

FIGURES

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

FIGURE 1

Location Plan

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"
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Tung Tsz, Tai Po, N.T.*

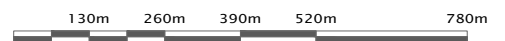
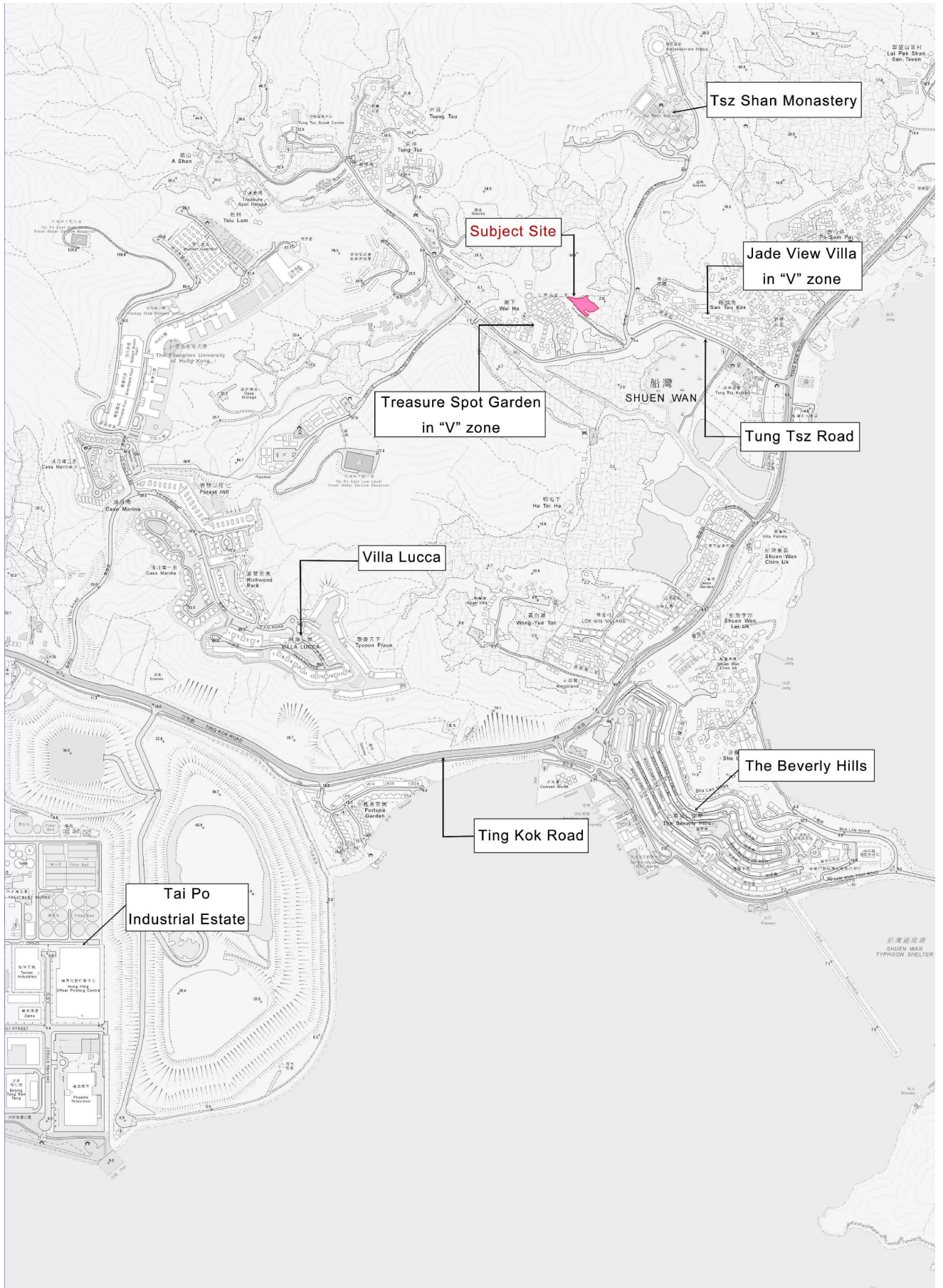


FIGURE NO.

1

TITLE

LOCATION PLAN

1:13000 (A4)

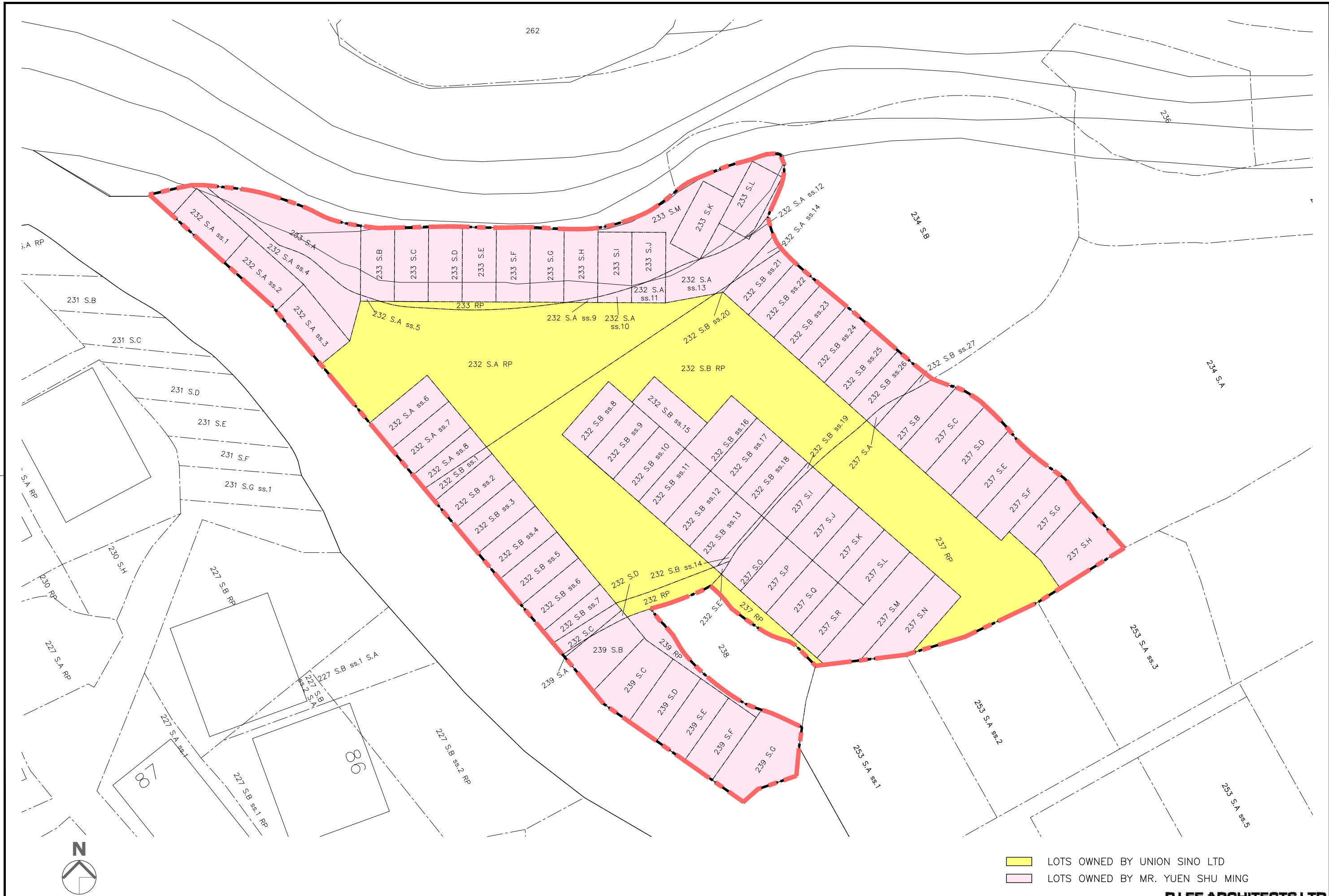
OCT. 2024



FIGURE 2

Lot Index Plan

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"
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Tung Tsz, Tai Po, N.T.*



LOTS OWNED BY UNION SINO LTD
 LOTS OWNED BY MR. YUEN SHU MING

R LEE ARCHITECTS LTD

2483 PROPOSED RCHE DEVELOPMENT
at TUNG TSZ,
TAI PO, N.T.

LOT INDEX PLAN

FIG.2

1:250 (A3)

B
A
-

JAN.2024
DEC.2024
OCT.2024

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FIGURE 3

Aerial Photo Showing the Subject Site
And Surrounding "AGR" Zone are abandoned Farmlands

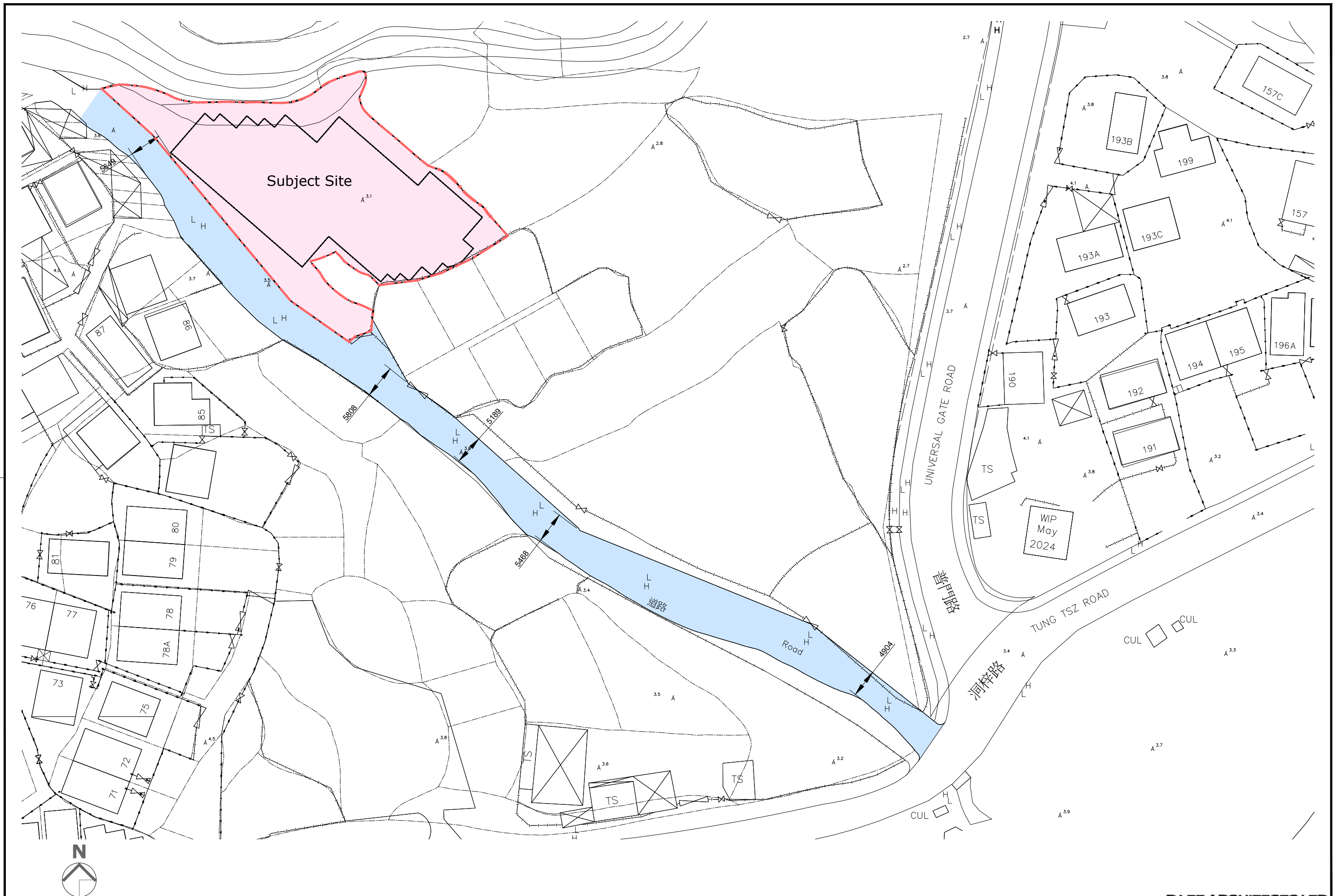
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FIGURE 4

