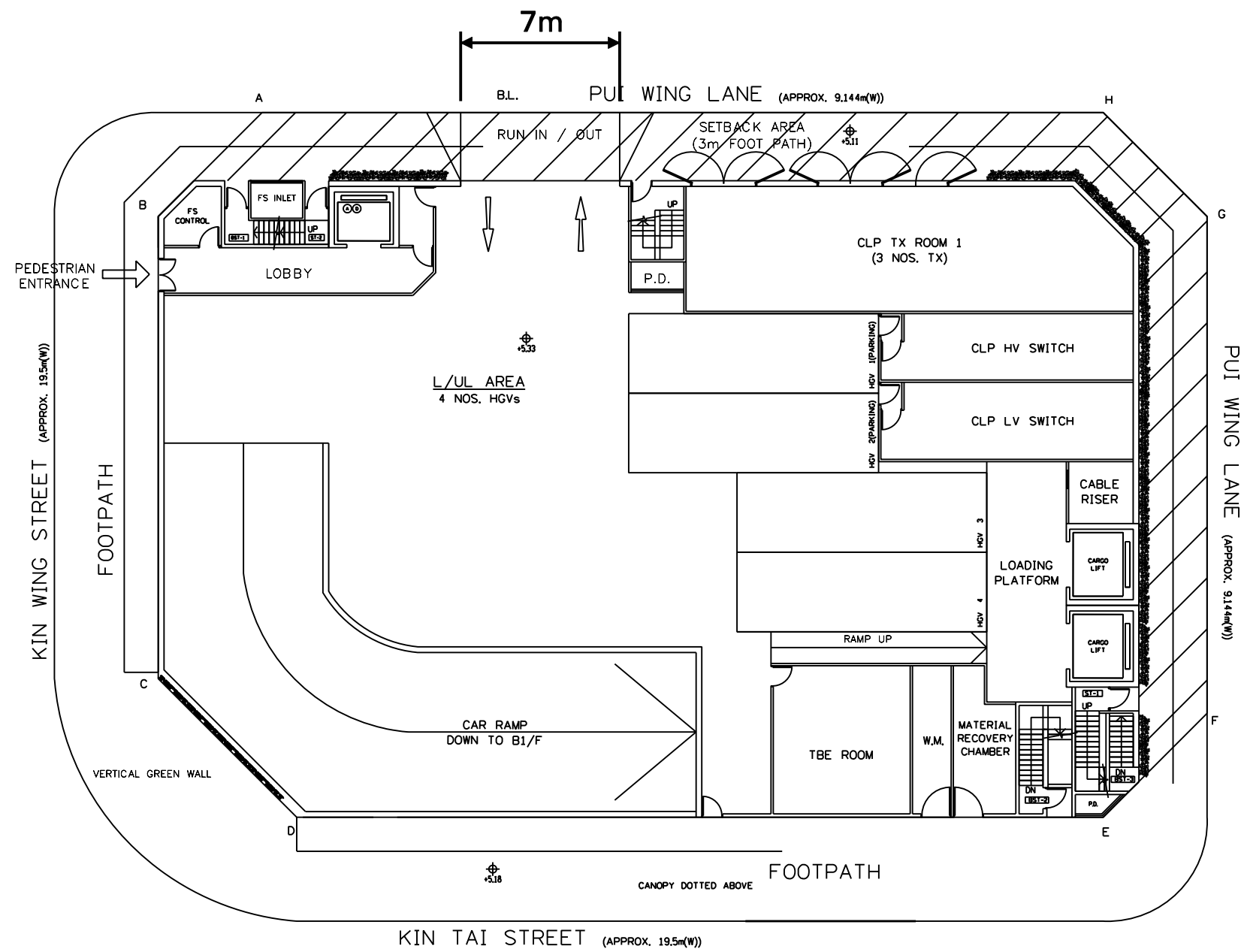
**DRAWN**

**Scale :** 1: 250

**CHECKED**

**DATE**





申請編號 Application No. : \_\_\_\_\_ A/TM/573  
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**FIGURE 4**

**PROJECT TITLE :** Proposed Data Center at 3 Kin Tai Street, Tuen Mun, N.T.

**DESIGNED**

**TIN LEE CONSULTING (HONG KONG) LIMITED**  
 天利顧問(香港)有限公司

**DRAWING TITLE :** G/F Layout Plan

**DRAWN**

**Scale :** 1: 250

**CHECKED**

**DATE**