

**Gist of LSPS Application No. LSPS/003**  
**(Revised Development Proposal by Applicant)**  
**土地共享先導計劃申請編號 LSPS/003 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	Ocean Target Enterprises Limited (parent company: Henderson Land Development Company Limited), Gettenwood Company Limited and Fullmark Development Limited (parent company of both is Wheelock Properties Limited) 海騰企業有限公司（母公司：恒基兆業地產有限公司）、 Gettenwood Company Limited 及溢輝發展有限公司（母公司均為會德豐地產有限公司）
2. Location/address (Plan 1: Location Plan) 位置/地址（圖1：位置圖）	She Shan Road and Lam Kam Road, Tai Po, NT (Various lots in D.D. 7 and D.D. 19 and adjoining Government land) 新界大埔社山路及林錦公路 (丈量約份第7約及第19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 193,397 (Including Government land of about 包括政府土地約 23,438 sq.m. 平方米 and third-party private land of about 及第三方私人土地約18,370sq.m. 平方米)
	<b>Including 包括：</b> <ul style="list-style-type: none"> <li>- Total Development Site Areas<sup>(1)</sup> 108,012 發展用地總面積<sup>(1)</sup></li> <li>- Land designated for Infrastructure, Government, Institution or Community (GIC) facilities (including Open Space) 85,385 作基建及政府、機構或社區設施（包括休憩用地）的土地</li> </ul>
4. Statutory Plan 法定圖則	Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 林村分區計劃大綱核准圖編號 S/NE-LT/11
5. Zoning 土地用途地帶	“Agriculture” and “Government, Institution or Community” 「農業」及「政府、機構或社區」

<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> 第二部分		<b>Development Proposal</b> 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>(3)</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 37,318		About 約 70,694
2. Plot ratio 地積比率	住用 Domestic	4.87		6.5
	非住用 Non-domestic	1.05		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 181,804 [30%]	About 約 424,210 [70%]
		From Government's resumption of the third-party private land 因政府收回第三方私人土地而產生	N/A 不適用	About 約 35,301
	Total 總數		About 約 181,804	About 約 459,511
	非住用 Non-domestic		About 約 39,287	About 約 3,000
4. No. of block 幢數	住用 Domestic	0		6
	非住用 Non-domestic	0		0
	綜合 Composite	10		10
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	
		141 mPD 米 (主水平基準上)	159 mPD 米 (主水平基準上)	
		29 Storey(s)層 excluding Basements 不包括地庫	39 Storey(s)層 excluding Basements 不包括地庫	
6. No. of Units 單位數目		3,636		9,190 <sup>(3)</sup>
7. Anticipated Population 預計人口		10,181		25,733 <sup>(3)</sup>
8. Local Open space 休憩用地 (sq. m 平方米)		About 約 10,181		About 約 25,733

<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> 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 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）	
<ul style="list-style-type: none"> <li>- Public District Open Space of about 31,592 sq.m. 公眾地區休憩用地約 31,592 平方米</li> <li>- Two Neighbourhood Elderly Centres 兩間長者鄰舍中心</li> <li>- One Residential Care Home for the Elderly 一間安老院</li> <li>- One Community Centre 一間社區會堂</li> <li>- One Child Care Centre 一間幼兒中心</li> <li>- One Primary School 一所小學</li> <li>- Cycle Tracks 單車徑</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> <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）	
<ol style="list-style-type: none"> <li>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>- A Public Transport Interchange in the Private Housing Portion 一個位於私人房屋部分的公共運輸交匯處</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> <li>- A Sewage Treatment Plant and associated Sewerage Pumping Station 一個污水處理廠及相關污水抽水站</li> <li>- Access road (with associated drainage (including stormwater detention tanks), sewerage, waterworks, noise mitigation measures) 通道（及相關排水（包括雨水蓄洪池）、排污、水務工程、噪音緩解措施）</li> <li>- Traffic improvement measures 交通改善措施</li> <li>- Existing water supply pipes to be upgraded 提升現有供水管</li> </ul> </li>   <li>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>- Drainage Tunnel 排水隧道</li> <li>- Proposed water mains or existing water mains to be upgraded 擬議供水管或提升現有供水管</li> <li>- A Fresh Water Service Reservoir 一個食水配水庫</li> </ul> </li> </ol>	

