

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%) |

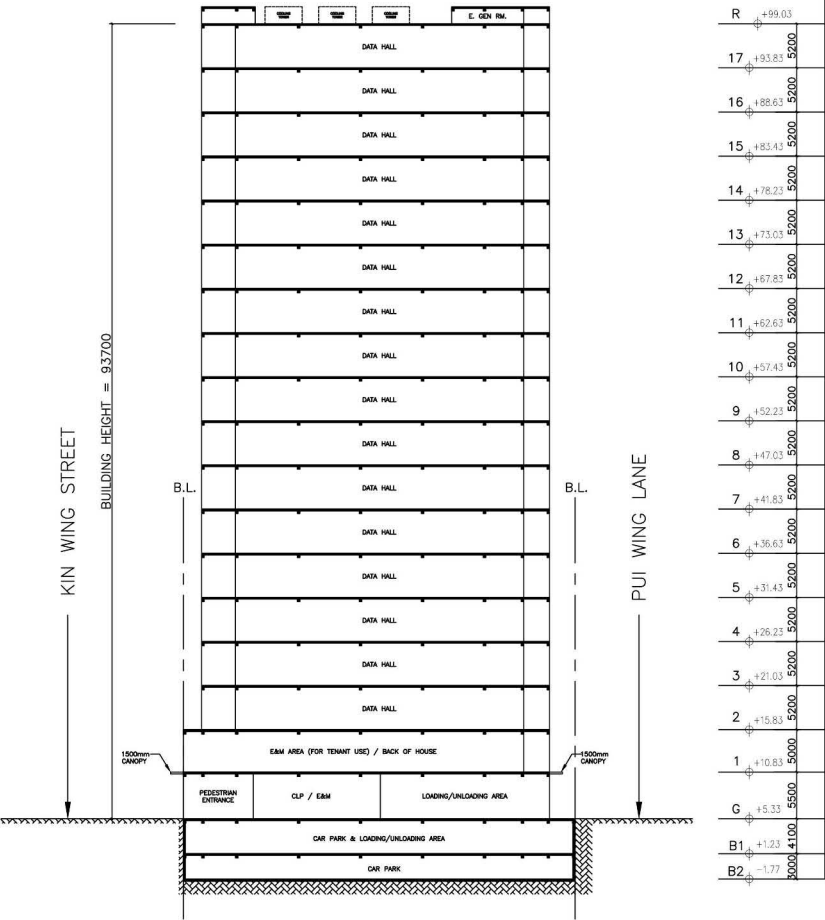
PROPOSED CAR PARKING SPACES (SUBJECT TO TD'S APPROVAL) = 27 NOS. OF PRIVATE CAR PARKING SPACE (INCLUDING 1 NO. OF ACCESSIBLE PARKING SPACE) + 5 NOS. OF MOTORCYCLE PARKING SPACE

PROPOSED LOADING/UNLOADING SPACES (SUBJECT TO TD'S APPROVAL) = 4 NOS. OF HGV = 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 (OTHER THAN G/F-2/F) = 93.930 (10/F FLAT ROOF) + 97.093 (MAIN ROOF) = 191.02 SQ.M. (13.818% OF SITE AREA)

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

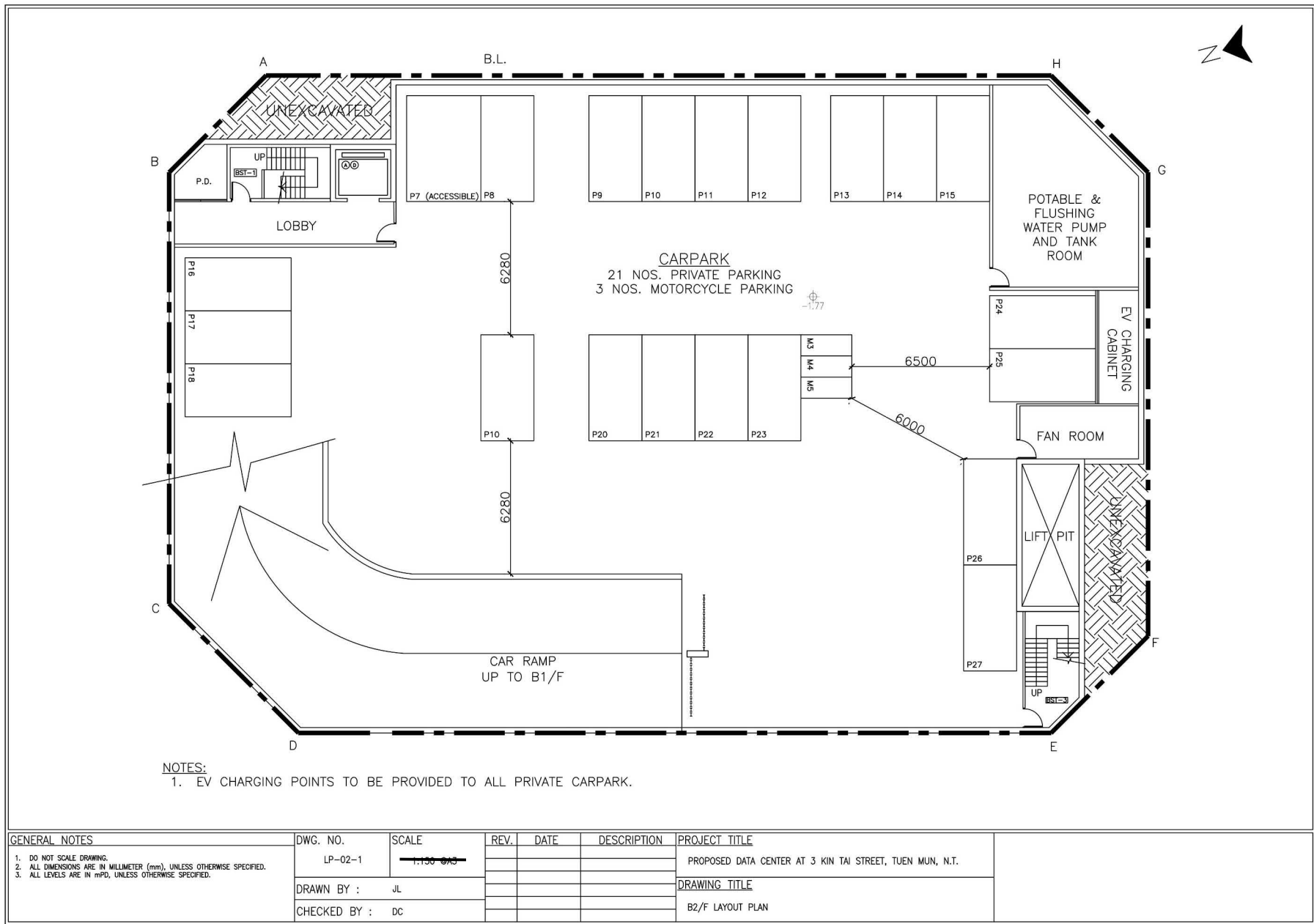


| GENERAL NOTES | DWG. NO. | SCALE | REV. | DATE | DESCRIPTION | PROJECT TITLE |
|---------------|-----------------|-------|------|------|-------------|--|
| | LP-01 | NTS | | | | PROPOSED DATA CENTER AT 3 KIN TAI STREET, TUEN MUN, N.T. |
| | DRAWN BY : JL | | | | | DRAWING TITLE |
| | CHECKED BY : DC | | | | | SECTION & CALCULATION |

