

Form No. S16-I  
表格第 S16-I 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)

2022年 5月 3 0日

此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

根據《城市規劃條例》(第131章) 38 MAY 2022  
第16條遞交的許可申請  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7M/573
	Date Received 收到日期	30 MAY 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 ☒ Company 公司 / ☐ Organisation 機構)

IDEAL STAR GROUP LIMITED

## 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 ☒ Company 公司 / ☐ Organisation 機構)

PEGASUS DESIGN &amp; BUILD LIMITED

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	NO. 3 KIN TAI STREET, TUEN MUN, N.T. T.M.T.L. 84
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1382.379 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 not more than 15759.1206 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Business" 「其他指定用途」註明「商貿」
(f) Current use(s) 現時用途	Industrial Building  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)"<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上述任何方格的空間不足，請另頁說明)



- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途



**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度 .....	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積 .....	sq.m 平方米	<input type="checkbox"/> About 約
(b) Intended use/development 有意進行的用途/發展	Depth of filling 填土厚度 .....	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度 .....	m 米	<input type="checkbox"/> About 約
	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)		

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置	
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置	
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度	
	Name/type of installation 裝置名稱/種類	Number of provision 數量
	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction 地積比率限制 From 由 9.5 to 至 11.4
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....%
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/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，以作准許的資訊科技及電訊業用途

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 Not more than 15759.1206 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 Not more than 11.4 ☐ About 約
- Proposed site coverage 擬議上蓋面積 Not more than 10.5m - 52.1m: 72%; 52.1m - 93.7m: 63%; 0m - 5.5m: 86%; 5.5m - 10.5m: 82%; ..... % ☐ About 約
- Proposed no. of blocks 擬議座數 1
- Proposed no. of storeys of each block 每座建築物的擬議層數 19 storeys 層
- ☒ include 包括 1 storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 98.81 mPD 米 (主水平基準上) ☒ About 約  
93.7 m 米 ☒ About 約



☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities  
政府、機構或社區設施 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

not more than 15759.1206 sq. m. for Information Technology and Telecommunications Industries with ancillary office .....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	B1/F, G/F	CARPARK, LOADING AND UNLOADING AREA, M&E
.....	1/F	E&M, ANCILLARY OFFICE
.....	2-17/F	DATA HALL
.....	Roof	E&M
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Greenery area at G/F, 1/F &amp; 2/F around 288.549sq.m



### 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

APRIL 2025

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的汽車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) KIN TAI STREET, KIN WING STREET, PUI WING LANE</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <span style="float: right;">21</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">(incl. 1 disable carpar</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">8</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">4</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																		
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積...1382.379... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....4.5.....m 米 <input checked="" type="checkbox"/> About 約</p>																		
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			
Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																			



## 10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

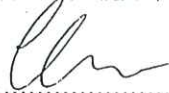
Please refer to the Planning Statement

**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

CHAN KAI LAAM

Name in Block Letters  
姓名（請以正楷填寫）



DIRECTOR

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

PEGASUS DESIGN & BUILD LIMITED

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

01.04.2022

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



**For Developments involving Columbarium Use, please also complete the following:**  
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量②

Maximum number of sets of ashes that may be interred in the niches  
在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches  
在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	NO. 3 KIN TAI STREET, TUEN MUN, N.T. T.M.T.L. 84		
Site area 地盤面積	1382.379 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	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		
Zoning 地帶	"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，以作准許的資訊科技及電訊業用途		
(i) 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	15759.1206 <input checked="" type="checkbox"/> Not more than 不多於	11.4 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 / <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	93.7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		98.81	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		19  1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input checked="" type="checkbox"/> Include 包括 / <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 / <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	0m - 5.5m: 86%; 5.5m - 10.5m: 82%; 10.5m - 52.1m: 72%; 52.1m - 93.7m: 63%      % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	21
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	21
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	12
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	8 4

#### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" 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)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Reports 報告書</b>		
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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input 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 type="checkbox"/>

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。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pu



Re: S.16 Planning Application at TMTL 84  
24/05/2022 12:25

From: TM Kong  
To: kfscheung@pland.gov.hk, admin@pegasusdbhk.com  
Cc: sclyau@pland.gov.hk, admin@pegasusdbhk.com  
File Ref:

Dear Ms. Cheung,  
Please ignore the email received on 23.5.2022, and refer to this email instead.  
Please check attached files for the update/rectification of the following documents.

