

SITE PLAN FOR BUILDING SEPARATE & BUILDING SET BACK PLAN

FIG. 1

TUNG CHAU STREET	KWEILIN STREET
MEAN STREET LEVEL = 3.78 ± 3.73 = 3.755	MEAN STREET LEVEL = 3.78 ± 3.73 = 3.755

THEFORE LOWEST MEAN STREET LEVEL = 3.755 (LEVEL ZERO) (TUNG CHAU STREET)

PROVISION OF SUSTAINABLE BUILDING DESIGN (SBD)

- 1.1 BUILDING SEPARATION OF BUILDING : NOT REQUIRED
(SITE AREA LESS THAN 20,000 s.m.,
NO PART OF BUILDING HAVING CONTINUOUS
PROJECTION FACADE LENGTH (Lp) OF 60m)
- 1.2 BUILDING SET BACK : 7.5m SET BACK FROM THE CENTRELINE OF THE STREET
(UP TO A LEVEL OF 15m ABOVE THE STREET LEVEL)
- 1.3 SITE COVERAGE OF GREENERY
- 1.3.1 SITE AREA (A) : 1000s.m. < 1490s.m. < 20,000s.m.
- 1.3.2 MIN. SITE COVERAGE OF TOTAL GREENERY AREA REQUIRED : 298,000 s.m. (i.e. 1490s.m. x 20%)
- 1.3.2 TOTAL SITE COVERAGE OF GREENERY AREA PROVIDED : 303,843 s.m.

GREENERY AREA AT PEDESTRIAN ZONE

① GREENERY	= 2,653 s.m.
② GREENERY	= 3,352 s.m.
③ GREENERY	= 11,987 s.m.
④ GREENERY	= 3,570 s.m.
⑤ GREENERY	= 3,730 s.m.
⑥ GREENERY	= 7,009 s.m.
⑦ GREENERY	= 17,639 s.m.
⑧ GREENERY	= 9,035 s.m.
⑨ GREENERY	= 40,555 s.m.
⑩ GREENERY	= 72,851 s.m.
TOTAL	= 172,381 s.m.

172,381 s.m. > 149s.m.(50% OF 20% OF TOTAL GREENER
VISIBLE TO THE PEDESTRIAN ZONE)

SITE COVERAGE OF GREENERY CALCULATION

AREA OF SITE : 1490 s.m. < 20,000 s.m.

REQUIRED SITE COVERAGE OF GREENERY AT PEDESTRIAN ZONE OVER SITE AREA = 10%
i.e. = 149,000 s.m.

PROVIDED SITE COVERAGE OF GREENERY AT PEDESTRIAN ZONE OVER SITE AREA = $\frac{172,381}{1490} \times 100\%$
= 17,529% > 10%

REQUIRED TOTAL SITE COVERAGE OF GREENERY OVER SITE AREA = 20%
i.e. = 298,000 s.m.

PROVIDED TOTAL SITE COVERAGE OF GREENERY OVER SITE AREA
= $\frac{303,843}{1490} \times 100\%$ = 20,392% > 20%

TOTAL AREA FOR OTHER GREENING FEATURES PROVIDED (VERTICAL GREEN):
(NOT MORE THAN 30% OF THE TOTAL GREENING AREAS REQUIRED)
= ⑧ + ⑨ + ⑩ + ⑪
= 88,800 s.m. < 89,400 s.m. (298,000 x 30% = 89,400 s.m.)

GREENING FEATURES PROVIDED
= 88,800 s.m.

GREENERY AREA AT PEDESTRIAN ZONE

REFER FIG. 3 TO 18

⑧ V.G.	= 39,428 s.m.
⑨ V.G.	= 28,466 s.m.
⑩ V.G.	= 13,268 s.m.
⑪ V.G.	= 7,638 s.m.
TOTAL	= 88,800 s.m.

GREENERY AREA AT PEDESTRIAN ZONE

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⑧ GREENERY	= 9,035 s.m.
⑨ GREENERY	= 40,555 s.m.
⑩ GREENERY	= 72,851 s.m.
TOTAL	= 172,381 s.m.

