

KTN 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	0.14	1437	A	-		-	-	
A1-2	3.22	32227	PRH (Local Rehousing)	Public	7453	25 - 35	78.75 - 110.25	Residential home for the elderly (RCHEs) - NUFA: 1754 (sqm); Nursery Classes and Kindergartens; Local Rehousing; please refer to Note (3)
A1-3	0.18	1774	O	-		-	-	
A1-4	1.24	12409	R1 (With Commercial)	Private	1589	21 - 30	68.85 - 97.2	Nursery Classes and Kindergartens; Please refer to Note (2)
A1-5	2.55	25457	CDA	Private	1053	21 - 30	68.85 - 97.2	Nursery Classes and Kindergartens; Post Offices; Public Transport Interchange
A1-6	2.83	28265	R1 (With Commercial)	Private	1229	21 - 30	68.85 - 97.2	Nursery Classes and Kindergartens; Please refer to Note (2); Early Education and Training Centre - NUFA: 216-276 (sqm)
A1-7	0.24	2410	O	-		-	-	
A1-8	2.15	21475	HOS	HOS	1137	21 - 30	68.85 - 97.2	Nursery Classes and Kindergartens; Please refer to Note (2)
A1-9	5.10	51003	R2	Private	6279	15 - 20	47.25 - 63	
A1-10	11.26	112624	O	-		-	-	
A1-11	0.27	2679	OU(RAF)	-		-	-	Plant building for Proposed Kwu Tung Station of Lok Ma Chau Spur Line
A1-12	0.20	2000	OU(RAF)	-		-	-	Plant building for Proposed Kwu Tung Station of Lok Ma Chau Spur Line
A2-1	0.24	2386	A	-		-	-	
A2-2	6.86	68570	PRH	Public	10761	25 - 35	78.75 - 110.25	Nursery Classes and Kindergartens (2 nos); District Elderly Community Centre - NUFA: 572 (sqm); Please refer to Note (3)
A2-3	0.26	2595	O	-		-	-	
A2-4	1.80	18033	HOS	HOS	2021	21 - 30	68.85 - 97.2	Nursery Classes and Kindergartens; Please refer to Note (2)
A2-5	1.38	13762	R1(With Commercial)	Private	1449	21 - 30	68.85 - 97.2	Please refer to Note (2); Special Child Care Centre - NUFA: 449 (sqm)
A2-6	0.22	2213	O	-		-	-	
A2-7	2.75	27478	PRH	Public	3462	25 - 35	78.75 - 110.25	Nursery Classes and Kindergartens; Neighbourhood Elderly Community Centre - NUFA: 394 (sqm); Please refer to Note (3)
A2-8	0.13	1333	O	-		-	-	
A2-9	4.60	45965	R2	Private	5217	15 - 20	47.25 - 63	
A2-10	0.39	3930	A	-		-	-	
A2-11	0.68	6833	E	-		8	36	Primary School
A2-12	0.68	6833	E	-		8	36	Primary School
A2-13	0.70	6979	E	-		8	36	Secondary School
A2-14	0.53	5275	O	-		-	-	
A3-1	0.86	8620	E	-		8	36	Primary School
A3-2	0.73	7302	E	-		8	36	Secondary School
A3-3	8.75	87512	PRH	Public	21752	25 - 35	78.75 - 110.25	Nursery Classes and Kindergartens (3 nos); Integrated Children and Youth Services Centre (NOFA: 631sqm); Day Care Centre for the Elderly - NUFA: 401 (sqm); Supported Hostel for Ex-mentally Ill Persons - NUFA: 316 (sqm), Half-way House - NUFA: 676 (sqm) and Long Stay Care Home (NOFA: 2866 sqm); Post Office; Please refer to Note (3). NBA for North-south Open Space Corridor
A3-4	0.84	8368	E	-		8	36	Primary School
A3-5	0.03	315	A	-		-	-	
A3-6	3.50	34956	R2	Private	3026	15 - 20	47.25 - 63	
A3-7	0.39	3939	RR4 Existing			2	6.3	Fung Kong Garden
B1-1	2.38	23817	A	-		-	-	
B1-2	0.51	5060	A	-		-	-	
B1-3	2.20	22037	GB	-		-	-	
B1-4	0.16	1621	A	-		-	-	
B1-5	0.21	2145	OU(RAF)	-		-	-	Railway Associated Facilities
B1-6	0.85	8514	A	-		-	-	
B1-7	2.29	22861	OU(DCS)	-		-	18	Plant for District Cooling System
B1-8	0.59	5927	A	-		-	-	
B1-9	0.08	847	A	-		-	-	
B2-1	0.59	5871	A	-		-	-	
B2-2	4.00	39960	G	-		10	45	Hospital, Polyclinic - Site Reservation: 4700 (sqm) and Clinic - Site Reservation: 2200 (sqm), Refuse Collection Point
B2-3	0.20	1999	A	-		-	-	
B2-4	0.42	4189	IC	-		-	15	CLP Substation
B2-5	1.03	10301	E	-		8	36	Primary School
B2-6	1.42	14229	E	-	4252	8	36	Secondary School
B2-7	0.69	6868	E	-		8	36	Primary School
B2-8	1.38	13766	G	-		10	45	Sports Centre (Site Area: 0.6ha), District Library, Integrated Children and Youth Services Centre (NOFA: 631sqm) and Family Service Centre (NOFA 535sqm); Integrated Community Centre for Mental Wellness - NUFA: 500 (sqm), Child Care Centre - NUFA: 532 (sqm) and Social Security Field Unit
B2-9	0.62	6200	O	-		-	-	
B2-10	2.58	25827	CDA	Private		10 - 20	45 - 90	For Commercial, Research & Development; Residential and Preservation of Home of Loving Faithfulness's Building; Day Activity Centre - NUFA: 415 (sqm), Hostel for Severely Mentally Handicapped Persons - NUFA: 925 (sqm), Integrated Vocational and Rehabilitation Service Centre, Hostel for Moderately Mentally Handicapped Persons - NUFA: 748 (sqm), Hostel for Severely Physically Handicapped Persons - NUFA: 1043 (sqm), Care and Attention Home for Severely Disable Persons - NUFA: 1182 (sqm)
B2-11	0.33	3346	A	-		-	-	
B2-12	2.43	24294	OU(C,R&D)	-		4 - 10	18 - 45	
B2-13	0.72	7170	O	-		-	-	Yan Wah Lo
B3-1	0.29	2856	O	-		-	-	Yeung Yuen
B3-2	3.83	38276	OU(C,R&D)	-		4 - 10	18 - 45	Post Office
B3-3	0.20	1979	O	-		-	-	
B3-4	0.35	3471	O	-		-	-	
B3-5	2.54	25445	OU(C,R&D)	-		4 - 10	18 - 45	
B3-6	0.15	1453	A	-		-	-	
B3-7	0.13	1319	A	-		-	-	
B3-8	1.13	11318	OU(C,R&D)	-		4 - 10	18 - 45	Hotel and Conference Facilities; Post Office
B3-9	0.43	4266	O	-		-	-	
B3-10	0.02	181	A	-		-	-	
B3-11	0.44	4390	A	-		-	-	
B3-12	4.19	41938	OU(C,R&D)	-		4 - 10	18 - 45	
B3-13	0.14	1387	A	-		-	-	
B3-14	0.24	2445	A	-		-	-	
B3-15	0.08	750	OU(PFS)	-		-	10	Petrol Filling Station
B3-16	0.10	1028	OU(VC)	-		-	10	Visitor Centre

