

Lots involved in the Application Sites

Fanling North New Development Area (FLN NDA)

Site F1

- Lots 1110 RP (part), 1112 (part), 1113 (part), 1114 (part), 1116 RP (part), 1117 (part), 1118 (part), 1119 (part), 1120 (part), 1121 (part), 1122 (part), 1123, 1124 S.A RP (part), 1124 S.A ss.1 RP, 1124 S.B (part), 1125 (part), 1126 (part), 1127, 1128 S.A (part), 1168 (part), 1169 RP, 1169 S.A (part), 1170 (part), 1171, 1172, 1173 RP (part), 1173 S.C (part), 1173 S.E (part), 1183 RP (part), 1183 S.A (part), 1185 (part), 1187 (part), 1189 (part), 1190 RP (part), 1190 S.A, 1190 S.B, 1191 (part), 1192 (part), 1194 (part), 1198 (part), 1200 (part), 1203 (part), 2098(part), 2197 & Ext Thereto, 2222, 2224 in D.D. 83 and adjoining Government land

Site F2

- Lots 608 (part), 609 (part), 611 (part), 612 (part), 613 RP, 614 RP (part), 619 RP (part), 620 (part), 622 S.B RP (part), 624 RP (part), 626 (part), 2042 S.A (part), 2042 S.B (part), 2043 (part), 2044 (part), 2066, 2067, 2069 RP (part), 2070 RP (part), 2071, 2072, 2073, 2074 (part), 2075, 2076, 2077 (part), 2078, 2080 (part) in D.D. 51 and adjoining Government land

Kwu Tung North New Development Area (KTN NDA)

Site K1

- Lots 362 (part) in D.D. 95 and Lots Nos. 731B, 733 (part), 734 (part), 2240 S.A RP (part), 2240 S.A ss.1 RP (part), 2240 S.A ss.2 (part), 2240 S.A ss.3 (part), 2240 S.B (part), 2240 S.D ss.1 RP (part), 2240 S.D ss.1 S.A (part), 2240 S.D ss.1 S.B (part), 2240 S.D ss.2 (part), 2240 S.D ss.3 (part), 2240 S.D ss.4, 2240 S.H RP (part), 2240 S.H ss.2 (part) in D.D. 96 and adjoining Government land

Site K2

- Lots 1941 S.A RP (part) in D.D. 95, and Lots Nos. 686 (part), 687, 688 RP, 688 S.A, 688S.B, 689, 690, 691 (part), 692, 693, 696, 697 (part), 698 (part), 699 (part), 717 (part), 718(part), 721 (part), 722 (part), 723, 725 (part) in D.D. 96 and adjoining Government land

Site K3

- Lots 328 RP (part), 331 (part), 334 RP (part), 334 S.D (part), 337 (part), 338, 341, 342 (part), 344, 345 (part), 346 S.A (part) in D.D. 95, and Lots Nos. 2240 RP (part), 2240 S.C (part), 2240 S.D RP (part), 2240 S.D. ss.1 RP (part), 2240 S.D ss.1 S.B (part), 2240 S.D ss.1 S.C (part), 2240 S.D ss.1 S.D (part), 2240 S.D ss.1 S.E, 2240 S.D. ss.2 (part), 2240 S.E RP (part), 2240 S.E ss.1, 2240 S.E ss.2, 2240 S.E ss.3, 2240 S.E ss.4 (part), 2240 S.F RP, 2240 S.F ss.1, 2240 S.G RP, 2240 S.G ss.1 (part), 2240 S.H RP (part), 2240 S.H ss.1, 2240 S.H ss.2 (part), 2240 S.H ss.3 (part), 2240 S.J RP (part), 2240 S.J ss.1 (part), 2240 S.J ss.2 (part), 2240 S.J ss.3 (part), 2240 S.K RP (part), 2240 S.L RP (part), 2240 S.L ss.1 (part), 2240 S.L ss.2 (part), 2240 S.M (part), 2240 S.N (part) in D.D. 96 and adjoining Government land