TOTAL GREENERY

= 88,800 + 172,381 + 42,662
= 303,843

TOTAL SITE COVERAGE GREENERY AREA

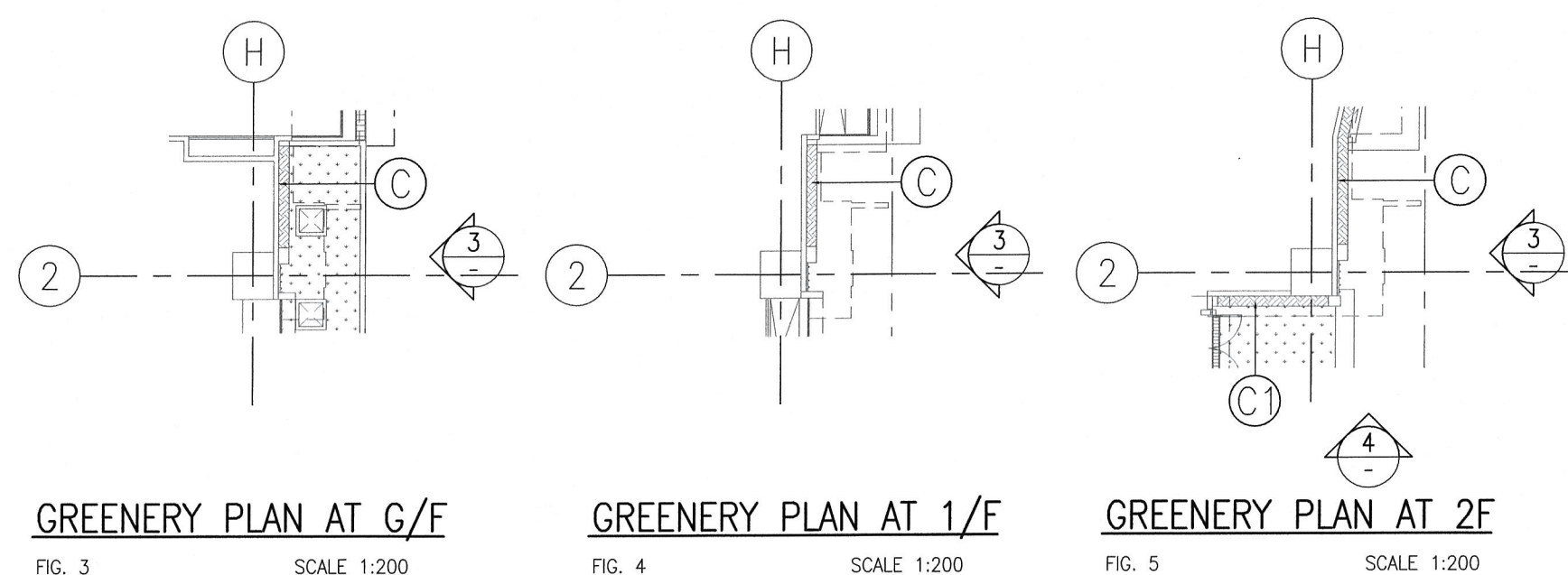
② GREENERY	23,244 x 50% = 11,622 s.m.
③ GREENERY	3,657 x 50% = 1,829 s.m.
TOTAL	= 13,451 s.m.

TOTAL GREENERY AREA (TOP ROOF)

⑫ GREENERY	= 21,331 s.m.
⑬ GREENERY	= 21,331 s.m.
TOTAL	= 42,662 s.m.

