

GREENERY AREA CALCULATION

GREEN ROOF AREA	
① TOWER 1 GREENERY AREA	= 4.079 m <sup>2</sup>
② TOWER 1 GREENERY AREA	= 1.575 m <sup>2</sup>
③ TOWER 1 GREENERY AREA	= 3.776 m <sup>2</sup>
④ TOWER 1 GREENERY AREA	= 1.705 m <sup>2</sup>
⑤ TOWER 1 GREENERY AREA	= 12.904 m <sup>2</sup>
⑥ TOWER 1 GREENERY AREA	= 7.653 m <sup>2</sup>
⑦ TOWER 1 GREENERY AREA	= 2.473 m <sup>2</sup>
⑧ TOWER 1 GREENERY AREA	= 4.310 m <sup>2</sup>
⑨ TOWER 1 GREENERY AREA	= 1.528 m <sup>2</sup>
⑩ TOWER 1 GREENERY AREA	= 5.662 m <sup>2</sup>
⑪ TOWER 1 GREENERY AREA	= 3.840 m <sup>2</sup>
⑫ TOWER 1 GREENERY AREA	= 3.749 m <sup>2</sup>
⑬ TOWER 1 GREENERY AREA	= 2.751 m <sup>2</sup>
⑭ TOWER 1 GREENERY AREA	= 1.408 m <sup>2</sup>
⑮ TOWER 1 GREENERY AREA	= 4.474 m <sup>2</sup>
⑯ TOWER 1 GREENERY AREA	= 2.410 m <sup>2</sup>
⑰ TOWER 1 GREENERY AREA	= 5.917 m <sup>2</sup>
⑱ TOWER 1 GREENERY AREA	= 4.643 m <sup>2</sup>
⑲ TOWER 2 GREENERY AREA	= 8.676 m <sup>2</sup>
⑳ TOWER 2 GREENERY AREA	= 4.087 m <sup>2</sup>
㉑ TOWER 2 GREENERY AREA	= 13.015 m <sup>2</sup>
㉒ TOWER 2 GREENERY AREA	= 14.622 m <sup>2</sup>
㉓ TOWER 2 GREENERY AREA	= 7.149 m <sup>2</sup>
㉔ TOWER 2 GREENERY AREA	= 1.957 m <sup>2</sup>
㉕ TOWER 2 GREENERY AREA	= 4.891 m <sup>2</sup>
㉖ TOWER 2 GREENERY AREA	= 8.011 m <sup>2</sup>
㉗ TOWER 2 GREENERY AREA	= 2.402 m <sup>2</sup>
㉘ TOWER 2 GREENERY AREA	= 3.355 m <sup>2</sup>
㉙ TOWER 2 GREENERY AREA	= 5.185 m <sup>2</sup>
㉚ TOWER 2 GREENERY AREA	= 7.372 m <sup>2</sup>
㉛ TOWER 2 GREENERY AREA	= 4.181 m <sup>2</sup>
㉜ CLUB HOUSE GREENERY AREA	= 29.496 m <sup>2</sup>
㉝ CLUB HOUSE GREENERY AREA	= 25.915 m <sup>2</sup>
㉞ CLUB HOUSE GREENERY AREA	= 2.250 m <sup>2</sup>
㉟ CLUB HOUSE GREENERY AREA	= 2.250 m <sup>2</sup>
㊱ CLUB HOUSE GREENERY AREA	= 2.250 m <sup>2</sup>
㊲ CLUB HOUSE GREENERY AREA	= 2.250 m <sup>2</sup>
㊳ CLUB HOUSE GREENERY AREA	= 2.250 m <sup>2</sup>
㊴ CLUB HOUSE GREENERY AREA	= 12.065 m <sup>2</sup>
㊵ CLUB HOUSE GREENERY AREA	= 1.327 m <sup>2</sup>
㊶ CARPARK COVER GREENERY AREA	= 14.640 m <sup>2</sup>
㊷ CARPARK COVER GREENERY AREA	= 130.054 m <sup>2</sup>
㊸ CARPARK COVER GREENERY AREA	= 24.910 m <sup>2</sup>
㊹ CARPARK COVER GREENERY AREA	= 151.965 m <sup>2</sup>
㊺ CARPARK COVER GREENERY AREA	= 23.908 m <sup>2</sup>
Total = 585.290 m <sup>2</sup>	

