

SUSTAINABLE BUILDING DESIGN GUIDELINES (SBDG)

SITE COVERAGE OF GREENERY AT PEDESTRIAN ZONE

PLANTING AREA AT G/F LEVEL (AT PRIMARY ZONE)

WITHIN PHASE 1A & 1B = 271,398 s.m. (1A) + 1880,658 s.m. (1B) = 2152,056 s.m.

WITHIN PHASE 2A & 2B = 609,979 s.m.

TOTAL PLANTING AREA AT G/F LEVEL (UNDER B.O. - PNAP APP-152)

TOTAL PLANTING AREA = (1A) + (1B) + (2A) + (2B) = 271,398 + 1880,658 + 609,979 = 3764,635 s.m.

PLANTING AREA AT 3/F (Phase 1A+1B) & 5/F (Phase 2A+2B)

PLANTING AREA AT 3/F (PHASE 1A+1B) = 586,585 s.m. (3)

PLANTING AREA AT 5/F (PHASE 2A+2B) = 43,745 s.m. (5)

TOTAL PLANTING AREA AT PODIUM (UNDER B.O. - PNAP APP-152)

TOTAL PLANTING AREA = (3) + (5) = 586,585 + 43,745 = 630,330 s.m.

PLANTING AREA AT G/F (UNDER PLANNING DEPARTMENT)

WITHIN KAM HONG STREET = 249,736 s.m. (1)

TOTAL PLANTING AREA AT G/F LEVEL (FOR PLANNING DEPARTMENT ONLY)

TOTAL PLANTING AREA = (1) + (3) + (5) = 249,736 + 630,330 = 880,066 s.m.

PLANTING AREA AT PODIUM (UNDER PLANNING DEPARTMENT)

ON TOP OF COVERED WALKWAY (PHASE 1) = 108,128 s.m. (7)

ON TOP OF COVERED WALKWAY (PHASE 2) = 51,641 s.m. (8)

ON TOP OF TOWER ROOF (PHASE 2) = 21,554 s.m. (9)

TOTAL PLANTING AREA AT PODIUM (UNDER PLANNING DEPARTMENT)

TOTAL PLANTING AREA = (7) + (8) + (9) = 108,128 + 51,641 + 21,554 = 181,323 s.m.

PLANTING AREA WITHIN POS

WITHIN PHASE 1A & 1B POS = 223,805 s.m. (10)

WITHIN PHASE 2A & 2B POS = 2784,482 s.m. (11)

TOTAL PLANTING AREA AT G/F LEVEL (POS)

TOTAL PLANTING AREA = (10) + (11) = 223,805 + 2784,482 = 3008,287 s.m.

PLANTING AREA AT PODIUM (UNDER PLANNING DEPARTMENT)

ON TOP OF COVERED WALKWAY (PHASE 1) = 108,128 s.m. (7)

ON TOP OF COVERED WALKWAY (PHASE 2) = 51,641 s.m. (8)

ON TOP OF TOWER ROOF (PHASE 2) = 21,554 s.m. (9)

TOTAL PLANTING AREA AT PODIUM (UNDER PLANNING DEPARTMENT)

TOTAL PLANTING AREA = (7) + (8) + (9) = 108,128 + 51,641 + 21,554 = 181,323 s.m.

VERTICAL GREENING

WITHIN PHASE 1A & 1B

V04 6.840 X 11.150 = 76,266 s.m.

V05 36.990 X 1.850 = 68,432 s.m.

V06 4.235 X 4.775 = 20,226 s.m.

V07 14.440 X 2.125 = 30,707 s.m.

V08 (5.605 + 14.470) X 3.950 = 79,296 s.m.

V09 2.200 X 3.050 = 6,710 s.m.

V10 4.930 X 7.150 = 35,250 s.m.

V11 7.760 X 8.870 = 68,831 s.m.

V12 1.635 X 9.735 = 15,874 s.m.

V13 7.920 X 1.085 = 8,584 s.m.

TOTAL = 410,202 s.m.

