

**Gist of LSPS Application No. LSPS/005**  
**(Revised Development Proposal by Applicant)**  
土地共享先導計劃申請編號 LSPS/005 摘要  
 (經申請人修訂的發展計劃)

<b>Part One</b> 第一部分	<b>Application Site</b> 申請地點				
1. Applicant 申請人	Busy Firm Investment Limited (Parent Company: New World Development Company Limited) 盛店投資有限公司 (母公司：新世界發展有限公司)				
2. Location/address (Plan 1: Location Plan) 位置/地址 (圖 1 : 位置圖)	Wing Ning Tsuen, Long Ping Road, Yuen Long, New Territories (Various lots in D.D. 122 and adjoining Government land) 新界元朗屏路永寧村 (丈量約份第 122 約多個地段及毗鄰政府土地)				
3. Application Site Area (sq.m.) 申請地點面積 (平方米)	<p style="text-align: center;">About 約 56,848                      (Including Government land of about                      包括政府土地約 15,756 sq.m. 平方米)                      and third-party private land of about                      及第三方私人土地約 360 sq.m. 平方米)</p> <p><b>Including 包括：</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">- Total Development Site Areas<sup>(1)</sup> 發展用地總面積<sup>(1)</sup></td> <td style="width: 20%; text-align: right;">44,198</td> </tr> <tr> <td>- Land designated for Access Road 作通道的土地</td> <td style="text-align: right;">12,650</td> </tr> </table>	- Total Development Site Areas <sup>(1)</sup> 發展用地總面積 <sup>(1)</sup>	44,198	- Land designated for Access Road 作通道的土地	12,650
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4. Statutory Plan 法定圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 屏山分區計劃大綱核准圖編號 S/YL-PS/20				
5. Zonings 土地用途地帶	“Comprehensive Development Area” and “Green Belt” 「綜合發展區」及「綠化地帶」				

<sup>1</sup> Includes Private Development Portion and Public Housing/Starter Homes Portion.  
包括私人發展部分及公營房屋／「首置」部分。

<b>Part Two</b> <b>第二部分</b>		<b>Development Proposal</b> <b>擬議發展計劃</b>		
Development Parameters <sup>(2)</sup> (Plan 2: Master Layout Plan submitted by the applicant) 發展參數 <sup>(2)</sup> (圖2: 申請人提交的總綱發展藍圖)		Private Housing Development Portion 私人房屋發展部分	Public Housing/ Starter Homes Portion 公營房屋/「首置」部分	
1. Development Site Area (sq.m.) 發展用地面積 (平方米)		About 約 13,294	About 約 30,904	
2. Plot ratio 地積比率	住用 Domestic	6.0	6.5	
	非住用 Non-domestic	0	Site A2 地盤 A2 : 0.3 Sites C1 and C2 地盤 C1 及 C2 : 0.05	
3. Gross floor area (sq.m.) 總樓面面積 (平方米)	住用 Domestic	Generated under LSPS 因土地共享 先導計劃新增	About 約 79,764  [30%]	About 約 186,122  [70%]
		From inclusion of additional Government land 因併入更多政府土地而產生	N/A 不適用	About 約 14,754
	Total 總數	About 約 79,764	About 約 200,876	
	非住用 Non-domestic	0	About 約 2,266	
	4. No. of block 幢數	住用 Domestic	2	0
	非住用 Non-domestic	0	0	
	綜合 Composite	4	8	
5. Maximum Building height/ Maximum No. of storeys 建築物的最高高度/ 建築物的最高層數		- m 米	- m 米	
		158 mPD 米 (主水平基準上)	148 mPD 米 (主水平基準上)	
		40 Storey(s)層 <i>excluding Basement</i> 不包括地庫	43 Storey(s)層 <i>excluding Basement</i> 不包括地庫	

<sup>2</sup> The development parameters shown are for reference only and subject to detailed technical assessments by the applicant and the infrastructural capacity. They do not represent the eventual parameters to be developed and the details of public housing/Starter Homes to be determined by the Government. 上述所載的發展參數只供參考，並有待申請人提交的詳細技術評估和基礎設施容量再作確實。它們並不代表最終的發展參數及政府決定的公營房屋/「首置」細節。