GREENERY AREA AT PRIMARY ZONE	
① GREENERY AREA	= 2.460 m <sup>2</sup>
② GREENERY AREA	= 2.416 m <sup>2</sup>
③ GREENERY AREA	= 1.963 m <sup>2</sup>
④ GREENERY AREA	= 2.304 m <sup>2</sup>
⑤ GREENERY AREA	= 2.449 m <sup>2</sup>
⑥ GREENERY AREA	= 10.528 m <sup>2</sup>
⑦ GREENERY AREA	= 1.747 m <sup>2</sup>
⑧ GREENERY AREA	= 3.698 m <sup>2</sup>
⑨ GREENERY AREA	= 8.785 m <sup>2</sup>
⑩ GREENERY AREA	= 15.748 m <sup>2</sup>
⑪ GREENERY AREA	= 27.461 m <sup>2</sup>
⑫ GREENERY AREA	= 18.666 m <sup>2</sup>
⑬ GREENERY AREA	= 5.074 m <sup>2</sup>
⑭ GREENERY AREA	= 8.741 m <sup>2</sup>
⑮ GREENERY AREA	= 2.726 m <sup>2</sup>
⑯ GREENERY AREA	= 23.859 m <sup>2</sup>
⑰ GREENERY AREA	= 99.339 m <sup>2</sup>
⑱ GREENERY AREA	= 7.570 m <sup>2</sup>
⑲ GREENERY AREA	= 26.500 m <sup>2</sup>
㉑ GREENERY AREA	= 2.710 m <sup>2</sup>
㉒ GREENERY AREA	= 6.895 m <sup>2</sup>
㉓ GREENERY AREA	= 35.941 m <sup>2</sup>
㉔ GREENERY AREA	= 10.112 m <sup>2</sup>
㉕ GREENERY AREA	= 9.699 m <sup>2</sup>
㉖ GREENERY AREA	= 60.950 m <sup>2</sup>
㉗ GREENERY AREA	= 0.685 m <sup>2</sup>
㉘ GREENERY AREA	= 3.083 m <sup>2</sup>
㉙ GREENERY AREA	= 172.698 m <sup>2</sup>
㉚ GREENERY AREA	= 108.099 m <sup>2</sup>
㉛ GREENERY AREA	= 3.964 m <sup>2</sup>
㉜ GREENERY AREA	= 5.916 m <sup>2</sup>
㉝ GREENERY AREA	= 24.014 m <sup>2</sup>
㉞ GREENERY AREA	= 1.288 m <sup>2</sup>
㉟ GREENERY AREA	= 8.378 m <sup>2</sup>
㊱ GREENERY AREA	= 5.027 m <sup>2</sup>
㊲ GREENERY AREA	= 12.780 m <sup>2</sup>
㊳ GREENERY AREA	= 1.131 m <sup>2</sup>
㊴ GREENERY AREA	= 1.131 m <sup>2</sup>
㊵ GREENERY AREA	= 1.131 m <sup>2</sup>
㊶ GREENERY AREA	= 99.985 m <sup>2</sup>
㊷ GREENERY AREA	= 1.090 m <sup>2</sup>
㊸ GREENERY AREA	= 3.060 m <sup>2</sup>
㊹ GREENERY AREA	= 5.592 m <sup>2</sup>
Total = 859.655 m <sup>2</sup>	

WATER FEATURE AREA	
① GREENERY AREA	= 2.270 m <sup>2</sup>
② GREENERY AREA	= 4.025 m <sup>2</sup>
③ GREENERY AREA	= 24.249 m <sup>2</sup>
④ GREENERY AREA	= 13.321 m <sup>2</sup>
Total = 43.865 m <sup>2</sup> /2	
= 21.933 m <sup>2</sup>	

GREENERY AT PRIMARY ZONE  
= 859.655 / 7293 x 100%  
= 11.787% > 10%  
TOTAL GREENERY AREA  
= 585.290 + 859.655 + 21.933  
= 1466.878 / 7293 x 100%  
= 20.114% > 20%  
TOTAL OTHER GREENERY FEATURE AREA  
= 21.933 / 1466.878 x 100%  
= 1.495% < 30%

SUSTAINABLE BUILDING DESIGN ASSESSMENT UNDER PNAP APP-152

A. BUILDING SEPARATION (PARA. 6)

STANDALONE RESIDENTIAL BUILDING BLOCKS OF HEIGHT NOT EXCEEDING 15 METERS  
THEREFORE BUILDING SEPARATION REQUIREMENT IS NOT APPLICABLE.

