GREENERY AREA CALCULATION

SITE AREA = 9700 m² (1000m² – 20000m²)

GREENERY AREA AT PRIMARY ZONE

(1)	GREENERY AREA	= 10.198 m²	~~(29) GREENERY AREA~~	~~= 0.438 m²~~	
(2)	GREENERY AREA	= 49.935 m²	~~(30) GREENERY AREA~~	~~= 3.278 m²~~	
(3)	GREENERY AREA	= 1.472 m²	(31) GREENERY AREA	= 51.220 m²	
(4)	GREENERY AREA	= 7.414 m²	(32) GREENERY AREA	= 10.246 m²	
(5)	GREENERY AREA	= 22.931 m²	(33) GREENERY AREA	= 12.685 m²	
(6)	GREENERY AREA	= 19.581 m²	(34) GREENERY AREA	= 9.080 m²	
(6a)	GREENERY AREA	= 12.772 m²	(35) GREENERY AREA	= 6.392 m²	
(7)	GREENERY AREA	= 10.866 m²	(36) GREENERY AREA	= 18.707 m²	
(8)	GREENERY AREA	= 10.424 m²	(37) GREENERY AREA	= 2.596 m²	
(9)	GREENERY AREA	= 1.829 m²	(38) GREENERY AREA	= 19.442 m²	
(10)	GREENERY AREA	= 107.662 m²	(39) GREENERY AREA	= 7.438 m²	
(11)	GREENERY AREA	= 152.417 m²	(40) GREENERY AREA	= 3.291 m²	
(12)	GREENERY AREA	= 1.826 m²	(41) GREENERY AREA	= 3.291 m²	
(13)	GREENERY AREA	= 8.641 m²	(42) GREENERY AREA	= 2.436 m²	
(14)	GREENERY AREA	= 23.817 m²	(43) GREENERY AREA	= 3.291 m²	
(15)	GREENERY AREA	= 6.167 m²	(44) GREENERY AREA	= 3.291 m²	
~~(16)~~	~~GREENERY AREA~~	~~= 0.368 m²~~	(45) GREENERY AREA	= 2.599 m²	
~~(17)~~	~~GREENERY AREA~~	~~= 2.595 m²~~	(46) GREENERY AREA	= 7.436 m²	
(20)	GREENERY AREA	= 146.590 m²	(47) GREENERY AREA	= 80.329 m²	
(21)	GREENERY AREA	= 7.348 m²	(48) GREENERY AREA	= 172.880 m²	
(22)	GREENERY AREA	= 29.127 m²	(49) GREENERY AREA	= 198.709 m²	
(23)	GREENERY AREA	= 11.186 m²	(50) GREENERY AREA	= 33.065 m²	
(24)	GREENERY AREA	= 14.071 m²	(51) GREENERY AREA	= 37.234 m²	
(25)	GREENERY AREA	= 13.986 m²	(52) GREENERY AREA	= 54.819 m²	
(26)	GREENERY AREA	= 90.971 m²	(53) GREENERY AREA	= 16.538 m²	
~~(26a)~~	~~GREENERY AREA~~	~~= 0.631 m²~~	(54) GREENERY AREA	= 46.266 m²	
~~(26b)~~	~~GREENERY AREA~~	~~= 3.163 m²~~	(55) GREENERY AREA	= 26.807 m²	
(27)	GREENERY AREA	= 112.371 m²	(56) GREENERY AREA	= 1.876 m²	
(27a)	GREENERY AREA	= 48.463 m²	(57) GREENERY AREA	= 43.551 m²	
(28)	GREENERY AREA	= 14.754 m²	(58) GREENERY AREA	= 8.087 m²	
(29)	GREENERY AREA	= 118.973 m²	(59) GREENERY AREA	= 1.825 m²	
(30)	GREENERY AREA	= 25.928 m²	(60) GREENERY AREA	= 3.430 m²	
			(61) GREENERY AREA	= 3.722 m²	
				= 1974.299 m²	

Total G/F Proposed Greenery Area = 1980.846 m²

GREENERY AREA AT PRIMARY ZONE (WATER FEATURE)

(W1)	WATER FEATURE	= 16.258 m²
(W2)	WATER FEATURE	= 14.473 m²
(W3)	WATER FEATURE	= 28.912 m²
(W4)	WATER FEATURE	= 3.327 m²
(W5)	WATER FEATURE	= 14.948 m²
	Total	= 77.918 m²