Access Road to Subject Site

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Tung Tsz, Tai Po, N.T.*



2483 PROPOSED RCHE DEVELOPMENT
at TUNG TSZ,
TAI PO, N.T.

ACCESS ROAD TO SUBJECT SITE

FIG.4

1:600 (A3)

OCT.2024

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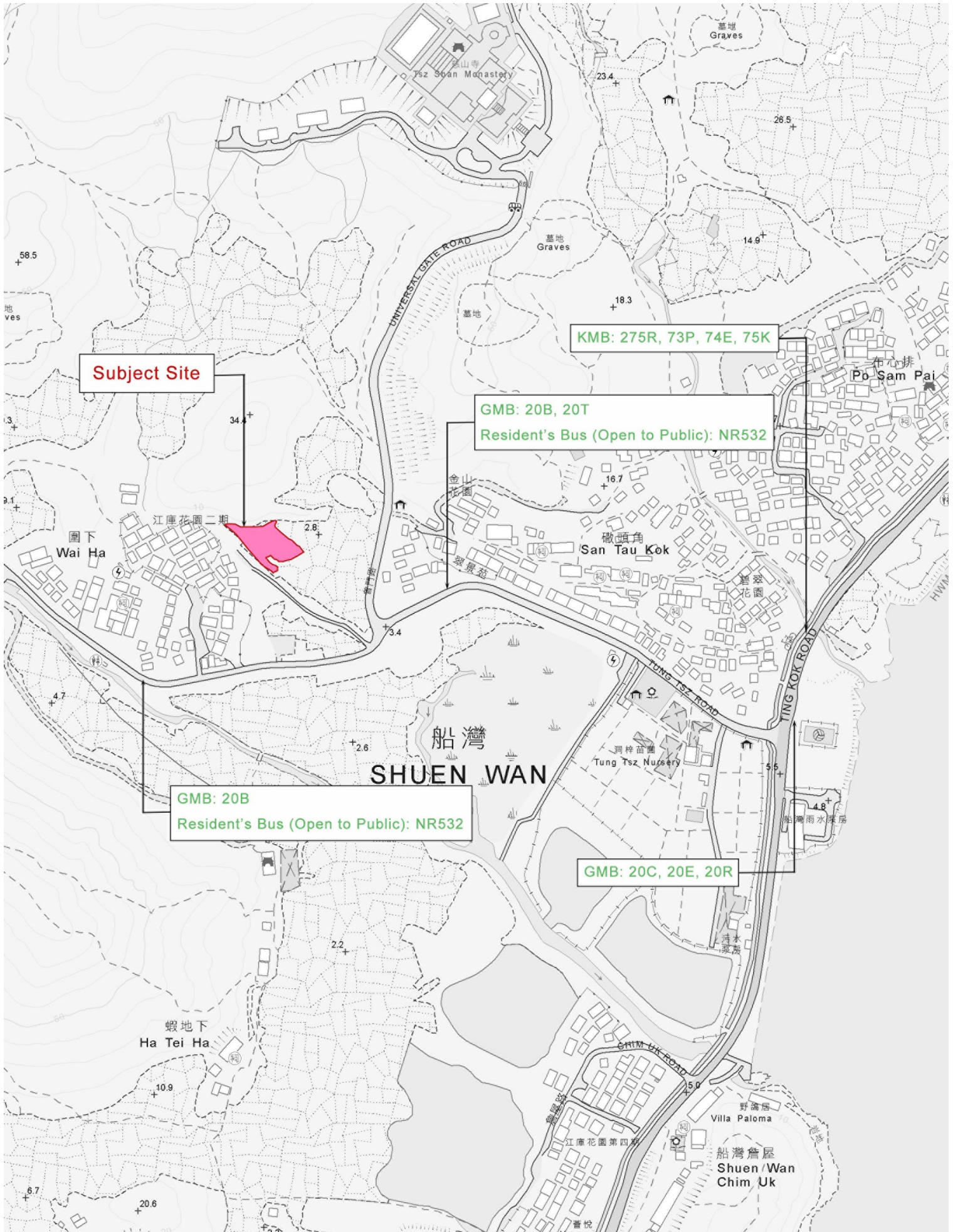
R LEE ARCHITECTS LTD



FIGURE 5

Figure showing availability of
Public Transport in the vicinity

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"
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Subject Site

KMB: 275R, 73P, 74E, 75K

GMB: 20B, 20T
Resident's Bus (Open to Public): NR532

GMB: 20B
Resident's Bus (Open to Public): NR532

GMB: 20C, 20E, 20R

SHUEN WAN

蝦地下
Ha Tei Ha

野蘭屋
Villa Paloma
船灣倉屋
Shuen/Wan
Chim Uk

慈山寺
Tsz Shan Monastery

敬頭角
San Tau Kok

洞梓苗圃
Tung Tsz Nursery

碧翠花園

布心排
Po Sam Pai

墓地
Graves

墓地
Graves

墓地
Graves

金山花園

翠景苑

清水寮

船灣雨水潔房

喜悅

江庫花園第四期

GRIM UK ROAD

TUNG TSZ ROAD

TUNG KOK ROAD

UNIVERSAL GATE ROAD

江庫花園二期

圍下
Wai Ha

58.5

地
ves

13

9.1

4.7

6.7

20.6

22

2.6

3.4

34

2.8

16.7

18.3

14.9

26.5

23.4

FIGURE 6

Outline Zoning Plan

No. S/NE-TK/19

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
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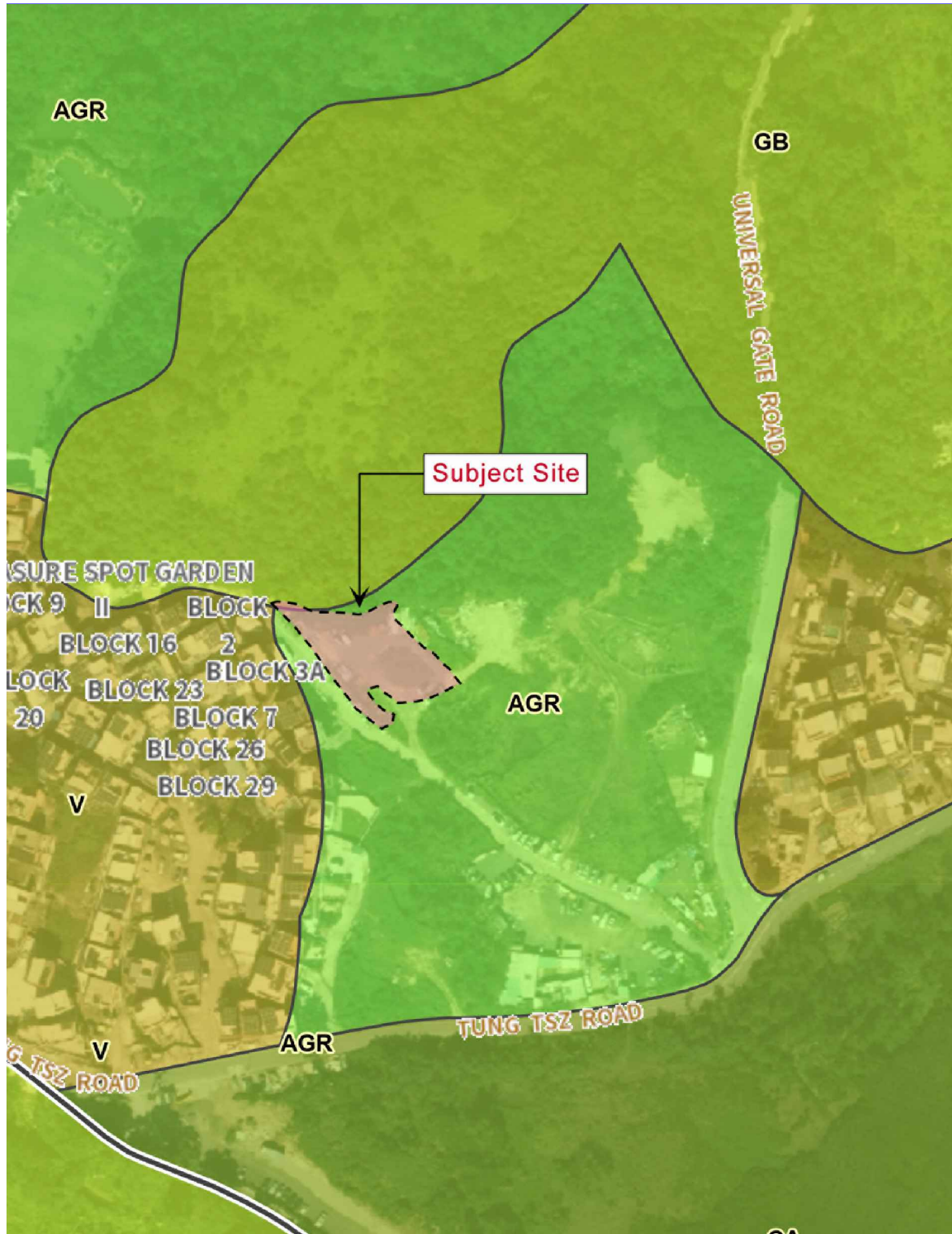



FIGURE NO. 6	TITLE OUTLINE ZONING PLAN	1:4000 (A4)	OCT. 2024	R LEE ARCHITECTS LTD 
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AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

AGRICULTURE (Cont'd)Remarks (Cont'd)

- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ting Kok Outline Zoning Plan No. S/NE-TK/11 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

FIGURE 7

Proposed Rezoning to "G/IC" Use

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"
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Tung Tsz, Tai Po, N.T.*



