

**Gist of LSPS Application No. LSPS/007**  
**土地共享先導計劃申請編號 LSPS/007 摘要**

<b>Part One</b> 第一部分	<b>Application Site</b> 申請地點	
1. Applicant 申請人	Brasilia Limited (Parent Company: Lee On Investment (Holdings) Limited) Brasilia Limited ( 母公司：利安投資(集團)有限公司)	
2. Location/address (Plan 1: Location Plan) 位置/地址 (圖1: 位置圖)	Fung Ka Wai, Ping Shan, Yuen Long, New Territories (Various lots in D.D. 126 and adjoining Government land) 新界元朗屏山馮家圍(丈量約份第126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 30,790 sq.m. 平方米 (Including Government land of about 包括政府土地約 3,208 sq.m. 平方米 and third-party private land of about 及第三方私人土地約 3,048 sq.m. 平方米)	
	<u>Including 包括：</u> - Total Development Site Areas <sup>(1)</sup> 發展用地總面積 <sup>(1)</sup> - Land designated for Access Road 作通道的土地	18,511 sq.m. 平方米 12,279 sq.m. 平方米
4. Statutory Plan 法定圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 屏山分區計劃大綱核准圖編號 S/YL-PS/20	
5. Zonings 土地用途地帶	“Recreation” and “Village Type Development” 「康樂」及「鄉村式發展」	

<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 5,865	About 約 12,646
2. Plot ratio 地積比率	住用 Domestic	6	6.5
	非住用 Non-domestic	N/A 不適用	0.2
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 35,190 [30%]
		Total 總數	About 約 35,190
	非住用 Non-domestic	N/A 不適用	About 約 2,529
4. No. of block 幢數	住用 Domestic	2	3
	非住用 Non-domestic	1	N/A 不適用
	綜合 Composite	N/A 不適用	N/A 不適用
5. Maximum Building height/ Maximum No. of storeys 建築物的最高高度/ 建築物的最高層數		148 m米	142 m米
		158 mPD 米 (主水平基準上)	155 mPD 米 (主水平基準上)
		45 Storey(s)層 Excluding Basements 不包括地庫	44 Storey(s)層 Excluding Basements 不包括地庫
6. No. of Units 單位數目		699	1,495 <sup>(3)</sup>
7. Anticipated Population 預計人口		1,958	4,186 <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。

