

SKO1 - G/F LAYOUT

SCALE 1:500

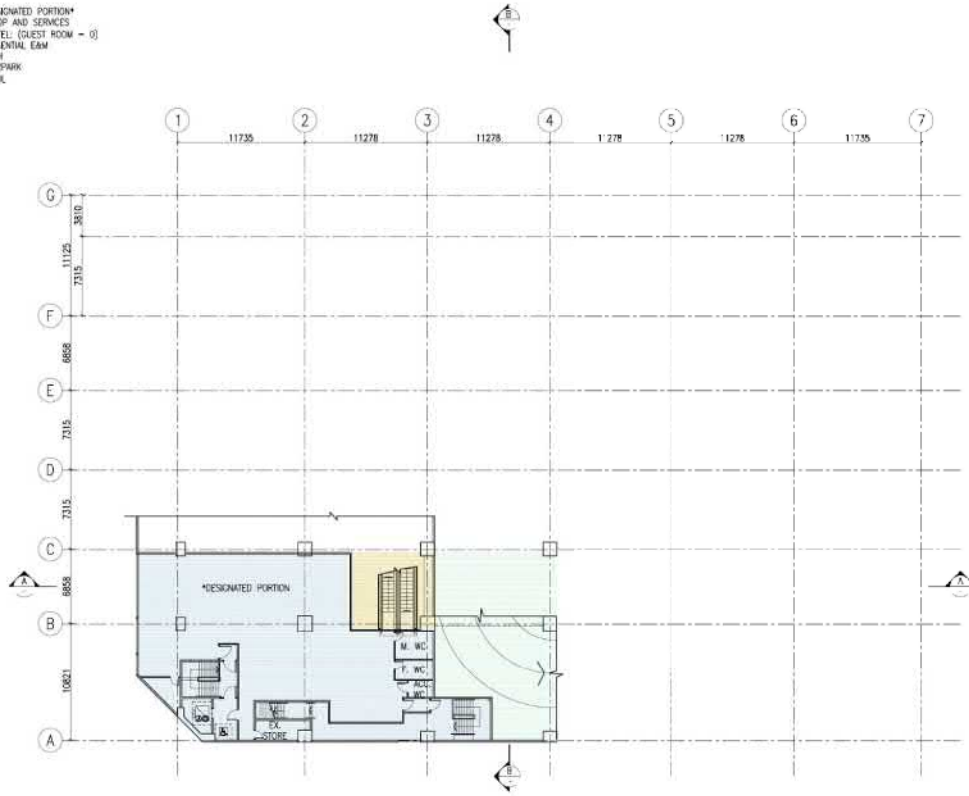
1551.01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUEN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/550	A-1

(摘錄自申請人於3.1.2020呈交的申請書)
 (Extract from Applicant's Submission Dated 3.1.2020)

- DESIGNATED PORTION*
- SHOP AND SERVICES
- HOTEL (GUEST ROOM - 0)
- ESSENTIAL EAM
- BOH
- CARPARK
- L/U/L



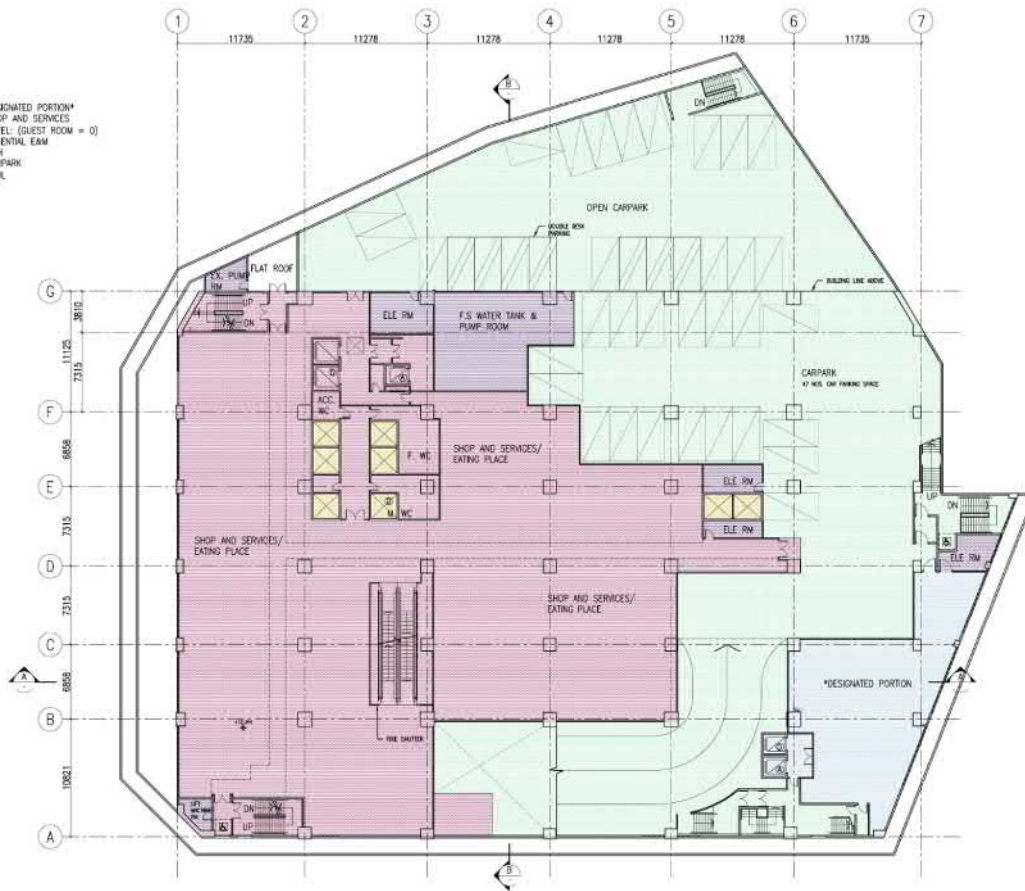
SK01A - UG/F LAYOUT

SCALE: 1:50

1:55 | .01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUEN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