參考編號
REFERENCE No.
A/TM/573

繪圖 DRAWING
A-1

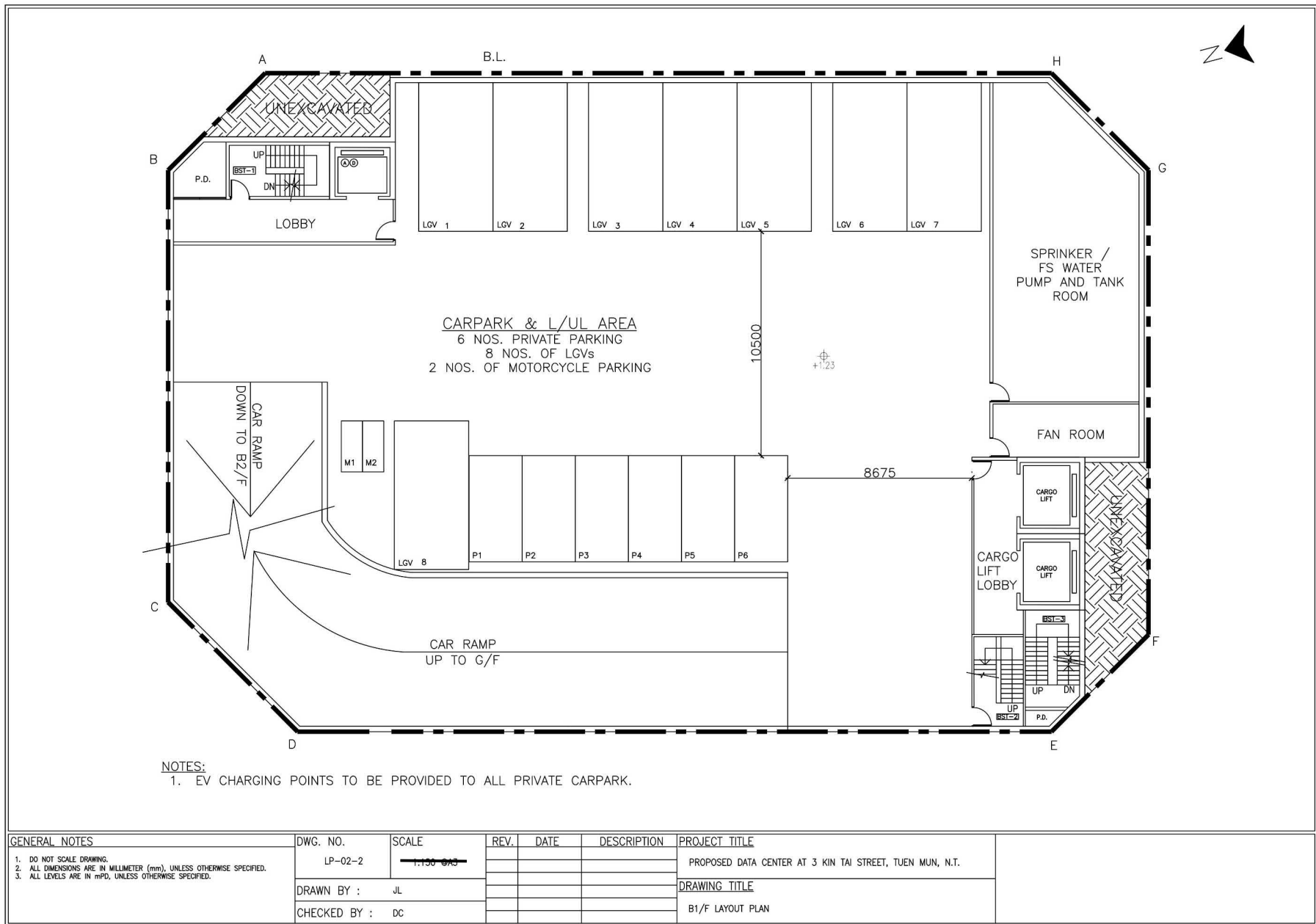
(摘錄自申請人於1. 2. 2024呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 1.2.2024)