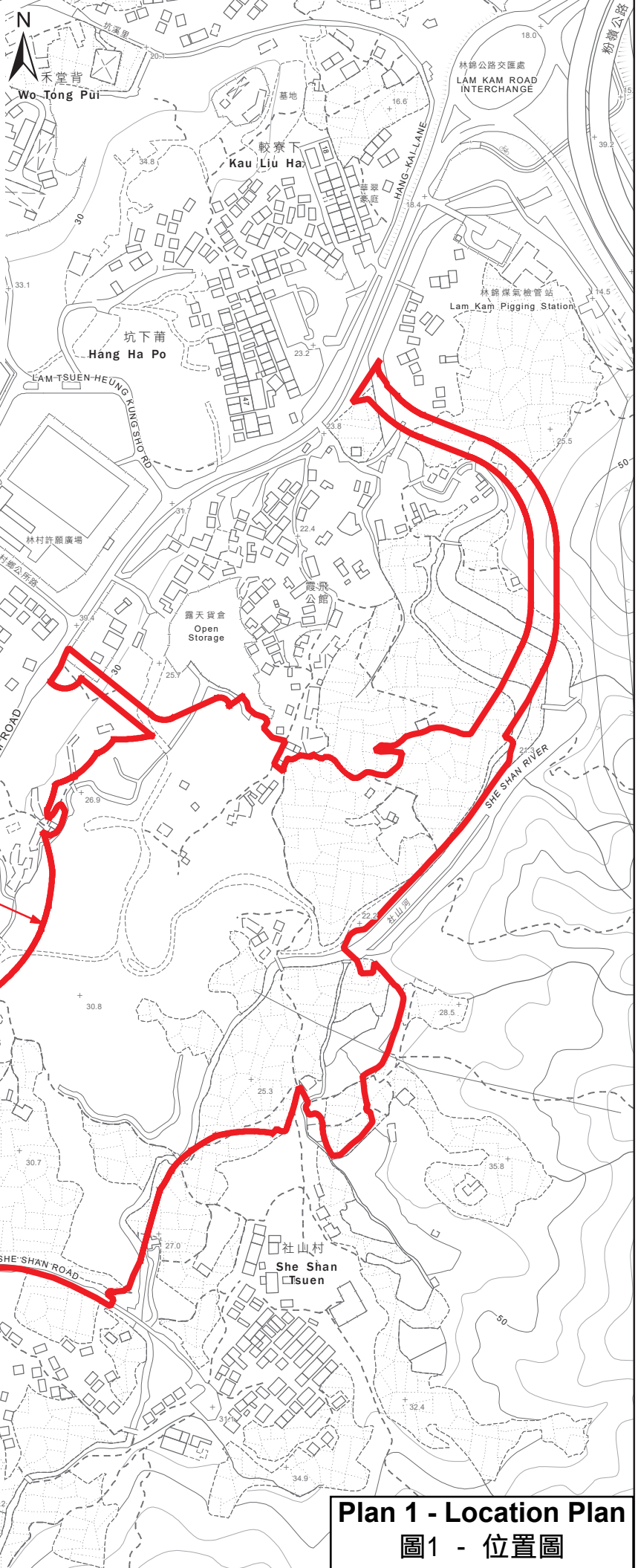
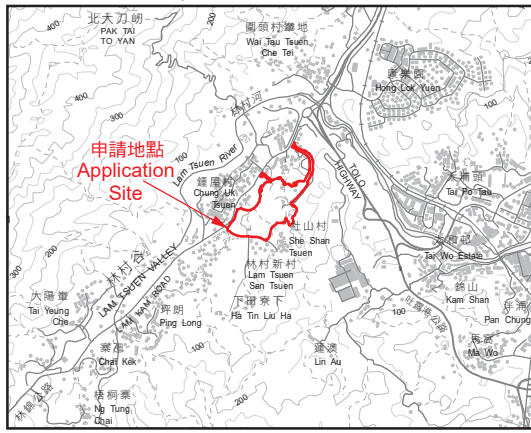
<b>Part Five</b> <b>第五部分</b>	<b>Tentative Implementation Programme</b> <b>初步實施時間表</b>
<p>Anticipated date of commencement of statutory procedures on planning and road works: 2023  預計展開規劃及道路工程等法定程序日期：2023 年</p> <p>Anticipated date of completion of site formation works for Public Housing/Starter Homes Portion: 2028  預計公營房屋／「首置」部分土地平整工程完成日期：2028 年</p>	
<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>
<p>The Panel supported the proposed scheme, and considered that the concentrated pattern of land owned by the applicant and the scale of the project would enable a better layout for the community and housing blocks. It would also allow the provision of more Government, institution or community facilities to serve the locals and to cater for the needs in the long run.</p> <p>顧問小組支持該發展方案，認為申請人所擁有的私人土地頗為集中，項目規模理想，有條件提供更理想的社區及樓宇布局，並加入更多政府及機構或社區設施，應付當區及長遠發展需要。</p>	