Total G/F Proposed Greenery Area = 77.918 m² (Water Feature)

GREENERY AREA AT PRIMARY ZONE (COVERED GREENERY)

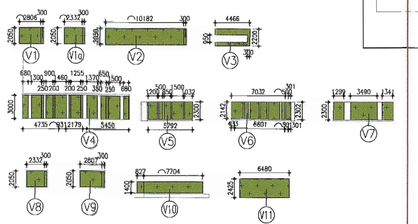
~~(G1)~~	~~GREENERY AREA~~	~~= 2.810 m²~~
(G2)	GREENERY AREA	= 1.127 m²
~~(G3)~~	~~GREENERY AREA~~	~~= 0.709 m²~~
(G4)	GREENERY AREA	= 1.135 m²
(G5)	GREENERY AREA	= 0.154 m²
(G6)	GREENERY AREA	= 3.365 m²
(G7)	GREENERY AREA	= 0.115 m²
~~(G8)~~	~~GREENERY AREA~~	~~= 0.690 m²~~
(G9)	GREENERY AREA	= 0.004 m²
~~(G10)~~	~~GREENERY AREA~~	~~= 0.061 m²~~
(G11)	GREENERY AREA	= 63.322 m²
(G12)	GREENERY AREA	= 0.044 m²
(G13)	GREENERY AREA	= 0.036 m²
(G14)	GREENERY AREA	= 0.487 m²
~~(G15)~~	~~GREENERY AREA~~	~~= 0.341 m²~~
(G16)	GREENERY AREA	= 8.440 m²
(G17)	GREENERY AREA	= 2.667 m²
	Total	= 80.896 m²

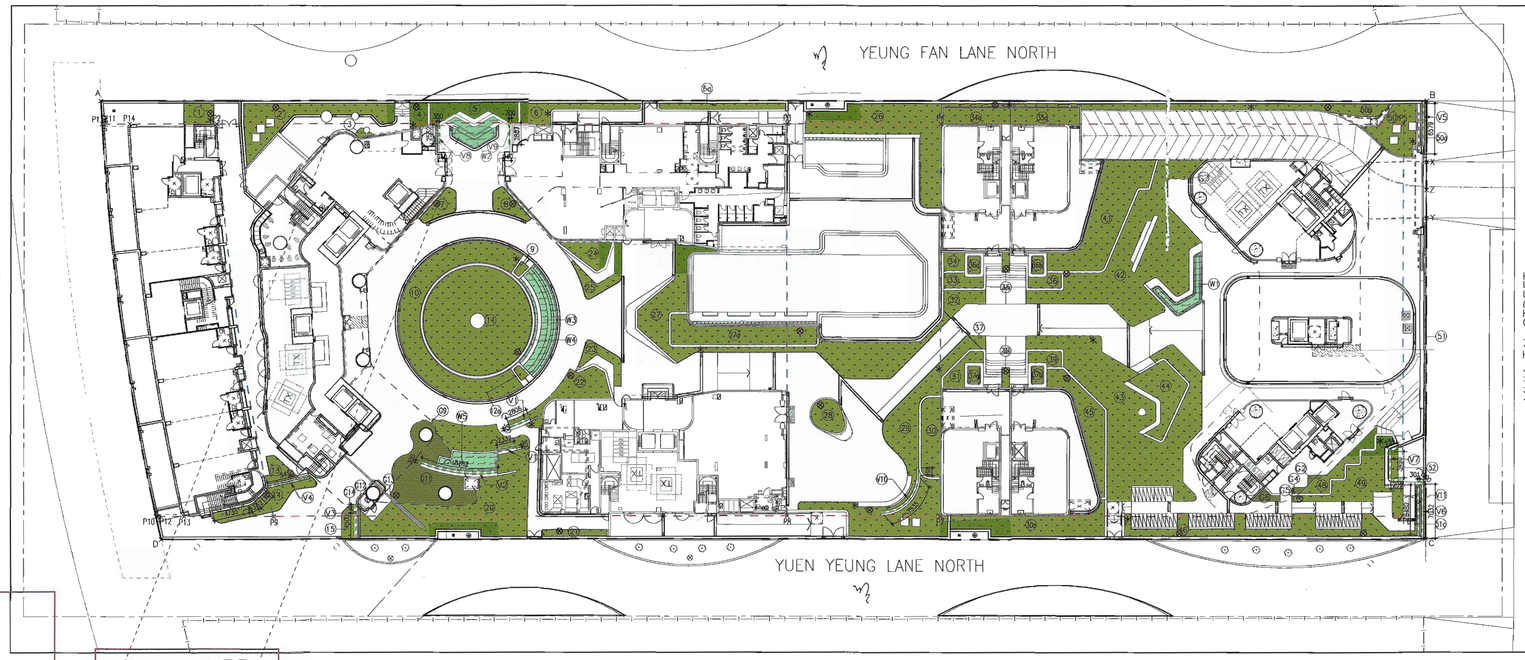
Total G/F Proposed Greenery Area = 80.896 m² (Covered Greenery)

