

Plan Approved



LAM Wan-ching
Senior Building Surveyor
for BUILDING AUTHORITY

09 SEP 2022

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"Statement II: The works shown on these plans are Type II works (GENERAL BUILDING WORKS) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations."

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WONG Min Hon Thomas HKIA
Registered Architect Authorized Person

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PROJECT:
PROPOSED
COMPREHENSIVE RESIDENTIAL
DEVELOPMENT AT 6 AND 8
AI YING STREET,
HEUNG SHA WAN, KOWLOON.

TITLE:
SUSTAINABLE BUILDING
DESIGN ASSESSMENT
GREENERY AREA
CALCULATION

DATE: 07/2020		SCALE: 1:400	
MAFIED: (WHK)	CHECKED: (RKT)	DESIGNED: (TAW)	REVIEWED: (THW)
B NO. 2150	DRAWING NO. B/A10/405	REV. NO. (08)	



1	GRENNERY AREA	=	11.025 m ²	58	GRENNERY AREA	=	4.343 m ²
2	GRENNERY AREA	=	18.044 m ²	59	GRENNERY AREA	=	7.873 m ²
3	GRENNERY AREA	=	289.231 m ²	60	GRENNERY AREA	=	26.295 m ²
4	GRENNERY AREA	=	4.741 m ²	61	GRENNERY AREA	=	0.129 m ²
5	GRENNERY AREA	=	11.893 m ²	62	GRENNERY AREA	=	2.816 m ²
6	GRENNERY AREA	=	16.936 m ²	63	GRENNERY AREA	=	11.418 m ²
7	GRENNERY AREA	=	32.705 m ²	64	GRENNERY AREA	=	5.474 m ²
8	GRENNERY AREA	=	6.984 m ²	65	GRENNERY AREA	=	12.096 m ²
9	GRENNERY AREA	=	7.303 m ²	66	GRENNERY AREA	=	149.350 m ²
10	GRENNERY AREA	=	4.611 m ²	67	GRENNERY AREA	=	26.822 m ²
14	GRENNERY AREA	=	10.503 m ²	68	GRENNERY AREA	=	2.014 m ²
11	GRENNERY AREA	=	0.145 m ²	69	GRENNERY AREA	=	16.539 m ²
12	GRENNERY AREA	=	8.999 m ²	47	GRENNERY AREA	=	0.333 m ²
13	GRENNERY AREA	=	17.764 m ²	48	GRENNERY AREA	=	1.401 m ²
14	GRENNERY AREA	=	5.376 m ²	49	GRENNERY AREA	=	17.395 m ²
15	GRENNERY AREA	=	3.906 m ²	50	GRENNERY AREA	=	16.790 m ²
16	GRENNERY AREA	=	6.815 m ²	51	GRENNERY AREA	=	10.819 m ²
17	GRENNERY AREA	=	5.445 m ²	52	GRENNERY AREA	=	8.690 m ²
18	GRENNERY AREA	=	1.566 m ²	53	GRENNERY AREA	=	3.035 m ²
19	GRENNERY AREA	=	1.257 m ²	54	GRENNERY AREA	=	3.891 m ²
20	GRENNERY AREA	=	40.569 m ²	55	GRENNERY AREA	=	3.271 m ²
21	GRENNERY AREA	=	9.983 m ²	56	GRENNERY AREA	=	3.996 m ²
22	GRENNERY AREA	=	35.252 m ²	57	GRENNERY AREA	=	2.515 m ²
23	GRENNERY AREA	=	0.682 m ²	58	GRENNERY AREA	=	9.964 m ²
24	GRENNERY AREA	=	15.772 m ²	59	GRENNERY AREA	=	8.508 m ²
25	GRENNERY AREA	=	43.243 m ²	60	GRENNERY AREA	=	8.954 m ²
26	GRENNERY AREA	=	3.469 m ²	61	GRENNERY AREA	=	95.188 m ²
27	GRENNERY AREA	=	34.928 m ²	62	GRENNERY AREA	=	458.364 m ²
28	GRENNERY AREA	=	18.869 m ²	63	GRENNERY AREA	=	12.387 m ²
29	GRENNERY AREA	=	36.268 m ²	64	GRENNERY AREA	=	3.943 m ²
30	GRENNERY AREA	=	8.768 m ²	65	GRENNERY AREA	=	16.060 m ²
31	GRENNERY AREA	=	8.653 m ²	66	GRENNERY AREA	=	92.673 m ²
32	GRENNERY AREA	=	14.090 m ²	67	GRENNERY AREA	=	34.380 m ²
33	GRENNERY AREA	=	38.479 m ²	68	GRENNERY AREA	=	2.089 m ²
34	GRENNERY AREA	=	14.147 m ²	69	GRENNERY AREA	=	22.358 m ²
35	GRENNERY AREA	=	3.960 m ²	70	GRENNERY AREA	=	54.071 m ²

