

**Appendix II of RNTPC**  
**Paper No. A/HSK/253**

**Table 4.2 Development Parameters for Phased Development (Tentative)<sup>4</sup>**

Phase	PRH or SSF	Site Area (about)	Domestic PR	Non-domestic PR	Domestic GFA (about)	Non-Domestic GFA (about)	No of Units (about)	Building Height (in mPD) (about)
Phase IA	SSF	2,370m <sup>2</sup>	6.5	N/A	15,405m <sup>2</sup>	N/A	300	Not exceeding 120mPD
Phase IB	PRH	2,380m <sup>2</sup>	6.5	0.5	15,470m <sup>2</sup>	1,190m <sup>2</sup>	400	Not exceeding 140mPD
Phase II	SSF	7,300m <sup>2</sup>	6.5	0.5	47,450m <sup>2</sup>	3,650m <sup>2</sup>	900	
Phase IIIA	PRH	2,920m <sup>2</sup>	6.5	0.5	18,980m <sup>2</sup>	1,460m <sup>2</sup> *	500	
Phase IIIB	SSF	3,690m <sup>2</sup>	6.5	0.5	23,985m <sup>2</sup>	1,845m <sup>2</sup>	500	
<b>Subtotals</b>								
	SSF	/	/	/	86,840m <sup>2</sup>	5,495m <sup>2</sup>	1,700	/
	PRH	/	/	/	34,450m <sup>2</sup>	2,650m <sup>2</sup> *	900	/

<sup>4</sup> including a kindergarten with floor area of about 866m<sup>2</sup>

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the owner is required to apply to LandsD for a lease modification for the implementation of the proposed scheme. However, there is no guarantee that the application will be approved. Such application will be dealt with by his department acting in the capacity as the landlord at his discretion, and if it is approved, it will be subject to such terms and conditions including among others, the payment of such appropriate fees and premium, if appropriate as may be imposed by LandsD.
- (b) to note the comments of the Director of Environmental Protection (DEP) that the traffic noise assessment made for the application was conducted based on an indicative layout. The actual noise impact and the associated noise mitigation measures will need to be confirmed at the detailed design stage.
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that before any new building works are to be carried out on the Sites, prior approval and consent from the Building Authority should be obtained, otherwise they are unauthorized building works. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the Building Ordinance (BO).