

**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	

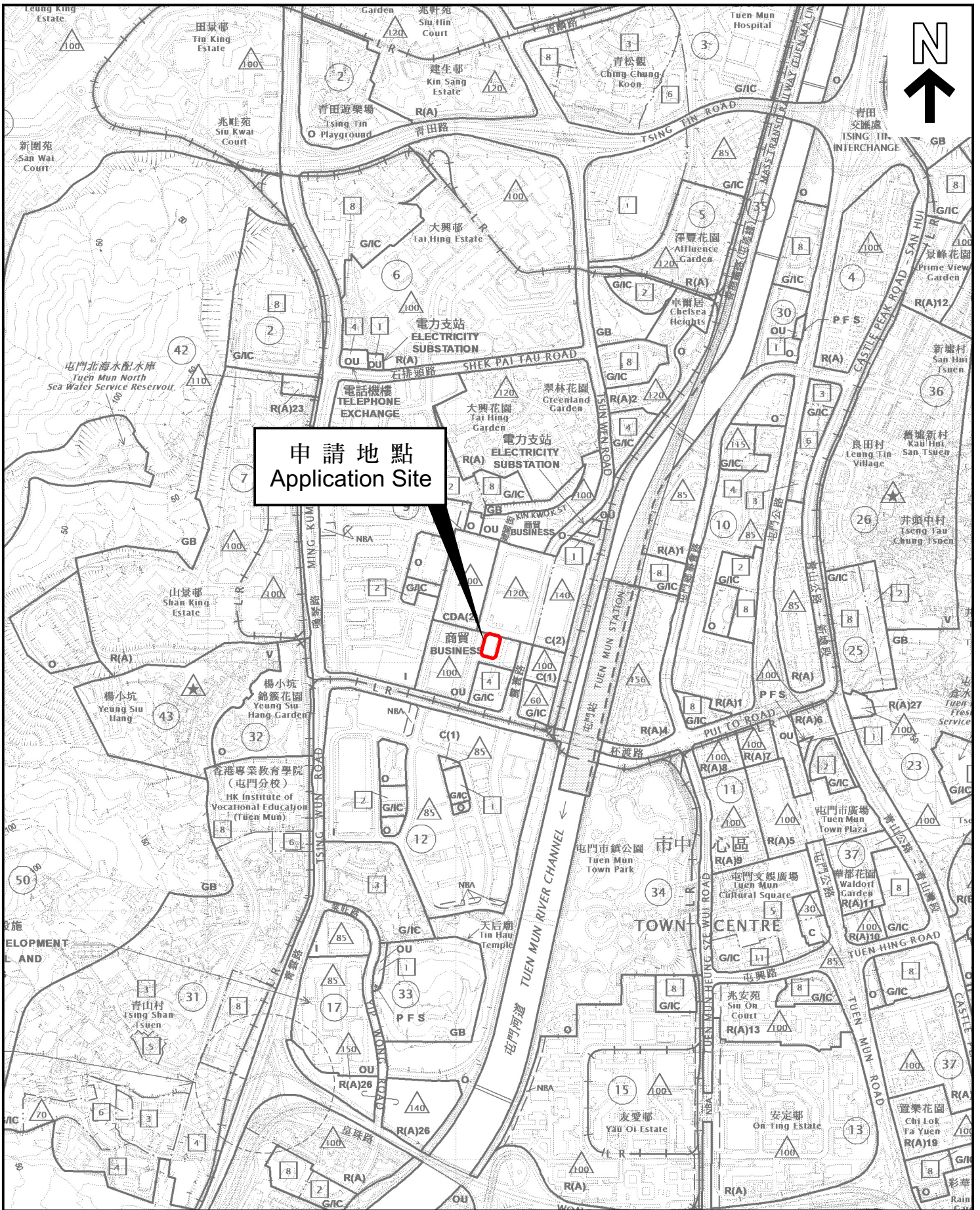
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" 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） <u>Greenery plan 綠化示意圖</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" 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 checked="" 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"/>
<u>Response to departmental comments 回應部門的意見</u>		
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。

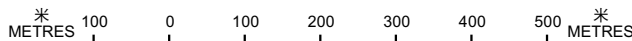


申請地點
Application Site

本摘要圖於2023年12月20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 20.12.2023
BASED ON OUTLINE ZONING PLAN No.
S/TM/38 EXHIBITED ON 20.10.2023