1. SI Letter
2. The latest form with updated GFA
3. Replacement page (P19) of the Planning Statement
4. Replacement page for Drawing LP-01

Thank you.

Regards,  
TM Kong

TM Kong <

> 於 2022年5月23日週一 下午4:26寫道:

Dear Ms. Cheung,

Please check attached files for the update/rectification of the following documents.

1. SI Letter
2. The latest form with updated GFA
3. Replacement page (P19) of the Planning Statement
4. Replacement page for Drawing LP-01

Thank you.

Regards,  
TM Kong

此文件在2022年 5月 30日 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

30 MAY 2022

This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

不含病毒。www.avast.com



PDB22-0523-01 (revised).pdf Gemmy\_PS replacement page 19.pdf LP-01 further revised .pdf



Our ref: PDB22-0523-01  
Your ref: -  
Date: 23 May 2022

(By Email)

The Secretariat of the Board  
15/F, North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong

Dear Sir/Madam,

**Proposed s16 Application to Minor Relaxation of Plot Ratio Restriction for Permitted Non-polluting Industrial Development at Tuen Mun Town Lot No. 84 -  
No.3 King Tai Street, Tuen Mun, New Territories**

I refer to the captioned s16 application. This letter is to rectify the Gross Floor Area of the Proposed Application to not more than 15759.1206sq.m. Please see attachments for the updated form, planning statement and drawing LP-01.

Should you have any query, please feel free to contact TM Kong at

Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
Pegasus Design & Build Ltd.

  
Daniel Chan  
Director



# 7. DEVELOPMENT PROPOSAL

## 7.1 Development Parameters

7.1.1 Gemmy Development Industrial Building is the existing building on the Site, which covers an area of around 1,382.379m<sup>2</sup>. The Proposed Development includes a 19-storey building including a basement for carparking. The site area maintains the same while the Plot Ratio (PR) is suggested to be increased from 9.5 to not more than 11.4. The Gross Floor Area (GFA) would then be not more than 15,759.1206m<sup>2</sup>. According to the current design, the above changes would not be breaching the building height restriction of 100 mPD as stipulated in the OZP.

7.1.2 The design layout plans of the Development are attached at **Drawing LP-01 to LP-10**. The summary of the development parameters of the development are listed in **Table 4 and 5 below**.

*Table 4 Current and Proposed Development Parameters*

	Current Building	Proposed Development
Site Area	1,382.379m <sup>2</sup>	1,382.379m <sup>2</sup>
Plot Ratio (PR)	9	Not more than 11.4
Total Gross Floor Area (GFA)	12,441.411 m <sup>2</sup>	Not more than 15759.1206 m <sup>2</sup>
Bonus PR to be claimed under Building (Planning) Regulations (B(P)R)		0
Site Coverage (SC)		
- G/F	100%	Not more than 86%
- 1/F		Not more than 82%
- 2/F – 9/F		Not more than 72%
- 10/F – 17/F		Not more than 63%
No. of Storeys	9 (G/F – 8/F)	19 (B1/F – 17/F)



## 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)	
B1/F	CARPARK/L/UL	4500mm	= NIL	
G/F, RUN-IN & OUT (KIN TAI STREET)	PASSENGER ENTRANCE/ CARPARK/L/UL/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	
TOTAL			15759.01	

