

## ***Annex D***

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Extract of RNTPC Paper No. A/TP/267

1.5 The proposed development will be implemented in phases. Phase I comprises 145,010m<sup>2</sup> of land including land owned by the applicant and Government land required for Fung Yuen Road upgrading and drainage improvement. As compared with the approved scheme, the applicant has acquired an additional 4,690m<sup>2</sup> of land. Applying 0.64 domestic plot ratio to 145,010m<sup>2</sup>, a total domestic GFA of 92,807m<sup>2</sup> will be developed as Phase I in the north-western part of the "CDA(1)" zone (Drawing A-2). The subsequent phases include the remaining Government land and the private land not owned by the applicant (total 38,689m<sup>2</sup>), and the remaining 24,761m<sup>2</sup> domestic GFA will be developed in the western part of the "CDA(1)" zone. The applicant indicates that the first phase of development is scheduled for completion by 2005/06 and there is no definite programme for the subsequent phases of development. Details of the phasing of the proposed residential development are :

	<u>Approved Scheme</u> (Application No. A/TP/256) [a]	<u>Current Scheme</u> (Application No. A/TP/267) [b]	<u>Difference</u> [b] – [a]
CDA Zone Area	183,700m <sup>2</sup>	183,700m <sup>2</sup>	-
Land owned by the applicant	111,620 m <sup>2</sup>	116,310m <sup>2</sup>	+4,690m <sup>2</sup>
Government Land required for Fung Yuen Road upgrading and drainage improvement	28,701m <sup>2</sup>	28,701m <sup>2</sup>	-
Remaining Private Land and Government Land	43,379m <sup>2</sup>	38,689m <sup>2</sup>	-4,690m <sup>2</sup>
Development Area			
Phase I	53,318m <sup>2</sup>	56,063m <sup>2</sup>	+2,745m <sup>2</sup>
Phase II/Subsequent Phases	23,836m <sup>2</sup>	21,291m <sup>2</sup>	-2,545m <sup>2</sup>
Agricultural Area	106,546 m <sup>2</sup>	106,346 m <sup>2</sup>	-200 m <sup>2</sup>
Domestic Plot Ratio	0.64	0.64	-
Total Domestic GFA	117,568m <sup>2</sup>	117,568m <sup>2</sup>	-
Phase I*	89,805m <sup>2</sup>	92,807m <sup>2</sup>	+3,002m <sup>2</sup>
Phase II/Subsequent Phases**	27,763m <sup>2</sup>	24,761m <sup>2</sup>	-3,002m <sup>2</sup>
No. of Units	1,819	1,860	+41
Phase I	1,382	1,452	+70
Phase II/Subsequent Phases	437	408	-29
No. of Residential Blocks	11	12	+1 block
Phase I	8	8	-
Phase II/Subsequent Phases	3	4	+ 1 block
No. of Storeys	17 to 28	17 to 28	-
Phase I	19 to 28	19 to 28	-
Phase II/Subsequent Phases	17 (about)	17	-
Completion Year			
Phase I	2004	2005/6	-
Phase II/Subsequent Phases	2006	Not specified	-

\* Based on land acquired by the applicant and Government land required for Fung Yuen Road upgrading and drainage improvement

\*\* Based on remaining Government land and land not owned by the applicant