

Gist of LSPS Application No. LSPS/001
(Revised Development Proposal by Applicant)
土地共享先導計劃申請編號 LSPS/001 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	Kam Luk Investment Company Limited (parent company: Nan Fung Development Limited) 金鹿置業有限公司 (母公司：南豐發展有限公司)
2. Location/address (Plan 1: Location Plan) 位置/地址 (圖 1 : 位置圖)	Lo Fai Road and Ting Kok Road, Tai Po, New Territories (The Remaining Portions of Unsurveyed District at Wong Yue Tan Lot Nos. 11 and 14 and adjoining Government land) 新界大埔露輝路及汀角路 (黃魚灘未測量約份地段第 11 號餘段及第 14 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 25,530 (Including Government land of about 包括政府土地約 6,792 sq.m. 平方米)
4. Statutory Plan 法定圖則	Approved Tai Po Outline Zoning Plan No. S/TP/30 大埔分區計劃大綱核准圖編號 S/TP/30
5. Zoning 土地用途地帶	“Green Belt” and ‘Road’ 「綠化地帶」及「道路」

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⁾ (Plans 2a and 2b: Master Layout Plan submitted by the applicant) 發展參數 ⁽²⁾ (圖 2a 及 2b : 申請人提交的總綱發展藍圖)		Private Housing Development Portion (Site B) 私人房屋發展部分 (地盤 B)		Public Housing/ Starter Homes Portion (Site A) 公營房屋 / 「首置」部分 (地盤 A)
1. Development Site Area (sq.m.) 發展用地面積 (平方米)		About 約 5,696		About 約 19,834
2. Plot ratio 地積比率	住用 Domestic	4.04		3.25
	非住用 Non-domestic	0		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 23,000 [30%]	About 約 53,667 [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 23,000	About 約 64,522
	非住用 Non-domestic		0	About 約 1,000
4. No. of block 幢數	住用 Domestic	1		2
	非住用 Non-domestic	0		0
	綜合 Composite	0		3
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
		78.2	mPD 米 (主水平基準上)	80 mPD 米 (主水平基準上)
		17	Storey(s)層 Excluding Basements 不包括地庫	22 Storey(s)層 excluding Basements 不包括地庫
6. No. of Units 單位數目		460		1,173 ⁽³⁾
7. Anticipated Population 預計人口		1,288		3,284 ⁽³⁾