AGR

GB

UNIVERSAL GATE ROAD

Subject Site

TREASURE SPOT GARDEN

BLOCK 9 II

BLOCK

WAI HA

BLOCK 16 2

BLOCK 3A

BLOCK 20

BLOCK 23

BLOCK 7

BLOCK 26

BLOCK 29

V

G/IC

AGR

GB

TUNG TSZ ROAD

V

AGR

TUNG TSZ ROAD

GB

CA

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

Planning Intention

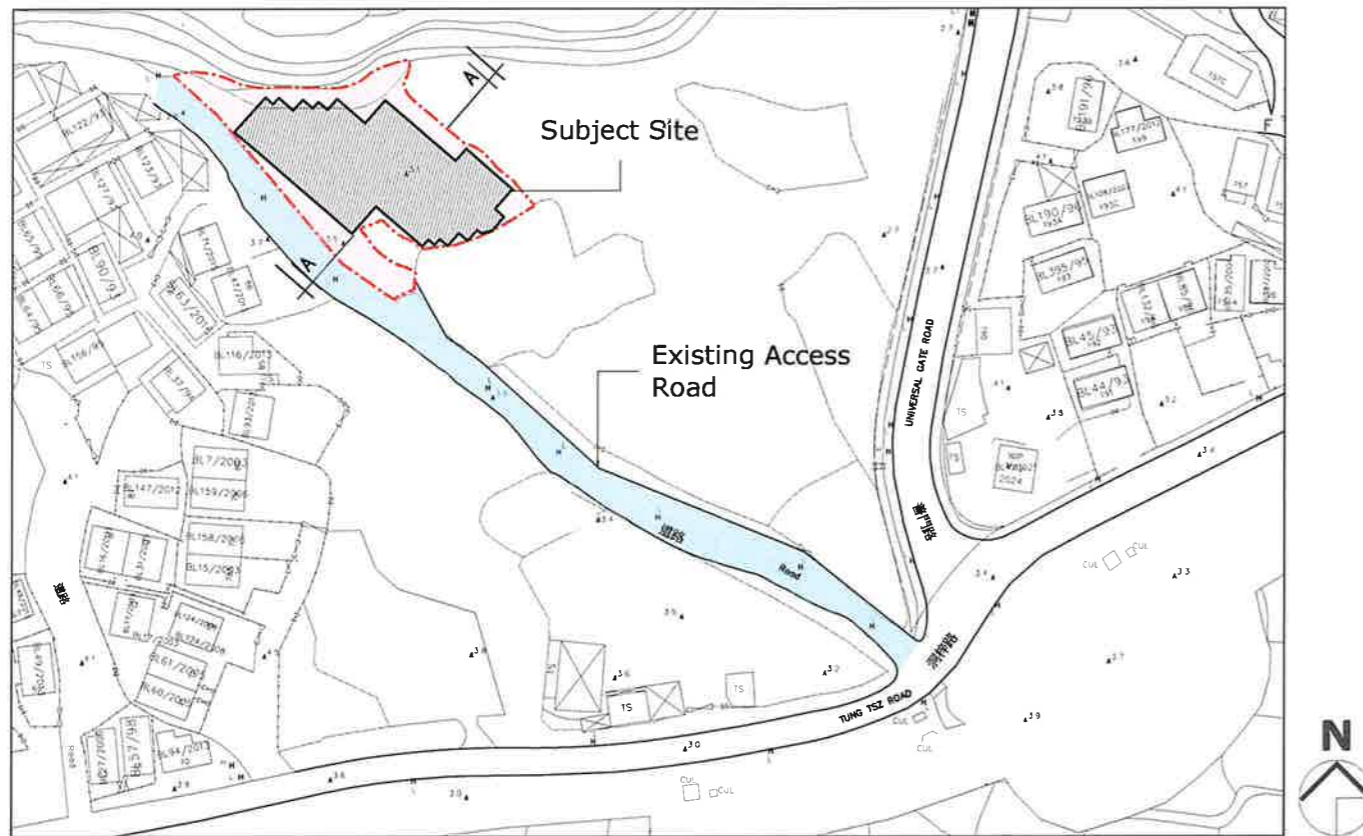
This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

FIGURE 8

Proposed Conceptual Building Plan

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"
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BLOCK PLAN

SCALE - 1:1500

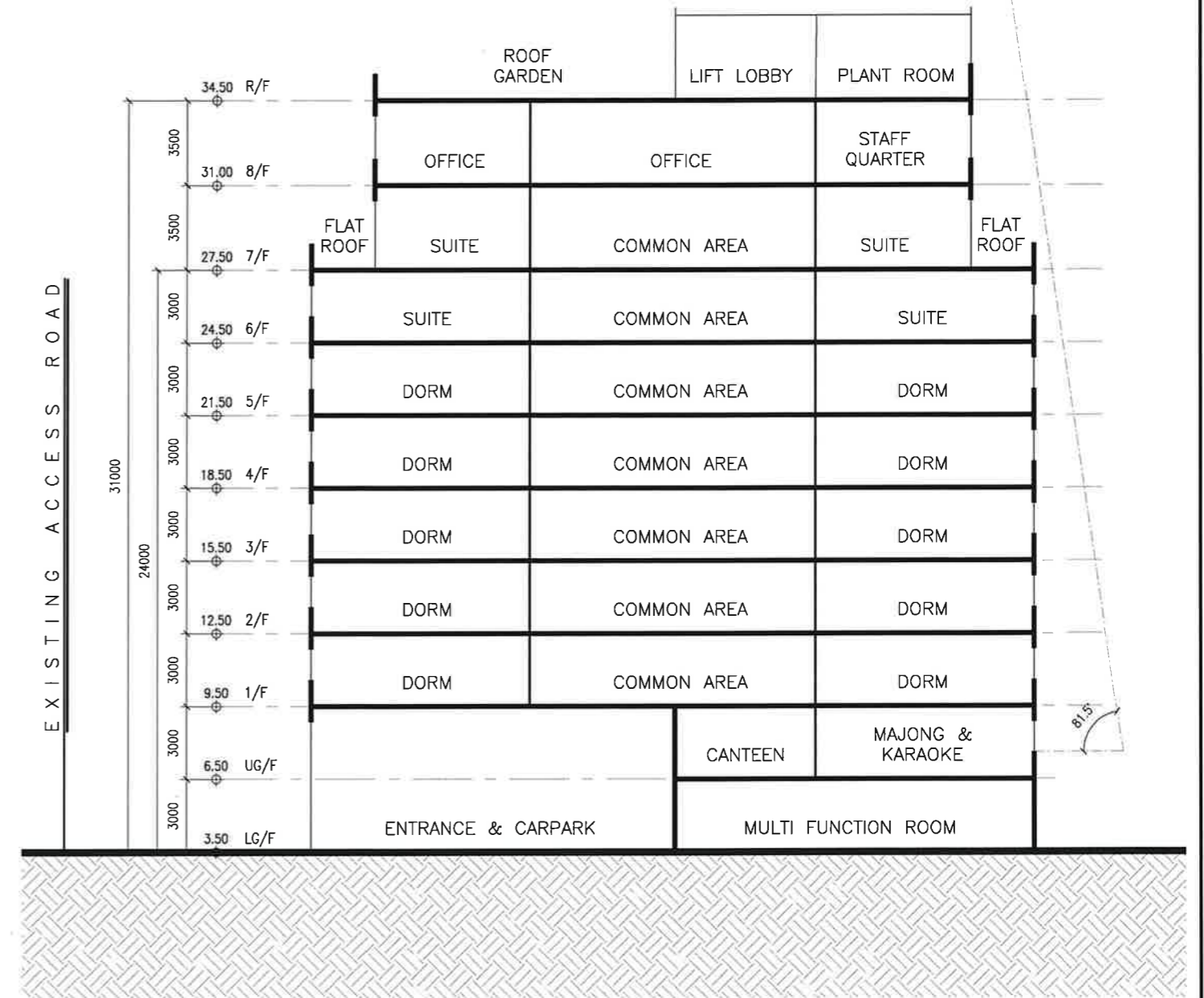
DEVELOPMENT SCHEDULE:

Site Area	:	1494.67 m ² (16088.62 ft ²)	
Class of Site	:	A	
Proposed Plot Ratio For Non-Domestic	:	5.57 < 9.5	
Proposed Site Coverage above For Non-Domestic (Above 15m)	:	61.09% < 80%	
Proposed Building Height	:	34.50 mPD	
Absolute Height	:	31.0 m	
Proposed No. Of Storeys	:	10 STOREYS	
Proposed Gross Floor Area	:		
LG/F (ENTRANCE & CARPARK)	:	606.13m ²	
UG/F (RCHE)	:	613.16 m ²	
1/F-5/F (RCHE)	:	916.89m ² x 5 storeys	(45 no. of beds x 5 storey)
		= 4584.45 m ²	
6/F (RCHE)	:	886.14 m ²	(17 no. of suites)
7/F (RCHE)	:	759.44 m ²	(11 no. of suites)
8/F (MANAGEMENT OFFICE)	:	764.44 m ²	
R/F (SKY GARDEN)	:	110.07 m ²	
TOTAL	:	8323.83 m² (89597 ft²)	(28 no. of suites & 225 no. of beds)

Parking Spaces :

No. of LGV (3.5m x 7m x 3.6m H.)	:	1 Nos.
No. of Minibus (3m x 8m x 3.6m H.)	:	1 Nos.
No. of Private Car Parking (2.5m x 5m x 2.4m H.)	:	1 Nos.
No. of Accessible Private Car Parking (3.5m x 5m x 2.4m H.)	:	1 Nos.
No. of Motorcycle Parking (1m x 2.4m x 2.4m H.)	:	1 Nos.

