

FIGURE 9

Approved S16 Application No. A/ST/1008

*PROPOSED REZONING FROM "AGR" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/ST/1008**
關乎申請編號 A/ST/1008 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of
the further information received on 23.3.2023
因應於 2023 年 3 月 23 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	A/ST/1008		
Location/address 位置／地址	Lot 479 S.X in D.D. 189 and Adjoining Government Land, South of Hin Keng Street, Tai Wai, New Territories 新界大圍顯徑街南邊丈量約份第 189 約地段第 479 號 X 分段及毗連政府土地		
Site area 地盤面積	About 約 2,673 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 133 sq. m 平方米)		
Plan 圖則	Section 16 application 第 16 條申請 Draft Sha Tin Outline Zoning Plan No. S/ST/35 沙田分區計劃大綱草圖編號 S/ST/35		
	Further information received 接獲進一步資料 Approved Sha Tin Outline Zoning Plan No. S/ST/36 沙田分區計劃大綱核准圖編號 S/ST/36		
Zoning 地帶	Section 16 application 第 16 條申請 "Village Type Development" 「鄉村式發展」		
	Further information received 接獲進一步資料 "Village Type Development" 「鄉村式發展」		
Applied use/ development 申請用途/發展	Proposed Public Vehicle Park (excluding container vehicle) cum Social Welfare Facility (Residential Care Home for Elderly) Development, and proposed minor relaxation of Building Height Restriction 擬議公眾停車場(貨櫃車除外)暨社會福利設施 (安老院舍)發展及略為放寬建築物 高度限制		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 約 12,256	About 約 4.6
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite	-	

	綜合用途		
Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	23	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 6 1	Storey(s) 層 Exclude 不包括 Basement 地庫
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	-		
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		242
	Private Car Parking Spaces 私家車車位		211
	Motorcycle Parking Spaces 電單車車位		21
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	Taxi Spaces 的士車位		2
	Ambulance Bay 救護車車位		1

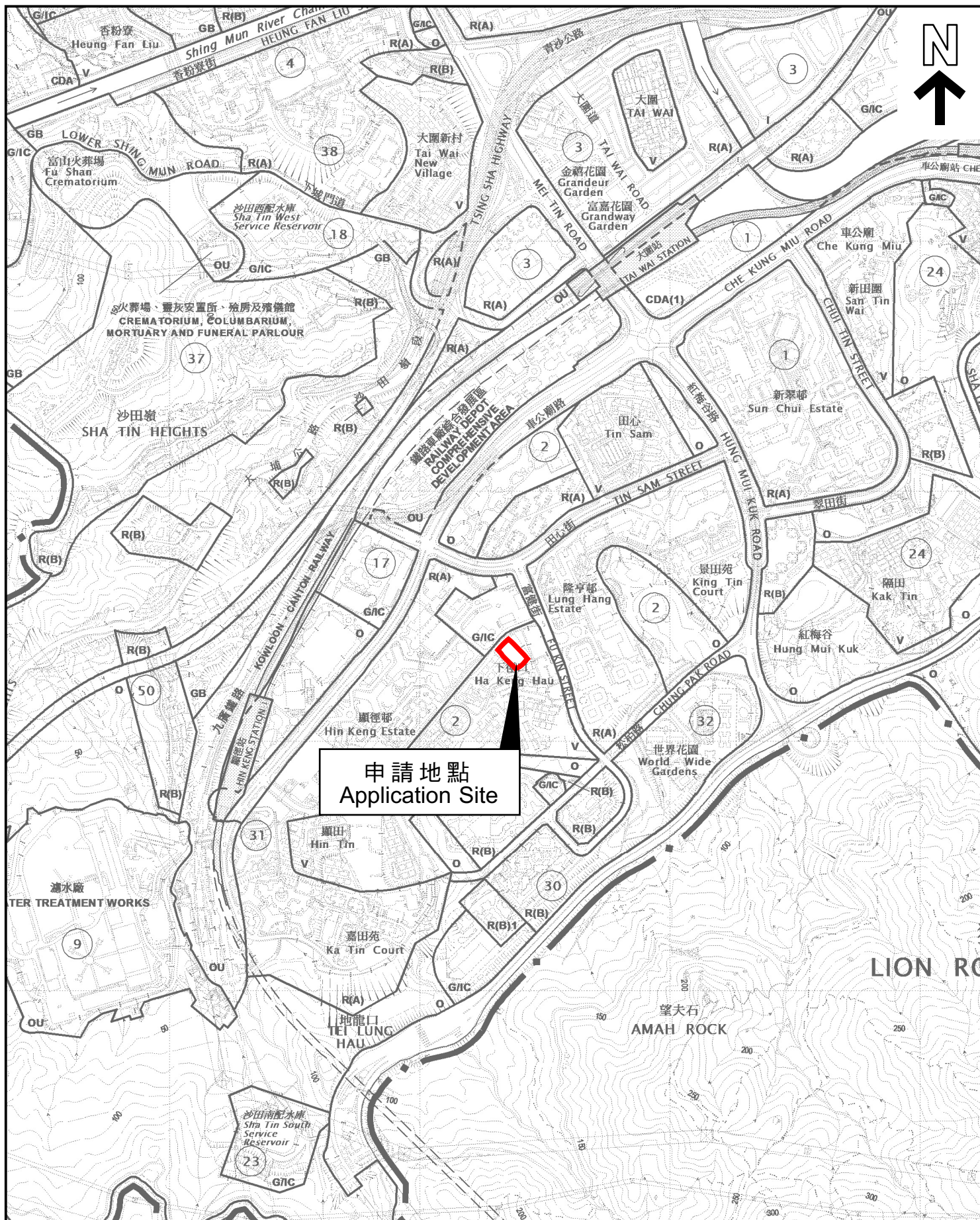
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



位置圖 LOCATION PLAN

本摘要圖於2023年4月3日擬備，
所根據的資料為於2022年11月8日
核准的分區計劃大綱圖編號S/ST/36
EXTRACT PLAN PREPARED ON 3.4.2023
BASED ON OUTLINE ZONING PLAN No.
S/ST/36 APPROVED ON 8.11.2022

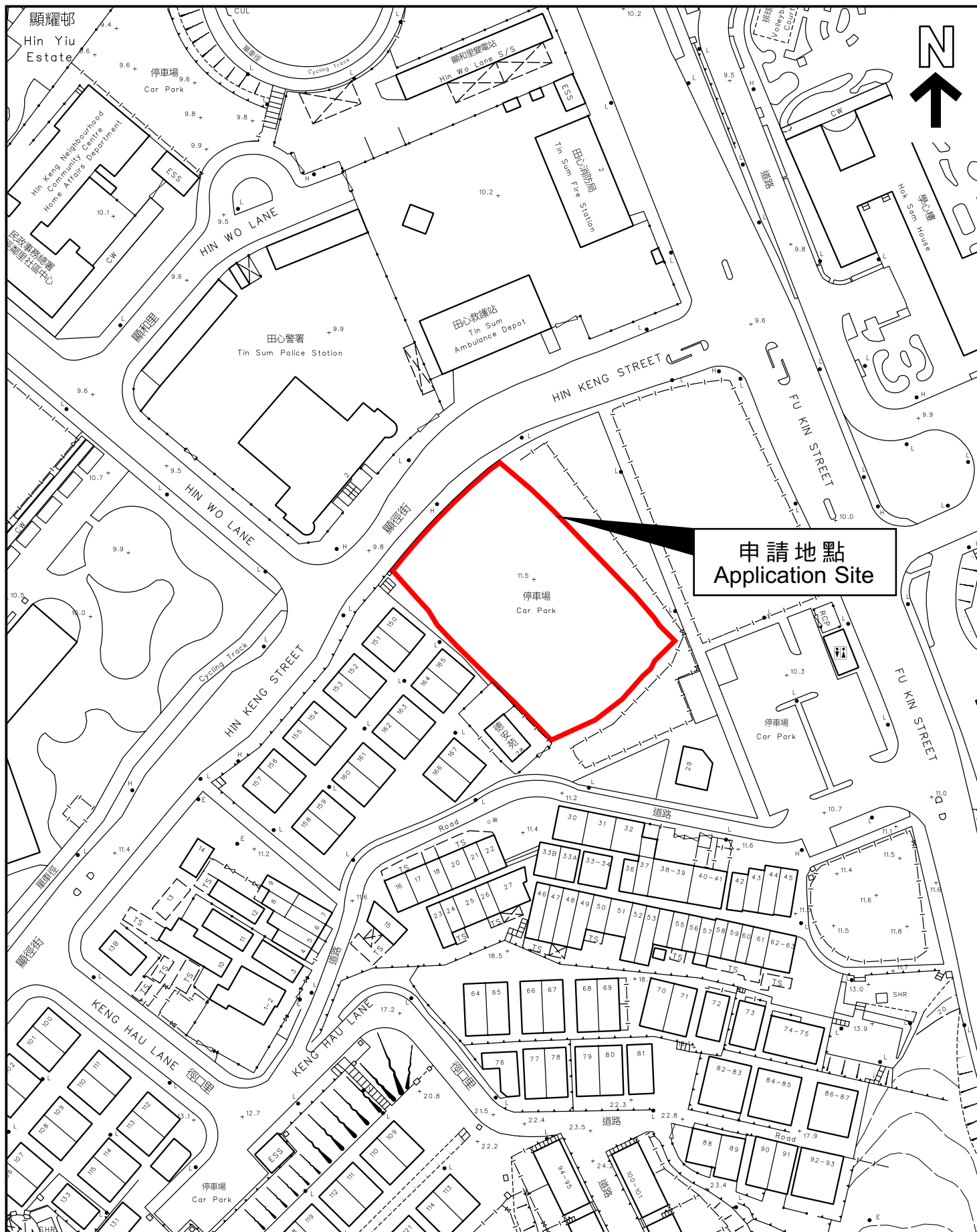
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/ST/1008

