

FLN NDA Development Parameters

Site No.	Site Area (ha)	Site Area (sqm)	Land Use Type	Housing Type	NBA/Set Back (sqm)*	No. of Storey	Building Height (m)	Remarks
A1-1	0.53	5293	G	-		-	-	Existing CLP Substation and Existing WSD Raw Water Pumping Station
A1-2	0.38	3786	G	-		-	-	Future Pumping Station for Sheung Shui Water Treatment Works
A1-3	8.88	88814	AGR	Existing		-	-	
A1-4	0.30	3042	O	-		-	-	Man Ming Temple
A1-5	0.36	3598	A	-		-	-	
A1-6	0.09	947	OU(SPS)				5	Sewage Pumping Station
A1-7	0.97	9697	CA	-		-	-	Mitigation Meander, Relocation of Egrettry from Man Kam To Road
A1-8	5.18	51835	G	-		7	31.5	Police Driving and Traffic Training Division
A1-9	3.27	32705	AGR	Existing		-	-	
A1-10	0.19	1924	A	-		-	-	
A1-11	3.37	33746	G	-		5	22.5	Weapons Training Division
A2-1	1.07	10664	A	-		-	-	
A2-2	0.17	1713	A	-		-	-	
A2-3	3.68	36772	OU(STW)	-		-	-	Sewage Treatment Works Extension
A2-4	0.58	5799	A	-		-	-	
A3-1	1.74	17397	G	-		-	7	Proposed Fanling North Fresh Water Service Reservoir. Proposed to be 126m(Long side), 102(Short Side) x 60m(W) x 6m (D) , highest slope 24 m@40 degrees, noting all dimensions are approximate only and subject to change at detailed design stage
B1-1	0.27	2666	O	-		-	-	
B1-2	1.12	11162	O	-		-	-	
B1-4	0.10	950	OU(SPS)	-		-	5	Sewage Pumping Station
B1-5	0.51	5144	O	-		-	-	
B1-6	0.32	3242	A	-		-	-	
B1-7	1.86	18553	R2	Private	7259	10 - 15	31.5 - 47.25	
B1-8	0.26	2589	R4	Village		3	8.23	Village Resite
B1-9	1.26	12613	R3	Private	2041	8 - 12	25.2 - 37.8	
B1-10	0.35	3522	O	-		-	-	
B2-1	1.36	13614	O	-		-	-	
B2-2	2.21	22137	OU(POFEFTS)	-		-	20	Parking and Operation Facilities for Environmentally Friendly Transport System and Refuse Collection Point
B2-3	0.05	487	OU(SPS)	-		-	5	Sewage Pumping Station
B2-4	0.36	3584	G	-		5	22.5	Government Reserve
B2-5	0.22	2156	IC	-		-	15	CLP Substation
B2-6	2.26	22561	PRH	Public	4318	20-25	63 - 78.75	
B2-7	1.56	15619	PRH	Public	3078	25 - 35	78.75 - 110.25	Nursery Classes and Kindergartens; Care and Attention Home for Severely Disable Persons - NUFA: 1182 (sqm), Please refer to Notes (3) & (6)
B2-8	1.59	15926	O	-		-	-	
B2-9	0.82	8246	O	-		-	-	
B2-10	0.23	2258	O	-		-	-	
B2-11	2.24	22350	PRH	Public	4351	20-25	63 - 78.75	
B2-12	1.48	14771	PRH	Public	3141	25 - 35	78.75 - 110.25	Hostel for Severely Physically Handicapped Persons - NUFA: 1043 (sqm), Day Care Centre for the Elderly - NUFA: 401 (sqm), Post Office; Please refer to Note (3)
B3-1	0.78	7832	O	-		-	-	
B3-2	1.01	10112	PRH	Public	2164	20-25	63 - 78.75	
B3-3	1.18	11828	PRH	Public		25 - 35	78.75 - 110.25	Hostel for Moderately Mentally Handicapped Persons - NUFA: 748 (sqm), Please refer to Note (3)
B3-4	0.73	7260	E	-		8	36	Primary School
B3-5	0.75	7454	E	-		8	36	Primary School
B3-6	1.04	10359	R2(With Commercial)	Private		15-20	49.95 - 65.7	Nursery Classes and Kindergartens; Public Transport Interchange; Please refer to Note (5)
B3-7	1.05	10453	R2	Private	1485	15-20	47.25 - 63	
B3-8	0.50	5050	O	-		-	-	
B3-9	1.06	10567	R2	Private	789	15-20	47.25 - 63	
B3-10	0.79	7871	E	-		8	36	Secondary School
B3-11	0.33	3306	O	-		-	-	
B3-12	0.92	9216	E	-		8	36	Primary School
C1-1	0.03	342	A	-		-	-	
C1-2	0.12	1219	A	-		-	-	
C1-3	0.75	7486	O	-		-	-	
C2-1	0.10	1045	O	-		-	-	
C2-2	0.12	1155	O	-		-	-	
C2-3	0.11	1115	OU(SPS)	-		-	5	Sewage Pumping Station

