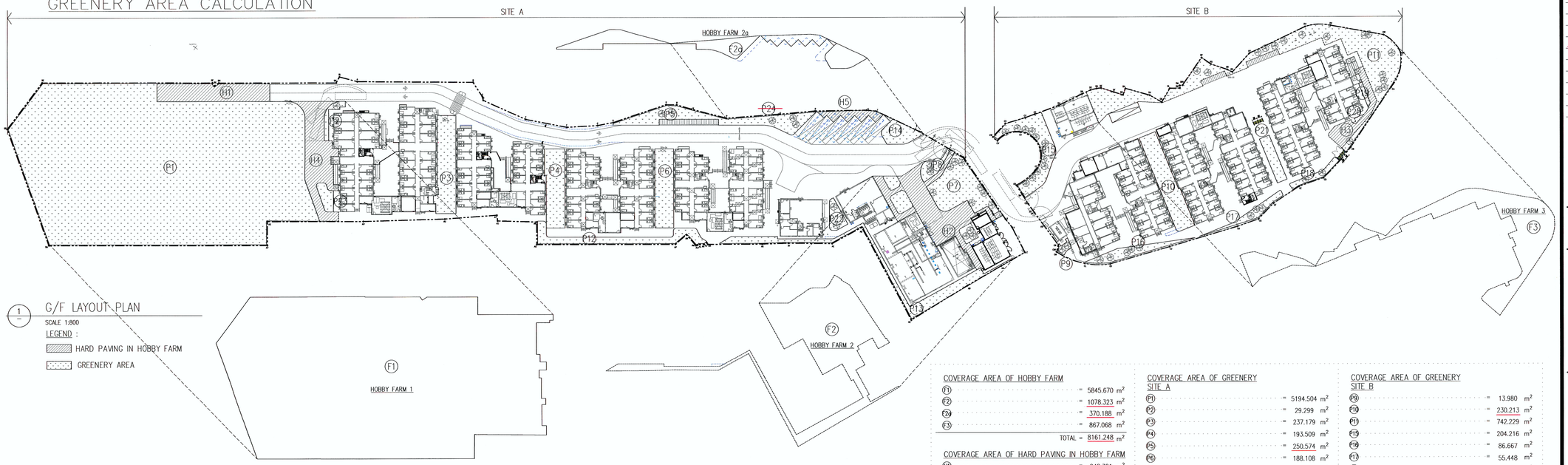
GREENERY AREA CALCULATION



1 G/F LAYOUT PLAN
SCALE 1:800

LEGEND :
- HARD PAVING IN HOBBY FARM
- GREENERY AREA

COVERAGE AREA OF HOBBY FARM

F1	= 5845.670	m^2
F2	= 1078.323	m^2
F2a	= 370.188	m^2
F3	= 867.068	m^2
TOTAL	= 8161.248	m^2

COVERAGE AREA OF HARD PAVING IN HOBBY FARM

H1	= 248.321	m^2
H2	= 432.884	m^2
H3	= 109.735	m^2
H4	= 328.935	m^2
H5	= 62.275	m^2
TOTAL	= 1182.150	m^2

(< 2400m^2)
(< 30% of 8000m^2)

COVERAGE AREA OF GREENERY SITE A

P1	= 5194.504	m^2
P2	= 29.299	m^2
P3	= 237.179	m^2
P4	= 193.509	m^2
P5	= 250.574	m^2
P6	= 188.108	m^2
P7	= 274.031	m^2
P8	= 45.560	m^2
P12	= 167.184	m^2
P13	= 234.266	m^2
P14	= 82.191	m^2
P22	= 46.029	m^2
P23	= 41.106	m^2
TOTAL	= 6983.540	m^2

COVERAGE AREA OF GREENERY SITE B

P9	= 13.980	m^2
P10	= 230.213	m^2
P11	= 742.229	m^2
P15	= 204.216	m^2
P16	= 86.667	m^2
P17	= 55.448	m^2
P18	= 38.965	m^2
P19	= 10.973	m^2
P20	= 4.058	m^2
P21	= 62.515	m^2
TOTAL	= 1449.264	m^2

TOTAL COVERAGE AREA OF GREENERY SITE A & SITE B

= 6983.540 + 1449.264
= 8432.804 m^2

DEVELOPMENT SCHEDULE

A. LOCATION & LOT NO. : TSAT SING KONG, PAT HEUNG, KAM TIN, YUEN LONG & STT NO. STTYL009
B. SITE AREA : 23,932 sq.m. (SITE A = 17,123 sq. m., SITE B = 6,809 sq.m.)
C. HEIGHT OF BUILDING

SITE	NOS. OF BLOCK	NO. OF STOREYS	PROPOSED HEIGHT OF BUILDING
SITE A MEAN STREET LEVEL = (11.40 + 10.70) / 2 = +11.05m BUILDING HEIGHT = 24.600 − 11.05 = 13.550m	8 NOS. (1 TO 8)	4 ≤ 4 STOREYS	12.260m< 15m
SITE B BUILDING HEIGHT = 23.900 − 10.70 = 13.200m	6 NOS. (9 TO 14)	4 ≤ 4 STOREYS	12.260m< 15m