SCALE 1 : 10 000 比例尺

米 100 0 100 200 300 400 500 米
METRES

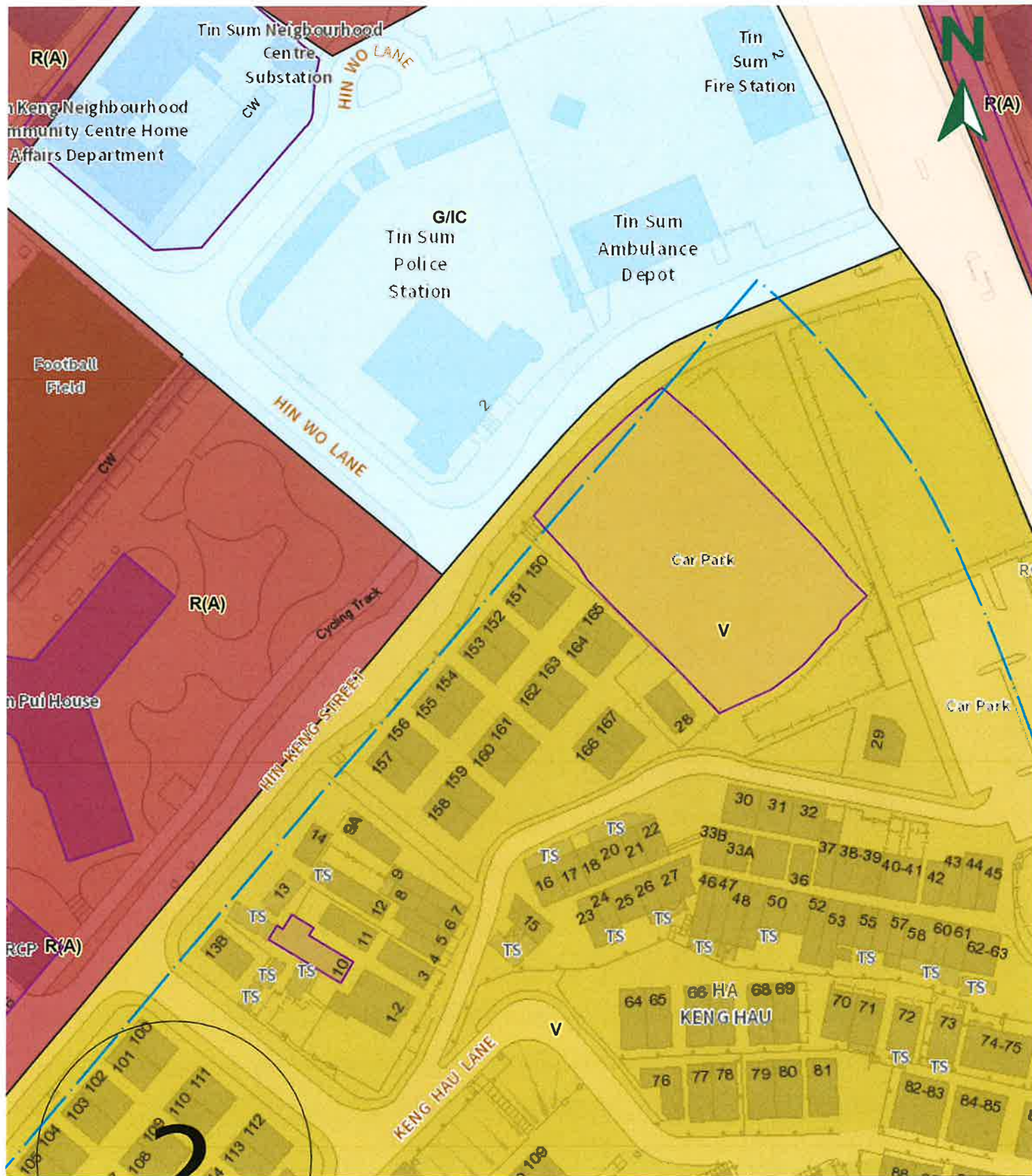


平面圖 SITE PLAN

本摘要圖於2023年4月3日擬備，
所根據的資料為測量圖編號
7-SW-20C及25A
EXTRACT PLAN PREPARED ON 3.4.2023
BASED ON SURVEY SHEETS No.
7-SW-20C & 25A

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/ST/1008



本摘要圖由城市規劃委員會
法定規劃綜合網站 3 匯出。
This Extract Plan was exported
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Statutory Planning Portal 3.