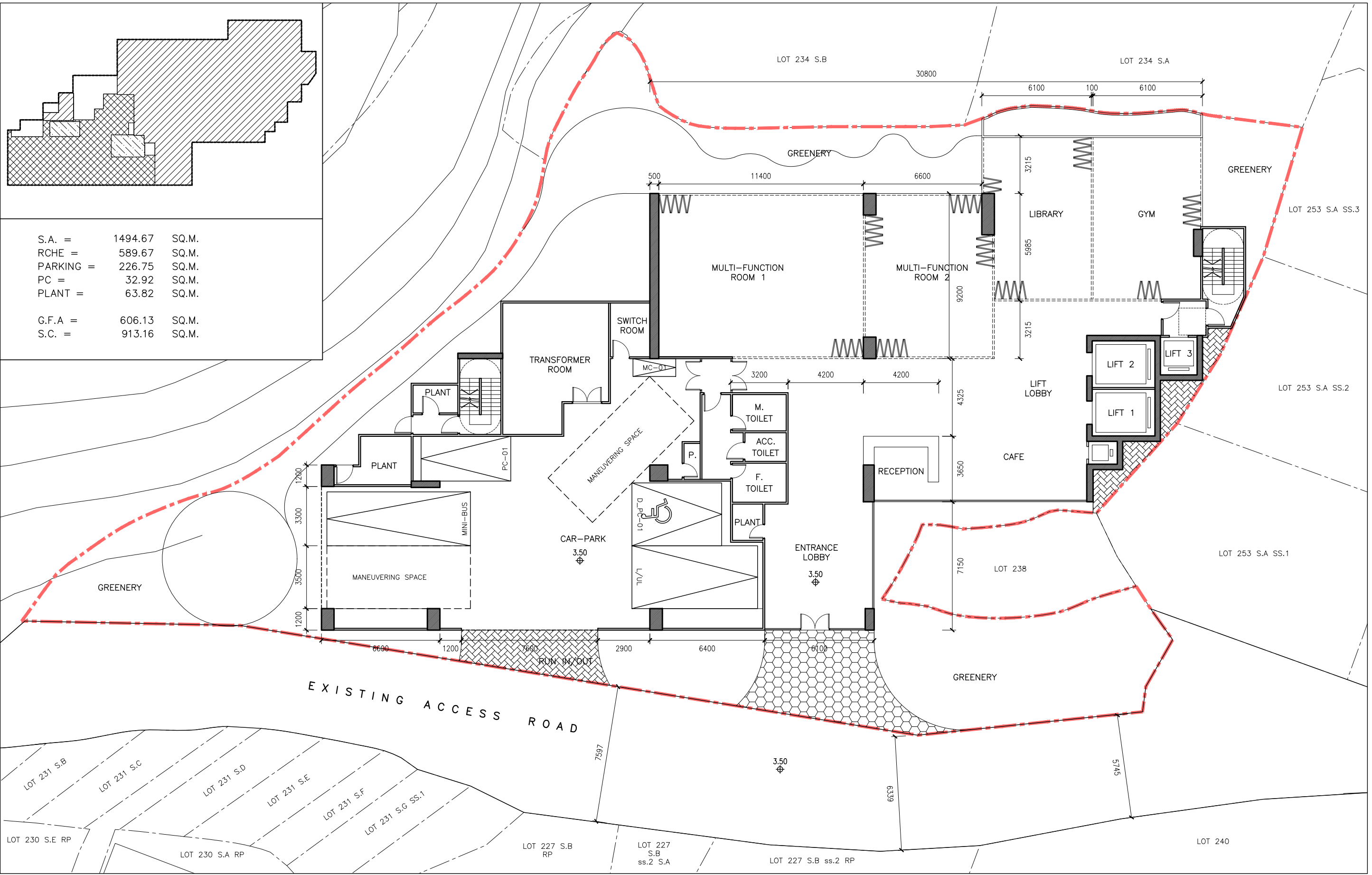
BOUNDARY LINE



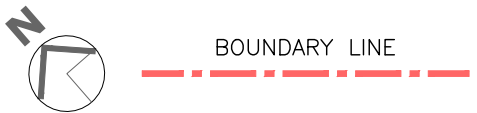
SECTION A-A

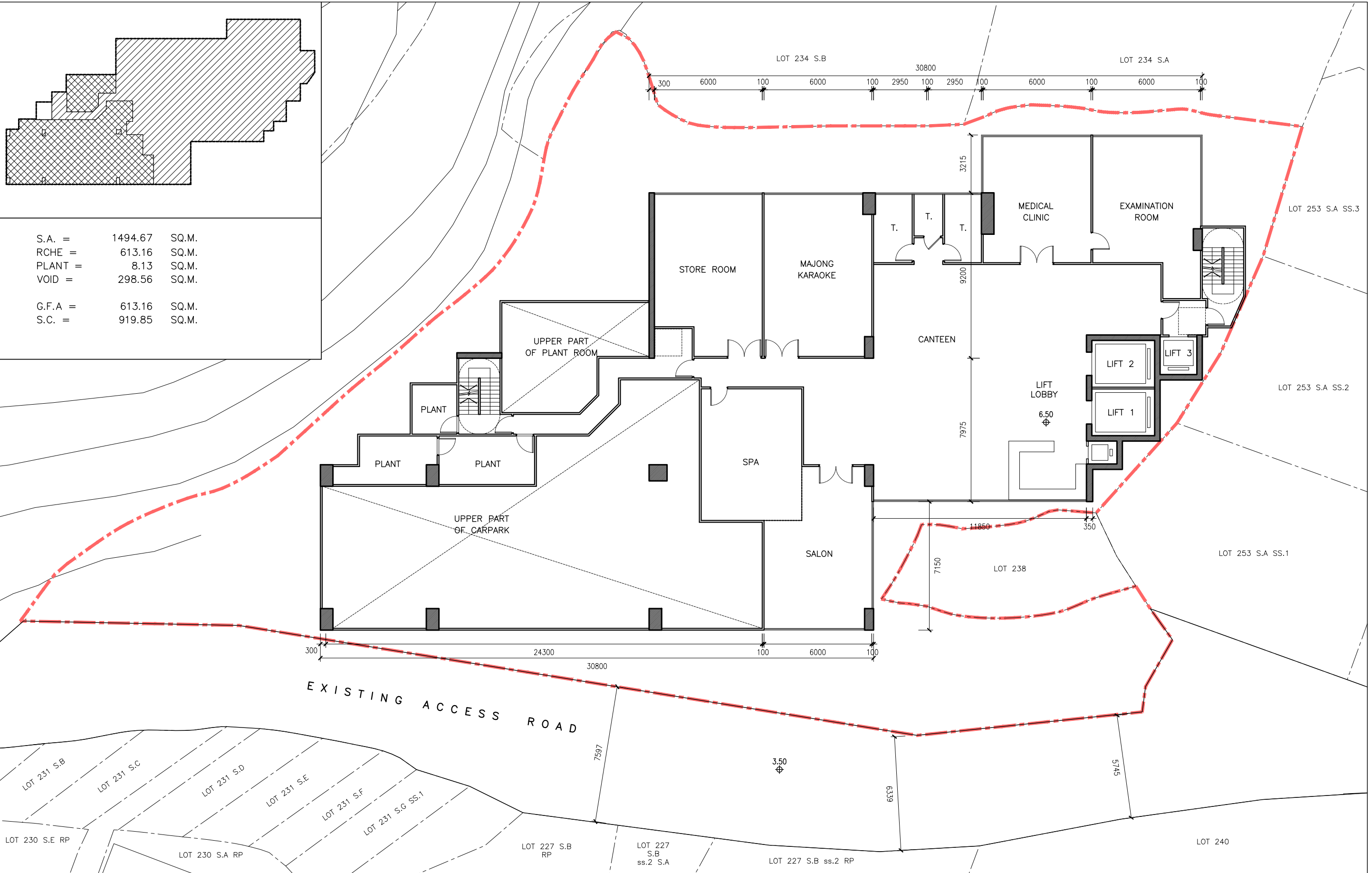
SCALE - 1:250



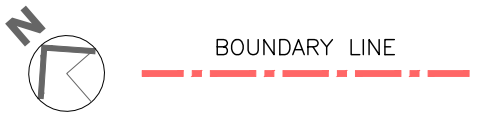


S.A. =	1494.67	SQ.M.
RCHE =	589.67	SQ.M.
PARKING =	226.75	SQ.M.
PC =	32.92	SQ.M.
PLANT =	63.82	SQ.M.
G.F.A =	606.13	SQ.M.
S.C. =	913.16	SQ.M.





S.A. =	1494.67	SQ.M.
RCHE =	613.16	SQ.M.
PLANT =	8.13	SQ.M.
VOID =	298.56	SQ.M.
G.F.A =	613.16	SQ.M.
S.C. =	919.85	SQ.M.





S.A. =	1494.67	SQ.M.
RCHE =	916.89	SQ.M.
PLANT =	2.96	SQ.M.
G.F.A =	916.89	SQ.M.
S.C. =	919.85	SQ.M.





S.A. =	1494.67	SQ.M.
RCHE =	886.14	SQ.M.
PLANT =	2.96	SQ.M.
FLAT ROOF =	30.75	SQ.M.
G.F.A =	886.14	SQ.M.
S.C. =	919.85	SQ.M.



2483 PROPOSED RCHE DEVELOPMENT
at TUNG TSZ,
TAI PO, N.T.

6/F PLAN
RCHE

G-05

1:200 (A3)

C
B
A
-

DEC. 2024
OCT. 2024
SEP. 2024
SEP. 2024

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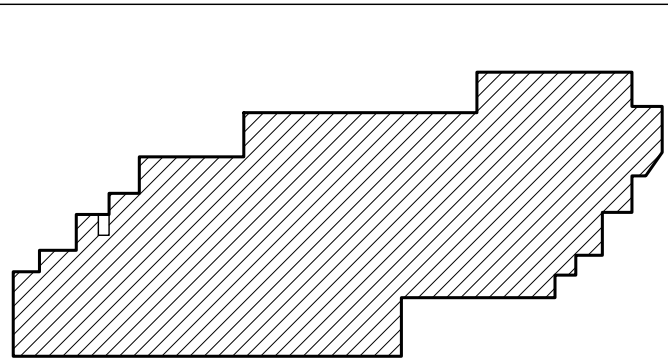
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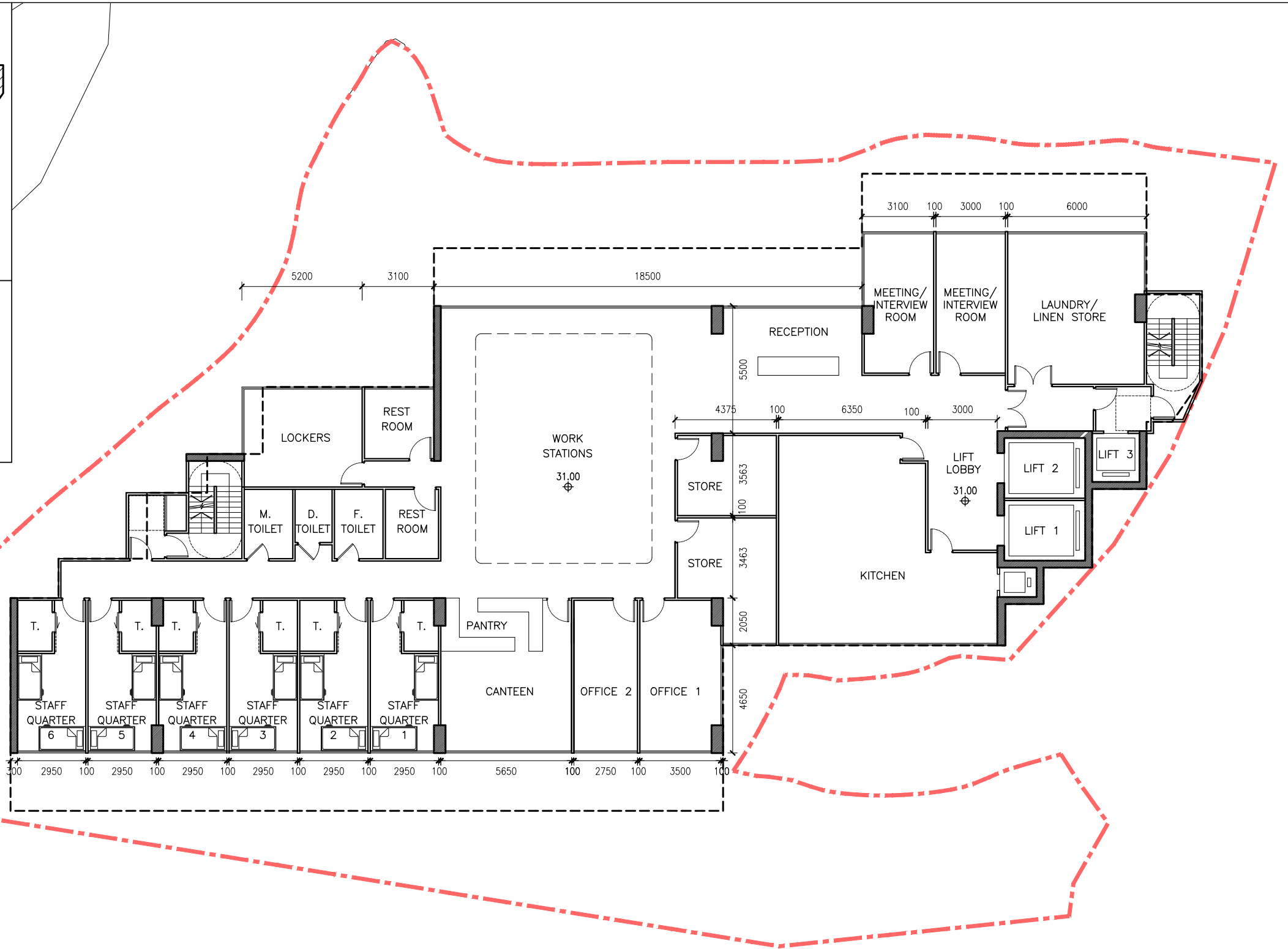
S.A. =	1494.67	SQ.M.
RCHE =	759.44	SQ.M.
FLAT ROOF =	123.25	SQ.M.
PLANT =	6.41	SQ.M.
G.F.A =	759.44	SQ.M.
S.C. =	889.10	SQ.M.