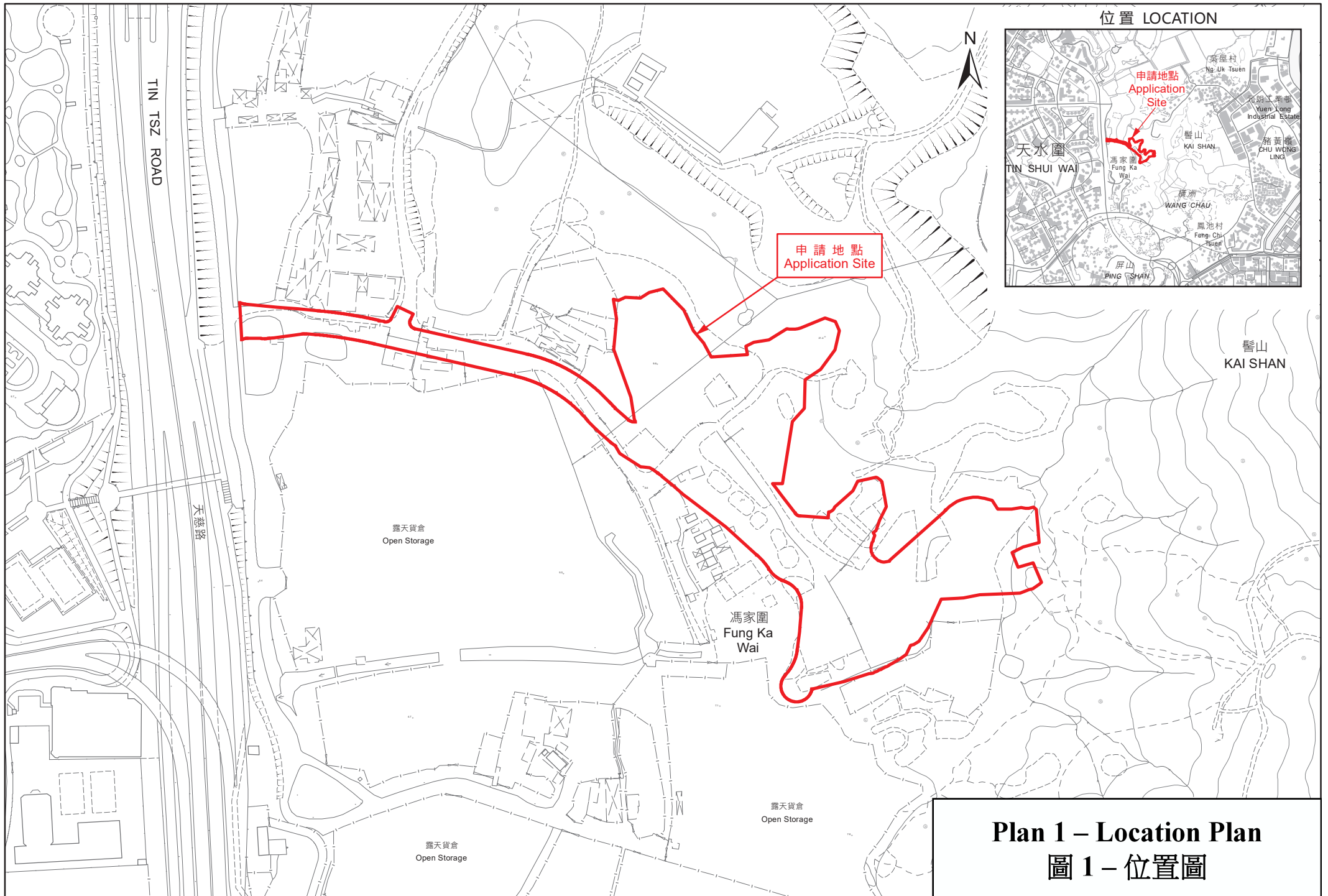
<sup>3</sup> The size of population and number of housing units indicated are for reference only and subject to applicant's detailed design and technical assessments. Eventual numbers for the Public Housing/Starter Homes Portion will also be decided by the Housing Bureau. 人口及單位數目會因應申請人深化後的設計及技術評估而調整，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> 第三部分	<b>Proposed Government, Institution or Community (GIC) Facilities</b> 擬議政府、機構或社區設施
Details of proposed GIC facilities 擬議的政府、機構或社區設施之詳情	
<p><b>Within Application Site 位於申請地點內：</b></p> <ul style="list-style-type: none"> <li>- Kindergarten 幼稚園</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<sup>(4)</sup> 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<sup>(4)</sup></li> </ul>	
<b>Part Four</b> 第四部分	<b>Proposed Infrastructure</b> 擬議基建設施
<p>Details of proposed Infrastructure (including any upgrading to the existing infrastructures) (Plan 3: Infrastructure Location Plan) 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）</p>	
<p>1. <b>Within Application Site 位於申請地點內：</b></p> <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, waterworks 通道及相關排水、排污、水務工程</li> <li>- Public Transport Facilities 公共運輸設施</li> </ul> <p>2. <b>Outside Application Site 位於申請地點外：</b></p> <ul style="list-style-type: none"> <li>- Traffic improvement measures 交通改善措施</li> <li>- Ancillary works including drainage and sewerage, etc 附屬工程如排水及排污等</li> </ul>	
<b>Part Five</b> 第五部分	<b>Tentative Implementation Programme</b> 初步實施時間表
<p>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</p> <p>Anticipated date of commencement of site formation works for Public Housing/Starter Homes Portion: 2028 預計公營房屋／「首置」部分土地平整工程開展日期：2028年</p>	