SCHEDULE OF ACCOMMODATION

ITEMS		UNDER B(P)R		PROPOSED UNDER B(P)R		UNDER SECTION 16A(2) OF TOWN PLANNING ORDINANCE	PROPOSED UNDER TOWN PLANNING
		SITE A	SITE B	SITE A	SITE B		
1. CLASS OF SITE						N/A	TEMPORARY USE / DEVELOPMENT IN RURAL AREA FOR A PERIOD OF 3 YEARS
2. PLOT RATIO	DOMESTIC	TO BE DETERMINED BY BA		(10562.577 + 8196.271) / 23,932= 0.784		0.85	(18245.468 + 955.603 + 27.289) / 23,932 = 19228.340 / 23,932 = 0.803 < 0.850
				10562.577 / 17,123 = 0.617	8196.271 / 6,809 = 1.204		
	NON-DOMESTIC			469.492 / 23,932= 0.020			
				379.101 / 17,123 = 0.022	90.391 / 6,809 = 0.013		
3. GROSS FLOOR AREA	DOMESTIC			10562.577 m^2	8196.271 m^2	23,932 x 0.85 = 20,342.200m^2	18245.468 + 955.603 + 27.289 = 19228.340
				DOMESTIC TOTAL = 18758.848 m^2			
	NON-DOMESTIC			379.101 m^2	90.391 m^2		
				NON-DOMESTIC TOTAL = 469.492			
4. SITE COVERAGE	DOMESTIC			3,308.670/17,123 x 100% = 19.323%	2,582.923/6,809 x 100% = 37.934%	33 %	7295.277 / 23,932 x 100% = 30.483% < 33%
	NON-DOMESTIC			1,138.303 /17,123 x 100% = 6.648%	265.381 /6,809 x 100% = 3.898%		
5. GREENERY AREA		N/A	N/A	6983.540 m2	1449.264 m2	N/A	= 8432.804 m2
6. BUILDING HEIGHT		N/A	N/A	12.260m	12.260m	NOT EXCEED 15m	< 15m
7. PARKING SPACES	LOADING / UNLOADING BAY	N/A	N/A	3 NOS.	3 NOS.	6 NOS.	TOTAL NOS. = 6 NOS. (PROVIDED)
	FRANCHISED BUS STOP			1 NO.		1 NO.	TOTAL NOS. = 1 NO. (PROVIDED)
8. NUMBER OF UNITS		N/A	N/A	511 NOS.	398 NOS.	–	TOTAL = 909 NOS.
9. OPEN SPACE		N/A	N/A	–	–	–	–
10. HOBBY FARM		N/A	N/A	8161.248 m^2		> 8,000 m^2	8161.248 m^2

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R & D Registry (NBDs)
BUILDINGS DEPARTMENT

Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-18. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
NG Tsz-kin
Senior Building Surveyor
for BUILDING AUTHORITY
- 5 FEB 2024

BD REF. NO.: BD 2/9139/21(TH)
FSD REF. NO.:FP 8/31582<1>

REVISIONS AND SUBMISSIONS:

NO.:	DATE:	DETAILS:	CHECKED:
F	09/01/24	5TH AMENDMENT	
E	11/10/23	4TH AMENDMENT	
D	26/06/23	3RD AMENDMENT	
C	22/03/23	2ND AMENDMENT	
B	10/10/22	1ST AMENDMENT	
A	11/05/22	RE-SUBMISSION	
–	26/11/21	1ST SUBMISSION	

TYPE II WORKS
"STATEMENT II : THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS."

CLIENT:
THE LUTHERAN CHURCH - HONG KONG SYNOD LIMITED

MAIN CONTRACTOR (DESIGN AND BUILD)
聯力建築有限公司
UNISTRESS BUILDING CONSTRUCTION LTD.

MIC ARCHITECTURAL CONSULTANT (DESIGN & BUILD):
馬海(建築顧問)有限公司
Spence Robinson Limited

MIC STRUCTURAL ENGINEER CONSULTANT (DESIGN & BUILD):
張耀新建築工程師有限公司
Wilson & Associates Ltd

MIC M&E ENGINEER CONSULTANT (DESIGN & BUILD):
JRP 灃信

DESIGN & BUILD GEOTECHNICAL ENGINEERING CONSULTANT:
WONG & CHENG
CONSULTING ENGINEERS LIMITED
黃鄭顧問工程師有限公司

MIC SUPPLIER
ALUHAUSE 鋁遊家

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PROJECT:
PROPOSED TEMPORARY TRANSITIONAL HOUSING & HOBBY FARM DEVELOPMENT AT TSAT SING KONG, PAT HEUNG, KAM TIN, YUEN LONG

Coloured Amended General Drawing for BD Approval

DRAWING TITLE:
AREA CALCULATION (4)

Yuen Kwok Cheung
ARAIA HKIA
Authorized Person
(List of Architects)

DRAWN BY: PT	DATE: JAN 2024
CHECKED BY: CMD	APPROVED BY: KCY
SCALE: AS SHOWN	PAPER SIZE: A1
PROJECT: 2733	DRAWING NO.: A5-04 / REVISION: F