

**Gist of LSPS Application No. LSPS/004**  
**(Revised Development Proposal by Applicant)**  
**土地共享先導計劃申請編號 LSPS/004 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	Asia Light Development Limited, Clover Success Limited and Gettenwood Company Limited (Parent Company: Wheelock Properties Limited) 亞光發展有限公司、Clover Success Limited 及 Gettenwood Company Limited (母公司：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)	Tin Wo Road and South of She Shan Road, Lam Tsuen, Tai Po, New Territories (Various lots in D.D. 19 and adjoining Government land) 新界大埔林村田禾路及社山路以南 (丈量約份第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 68,348 (Including Government land of about 包括政府土地約 16,757 sq.m. 平方米) and third-party private land of about 及第三方私人土地約 9,199 sq.m. 平方米)
	<b>Including 包括：</b> <ul style="list-style-type: none"> <li>- Total Development Site Areas<sup>(1)</sup> 發展用地總面積<sup>(1)</sup> 54,741</li> <li>- Land designated for Infrastructure, Government, Institution or Community (GIC) facilities 作基建及政府、機構或社區設施的土地 13,607</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” 「農業」

<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 20,423	About 約 34,318	
2. Plot ratio 地積比率	住用 Domestic	3.02	6.5	
	非住用 Non-domestic	0.03	0.06	
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 61,679 [30%]	About 約 143,918 [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 47,854
		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 31,291
	Total 總數	About 約 61,679	About 約 223,063	
	非住用 Non-domestic	About 約 535	About 約 2,230	
4. No. of block 幢數	住用 Domestic	3	2	
	非住用 Non-domestic	1	2	
	綜合 Composite	2	4	
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	
		150 mPD 米 (主水平基準上)	175 mPD 米 (主水平基準上)	
		28 Storey(s)層 excluding Basements 不包括地庫	38 Storey(s)層 excluding Basements 不包括地庫	
6. No. of Units 單位數目		1,234	4,055 <sup>(3)</sup>	
7. Anticipated Population 預計人口		3,454	11,354 <sup>(3)</sup>	

<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 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。

<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>- 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) 擬議基建設施（包括提升現有基建設施）之詳情	
Base Scenario – Standalone Development 基本方案 – 單獨發展 (Plan 3a: Infrastructure Location Plan) (圖3a：基建設施位置圖)  1. Within Application Site 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>- 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 Transport Interchange underneath the Private Housing Portion 位於私營房屋部分下的公共運輸交匯處</li> <li>- Stormwater retention tank 雨水蓄洪池</li> <li>- Sewage treatment plant 污水處理廠</li> </ul> 2. Outside Application Site 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>- Fresh water service reservoir 食水配水庫</li> <li>- Pumping station 泵房</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>- Proposed discharge pipes 擬議排水管</li> </ul>	
Alternative Scenario – Integrated Development with LSPS Application no. LSPS/003 替代方案 – 與土地共享先導計劃申請編號 LSPS/003整合發展 (Plan 3b: Infrastructure Location Plan) (圖3b：基建設施位置圖)  3. Within Application Site 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>- 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 Transport Interchange underneath the Private Housing Portion 位於私營房屋部分下的公共運輸交匯處</li> <li>- Stormwater retention tank 雨水蓄洪池</li> <li>- Sewage treatment plant 污水處理廠</li> </ul>	

4. Outside Application Site 位於申請地點外：
- Fresh water service reservoir 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

**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: 2025  
預計展開規劃及道路工程等法定程序日期：2025 年

Anticipated date of commencement of site formation works for Public Housing/Starter Homes Portion:  
2031  
預計公營房屋／「首置」部分土地平整工程開展日期：2031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, based on the existing ownership pattern of the land, the scheme had optimised the development potential of the land with more emphasis on the production of public housing. The Government might also benefit from, through synergy with the adjacent LSPS proposal which endorsement in-principle had already been obtained earlier, a more holistic planning and more cost effective for the provision of infrastructures and Government, institution or community facilities.

