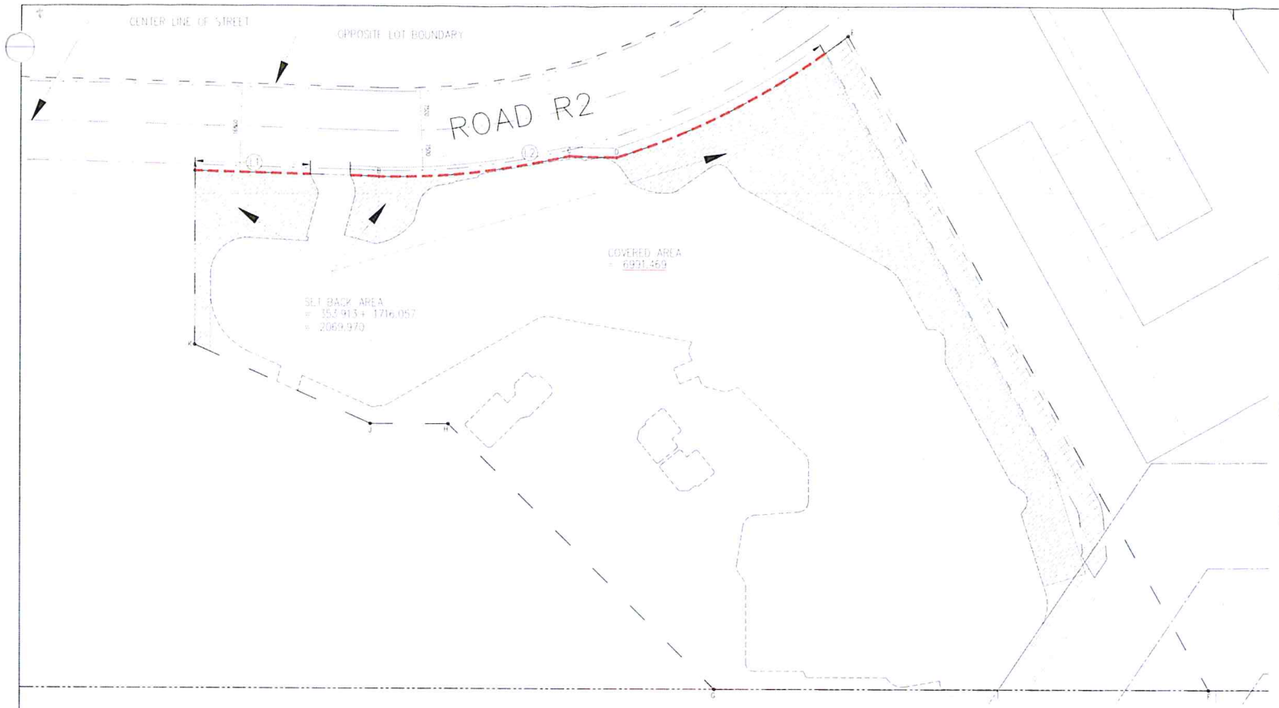


BUILDING SEPARATION REQUIREMENT AT THE LOW ZONE TO BE WAIVED

SETBACK AREA

ACCORDING TO PNAP APP-152 (APPENDIX E) PARA. 3

SITE AREA
= 12501.203

(i) SITE COVERAGE IS NOT EXCEEDING 65% (REQUIREMENT FOR CLASS C SITE)
(ii) THE FULL HEIGHT OF THE BUILDING IS SET BACK FROM AND NOT LESS THAN 50% OF THE LENGTH OF THE THE SITE BOUNDARY THAT ABUTS ON A STREET IS SET BACK.
(iii) TOTAL AREA OF SUCH SET BACK IS MORE THAN 15% OF THE AREA OF THE SITE.

(i) ACTUAL SITE COVERAGE = Covered Area / Site Area
= 6991.469 m^2 / 12501.203 m^2 x 100%
= 55.926 % < 65% (i.e OK)

(ii) TOTAL % OF SET BACK AREA
= 2069.970
= 2069.970 / 12501.203 x 100% = 16.558 % > 15% (i.e OK)

(iii) LENGTH OF SITE BOUNDARY THAT ABUTS A STREET = 129.935 m

PERCENTAGE OF SETBACK FRONTAGE = LENGTH OF SITE BOUNDARY THAT ABUTS A STREET WITH SET BACK / LENGTH OF SITE BOUNDARY THAT ABUTS A STREET x 100 %
= (① 21.912 + ② 94.961) / 129.935 x 100 %
= 89.947 % > 50 % (i.e OK)

① = 21.912 > 10 m
② = 94.961 > 10 m

Note: This plan has been prepared on a curtilage basis under the completion processing system as promulgated in PNAP APP-152. The duties of the authorised person, registered structural engineer and/or registered geotechnical engineer concerned as specified under Section 4 and/or the provision of section 14(2)(a) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
HUI Heung-yung
Senior Building Surveyor
for BUILDING AUTHORITY
12 NOV 2018