TOTAL PEDESTRIAN ZONE GREENERY

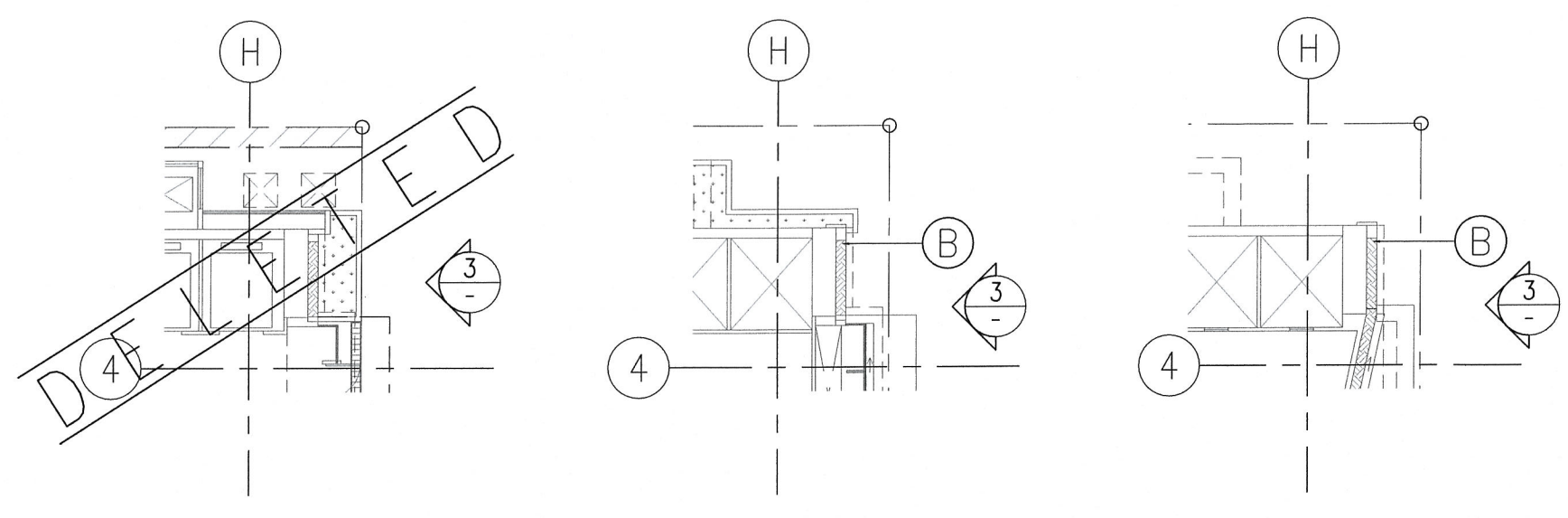
= 88,800 + 172,381
= 261,181



GREENERY PLAN AT G/F

GREENERY PLAN AT 1/F

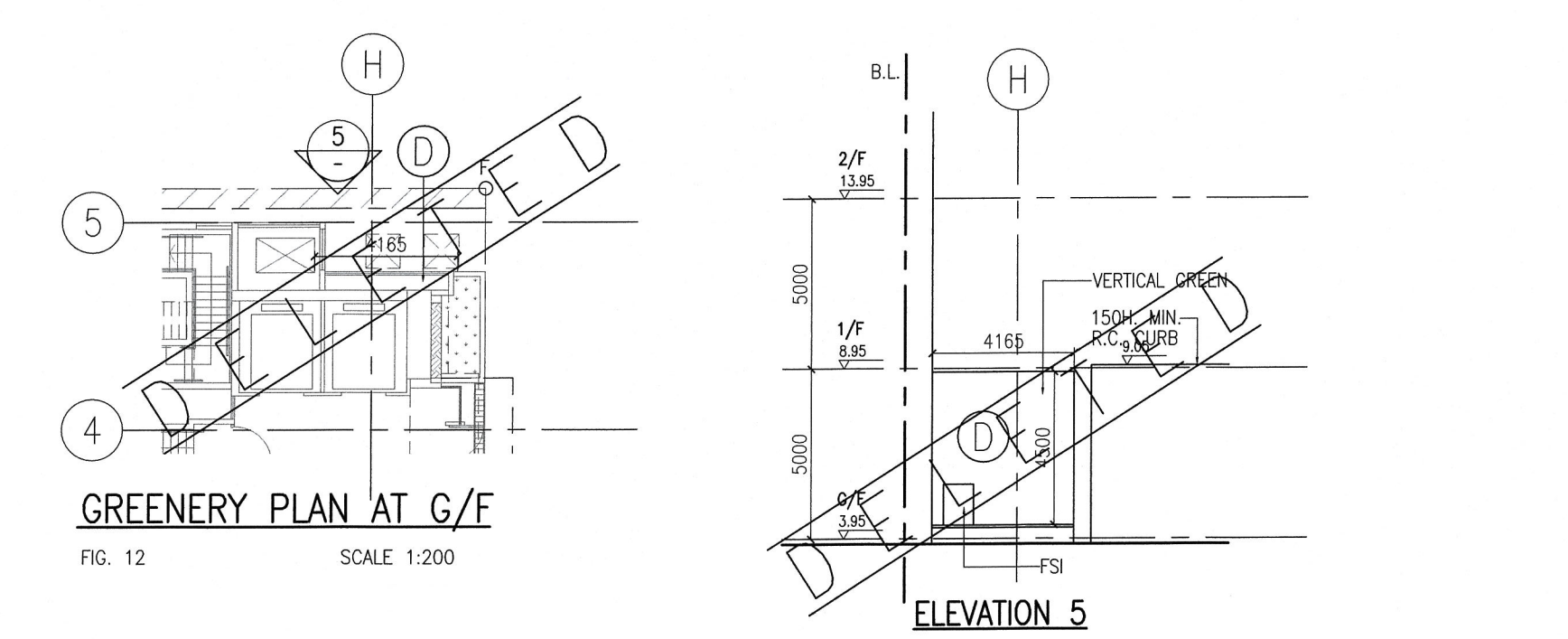