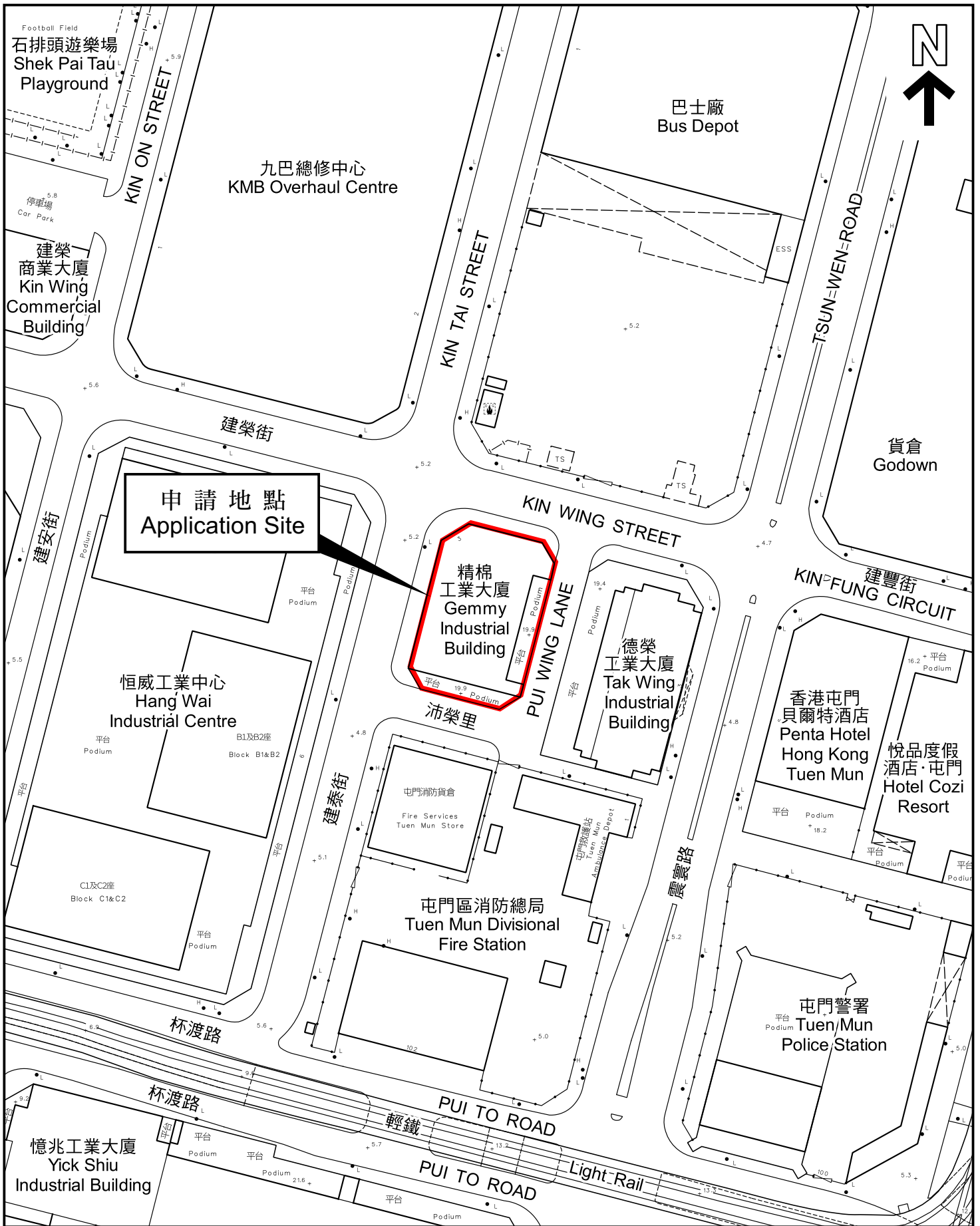
位置圖 LOCATION PLAN

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



申請地點
Application Site

精棉
工業大廈
Gemmy
Industrial
Building

沛榮里

屯門消防總局
Tuen Mun Divisional
Fire Station

德榮
工業大廈
Tak Wing
Industrial
Building

香港屯門
貝爾特酒店
Penta Hotel
Hong Kong
Tuen Mun

悅品度假
酒店·屯門
Hotel Cozi
Resort

屯門警署
Tuen/Mun
Police Station

Football Field
石排頭遊樂場
Shek Pai Tau
Playground

九巴總修中心
KMB Overhaul Centre

巴士廠
Bus Depot

建榮
商業大廈
Kin Wing
Commercial
Building

貨倉
Godown

恒威工業中心
Hang Wai
Industrial Centre

CI及C2座
Block C1&C2

憶兆工業大廈
Yick Shu
Industrial Building

本摘要圖於2023年12月20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 20.12.2023
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、一份經修訂的交通影響評估、一份經修訂的環境評估、一份經修訂的規劃綱領以及經修訂的截視圖、布局平面圖、綠化示意圖及立視圖。

The applicant submitted further information which includes responses to departmental comments, a revised Traffic Impact Assessment, a revised Environmental Assessment, a Revised Planning Statement as well as revised section, layout plans, greenery plan and elevation.

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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PLOT RATIO & SITE COVERAGE CALCULATION

SITE AREA = 1382.379 SQ.M ABOUT (14880 SQ.FT)
 CLASS OF SITE = CLASS "C"
 MEAN STREET LEVEL = 5.11 mPD (16.78ftPD)
 ZONING UNDER OZP = OU(B) (OTHER SPECIFIED USES(BUSINESS))
 PERMITTED BUILDING HEIGHT UNDER OZP = 100mPD
 PROPOSED BUILDING HEIGHT = 93.7m (99.03 mPD)
 PERMITTED PLOT RATIO UNDER OZP = 11.4 (UNDER S.16 APPLICATION)
 PERMITTED GFA UNDER OZP = 11.4 x 1382.379 = 15759.1206 SQ.M
 PERMITTED PLOT RATIO UNDER BD = 15
 PERMITTED GFA UNDER BD = 15 x 1382.379 = 20375.685 SQ.M
 PERMITTED COVERAGE UNDER BD = VARIES WITH BUILDING HEIGHT
 (UNDER PNAP APP 132)

SCHEDULE OF DEVELOPMENT			
LOCATION	USE	HEIGHT	GFA(SQ.M)
B2/F	CARPARK / E&M	3000 mm	= NIL
B1/F	CARPARK / L&UL AREA / E&M	4100mm	= NIL
G/F, RUN-IN & OUT (KIN TAI STREET)	PASSENGER ENTRANCE/ L&UL AREA /E&M	5500mm	95.948 = 95.948
1/F	BACK OF HOUSE/E&M	5000mm	986.596 = 986.596
2-9/F	DATA HALL	5200mm	975.795 X 8 = 7806.36
10-17/F	DATA HALL	5200mm	858.763 X 8 = 6870.104
ROOF	MAIN COOLING TOWER		= NIL

PROPOSED GFA = 15759.01 < 15759.1206 < 20375.685 SQ.M
 PROPOSED PLOT RATIO = 15759.01 / 1382.379 = 11.3999 < 11.4
 PROPOSED SITE COVERAGE =

SITE COVERAGE		
STOREYS	BUILDING HEIGHT	SITE COVERAGE
G/F	0m - 5.5m	86% (< 92%)
1/F	5m - 10.5m	82% (< 92%)
2-9/F	10.5m - 52.1m	72% (< 73%)
10-17/F	52.1m - 93.7m	63% (< 65%)

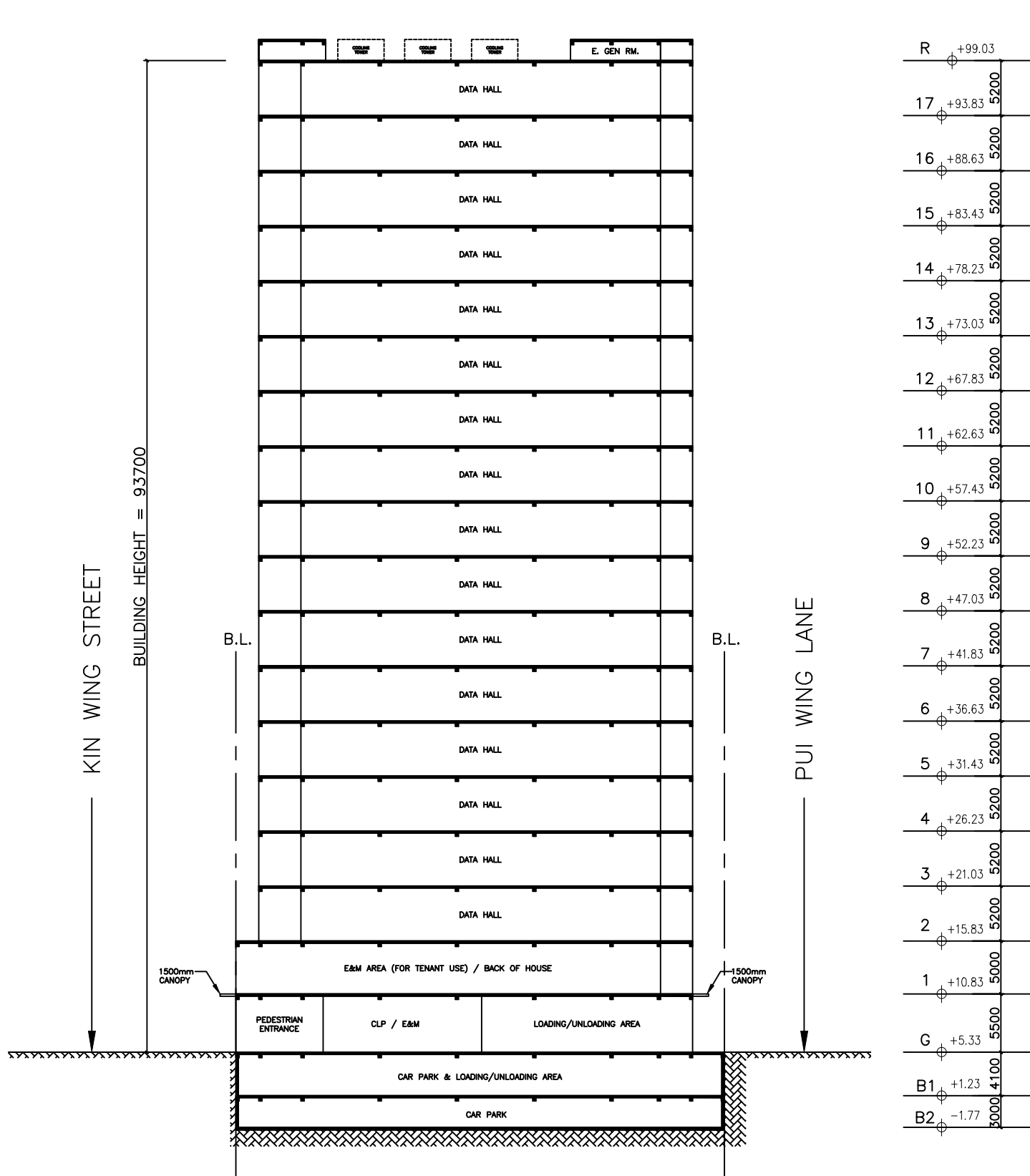
PROPOSED CAR PARKING SPACES = 27 NOS. OF PRIVATE CAR PARKING SPACE
 (SUBJECT TO TD'S APPROVAL) (INCLUDING 1 NO. OF ACCESSIBLE PARKING SPACE)
 + 5 NOS. OF MOTORCYCLE PARKING SPACE