WITHIN PHASE 2A & 2B

V14 12.563 X 2.330 = 29,272 s.m.

V15 8.003 X 2.330 = 18,647 s.m.

V16 2.080 X 12.000 = 24,960 s.m.

V17 3.990 X 12.000 = 47,880 s.m.

V18 (6.090 + 2.180) X 9.925 = 82,080 s.m.

TOTAL = 202,839 s.m.

TOTAL VERTICAL GREEN AREA (UNDER B.O.)

TOTAL VERTICAL GREEN AREA = 410,202 + 202,839 = 613,041 s.m.

TOTAL VERTICAL GREEN AREA (UNDER PLANNING DEPARTMENT)

TOTAL VERTICAL GREEN AREA = 410,202 + 202,839 = 613,041 s.m.

PLANTING AREA WITHIN POS

V19 4.235 X 4.775 = 20,226 s.m.

V20 14.440 X 2.125 = 30,707 s.m.

V21 4.930 X 7.150 = 35,250 s.m.

V22 7.760 X 8.870 = 68,831 s.m.

V23 1.635 X 9.735 = 15,874 s.m.

V24 7.920 X 1.085 = 8,584 s.m.

TOTAL = 572,946 s.m.

PLANTING AREA AT G/F LEVEL

PLANTING AREA AT 3/F (Phase 1A+1B) & 5/F (Phase 2A+2B)

PLANTING AREA WITHIN POS

PLANTING AREA AT PODIUM (UNDER PLANNING DEPARTMENT)

WATER FEATURE

WITHIN PHASE 1A & 1B = 12,363 / 2 = 6,182 s.m. (12)

WITHIN PHASE 2A & 2B = 4,551 / 2 = 2,276 s.m. (13)

TOTAL WATER FEATURE AREA

TOTAL WATER FEATURE AREA = (12) + (13) = 6,182 + 2,276 = 8,458 s.m.

COVERED PLANTING AREA

AREA OF SITE UPON COMPLETION OF PHASE 1A & 1B ONLY (11074,806 s.m.)

GREENERY CALCULATION : (UNDER B.O.)

LEGEND

UPON COMPLETION OF PHASE 1A+1B AND PHASE 2A+2B

UPON COMPLETION OF PHASE 1A+1B

UPON COMPLETION OF PHASE 1A+1B AND PHASE 2A+2B

UPON COMPLETION OF PHASE 1A+1B

GREENERY CALCULATION : (UNDER LANDS DEPARTMENT)

UPON COMPLETION OF PHASE 1A+1B

UPON COMPLETION OF PHASE 1A+1B WITHIN PINK AREA

UPON COMPLETION OF PHASE 1A+1B & 2A+2B + YELLOW AREA

UPON COMPLETION OF PHASE 1A+1B & 2A+2B + YELLOW AREA

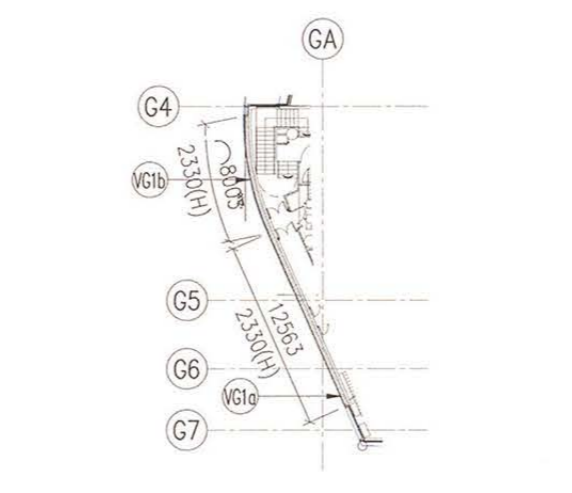
CALCULATION ON PRIVATE OPEN SPACE FOR THE WHOLE LOT (UNDER PLANNING)

(B1) = 1299,942 s.m.