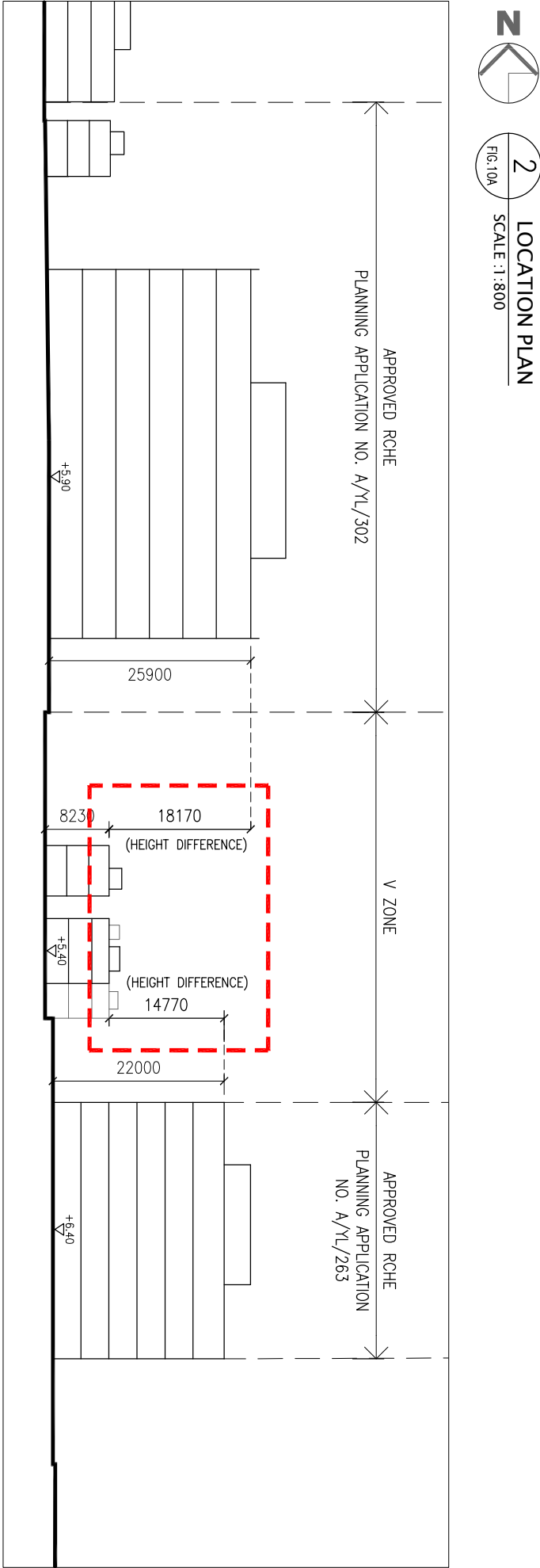
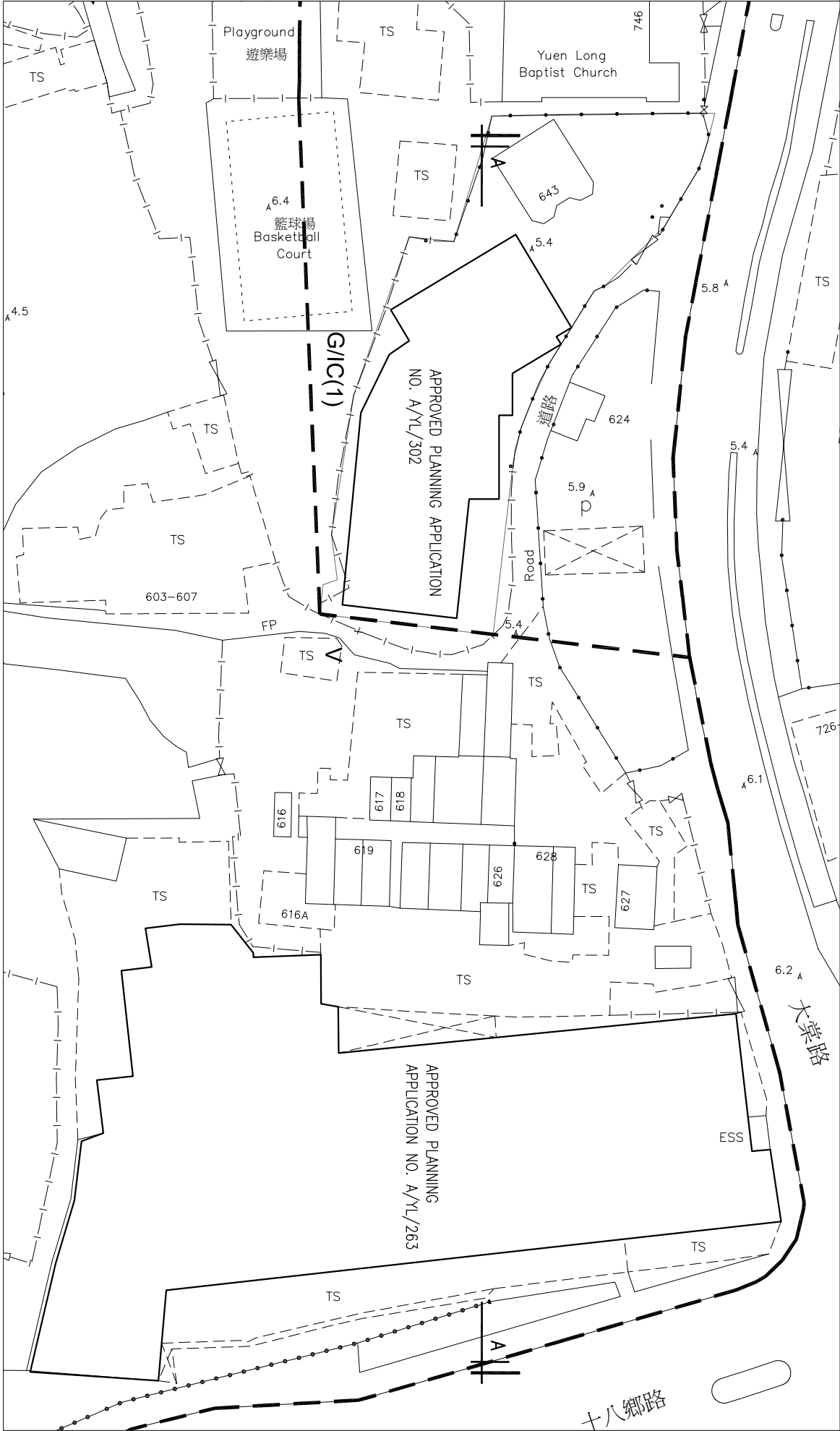
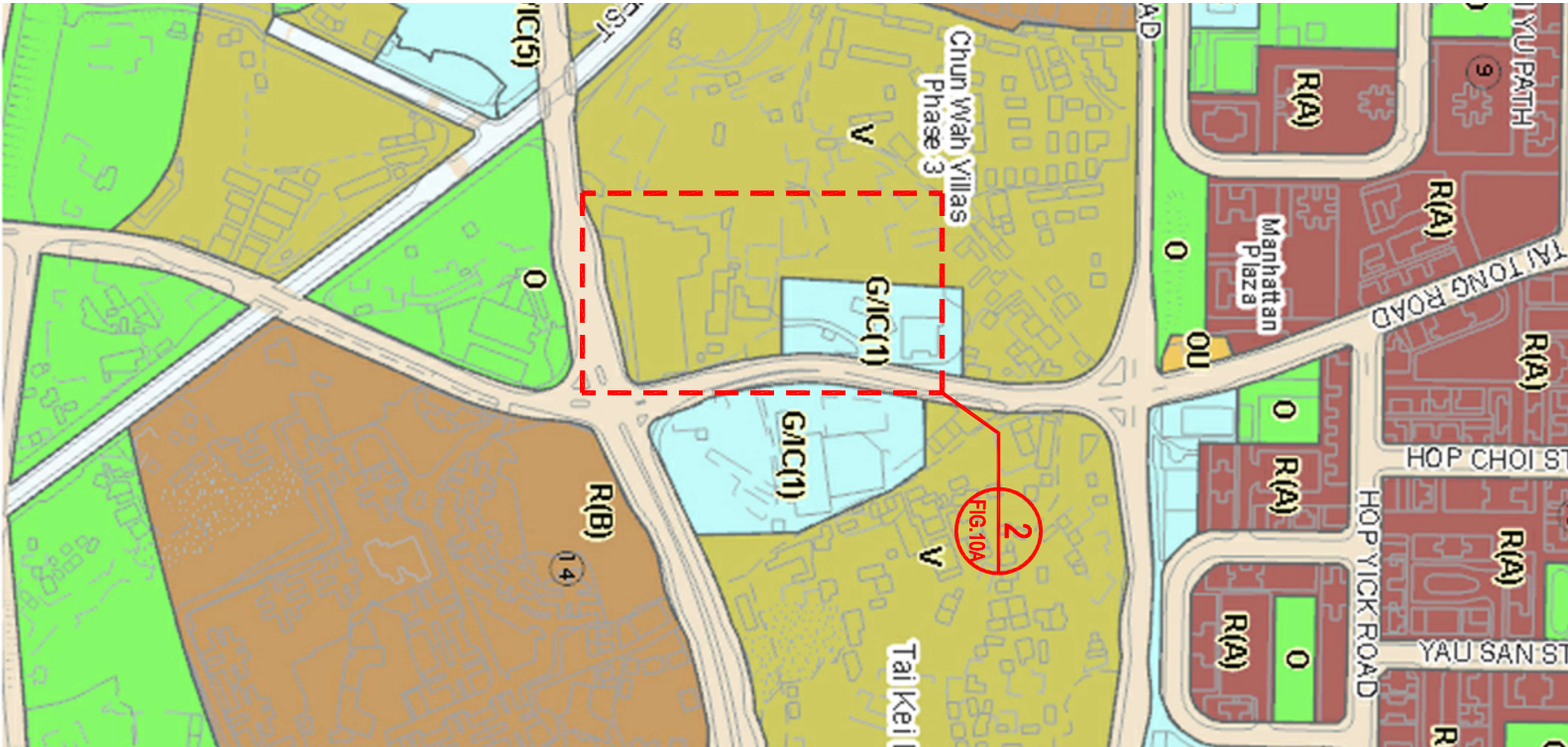
參考編號
REFERENCE No.