- DESIGNATED PORTION*
- SHOP AND SERVICES
- HOTEL (GUEST ROOM - 0)
- ESSENTIAL EAM
- BOH
- CARPARK
- L/U/L



SK02 - 1/F LAYOUT

SCALE: 1:50

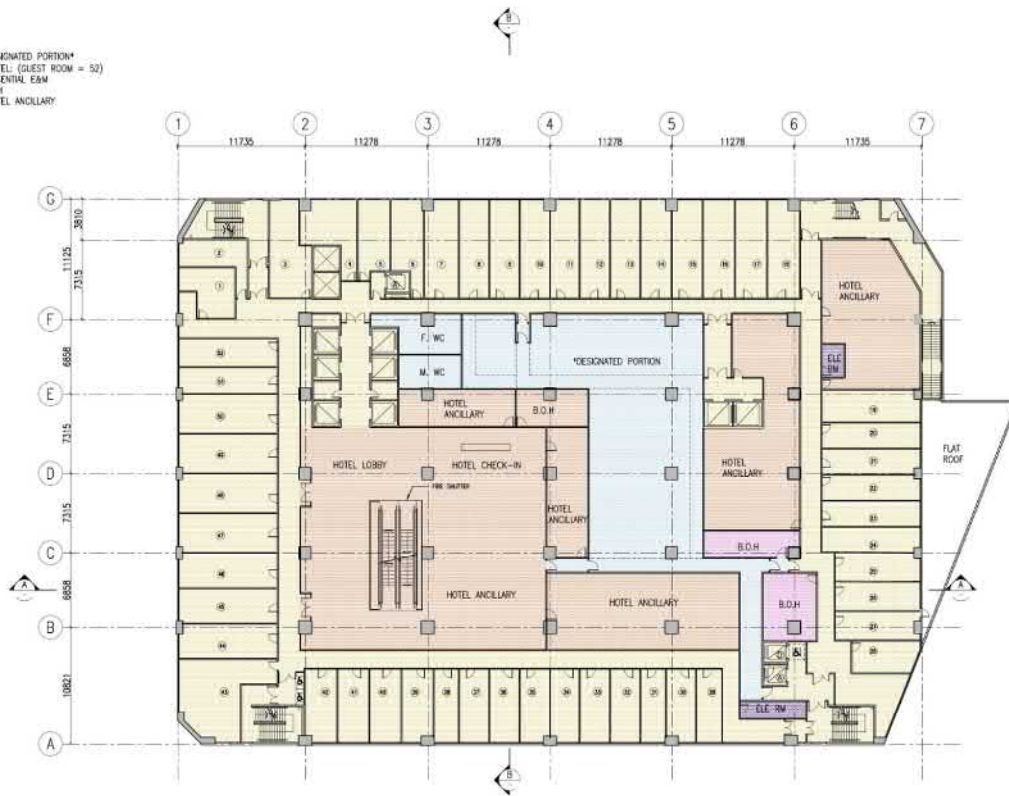
1:55 | .01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUEN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/550	A-2

(摘錄自申請人於3.1.2020呈交的申請書)
 (Extract from Applicant's
 Submission Dated 3.1.2020)

■ DESIGNATED PORTION*
 ■ HOTEL (GUEST ROOM = 52)
 ■ ESSENTIAL ERM
 ■ B.O.H
 ■ HOTEL ANCILLARY



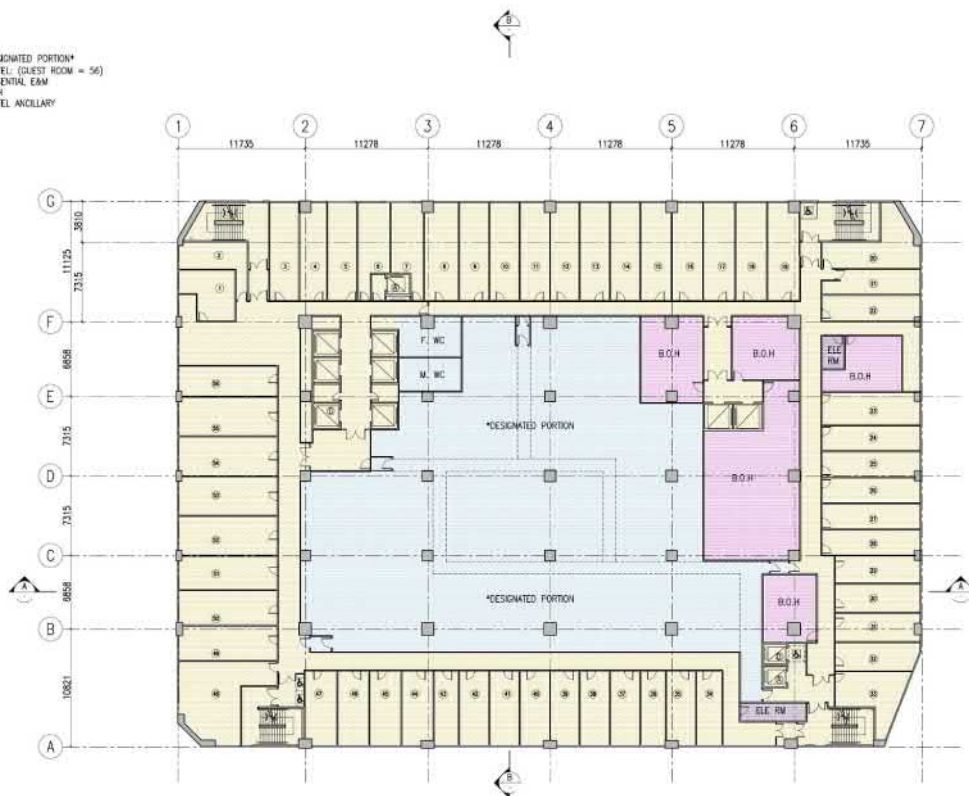
SK03 - 2/F LAYOUT

SCALE:

1:551.01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUEN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



■ DESIGNATED PORTION*
 ■ HOTEL (GUEST ROOM = 56)
 ■ ESSENTIAL ERM
 ■ B.O.H
 ■ HOTEL ANCILLARY



SK04 - 3/F LAYOUT

SCALE:

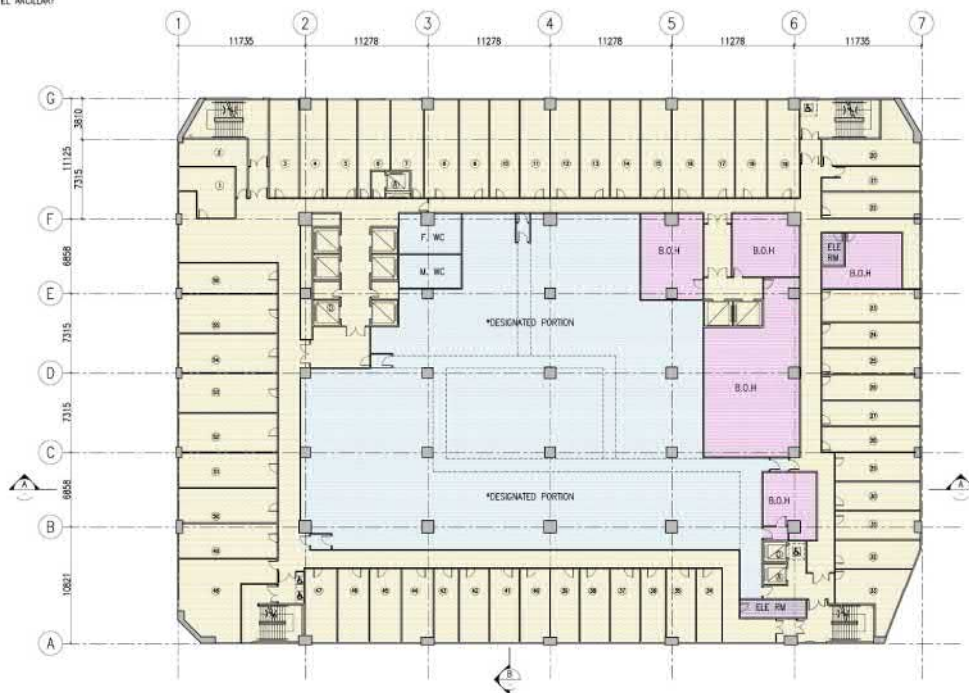
1:551.01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUEN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/550	A-3

(摘錄自申請人於3.1.2020呈交的申請書)
 (Extract from Applicant's
 Submission Dated 3.1.2020)