GREENERY PLAN AT 2/F



GREENERY PLAN AT G/F

GREENERY PLAN AT 1/F

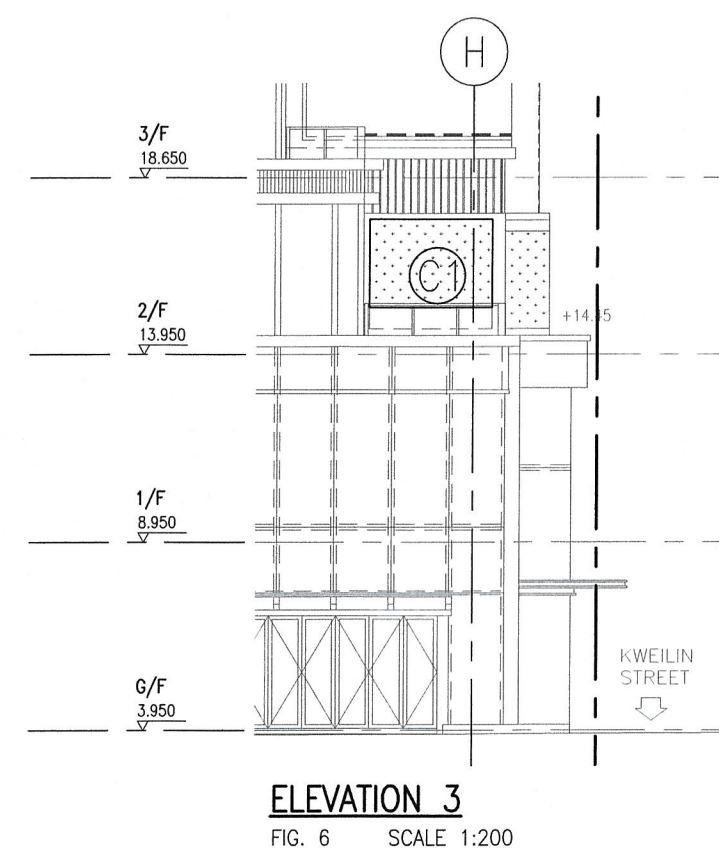
GREENERY PLAN AT 2/F



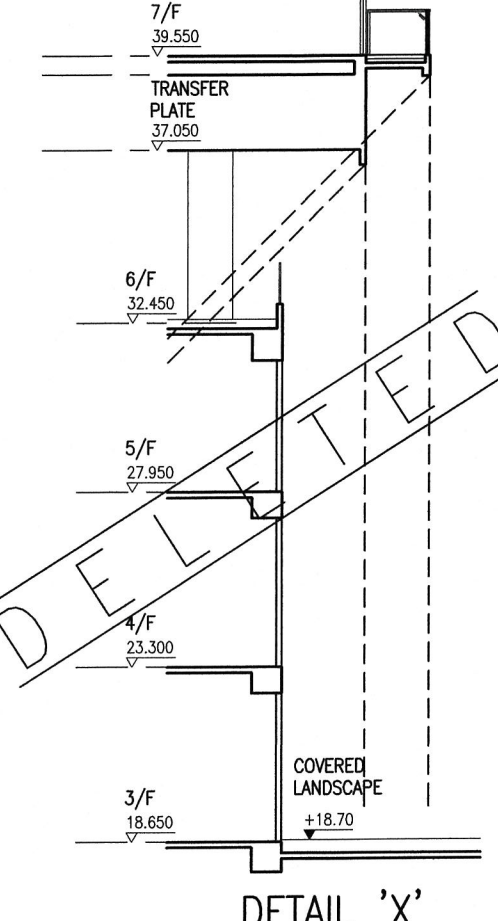
GREENERY PLAN AT G/F