圖 PLAN

FIGURE 10

Comparison of Building Height Difference
to Approved Applications in "V" zone

*PROPOSED REZONING FROM "AGR" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*



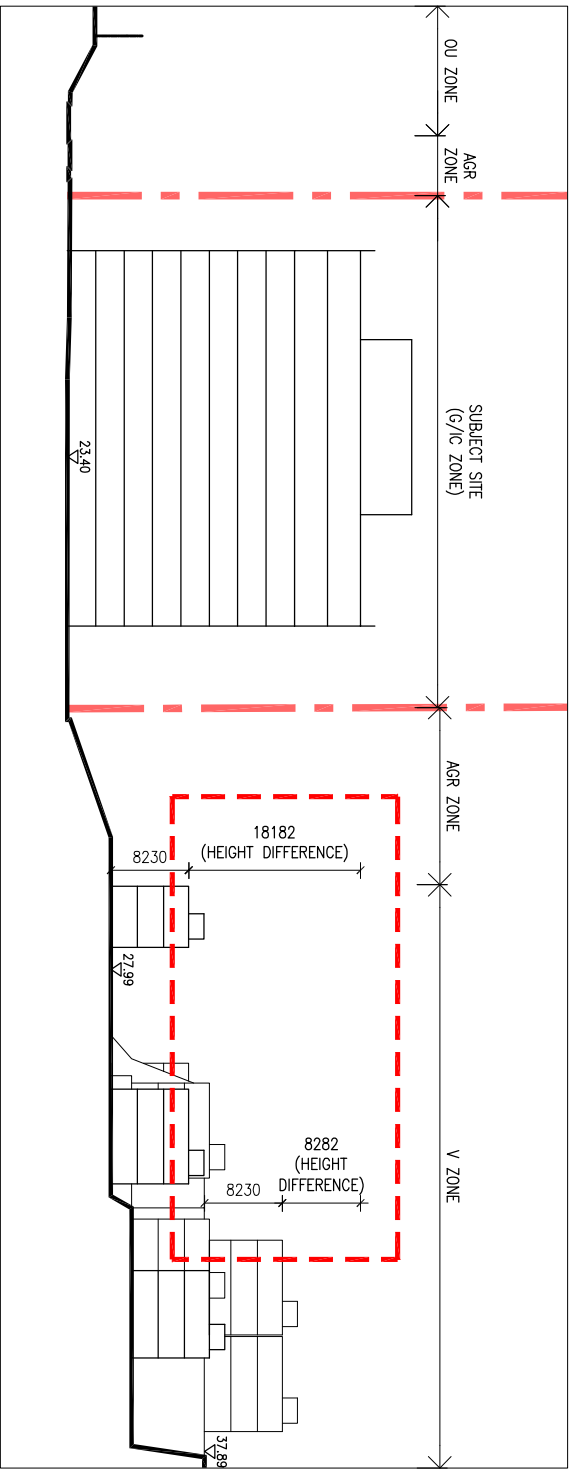
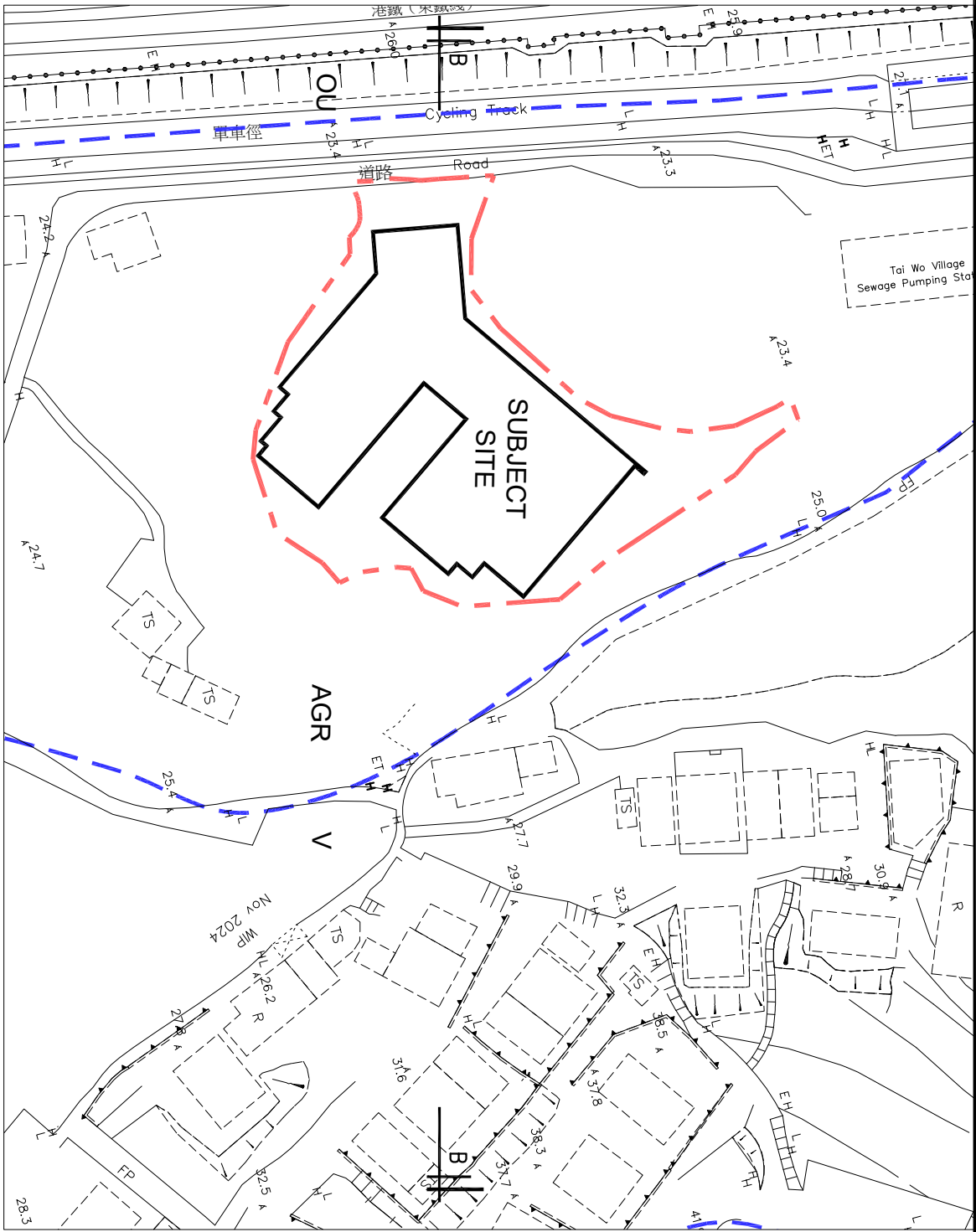
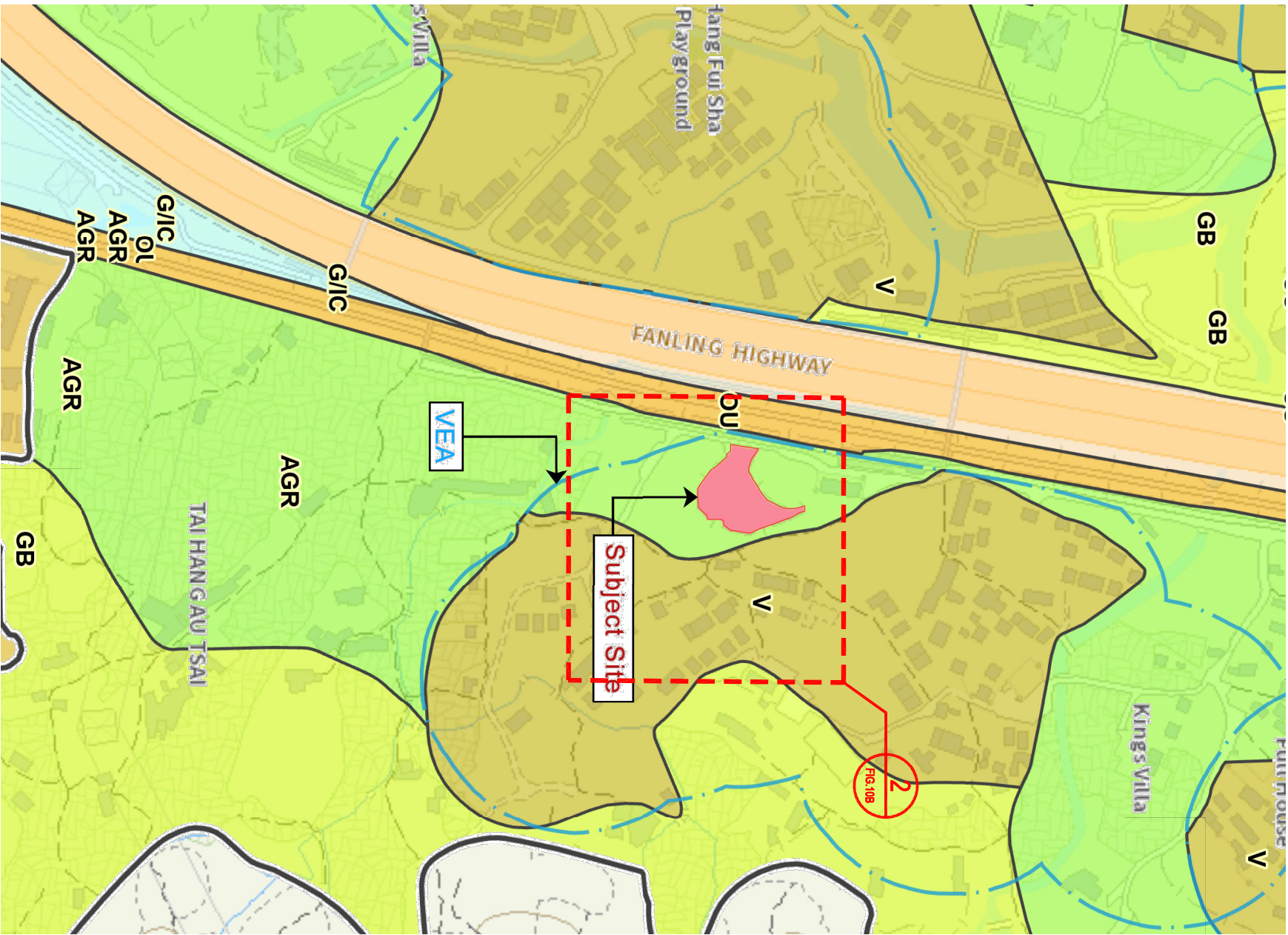
2521 PROPOSED RCHE DEVELOPMENT
at VARIOUS LOTS IN TAI WO,
TAI PO, N.T.