參考編號
REFERENCE No.
A/TM/573

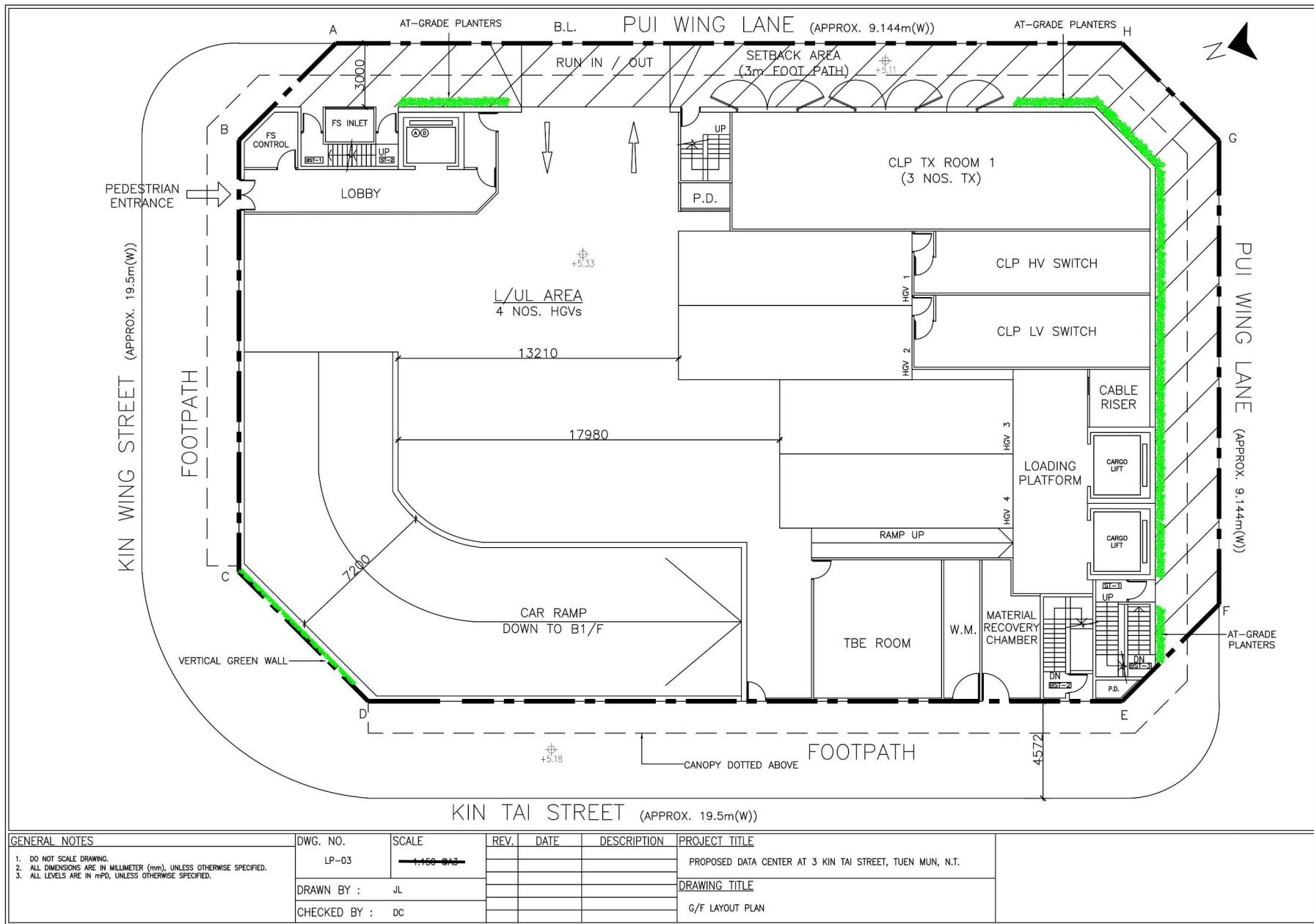
繪圖 DRAWING
A-2

(摘錄自申請人於1.2.2024呈交的進一步資料)
(Extract from Applicant's Further
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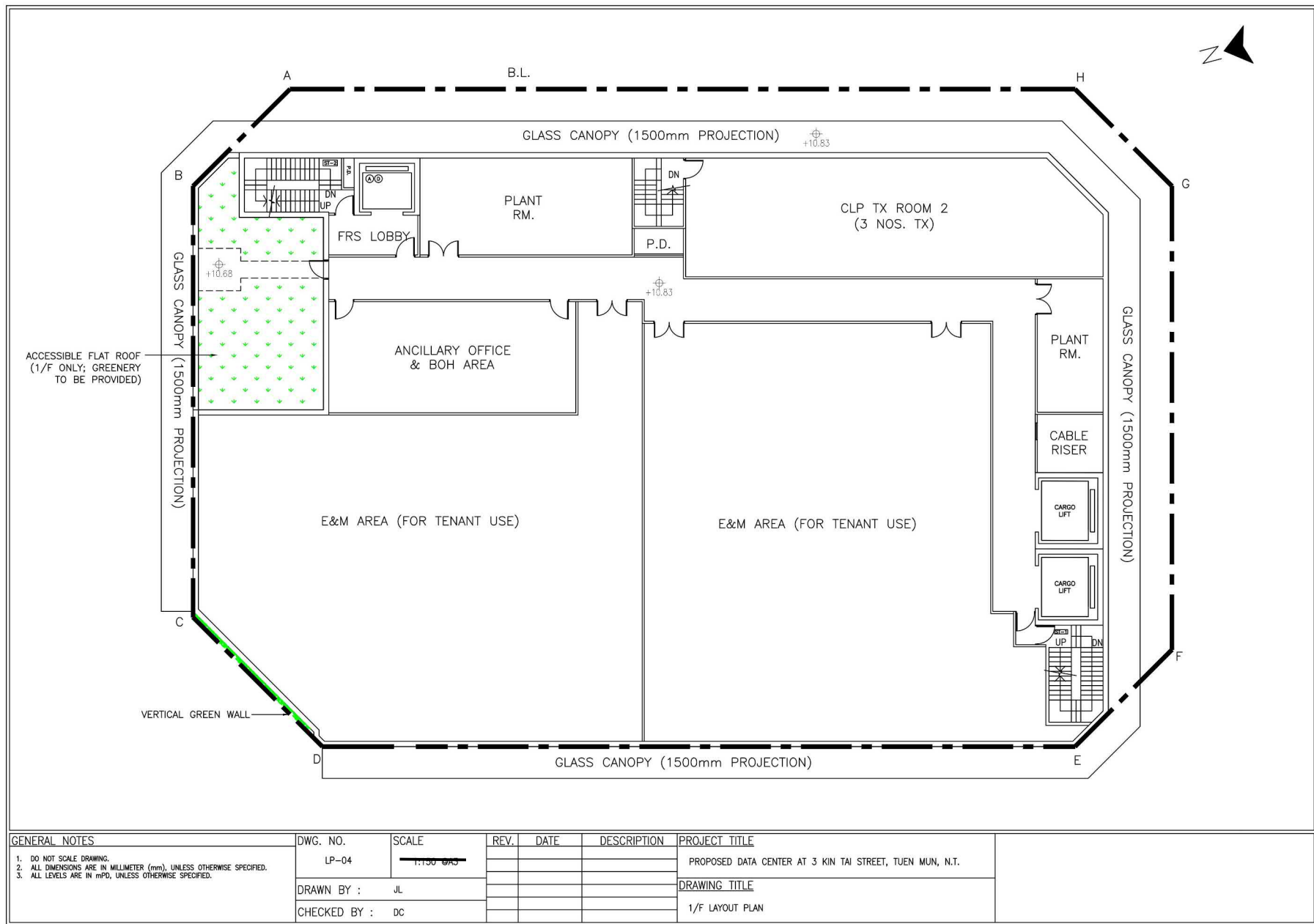
NOTES:
1. EV CHARGING POINTS TO BE PROVIDED TO ALL PRIVATE CARPARK.

| 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-02-2 | 1:100 GAS | | | | PROPOSED DATA CENTER AT 3 KIN TAI STREET, TUEN MUN, N.T. |
| | DRAWN BY : JL | | | | | DRAWING TITLE |
| | CHECKED BY : DC | | | | | B1/F LAYOUT PLAN |



| | |
|-----------------------------------|----------------------|
| 參考編號 REFERENCE No. A/TM/573 | 繪圖 DRAWING A-4 |
|-----------------------------------|----------------------|