- DESIGNATED PORTION*
- HOTEL (GUEST ROOM = 56)
- ESSENTIAL EAM
- B.O.H
- HOTEL ANCILLARY



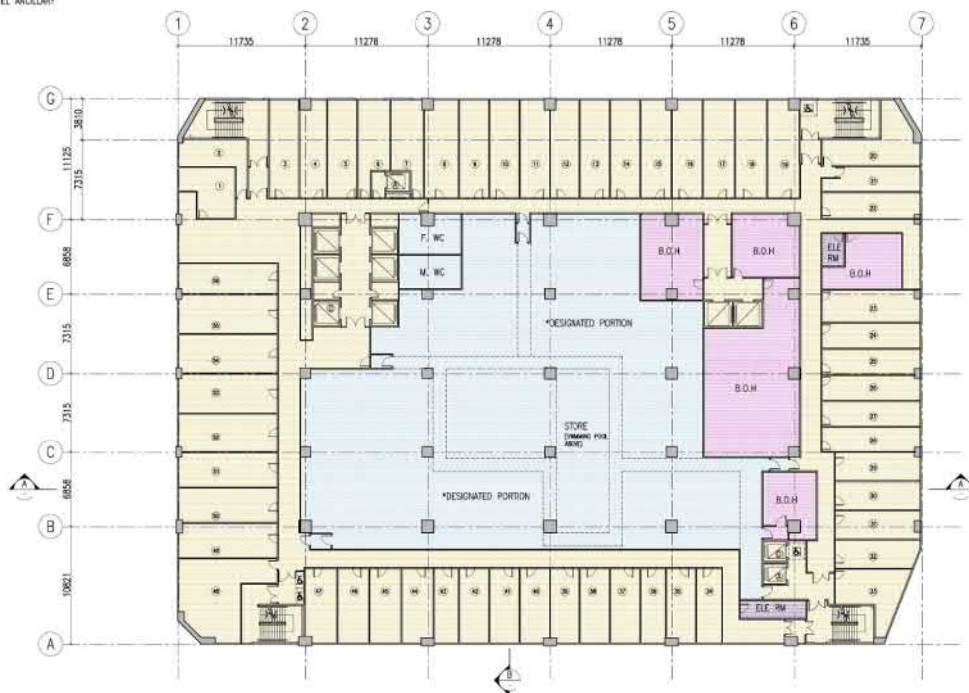
SK05 - 4/F LAYOUT

SCALE:

1:551.01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



- DESIGNATED PORTION*
- HOTEL (GUEST ROOM = 56)
- ESSENTIAL EAM
- B.O.H
- HOTEL ANCILLARY



SK06 - 5/F LAYOUT

SCALE:

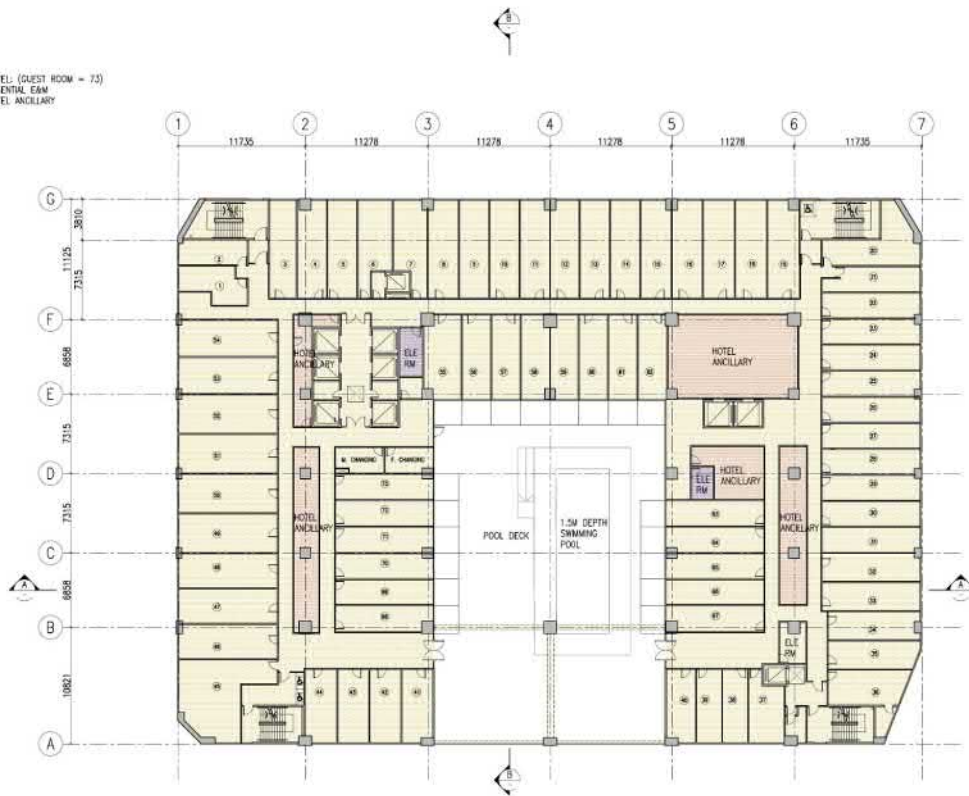
1:551.01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/550	A-4

(摘錄自申請人於3.1.2020呈交的申請書)
 (Extract from Applicant's
 Submission Dated 3.1.2020)

HOTEL (GUEST ROOM = 73)
 ESSENTIAL EAM
 HOTEL ANCILLARY



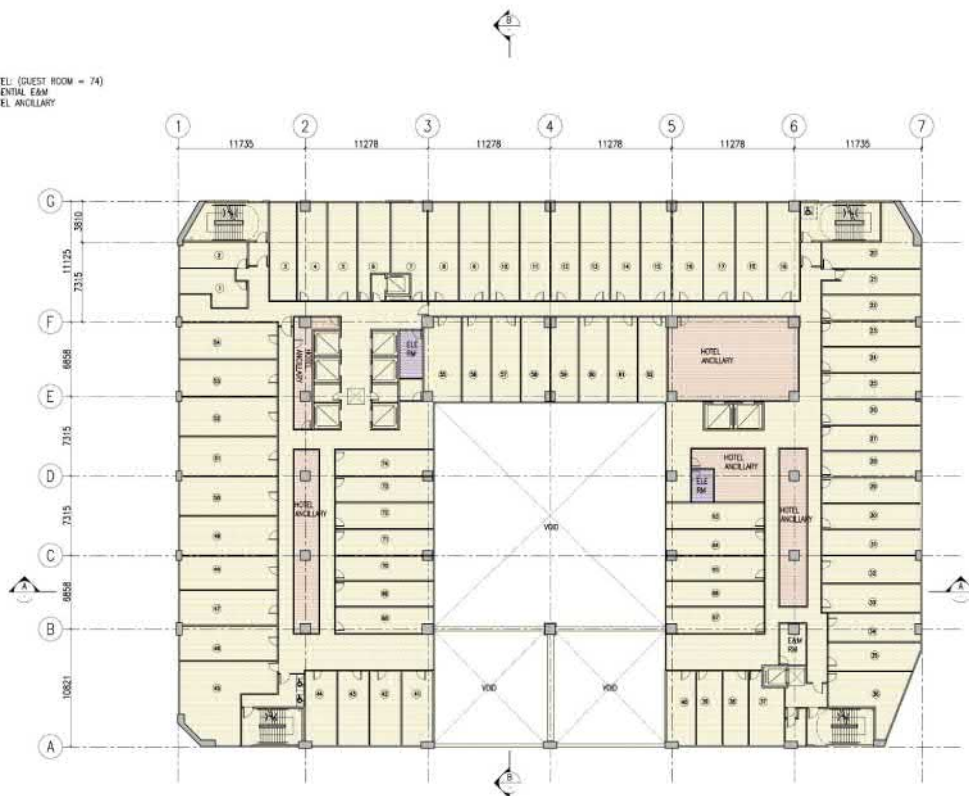
SK07 - 6/F LAYOUT

SCALE:

