

Gist of LSPS Application No. LSPS/006
(Revised Development Proposal by Applicant)
土地共享先導計劃申請編號 LSPS/006 摘要
(經申請人修訂的發展計劃)

Part One 第一部分	Application Site 申請地點
1. Applicant 申請人	Gainful Sky Hong Kong Limited (Parent Company: Southeast Asia Properties and Finance Limited) 天運豐香港有限公司 (母公司：華信地產財務有限公司)
2. Location/address (Plan 1: Location Plan) 位置/地址 (圖1：位置圖)	1 Lei Muk Road, Kwai Chung, New Territories (Lot 984 RP in D.D. 450 and adjoining Government land, Kwai Chung, New Territories) 新界葵涌梨木道1號 (新界葵涌丈量約份第450約地段第984號餘段及毗鄰政府土地)
3. Application Site Area and Total Development Site Area ⁽¹⁾ (sq.m.) 申請地點面積及發展用地總面積 ⁽¹⁾ (平方米)	About 約 12,260 (Including Government land of about 包括政府土地約 1,631 sq.m. 平方米)
4. Statutory Plan 法定圖則	Approved Kwai Chung Outline Zoning Plan No. S/KC/32 葵涌分區計劃大綱核准圖編號S/KC/32
5. Zoning 土地用途地帶	“Other Specified Uses” annotated ‘Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use’ and “Open Space” 「其他指定用途」註明「具歷史和建築價值的建築物保存作社會福利設施用途」及「休憩用地」

¹ 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。

Part Two 第二部分		Development Proposal 擬議發展計劃		
Development Parameters ⁽²⁾ (Plan 2: Master Layout Plan submitted by the applicant) 發展參數 ⁽²⁾ (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 5,245		About 約 7,015
2. Plot ratio 地積比率	住用 Domestic	2.86		6.5
	非住用 Non-domestic	2.37		0
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 15,000 [30%]	About 約 35,000 [70%]
		From inclusion of additional Government land 因併入更多政府土地而產生	N/A 不適用	
		Total 總數	About 約 15,000	About 約 45,601
	非住用 Non-domestic	About 約 12,439 ⁽³⁾		0
4. No. of block 幢數	住用 Domestic	0		0
	非住用 Non-domestic	2		0
	綜合 Composite	1		1
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	
	120 mPD 米 (主水平基準上)		120 mPD 米 (主水平基準上)	
	30 Storey(s)層 Excluding Basements 不包括地庫		32 Storey(s)層 excluding Basements 不包括地庫	
6. No. of Units 單位數目		300		829 ⁽⁴⁾
7. Anticipated Population 預計人口		840		2,321 ⁽⁴⁾

² 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。

³ Comprising GFA of about 10,181m² proposed for one Residential Care Home for Elderly (in the existing Grade II historic buildings and a proposed new building, which is in accordance with the annotated use in the existing zoning) and GFA of about 2,258m² proposed for ancillary carpark. 包括按目前註明的規劃用途，擬在現存二級歷史建築及新建樓宇內提供一間總樓面面積約 10,181 平方米的安老院以及總樓面面積約 2,258 平方米的附屬停車場。

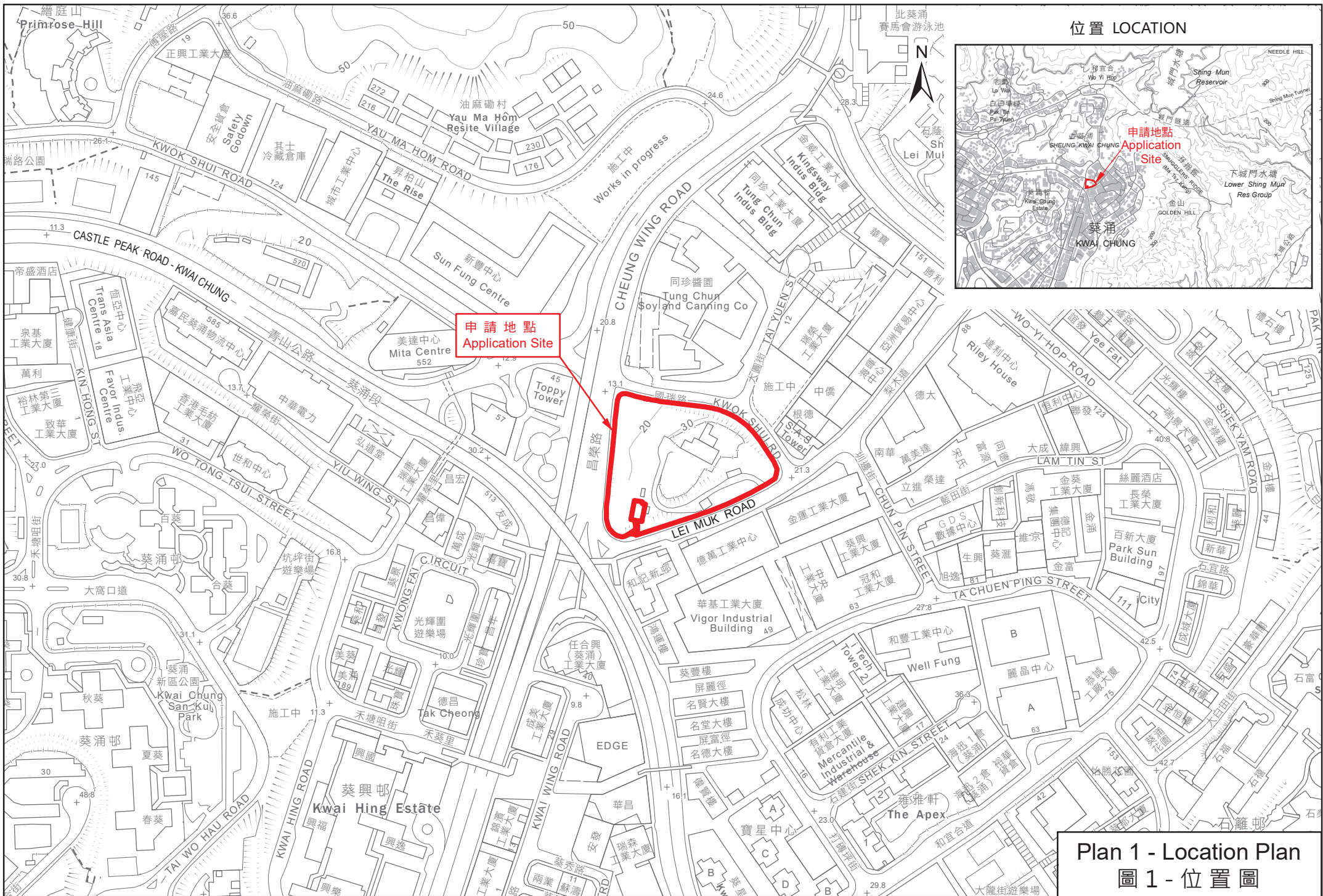
⁴ The size of population and number of housing units indicated are for reference only and subject to applicant's detailed design and technical assessments. Eventual numbers for the Public Housing/Starter Homes Portion will also be decided by the Housing Bureau. 人口及單位數目會因應申請人深化後的設計及技術評估而調整，目前所示只供參考。公營房屋/「首置」部分的相關數字，亦將由房屋局決定。