GREENERY AREA AT PRIMARY ZONE (VERTICAL GREEN WAL)

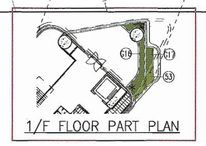
(V9)	VERTICAL GREEN WALL	= 6.367 m²
(V13)	VERTICAL GREEN WALL	= 5.396 m²
(V2)	VERTICAL GREEN WALL	= 21.488 m²
(V3)	VERTICAL GREEN WALL	= 5.910 m²
(V4)	VERTICAL GREEN WALL	= 32.835 m²
(V5)	VERTICAL GREEN WALL	= 11.688 m²
(V6)	VERTICAL GREEN WALL	= 14.813 m²
(V7)	VERTICAL GREEN WALL	= 14.177 m²
(V8)	VERTICAL GREEN WALL	= 5.396 m²
(V9)	VERTICAL GREEN WALL	= 6.370 m²
(V10)	VERTICAL GREEN WALL	= 11.943 m²
(V11)	VERTICAL GREEN WALL	= 15.714 m²
	Total	= 152.097 m²

Total G/F Proposed Greenery Area = 152.097 m² (Vertical Green Wall)

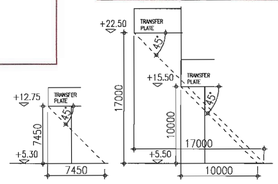




A GROUND FLOOR PLAN



1/F FLOOR PART PLAN



EXTENT OF ACCOUNTABLE COVERED GREENERY AREAS

SITE COVERAGE OF GREENERY CALCULATION

(REFER TO PNAP APP–152 PARA. 10 TABLE)

SITE AREA	REQUIRED MINIMUM SITE COVERAGE OF GREENERY (i.e. PERCENTAGE OF GREENERY AREA OVER SITE AREA)		
	PRIMARY ZONE	OTHER LOCATIONS	OVERALL GREENERY AREAS
1,000 m² < 9700 m² < 20,000 m²	10% OF SITE AREA (970 m²)	NO LIMIT	20% OF SITE AREA (1940 m²)

PROPOSED MINIMUM SITE COVERAGE OF GREENERY (i.e. PERCENTAGE OF GREENERY AREA OVER SITE AREA)			
	PRIMARY ZONE	OTHER LOCATIONS	OVERALL GREENERY AREAS
G/F GREENERY AREA (PRIMARY ZONE)	1974.299 m²		
G/F GREENING FEATURE AREA	231.504 m²		
T1 & T2 ROOF GREENERY AREA	---	---	
TOTAL AREA	2205.803 m² > 970 m² (10% OF SITE AREA)	---	= 2205.803 m² > 1940 m² i.e. MORE THAN 20% (1940 s.m.) OF THE TOTAL GREENERY AREAS ARE VISIBLE TO PEDESTRIANS OR ACCESSIBLE BY ANY PERSON OR PERSONS ENTERING THE LOT.

GREENING FEATURE (PNAP APP–152 APPENDIX D)

GREENERY FEATURE	LOCATION	AREA	REDUCTOR FACTOR	TOTAL
WATER FEATURE	G/F	77.918 m²	0.500	38.959 m²
COVERED GREENERY		80.896 m²	0.500	40.448 m²
VERTICAL GREEN		152.097 m²	–	152.097 m²
			TOTAL	231.504 m²

WATER FEATURE MAX. 30% OF THE TOTAL GREENERY AREA = 1940 m² x 30% = 582 m² > 231.504 m²

SITE COVERAGE OF GREENERY CALCULATION

(UNDER BD REQUIREMENT)

TOTAL GREENERY AREA PROVIDED

1974.299 + 152.097 + (77.918 + 80.896)x50%
= 2205.803 m²

THEREFORE :
= 2205.803 / 9700(SITE AREA) x 100
= 22.740% > 20% (REQUIRED)