S.A. = 1494.67 SQ.M.
 ADMIN.OFFICE = 764.44 SQ.M.
 PLANT = 1.41 SQ.M.

 G.F.A = 764.44 SQ.M.
 S.C. = 765.85 SQ.M.



BOUNDARY LINE

2483

PROPOSED RCHE DEVELOPMENT
at TUNG TSZ,
TAI PO, N.T.

8/F PLAN
RCHE

G-07

1:200 (A3)

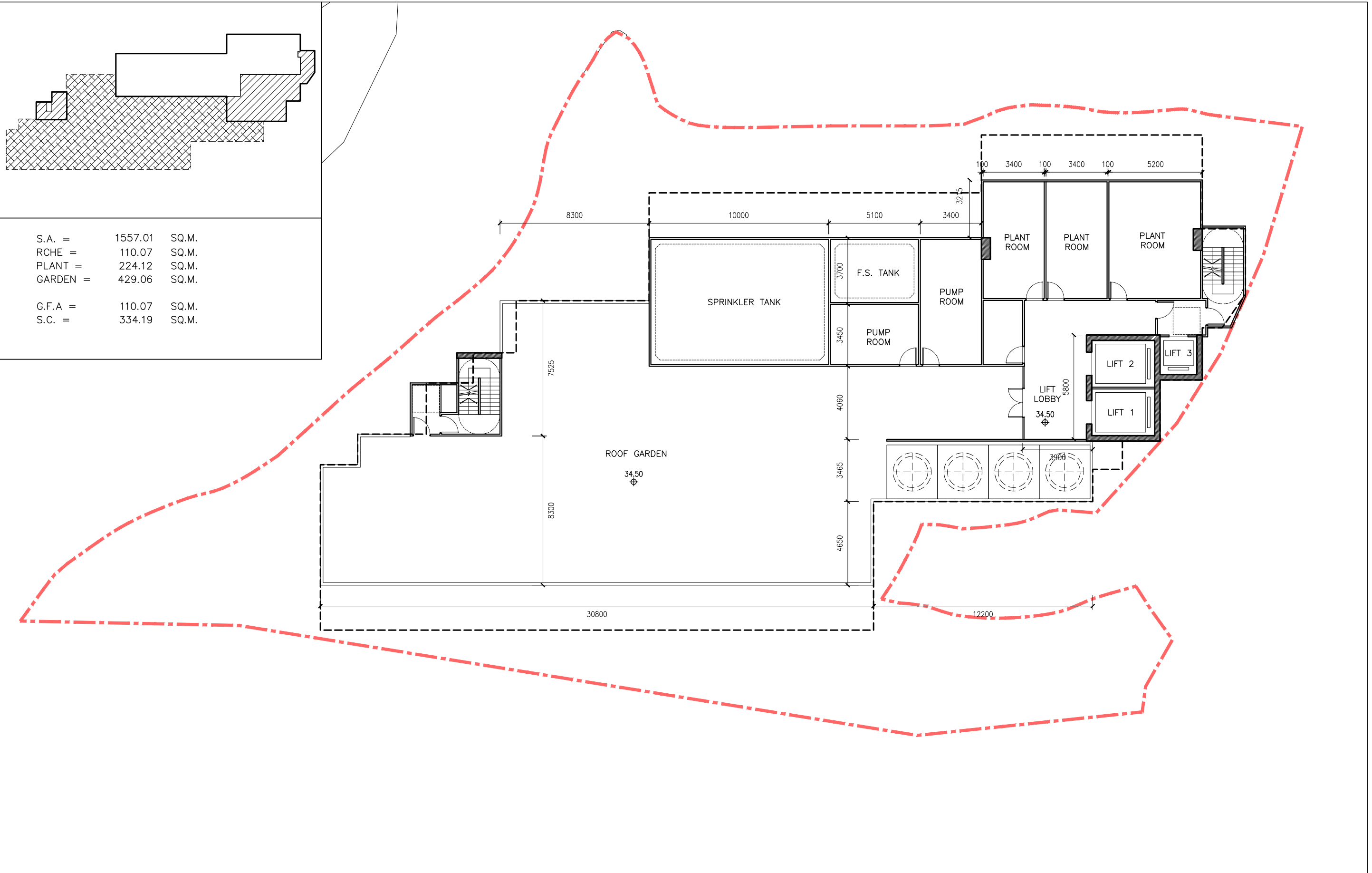
B
A
-

OCT. 2024
SEP. 2024
SEP. 2024

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S.A. =	1557.01	SQ.M.
RCHE =	110.07	SQ.M.
PLANT =	224.12	SQ.M.
GARDEN =	429.06	SQ.M.
G.F.A =	110.07	SQ.M.
S.C. =	334.19	SQ.M.



FIGURE 9

Design Concept

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FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
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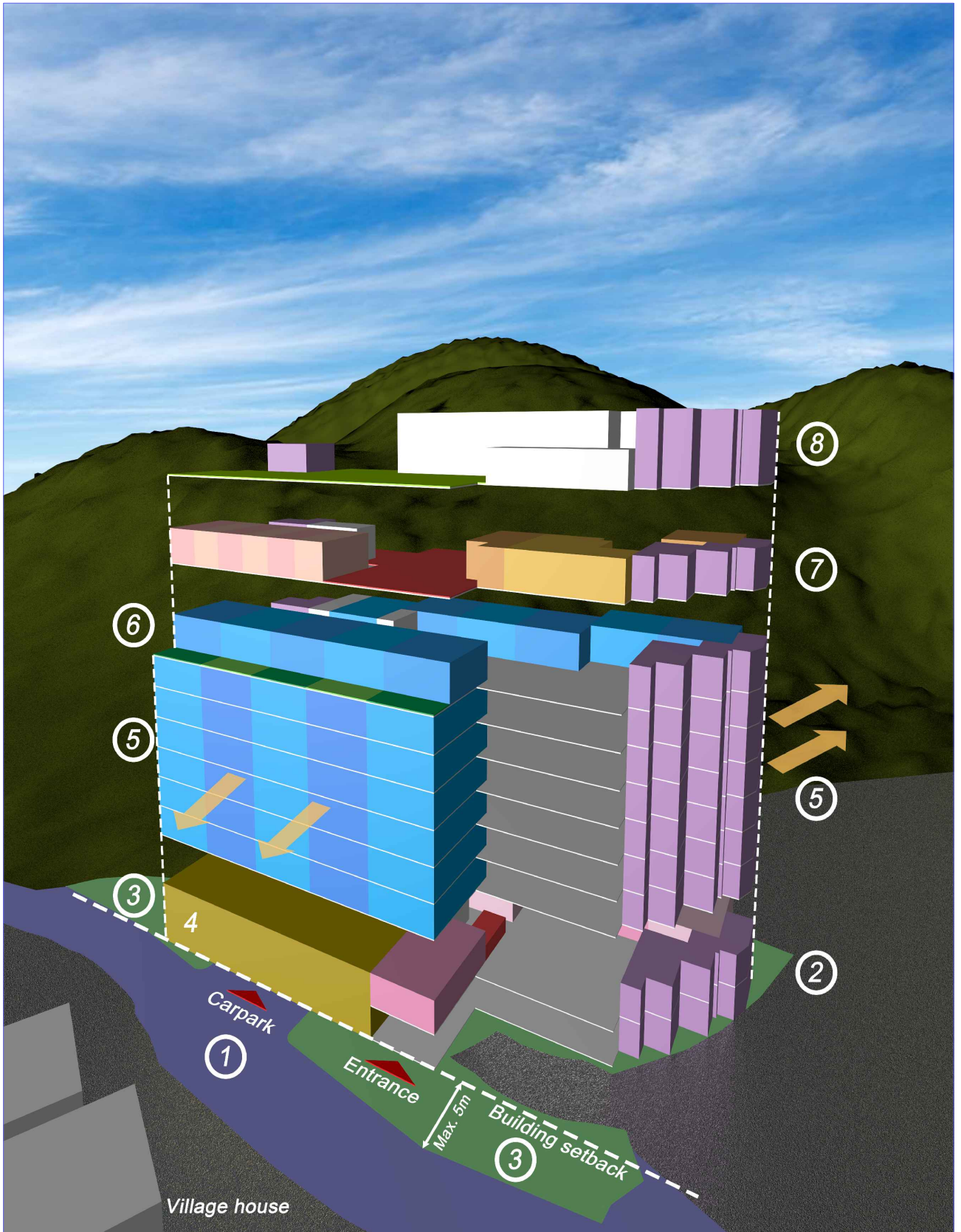


FIGURE NO.