Part Three 第三部分	Proposed Government, Institution or Community (GIC) Facilities 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）	
<p><u>Within Application Site 位於申請地點內：</u></p> <ul style="list-style-type: none"> - 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 - One 248-place RCHE (located in Grade II historic buildings and a new building) within the Private Housing Portion 在私人房屋發展部分的二級歷史建築及一幢新建樓宇內提供一間提供248個宿位的安老院 	
Part Four 第四部分	Proposed Infrastructure 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）	
<p>1. <u>Within Application Site 位於申請地點內：</u></p> <ul style="list-style-type: none"> - 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 <p>2. <u>Outside Application Site 位於申請地點外：</u></p> <ul style="list-style-type: none"> - Ancillary works including water supply, sewerage and drainage etc. 附屬工程如供水、排污及排水等 	
Part Five 第五部分	Tentative Implementation Programme 初步實施時間表
<p>Anticipated date of commencement of statutory procedures on planning and road works: 2024 預計展開規劃及道路工程等法定程序日期：2024年</p> <p>Anticipated date of commencement of site formation works for Public Housing/Starter Homes Portion: 2027 預計公營房屋／「首置」部分土地平整工程開展日期：2027年</p>	
Part Six 第六部分	Gist of Panel of Advisors' Comments 顧問小組意見摘要
<p>The Panel supported the scheme, and considered that it could optimise use of the land for increase of housing supply in urban areas.</p> <p>顧問小組支持此發展方案，認為擬議房屋發展可優化土地的用途及增加位於市區的房屋供應。</p>	

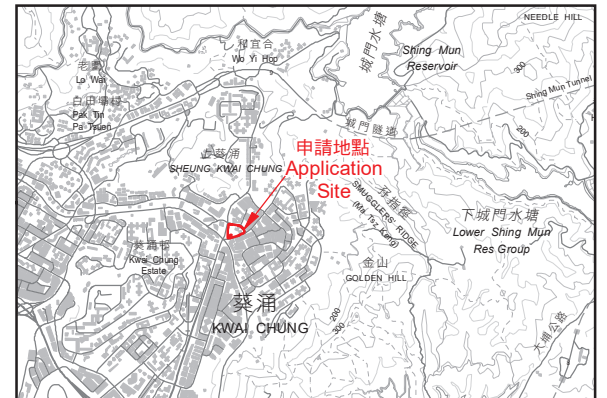
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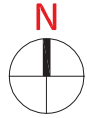


位置 LOCATION



申請地點
Application Site

Plan 1 - Location Plan
圖 1 - 位置圖



LEGEND

- Block 1 : Public Housing
- Block 2 : Private Housing
- Block A,B,E : RCHE

**Plan 2 –
Master Layout Plan**
圖 2 – 總綱發展藍圖
(Source: Applicant's submission
來源: 申請人提交的文件)

FIGURE 4 MASTER LAYOUT PLAN

Scale 1 : 500 | A3



位置 LOCATION



Source: Applicant's submission
 來源: 申請人提交的文件



Legend 圖例

- Proposed site formation works for Public Housing/ Starter Homes Portion
 擬議公營房屋/「首置」部分的地盤平整工程
- Ancillary works including water supply, drainage and sewerage
 附屬工程如供水、排水及排污

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