LEGEND

GREENERY | ACCOUNTABLE COVERED GREENERY | ACCOUNTABLE GRASS PAVING | VERTICAL GREENING | WATER POINT

NOTES: 1. MIN. SOIL DEPTH OF 300mm WOULD BE PROVIDED FOR ALL GREENERY AREAS
2. GREENERY TO BE PROVIDED WITH DRAINAGE SYSTEM

CALCULATIONS FOR SITE COVERAGE OF GREENERY AREA

SITE AREA	=	12501.203 m^2
TOTAL GREENERY AREA REQUIRED	=	12501.203 m^2 x 20% = 2500.241 m^2
TOTAL GREENERY AREA PROVIDED	=	2604.561 m^2 > 2500.241 m^2 20.838 % OF SITE AREA
GREENERY AREA REQUIRED (PRIMARY ZONE)	=	12501.203 m^2 x 10% = 1250.120 m^2
GREENERY AREA PROVIDED (PRIMARY ZONE)	=	2502.747 m^2 > 1250.120 m^2

CALCULATIONS FOR SITE COVERAGE OF GREENERY AREA (UNDER LEASE)

SITE AREA	=	13003 m^2
TOTAL GREENERY AREA REQUIRED	=	13003 m^2 x 20% = 2600.600 m^2
TOTAL GREENERY AREA PROVIDED	=	2604.561 m^2 > 2600.600 m^2 20.030 % OF SITE AREA
GREENERY AREA REQUIRED (PRIMARY ZONE)	=	12501.203 m^2 x 10% = 1250.120 m^2
GREENERY AREA PROVIDED (PRIMARY ZONE)	=	2502.747 m^2 > 1250.120 m^2

GREENERY AREA CALCULATIONS OF G/F, 1/F & 2/F

G/F (PRIMARY ZONE)

G1	= 0.370 + 78.572 + 2.476 + 1.828 − 0.063 − 0.903 − 0.903 − 0.810	= 80.567 m^2
G2	= 7.902 + 26.691 + 2.973 + 63.815 + 0.406 − 0.063 − 0.810	= 100.914 m^2
G3	= 0.193 + 1.217 + 0.536 + 1.950 + 3.215 + 0.972 + 0.361 + 32.641 − 5.485 − 5.485 + 1.828 − 0.063 − 0.810	= 35.064 m^2
G4	= 1.238 + 2.221 + 12.538 + 4.325 + 5.518 + 2.650 + 451.185 − 6.659 − 6.063 − 65.640 − 56.298 − 52.034 − 7.840 − 0.250 x 4 + 3.949 + 3.949 − 0.202 x 2 − 0.063 x 4 − 0.903 − 0.126 − 1.392 − 0.680 − 0.810 x 6	= 281.923 m^2
G5	= 26.805 + 11.695 + 11.596 + 32.929 − 0.250 x 10 − 0.063 x 2 − 0.903 x 3	= 77.690 m^2
G6	= 5.818 + 38.619 + 294.409 − 0.063 x 2 − 0.681	= 338.059 m^2
G7	= 14.001 + 20.511 + 7.785 + 4.499 + 6.589 − 0.063 − 0.903 − 0.681 x 2	= 51.057 m^2
G8	= 15.731 + 4.829 + 19.123 + 28.533 + 5.061 − 0.422 x 2 − 0.063	= 72.370 m^2
G9	= 97.263 − 0.810 − 6.478 + 50.478 − 6.659 − 0.422 x 2 − 0.063 x 2	= 132.824 m^2
G10	= 17.163 + 257.032 + 69.973 + 59.185 + 6.783 + 0.331 + 1.251 + 1.251 − 0.063 x 2 − 0.903 − 0.490 − 0.810	= 432.640 m^2
	SUB-TOTAL =	1605.127 m^2

1/F (PRIMARY ZONE)

G11	= 31.695 + 135.757 + 1.476 + 12.156 + 7.200 − 0.063	= 188.221 m^2
G12	= 2.737	= 2.737 m^2
G13	= 2.737	= 2.737 m^2
G14	= 20.615 + 79.672 − 0.063	= 100.224 m^2
G15	= 0.751 + 25.575 − 0.063	= 26.263 m^2
G16	= 87.463 − 0.063	= 87.400 m^2
G17	= 13.568 + 14.334	= 27.902 m^2
G18	= 16.166 + 21.225 + 9.674 + 8.322	= 55.387 m^2
	SUB-TOTAL =	490.861 m^2

2/F

G19	= 23.765 + 78.124 − 0.063	= 101.826 m^2

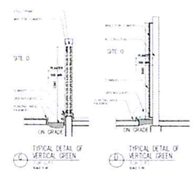
VERTICAL GREENING AT G/F (PRIMARY ZONE)

V1	= (4.050 + 6.825 + 6.825 + 4.050 + 6.825 + 6.825 + 4.050 + 6.825 + 6.825 + 4.050 + 6.825 + 6.825 + 4.050 + 6.825 + 6.825) x 2.340	= 211.515 m^2
V2	= (1.150 + 1.150 + 4.500 + 1.150 + 1.150 + 4.500 + 1.150 + 1.150 + 4.500 + 1.150 + 1.150 + 4.500 + 1.150 + 1.150 + 4.500 + 1.150 + 1.150 + 4.500 + 1.150 + 1.150 + 4.500 + 1.150 + 1.150 + 4.500 + 1.150 + 0.600 + 0.828 + 1.300) x 3.000	= 195.234 m^2
	SUB-TOTAL =	406.749 m^2