9

TITLE

DESIGN CONCEPT

N.T.S (A4) -

OCT. 2024

R LEE ARCHITECTS LTD

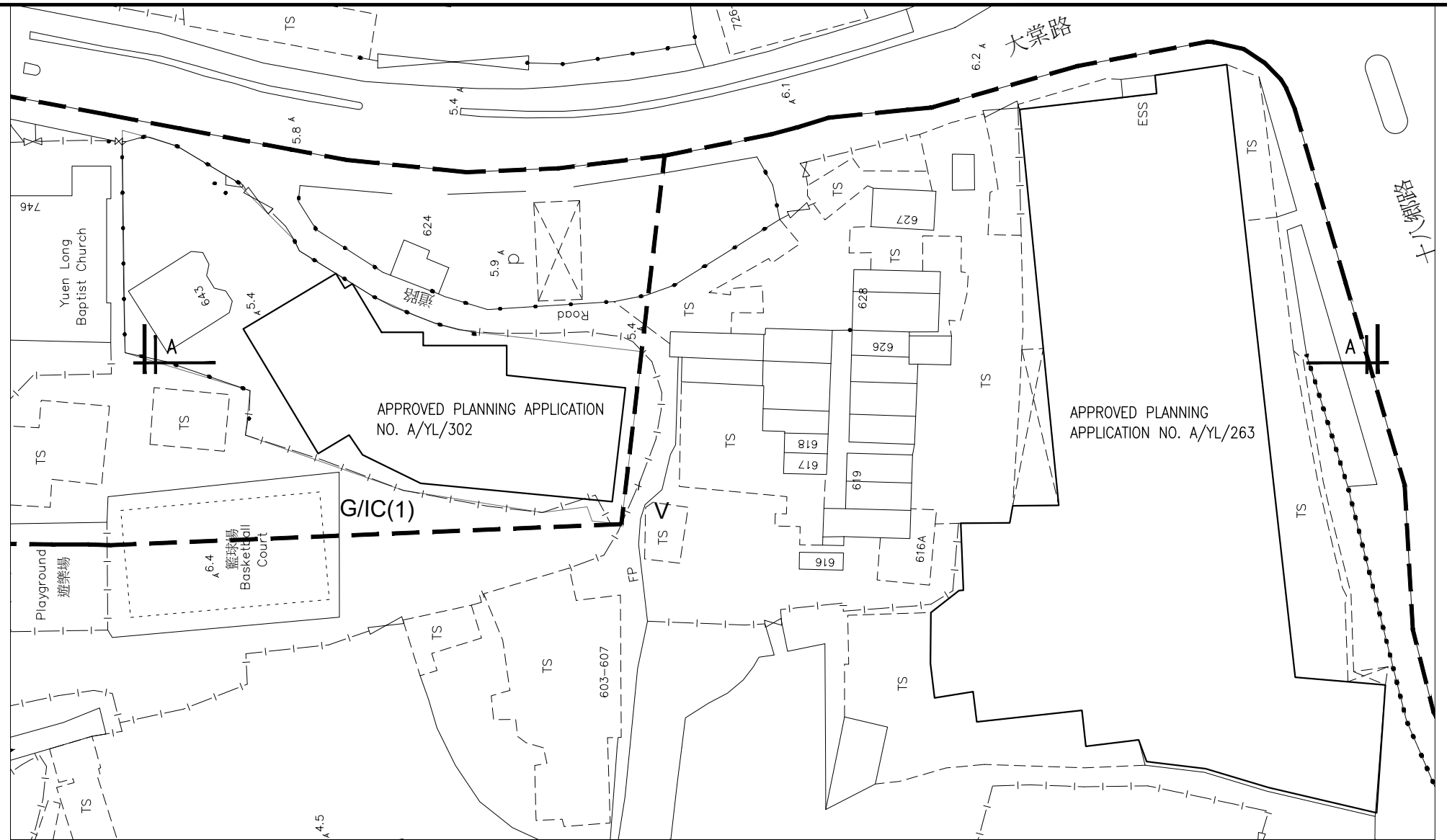
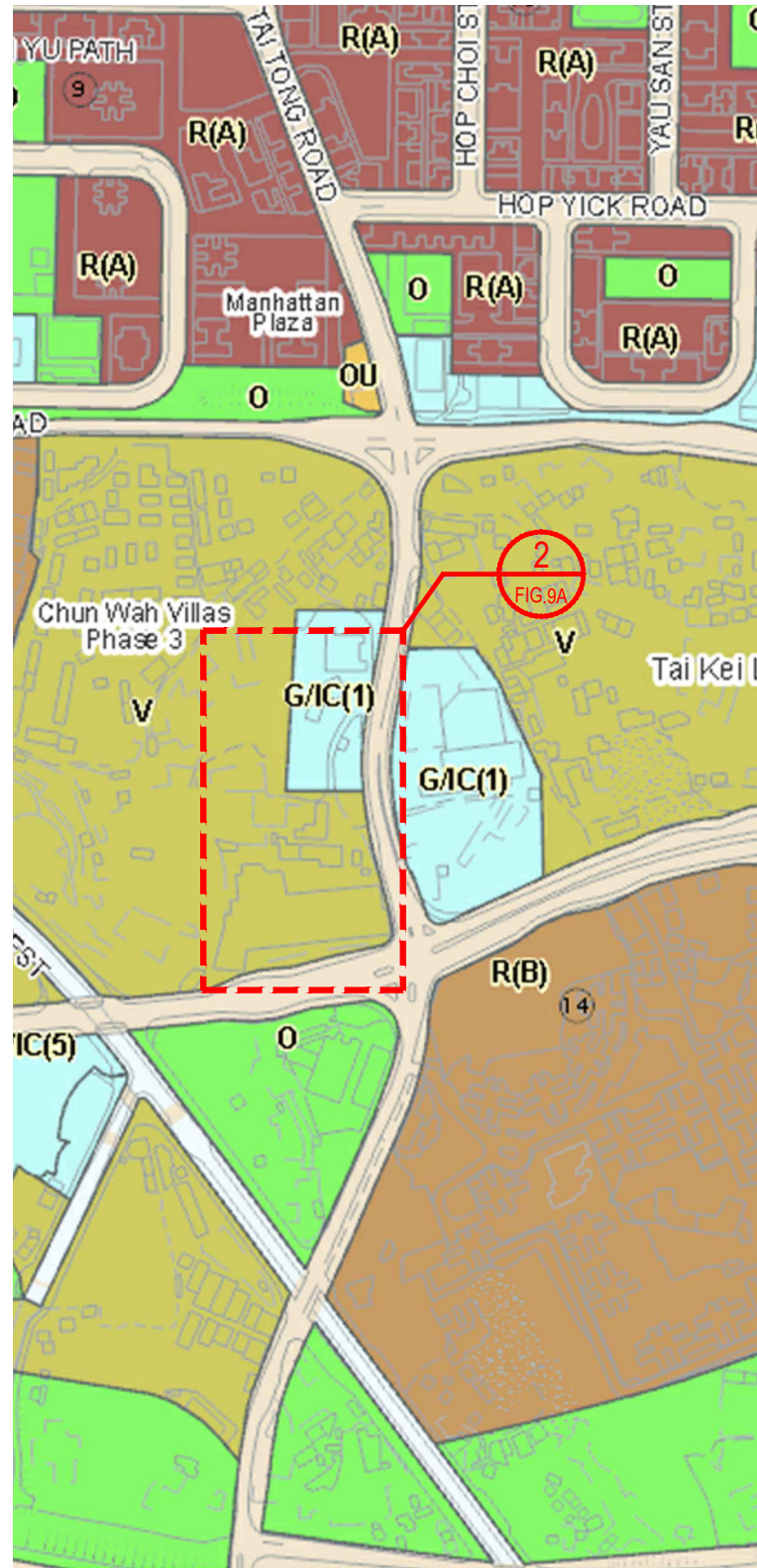


FIGURE 9a

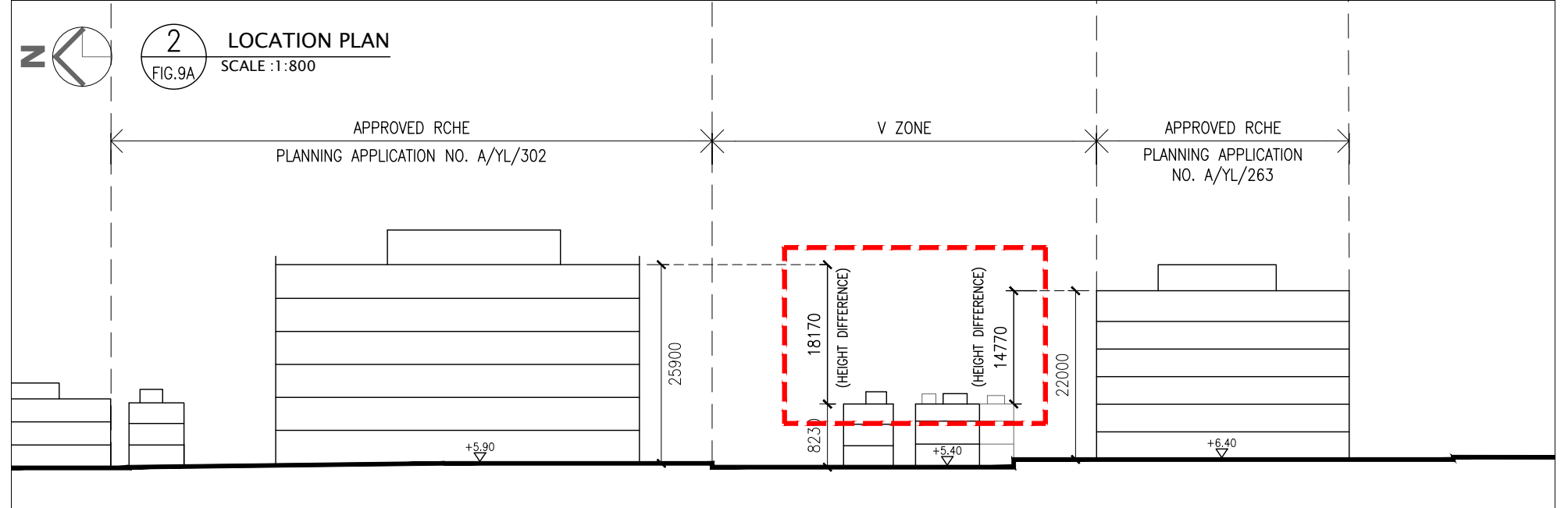
Comparison of Building Height Difference
to Approved Applications in "V" zone

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Tung Tsz, Tai Po, N.T.*





2 LOCATION PLAN
 FIG.9A SCALE :1:800



3 SECTION A-A
 FIG.9A SCALE :1:800

1 OZP no. S/YL/25
 FIG.9A SCALE :N.T.S.

FIGURE 10

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" & "GB" TO "G/IC"
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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)
	Including 包括： <ul style="list-style-type: none"> - 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	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 ⁽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）	
<ul style="list-style-type: none"> - 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）	
<ol style="list-style-type: none"> 1. <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 - 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</u> 位於申請地點外： <ul style="list-style-type: none"> - 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 	

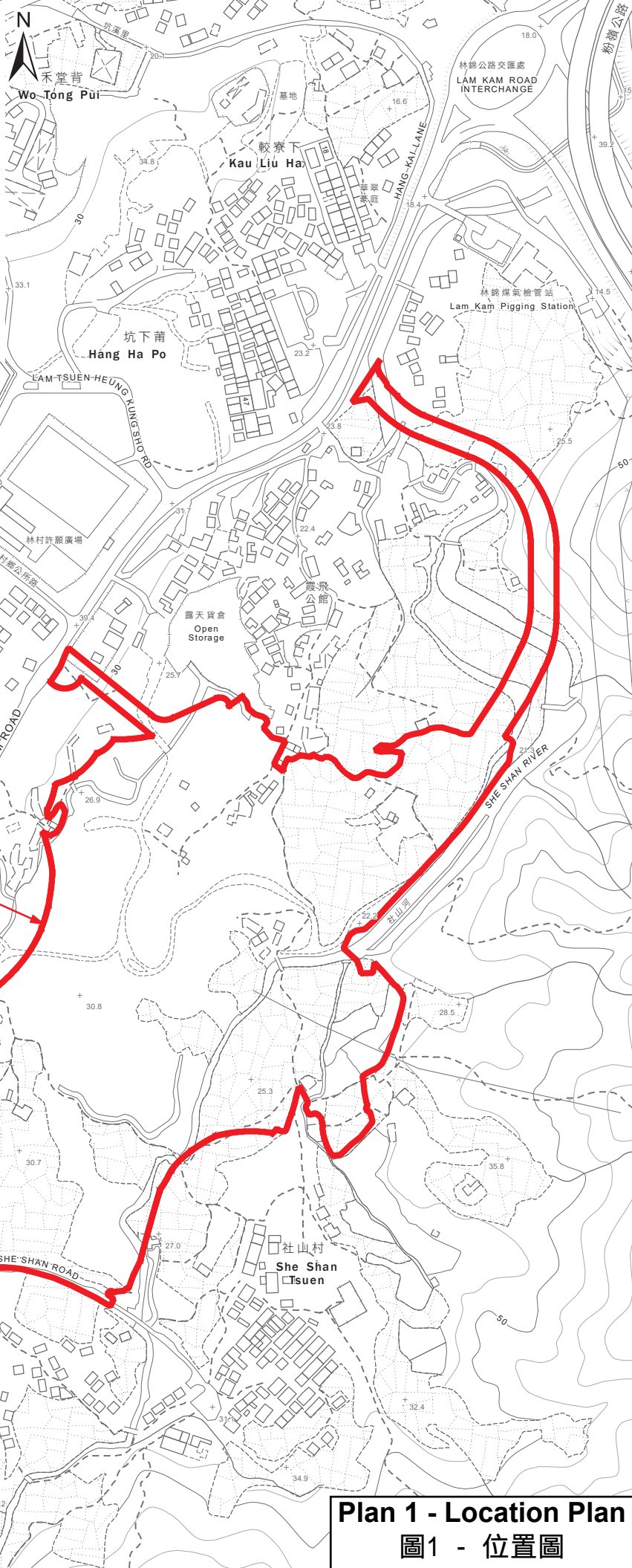
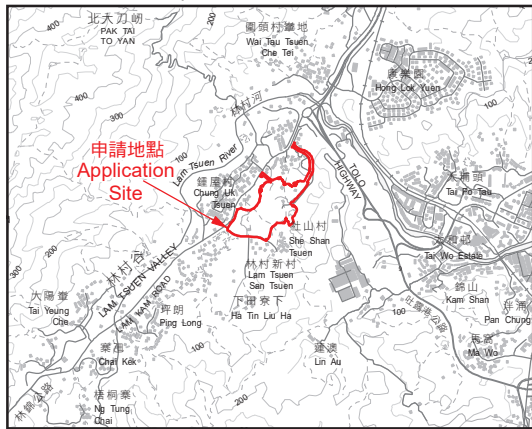
Part Five 第五部分	Tentative Implementation Programme 初步實施時間表
<p>Anticipated date of commencement of statutory procedures on planning and road works: 2023 預計展開規劃及道路工程等法定程序日期：2023 年</p> <p>Anticipated date of completion of site formation works for Public Housing/Starter Homes Portion: 2028 預計公營房屋／「首置」部分土地平整工程完成日期：2028 年</p>	
Part Six 第六部分	Gist of Panel of Advisors' Comments 顧問小組意見摘要
<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>	