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。

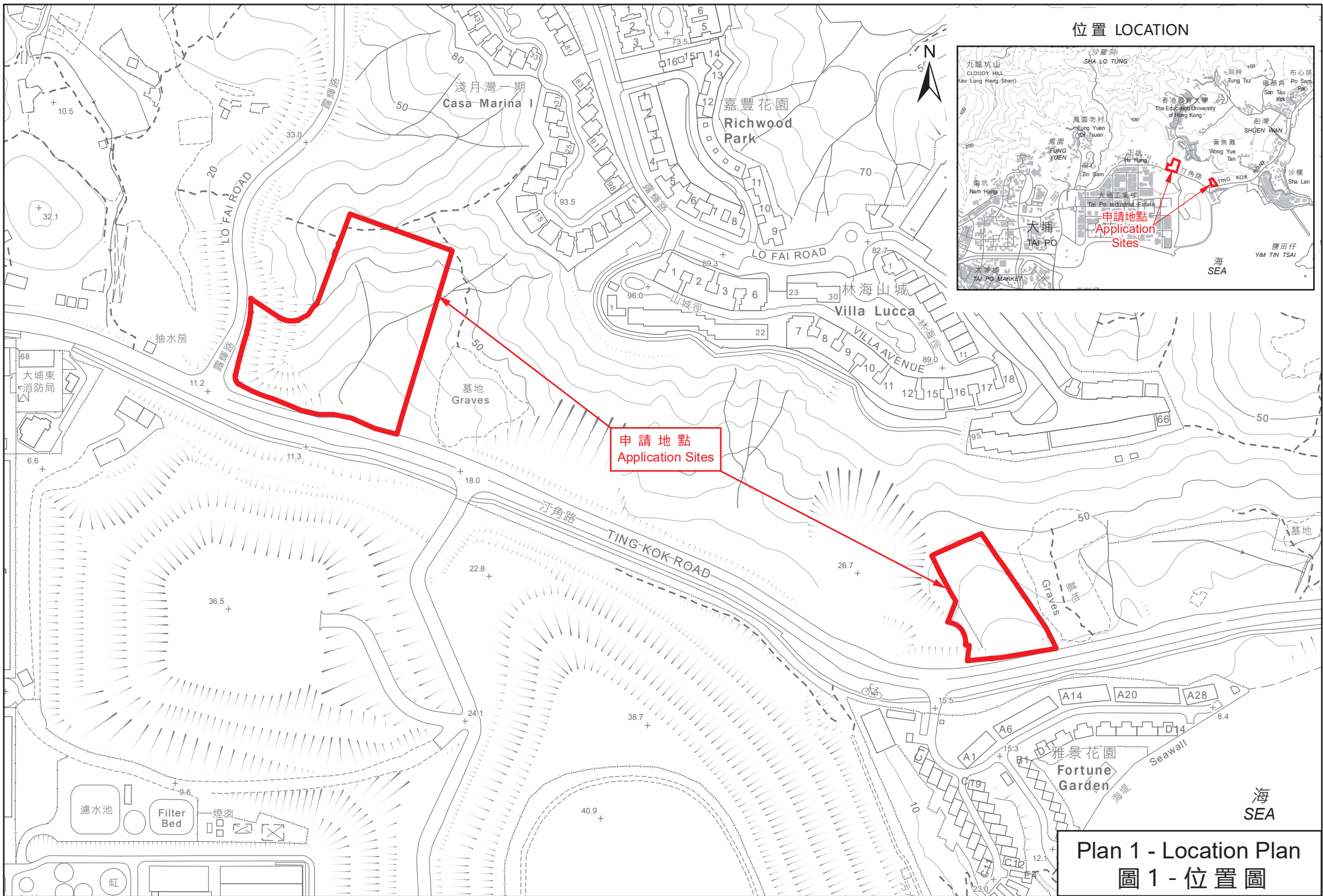
³ The size of population and number of housing units indicated are for reference only and subject to applicant's detailed design and technical assessments. Eventual numbers for the Public Housing/Starter Homes Portion will also be decided by the Housing Bureau.
人口及單位數目會因應申請人深化後的設計及技術評估而調整，目前所示只供參考。公營房屋 / 「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 擬議的政府、機構或社區設施之詳情	
1. <u>Within Application Site</u> 位於申請地點內： <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 2. <u>Outside Application Site</u> 位於申請地點外： <ul style="list-style-type: none"> - N/A 不適用 	
Part Four 第四部分	Proposed Infrastructure 擬議基礎設施
Details of proposed Infrastructure (including any upgrading to the existing infrastructures) (Plan 3: Infrastructure Location Plan) 擬議基礎設施（包括提升現有基礎設施）之詳情（圖3：基礎設施位置圖）	
<u>Within Application Site</u> 位於申請地點內： <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 - Access road with associated drainage, sewerage and waterworks 擬議通道及相關排水、排污及水務工程 <u>Outside Application Site</u> 位於申請地點外： <ul style="list-style-type: none"> - Traffic improvement measures 交通改善措施 - Ancillary works including water supply, drainage and sewerage, etc. 附屬工程如供水、排水及排污等 	
Part Five 第五部分	Tentative Implementation Programme 初步實施時間表
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 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	
Part Six 第六部分	Gist of Panel of Advisors' Comments 顧問小組意見摘要
The Panel supported the proposed scheme, and considered that the proposed housing development has taken due consideration of the surrounding built and natural environment. 顧問小組支持該發展方案，認為擬議房屋發展已適當考慮周圍已建及自然環境的情況。	