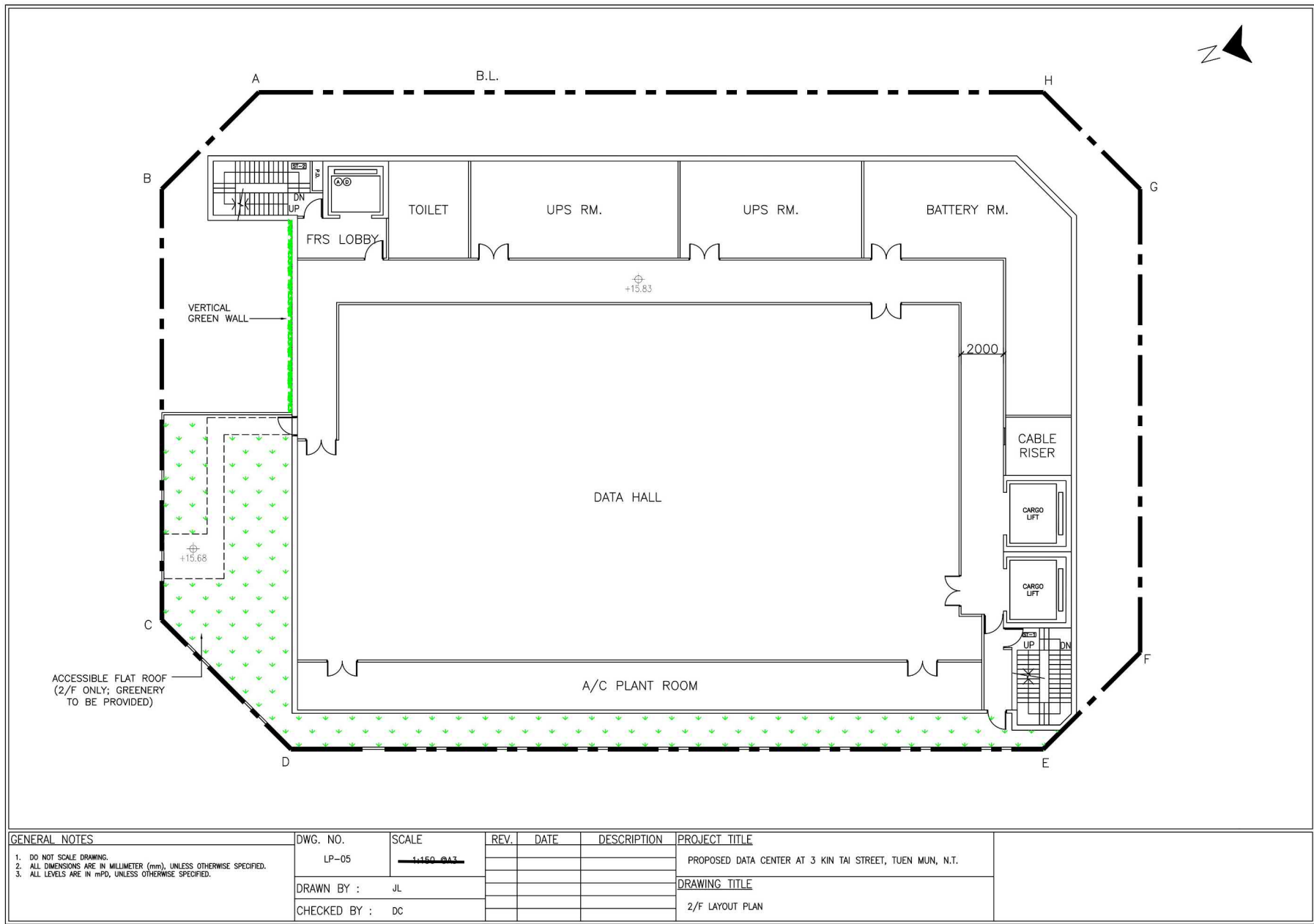
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繪圖 DRAWING
A-5

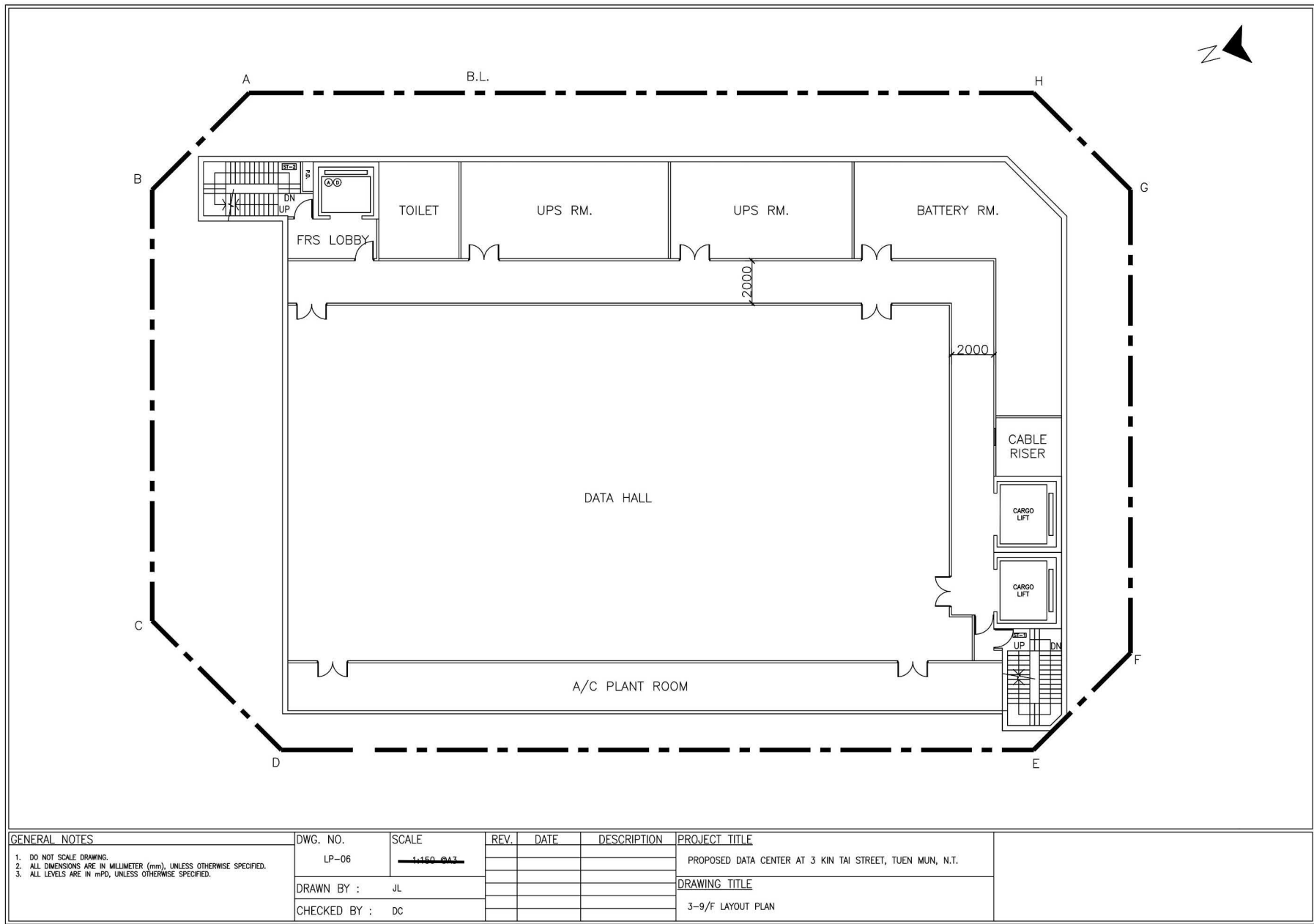
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繪圖 DRAWING
A-6