Sub-Total = 2385.607 m²
TOTAL G/F GREENERY AREA
= 2385.607 m²

25 528 ± 2.50 ± 1.54 ± 0.75	60.00 ± 1.50 ± 1.50 ± 0.75	90.98 ± 0.97 ± 0.93 ± 0.31
60.00 ± 1.950 ± 1.702 ± 1.002	90.98 ± 28.15 ± 0.80 ± 21.85	90.98 ± 10.11 ± 0.97 ± 9.86
60.00 ± 1.950 ± 1.502 ± 0.802	90.98 ± 8.25 ± 1.00 ± 9.11	90.98 ± 2.40 ± 3.50 ± 1.42
60.00 ± 1.550 ± 0.950 ± 0.500	90.98 ± 4.94 ± 1.20 ± 5.23	90.98 ± 4.78 ± 6.20 ± 11.11
13.79 ± 1.250 ± 1.724 ± 1.243	90.98 ± 12.00 ± 0.75 ± 9.00	90.98 ± 2.49 ± 3.75 ± 3.54
30.28 ± 1.250 ± 2.389 ± 0.859	90.98 ± 12.00 ± 0.450 ± 5.400	90.98 ± 3.26 ± 0.75 ± 6.77
60.00 ± 1.50 ± 1.50 ± 0.600	90.98 ± 87.03 ± 0.750 ± 7.180	90.98 ± 2.93 ± 2.25 ± 6.66
60.00 ± 1.050 ± 0.650 ± 0.300	90.98 ± 29.53 ± 0.450 ± 13.800	90.98 ± 7.22 ± 0.97 ± 7.04
60.00 ± 0.950 ± 0.500 ± 0.200	90.98 ± 18.96 ± 1.300 ± 23.520	90.98 ± 0.28 ± 0.450 ± 1.21
60.00 ± 0.850 ± 0.50 ± 0.100	90.98 ± 1.66 ± 0.825 ± 1.391	90.98 ± 3.58 ± 2.25 ± 1.91
19.63 ± 0.50 ± 0.50 ± 0.174 ± 0.174	90.98 ± 1.25 ± 1.550 ± 2.660	90.98 ± 3.58 ± 2.25 ± 1.91
60.00 ± 0.800 ± 0.50 ± 0.15 ± 0.15	90.98 ± 27.98 ± 1.500 ± 26.98	90.98 ± 3.58 ± 2.25 ± 1.91
12.00 ± 1.000 ± 1.200 ± 0.500 ± 0.500	90.98 ± 77.00 ± 0.450 ± 12.81	90.98 ± 12.72 ± 0.800 ± 10.31
11.774 ± 1.200 ± 14.29 ± 0.21	90.98 ± 10.96 ± 0.450 ± 4.908	