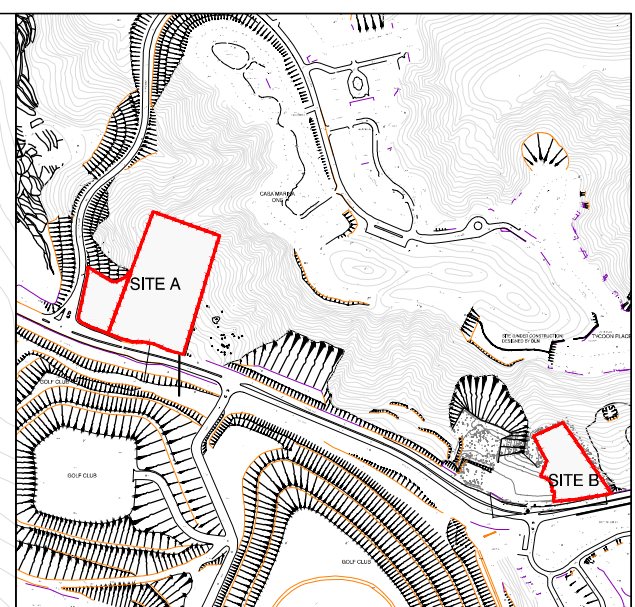
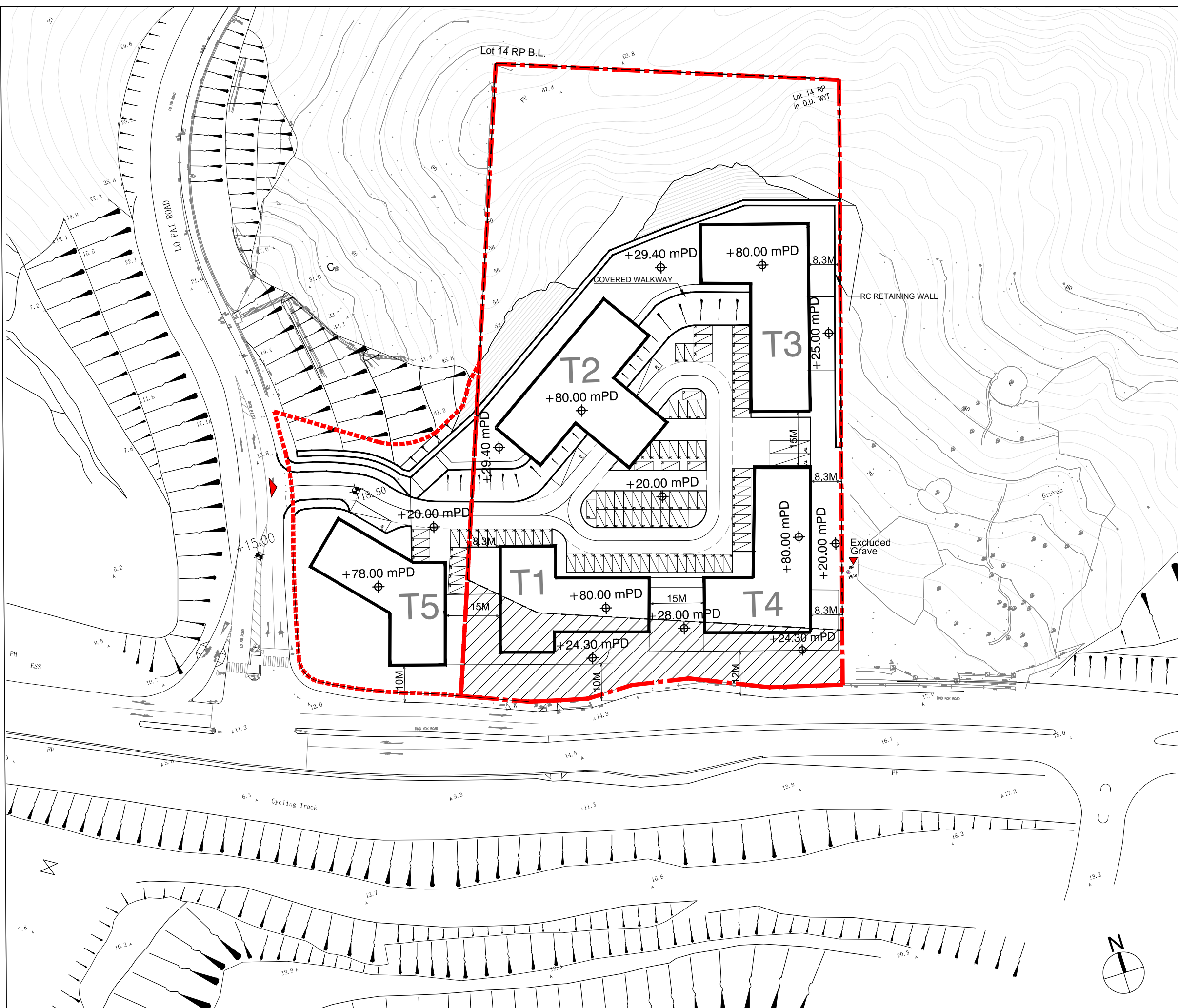
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Plan 1 - Location Plan
圖 1 - 位置圖