### **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。

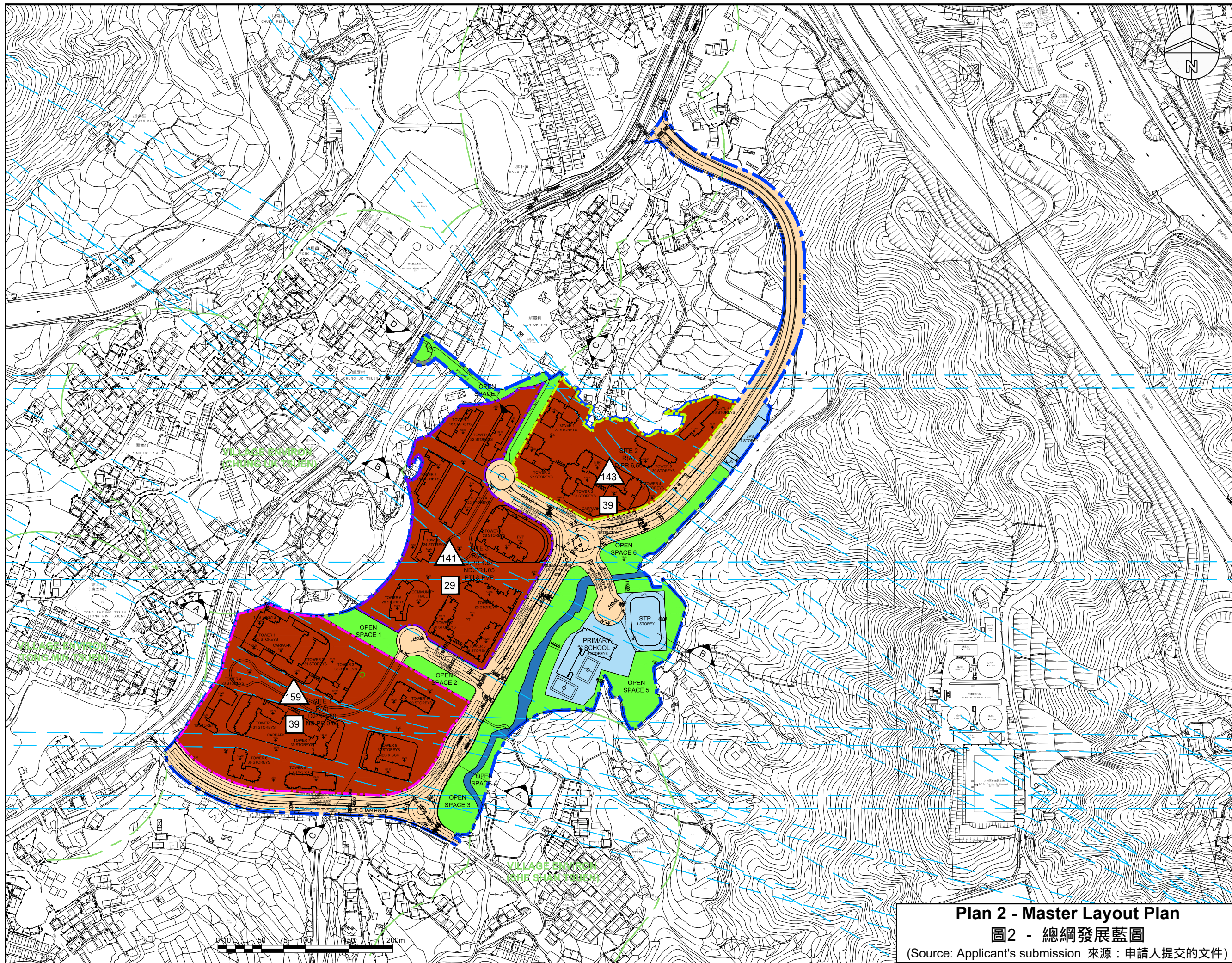
The information is provided for the ease of reference by the general public. Under no circumstances will the Development Bureau and Land Sharing Office accept any liabilities for any issues arising from the use nor any inaccuracies or discrepancies of the above information, including but not limited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

