

**Gist of LSPS Application No. LSPS/002**  
**(Revised Development Proposal by Applicant)**  
**土地共享先導計劃申請編號 LSPS/002 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	Topwood Limited, Success King Limited and Richduty Development Limited (parent company: Sun Hung Kai Properties Limited) 合域有限公司、誠君有限公司及富任發展有限公司 (母公司：新鴻基地產發展有限公司)
2. Location/address (Plan 1: Location Plan) 位置/地址 (圖 1 : 位置圖)	Ho Chau Road, Yuen Long, New Territories (near Tung Shing Lei) (Various lots in D.D. 115 and adjoining Government land) 新界元朗蠔洲路 (近東成里) (丈量約份第 115 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)	About 約 57,055 (Including Government land of about 包括政府土地約 20,065sq.m. 平方米)
	<u>Including 包括：</u> <ul style="list-style-type: none"> <li>- Total Development Site Areas<sup>(1)</sup> 45,441 發展用地總面積<sup>(1)</sup></li> <li>- Land designated for Access Road and Other Use (Compensation Pond) 11,614 作通道及其他用途 (彌償漁塘) 的土地</li> </ul>
4. Statutory Plan 法定圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8
5. Zoning 土地用途地帶	“Residential (Group D)” 「住宅 (丁類)」

<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。

Part Two 第二部分		Development Proposal 擬議發展計劃		
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 23,340	About 約 22,101	
2. Plot ratio 地積比率	住用 Domestic	2.15	4.23	
	非住用 Non-domestic	0.09	0.04	
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 40,029 [30%]	About 約 93,400 [70%]
		Private Housing Previously approved 先前已獲批准的私人房屋發展	10,150 <sup>(3)</sup>	N/A 不適用
		Total 總數	About 約 50,179	About 約 93,400
	非住用 Non-domestic	About 約 2,245	About 約 800	
4. No. of block 幢數	住用 Domestic	0	0	
	非住用 Non-domestic	0	0	
	綜合 Composite	3	6	
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
	99.9	mPD 米 (主水平基準上)	99.3	mPD 米 (主水平基準上)
	24	Storey(s)層 Excluding Basements 不包括地庫	26	Storey(s)層 excluding Basements 不包括地庫
6. No. of Units 單位數目		1,261	1,868 <sup>(4)</sup>	
7. Anticipated Population 預計人口		3,153	5,231 <sup>(4)</sup>	
8. Open space 休憩用地 (sq. m 平方米)		Not less than 不少於 3,153	Not less than 不少於 5,231	

<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。

<sup>3</sup> The domestic GFA per previously approved planning application no. Y/YL-NSW/4.  
先前已獲批的規劃申請(編號Y/YL-NSW/4)的住用總樓面面積。

<sup>4</sup> No. of Units and Anticipated Population of Public Housing/Starter Homes Portion shown are 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。