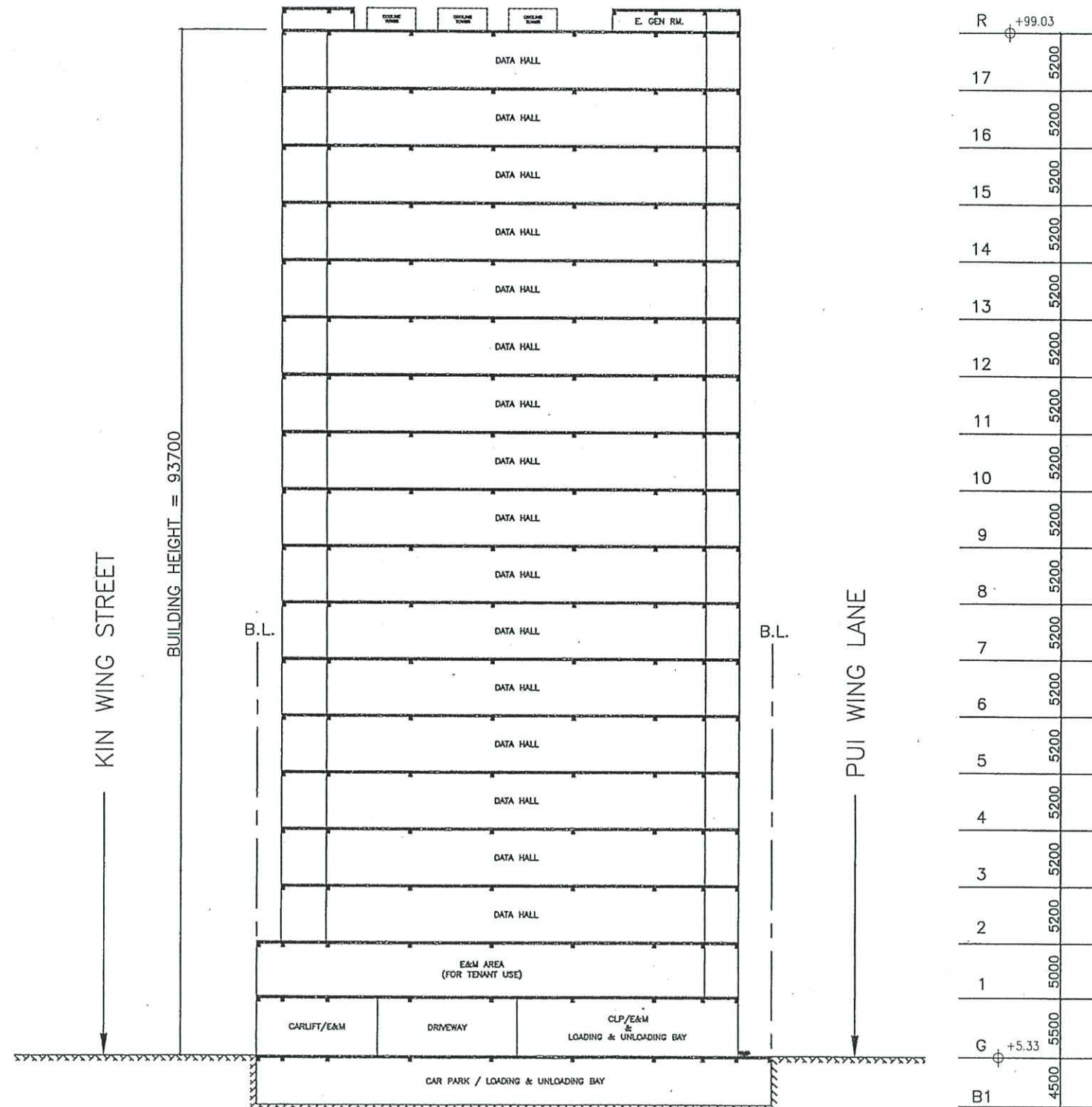
PROPOSED GFA = 15759.01 < 15759.1206 < 20375.685 SQ.M  
 PROPOSED PLOT RATIO = 15759.01 / 1382.379 = 11.3999 < 11.4  
 PROPOSED SITE COVERAGE =

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 = 20 NOS. OF MOTOR VEHICLE  
(SUBJECT TO TD'S APPROVAL) = 1 NOS. OF ACCESSIBLE PARKING SPACE

