FLN NDA Development Parameters

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 PTT 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 30 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 floor 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.

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Code | Land Use Type
---|---
A | Amenity
B | Agriculture
CA | Conservation Area
CDA | Comprehensive Development Area
C | Commercial
E | Education
G | Government
H | Highway
IC | Institutional / Community
I | Industrial
M | Multiple Use
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
V | Village Type Development

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