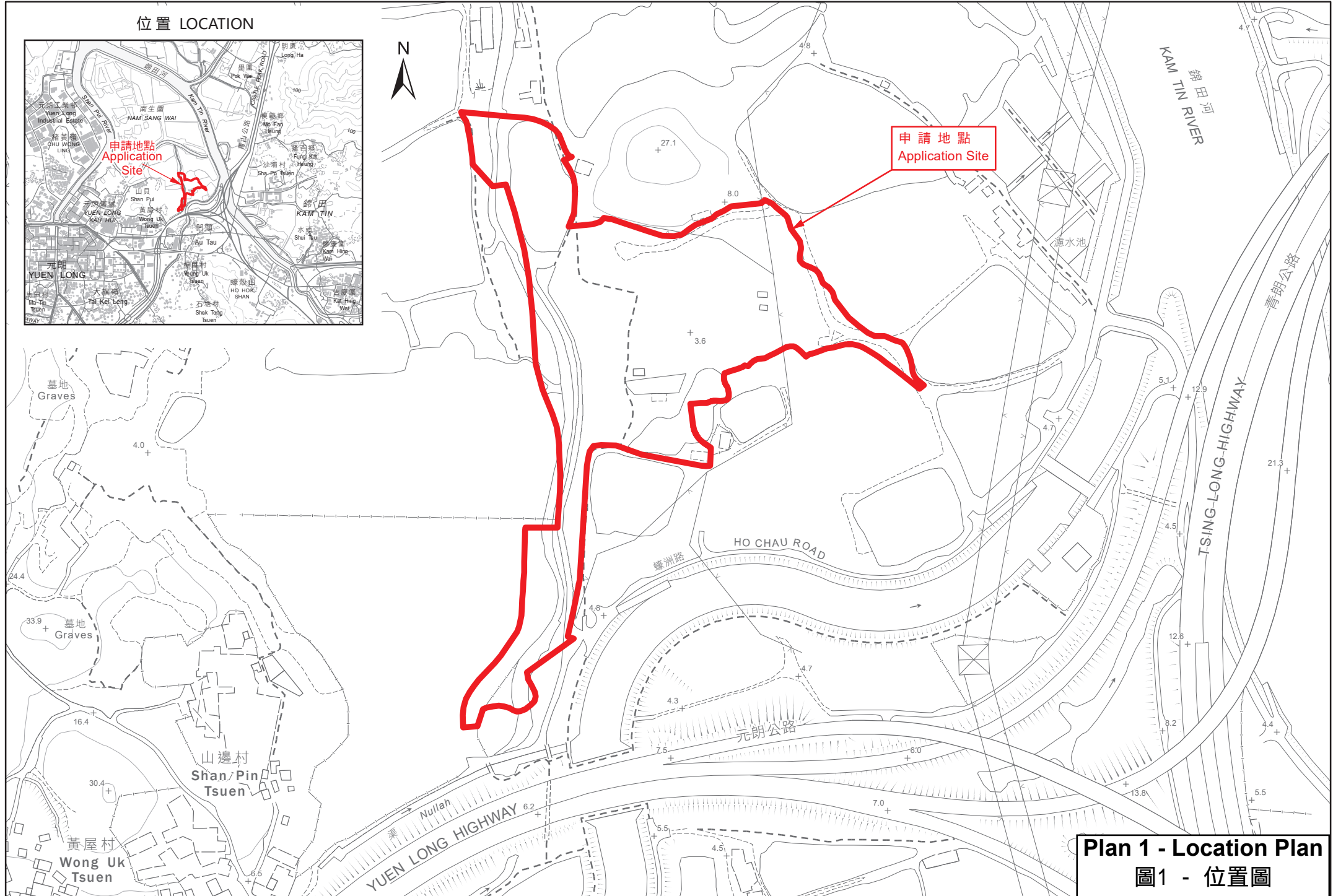
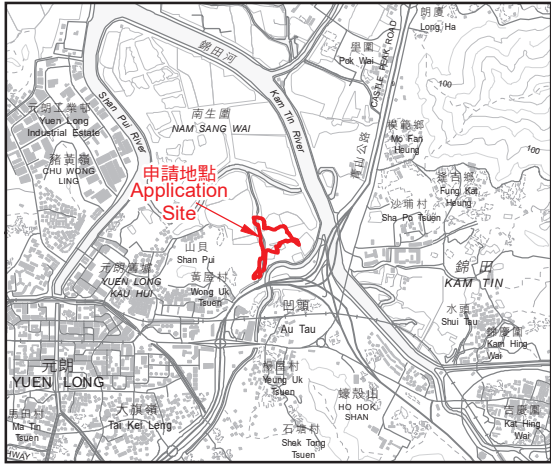
<b>Part Three</b> <b>第三部分</b>	<b>Proposed Government, Institution or Community (GIC) Facilities</b> <b>擬議政府、機構或社區設施</b>
Details of proposed GIC facilities ( <i>Locations are shown in Plan 2</i> ) 擬議的政府、機構或社區設施之詳情（其位置於圖2展示）	
1. <u>Within Application Site 位於申請地點內</u> ： <ul style="list-style-type: none"> <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> 2. <u>Outside Application Site 位於申請地點外</u> ： <ul style="list-style-type: none"> <li>- N/A 不適用</li> </ul>	
<b>Part Four</b> <b>第四部分</b>	<b>Proposed Infrastructure</b> <b>擬議基建設施</b>
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）	
<u>Within Application Site 位於申請地點內</u> ： <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>- Access road with associated drainage, sewerage and waterworks 擬議通道及相關排水、排污及水務工程</li> <li>- A Public Transport Terminus in Private Housing Portion 一個位於私人房屋部分的公共交通總站</li> </ul> <u>Outside Application Site 位於申請地點外</u> ： <ul style="list-style-type: none"> <li>- Traffic improvement measures 交通改善措施</li> <li>- Ancillary works including water supply, sewerage, etc. 附屬工程如供水、排污等</li> </ul>	
<b>Part Five</b> <b>第五部分</b>	<b>Tentative Implementation Programme</b> <b>初步實施時間表</b>
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	
<b>Part Six</b> <b>第六部分</b>	<b>Gist of Panel of Advisors' Comments</b> <b>顧問小組意見摘要</b>
The Panel supported the proposed scheme, and considered that it struck a proper balance between housing demand and conservation. 顧問小組支持該發展方案，認為能為房屋需求與保育之間取得適當平衡。	