PROPOSED LOADING/UNLOADING SPACES = 4 NOS. OF HGV
 (SUBJECT TO TD'S APPROVAL) = 8 NOS. OF LGV

PROPOSED GREENERY AT G/F-2/F = 279.51 SQ.M. (20.219% > 20%) (SEE DWG. LP-09)

PROPOSED ADDITIONAL GREENERY = 93.930 (10/F FLAT ROOF) + 97.093 (MAIN ROOF)
 (OTHER THAN G/F-2/F) = 191.02 SQ.M. (13.818% OF SITE AREA)

TOTAL GREENERY COVERAGE = 470.533 SQ.M. (34.037% OF SITE AREA)



GENERAL NOTES

1. DO NOT SCALE DRAWING.
2. ALL DIMENSIONS ARE IN MILLIMETER (mm), UNLESS OTHERWISE SPECIFIED.
3. ALL LEVELS ARE IN mPD, UNLESS OTHERWISE SPECIFIED.

DWG. NO.

LP-01

SCALE

NTS

REV.

DATE

DESCRIPTION

PROJECT TITLE

PROPOSED DATA CENTER AT 3 KIN TAI STREET, TUEN MUN, N.T.

DRAWN BY :

JL

CHECKED BY :

DC

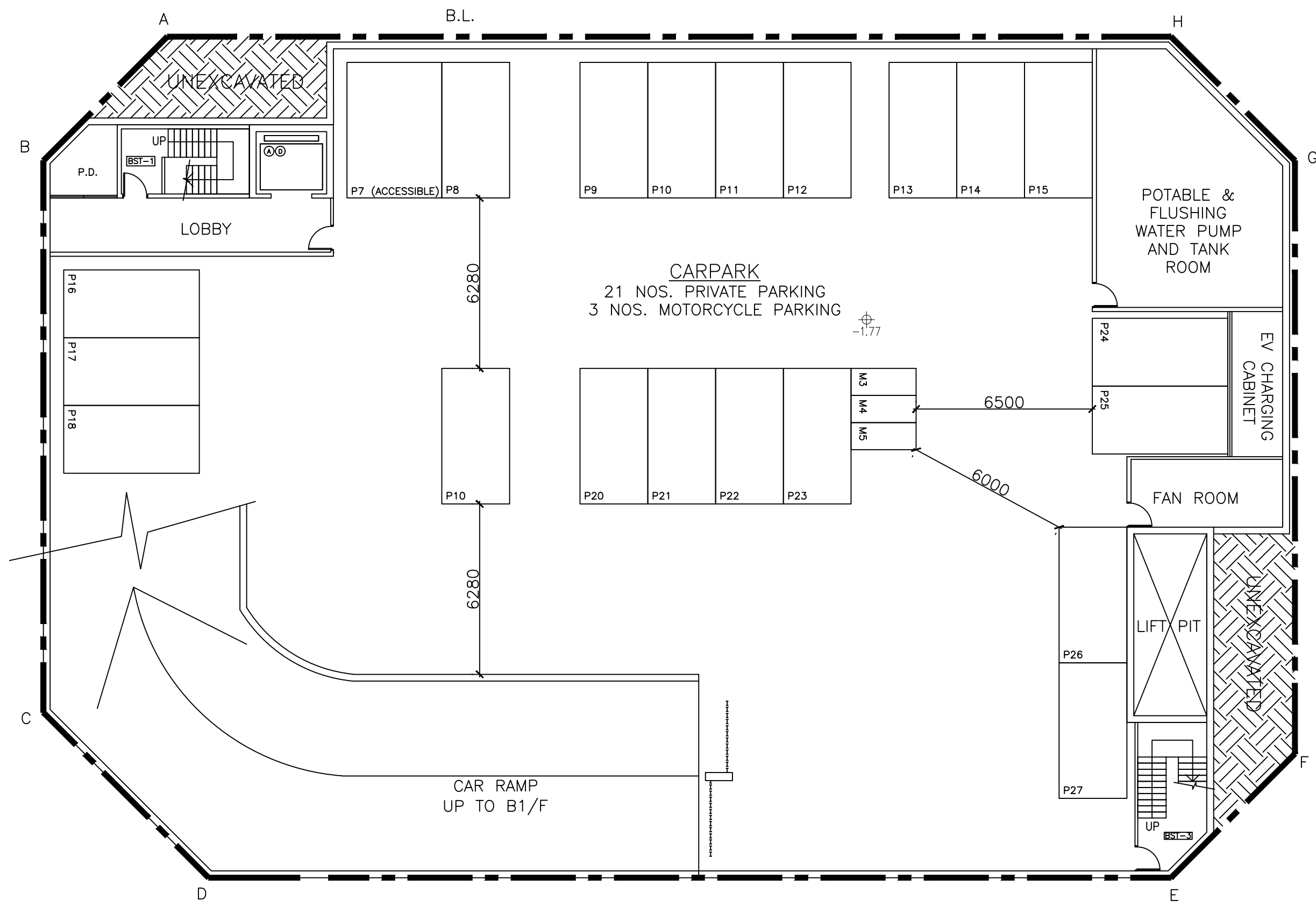
DRAWING TITLE

SECTION & CALCULATION

申請編號 Application No. : A / TM / 573

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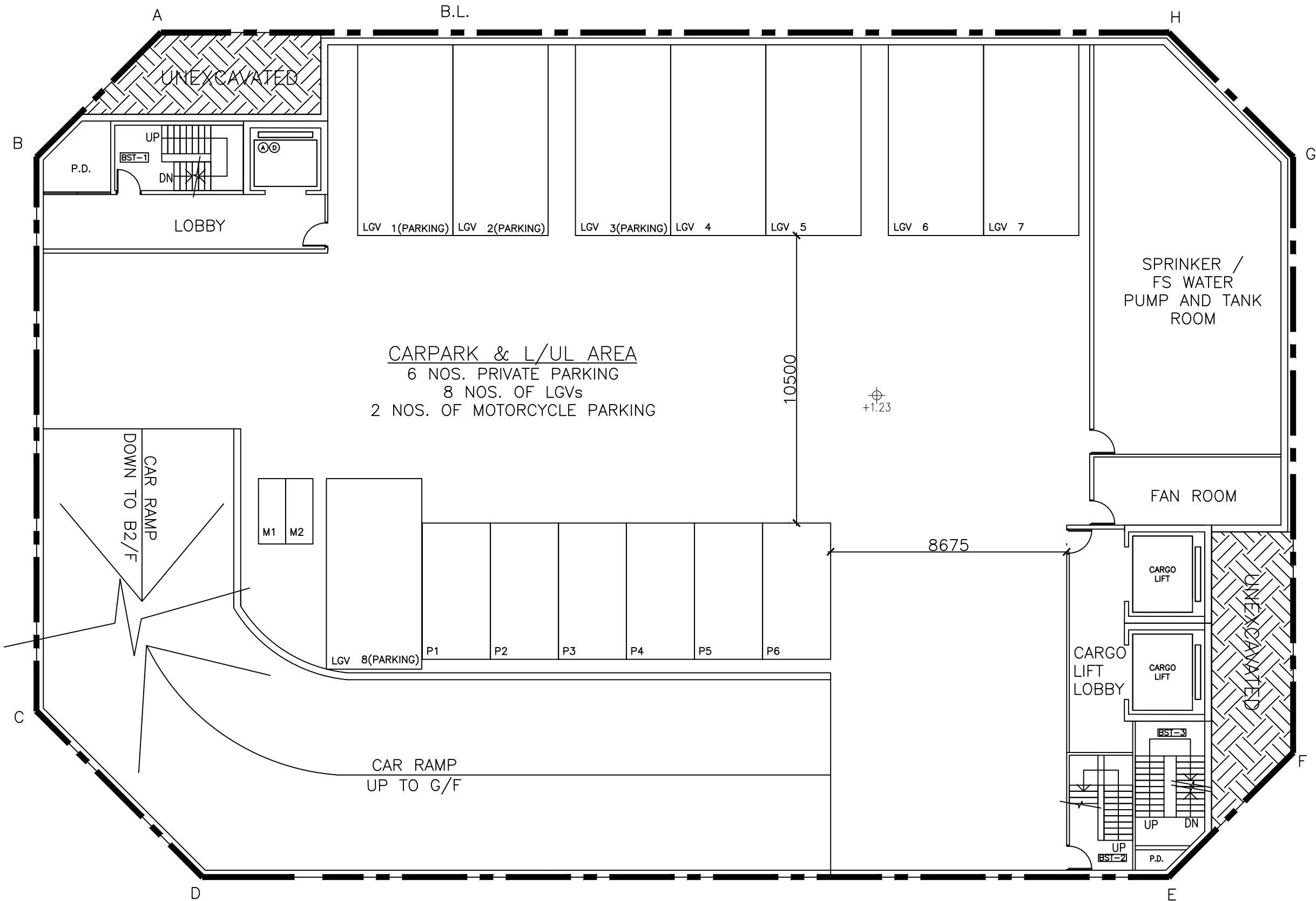