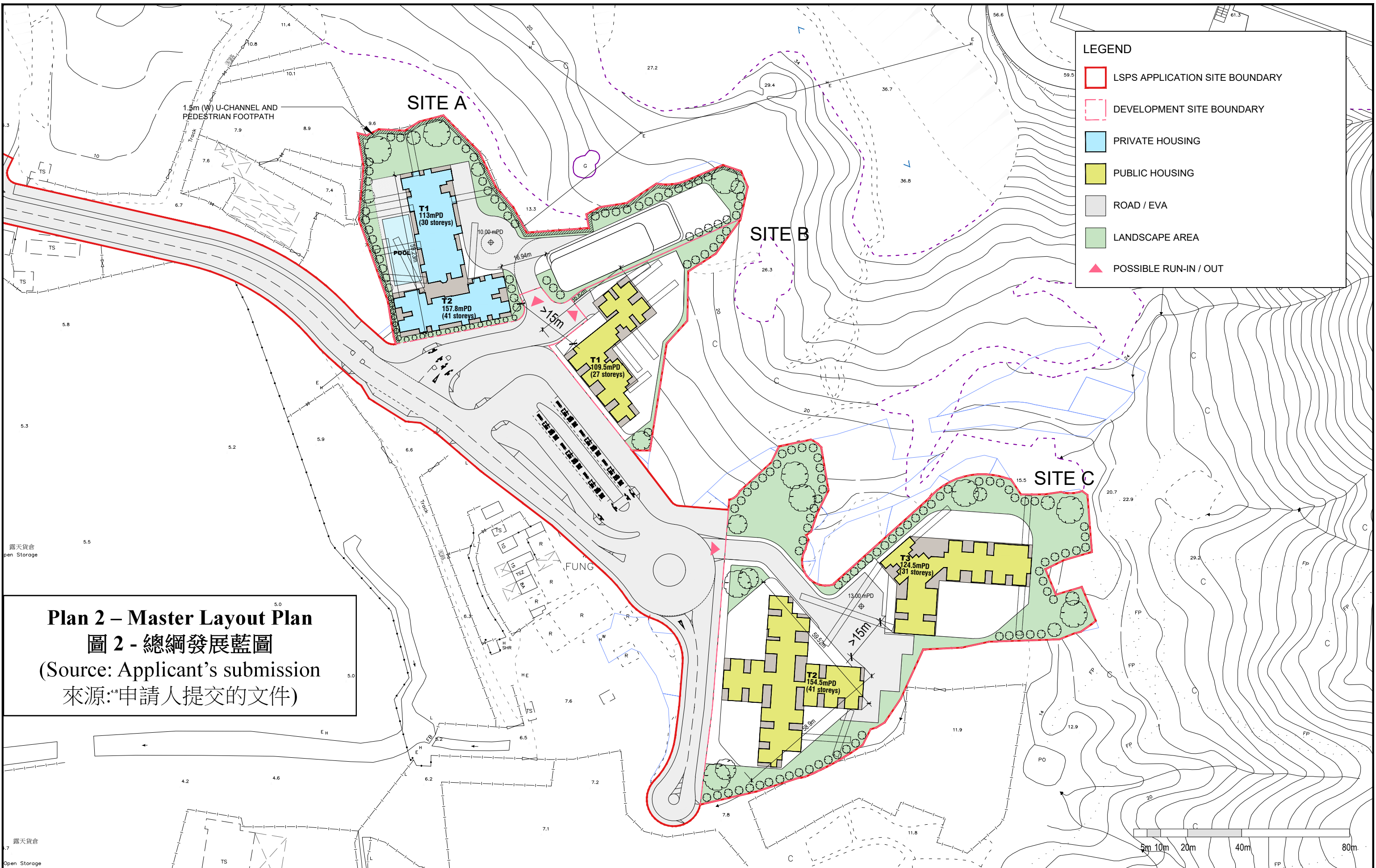
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**Plan 1 – Location Plan**  
**圖 1 – 位置圖**