COMPARISON OF BUILDING HEIGHT FOR RCHE
IN "G/IC" DEVELOPMENT ADJOINING LOW
DENSITY DEVELOPMENT

FIG.10A 1:800 (A3)

JUN. 2025

Do not scale drawings.
Contractors are required to verify exact dimensions on site.
The drawings shown to be the property of "RLEE ARCHITECTS LTD", unless otherwise specified.
This drawing is not for construction purposes unless expressly certified.



2521 PROPOSED RCHE DEVELOPMENT
at VARIOUS LOTS IN TAI WO,
TAI PO, N.T.

COMPARISON OF BUILDING HEIGHT FOR RCHE
IN "G/C" DEVELOPMENT ADJOINING LOW
DENSITY DEVELOPMENT

FIG.108

1:800 (A3)

MAY, 2025

Do not scale drawings.
Contractors are required to verify exact dimensions on site.
The drawings show the maximum building height, which is subject to the approval of the Planning Department.
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This drawing is not for construction purposes unless expressly certified.

FIGURE 11

Reference of Re-zoning Case in LSP Scheme
approved by the Chief Executive in principle

LSPS/003 She Shan Road and Lam Kam Road, Tai Po, N.T.
From "AGR" and "G/IC" Zone
To "Residential" with "G/IC" Facilities

*PROPOSED REZONING FROM "AGR" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*

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)

Part One 第一部分	Application Site 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)
	<u>Including 包括：</u> - Total Development Site Areas ⁽¹⁾ 108,012 發展用地總面積 ⁽¹⁾ - 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
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」

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 ⁽³⁾ (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
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 ⁽³⁾
7. Anticipated Population 預計人口			10,181	25,733 ⁽³⁾
8. Local Open space 休憩用地 (sq. m 平方米)			About 約 10,181	About 約 25,733

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 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。

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）	
- Public District Open Space of about 31,592 sq.m. 公眾地區休憩用地約 31,592 平方米 - Two Neighbourhood Elderly Centres 兩間長者鄰舍中心 - One Residential Care Home for the Elderly 一間安老院 - One Community Centre 一間社區會堂 - One Child Care Centre 一間幼兒中心 - One Primary School 一所小學 - Cycle Tracks 單車徑 - 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	
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）	
1. <u>Within Application Site 位於申請地點內</u>： - 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 - 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 - 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 - A Sewage Treatment Plant and associated Sewerage Pumping Station 一個污水處理廠及相關污水抽水站 - 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） - Traffic improvement measures 交通改善措施 - Existing water supply pipes to be upgraded 提升現有供水管 2. <u>Outside Application Site 位於申請地點外</u>： - Traffic improvement measures 交通改善措施 - Drainage Tunnel 排水隧道 - Proposed water mains or existing water mains to be upgraded 擬議供水管或提升現有供水管 - A Fresh Water Service Reservoir 一個食水配水庫	

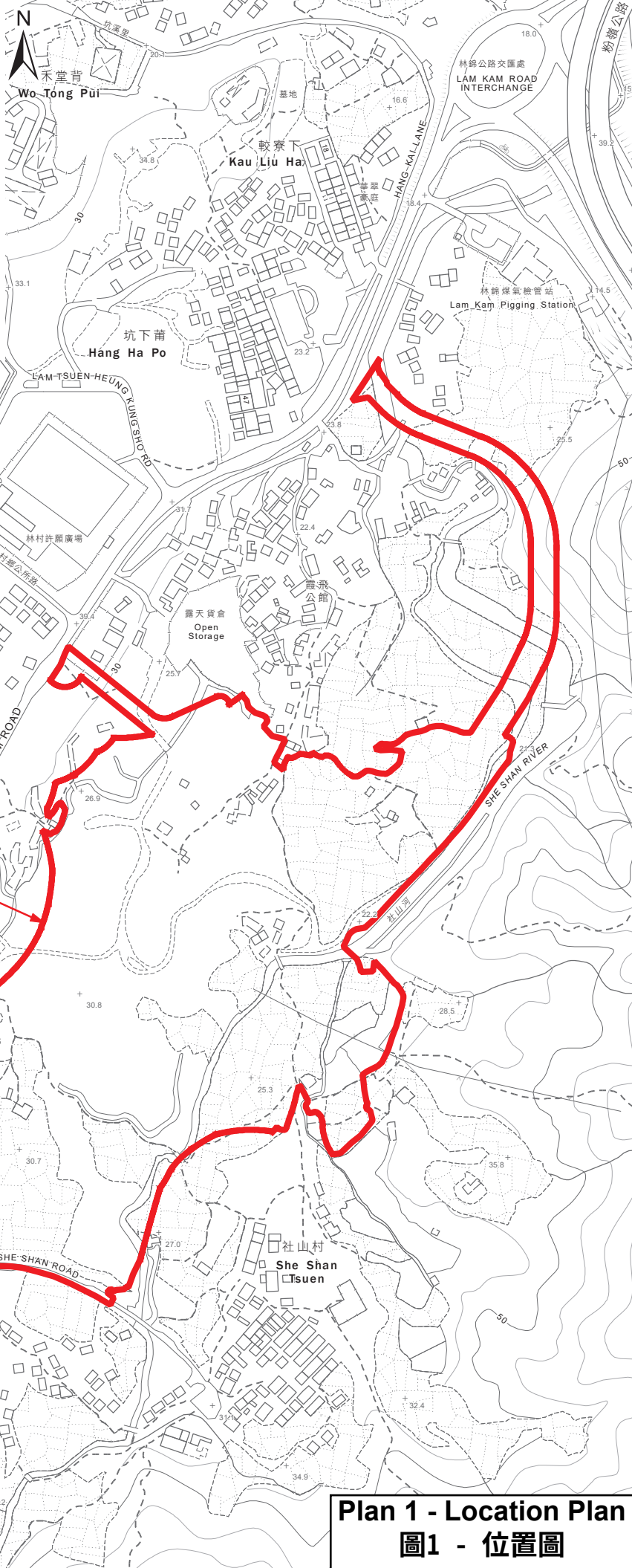
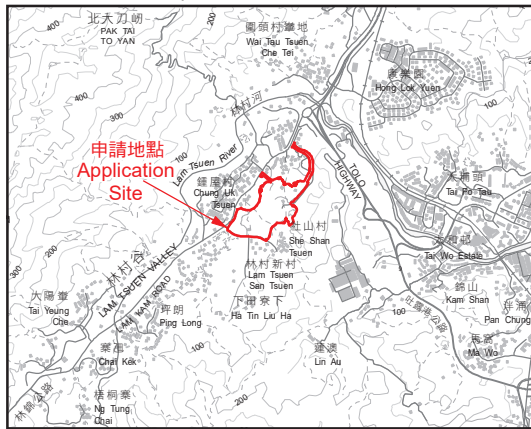
Part Five 第五部分	Tentative Implementation Programme 初步實施時間表
Anticipated date of commencement of statutory procedures on planning and road works: 2023 預計展開規劃及道路工程等法定程序日期：2023 年 Anticipated date of completion of site formation works for Public Housing/Starter Homes Portion: 2028 預計公營房屋／「首置」部分土地平整工程完成日期：2028 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 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. 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。	