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

PROPOSED GREENERY COVERAGE = 198.028 (PROVIDED IN PRIMARY ZONE)  
+ 90.521 (VERTICAL GREEN)  
= 288.549 / 1382.379 = 20.873% >20%



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.	SCALE	REV.	DATE	DESCRIPTION	PROJECT TITLE
	LP-01	NTS				PROPOSED DATA CENTER AT 3 KIN TAI STREET, TUEN MUN, N.T.
	DRAWN BY : JL					DRAWING TITLE
	CHECKED BY : DC					SECTION & CALCULATION

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&put



Re: S.16 Planning Application at TMTL 84

25/05/2022 17:03

From: TM Kong <  
To: kfscheung <kfscheung@pland.gov.hk>  
Cc: sclyau@pland.gov.hk  
File Ref:

1 attachment



Gemmy\_PS replacement page 15.pdf

Dear Ms. Cheung,

Please see attachment for the rectification of the planning statement.

Thanks

Regards,

TM Kong

TM Kong <

> 於 2022年4月29日週五 下午1:24寫道:

Dear Ms. Cheung,

Please check attached files for the update/rectification of the following documents.

1. The latest form with updated GFA
2. Replacement page (P19) of the Planning Statement
3. Replacement page for Drawing LP-01

Thank you.

Regards.  
TM Kong

2022年 5月 3 0日  
此文件在\_\_\_\_\_收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。 30 MAY 2022  
This document is received on\_\_\_\_\_.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.



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## 4.2 Explanatory Notes of the OZP

- 4.2.1 The Site falls on the "OU(B)" zone in Tuen Mun Area 9, about 3.64 ha to the north and south of the bus depot and KMB Overhaul Centre. According to the Area Assessment 2009, the area in this zone would be for business use. This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

## 4.3 Existing Pre-1987 Industrial Building

- 4.3.1 The application is for redevelopment of an existing pre-1987 industrial building (pre-1987 IB) namely Gemmy Development Industrial Building. The Occupation Permit was issued in 1979. According to the Chief Executive's 2018 Policy Address, a policy to encourage the redevelopment of pre-1987 IB was announced, which allows a 20% relaxation of maximum permissible non-domestic plot ratio. Since 2010s, a total of 130+ planning applications have been approved for the 20% relaxation.

## 4.4 The Transformation of "OU(B)" in Tuen Mun

- 4.4.1 The Planning Department undertook and review industrial land periodically in 2000, 2005, 2009 and 2014. According to the Report on 2014 Area Assessments of Industrial Land in the Territory published by Planning Department (PlanD), the Vacancy Rates of Individual "OU(B)" Area Based on GFA is 4.6% for Tuen Mun Area 9, which is relatively lower than the territorial figure of 6.0% for all "OU(B)" areas.
- 4.4.2 The Report analyzed and made recommendation on the usage of the Tuen Mun Area 9:

"In terms of usage, Warehouse/Storage is the largest user, occupying about 55.5% of the GFA. Manufacturing/Workshop is the second largest user, taking up about 10.8% of the GFA. Office takes up about 7.0% of the GFA. About 5.9% of the GFA is for "Other Uses". The major type of uses include shop and services, religious institution, research and development/testing centre and showroom, all of which constitute about 4.2% of the GFA...

...Given the above, in particular that the area was only rezoned to "OU(B)" in March 2012, and there is still a high percentage of GFA of the existing industrial buildings for industrial use (about 66.3% for Manufacturing/Workshop and

Our ref: PDB24-0205-01  
Your ref: A/TM/573  
Date: 5 February 2024

(By Email)

**The Secretariat of the Board**

15/F, North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong

Dear Sir/Madam,

**Proposed s16 Application to Minor Relaxation of Plot Ratio Restriction for Permitted Non-polluting Industrial Development at Tuen Mun Town Lot No. 84 –  
No.3 Kin Tai Street, Tuen Mun, New Territories**

We refer to the captioned s16 application. This letter is to submit a Consolidated Supporting Planning Statement to replace all previous versions of Planning Statement, Further Information and Technical Assessments.

Should you have any query, please feel free to contact TM Kong at [REDACTED]

Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
Pegasus Design & Build Ltd.