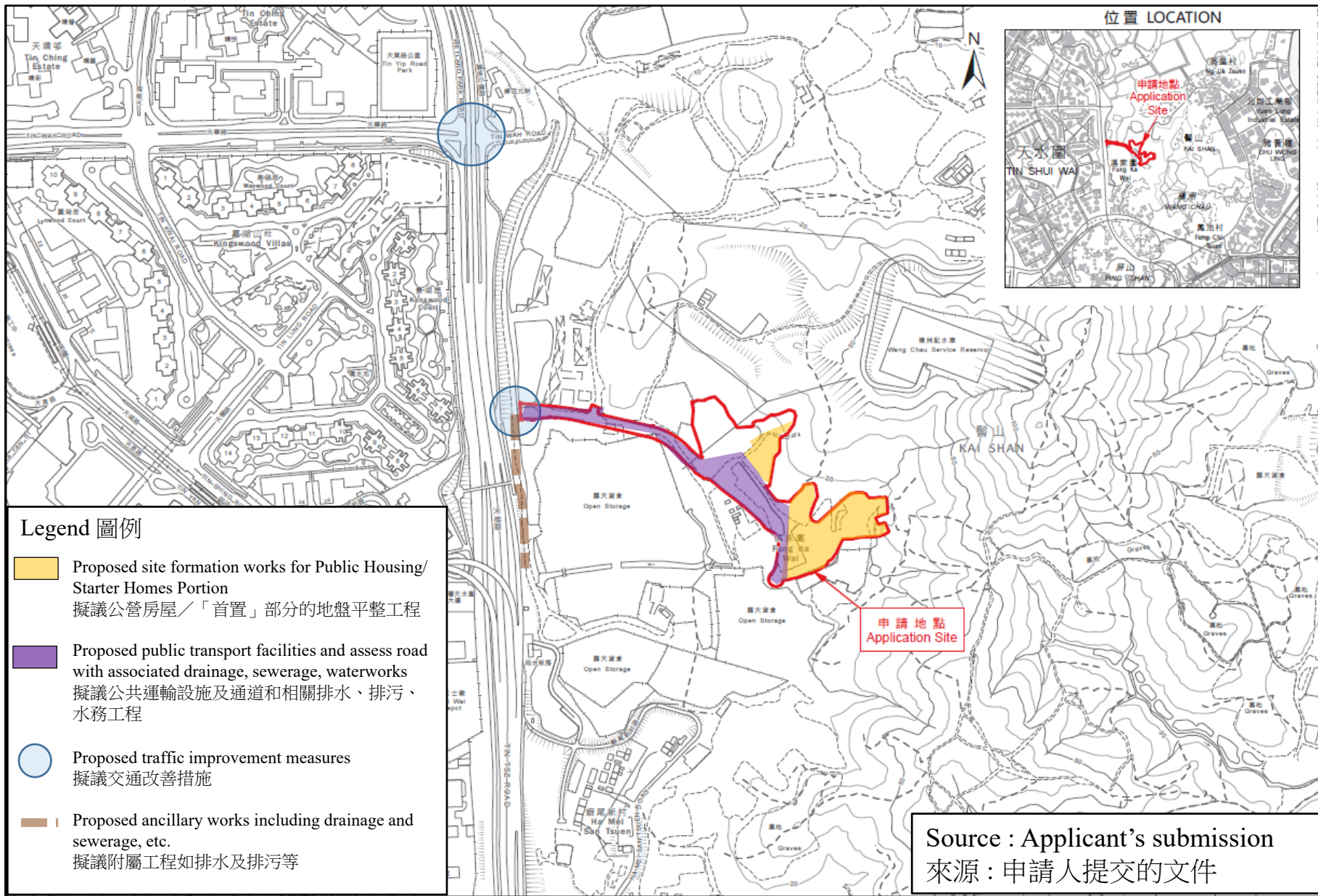
**Plan 2 – Master Layout Plan**  
**圖 2 - 總綱發展藍圖**  
 (Source: Applicant's submission  
 來源: 申請人提交的文件)

LAND SHARING PILOT SCHEME AT VARIOUS LOTS IN D.D. 126 AND  
 ADJOINING GOVERNMENT LAND AT FUNG KA WAI, PING SHAN, YUEN LONG

MLP

**LWK**  
**+PARTNERS**

MAY 2024  
 1:1250



**Plan 3 - Infrastructure Location Plan**  
**圖 3 - 基礎設施位置圖**