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NOTES:
 1. EV CHARGING POINTS TO BE PROVIDED TO ALL PRIVATE CARPARK.

GENERAL NOTES	DWG. NO.	SCALE	REV.	DATE	DESCRIPTION	PROJECT TITLE
1. DO NOT SCALE DRAWING. 2. ALL DIMENSIONS ARE IN MILLIMETER (mm), UNLESS OTHERWISE SPECIFIED. 3. ALL LEVELS ARE IN mPD, UNLESS OTHERWISE SPECIFIED.	LP-02-1	1:150 @A3				PROPOSED DATA CENTER AT 3 KIN TAI STREET, TUEN MUN, N.T.
	DRAWN BY :	JL				DRAWING TITLE
	CHECKED BY :	DC				B2/F LAYOUT PLAN

申請編號 Application No. : A / TM / 573
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NOTES:

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DWG. NO.

LP-02-2

SCALE

1:150 @A3

REV.

DATE

DESCRIPTION

PROJECT TITLE

PROPOSED DATA CENTER AT 3 KIN TAI STREET, TUEN MUN, N.T.

DRAWING TITLE

B1/F LAYOUT PLAN

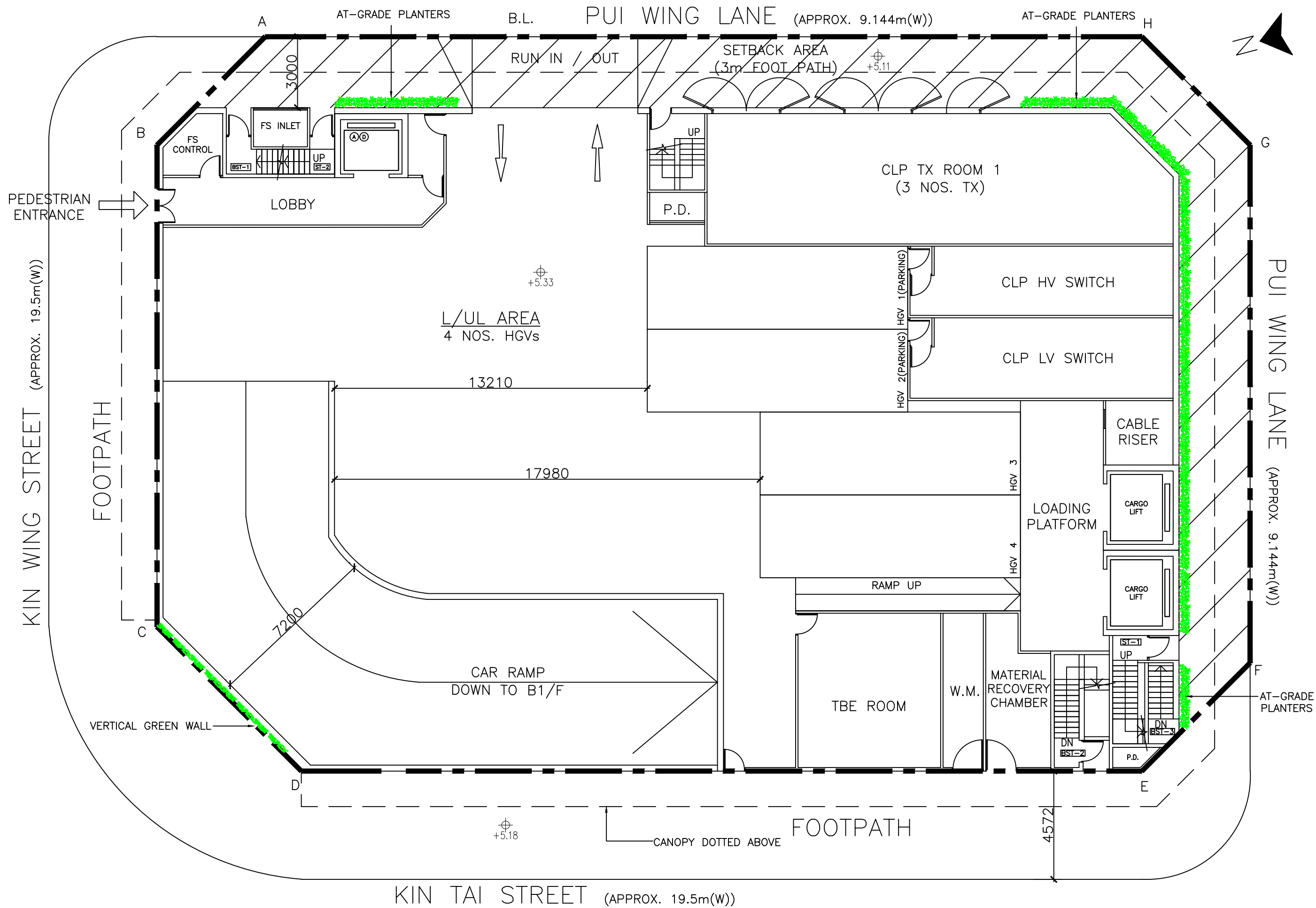
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申請編號 Application No. : A / TM / 573