Notes:

(1) A site reduction factor of 83% is applied to sites of commercial, residential and OU(C,R & D) uses.

(2) Commercial podium development of R1(with commercial) and CDA sites are 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) are assumed to be not more than 5 storeys, except for those subject to other BH restrictions, e.g. from AVA.

(4) As per the GFS Helicopter Landing Site Specification Guidelines, development of sites falling within the flight paths of the helipad at Lo Wu Fire Range will be subject to the GFS's (height restriction) requirement for safety (i.e. Section 5(d) of GFS Helicopter Landing Site Specification Guidelines) (based on the GFS's letter dated 24 May 2011 and the subsequent meeting held on 7 Jun 2011). The proposed number of storeys and building heights of these sites may be subject to further review and liaison with relevant Government departments.




(5) The no. of flats includes that for reprovisioniing of Fan Garden Junior Police Officers' Police Married Quarters as well as that for the District Headquarters Associated Married Staff Quarters.

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

 <div>土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div>	 <div>規劃署 PLANNING DEPARTMENT</div>		Job Title <b>Agreement No. CE 61/2007 (CE)</b> <b>North East New Territories New Development Areas</b> <b>Planning and Engineering Study - Investigation</b>	Drawing Title RODP Development Parameters in KTN NDA Study Area (1 of 2)				Drawn KK	Date 31/05/2013	Drawing No.  Figure 12.9.1
								Checked	Approved	
					Rev	Description	Date	Scale NTS		Rev. D