(W1)	GREENERY AREA	(WATER FEATURE)	=	21.649 m ²
(W2)	GREENERY AREA	(WATER FEATURE)	=	11.568 m ²
(W3)	GREENERY AREA	(WATER FEATURE)	=	3.788 m ²
(W4)	GREENERY AREA	(WATER FEATURE)	=	36.856 m ²
			Total	= 73.861 m ²

61	GREENEY AREA	=	11,758 m ²
62	GREENEY AREA	=	2,095 m ²
63	GREENEY AREA	=	20,805 m ²
64	GREENEY AREA	=	4,240 m ²
65	GREENEY AREA	=	3,318 m ²
66	GREENEY AREA	=	2,702 m ²
67	GREENEY AREA	=	0,712 m ²
68	GREENEY AREA	=	6,814 m ²
69	GREENEY AREA	=	5,903 m ²
70	GREENEY AREA	=	14,207 m ²
71	GREENEY AREA	=	47,520 m ²
72	GREENEY AREA	=	2,921 m ²
73	GREENEY AREA	=	2,976 m ²
74	GREENEY AREA	=	33,583 m ²
75	GREENEY AREA	=	16,372 m ²
76	GREENEY AREA	=	8,547 m ²
77	GREENEY AREA	=	0,790 m ²
78	GREENEY AREA	=	16,602 m ²
79	GREENEY AREA	=	61,811 m ²
80	GREENEY AREA	=	2,066 m ²
81	GREENEY AREA	=	10,488 m ²
82	GREENEY AREA	=	12,686 m ²
83	GREENEY AREA	=	4,952 m ²
84	GREENEY AREA	=	6,409 m ²
85	GREENEY AREA	=	4,664 m ²
86	GREENEY AREA	=	35,305 m ²
87	GREENEY AREA	=	7,949 m ²
88	GREENEY AREA	=	5,707 m ²

GREENING FEATURE (PNAP APP-152 APPENDIX F)				
GREENERY FEATURE	LOCATION	AREA	REDUCTOR FACTOR	TOTAL
WATER FEATURE	G/F	73.861	0.500	36.931
COVERED AREA	G/F	582.874	0.500	291.437
VERTICAL GREEN WALL	G/F	445.944	1.000	445.944
TOTAL				774.312

MAX. 30% OF THE TOTAL GREENERY
 AREA = 3149.60 m² x 30 % = 944.880 m² > 774.312 m²

MAX. 30% OF THE TOTAL GREENERY
 AREA = 3149.600 m² x 30% = 944.880 m² > 774.312 m²

(REFER TO PNPAP APP-152 PARA. 18 TABLE)			
SITE AREA	REQUIRED MINIMUM SITE COVERAGE OF GREENERY (i.e. PERCENTAGE OF GREENERY AREA OVER SITE AREA)		
	PEDESTRIAN ZONE	OTHER LOCATIONS	TOTAL GREENERY AREAS
1,000 s.m. < 15,748 s.m. < 20,000 s.m.	10% OF TOTAL GREENERY AREAS (1574.800 s.m.)	NO LIMIT	20% OF SITE AREA (3149.600 s.m.)
	REQUIRED MINIMUM SITE COVERAGE OF GREENERY (i.e. PERCENTAGE OF GREENERY AREA OVER SITE AREA)		
	PEDESTRIAN ZONE	OTHER LOCATIONS	TOTAL GREENERY AREAS
G/F GREENERY AREA (PEDESTRIAN ZONE)	2385.607 s.m.		
G/F WATER FEATURE AREA (PEDESTRIAN ZONE)	36.931 s.m.		
G/F GREENERY AREA (COVERED AREA)		291.437 s.m.	
G/F GREENERY AREA (VERTICAL GREEN WALL)	445.944 s.m.		
TOTAL AREA	2868.482 s.m. > 1574.800 s.m. (10% OF SITE AREA)	291.437 s.m.	= 3119.919 s.m. > 3149.600 s.m. (i.e. MORE THAN 20% (3149.600 s.m.) OF THE TOTAL GREENERY AREAS ARE VISIBLE TO PEDESTRIANS OR ACCESSIBLE BY ANY PERSON OR PERSONS ENTERING THE LOT.