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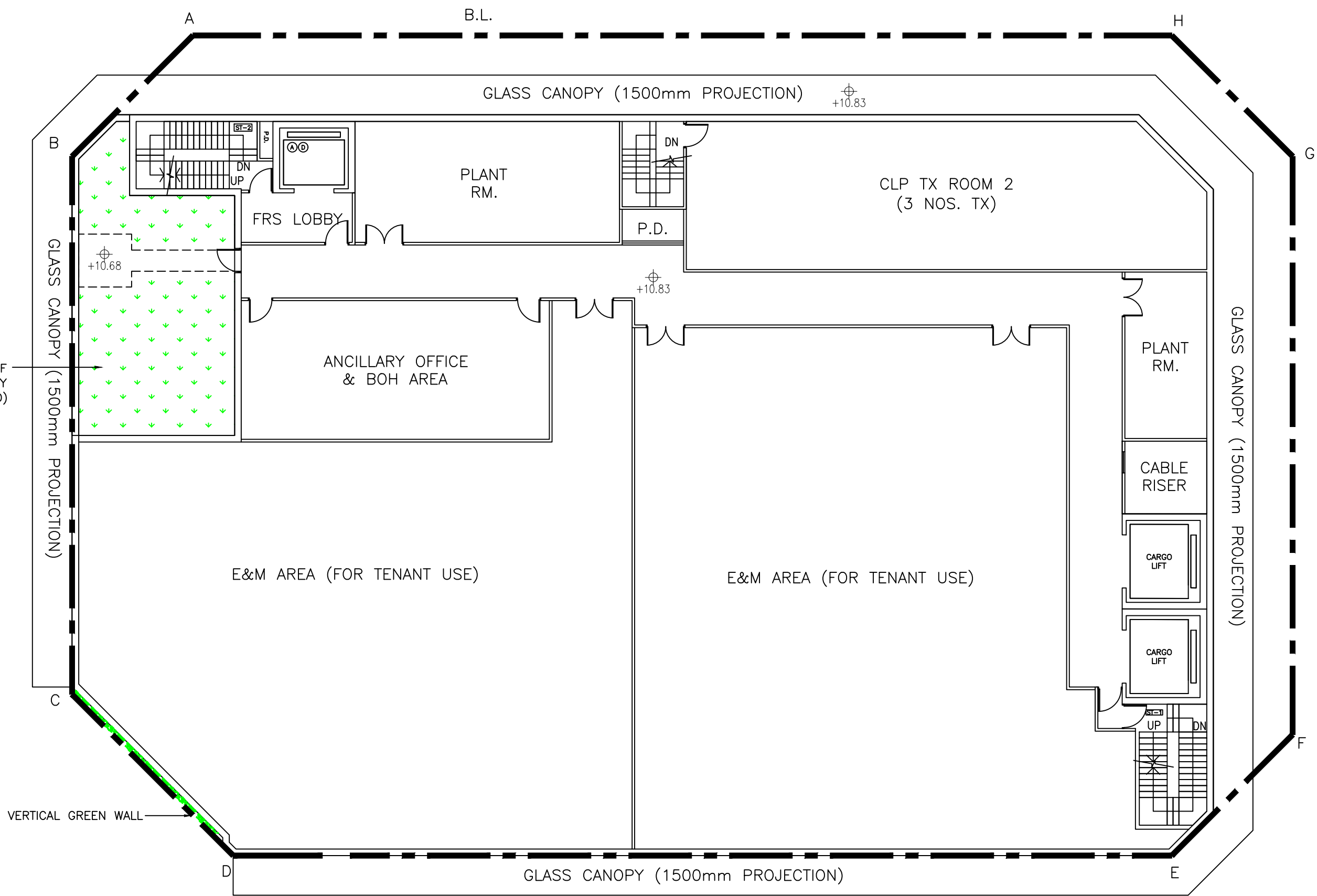
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DWG. NO. LP-03
 SCALE 1:150 @A3
 DRAWN BY : JL
 CHECKED BY : DC

REV.	DATE	DESCRIPTION	PROJECT TITLE
			PROPOSED DATA CENTER AT 3 KIN TAI STREET, TUEN MUN, N.T.
			DRAWING TITLE
			G/F LAYOUT PLAN

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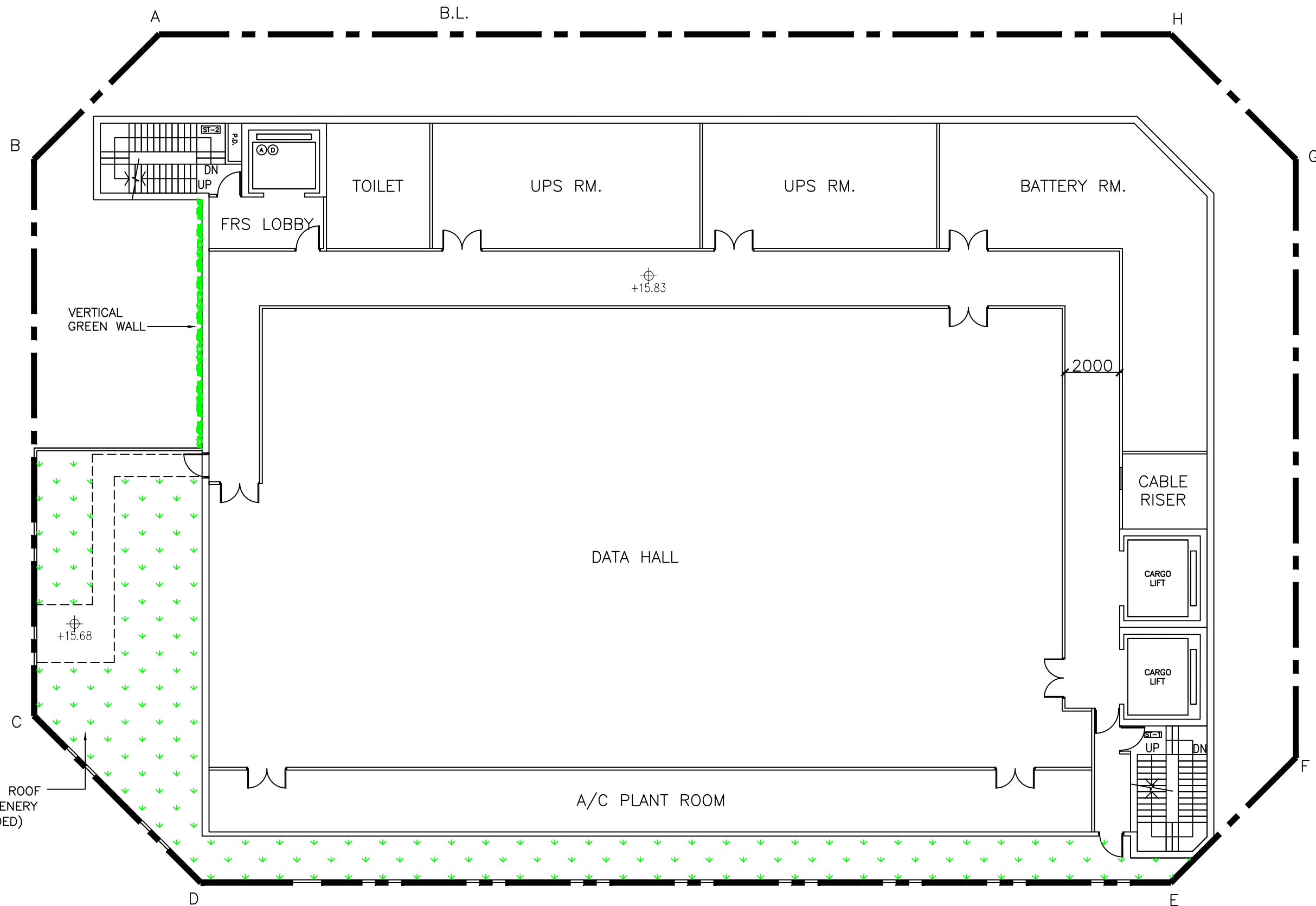
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DWG. NO.	SCALE	REV.	DATE	DESCRIPTION
LP-04	1:150 @A3			
DRAWN BY :	JL			
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PROJECT TITLE	PROPOSED DATA CENTER AT 3 KIN TAI STREET, TUEN MUN, N.T.
DRAWING TITLE	1/F LAYOUT PLAN