LEGENDS:
- ✳ IRRIGATION POINT
- ⊗ DRAINAGE PROVISION
- GREENERY AREA (PRIMARY ZONE)
- GREENERY AREA (COVERED ZONE)
- WATER FEATURE AREA (PRIMARY ZONE)
- VERTICAL GREEN (PRIMARY ZONE)

SITE COVERAGE OF GREENERY CALCULATION

(UNDER THE LEASE REQUIREMENT)

TOTAL GREENERY AREA

UNDER (11)(b)(i)

30 % OF SITE AREA REQUIRED
30% SITE AREA = 2910 m²

2205.803 = 2222.356 (AT PRIMARY ZONE) + 713.091 (ROOF GREENERY AREA) / 9700 (SITE AREA) x 100 %
2910.870 = 2935.447 / 9700 x 100 %
30.0925 = 30.159% > 30%

PERCENTAGE OF GREENERY AREA AT G/F

UNDER (11)(b)(ii)
NOT LESS THAN 66% OF THE 30% OF (11)(b)(i)
66% OF 30% SITE AREA = 1920.600 m²
TOTAL GREENERY AREA PROPOSED AT G/F
= 1974.299 + 231.504 = 2205.803 m²

THEREFORE
= 2205.803 / 2910 x 100 %
= 75.801 % > 66%

TOTAL ROOF AREA

= 683.786 (T1) +83.592 (M1) + 83.592 (M2) +83.592 (M3) + 83.592 (M5) +422.598 (T3) + 422.598 (T5) +718.316 (T2) + 670.860 (RETAIL) + 71.120 (R.F.)
= 3323.646 m²

LEGENDS:
- ROOF AREA
- TOP ROOF & UPPER ROOF AREA
- ROOF GREENERY AREA PROPOSED
- PRIVATE ROOF AT MAIN ROOF AREA

PROPOSED ROOF GREENERY AREA

UNDER (11)(b)(iv)
NOT LESS THAN 20% OF THE BUILDING ROOF AREA
= 113.929 (T2) + 267.942 (T3) +261.395 (T5) + 42.952 (RECREATIONAL FACILITIES) + 26.869 (RETAIL)
= 713.087 m²

PERCENTAGE OF PROPOSED GREENERY AREA AT ROOF

TOTAL ROOF AREA = 3323.646 m²
= 713.087 / 3323.646 X 100 %
= 21.455% > 20 %

RECREATIONAL FACILITIES ROOF DIAGRAM

(RF) AREA = 71.120 m² TOTAL RECREATIONAL FACILITIES ROOF AREA = 71.120 m²

GREENERY AREA
(G5) GREENERY AREA = 42.952 m²
TOTAL RECREATIONAL FACILITIES GREENERY AREA = 42.952 m²

T5(UV2) ROOF DIAGRAM

(T5) AREA = 422.598 m²
TOTAL T5 ROOF AREA = 422.598 m²

GREENERY AREA
(G1) GREENERY AREA = 206.765 m²
(G2) GREENERY AREA = 39.299 m²
(G8) GREENERY AREA = 7.328 m²
(G10) GREENERY AREA = 3.988 m²
(G12) GREENERY AREA = 4.015 m²