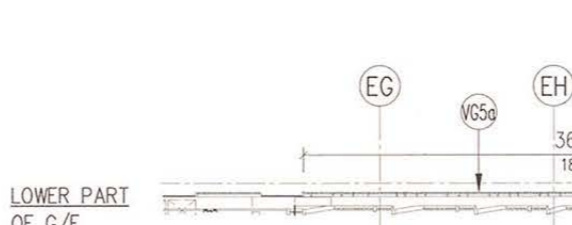
(B2) = 972,265 s.m.

TOTAL = 2272,207 s.m. > 2118 s.m. (REQUIRED)

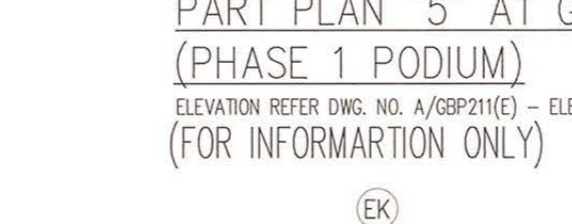
PART PLAN FOR V.G.



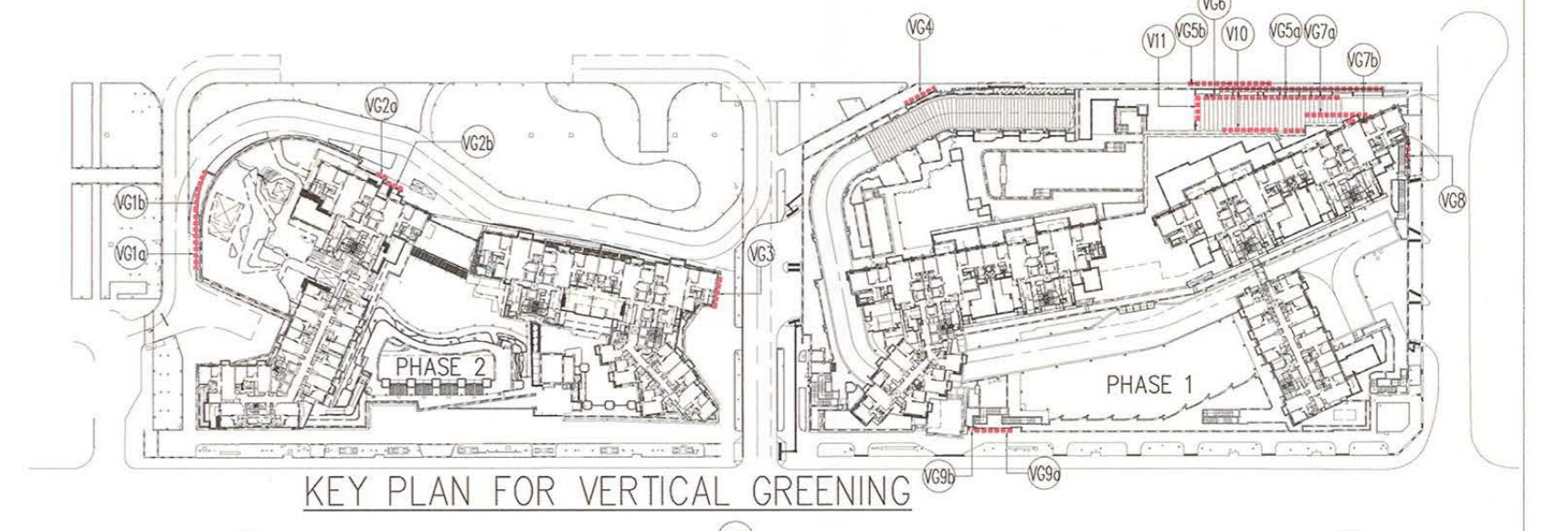
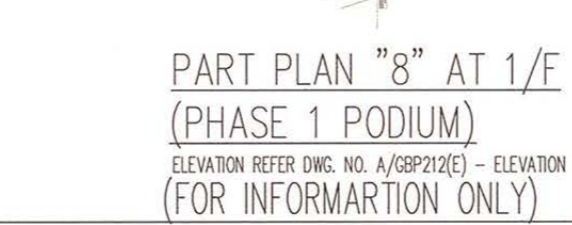
PART PLAN "1" AT 1/F (PHASE 2 PODIUM)