GREENERY PLAN AT 1/F

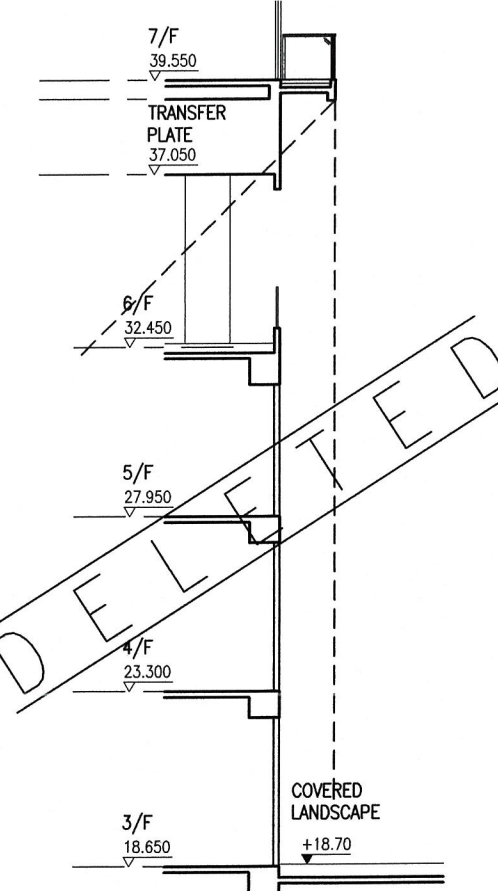
GREENERY PLAN AT 2/F



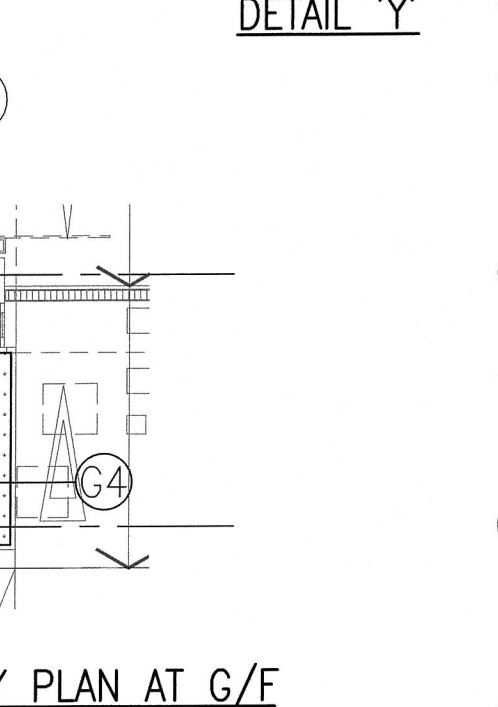
ELEVATION 3



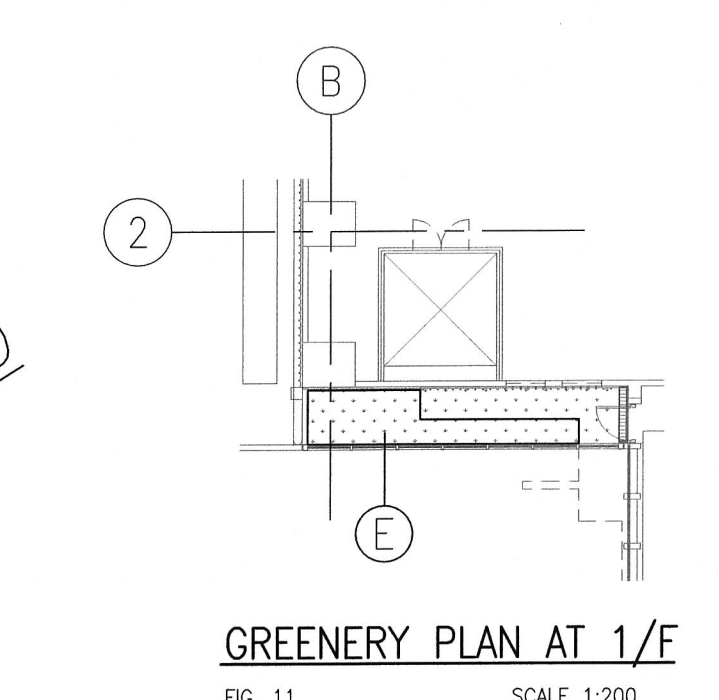
DETAIL 'X'



