

BUILDING SEPARATION REQUIREMENT AT THE LOW ZONE TO BE WAIVED

SET BACK 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 = $\frac{14421.44 \times 100}{12501.203} = 115.36\% > 65\%$ (ie OK)

(ii) TOTAL % OF SET BACK AREA = $\frac{2069.970}{12501.203} \times 100\% = 16.558\% > 15\%$ (ie OK)

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

PERCENTAGE OF SETBACK FRONTAGE = $\frac{\text{LENGTH OF SITE BOUNDARY THAT ABUTS A STREET WITH SET BACK}}{\text{LENGTH OF SITE BOUNDARY THAT ABUTS A STREET}} \times 100\%$
 $= \frac{(1) 21.912 + (2) 94.961}{129.935} \times 100\% = 89.947\% > 50\%$ (ie OK)

(1) = 21.912 > 10 m
 (2) = 94.961 > 10 m

Note: The plan is submitted on a building plan under the compliance with the proposed planning system as stipulated in PNAP APP-152. The status of the submitted plan is subject to the approval of the relevant planning authority.

Plan Approved
 HUI Heung-yung
 Senior Building Surveyor
 for HUI HING & PARTNERS
 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

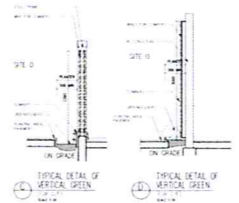
SITE AREA	= 12501.203 m ²
TOTAL GREENERY AREA REQUIRED	= 12501.203 m ² × 10%
TOTAL GREENERY AREA PROVIDED	= 2501.247 m ² > 1250.123 m ²
GREENERY AREA REQUIRED (PRIMARY ZONE)	= 1250.120 m ²
GREENERY AREA PROVIDED (PRIMARY ZONE)	= 2501.247 m ² > 1250.120 m ²

CALCULATIONS FOR SITE COVERAGE OF GREENERY AREA (UNDER LEASE)

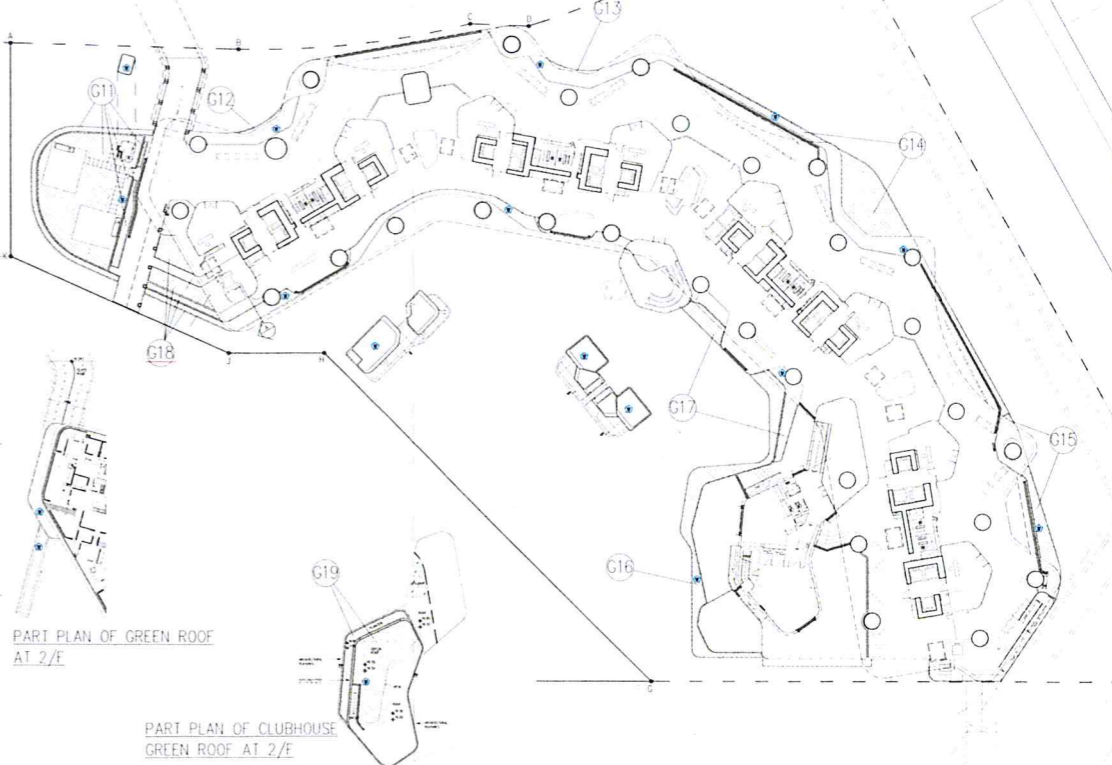
SITE AREA	= 15003 m ²
TOTAL GREENERY AREA REQUIRED	= 15003 m ² × 10%
TOTAL GREENERY AREA PROVIDED	= 2501.247 m ² > 1500.3 m ²
GREENERY AREA REQUIRED (PRIMARY ZONE)	= 1500.3 m ²
GREENERY AREA PROVIDED (PRIMARY ZONE)	= 2501.247 m ² > 1500.3 m ²