免責聲明 Disclaimer

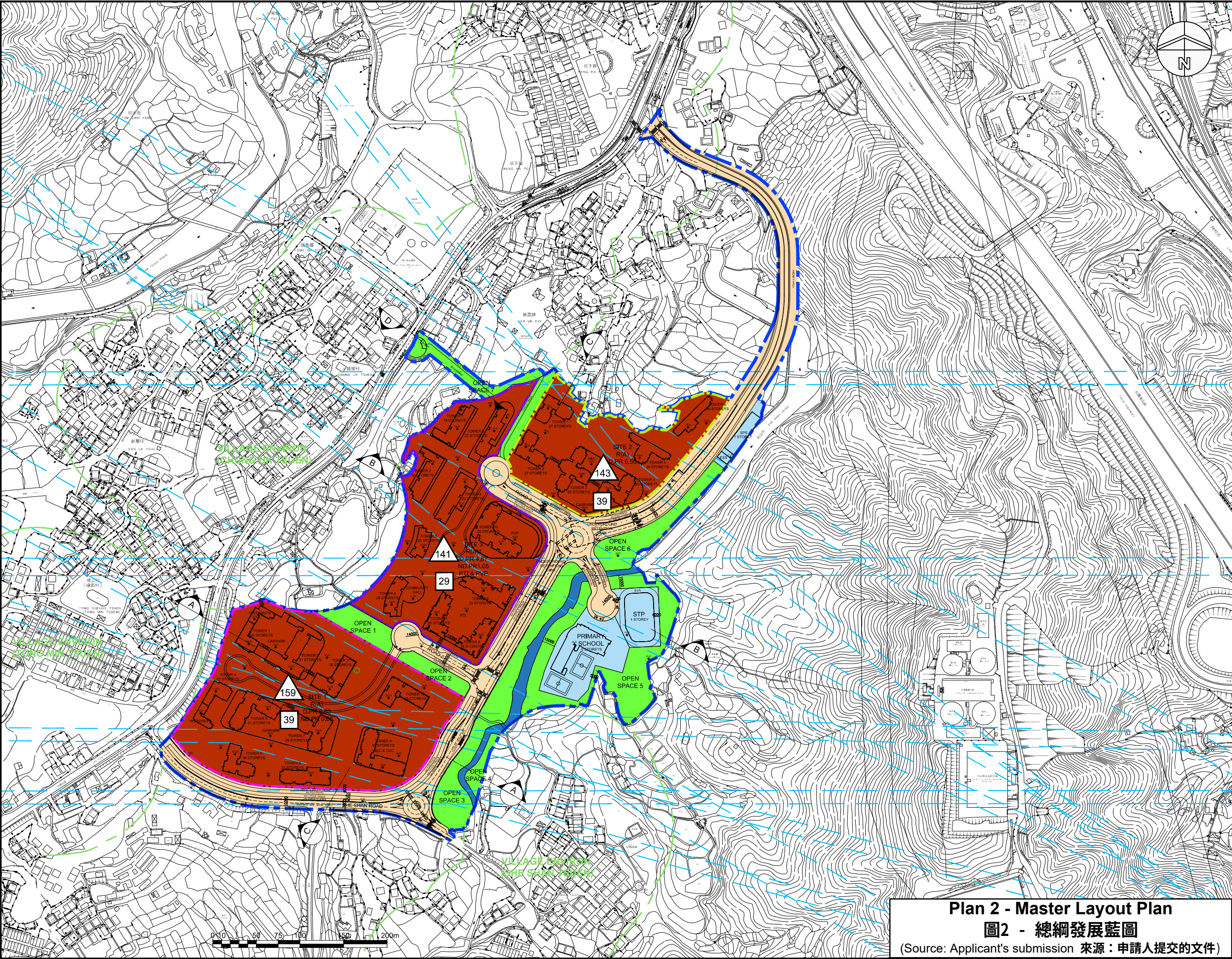
提供有關資料旨為方便市民大眾參考。對於上述所載資料在使用上的問題及文義上的歧異，包括但不局限於由申請人提交有關土地擁有權的資料，發展局及土地共享辦事處概不負責。