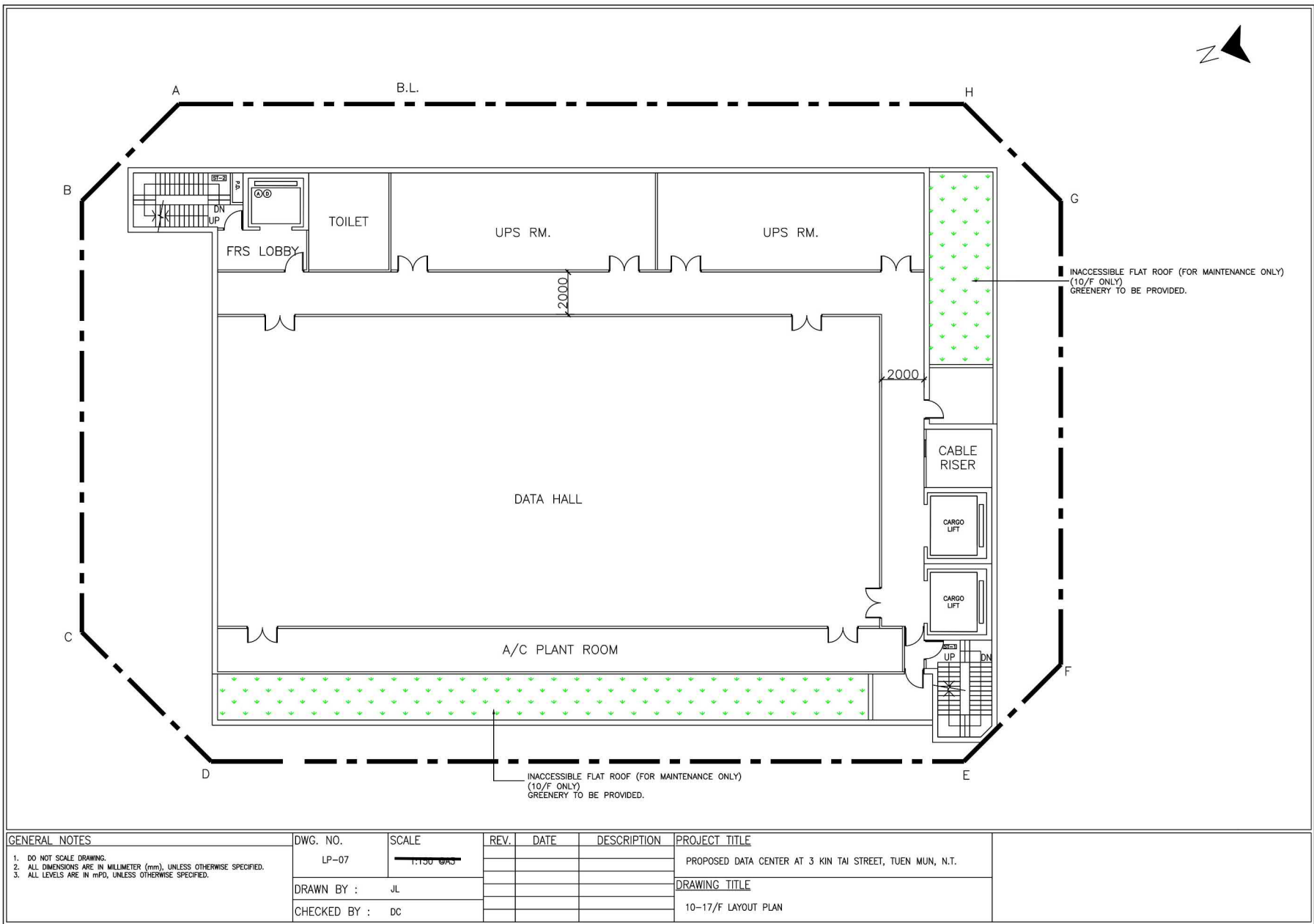
(摘錄自申請人於1.2.2024呈交的進一步資料)
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A/TM/573

繪圖 DRAWING
A-7

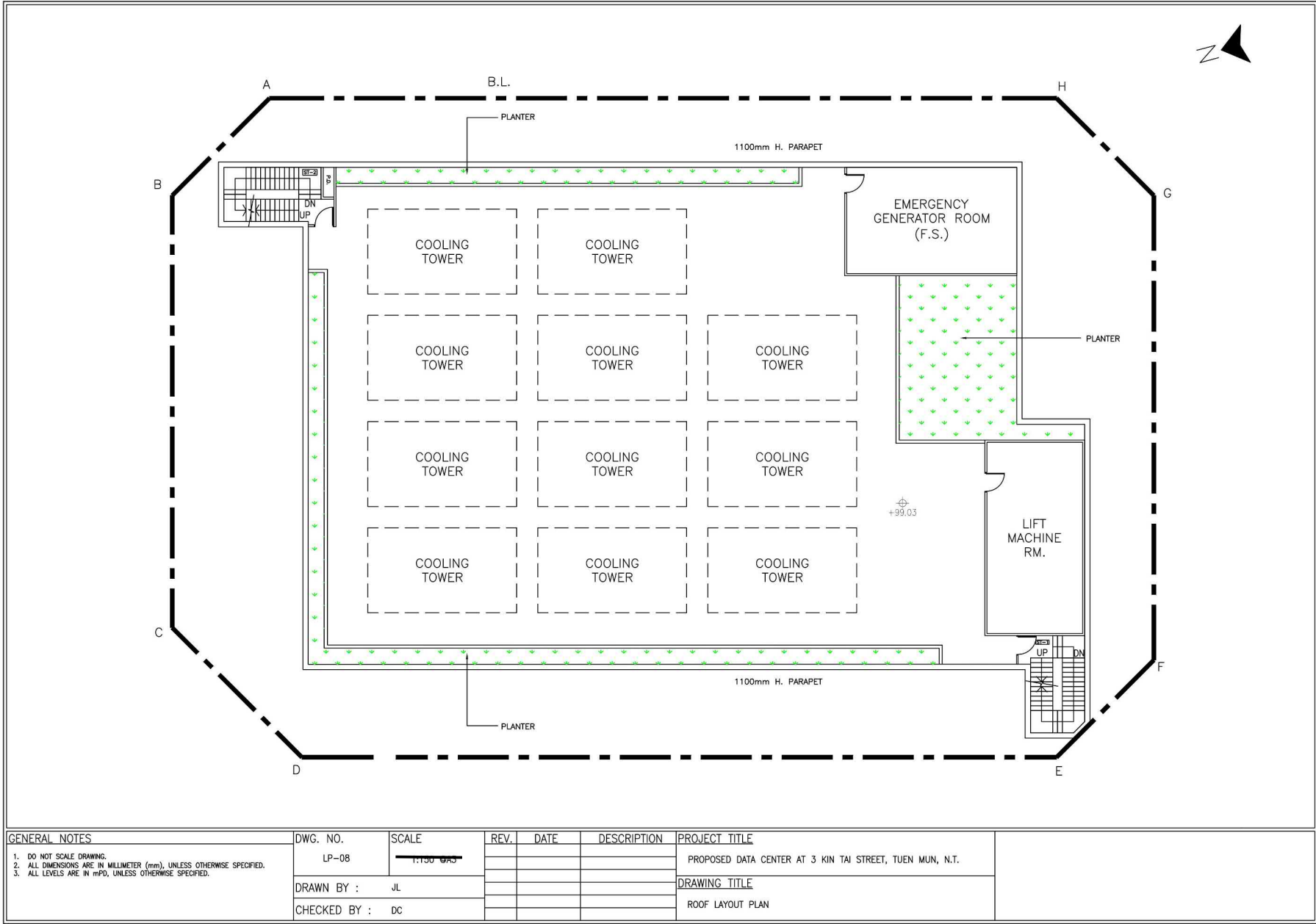
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A/TM/573