TOTAL GREENERY AREA PROVIDED

$$= 2385.607 \text{ (G/F GREENERY AREA)} + 774.312 \text{ (WATER FEATURE, COVERED AREA \& VERTICAL GREEN WALL)}$$

$$= 3159.719 \text{ m}^2$$

THEREFORE :

$$= \underline{31.5979} / 15748 \text{ (SITE AREA)} \times 100 \%$$

$$= \underline{20.06\%} > 20\% \quad (\text{REQUIRED})$$

100

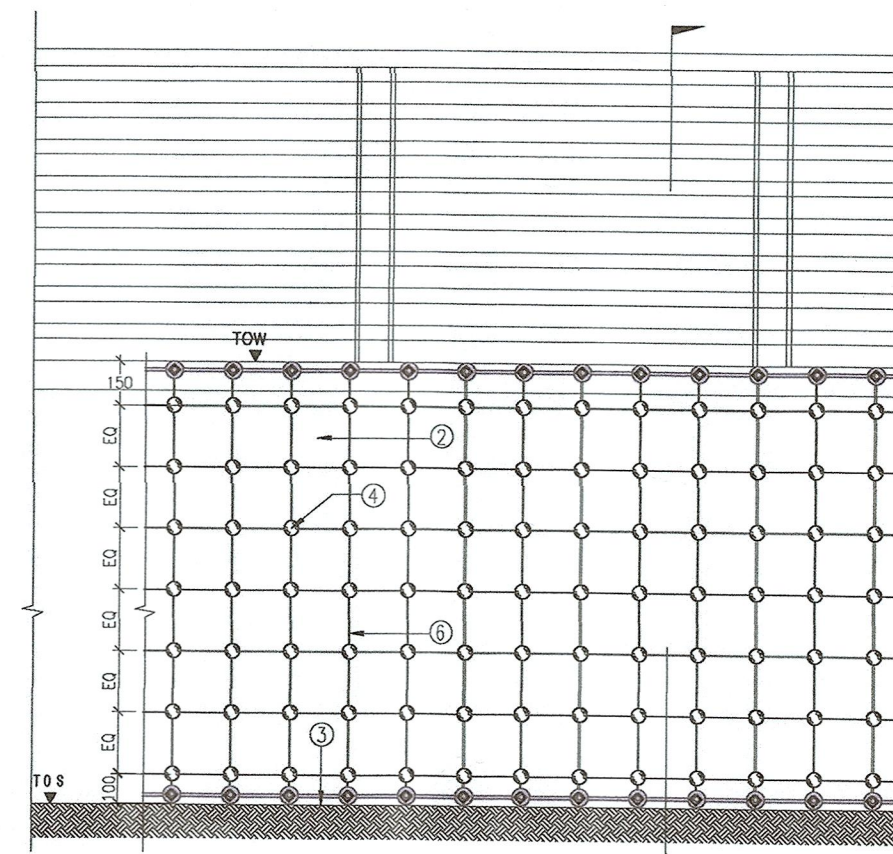
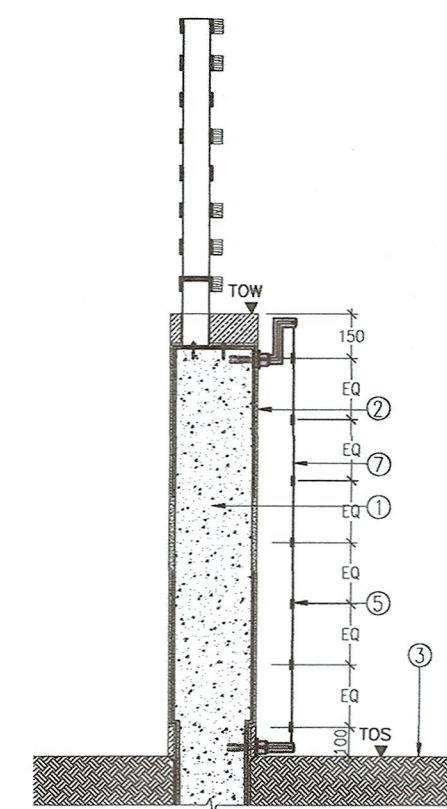
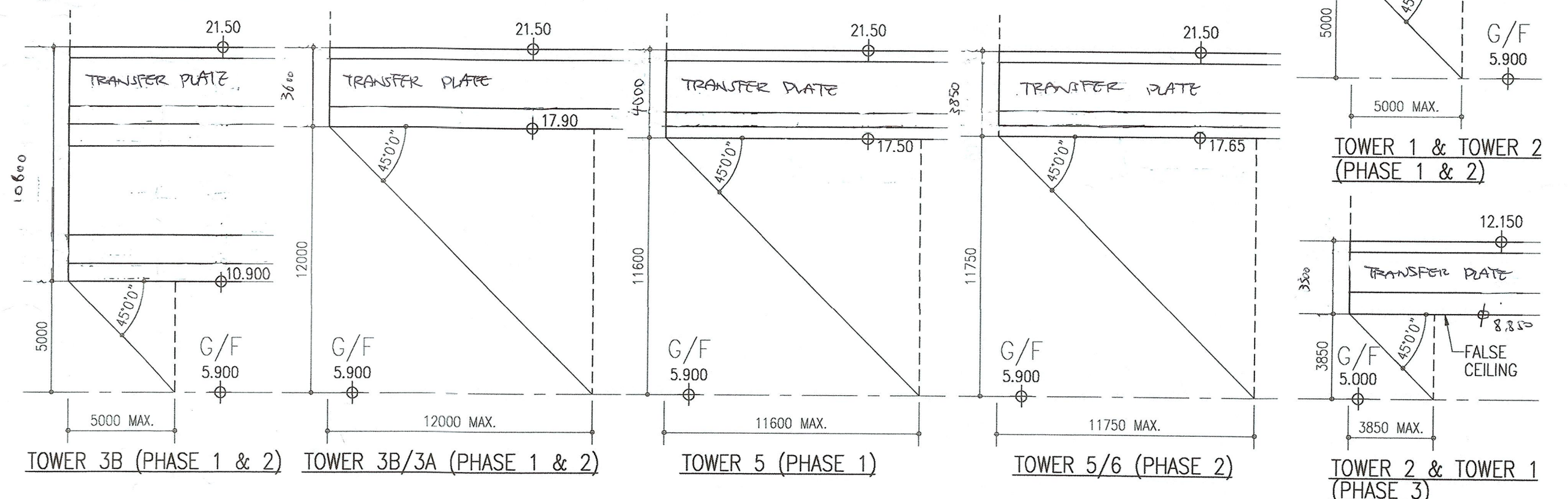
LEGENDS:

- * IRRIGATION POINT
⊗ DRAINAGE PROVISION

 COVERED GREENERY AREA (PEDESTRIAN ZONE) GREENERY AREA (PEDESTRIAN ZONE)

WATER FEATURE AREA (PEDESTRIAN ZONE)

GREENERY AREA (VERTICAL GREEN WALL)



NOTES

- ① R.C. STRUCTURE TO ENGR'S. DETAIL
- ② PAINT FINISH WALL REFER TO LD202
- ③ PLANTING SOIL MIXTURE AS SPECIFIED
- ④ STAINLESS STEEL GREEN GUIDE SPACER (PROPRIETARY)
- ⑤ STAINLESS STEEL CROSS CLAMP (PROPRIETARY)
- ⑥ 4MMØ S/S CABLE
- ⑦ 10MMØ STAINLESS STEEL ROD

AMENDED PLAN