1:55 | .01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUEN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



HOTEL (GUEST ROOM = 74)
 ESSENTIAL EAM
 HOTEL ANCILLARY



SK08 - 7/F TO 11/F LAYOUT

SCALE:

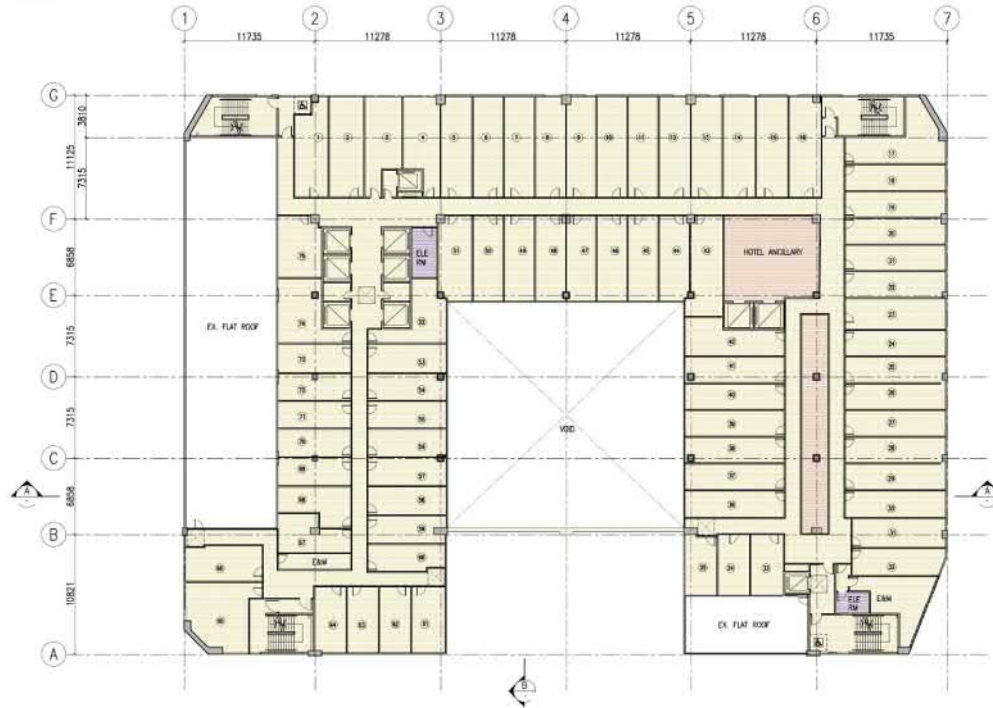
1:55 | .01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUEN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/550	A-5

(摘錄自申請人於3.1.2020呈交的申請書)
 (Extract from Applicant's
 Submission Dated 3.1.2020)

HOTEL: (GUEST ROOM = 75)
 ESSENTIAL EAM
 HOTEL ANCILLARY



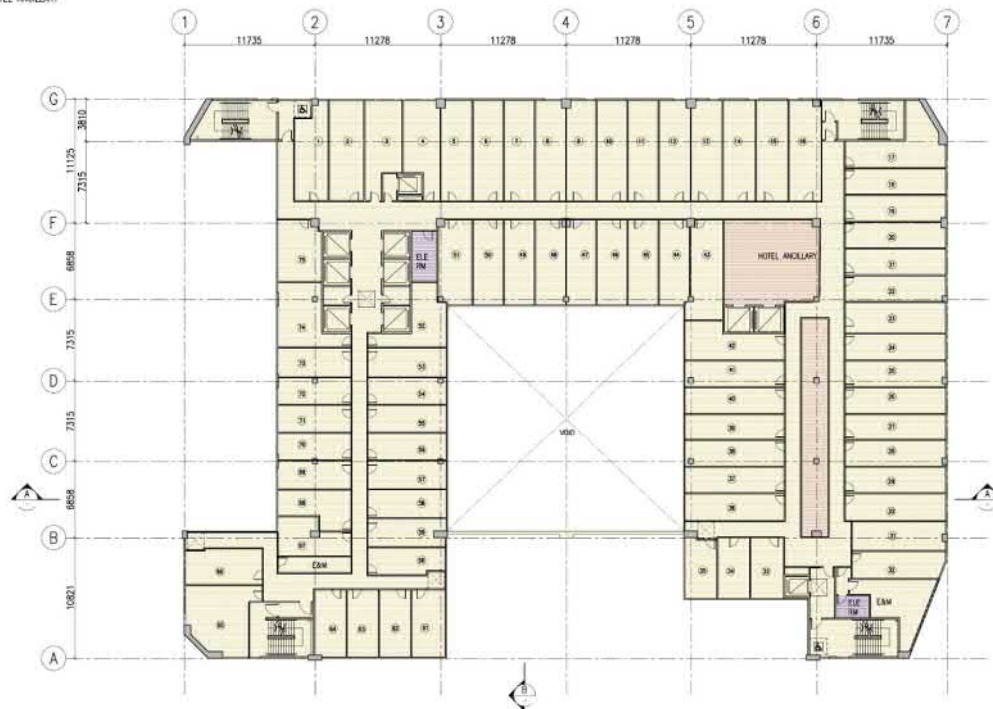
SK09 - 12/F LAYOUT

SCALE:

1551.01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUEN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



HOTEL: (GUEST ROOM = 75)
 ESSENTIAL EAM
 HOTEL ANCILLARY



SK10 - 13/F LAYOUT

SCALE:

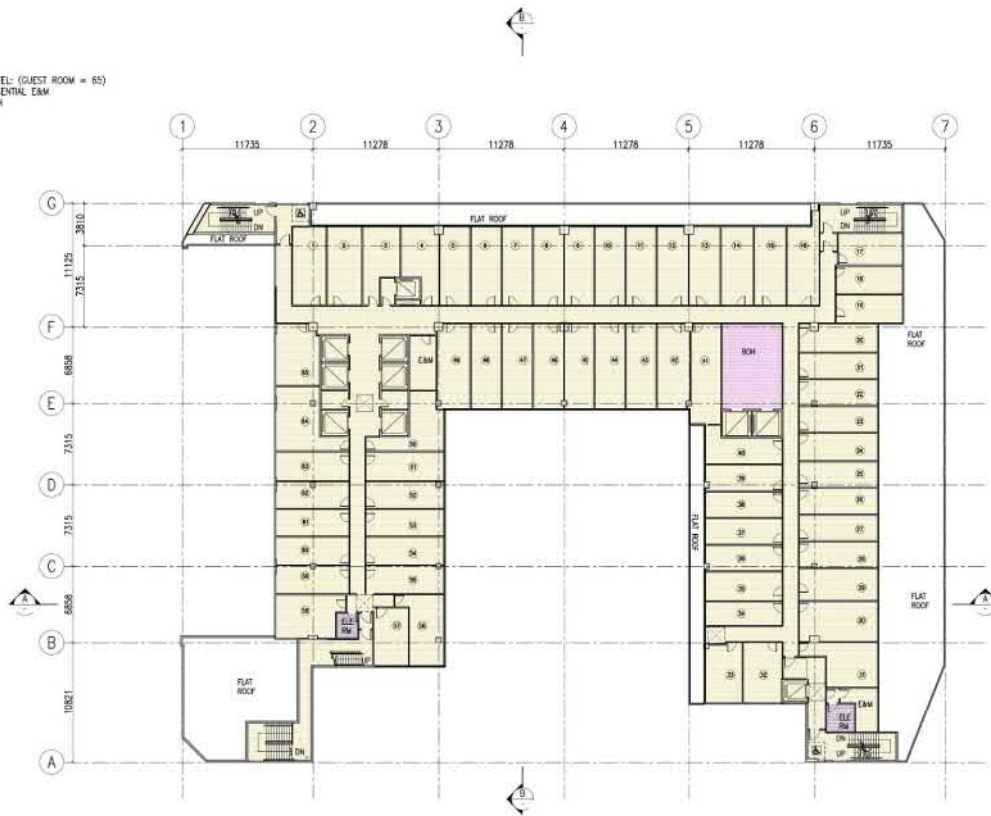
1551.01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUEN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