6. No. of Units 單位數目	1,595	4,018 <sup>(3)</sup>
7. Anticipated Population 預計人口	4,466	11,251 <sup>(3)</sup>
<b>Part Three</b> 第三部分	<b>Proposed Government, Institution or Community (GIC) Facilities</b> 擬議政府、機構或社區設施	
Details of proposed GIC facilities ( <i>Locations are shown in Plan 2</i> ) 擬議的政府、機構或社區設施之詳情 (其位置於圖 2 展示)		
<ul style="list-style-type: none"> <li>- Kindergarten 幼稚園</li> <li>- About 5% of the total domestic GFA of the Public Housing/Starter Homes Portion will be reserved for provision of social welfare facilities 於公營房屋／「首置」部分住用總樓面面積的約 5%將預留作社會福利用途</li> </ul>		
<b>Part Four</b> 第四部分	<b>Proposed Infrastructure</b> 擬議基建設施	
Details of proposed Infrastructure (including any upgrading to the existing infrastructures) ( <i>Plan 3: Infrastructure Location Plan</i> ) 擬議基建設施 (包括提升現有基建設施) 之詳情 (圖 3 : 基建設施位置圖)		
1. <u>Within Application Site</u> 位於申請地點內 : <ul style="list-style-type: none"> <li>- Site formation works for the Public Housing/Starter Homes Portion 公營房屋／「首置」部分的地盤平整工程</li> <li>- Public Transport Facilities in the Private Housing Portion 位於私人房屋部分的公共運輸設施</li> <li>- Access road (with associated drainage, sewerage and waterworks) 通道 (及相關排水、排污及水務工程)</li> <li>- A Public Vehicle Park in the Private Housing Portion 一個位於私人房屋部分的公眾停車場</li> </ul>		
2. <u>Outside Application Site</u> 位於申請地點外 : <ul style="list-style-type: none"> <li>- Traffic improvement measures 交通改善措施</li> <li>- Ancillary works including water supply, drainage and sewerage 附屬工程如供水、排水及排污</li> </ul>		
<b>Part Five</b> 第五部分	<b>Tentative Implementation Programme</b> 初步實施時間表	
Anticipated date of commencement of statutory procedures on planning and road works: 2023 預計展開規劃及道路工程等法定程序日期：2023 年		
Anticipated date of completion of site formation works for Public Housing/Starter Homes Portion: end 2026 預計公營房屋／「首置」部分土地平整工程完成日期：2026 年底		

<sup>3</sup> No. of Units and Anticipated Population of Public Housing/Starter Homes Portion are derived based on the assumptions suggested in the "Land Sharing Pilot Scheme Topical Guideline 1" and are for reference only. The Housing Bureau will decide the number of units to be provided in due course. 公營房屋／「首置」部分的單位數目及預計人口是根據《土地共享先導計劃專題指引 1》建議的假設而得出，並只供參考。最終提供的單位數目由房屋局決定。

<b>Part Six</b> 第六部分	<b>Gist of Panel of Advisors' Comments</b> 顧問小組意見摘要
<p>The Panel supported the proposed scheme which would help the transformation of the brownfields in the area, and match with the housing developments in the vicinity. It considered that under the proposed scheme, development sites were properly linked up without compromising overall development layout.</p> <p>顧問小組支持該發展方案，認為有助當區棕地轉型，並配合周邊的房屋發展，亦能適切地將各地盤連貫、而不失整體發展的布局。</p>	

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提供有關資料旨為方便市民大眾參考。對於上述所載資料在使用上的問題及文義上的歧異，包括但不局限於由申請人提交有關土地擁有權的資料，發展局及土地共享辦事處概不負責。