SITE KEY PLAN

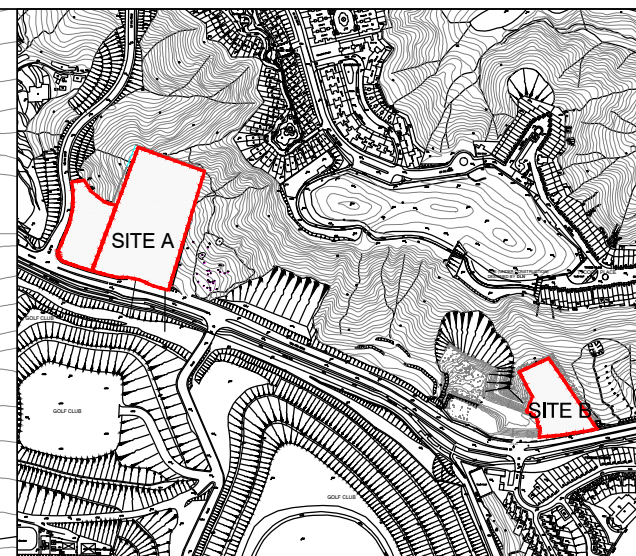
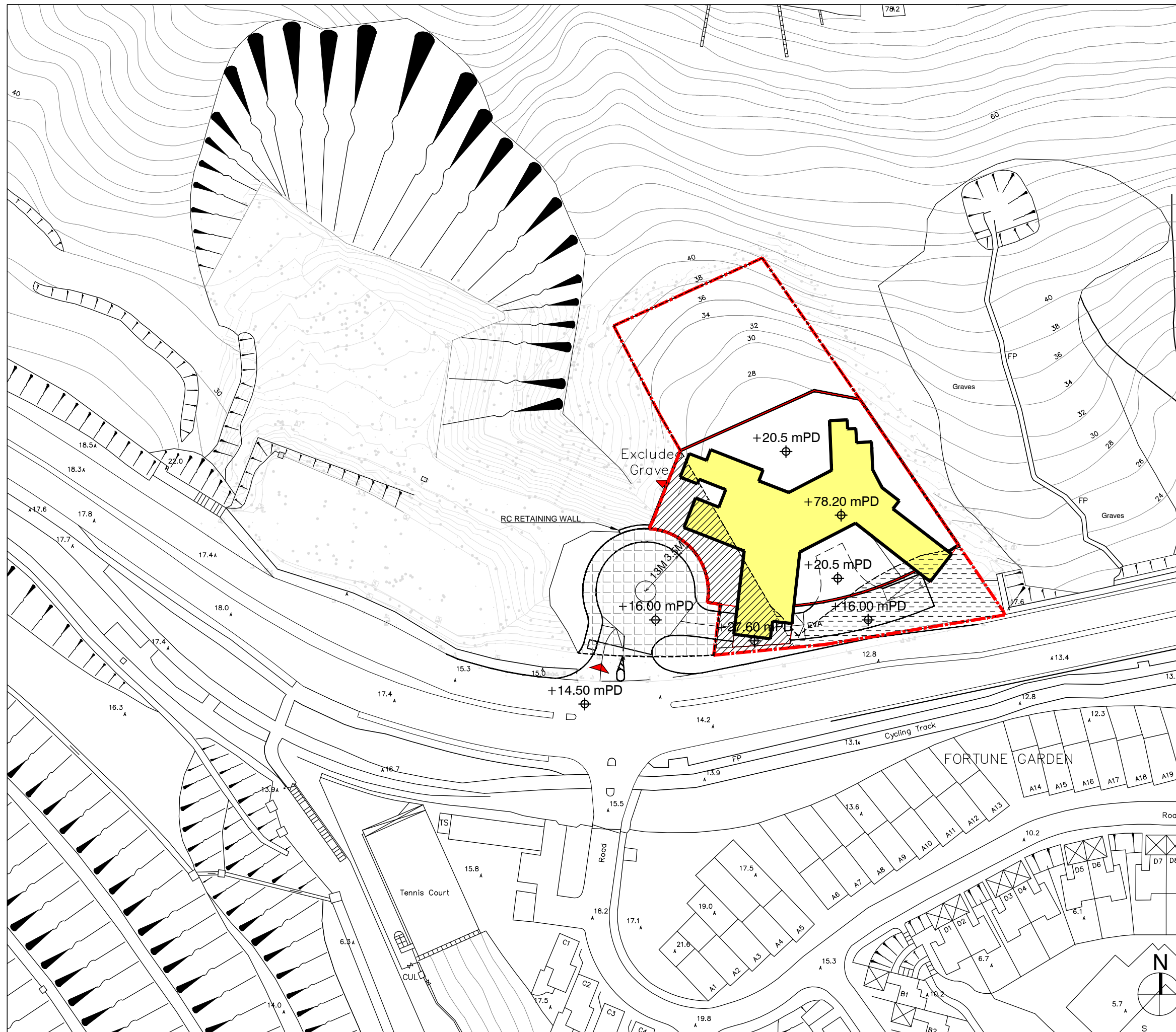
**Plan 2a –
Master Layout Plan**
圖 2a – 總綱發展藍圖
(Source: Applicant's submission
來源: 申請人提交的文件)

- LEGEND**
-  PROPOSED SITE BOUNDARY
 -  ADDITIONAL GOVERNMENT LAND

Site A - Master Layout Plan
Scale 1:1000 (A3)



Unsurveyed District at Wong Yue Tan Lot 14 RP and adjoining Government Land ("Site A")

H:\Dwgs\ACAD\Sketches\SK-09\2023-08-15 (11RP & 14RP Section & Flat Mix CAD)\2023-08-16_14RP_MLP & GIC.dwg, 1:1, Project No.: N3001-H