Notes:

- (1) A site reduction factor of 83% is applied to sites of commercial and residential uses.
- (2) Commercial podium development of R1(with commercial) & R2c sites is assumed to be not more than 2 storeys.
- (3) Free standing non-domestic purpose-built buildings in PRH sites are for retail and carparking facilities (all carparks assumed to be underground) and assumed to be not more than 4 storeys
- (4) Due to site constraints, free standing non-domestic purpose-built buildings in this PRH site are assumed to be not more than 5 storeys.
- (5) Podium Development may be required to accommodate the PTI which size may need to be adjusted (by forgoing the On-site Non-domestic GFA) subject to further traffic review.
- (6) The indicative 2 blocks of 35 storeys buildings of this Site are capable to accommodate the total estimated number of flats with slight modifications of flat size or floor plan in specific floors. However, as the modification will be minor and insignificant, i.e. XXXX, the building floorprints here are not differentiated from the others.

General Notes:

- (i) The average flat size of PRH, HOS, CDA, R1, R2 and R3 sites is assumed to be 45, 54, 70 (for CDA, R1 & R2) and 130 sqm respectively.
- (ii) The average persons per flat of PRH, HOS, CDA, R1, R2 and R3 sites is assumed to be 2.97, 3.2 and 2.7 (for CDA, R1, R2 and R3) respectively.

Code	Land Use Type
A	Amenity
AGR	Agriculture
CA	Conservation Area
CDA	Comprehensive Development Area
E	Education
G	Government
G(REC)	Government Recreation
GB	Green Belt
HOS	Home Ownership Scheme
IC	Institution / Community
O	Open Space
OU(C,R&D)	Other Specified Uses - Commercial, Research & Development
OU(DCS)	Other Specified Uses - District Cooling System
OU(FR)	Other Specified Uses - Firing Range
OU(NP)	Other Specified Uses - Nature Park
OU(PFS)	Other Specified Uses - Petrol Filling Station
OU(POFEFTS)	Other Specified Uses - Parking & Operation Facilities for Environmental Friendly Transport System
OU(R&D)	Other Specified Uses - Research and Development
OU(RAF)	Other Specified Uses - Railway Associated Facilities
OU(RCP)	Other Specified Uses - Refuse Collection Point
OU(SPS)	Other Specified Uses - Sewage Pumping Station
OU(STW)	Other Specified Uses - Sewage Treatment Works
OU(VC)	Other Specified Uses - Visitor Centre
PRH	Public Rental Housing
PRH (Local Rehousing)	Public Rental Housing (Local Rehousing)
R1	Residential Zone 1 - highest density
R1 (With Commercial)	Residential Zone 1 - highest density - with commercial
R2	Residential Zone 2 - medium density
R2 (With Commercial)	Residential Zone 2 - medium density - with commercial
R3	Residential Zone 3 - low density
R4	Residential Zone 4 - very low density
RR4	Rural Residential (lower density& building height than R) - lowest density
V	Village Type Development