### **免責聲明 Disclaimer**

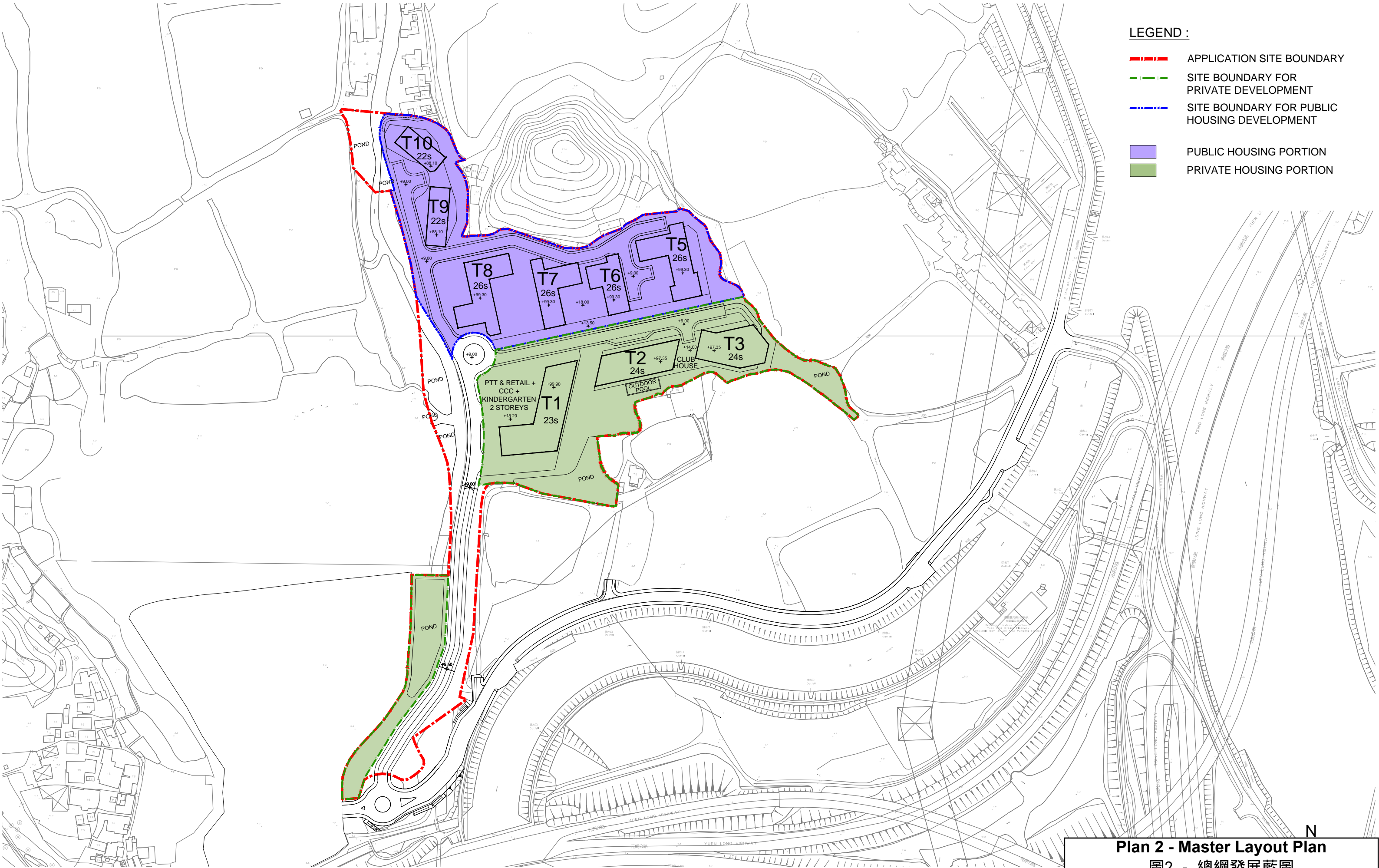
提供有關資料旨為方便市民大眾參考。對於上述所載資料在使用上的問題及文義上的歧異，包括但不局限於由申請人提交有關土地擁有權的資料，發展局及土地共享辦事處概不負責。

The information is provided for the ease of reference by the general public. Under no circumstances will the Development Bureau and Land Sharing Office accept any liabilities for any issues arising from the use nor any inaccuracies or discrepancies of the above information, including but not limited to any land ownership particulars as submitted by the Applicant, provided hereof.