參考編號 REFERENCE No. A/TM/550	繪圖 DRAWING A-6
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(摘錄自申請人於3.1.2020呈交的申請書)
 (Extract from Applicant's
 Submission Dated 3.1.2020)

HOTEL: (GUEST ROOM = 65)
 ESSENTIAL EAM
 BOH



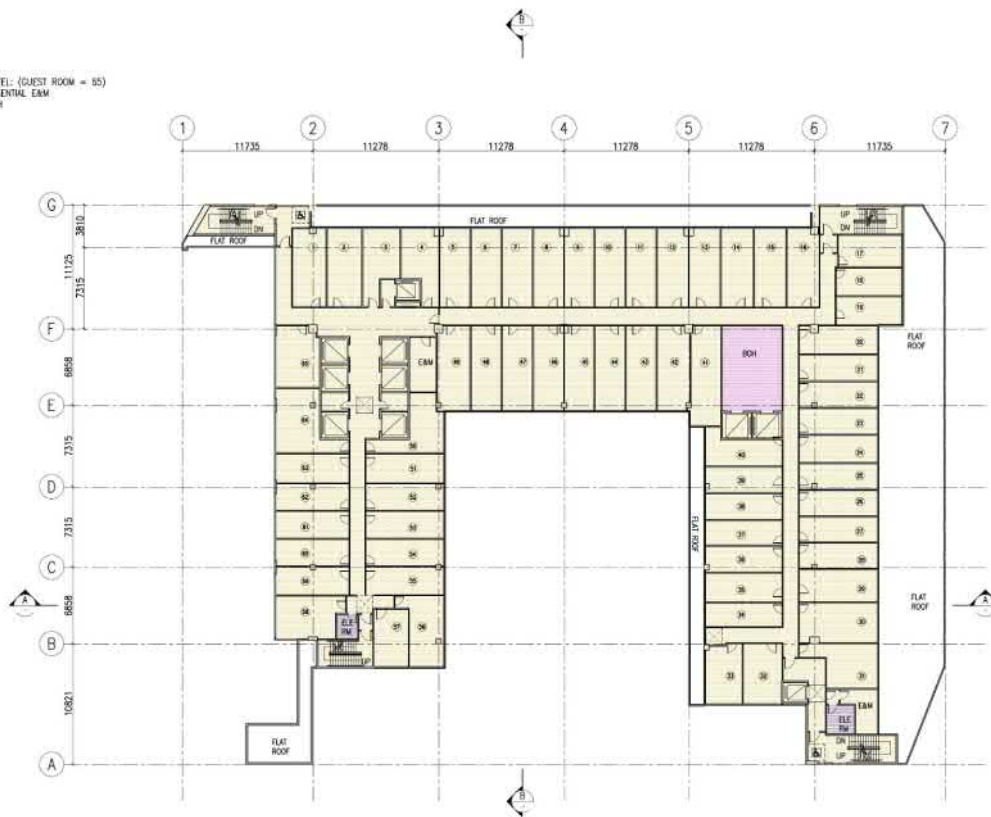
SK11 - 14/F LAYOUT

SCALE: 1:500

1551.01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUEN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



HOTEL: (GUEST ROOM = 65)
 ESSENTIAL EAM
 BOH



SK12 - 15/F LAYOUT

SCALE: 1:500

1551.01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUEN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



參考編號 REFERENCE No. A/TM/550	繪圖 DRAWING A-7
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(摘錄自申請人於3.1.2020呈交的申請書)
 (Extract from Applicant's
 Submission Dated 3.1.2020)

- DESIGNATED PORTION*
- SHOP AND SERVICES
- HOTEL
- ESSENTIAL E&M
- BOH (GFA EXEMPTED)
- CARPARK
- L/UL
- HOTEL ANCILLARY



SK14 - SECTION A

SCALE 1:100

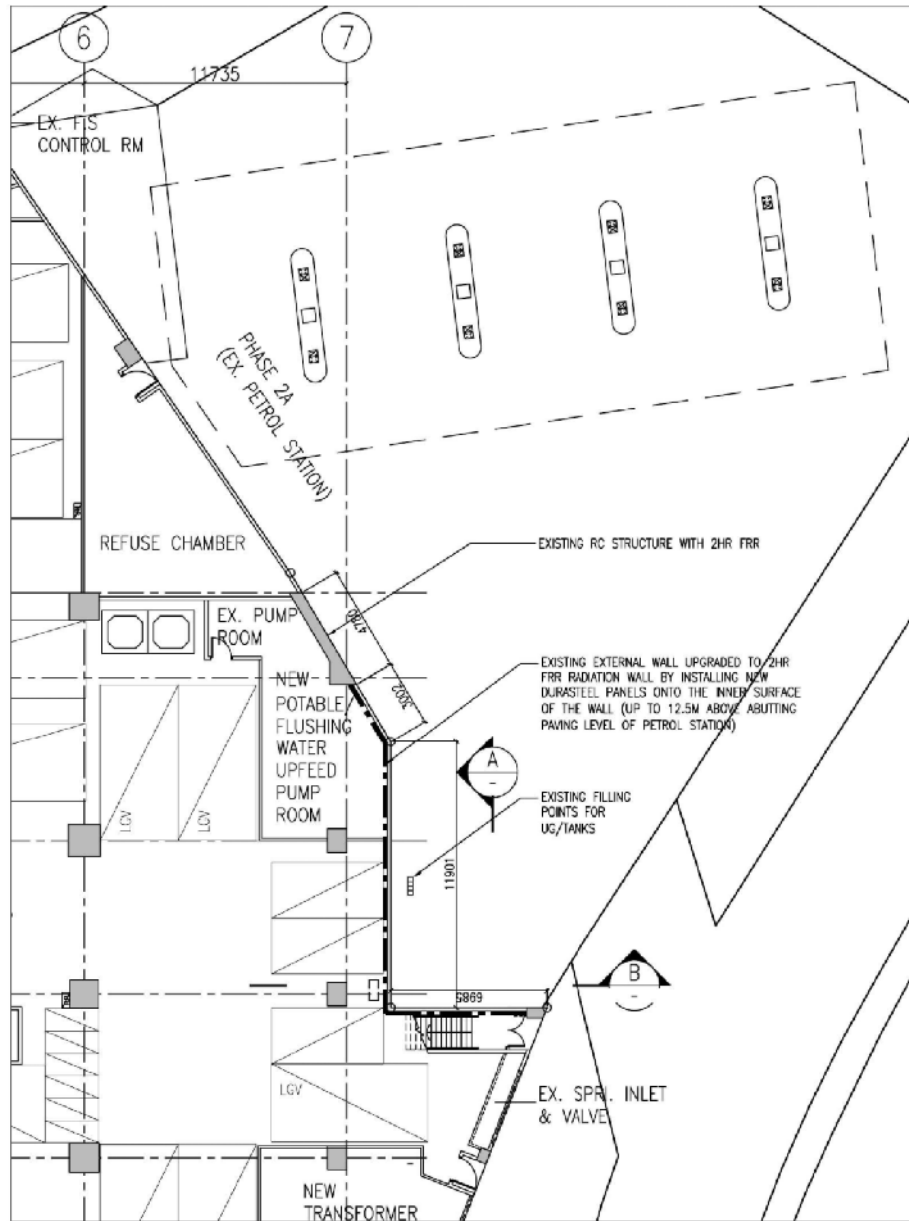
1551.01 - IN-SITU CONVERSION OF EAST ASIA INDUSTRIAL BUILDING AT 2 HO TIN ROAD, TUEN MUN, NEW TERRITORIES, HONG KONG INTO HOTEL/RETAIL DEVELOPMENT



