

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
C1-1	1.47	14676	O	-		-	-	
C1-2	0.33	3294	A	-		-	-	Earth God Shrine of Kam Tsin Tsuen
C1-3	1.61	16129	CDA	Existing		3 (incl. 1 storey car park)	6 - 10	Enchi Lodge
C1-4	2.50	24951	V	Village		3	8.23	Yin Kong
C1-5	2.94	29430	GB	-		-	-	
C1-6	24.79	247891	AGR	Existing		-	-	Long Valley
C1-7	1.13	11305	O	-		-	-	
C1-8	0.09	934	O	-		-	-	
C1-9	37.17	371668	OU(NP)	-		-	-	Long Valley Core Area, Area for Wetland Enhancement Works and Area for Facilities Supporting the Nature Park
C1-10	0.13	1303	A	-		-	-	
C1-11	0.05	455	IC	-		-	-	Reprovision Site of Kwu Tung Vegetable Marketing and Credit Co-operative Society
C2-1	3.46	34568	O	-		-	-	
C2-2	19.48	194808	AGR	Existing		-	-	Long Valley
C2-3	0.92	9249	IC	-		-	-	Disused Village School
C2-4	0.96	9633	AGR	Existing		-	-	
C2-5	0.17	1671	AGR	Existing		-	-	
C2-6	0.08	788	O	-		-	-	
D1-1	0.31	3081	O	-		-	-	
D1-2	0.70	7025	OU(RAF)	-		-	-	Railway Associated Facilities
D1-3	0.16	1572	OU(SPS)	-		-	5	Sewage Pumping Station
D1-4	0.33	3285	O	-		-	-	
D1-5	1.11	11077	R4	Village	172	3	8.23	Village Resite
D1-6	0.56	5623	A	-		-	-	
D1-7	6.33	63349	R2	Private	16788	21-25	66.15 - 78.75	
D1-8	8.57	85740	GB	-		-	-	Fungshui Woodland
D1-9	14.07	140675	V	Village		3	8.23	Ho Sheung Heung, Hau Ku Shek Ancestral Hall, Hung Shing Temple & Pai Fung Temple and Sin Wai Nunnery
D1-10	0.23	2272	A	-		-	-	-
D1-11	4.47	44670	R2	Private	8081	20	63	-
D1-12	1.98	19763	G(REC)			5	22.5	Potential Activity Centre
D1-13	2.77	27743	G(REC)			5	22.5	Potential Activity Centre
D1-14	1.26	12597	G	-		8	36	Government Reserve
D1-15	0.33	3251	A	-		-	-	
E1-1	2.43	24322	O	-		-	-	Former Ma Tso Lung Landfill
E1-2	0.69	6872	E	-		8	36	Primary School
E1-3	2.27	22727	G	Quarters		5 - 20	56.7	District Headquarters, District Headquarters Associated Married Staff Quarters, Divisional Police Station and Reprovisioning of Fan Garden Junior Police Officers' Police Married Quarters; please refer to Note (5)
E1-4	0.94	9372	E	-		8	36	Secondary School
E1-5	2.46	24625	G(REC)	-	2909	5	22.5	Standard Swimming Pool and Sports Centre
E1-6	0.56	5623	G	-		9	40.5	Fire Station cum Ambulance Depot
E1-7	7.53	75322	O	-		-	-	Open Space, Fung Kong Shan and Cycle Park
E1-8	13.96	139625	GB	-		-	-	
E1-9	0.08	784	OU(RCP)	-		-	-	Refuse Collection Point
F1-1	3.00	30001	G(REC)	-		3	13.5	Sports Ground/Sports Complex ; please refer to Note (4)
F1-2	0.16	1645	OU(SPS)	-		-	5	Sewage Pumping Station; please refer to Note (4)
F1-3	8.16	81620	OU(R&D)	-		10	45	Research & Development in Support of Lok Ma Chau Loop Development; please refer to Note (4)
F1-4	0.26	2645	G	-		3	13.5	Disused School (Potential for Eco-tourism Education Centre, Holiday Camping or Other Recreational Uses); please refer to Note (4)
F1-5	0.10	963	GB	-		-	-	
F1-6	0.76	7625	GB	-		-	-	
F1-7	0.49	4889	O	-		-	-	
F1-8	0.11	1063	AGR	Existing		-	-	
G1-1	4.66	46641	OU(FR)	-		-	-	Lo Wu Firing Range
G1-2	0.52	5154	OU(FR)	-		-	-	Lo Wu Firing Range
G1-3	39.01	390094	GB	-		-	-	
G1-4	0.87	8725	G	-		-	6	Proposed Kwu Tung North Flushing Water Service Reservoir, proposed to be 76m(L) x 30m(W) x 5.5m(D), highest slope 38m @40 degrees, noting all dimensions are approximate only and subject to change at detailed design stage
G1-5	2.45	24511	G	-		-	7	Proposed Kwu Tung North Fresh Water Service Reservoir, proposed to be 127m(L) x 63m (W) x 7m (D), highest slope 53m@40 degrees, noting all dimensions are approximate only and subject to change at detailed design stage
G1-6	0.97	9690	G	-		-	-	Lo Wu Saddle Club
G1-7	0.80	7974	G	-		-	-	Lo Wu Saddle Club
G1-8	5.41	54085	G	-		-	-	Lo Wu Correctional Institution
G1-9	0.04	368	A	-		-	-	
H1-1	51.60	515976	GB	-		-	-	

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

 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	 規 劃 署 PLANNING DEPARTMENT		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 (2 of 2)				Drawn KK	Date 31/05/2013	Drawing No.  Figure 12.9.2
								Checked	Approved	
					Rev	Description	Date	Scale NTS		Rev. D