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
- MAXIMUM BUILDING HEIGHT IN mPD
- HIGHEST NUMBER OF STOREYS

REVISION		
NO.	DATE	DESCRIPTION

ARCHITECT

STUDIO | RCM

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

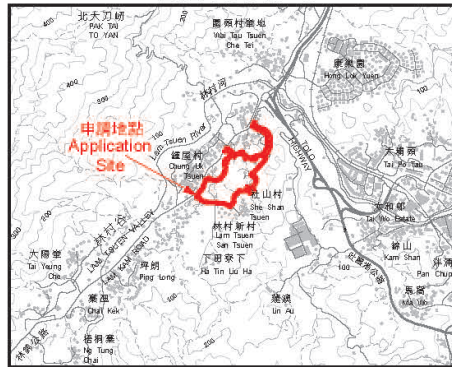
DRAWING TITLE

ZONING PLAN

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

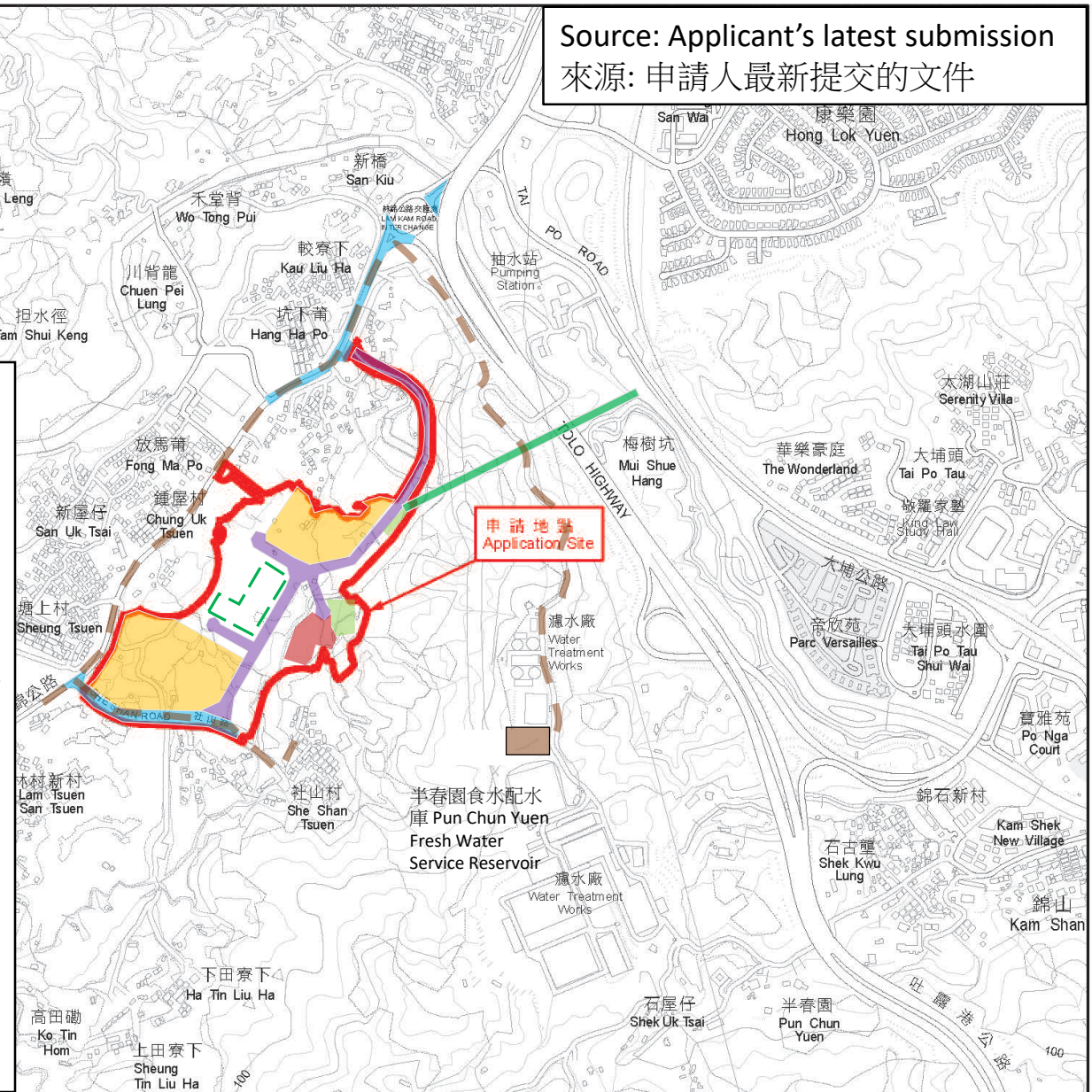
位置 LOCATION



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

FIGURE 12

Reference of Re-zoning Case in LSP Scheme
approved by the Chief Executive in principle

LSPS/004 Tin Wo Road and South of She Shan Road,
Lam Tsuen, Tai Po, N.T.
From "AGR" and "G/IC" Zone
To "Residential" with "G/IC" Facilities

*PROPOSED REZONING FROM "AGR" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*

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)

Part One 第一部分	Application Site 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)
	<u>Including 包括：</u> - Total Development Site Areas ⁽¹⁾ 發展用地總面積 ⁽¹⁾ 54,741 - Land designated for Infrastructure, Government, Institution or Community (GIC) facilities 13,607 作基建及政府、機構或社區設施的土地
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」

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 ⁽³⁾ (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 ⁽³⁾
7. Anticipated Population 預計人口			3,454	11,354 ⁽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。

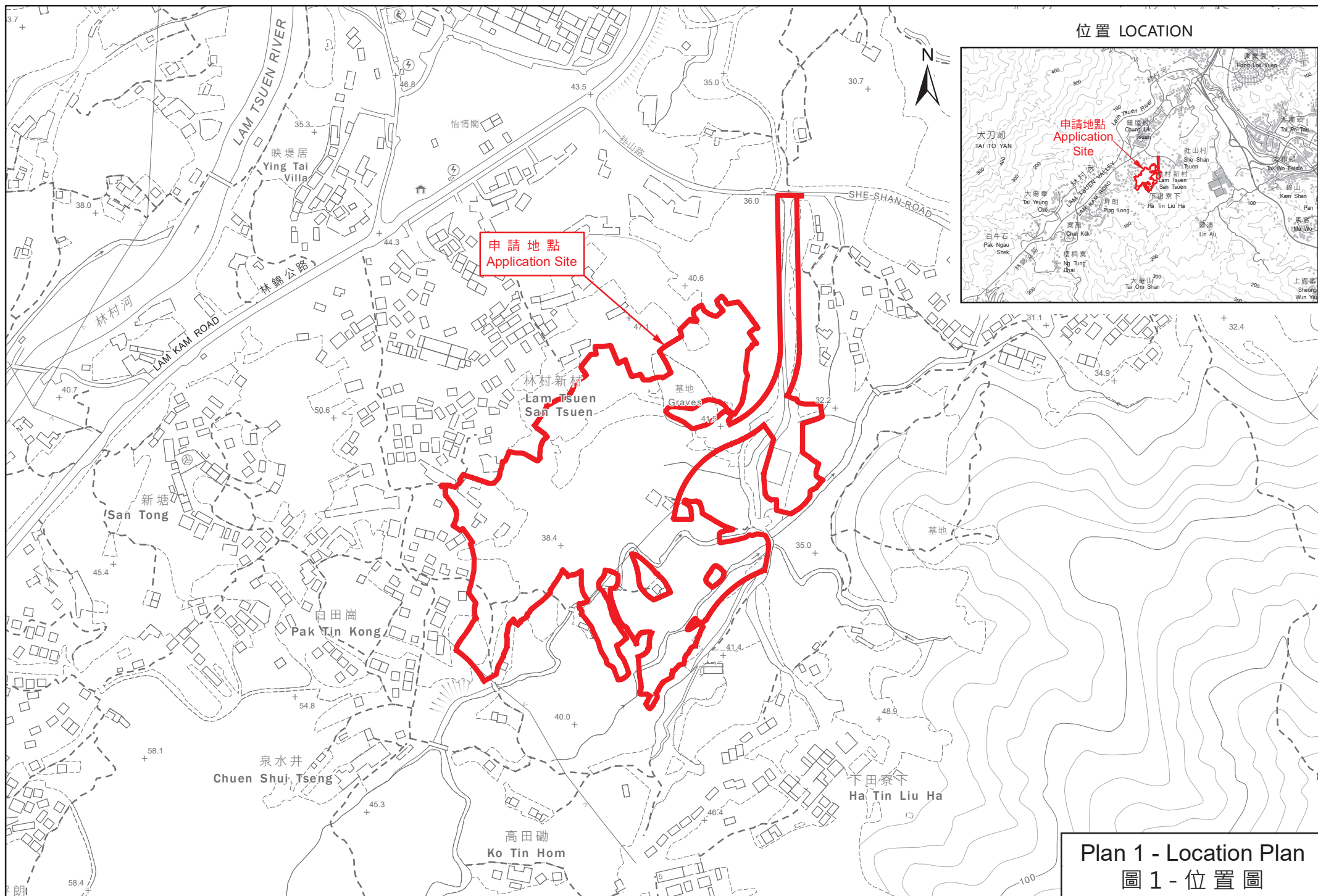
Part Three 第三部分	Proposed Government, Institution or Community (GIC) Facilities 擬議政府、機構或社區設施
Details of proposed GIC facilities (<i>Locations are shown in Plan 2</i>) 擬議的政府、機構或社區設施之詳情（其位置於圖2展示）	
- About 5% of the total domestic GFA of the Public Housing/Starter Homes Portion will be reserved for provision 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	
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) 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： - 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) 通道（及相關排水、排污及水務工程） - 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 - Stormwater retention tank 雨水蓄洪池 - Sewage treatment plant 污水處理廠 2. Outside Application Site 位於申請地點外： - Traffic improvement measures 交通改善措施 - Fresh water service reservoir 食水配水庫 - Pumping station 泵房 - Proposed water mains or existing water mains to be upgraded 擬議供水管或提升現有供水管 - Proposed discharge pipes 擬議排水管	
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： - 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) 通道（及相關排水、排污及水務工程） - 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 - Stormwater retention tank 雨水蓄洪池 - Sewage treatment plant 污水處理廠	

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。	

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.