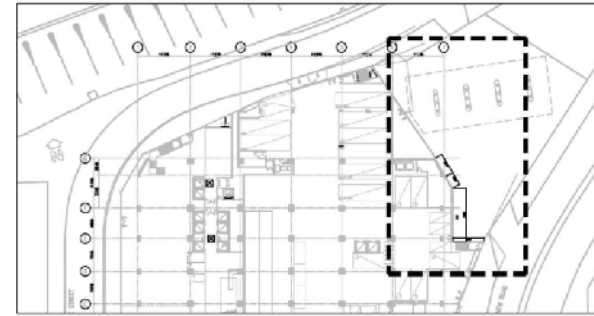
參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/550	A-8

(摘錄自申請人於3. 1. 2020呈交的申請書)

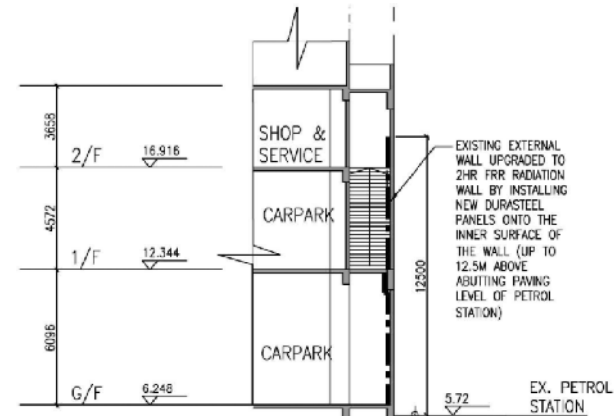
(Extract from Applicant's Submission Dated 3.1.2020)



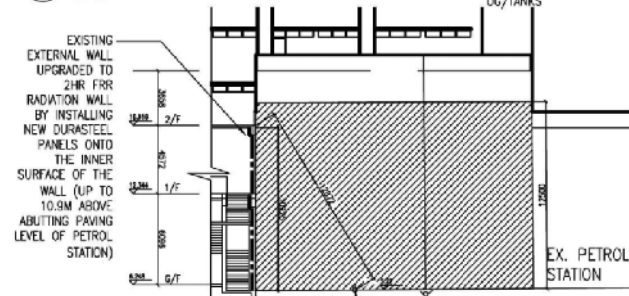
PART PLAN G/F 1:200



KEY PLAN G/F 1:1000



B PART SECTION 1:200



A PART SECTION 1:200

EXTENT OF EXISTING EXTERNAL WALL UPGRADED TO 2HR FRR RADIATION WALL BY INSTALLING NEW DURASTEEL PANELS ONTO THE INNER SURFACE OF THE WALL

WHOLESALE CONVERSION OF EAST ASIA INDUSTRIAL BUILDING

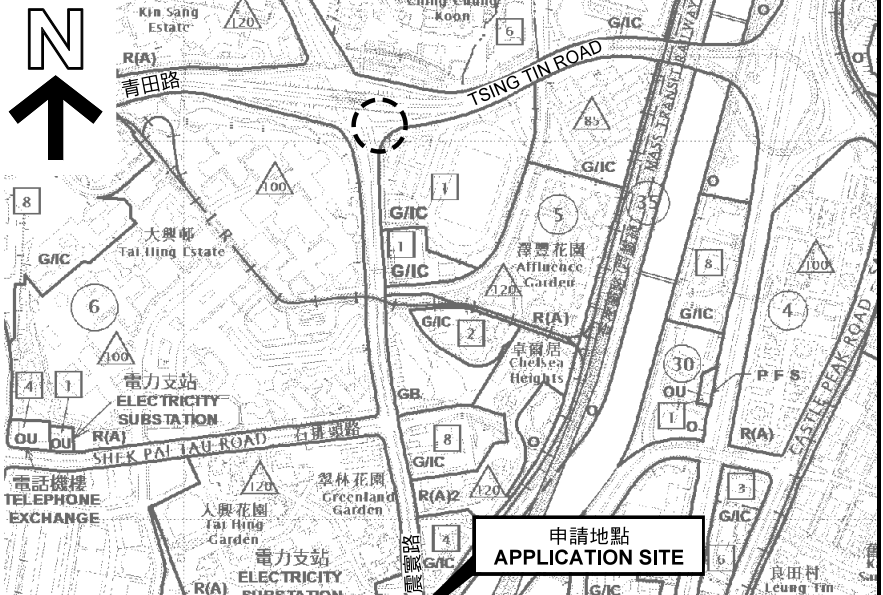
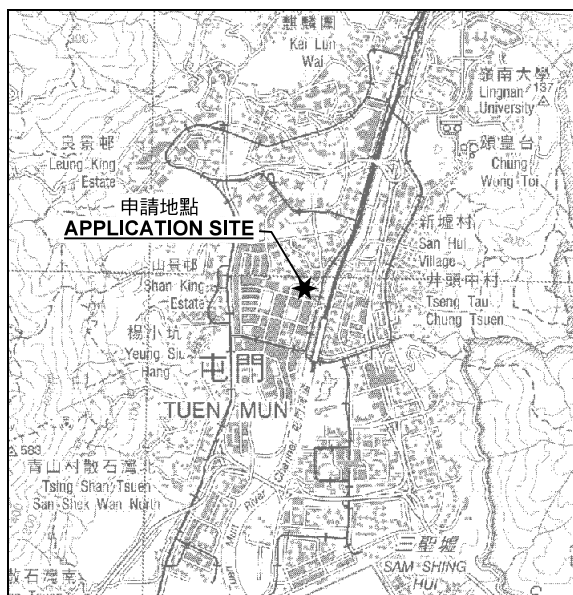
scale: As shown @ A3