Site K4

- Lots 245 (part), 249 (part), 252 (part), 253 (part), 276 (part), 283 (part), 285, 286, 287, 288, 289 (part), 292 RP (part), 292 S.A (part), 329 (part), 334 S.A, 334 S.B, 334 S.C (part), 334 S.E (part), 334 S.F (part), 335 RP (part), 335 S.A (part), 335 S.B, 335 S.C (part), 335 S.D, 335 S.E, 335 S.F, 335 S.G, 335 S.H, 335 S.I, 335 S.J (part) in D.D. 95 and adjoining Government land

Site K5

- Lots 233 S.A (part), 237 S.B (part), 238 (part), 240 (part), 241 (part), 242, 244, 245 (part), 246, 247 (part), 252 (part), 253 (part), 280 (part), 353 S.A (part), 353 S.B (part), 353 S.D (part), 790 RP (part), 795 (part), 796 RP (part), 798 RP (part), 798 S.A (part), 798 S.B (part), 799 RP (part) in D.D. 95 and adjoining Government land

Site K6

- Lots 751 (part), 752 (part), 758, 759 S.A (part), 759 S.B, 759 S.C (part), 761 RP, 761 S.A (part), 761 S.B, 761 S.C (part), 761 S.D, 762 RP, 762 S.A, 762 S.B, 762 S.C (part), 762 S.D, 763, 764, 765, 766 RP (part), 766 S.A (part), 767 RP (part), 767 S.A RP (part), 768 RP, 768 S.A RP (part), 768 S.B RP (part), 768 S.C, 774 S.A (part), 776 S.A RP (part), 1924, 1995, 2074 in D.D. 95 and adjoining Government land

Table 5.1 Detailed Development Restrictions on the Proposed Relaxation of Plot Ratio and/or Building Height Restriction at KTN and FLN NDAs (OZP Plans No. S/KTN/2 and S/FLN/2)

Site	Zoning	Site Area (ha)*	Maximum PR under OZP			Proposed PR			Maximum BH (mPD)			
			Total	Domestic	Non-domestic	Total†	Domestic*	Non-domestic†	Change in PR (Total)	OZP	Proposed	Change
F1	OU (CRDPTI (1))	4.54	5.0	4.50	0.50	6.0	5.40	0.60	20%	105/125	120/130	4-14%
F2	R(B)	1.89	3.5	3.50	N/A.	3.9	3.85	N/A.	10%	75	85	13%
K1	R(A)2 & Road	6.87	5.0	4.50	0.50	6.0	5.07*	0.93**	20%	130/135	140/145	7-8%
K2	R(A)2	2.70	5.0	4.50	0.50	5.1	4.60	0.50	2%	135	135	0%
K3	R(A)2	5.25	5.0	4.50	0.50	5.8	5.22	0.58	16%	135	135	0%
K4	R(A)2	2.24	5.0	4.50	0.50	5.8	5.22	0.58	16%	135	135	0%
K5	R(A)3	2.56	5.0	4.00	1.00	5.8	4.64	1.16	16%	125	130	4%
K6	R(A)3	2.34	5.0	4.00	1.00	5.8	4.64	1.16	16%	110	120	9%
Average Change in PR									15%			

* Site area subject to detailed survey.