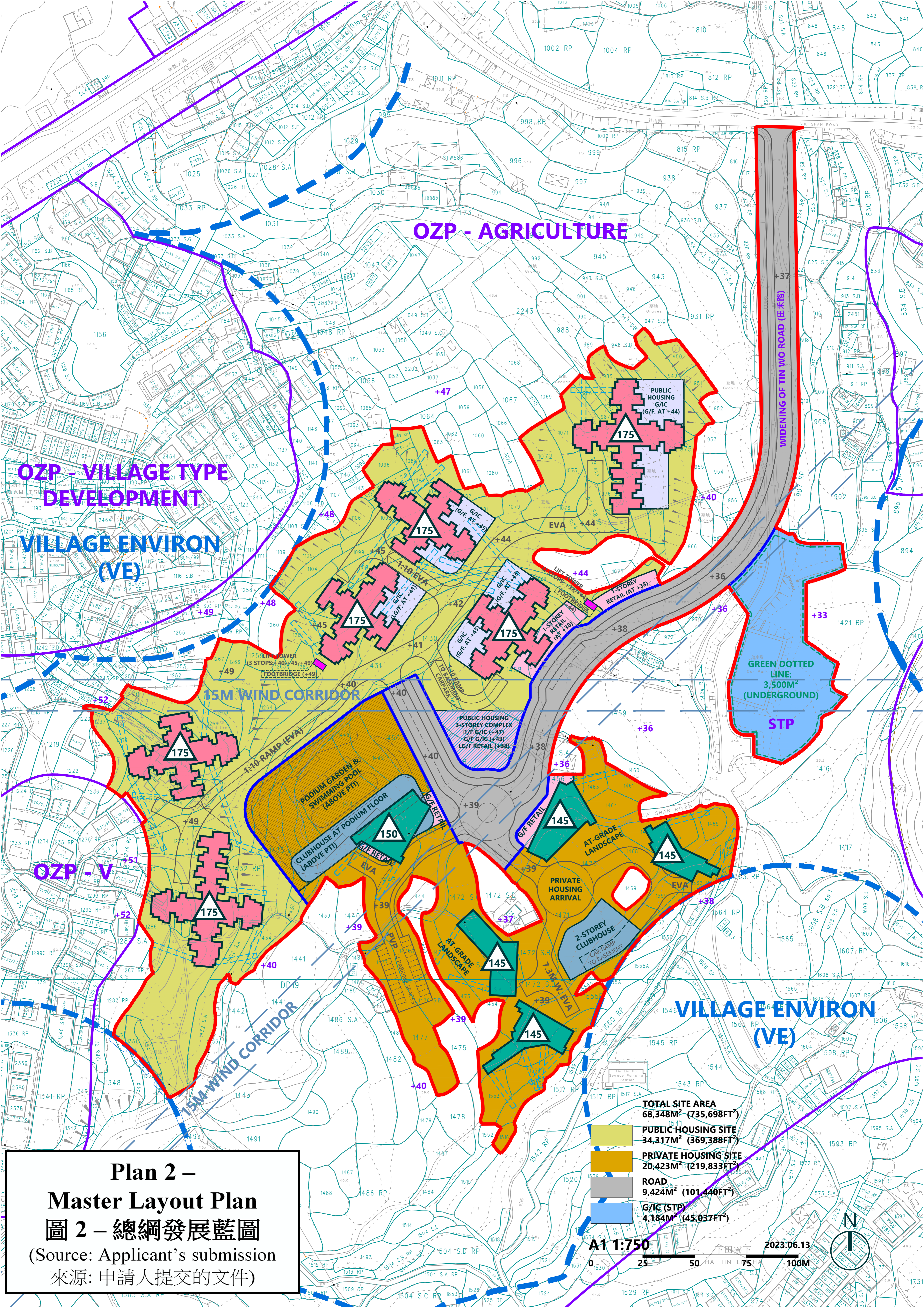
顧問小組支持此發展方案，認為基於土地業權現有分布，計劃優化了土地的發展潛力並重點加強公共房屋的供應；另一方面，亦可與毗鄰早前已獲得原則性同意的土地共享先導計劃產生協同效應，綜合規劃所需的基礎設施及政府、機構或社區設施，增加項目成本效益。

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OZP - VILLAGE TYPE DEVELOPMENT  
VILLAGE ENVIRON (VE)

OZP - AGRICULTURE

OZP - V

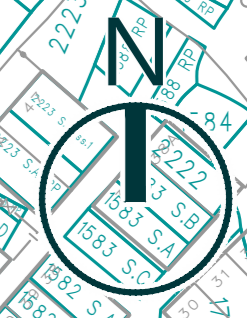
VILLAGE ENVIRON (VE)