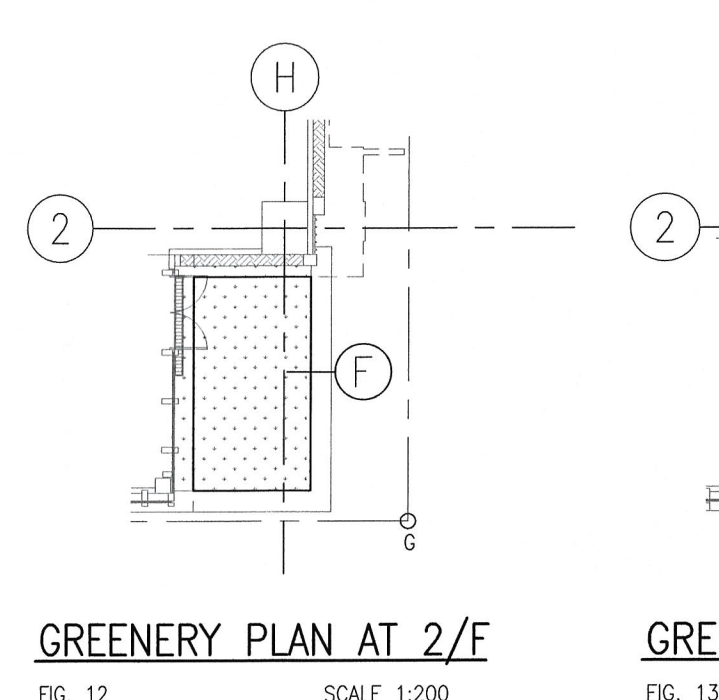
ELEVATION 3



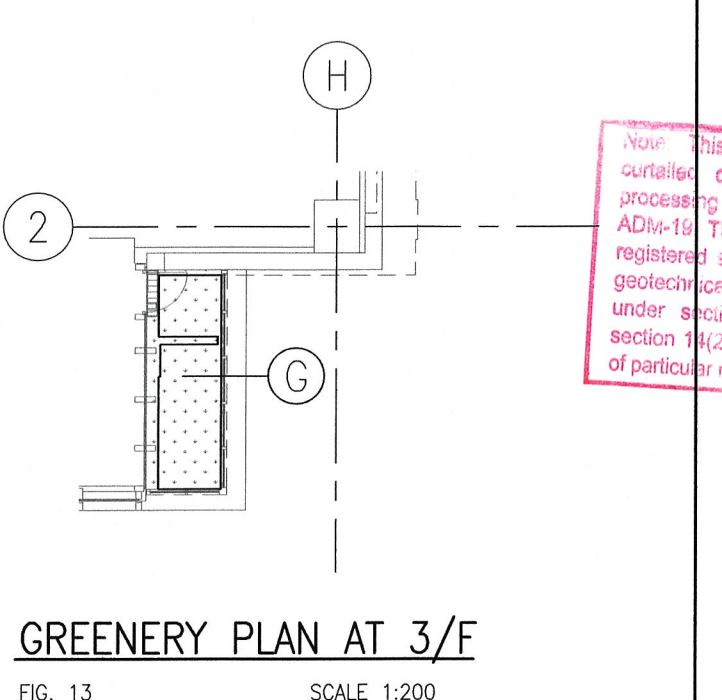
GREENERY PLAN AT G/F



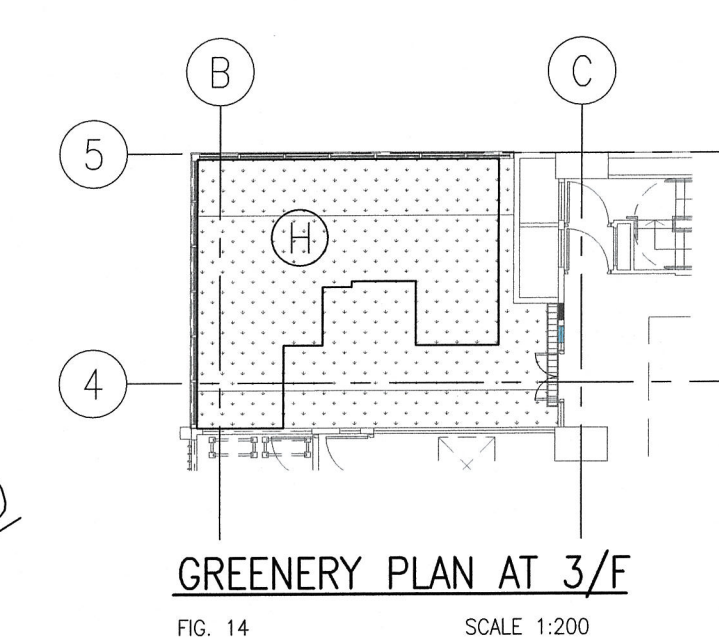
GREENERY PLAN AT 1/F



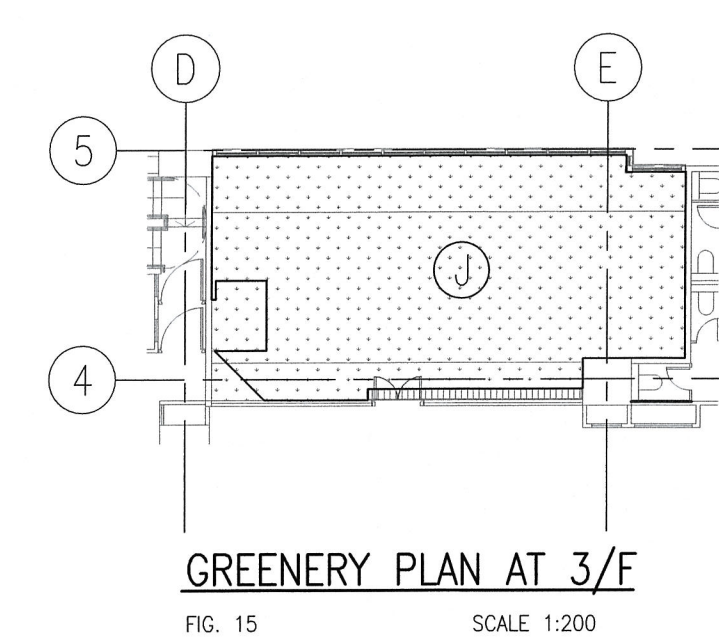
GREENERY PLAN AT 2/F



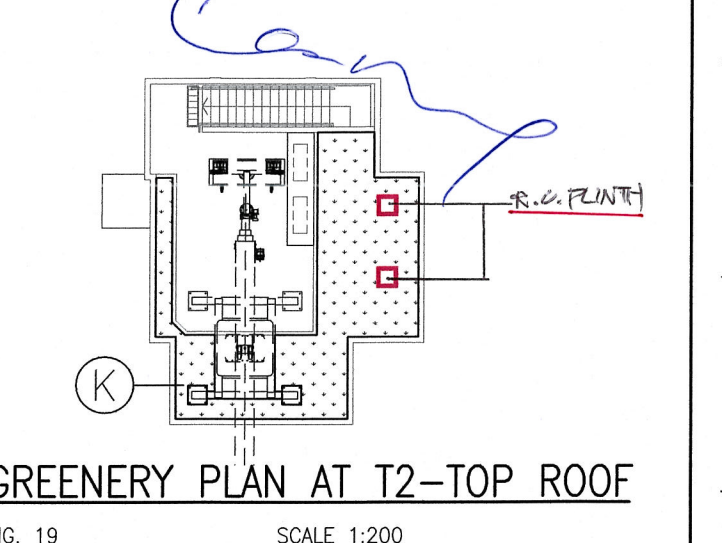
GREENERY PLAN AT 3/F



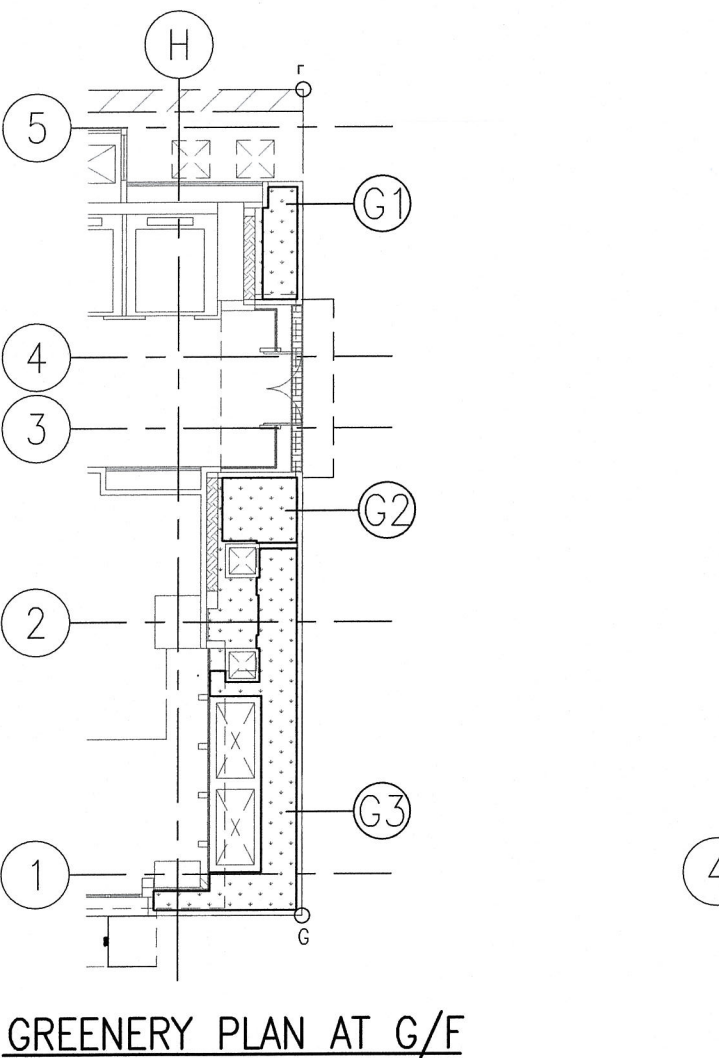
GREENERY PLAN AT 3/F



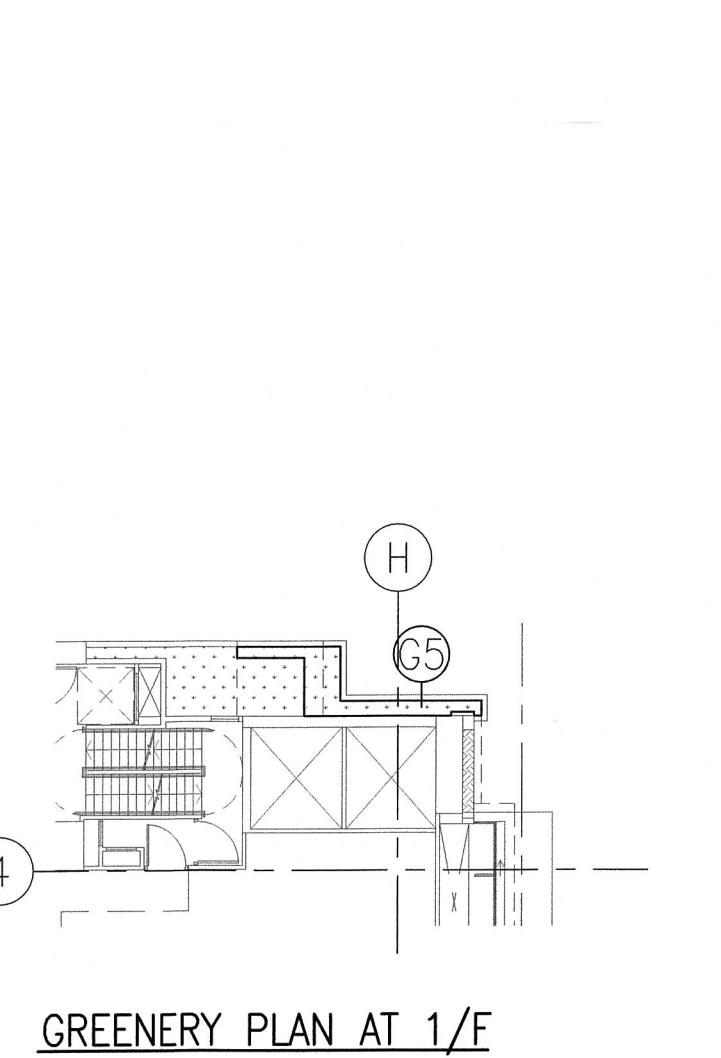
GREENERY PLAN AT 3/F



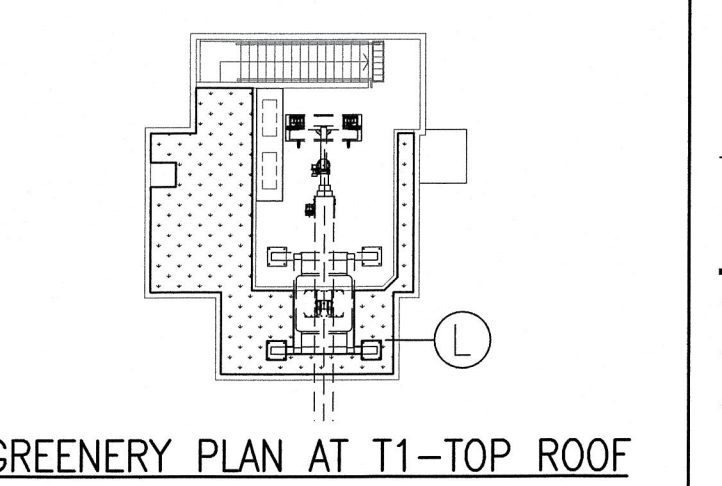
GREENERY PLAN AT T2-TOP ROOF