申請編號 Application No. : A / TM / 573
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ACCESSIBLE FLAT ROOF
(2/F ONLY; GREENERY
TO BE PROVIDED)

VERTICAL
GREEN WALL

+15.68

+15.83

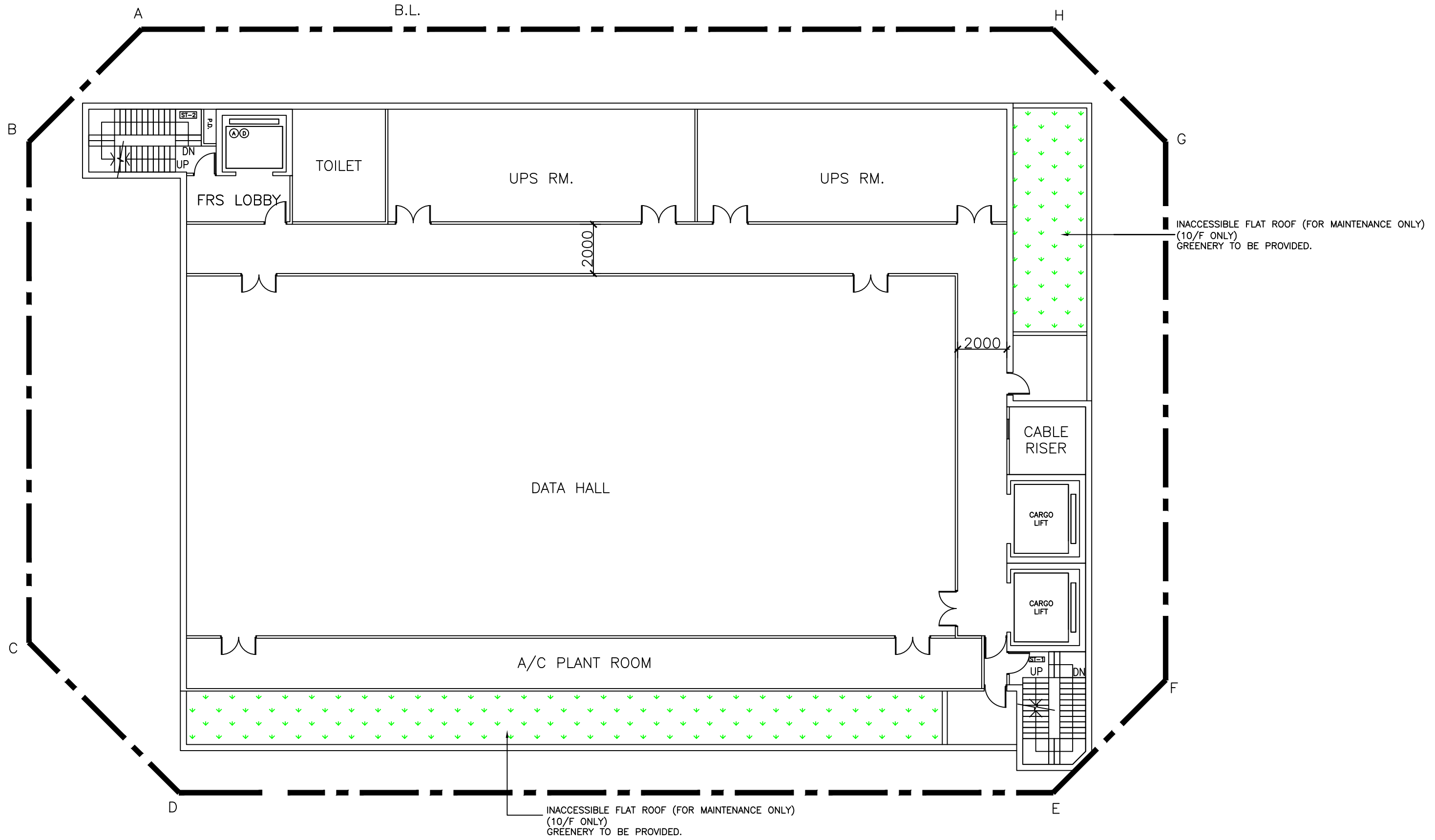
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DWG. NO.	SCALE	REV.	DATE	DESCRIPTION	PROJECT TITLE
LP-05	1:150 @A3				PROPOSED DATA CENTER AT 3 KIN TAI STREET, TUEN MUN, N.T.
DRAWN BY :	JL				DRAWING TITLE
CHECKED BY :	DC				2/F LAYOUT PLAN

申請編號 Application No. : A / TM / 573
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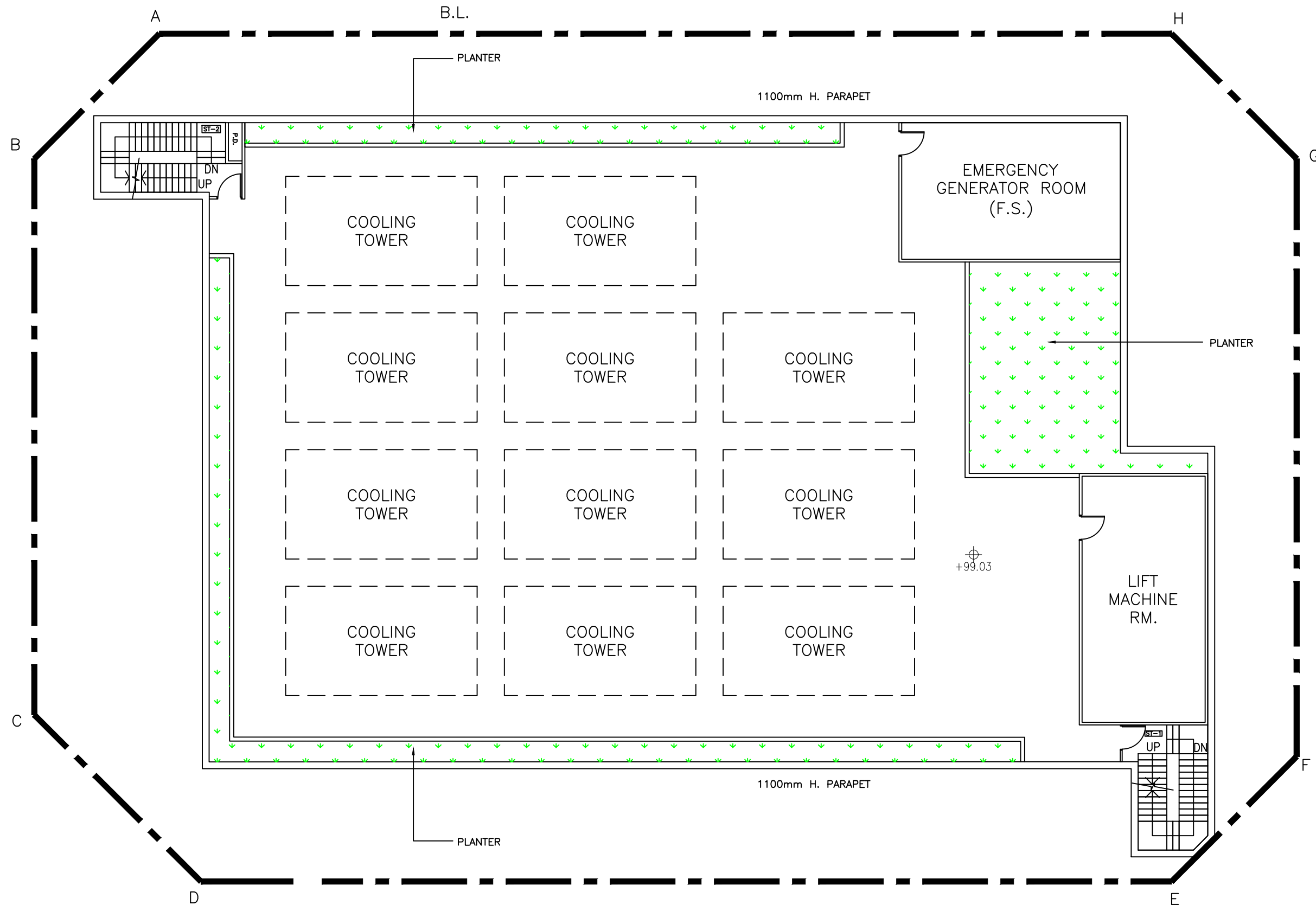
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DWG. NO.	SCALE	REV.	DATE	DESCRIPTION
LP-07	1:150 @A3			
DRAWN BY :	JL			
CHECKED BY :	DC			