參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/550	A-9

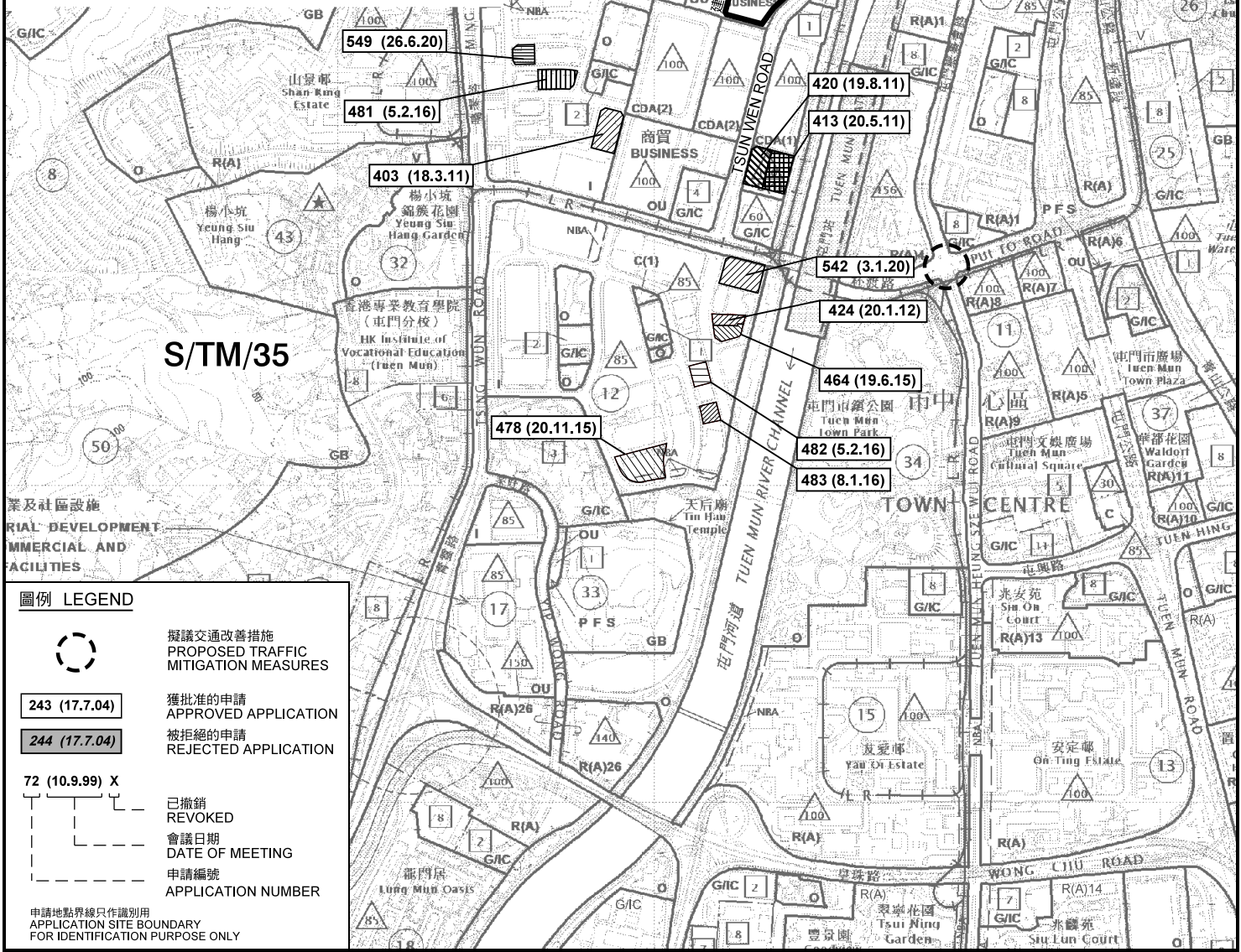
(摘錄自申請人於3.1.2020呈交的申請書)

(Extract from Applicant's Submission Dated 3.1.2020)


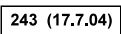
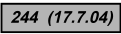
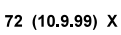




要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



圖例 LEGEND

-  擬議交通改善措施
PROPOSED TRAFFIC MITIGATION MEASURES
 -  243 (17.7.04) 獲批准的申請
APPROVED APPLICATION
 -  244 (17.7.04) 被拒絕的申請
REJECTED APPLICATION
 -  72 (10.9.99) X 已撤銷
REVOKED
 -  會議日期
DATE OF MEETING
 -  申請編號
APPLICATION NUMBER
- 申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

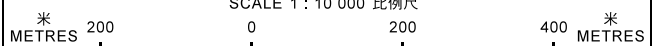
擬議酒店暨商店及服務行業/食肆和其他用途
(包括藝術工作室、辦公室、資訊科技及電訊業及/或康體文娛場所)
(大規模改建現有工業大廈)
屯門市地段第140號
PROPOSED HOTEL WITH SHOP AND SERVICES/ EATING PLACE AND OTHER USES
(INCLUDING ART STUDIO, OFFICE, INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS INDUSTRIES AND/OR PLACE OF RECREATION, SPORTS OR CULTURE)
(WHOLESALE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING)
TUEN MUN TOWN LOT NO. 140
SCALE 1 : 10 000 比例尺

**規劃署
PLANNING
DEPARTMENT**

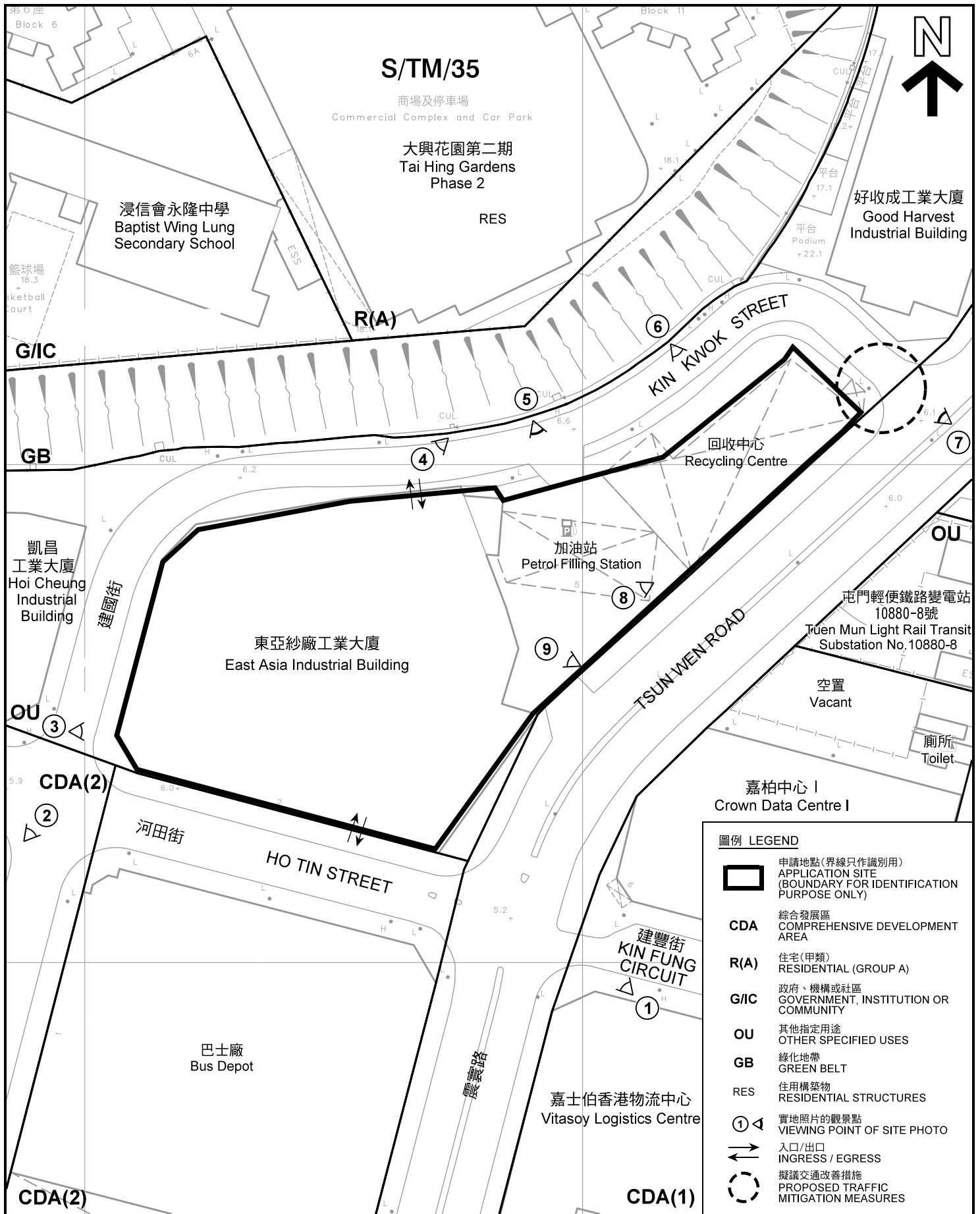


參考編號
REFERENCE No.
A/TM/550

圖 PLAN
A-1



本摘要圖於2020年7月6日擬備，
所根據的資料為於2018年12月11日
核准的分區計劃大綱圖編號 S/TM/35
EXTRACT PLAN PREPARED ON 6.7.2020
BASED ON OUTLINE ZONING PLAN No.
S/TM/35 APPROVED ON 11.12.2018