TM Kong



**Similar Applications**

<b>Application No.</b>	<b>Zoning</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration</b>
A/TM/539 (CPTL 45 and CPTL 24)	“Industrial” (“I”)	Proposed Minor Relaxation of Plot Ratio (PR) Restriction for Permitted Industrial Use	Approved with conditions by the Committee on 17.1.2020
A/TM/567 (CPTL 45)	“I”	Proposed Minor Relaxation of PR Restriction for Permitted Industrial Use	Approved with conditions by the Committee on 20.5.2022
A/TM/568 (CPTL 24)	“I”	Proposed Minor Relaxation of PR Restriction for Permitted Industrial Use	Approved with conditions by the Committee on 20.5.2022
A/TM/585 (CPTL 45 and CPTL 24)	“I”	Proposed Minor Relaxation of PR and Building Height Restrictions for Permitted Information Technology and Telecommunications Industries Use (Data Centre)	Approved with conditions by the Committee on 28.7.2023

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**A/TM/573 3 Kin Tai Street, Tuen Mun MR**  
30/06/2022 03:36

From:  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

**A/TM/573**

No 3 Kin Tai Street, Tuen Mun

Site area : About 1,382m<sup>2</sup>

Zoning : "Other Specified Uses" annotated "Business"

Applied Development : Proposed **MR of PR** for Data Centre / 33 Vehicle Parking

Dear TPB Members,

That every development applies for MINOR relaxations and that PD, responsible for drafting the OZP in the first place, supports the applications makes a mockery of the OZP process.

I would refer to the minutes of 31 May 2019 re a similar application: strong justification and planning merits for the proposed minor relaxation of BH restriction. Approving such applications without strong justification and planning merits would set an undesirable precedent.

(a) the planning and design merits of the proposed scheme, taking into account the site specific characteristics and local context;

(b) design of street level on pedestrian accessibility, connectivity and comfort;

(c) compliance with relevant provisions of Sustainable Building Design Guidelines; and

(d) consideration of green building design

The Applicant appears to believe that a reduction in the number of workers in the building is a plus. Many would view this as negative.

Apart from the set back, and given that "A data center is also an energy-guzzling facility: with nearly 40 percent of energy going to its cooling systems to maintain a temperature-controlled environment, round the clock. Estimates further suggest that data centers account for up to 5 percent of global greenhouse gas emissions." there



is little community benefit provided to mitigate the impact.

What looks like narrow planters on the ground floor and some green outlines on 1<sup>st</sup> and 2<sup>nd</sup> floor, no details are provided with regard to the green measures. Any tree planting on the substantial setback for example?

Members must ensure that green measures would be sustainable and permanent, not merely ornaments trotted out to secure approval. You should also request the applicant to submit images of the features.

Redevelopment should provide wider pavements and the possibility of tree planting on pavements to mitigate the increased bulk and in recognition that going forward we face higher temperatures, more storms and wet weather.

Mary Mulvihill

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號**

231009-161204-88949

**Reference Number:****提交限期**

13/10/2023

**Deadline for submission:****提交日期及時間**

09/10/2023 16:12:04

**Date and time of submission:****有關的規劃申請編號**

A/TM/573

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. Jacky Chow

**Name of person making this comment:****意見詳情****Details of the Comment :**

I would like to object to the said planning application.

It is understood that the applicant seeks to transform the site for data centre usage. In fact, there has been multiple approved planning applications for data centre usage since the inception of re-vitalisation of industrial building in 2018, including the following examples. The maximum permissible GFA for development approved by the Town Planning Board is more than 2.0 million sqft/ 180,000 sqm.