繪圖 DRAWING
A-8

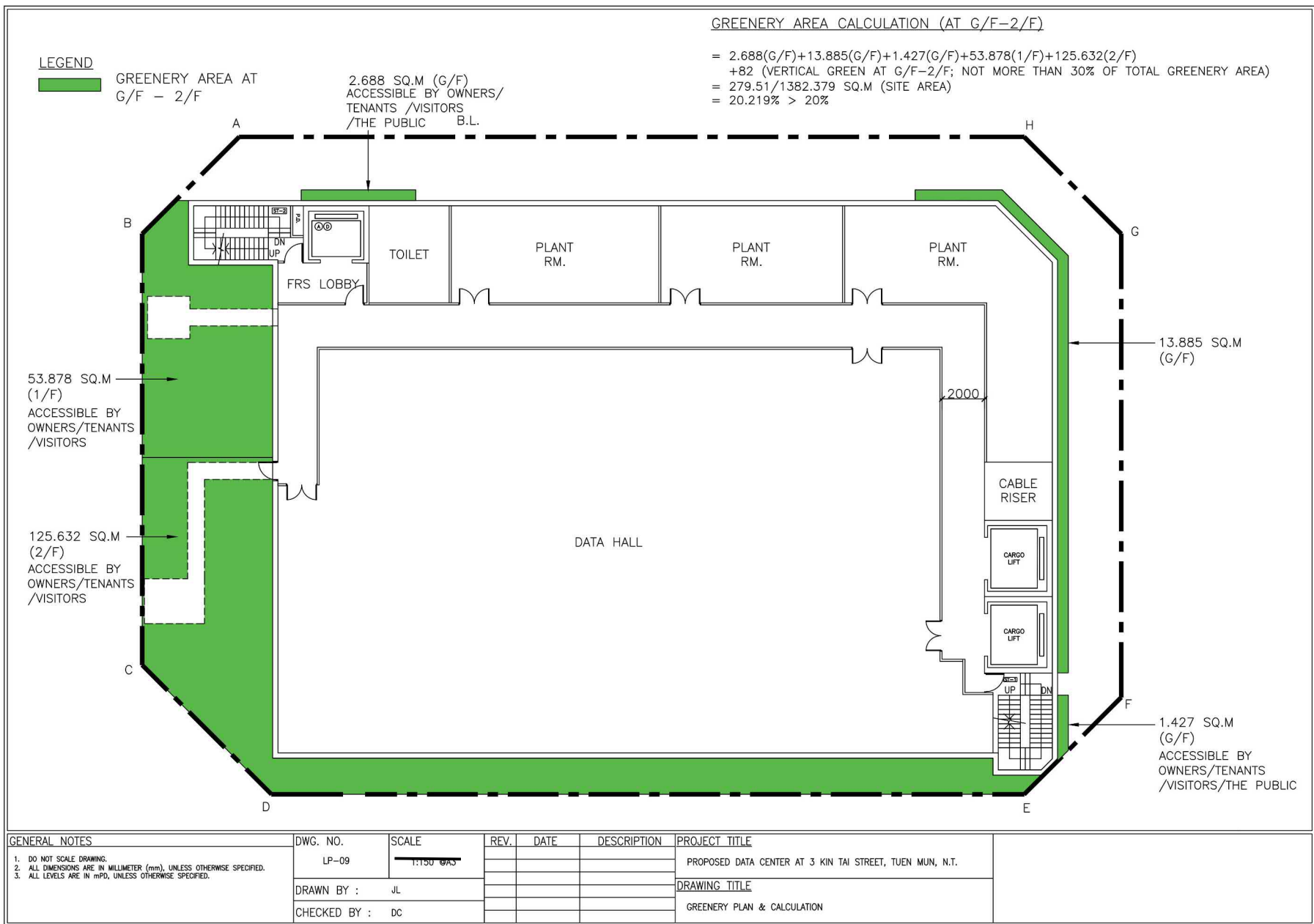
(摘錄自申請人於1. 2. 2024呈交的進一步資料)
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A/TM/573