PART PLAN "5" AT G/F (PHASE 1 PODIUM)



PART PLAN "8" AT 1/F (PHASE 1 PODIUM)



PART PLAN "2" AT 1/F (PHASE 2 PODIUM)

PART PLAN "3" AT 1/F (PHASE 2 PODIUM)

PART PLAN "4" AT 1/F (PHASE 1 PODIUM)

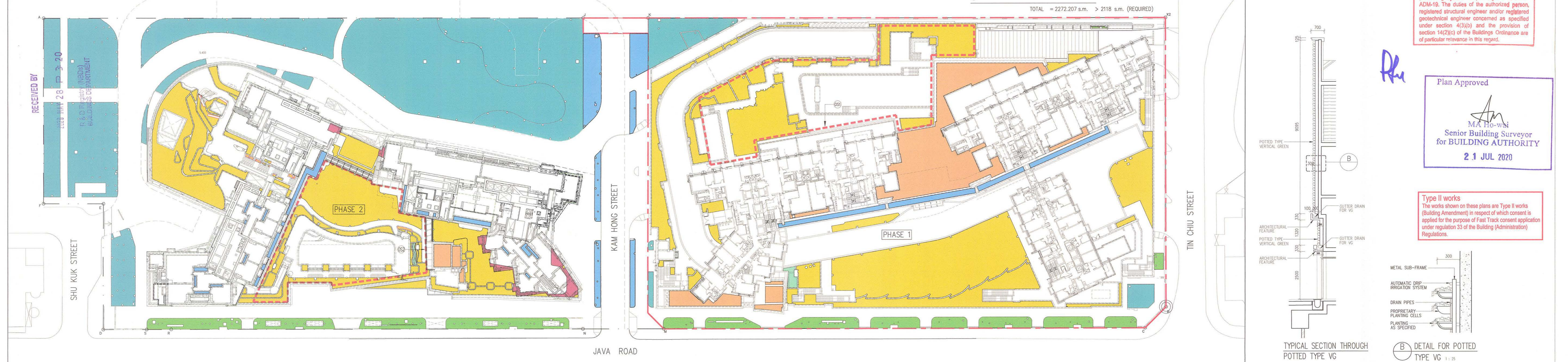
PART PLAN "6" AT G/F (PHASE 1 PODIUM)

PART PLAN "7" (PHASE 1 PODIUM)

PART PLAN "9" AT 2/F (PHASE 1 PODIUM)

PART PLAN "10" AT G/F (PHASE 1 PODIUM)

PART PLAN "11" AT G/F (PHASE 1 PODIUM)



Rev. Description

1ST SUBMISSION WY BF KI 02/04/14

2ND SUBMISSION WY BF KI 25/08/14

1ST AMENDMENT WY BF KI 08/05/15

2ND AMENDMENT WY BF KI 02/12/15

3RD AMENDMENT WY BF KI 15/08/16

5TH AMENDMENT WY BF KI 29/09/17

6TH AMENDMENT WY BF KI 31/01/18

8TH AMENDMENT WY BF KI 15/05/18

15TH AMENDMENT WY BF KI 11/03/19

19TH AMENDMENT WY BF KI 28/06/19

20TH AMENDMENT WY BF KI 19/11/19

RONALD LU & PARTNERS

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Project Title

PROPOSED COMPREHENSIVE DEVELOPMENT AT JAVA ROAD AND TIN CHIU STREET, NORTH POINT, H.K. (PHASE 2A + 2B SUBMISSION)

Drawing Title

CALCULATION (23) (S.B.D.) (PHASE 2A+2B)

Project No. 12134HK **Issue Date.** APR. 2014

Authorised Person's Signature

LU Yuen Cheung Ronald Authorized Person (Architect)

Buildings Department Amended Plan

Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. 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

MA Ho-wai Senior Building Surveyor for BUILDING AUTHORITY 21 JUL 2020

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.