PROJECT TITLE	PROPOSED DATA CENTER AT 3 KIN TAI STREET, TUEN MUN, N.T.
DRAWING TITLE	10-17/F LAYOUT PLAN

申請編號 Application No. : A / TM / 573
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DWG. NO.	SCALE	REV.	DATE	DESCRIPTION
LP-08	1:150 @A3			
DRAWN BY :	JL			
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PROJECT TITLE	PROPOSED DATA CENTER AT 3 KIN TAI STREET, TUEN MUN, N.T.
DRAWING TITLE	ROOF LAYOUT PLAN

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GREENERY AREA CALCULATION (AT G/F-2/F)

LEGEND

 GREENERY AREA AT G/F - 2/F

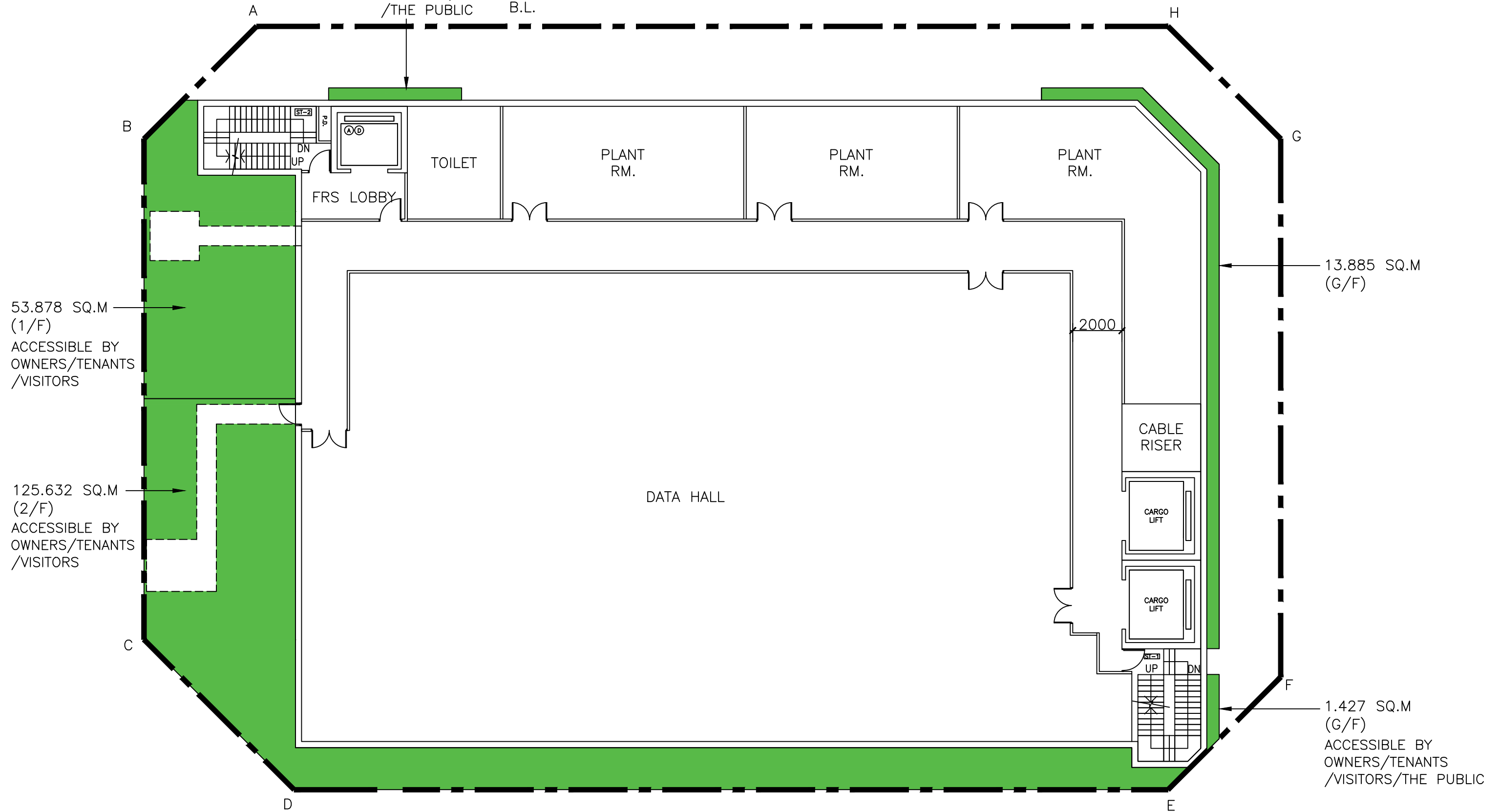
2.688 SQ.M (G/F)
ACCESSIBLE BY OWNERS/
TENANTS /VISITORS
/THE PUBLIC B.L.