位置 LOCATION



Plan 1 - Location Plan  
圖1 - 位置圖



**LEGEND :**

- - - APPLICATION SITE BOUNDARY
- - - SITE BOUNDARY FOR PRIVATE DEVELOPMENT
- - - SITE BOUNDARY FOR PUBLIC HOUSING DEVELOPMENT
- PUBLIC HOUSING PORTION
- PRIVATE HOUSING PORTION

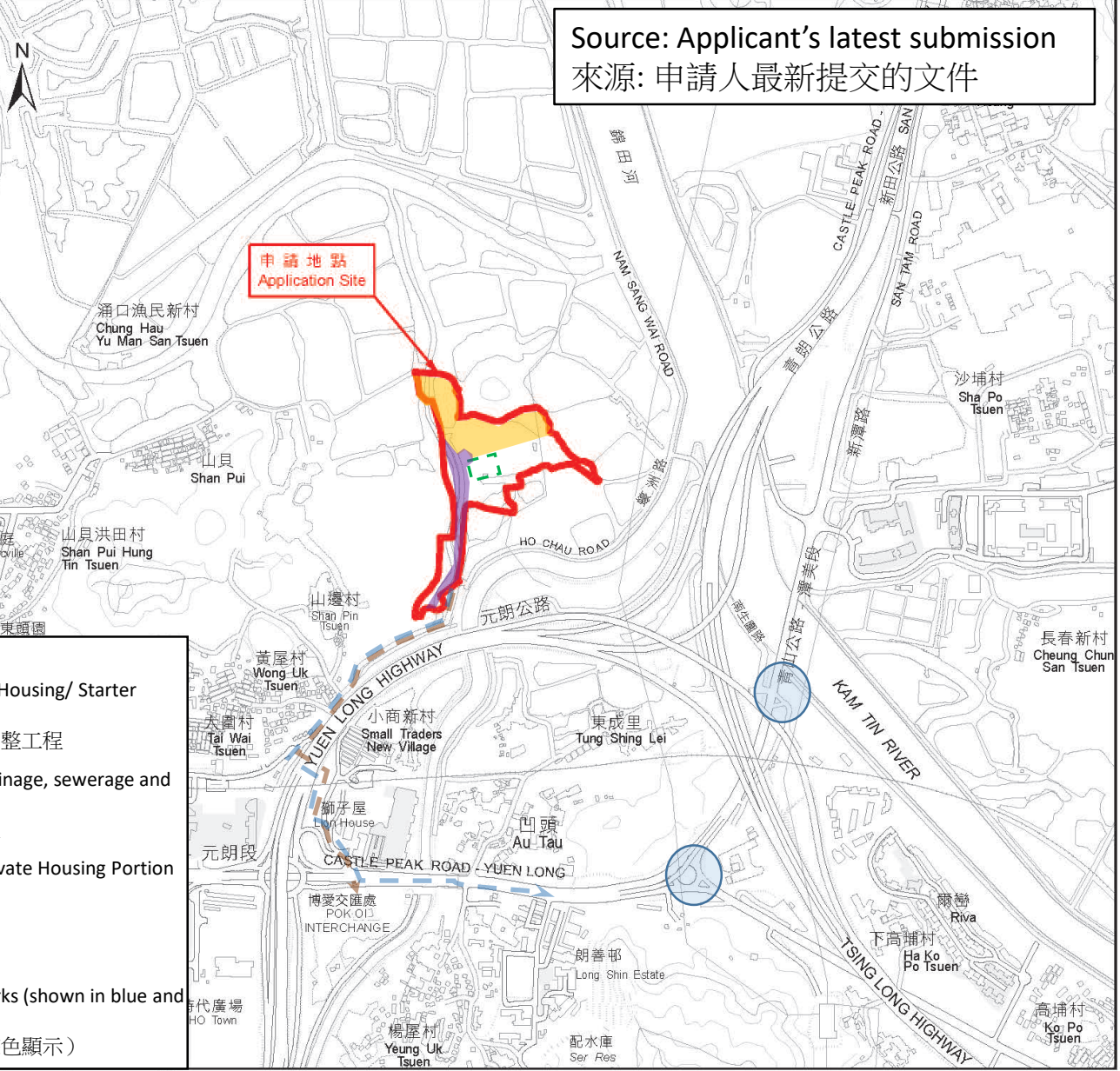
Master Layout Plan

**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)






位置 LOCATION



Source: Applicant's latest submission  
 來源: 申請人最新提交的文件



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
-  Proposed access road with associated drainage, sewerage and waterworks  
 擬議通道及相關排水、排污及水務工程
-  Proposed public transport terminus in Private Housing Portion  
 擬議位於私人房屋部分的公共交通總站
-  Proposed traffic improvement measures  
 擬議交通改善措施
-  Proposed water supply and sewerage works (shown in blue and brown respectively)  
 擬議供水及排污工程 (分別以藍色及棕色顯示)

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