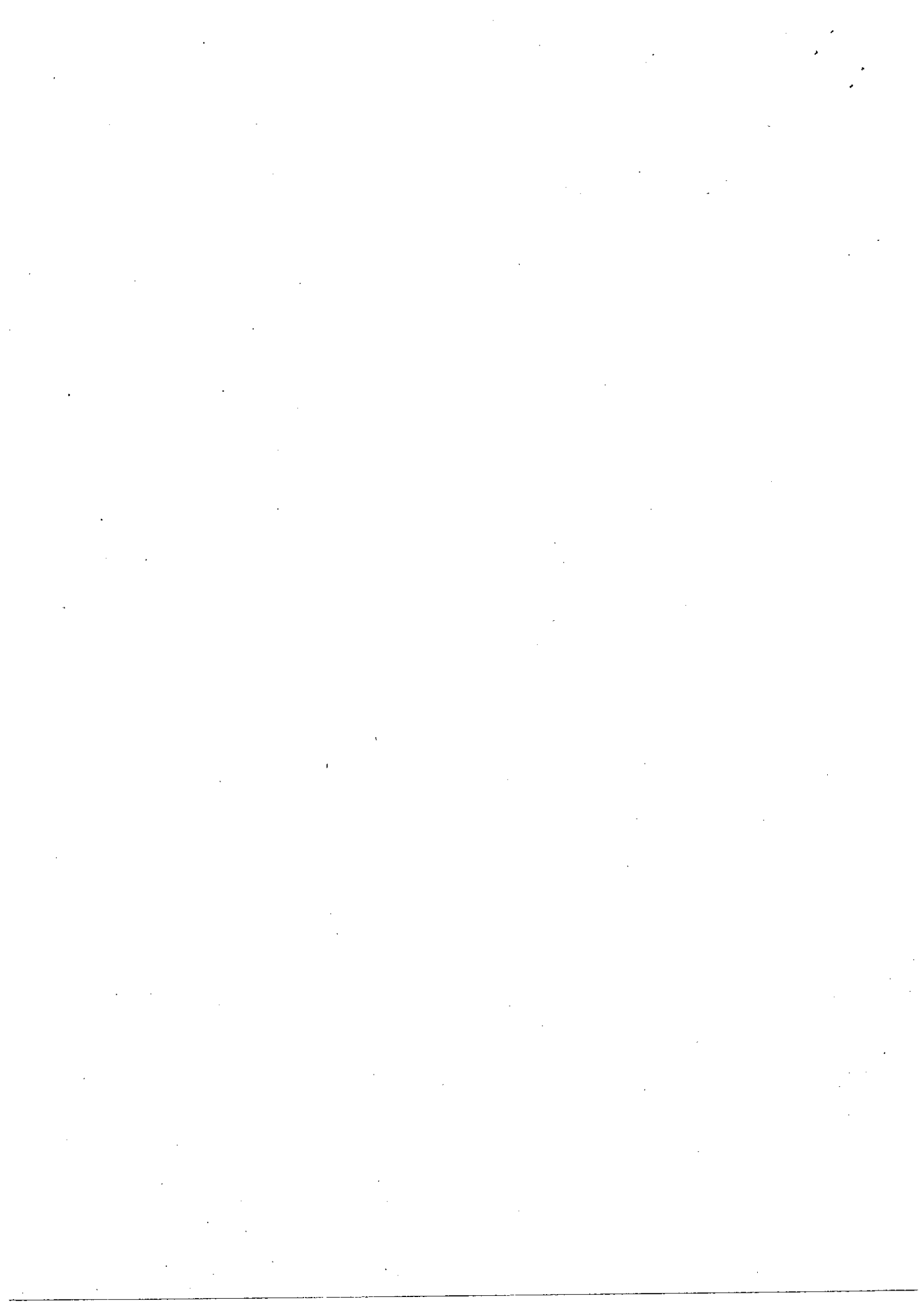
† The domestic and non-domestic plot ratios are for illustrative purpose only to demonstrate that the proposed increase in PR/BH would be feasible. To allow flexibility and optimum use of development potential, developments on the sites are subject to a maximum total plot ratio. The actual domestic and non-domestic plot ratio would be worked out at detailed design stage. The maximum total plot ratios had been rounded to nearest 1 decimal place.

** FEHD proposes to provide a wet market (with a site area of about 5,500m²) in K1 site. Its site area and disposition in K1 site are subject to further study by concerned departments. The domestic and non-domestic plot ratios are indicative for demonstration of the feasibility of proposed increase in PR/BH and might be adjusted upon finalization of the wet market proposal with a view to maintaining the proposed domestic GFA unchanged. Based on the latest estimation, if a site of about 5,500m² is carved out from Site K1 for the wet market, the domestic plot ratio for the remaining public housing site would be about 5.51, subject to further study at detailed design stage.

*** Include wet market GFA.

Note:

The estimated increase in flat and population under this s.16 application is estimated to be about 4,300 flats and 11,000 persons. The total domestic and non-domestic GFA of the application sites are about 1,408,800m² and 204,900m² respectively. The latest planned new population and new flat (including public and private housing site) in KTN and FLN NDAs are about 188,000 population and 72,000 flats.



Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the increased development parameters approved by the Board should be included in the Planning Briefs of the public housing development, and his office reserve comments on the future Planning Brief stage; and
- (b) to note the comments of the Director of Fire Services (D of FS) that Emergency Vehicular Access (EVA) arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by Buildings Department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