Plan 1 - Location Plan
圖 1 - 位置圖



OZP - VILLAGE TYPE DEVELOPMENT

VILLAGE ENVIRON (VE)

OZP - V

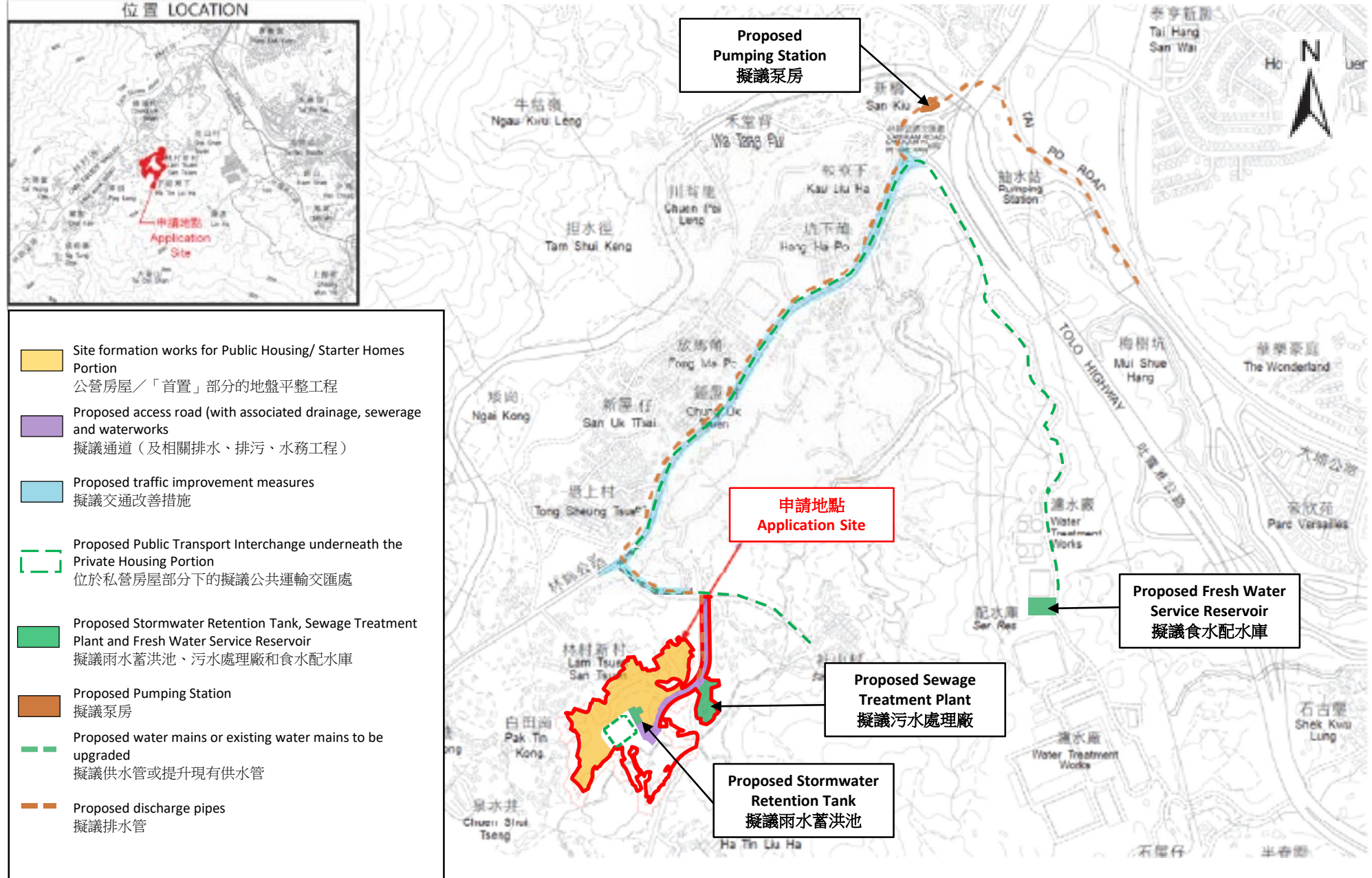
VILLAGE ENVIRON (VE)

-
- TOTAL SITE AREA**
68,348M² (735,698FT²)
- PUBLIC HOUSING SITE**
34,317M² (369,388FT²)
- PRIVATE HOUSING SITE**
20,423M² (219,833FT²)
- ROAD**
9,424M² (101,440FT²)
- G/I/C (STP)**
4,184M² (45,037FT²)

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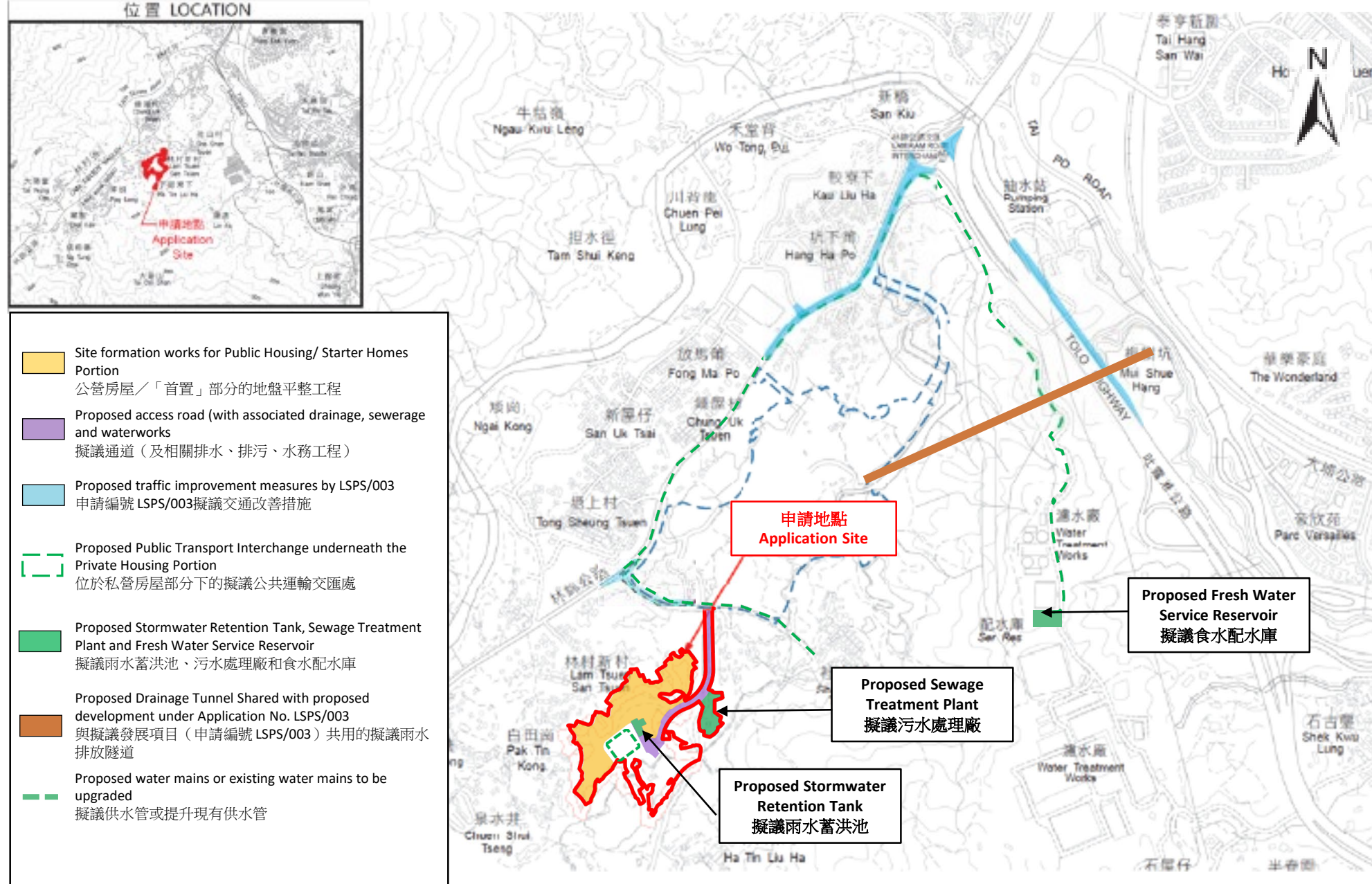
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Plan 3a – Infrastructure Location Plan (Base Scenario – Standalone Development)

圖3a – 基建設施位置圖 (基本方案 - 單獨發展)



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)