繪圖 DRAWING
A-9

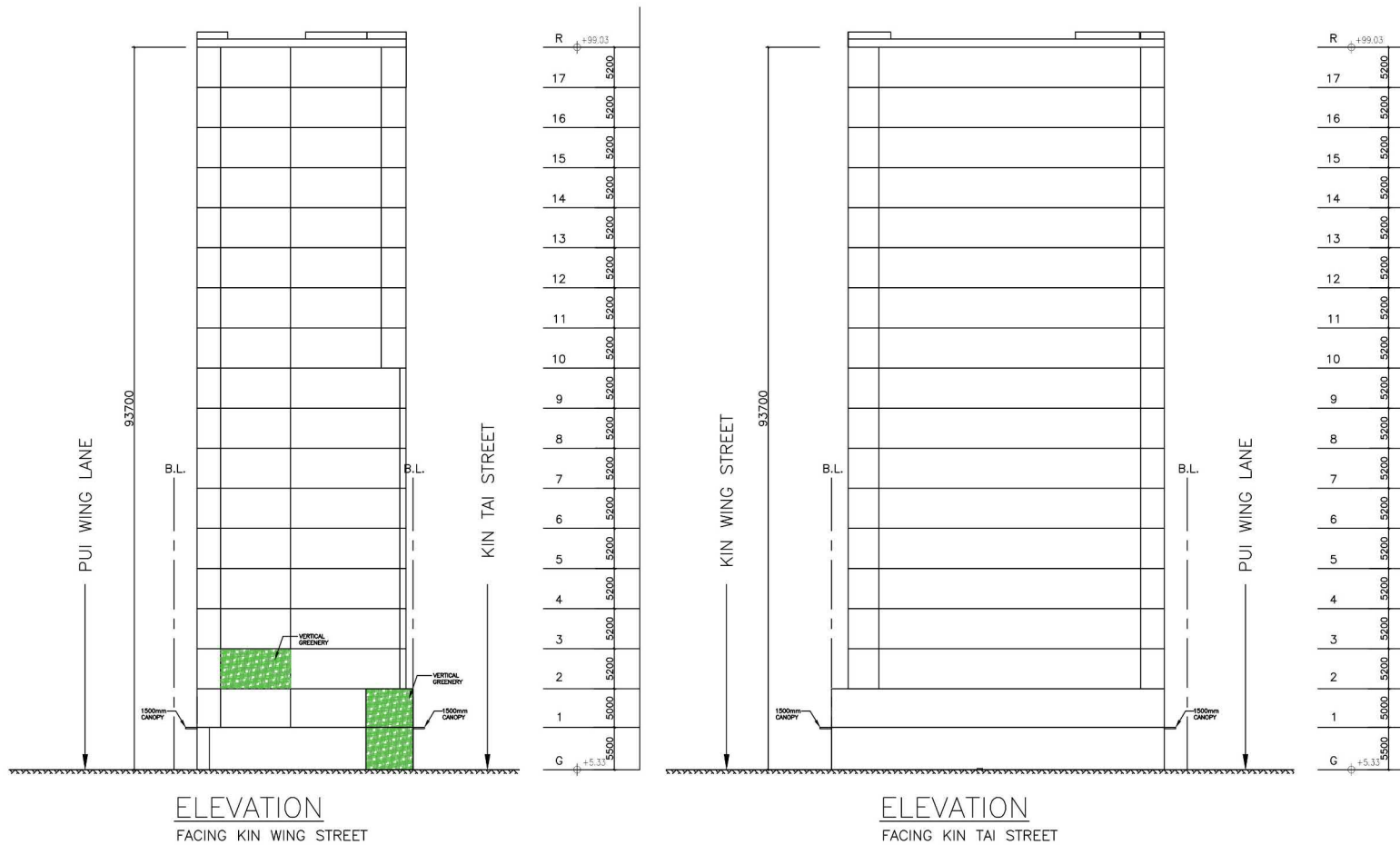
(摘錄自申請人於1. 2. 2024呈交的進一步資料)
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A/TM/573

繪圖 DRAWING
A-10

(摘錄自申請人於1. 2. 2024呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 1.2.2024)



GENERAL NOTES

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- ALL LEVELS ARE IN mPD, UNLESS OTHERWISE SPECIFIED.

DWG. NO.

LP-10

SCALE

NTS

REV.

DATE

DESCRIPTION

PROJECT TITLE

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

DRAWING TITLE

FRONT ELEVATION & SIDE ELEVATIONS

DRAWN BY :

JL

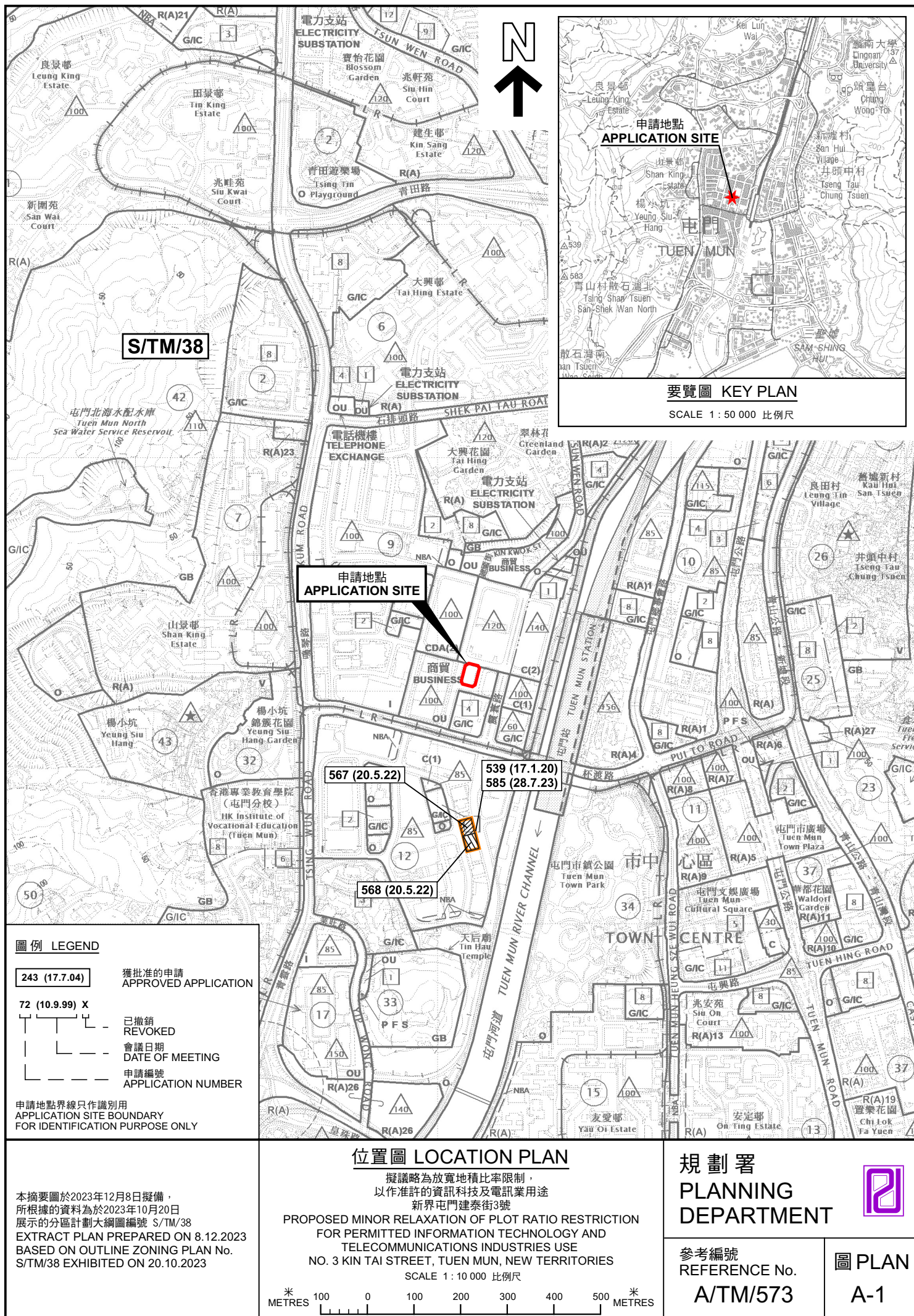
CHECKED BY :

