### FLN NDA Development Parameters

<table>
<thead>
<tr>
<th>Site No</th>
<th>Site Area (ha)</th>
<th>Land Use Type</th>
<th>NBA/Sat Back (sqm)*</th>
<th>No. of Storey</th>
<th>Building Height (m)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1-1</td>
<td>0.53</td>
<td>3293</td>
<td>G</td>
<td>-</td>
<td>-</td>
<td>Existing LLP Siltation and Existing VGD Raw Water Pumping Station</td>
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<td>A1-2</td>
<td>0.18</td>
<td>3796</td>
<td>G</td>
<td>-</td>
<td>-</td>
<td>Existing Pumping Station for Shaung Shui Water Treatment Works</td>
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<tr>
<td>A1-3</td>
<td>0.51</td>
<td>8884</td>
<td>AGII Existing</td>
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<td>-</td>
<td>Shaung Shui Temple</td>
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<td>A1-4</td>
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<td>3062</td>
<td>O</td>
<td>-</td>
<td>-</td>
<td>Man Kam To Road</td>
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<td>595</td>
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<td>947</td>
<td>CO(UPS)</td>
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<td>Shaung Shui Temple</td>
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<td>A1-7</td>
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<td>GA</td>
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<td>Police Driving and Traffic Training Division</td>
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<td>A</td>
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<td>Shaung Shui Temple</td>
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</tbody>
</table>

**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 of 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 forging 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 footprints here are not differentiated from the others.

**General Notes:**

- 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.
- 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** Agriculture
- **KA** 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(GDS)** Other Specified Uses - Government Distribution 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(SP)** 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
- **R5** Rural Residential (lower density & building height than R1 - lowest density)

### Notes:

- Proposed Panning North Fresh Water Service Reservoir. Proposed to be 126m (Long side), 100m (Short Side) x 60m(W) x 6m (D), highest slope 24 mil and 40 degree, noting all dimensions are approximate only and subject to change at detailed design stage.

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