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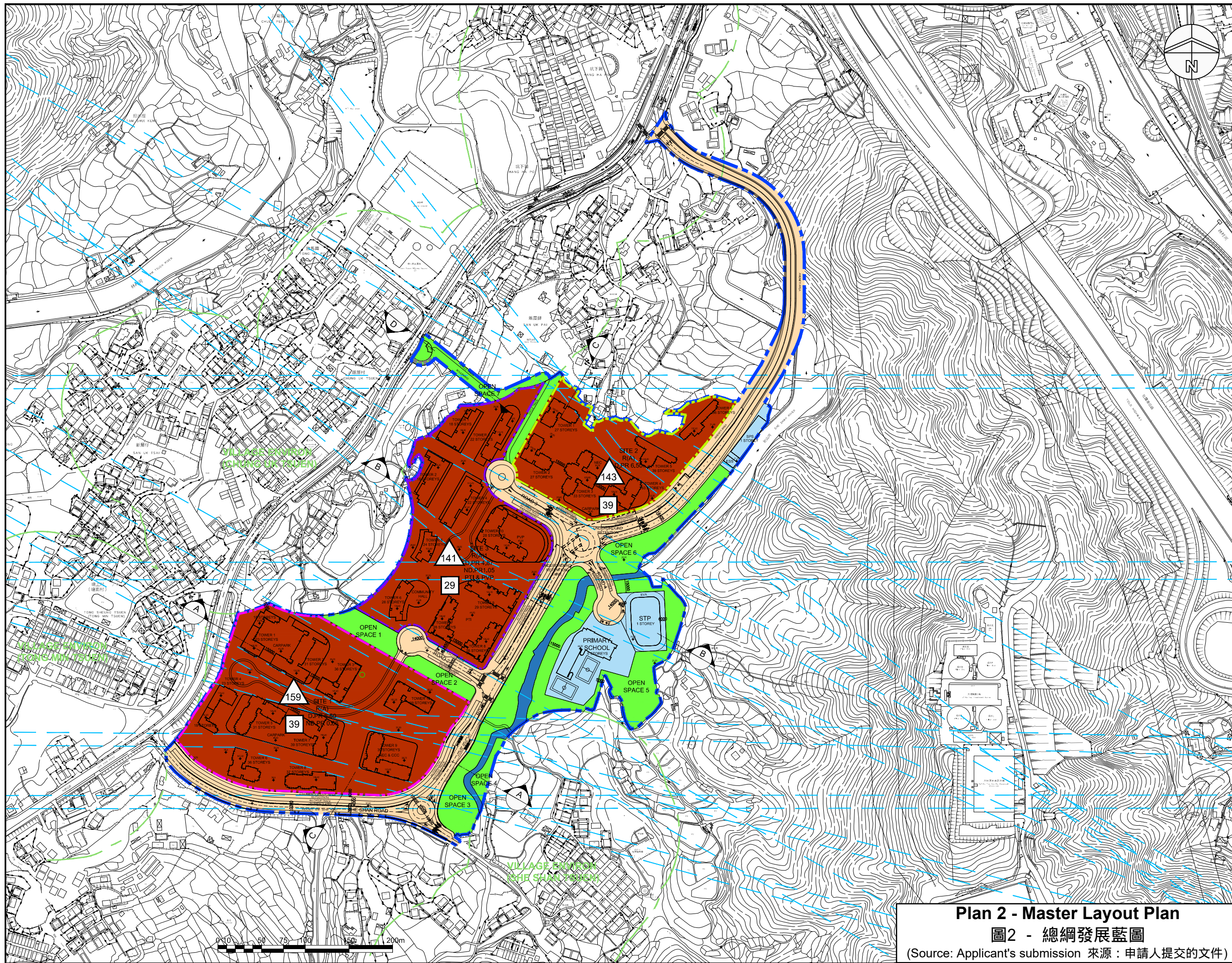
提供有關資料旨為方便市民大眾參考。對於上述所載資料在使用上的問題及文義上的歧異，包括但不局限於由申請人提交有關土地擁有權的資料，發展局及土地共享辦事處概不負責。

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

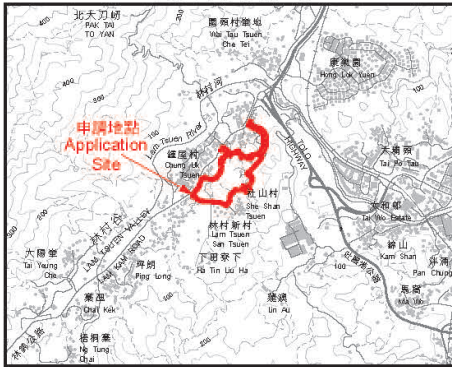
PROJECT NAME
 PROPOSED DEVELOPMENT AT
 LAM TSUEN VALLEY

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)

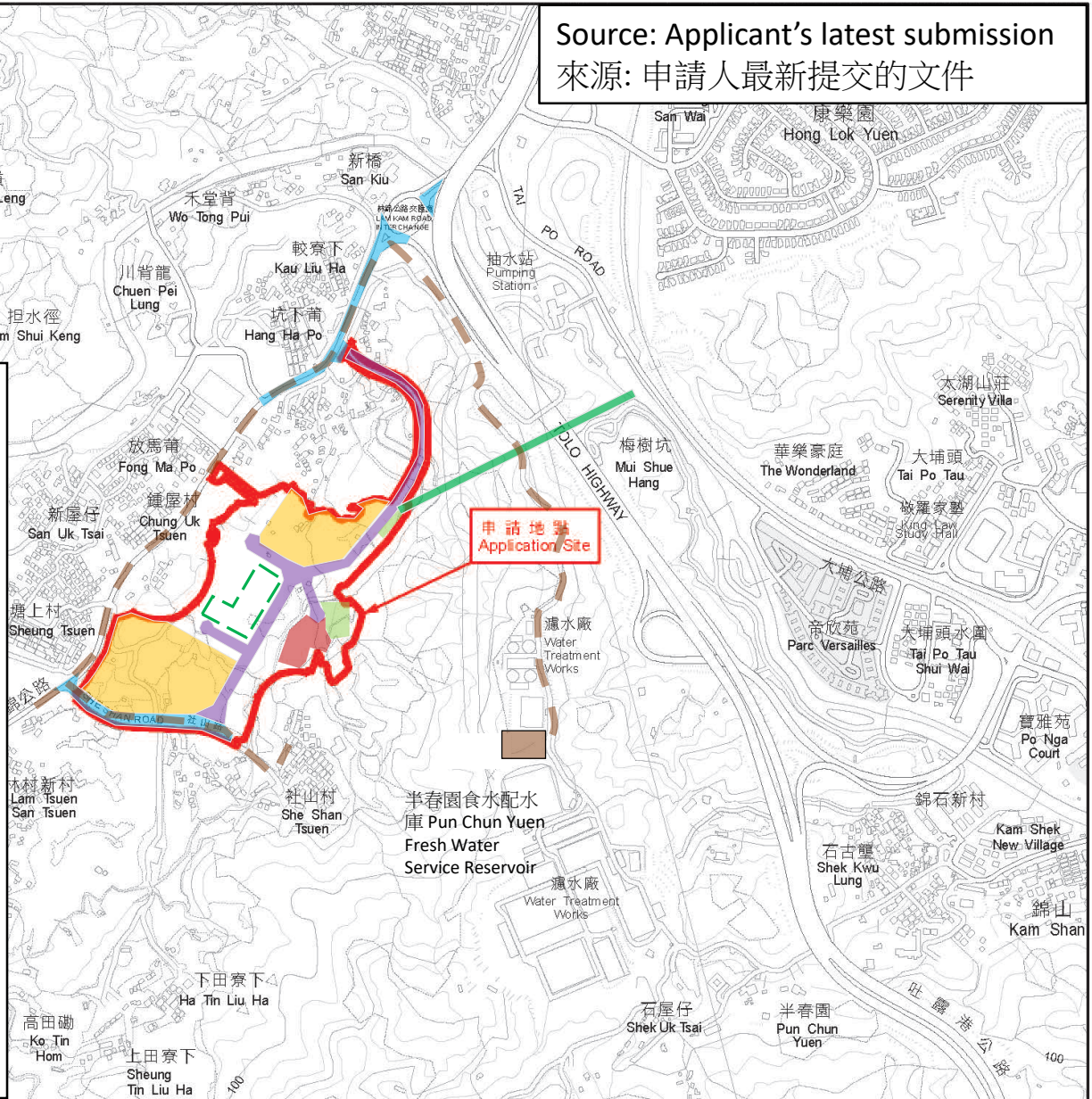
位置 LOCATION



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 - 基礎設施位置圖

FIGURE 11

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" & "GB" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tung Tsz, 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)
	<p>Including 包括：</p> <ul style="list-style-type: none"> - 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 作基建及政府、機構或社區設施的土地 13,607
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）	
<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 	
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	
<p>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)</p> <ol style="list-style-type: none"> 1. Within Application Site 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) 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： <ul style="list-style-type: none"> - 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 	
<p>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)</p> <ol style="list-style-type: none"> 3. Within Application Site 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) 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