**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)

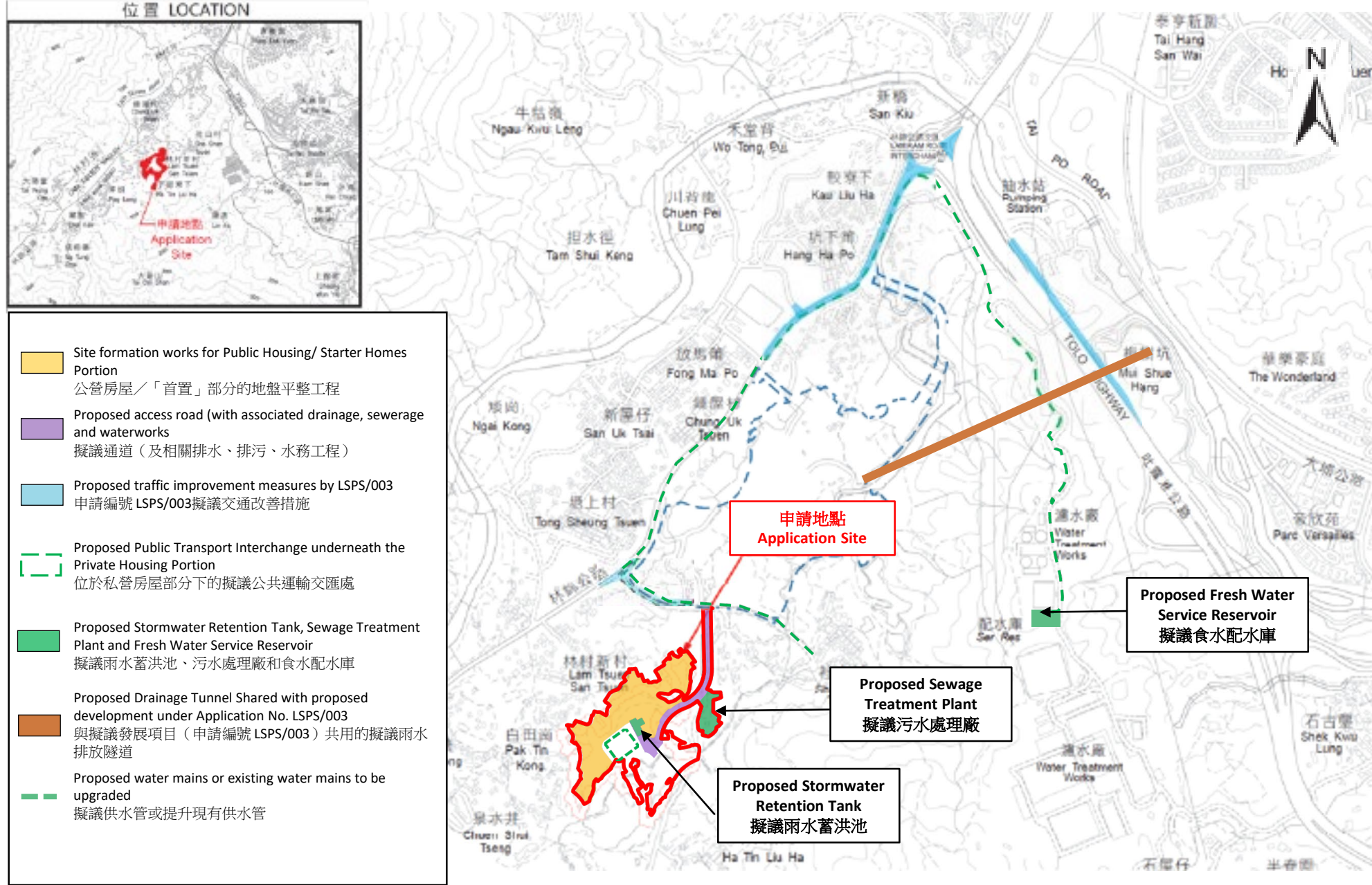
	<b>TOTAL SITE AREA</b> 68,348M <sup>2</sup> (735,698FT <sup>2</sup> )
	<b>PUBLIC HOUSING SITE</b> 34,317M <sup>2</sup> (369,388FT <sup>2</sup> )
	<b>PRIVATE HOUSING SITE</b> 20,423M <sup>2</sup> (219,833FT <sup>2</sup> )
	<b>ROAD</b> 9,424M <sup>2</sup> (101,440FT <sup>2</sup> )
	<b>G/IC (STP)</b> 4,184M <sup>2</sup> (45,037FT <sup>2</sup> )

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**Plan 3b – Infrastructure Location Plan (Alternative Scenario – Integrated Development with LSPS Application no. LSPS/003)**

**圖3b – 基建設施位置圖 (替代方案 - 與土地共享先導計劃申請編號 LSPS/003 整合發展)**