DC

參考編號
REFERENCE No.
A/TM/573

繪圖 DRAWING
A-11

(摘錄自申請人於1. 2. 2024呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 1.2.2024)



CDA(2)

九巴總修中心
KMB
Overhaul Centre

巴士廠
Bus Depot

S/TM/38

建榮街

KIN TAI STREET

TSUN WEN ROAD

KIN WING STREET

A1及A2座
Block A1&A2

平台
Podium

精棉
工業大廈
Gemmy
Industrial
Building

TMTL 84

PUI WING LANE

德榮工業大廈
Tak Wing
Industrial
Building

恒威工業中心
Hang Wai
Industrial Centre

B1及B2座
Block B1&B2

OU
商貿
Business

建泰街

沛榮里

屯門消防貨倉
Fire Services
Tuen Mun Store

屯門區
消防總局
Tuen Mun
Divisional
Fire Station

屯門救護站
Tuen Mun
Ambulance Depot

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

平台
Podium

G/IC

屯門警署
Tuen Mun
Police Station

平台
Podium

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
- CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- OU 其他指定用途
OTHER SPECIFIED USES
- ① < 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 入口/出口
INGRESS / EGRESS

平面圖 SITE PLAN

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
新界屯門建泰街3號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED INFORMATION TECHNOLOGY AND
TELECOMMUNICATIONS INDUSTRIES USE
NO. 3 KIN TAI STREET, TUEN MUN, NEW TERRITORIES

SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/573

圖 PLAN
A-2

本摘要圖於2023年10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 20.10.2023
BASED ON SURVEY SHEETS No.
5-SE-10B & 6-SW-6A



圖例 LEGEND



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

航攝照片 AERIAL PHOTO

本摘要圖於2023年5月17日擬備，所根據的資料為地政總署於2022年4月8日拍得的航攝照片編號 E162302C
EXTRACT PLAN PREPARED ON 17.5.2023
BASED ON AERIAL PHOTO No.
E162302C TAKEN ON 8.4.2022
BY LANDS DEPARTMENT

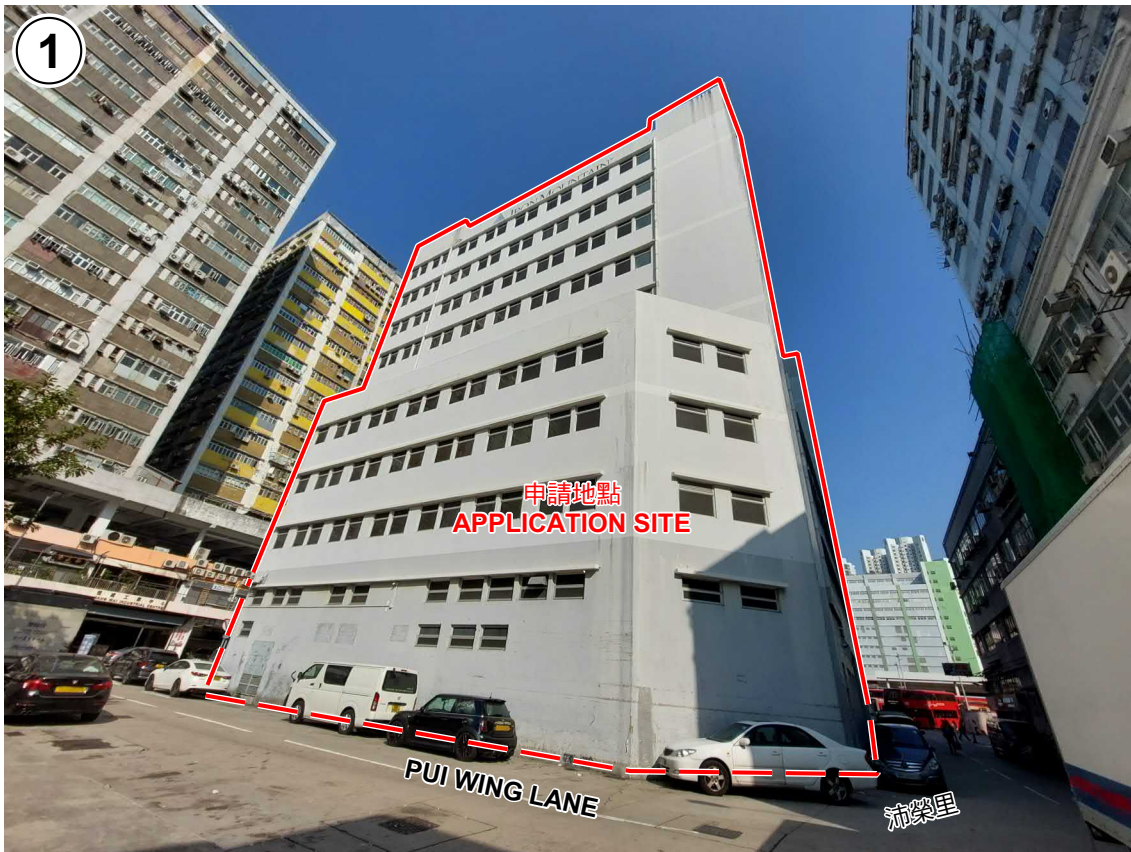
擬議略為放寬地積比率限制，
以作准許的資訊科技及電訊業用途
新界屯門建泰街3號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED INFORMATION TECHNOLOGY AND
TELECOMMUNICATIONS INDUSTRIES USE
NO. 3 KIN TAI STREET, TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/573

圖 PLAN
A-3



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

實地照片 SITE PHOTOS

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
新界屯門建泰街3號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED INFORMATION TECHNOLOGY AND
TELECOMMUNICATIONS INDUSTRIES USE
NO. 3 KIN TAI STREET, TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/573

圖 PLAN
A-4a

本圖於2024年1月8日擬備，所根據的
資料為攝於2024年1月4日的實地照片
PLAN PREPARED ON 8.1.2024
BASED ON SITE PHOTOS
TAKEN ON 4.1.2024



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

實地照片 SITE PHOTOS

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
新界屯門建泰街3號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
FOR PERMITTED INFORMATION TECHNOLOGY AND
TELECOMMUNICATIONS INDUSTRIES USE
NO. 3 KIN TAI STREET, TUEN MUN, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/573

圖 PLAN
A-4b

本圖於2024年1月8日擬備，所根據的
資料為攝於2024年1月4日的實地照片
PLAN PREPARED ON 8.1.2024
BASED ON SITE PHOTOS
TAKEN ON 4.1.2024