

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
C2-4	0.61	6140	O	-		-	-	
C2-5	0.35	3508	G	-		5	22.5	Clinic
C2-6	0.88	8823	G	-		5	22.5	Sports Centre (Leisure Centre), Integrated Children and Youth Service Centre (NOFA: 631sqm), and Refuse Collection Point; Special Child Care Centre - NUFA: 449 (sqm), Early Education and Training Centre - NUFA: 216-276 (sqm)
C2-7	0.69	6886	E	-		8	36	Primary School
C2-8	6.31	63126	O	-		-	-	Town Park (Proposed types of recreational facilities include Football pitch x 1, Volleyball court x 3, Tennis Court x 4, multi-purposed grass pitches x 1, Mini-Soccer 5-a-side court x 1, Mini-Soccer 7-a-side court x 1)
C2-9	0.72	7215	E	-		8	36	Secondary School
C2-10	0.20	1979	O	-				
D1-1	0.10	1018	A	-		-	-	
D1-2	0.19	1922	O	-		-	-	
D1-3	0.60	5967	O	-		-	-	
D1-4	0.65	6452	O	-		-	-	
D1-5	0.61	6149	O	-		-	-	
D1-6	1.29	12873	G	-		5	22.5	Existing North District Temporary Wholesale Market for Agricultural Products
D2-1	0.87	8741	O	-		-	-	
D2-2	2.16	21617	HOS	HOS	8112	15 - 20	47.25 - 63	Maximum number of storeys is adopted for working out the number of buildings required to achieve the total permitted GFA due to its site constraints
D2-3	0.28	2754	O	-		-	-	
D2-4	2.67	26741	R2	Private	5973	15 - 20	47.25 - 63	
D2-5	0.19	1870	O	-		-	-	
D2-6	1.48	14805	PRH	Public	3664	20-25	63-78.75	
D2-7	0.06	609	O	-		-	-	
D2-8	0.74	7402	O	-		-	-	
D2-9	5.47	54731	PRH (Local Rehousing)	Public	11708	30 - 35	94.5 - 110.25	Nursery Classes and Kindergartens (2 nos); Public Transport Interchange, Neighbourhood Elderly Community Centre - NUFA: 394 (sqm), Residential Home for the Elderly - NUFA: 1754 (sqm); Post Office; please refer to Note (4)
D2-10	1.71	17117	O	-		-	-	
D2-11	0.35	3515	O	-		-	-	
D2-12	1.98	19814	R2	Private	3406	15 - 20	47.25 - 63	
D2-13	0.17	1690	A	-		-	-	
D2-14	0.56	5600	G	-		10	45	Government Reserve
D2-15	0.45	4490	G	-		10	45	Government Reserve; Reprovisioning of Public Toilet and RCP
D2-16	0.12	1181	G	-		10	45	Government Reserve
D2-17	0.02	237	A	-		-	-	
D3-1a	1.28	12787	R1	Private	14653	25-30	78.75 - 94.5	
D3-1b	1.40	13998	HOS	HOS	14653	21-30	66.15 - 94.5	
D3-1c	1.74	17437	R1(With Commercial)	Private	14653	21-30	68.85 - 97.2	Nursery Classes and Kindergartens
D3-2	0.07	697	A	-		-	-	
D3-3	1.12	11161	R1(With Commercial)	Private	1804	21-30	68.85 - 97.2	Please refer to Note (2)
D3-4	1.50	15035	R1(With Commercial)	Private	1397	21-30	68.85 - 97.2	Nursery Classes and Kindergartens; Please refer to Note (2)
D3-5	2.34	23413	O	-		-	-	
D3-6	1.49	14878	R1(With Commercial)	Private	201	21-30	68.85 - 97.2	Nursery Classes and Kindergartens; Please refer to Note (2)
D3-7	1.40	13967	R1(With Commercial)	Private	867	21-30	68.85 - 97.2	Please refer to Note (2)
D3-8	1.84	18383	PRH	Public	3538	25-30	78.75 - 94.5	Nursery Classes and Kindergartens; Integrated Vocational and Rehabilitation Service Centre
D3-9	0.14	1407	A	-		-	-	
D3-10	0.16	1561	O	-		-	-	
D3-11	0.80	7950	E	-	2283	8	36	Secondary School
D3-12	0.86	8564	E	-	5603	8	36	Primary School
D3-13	0.09	889	A	-		-	-	
D4-1	0.61	6090	G	-		-	6	Proposed Fanling North Flushing Water Service Reservoir, proposed to be 75m(L) x 26m(W) x 6m(D) , highest slope 62m@40 degrees, noting all dimensions are approximate only and subject to change at detailed design stage

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