M5 ROOF DIAGRAM

(M5) AREA = 83.592 m²
TOTAL M5 ROOF AREA = 83.592 m²

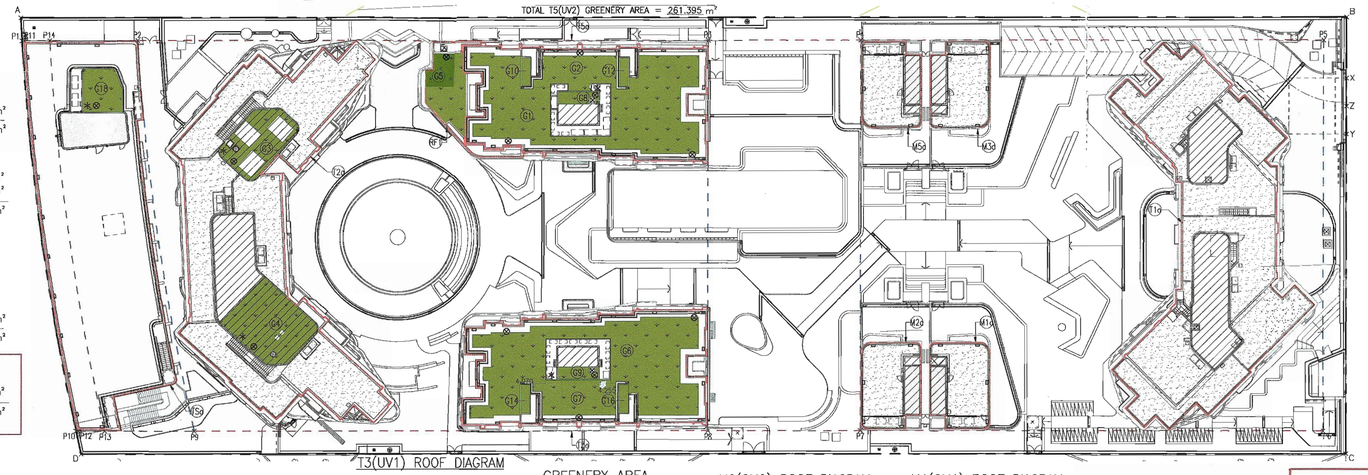
M3 ROOF DIAGRAM

(M3) AREA = 83.592 m²
TOTAL M3 ROOF AREA = 83.592 m²

T1 ROOF DIAGRAM

(T1) AREA = 683.786 m²
TOTAL T1 ROOF AREA = 683.786 m²

TOTAL T5(UV2) GREENERY AREA = 261.395 m²



T2 ROOF DIAGRAM

(T2) AREA = 718.316 m²
TOTAL T2 ROOF AREA = 718.316 m²

GREENERY AREA
(G3) GREENERY AREA = 35.285 m²
(G4) GREENERY AREA = 78.644 m²
TOTAL T2 GREENERY AREA = 113.929 m²

RETAIL ROOF DIAGRAM

(RS) AREA = 670.860 m²
TOTAL RETAIL ROOF AREA = 670.860 m²

GREENERY AREA
(G13) GREENERY AREA = 26.869 m²
TOTAL RETAIL GREENERY AREA = 26.869 m²

T3(UV1) ROOF DIAGRAM

(T3) AREA = 422.598 m²
TOTAL T3 ROOF AREA = 422.598 m²

B ROOF PLAN

GREENERY AREA
(G6) GREENERY AREA = 202.911 m²
(G7) GREENERY AREA = 44.378 m²
(G9) GREENERY AREA = 7.328 m²
(G13) GREENERY AREA = 4.070 m²
(G18) GREENERY AREA = 4.255 m²

TOTAL T3(UV1) GREENERY AREA = 267.942 m²

M2(GM2) ROOF DIAGRAM

(M2) AREA = 83.592 m²
TOTAL M2 ROOF AREA = 83.592 m²

M1(GM1) ROOF DIAGRAM

(M1) AREA = 83.592 m²
TOTAL M1 ROOF AREA = 83.592 m²

AMENDED PLAN

"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."

B.D. REFERENCE NUMBER:
BD 2/4023/17

NOTES
DO NOT SCALE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED.
READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.
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Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-13. 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
HO Chun-sang
Senior Building Surveyor
for BUILDING AUTHORITY
- 4 SEP 2020

NO.	DATE	REVISIONS	DRAWN	CHECKED	VERIFIED	APPROVED
09	08/2020	GENERAL REVISION	STL	LCL	SCL	THW
07	12/2019	GENERAL REVISION	STL	STL	LCL	THW
06	03/2019	GENERAL REVISION	STL	THW	THW	LT
05	11/2018	GENERAL REVISION	STL	STL	THW	LT
04	09/2018	GENERAL REVISION	STL	STL	THW	LT
01	12/2017	RE-SUBMISSION	STL	THW	THW	LT
00	09/2017	SUBMISSION	YHS	STL	THW	LT

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PROJECT:
PROPOSED COMPOSITE DEVELOPMENT AT NKIL No. 6566 KAI TAK AREA 1K SITE 2, KAI TAK, KOWLOON

TITLE:
SUSTAINABLE BUILDING DESIGN ASSESSMENT GREENERY AREA CALCULATION

DATE: 09/2017	SCALE: 1:400		
DRAFTED: (YHS)	CHECKED: (THW)	DESIGNED: (TAW)	REVIEWED: (ST)
JOB NO. 31970	DRAWING NO. B/A10/219	REV. NO. (09)	