B. BUILDING SET BACK (PARA. 9)

MAY EXEMPT FROM BUILDING SET BACK REQUIREMENT WHERE HEIGHT OF THE BUILDING IS LESS THAN 2 TIMES THE MEAN WIDTH OF THE STREET.

a) TONG YAN SAN TSUEN ROAD/TOWER 1

MEAN STREET WIDTH = (13.527 + 10.860) / 2  
= 12.194  
x2 = 24.388

BUILDING HEIGHT  
ROOF LEVEL = +39.500  
MEAN STREET LEVEL = (27.670 + 26.900) / 2  
= 27.285  
BUILDING HEIGHT = 39.500 - 27.285  
= 12.215 < 24.388 OK.

THEREFORE, EXEMPT FROM SET BACK REQUIREMENT.

b) TONG YAN SAN TSUEN WEST ROAD/TOWER 2

MEAN STREET WIDTH = (13.928 + 11.519) / 2  
= 12.724  
x2 = 25.448

BUILDING HEIGHT  
ROOF LEVEL = +34.850  
MEAN STREET LEVEL = (20.000 + 23.000) / 2  
= 21.500  
BUILDING HEIGHT = 34.850 - 21.500  
= 13.350 < 25.448 OK.

TOWER 1 (TONG TAN SAN TSUEN RD)

ROOF LEVEL = 39.500m  
MEAN STREET LEVEL = 27.285m  
BUILDING HEIGHT = 12.215m < 15m

TOWER 2 (TONG TAN SAN TSUEN WEST RD)

ROOF LEVEL = 34.850m  
MEAN STREET LEVEL = 21.500m  
BUILDING HEIGHT = 13.350m < 15m

B.D. REFERENCE NUMBER:

BD 2/9014/04

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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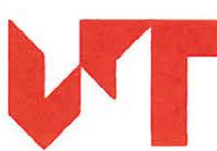
Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP APP-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved

LAW Pui-sze, Amy  
Senior Building Surveyor  
for BUILDING AUTHORITY  
30 JUL 2018

REVISIONS

NO.	DATE	REVISED	BY	CHKD	APPD
Y	03.13	GENERAL REVISIONS			
Z	06.13	GENERAL REVISIONS			
AA	03.14	GENERAL REVISIONS			
AB	09.15	GENERAL REVISIONS			
AC	12.15	GENERAL REVISIONS			
AD	03.16	GENERAL REVISIONS			
AE	06.16	GENERAL REVISIONS			
AF	10.16	GENERAL REVISIONS			
AG	02.17	GENERAL REVISIONS			
AH	05.17	GENERAL REVISIONS			
AI	12.17	GENERAL REVISIONS			
AM	02.18	GENERAL REVISIONS			
AN	04.18	GENERAL REVISIONS			
AP	07.18	GENERAL REVISIONS			



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PROJECT:  
PROPOSED COMPREHENSIVE DEVELOPMENT AT LOT NO. 2131 IN D.D. 121 TONG YAN SAN TSUEN, NEW TERRITORIES.

TITLE:  
SUSTAINABLE BUILDING DESIGN ASSESSMENT & GREENERY AREA CALCULATION

AMENDED PLAN

"Statement II : The works shown on these plans are Type II works (GENERAL BUILDING WORKS) in respect of which the Building Authority's consent is applied for."

DATE	10/2010	SCALE	1:250
DRAWN BY	YH	CHECKED BY	YH
DESIGNED BY	YH	REVIEWED BY	YH
JOB NO.	30910	DRAWING NO.	A/GBP52
REV. NO.	(AP)		