SITE KEY PLAN

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

- LEGEND:**
-  SITE BOUNDARY
 -  RESIDENTIAL DEVELOPMENT

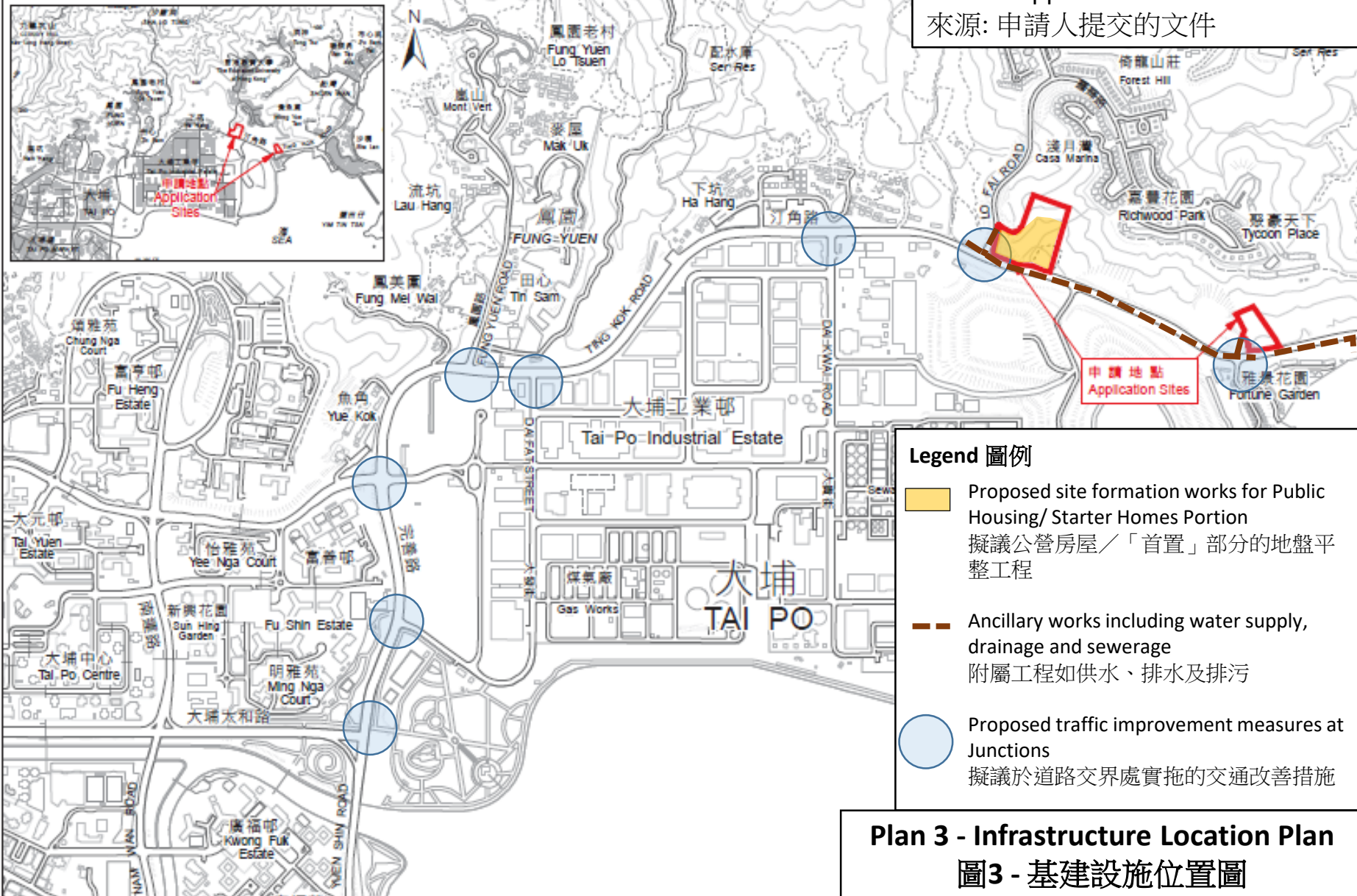
Site B - Master Layout Plan
Scale 1:1000 (A3)

Unsurveyed District at Wong Yue Tan Lot 11 RP and adjoining Government Land ("Site B")




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
-  Proposed traffic improvement measures at Junctions
擬議於道路交界處實拖的交通改善措施

Plan 3 - Infrastructure Location Plan
圖3 - 基礎設施位置圖