$$= 2.688(G/F)+13.885(G/F)+1.427(G/F)+53.878(1/F)+125.632(2/F)$$

$$+82 \text{ (VERTICAL GREEN AT G/F-2/F; NOT MORE THAN 30\% OF TOTAL GREENERY AREA)}$$

$$= 279.51/1382.379 \text{ SQ.M (SITE AREA)}$$

$$= 20.219\% > 20\%$$

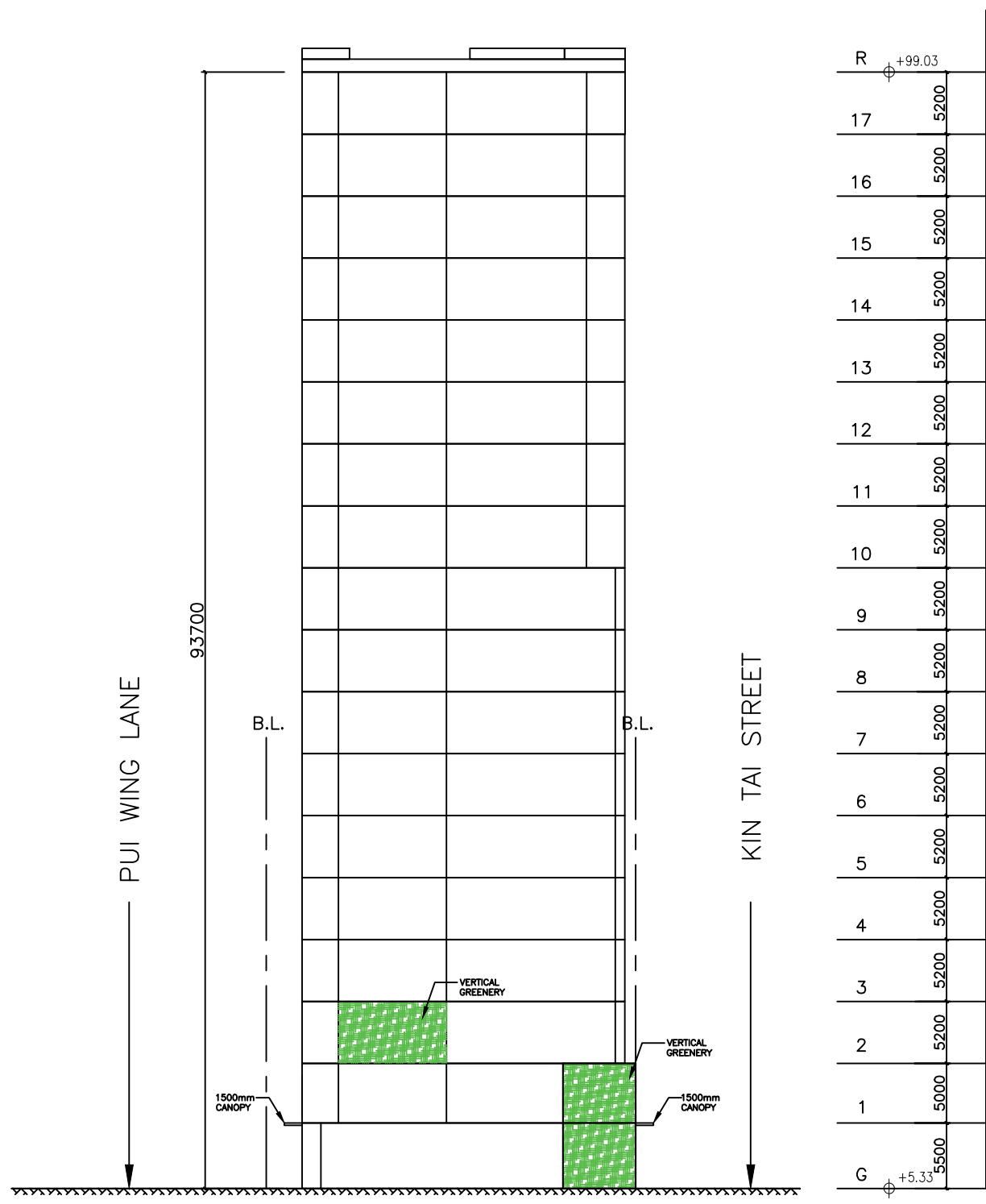


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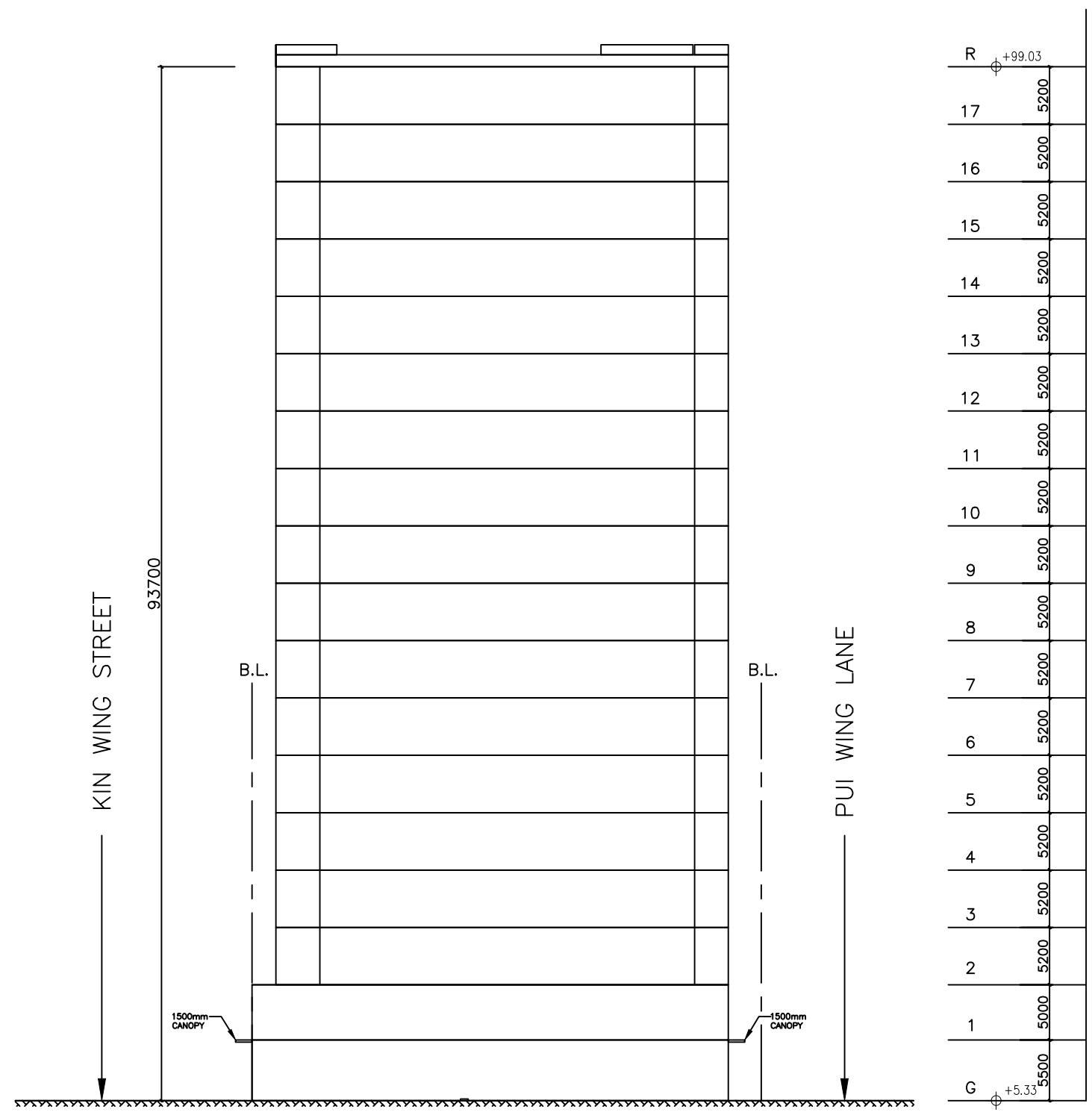
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DRAWN BY :	JL			
CHECKED BY :	DC			

PROJECT TITLE
PROPOSED DATA CENTER AT 3 KIN TAI STREET, TUEN MUN, N.T.
DRAWING TITLE
GREENERY PLAN & CALCULATION

申請編號 Application No. : A / TM / 573
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ELEVATION
FACING KIN WING STREET



ELEVATION
FACING KIN TAI STREET

GENERAL NOTES

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DWG. NO.	SCALE
LP-10	NTS
DRAWN BY :	JL
CHECKED BY :	DC

REV.	DATE	DESCRIPTION	PROJECT TITLE
			PROPOSED DATA CENTER AT 3 KIN TAI STREET, TUEN MUN, N.T.
			DRAWING TITLE
			FRONT ELEVATION & SIDE ELEVATIONS

申請編號 Application No. : A / TM / 573
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