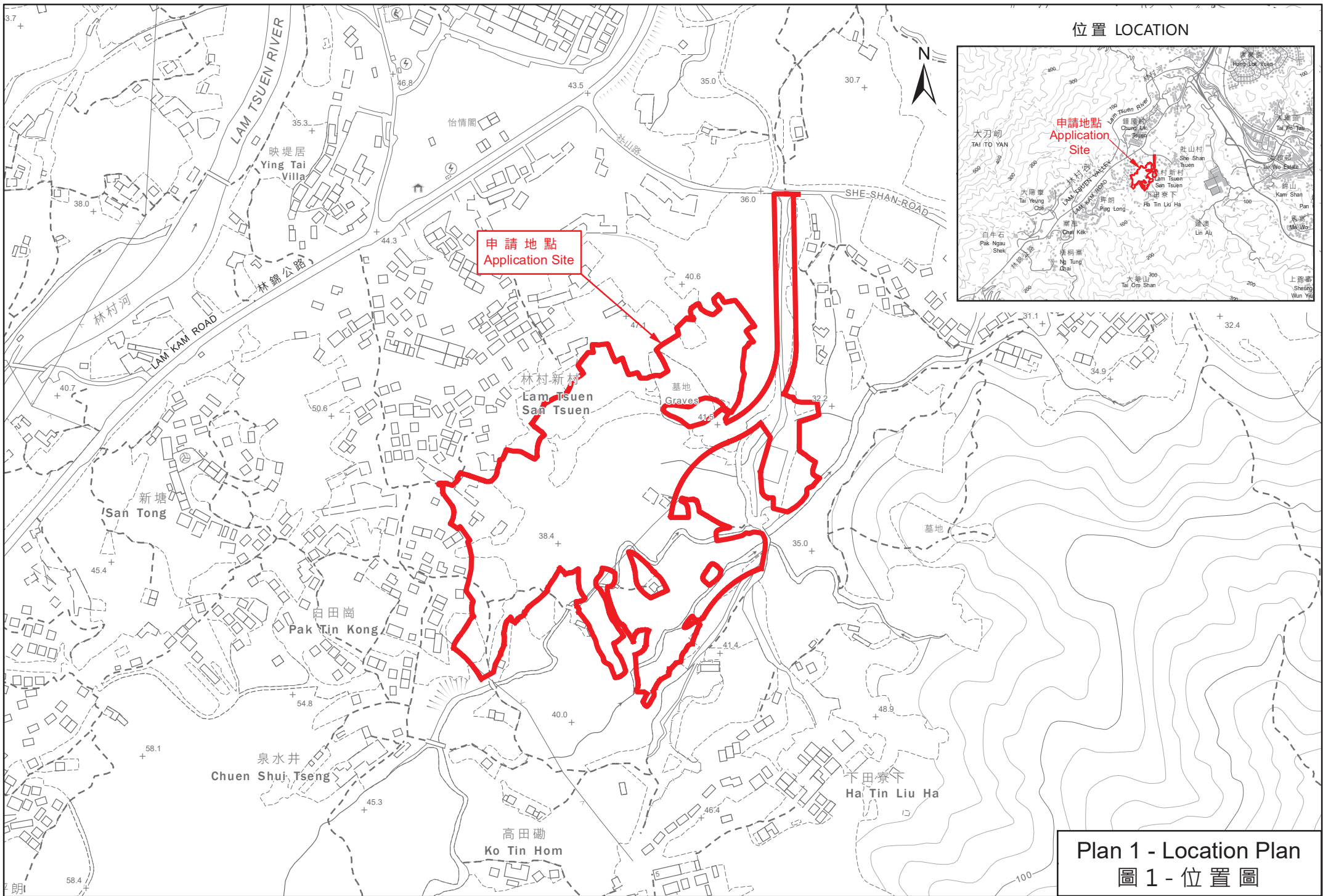
The Panel supported the proposed scheme, and considered that, based on the existing ownership pattern of the land, the scheme had optimised the development potential of the land with more emphasis on the production of public housing. The Government might also benefit from, through synergy with the adjacent 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.

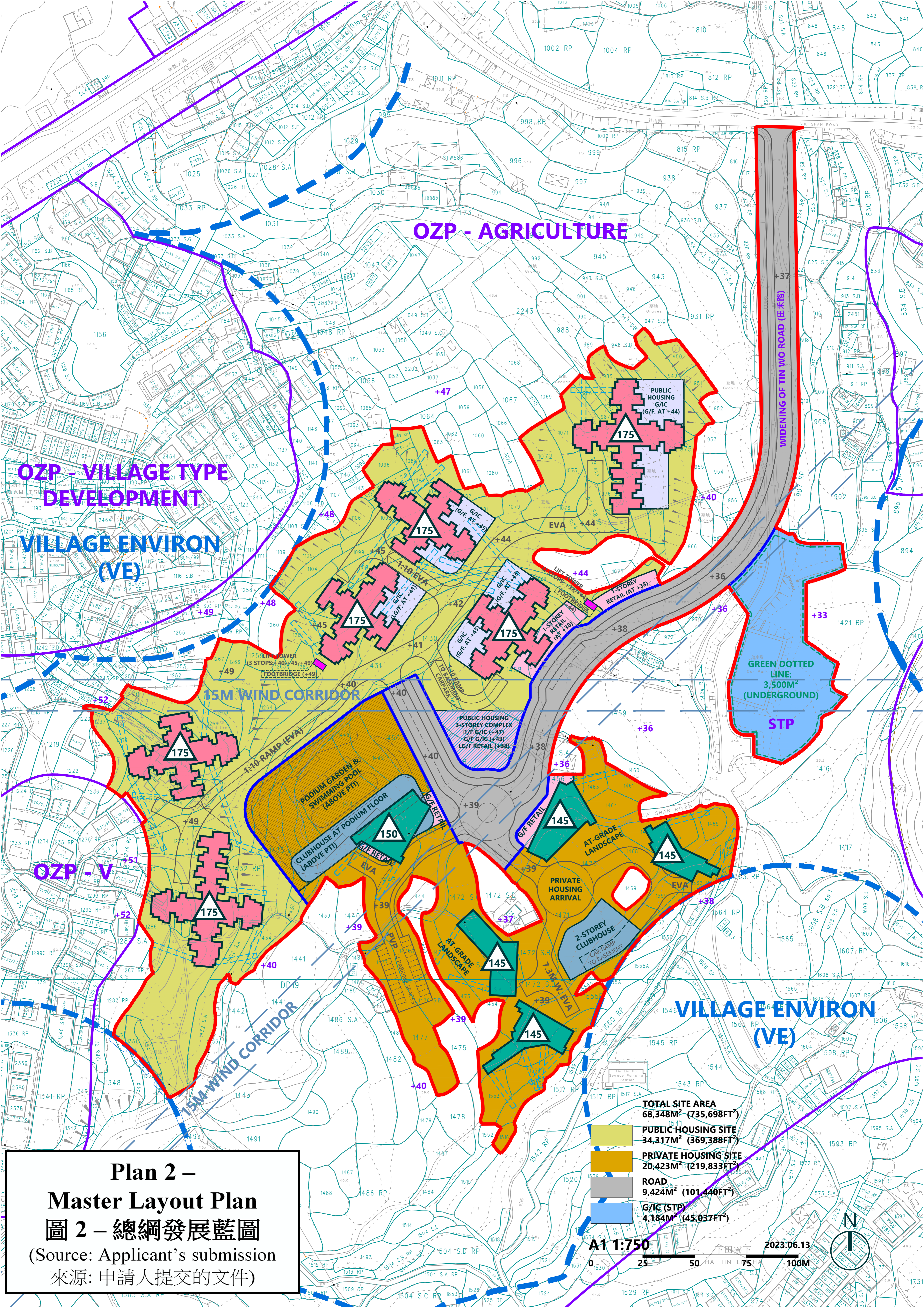
顧問小組支持此發展方案，認為基於土地業權現有分布，計劃優化了土地的發展潛力並重點加強公共房屋的供應；另一方面，亦可與毗鄰早前已獲得原則性同意的土地共享先導計劃產生協同效應，綜合規劃所需的基礎設施及政府、機構或社區設施，增加項目成本效益。

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。

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OZP - VILLAGE TYPE DEVELOPMENT
VILLAGE ENVIRON (VE)

OZP - AGRICULTURE

OZP - V

VILLAGE ENVIRON (VE)

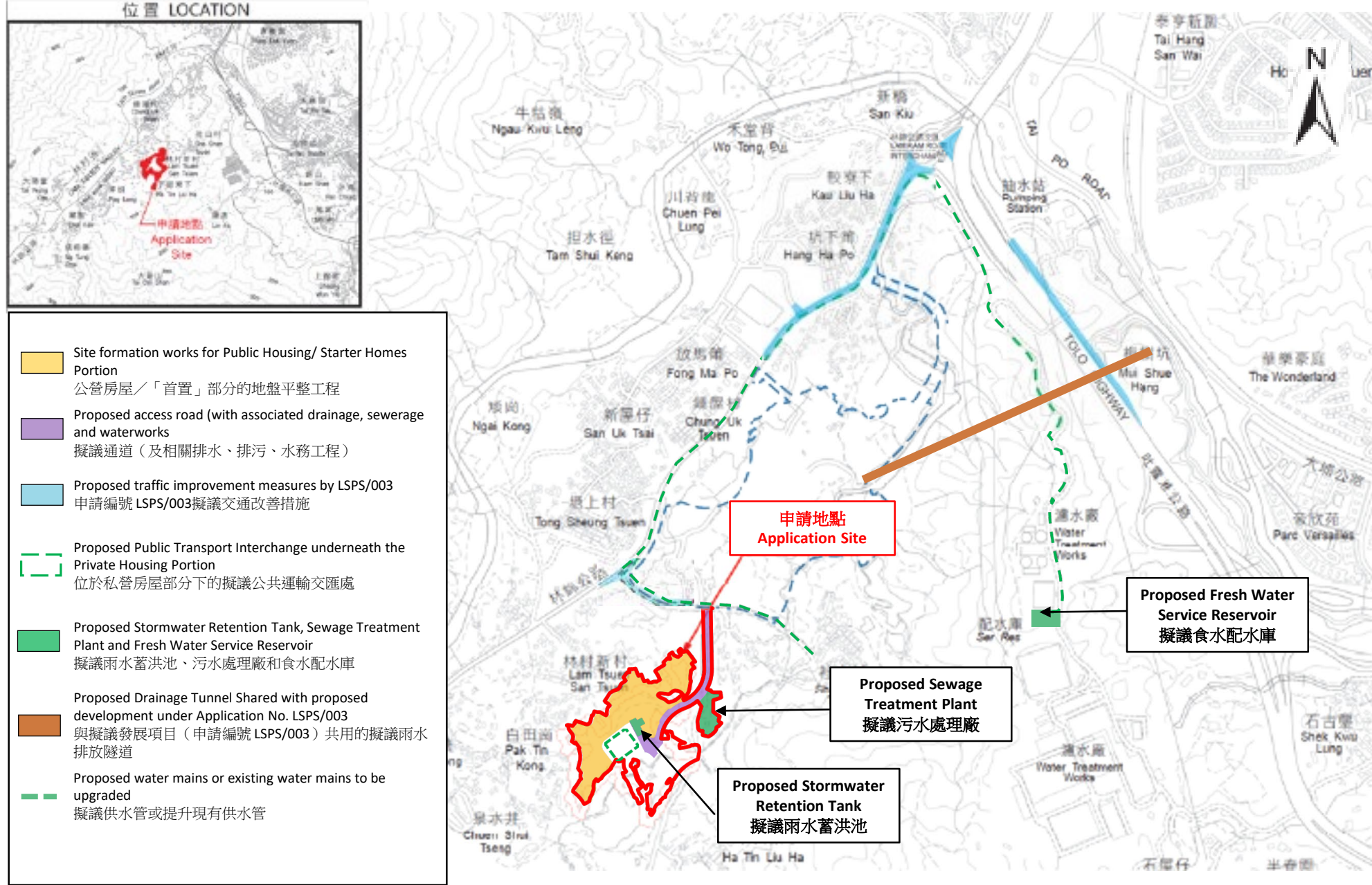
Plan 2 – Master Layout Plan
圖 2 – 總綱發展藍圖
 (Source: Applicant's submission
 來源: 申請人提交的文件)

- 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)

A1 1:750

2023.06.13





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)