- A/TW/509 at 8-14 Sha Tsui Road, Tsuen Wan (52,955 sqm GFA)
- A/TW/518 at DD 355 Lot 301 RP on Pun Shan Street, Tsuen Wan (10,300 sqm GFA)
- A/KC/488 at 11-19 Wing Yip Street, Kwai Chung (32,733 sqm GFA)
- A/KC/466 at 2-16 Lam Tin Street, Kwai Chung (22,931 sqm GFA)
- A/KC/484 at 57-61 Ta Chuen Ping Street, Kwai Chung (25,775 sqm GFA)
- A/KC/473 at 2-10 Tai Yuen Street, Kwai Chung (21,820 sqm GFA)
- A/TM/585 at 13 & 15 San On Street, Tuen Mun (21,180 sqm GFA)

Further than these floor areas, since 2018, there are further land plots granted by the Government for the usage as data centres. The maximum permissible GFA for development from the newly granted land is more than 2.3 million sqft/ 210,000 sqm.

- Tseung Kwan O Town Lot No. 131, Tsuen Kwan O (112,640 sqm GFA)
- Sha Tin Town Lot No. 613, Fo Tan (87,191 sqm GFA)
- Fanling Sheung Shui Town Lot No. 268, Fanling (20,140 sqm GFA)

There are further developments not yet included in such calculation, such as those in development within the Tseung Kwan O Innopark.

With these 4.3 million sqft GFA of new supplies in data centre, there will be a surge in such supply in the near term. Further approval for data centre development would therefore be creating a surge in data centre supply. I am therefore making an objection to such planning application on the basis that this will allocate an excessive land plots for data centre space supply in Hong Kong and damaging the demand-supply balance in such supply in Hong Kong.



**Recommended Advisory Clauses**

- (a) the approval of the applications does not imply that any proposal on building design elements to fulfil the requirements under the Sustainable Building Design Guidelines and any gross floor area (GFA) concession of the proposed developments will be granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) direct to obtain the necessary approval. If the proposed building design elements and GFA concession are not approved/granted by the BA and major changes to the current schemes are required, a fresh planning application to the Town Planning Board (the Board) may be required;
- (b) to note the comments of the District Lands Officer/Tuen Mun (DLO/TM) and the Chief Estate Surveyor/Development Control (CES/DC), Lands Department (LandsD):
  - (i) the proposed development being a data centre does not comply with the existing lease conditions. If the Town Planning Board (the Board) approved the subject application, the owner of the subject lot would be required to submit a lease modification application to LandsD to implement the proposal. Upon receipt of the lease modification application, it will be considered by LandsD acting in the capacity as landlord at its sole discretion. There is no guarantee that the application will be approved by LandsD. In the event that the application is approved, it will be subject to such terms and conditions as the Government shall see fit, including among others, user restriction for non-residential purposes, the 5-year time limit for completion of the development, payment of full premium and administrative fee, other conditions applicable to the 2018 Industrial Building (IB) Revitalisation Measures, etc. LandsD would examine the details of the proposed development against the existing lease during the building plan submission stage. The site area stated in the Planning Statement has not been checked and the lot owner should demonstrate if it is consistent with the registered lot area when the lease modification application is submitted. Under the 2018 IB Revitalisation Measures for redevelopment, the modification letter shall be executed within 3 years from the date of the Board's approval letter; and
  - (ii) the applicant proposed to relax the maximum plot ratio (PR) of the Lot from 9.4 to 11.4 for redevelopment of the Site to a data centre. The guidelines for lease modification (or a land exchange) for redevelopment of an industrial lot for relaxation of development intensity has been described in Lands Administration Office Practice Note ("LAO PN") No. 2/2019 a varied and supplemented by LAO PN NO. 2/2019A.
- (c) to note the comments of the Chief Highway Engineer/ New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the site to nearby public roads and exclusive road drains; and

- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
- (i) if there are existing structures which had been erected on the leased land without approval of the Building Authority (BA) (not being a New Territories Exempted House), they are unauthorised under the Building Ordinance (BO);
  - (ii) before any new building works are to be carried out on the application site, the prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (iii) for UBW erected on the leased land, enforcement action may be taken by the BA to effect their removal in accordance with Buildings Department's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
  - (iv) if the proposed use under application is subject to the issue of a license, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - (v) if sustainable building design may be adopted in the proposed developments, such design should comply with the outlined set out in the Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and APP-152; and
  - (vi) detailed comments under the BO will be provided at the building plan submission stage.