位置 LOCATION



**Plan 1 - Location Plan**  
圖1 - 位置圖





- NOTES :  
DO NOT SCALE DRAWINGS.
- LEGEND:**
- APPLICATION SITE BOUNDARY
  - SITE 1 BOUNDARY
  - SITE 2 BOUNDARY
  - SITE 3 BOUNDARY
  - VILLAGE ENVIRON BOUNDARY
  - R(A) ZONE (PUBLIC RESIDENTIAL PORTION)
  - R(A)1 ZONE (PRIVATE RESIDENTIAL PORTION)
  - G/IC ZONE
  - OPEN SPACE
  - ROAD
  - SHE SHAN RIVER
  - WIND CORRIDOR
  - 110 MAXIMUM BUILDING HEIGHT IN mPD
  - 30 HIGHEST NUMBER OF STOREYS

REVISION		
NO.	DATE	DESCRIPTION

ARCHITECT  
**STUDIO | RCA**  
 18/F | Xiu Hua Commercial Building  
 211-213 Jaffe Road | Wan Chai | HK  
 Tel: 3583-2000 | Fax: 8143-1130  
 Email: mail@studiorca.com

STUDIO | RAYMOND CHAU |  
 ARCHITECTURE | LIMITED

PROJECT NAME  
 PROPOSED DEVELOPMENT AT  
 LAM TSUEN VALLEY

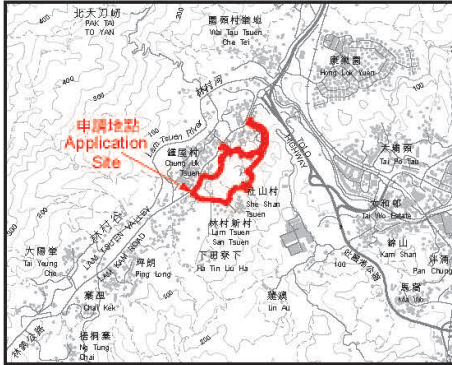
DRAWING TITLE  
 ZONING PLAN

DRAWN BY	MH	CHECKED BY	RC
SCALE	1:4000	DATE	08.08.2022