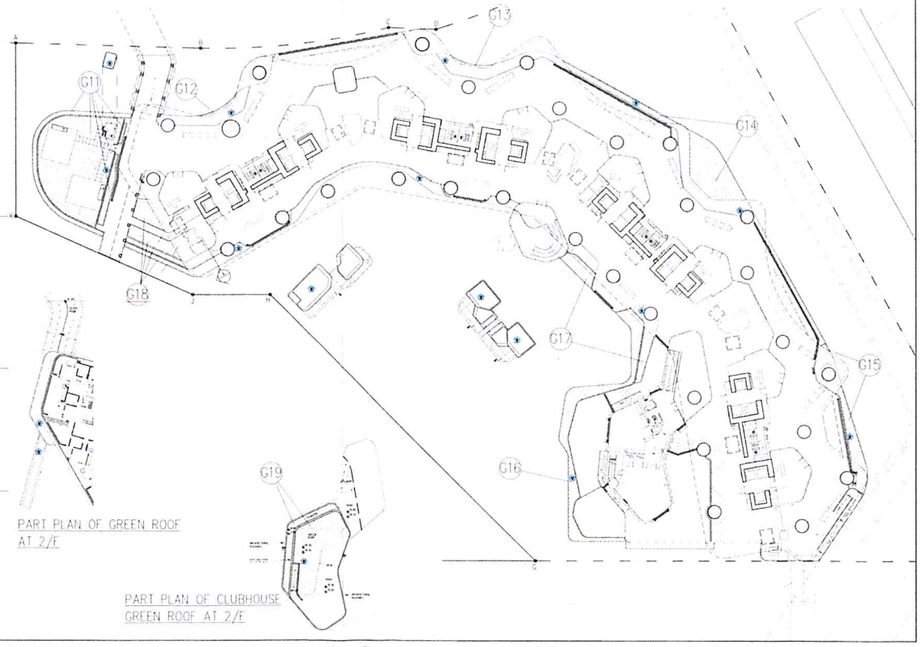
TOTAL PRIMARY ZONE GREENERY AREA PROVIDED = 1605.127 + 490.861 + 406.749
= 2502.747 m^2

TOTAL GREENERY AREA PROVIDED = 2502.747 + 101.826
= 2604.561 m^2

TOTAL GREENING FEATURE AREA PROVIDED = 406.749 < 2500.241 x 30%
= 406.749 m^2 < 750.072 m^2 (i.e OK)



PART PLAN OF GREEN ROOF AT 2/F



PART PLAN OF GREEN ROOF AT 2/F

PART PLAN OF CLUBHOUSE GREEN ROOF AT 2/F

Rev.	Description	Drawn	Checked	Approved	Date
-	1st SUBMISSION	SZO	JCL/ROK	CSC	04/07/2014
A	2nd RE-SUBMISSION	SZO	JCL/ROK	CSC	17/10/2014
B	3rd RE-SUBMISSION	HKO	JCL/ROK	CSC	27/11/2014
C	1st AMENDMENT	HKO	JHY/ROK	CSC	02/07/2015
D	2nd AMENDMENT	HKO	JHY/ROK	CSC	25/11/2015
E	4th AMENDMENT	HKO	JHY/ROK	CSC	03/08/2016
F	5th AMENDMENT	HKO	JHY/ROK	CSC	31/03/2017
G	6th AMENDMENT	HKO	JHY/ROK	CSC	30/06/2017
H	7th AMENDMENT	HKO	JHY	VWL	11/01/2018
J	8th AMENDMENT	HKO	JHY	VWL	29/03/2018
K	9th AMENDMENT	HKO	JHY	VWL	19/10/2018

Rev.	Description	Drawn	Checked	Approved	Date

Rev.	Description	Drawn	Checked	Approved	Date

Check list of requirements on site formation and retaining wall works for compliance with the Buildings Ordinance, Regulations and PNAPs

Check list of requirements on foundation works for compliance with the Buildings Ordinance, Regulations and PNAPs

B.D. Ref.	BD 2/7192/97(6)(O)
F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	HKO Date 09/07/2014
Checked	JCL/ROK Date 09/07/2014
Approved	CSC Date 09/07/2014
Cad File No.	

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TSEUNG KWAN O, TKOTL NO. 70 RP AREA 66, SITE O (PHASE IV OF LOHAS PARK)

Drawing Title
CALCULATION (21)

Project No. 14070NT
Scale N.T.S. Issue Date 29/03/2018
Drawing No. A / GBP / 50

AP's Signature
CHEUNG Man-Ching, Anthony
Authorized Person (Architect)

Drawing Purpose
Type II works
The works shown on these plans are Type II works (Building Amendment) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations

Buildings Department
Amended Plan