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 + 26.491 + 2.973 + 6.815 + 0.406 - 0.063 - 0.810	= 109.914 m ²
G3	= 0.193 + 1.212 + 0.536 + 1.950 + 1.215 + 0.972 + 0.383 + 32.641 - 3.485 - 3.485 + 1.826 - 0.063 - 0.810	= 35.084 m ²
G4	= 1.275 + 2.221 + 12.518 + 4.425 + 5.516 + 2.850 + 41.185 - 6.659 - 6.063 - 65.640 - 56.208 - 52.034 - 7.840 - 0.250 × 4 + 3.949 + 3.949 - 0.202 × 2 - 0.063 × 4 - 0.903 - 0.126 - 1.392 - 0.680 - 0.810 × 6	= 281.922 m ²
G5	= 26.805 + 11.695 + 11.576 + 32.929 - 0.250 × 10 - 0.063 × 2 - 0.903 × 1	= 77.690 m ²
G6	= 5.835 + 38.619 + 294.809 - 0.063 × 2 - 0.681	= 338.059 m ²
G7	= 14.001 + 20.511 + 7.785 + 4.499 + 6.589 - 0.063 - 0.903 - 0.681 × 2	= 51.057 m ²
G8	= 15.731 + 4.829 + 19.123 + 28.533 + 5.061 - 0.422 × 2 - 0.063	= 72.370 m ²
G9	= 97.263 - 0.810 - 6.478 + 50.478 - 6.659 - 0.422 × 2 - 0.063 × 2	= 132.824 m ²
G10	= 17.163 + 257.032 + 89.973 + 59.185 + 6.783 + 0.331 + 1.251 + 1.251 - 0.063 × 2 - 0.903 - 0.490	= 432.640 m ²
SUB-TOTAL		= 1605.112 m ²
1/F (PRIMARY ZONE)		
G1	= 31.695 + 135.157 + 1.476 + 112.116 + 7.200 - 0.063	= 188.221 m ²
G2	= 2.737	= 2.737 m ²
G3	= 2.737	= 2.737 m ²
G4	= 20.615 + 39.672 - 0.063	= 100.224 m ²
G5	= 0.781 + 25.575 - 0.063	= 26.253 m ²
G6	= 87.463 - 0.063	= 87.400 m ²
G7	= 13.568 + 14.334	= 27.902 m ²
G8	= 16.166 + 21.225 + 9.674 + 6.322	= 55.387 m ²
SUB-TOTAL		= 490.861 m ²
2/F		
G1	= 23.765 + 78.124 - 0.063	= 101.826 m ²
SUB-TOTAL		= 211.315 m ²
VERTICAL GREENING AT G/F (PRIMARY ZONE)		
G1	= (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 + 4.050	= 195.234 m ²
SUB-TOTAL		= 406.749 m ²
TOTAL PRIMARY ZONE GREENERY AREA PROVIDED = 1605.112 + 490.861 + 406.749 = 2501.247 m ²		
TOTAL GREENERY AREA PROVIDED = 2501.247 + 101.826 = 2604.563 m ²		
TOTAL GREENING FEATURE AREA PROVIDED = 406.749 < 2500.241 × 16% = 406.749 m ² < 750.072 m ² (ie OK)		



PART PLAN OF GREEN ROOF AT 2/F



No.	Description	Drawn	Checked	Approved	Date	No.	Description	Drawn	Checked	Approved	Date
1	1st SUBMISSION	SDO	JCL/ROK	CSC	1/20/2014	1	1st SUBMISSION	SDO	JCL/ROK	CSC	1/20/2014
2	2nd SUBMISSION	SDO	JCL/ROK	CSC	1/17/2014	2	2nd SUBMISSION	SDO	JCL/ROK	CSC	1/17/2014
3	3rd SUBMISSION	SDO	JCL/ROK	CSC	3/11/2014	3	3rd SUBMISSION	SDO	JCL/ROK	CSC	3/11/2014
4	4th SUBMISSION	SDO	JCL/ROK	CSC	2/27/2015	4	4th SUBMISSION	SDO	JCL/ROK	CSC	2/27/2015
5	5th SUBMISSION	SDO	JCL/ROK	CSC	29/11/2015	5	5th SUBMISSION	SDO	JCL/ROK	CSC	29/11/2015
6	6th SUBMISSION	SDO	JCL/ROK	CSC	12/08/2016	6	6th SUBMISSION	SDO	JCL/ROK	CSC	12/08/2016
7	7th SUBMISSION	SDO	JCL/ROK	CSC	31/03/2017	7	7th SUBMISSION	SDO	JCL/ROK	CSC	31/03/2017
8	8th SUBMISSION	SDO	JCL/ROK	CSC	30/06/2017	8	8th SUBMISSION	SDO	JCL/ROK	CSC	30/06/2017
9	9th SUBMISSION	SDO	JCL/ROK	CSC	11/02/2018	9	9th SUBMISSION	SDO	JCL/ROK	CSC	11/02/2018
10	10th SUBMISSION	SDO	JCL/ROK	CSC	29/03/2018	10	10th SUBMISSION	SDO	JCL/ROK	CSC	29/03/2018
11	11th SUBMISSION	SDO	JCL/ROK	CSC	15/12/2018	11	11th SUBMISSION	SDO	JCL/ROK	CSC	15/12/2018

BD Ref: BD 27192/97/0/0
 FSD Ref: [blank]
 Date: 09/07/2014
 Approved: JCL/ROK Date: 09/07/2014
 Date: 09/07/2014



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

Drawing Title: CALCULATION (21)
 Project No: 14070NT
 Scale: N.T.S.
 Date: 29/03/2018
 Drawing No: A / GBP / 50

AP's Signature: [Signature]
 Date: 29/03/2018

Drawing Purpose: Type B works
 Buildings Department
 Amended Plan