JOB NO.	1933	DRAWING NO.	A-01

**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)



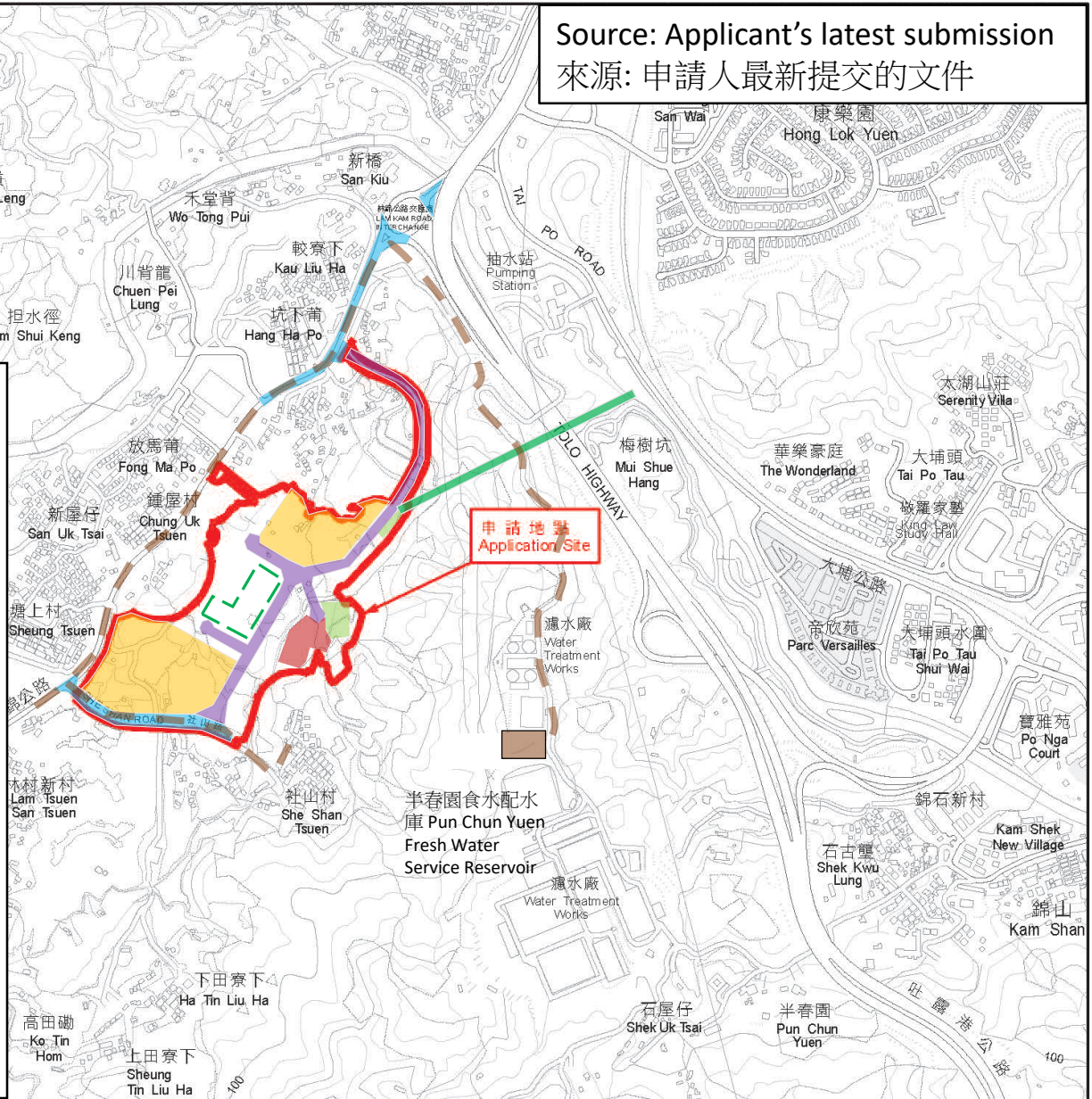
位置 LOCATION



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 including stormwater detention tanks), sewerage, waterworks, noise mitigation measures)  
擬議通道 (及相關排水 (包括雨水蓄洪池)、排污、水務工程、噪音緩解措施)
- Proposed public transport interchange, public vehicle park and community hall in the Private Housing Portion  
擬議位於私人房屋部分的公共運輸交匯處、公眾停車場及社區會堂
- Proposed sewage treatment plant and associated Sewerage Pumping Station  
擬議污水處理廠及相關污水抽水站
- Proposed drainage tunnel  
擬議排水隧道
- Proposed site formation works for primary school  
擬議小學的地盤平整工程
- Proposed traffic improvement measures  
擬議交通改善措施
- Proposed fresh water service reservoir  
擬議食水配水庫
- Proposed water mains or existing water mains to be upgraded  
擬議供水管或提升現有供水管



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