GREENERY PLAN AT G/F



GREENERY PLAN AT G/F



GREENERY PLAN AT T1-TOP ROOF

DIAGRAMATIC SECTION X-X

FIG. 2 SCALE 1:300

BD REF. NO. : BD 2/4035/18
FSD REF. NO. : FP 8/30960

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

Plan Approved
THE KAL LAM, ALAN
Senior Building Surveyor
for BUILDING AUTHORITY
11 NOV 2022

CHAN WAN MING
Authorised Person (Architect)

B.D. COPY

OCT 2022

REVISION	DATE	BY	REASON
E	OCT 2022	5TH SUBMISSION	
D	JULY 2022	8TH SUBMISSION	
C	SEP 2021	5TH SUBMISSION	
B	JUN 2021	4TH SUBMISSION	
A	MAR 2020	3RD SUBMISSION	

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PROJECT / 工程項目
PROPOSED RESIDENTIAL & COMMERCIAL
DEVELOPMENT AT 270-286 TUNG CHAU STREET
& 1-5 KWEILIN STREET, SHAM SHUI PO,
KOWLOON N.K.I.L.6559

DRAWING / 圖名
SUSTAINABLE BUILDING DESIGN CALCULATION
& SITE COVERAGE OF GREENERY CALCULATION

SCALE / 比例	JOB NUMBER / 工程編號
AS SHOWN	5581
DATE / 日期	DRAWING NUMBER / 圖號
OCT 2018	A-12
DESIGNED / 設計	CHECKED / 審核
APPROVED / 審定	

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