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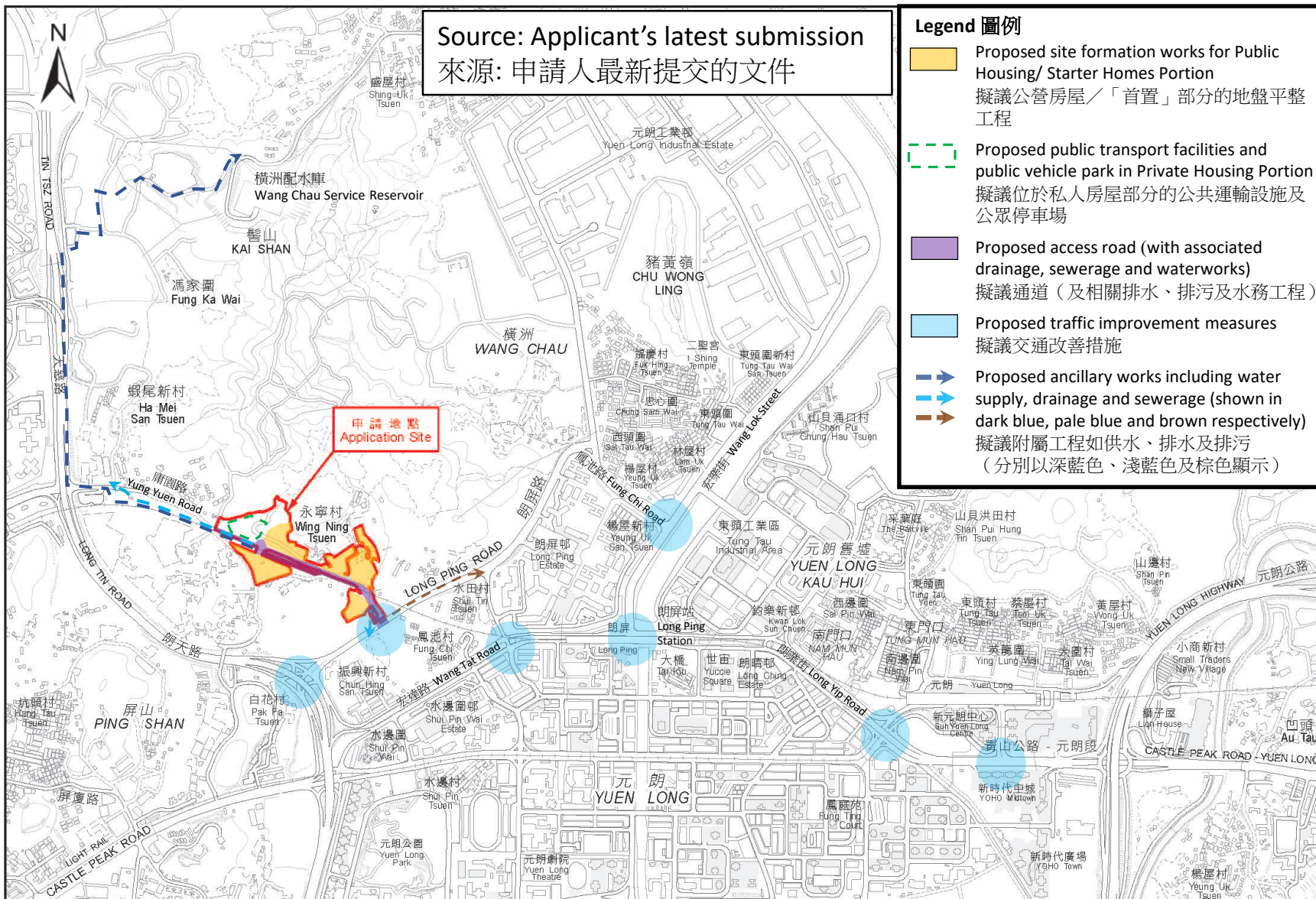




Proposed Public Housing / Starter Homes Development and Private Residential Development with Government, Institution or Community Facilities at Various Lots in D.D.122 and Adjoining Government Land, Wing Ning Tsuen, Yuen Long, N.T. - Land Sharing Pilot Scheme

**Preliminary Blocking Layout**





**Plan 3 - Infrastructure Location Plan**  
**圖3 - 基建設施位置圖**