S/TM/35

商場及停車場
Commercial Complex and Car Park

大興花園第二期
Tai Hing Gardens
Phase 2

RES

浸信會永隆中學
Baptist Wing Lung
Secondary School

好收成工業大廈
Good Harvest
Industrial Building

G/I/C

GB

R(A)

⑥

⑤

④

⑧

⑨

⑦

凱昌
工業大廈
Hoi Cheung
Industrial
Building

建國街

東亞紗廠工業大廈
East Asia Industrial Building

加油站
Petrol Filling Station

屯門輕便鐵路變電站
10880-8號
Tuen Mun Light Rail Transit
Substation No.10880-8

空置
Vacant

廁所
Toilet

OU

OU

CDA(2)

嘉柏中心 I
Crown Data Centre I

河田街

HO TIN STREET

TSUN WEN ROAD

建豐街
KIN FUNG
CIRCUIT

①

巴士廠
Bus Depot

嘉士伯香港物流中心
Vitasoy Logistics Centre

CDA(2)

CDA(1)

圖例 LEGEND

- 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT
AREA
- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT
- RES** 住用構築物
RESIDENTIAL STRUCTURES
- ① ◁ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- ↔ 入口/出口
INGRESS / EGRESS
- ⊕ 擬議交通改善措施
PROPOSED TRAFFIC
MITIGATION MEASURES

平面圖 SITE PLAN

擬議酒店暨商店及服務行業/食肆和其他用途
(包括藝術工作室、辦公室、資訊科技及電訊業及/或康體文娛場所)
(大規模改建現有工業大廈)
屯門市地段第140號

PROPOSED HOTEL WITH SHOP AND SERVICES/ EATING PLACE AND OTHER USES
(INCLUDING ART STUDIO, OFFICE, INFORMATION TECHNOLOGY AND
TELECOMMUNICATIONS INDUSTRIES AND/ OR
PLACE OF RECREATION, SPORTS OR CULTURE)
(WHOLESALE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING)
TUEN MUN TOWN LOT NO. 140

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

本摘要圖於2020年2月4日擬備，所根據的資料為測量圖編號6-SW-1C及6-SW-6A
EXTRACT PLAN PREPARED ON 4.2.2020
BASED ON SURVEY SHEETS No.
6-SW-1C & 6-SW-6A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/550

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2020年2月4日擬備，所根據的資料為地政總署於2019年1月24日拍得的航攝照片編號 E055600C

EXTRACT PLAN PREPARED ON 4.2.2020
BASED ON AERIAL PHOTO No.
E055600C TAKEN ON 24.1.2019
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議酒店暨商店及服務行業/食肆和其他用途
(包括藝術工作室、辦公室、資訊科技及電訊業及/或康體文娛場所)
(大規模改建現有工業大廈)
屯門市地段第140號

PROPOSED HOTEL WITH SHOP AND SERVICES/ EATING PLACE AND OTHER USES
(INCLUDING ART STUDIO, OFFICE, INFORMATION TECHNOLOGY AND
TELECOMMUNICATIONS INDUSTRIES AND/ OR
PLACE OF RECREATION, SPORTS OR CULTURE)
(WHOLESALE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING)
TUEN MUN TOWN LOT NO. 140

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/550

圖 PLAN
A-3



實地照片 SITE PHOTOS

擬議酒店暨商店及服務行業/食肆和其他用途
(包括藝術工作室、辦公室、資訊科技及電訊業及/或康體文娛場所)
(大規模改建現有工業大廈)
屯門市地段第140號

PROPOSED HOTEL WITH SHOP AND SERVICE/ EATING PLACE AND OTHER USES
(INCLUDING ART STUDIO, OFFICE, INFORMATION TECHNOLOGY
AND TELECOMMUNICATIONS INDUSTRIES AND/OR
PLACE OF RECREATION, SPORTS OR CULTURE)
(WHOLESALE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING)
TUEN MUN TOWN LOT No. 140

規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/TM/550

圖 PLAN
A-4a

本圖於2020年2月4日擬備，所根據的資料為攝於2020年1月23日的實地照片
PLAN PREPARED ON 4.2.2020
BASED ON SITE PHOTOS
TAKEN ON 23.1.2020



4

申請建築物
APPLICATION
BUILDING

凱昌
工業大廈
Hoi Cheung
Industrial
Building

建國街
KIN KWOK STREET



5

申請建築物
APPLICATION
BUILDING

嘉柏中心 I
Crown Data Centre I

加油站
Petrol Filling Station

建國街

KIN KWOK STREET



6

嘉柏中心 I
Crown Data Centre I

可循環再造物料回收中心
Recyclable Collection Centre

建國街
KIN KWOK STREET

本圖於2020年2月4日擬備，所根據的資料為攝於2020年1月23日的實地照片
PLAN PREPARED ON 4.2.2020
BASED ON SITE PHOTOS
TAKEN ON 23.1.2020

實地照片 SITE PHOTOS
擬議酒店暨商店及服務行業/食肆和其他用途
(包括藝術工作室、辦公室、資訊科技及電訊業及/或康體文娛場所)
(大規模改建現有工業大廈)
TUEN MUN TOWN LOT No. 140
PROPOSED HOTEL WITH SHOP AND SERVICE/ EATING PLACE AND OTHER USES
(INCLUDING ART STUDIO, OFFICE, INFORMATION TECHNOLOGY
AND TELECOMMUNICATIONS INDUSTRIES AND/OR
PLACE OF RECREATION, SPORTS OR CULTURE)
(WHOLESALE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/550

圖 PLAN
A-4b



本圖於2020年2月4日擬備，所根據的資料為攝於2020年1月23日的實地照片
 PLAN PREPARED ON 4.2.2020
 BASED ON SITE PHOTOS
 TAKEN ON 23.1.2020

實地照片 SITE PHOTOS
 擬議酒店暨商店及服務行業/食肆和其他用途
 (包括藝術工作室、辦公室、資訊科技及電訊業及/或康體文娛場所)
 (大規模改建現有工業大廈)
 屯門市地段第140號
 PROPOSED HOTEL WITH SHOP AND SERVICE/ EATING PLACE AND OTHER USES
 (INCLUDING ART STUDIO, OFFICE, INFORMATION TECHNOLOGY
 AND TELECOMMUNICATIONS INDUSTRIES AND/OR
 PLACE OF RECREATION, SPORTS OR CULTURE)
 (WHOLESALE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING)
 TUEN MUN TOWN LOT No. 140

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/TM/550

圖 PLAN
 A-4c