

SUSTAINABLE BUILDING DESIGN CALCULATION

DIAGRAM 1

- SITE AREA = 11626m² (< 20,000m²)
- PROPOSED BUILDING: TWO TOWERS (T1 - T2) ON TWO BASEMENT FLOORS;
48 HOUSES (1 - 6, 7 - 86)
- THE SITE ABUTS DIRECTLY CASTLE PEAK ROAD;
: MEAN STREET LEVEL = (20.3 + 15.4) / 2 = 17.85mPD
- THE SITE ABUTS DIRECTLY TUEN MUN ROAD;
: MEAN STREET LEVEL = (28.4 + 30.7) / 2 = 29.55mPD
- THE SITE ABUTS THE GREEN AREA (FUTURE PUBLIC ROAD)
: MEAN STREET LEVEL = (20.30+23.20) / 2 = 21.75mPD
- BUILDING HEIGHT
T1 & T2 ABOVE CASTLE PEAK ROAD (58.0-17.85) + 1.3 = 41.45m
ABOVE TUEN MUN ROAD (58.0-29.55) + 1.3 = 29.75m
ABOVE GREEN AREA (FUTURE PUBLIC ROAD) (58.0-21.75) + 1.3 = 37.55m

DESIGN REQUIREMENT 1 (BUILDING SEPARATION)

- TOWERS T1 & T2**
Lp = 60M (< 60M) FOR SITE LESS THAN TWO HECTARES
∴ TOWERS T1 & T2 SHALL NOT APPLICABLE FOR THE REQUIREMENT TO COMPLY WITH THE BUILDING SEPARATION REQUIREMENT (APP152 PARA 5)
- HOUSES 1 - 6, 7 - 86**
(4, 4, 13-14, 24, 34, 40-59, 64, 67, 70-79, 84 OMITTED)
3 STOREYS ON G/F GARAGE (NOT MORE THAN 4 STOREYS)
∴ HOUSES 1 - 6, 7-86 & 21-28 SHALL NOT APPLICABLE FOR THE REQUIREMENT IN THE BUILDING SEPARATION ASSESSMENT (APP152 PARA 10)

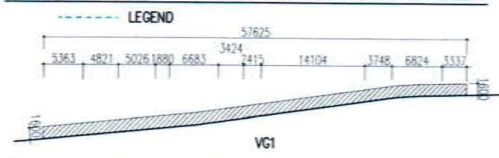
DESIGN REQUIREMENT (BUILDINGS SET BACK)

- THE SITE ABUTS ON
CASTLE PEAK ROAD = 24.8M WIDE APPROX > 15M
TUEN MUN ROAD = 37M WIDE APPROX > 15M
GREEN AREA = 11.2M WIDE APPROX (FUTURE PUBLIC ROAD)
- ∴ BUILDINGS ABUTTING CASTLE PEAK ROAD AND TUEN MUN ROAD SHALL NOT APPLICABLE FOR THE REQUIREMENT OF BUILDING SETBACK (APP152 PARA 12)

SCHEDULE FOR SITE COVERAGE OF GREENERY:

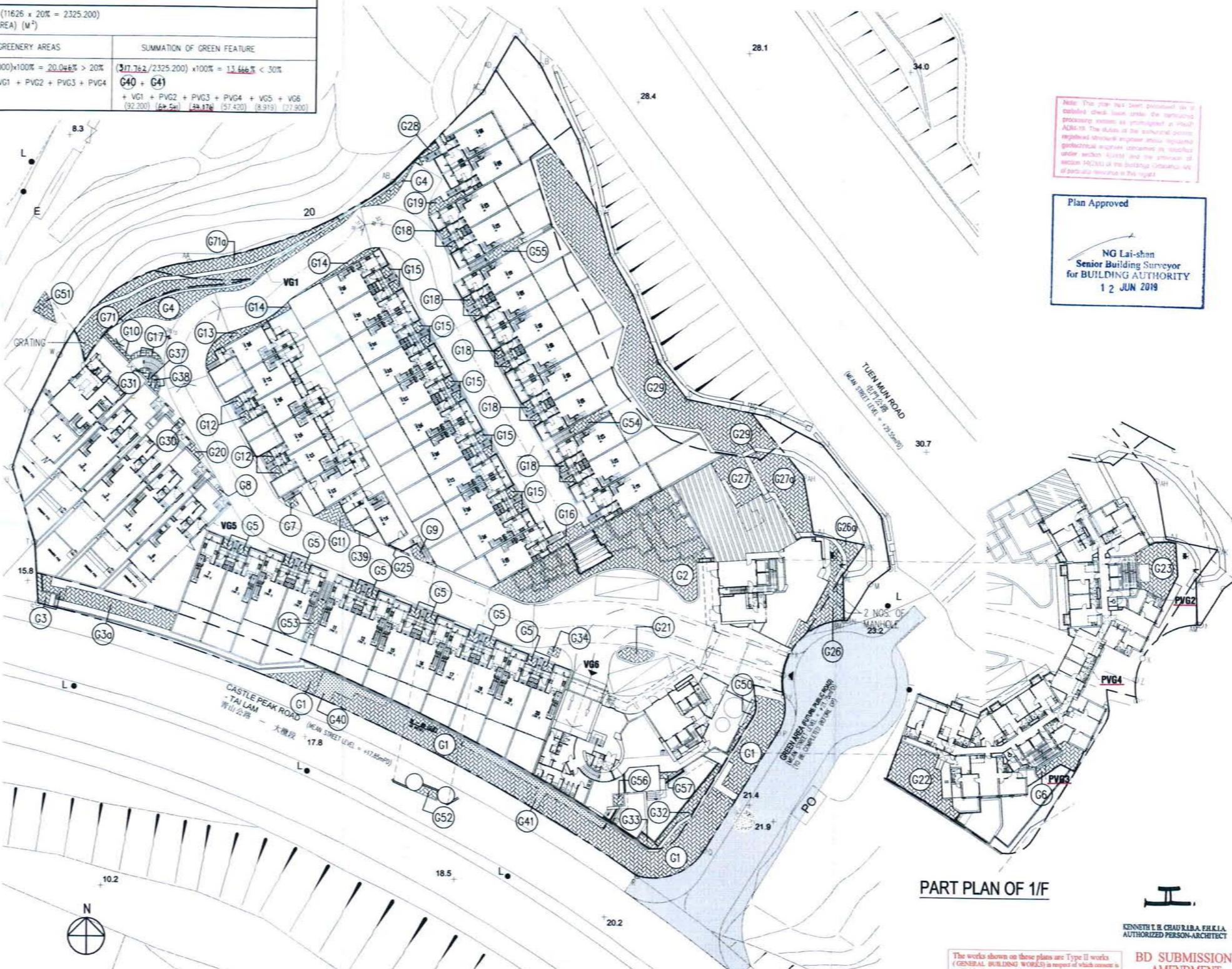
SITE AREA (SQ.M)	MINIMUM SITE COVERAGE OF GREENERY (11626 x 20% = 2325.200) (i.e PERCENTAGE OF GREENERY AREA OVER SITE AREA) (M ²)		
	PRIMARY ZONE (G/F)	TOTAL GREENERY AREAS	SUMMATION OF GREEN FEATURE
1,000 < 11626 < 20,000	(1605.835/11626.000) x 100% = 13.812% > 10% G1 TO G3 + G6 + G21 TO G23 + G26 TO G29 + G32 TO G34 + G50 + G71 TO G76 + PVG2 + PVG3 + PVG4 + VG1 + VG5 + VG6	(2330.535/11626.000) x 100% = 20.048% > 20% G1 TO G76 + VG1 + PVG2 + PVG3 + PVG4 + VG5 + VG6	(317.762/2325.200) x 100% = 13.666% < 30% G40 + G41 + VG1 + PVG2 + PVG3 + PVG4 + VG5 + VG6 (32.303) (16+5m) (43.176) (17.420) (8.919) (17.900)

CALCULATION FOR SITE VERTICAL GREEN



CALCULATION FOR SITE COVERAGE OF GREENERY

Feature	Area (M ²)	Feature	Area (M ²)
G1	425.427	G18	10 x 2.892 = 28.920
G2	292.370	G19	10 x 2.892 = 28.920
G3	14.208	G20	10 x 2.892 = 28.920
G3a	52.077 / COS 45° = 73.648	G25	10 x 2.892 = 28.920
G6	19.943	G28	10 x 2.892 = 28.920
G21	11.264	G29	10 x 2.892 = 28.920
G22	73.413	G30	10 x 2.892 = 28.920
G23	48.571	G31	10 x 2.892 = 28.920
G26	48.548	G37	10 x 2.892 = 28.920
G26a	8.287	G38	10 x 2.892 = 28.920
G27	41.449	G39	10 x 2.892 = 28.920
G27a	72.891	G51	10 x 2.892 = 28.920
G32	18.594	G52	10 x 2.892 = 28.920
G33	4.325	G53	10 x 2.892 = 28.920
G34	3.100	G54	10 x 2.892 = 28.920
G50	7.469	G55	10 x 2.892 = 28.920
G71	90.233	G56	10 x 2.892 = 28.920
G76	67.039	G57	10 x 2.892 = 28.920
PVG2	6.474	SUB TOTAL = 691.994	
PVG3	24.076	SUB TOTAL = 1605.835	
PVG4	57.420	SUB TOTAL = 57.420	
VG1	92.200	G40	0.5 x 28.703 = 14.352
VG5	8.919	G41	0.5 x 36.708 = 18.354
VG6	27.900	SUB TOTAL = 32.706	
SUB TOTAL = 1605.835		TOTAL: 1605.835 + 691.994 + 32.706 = 2330.535	



Note: This plan has been prepared for a building application under the Building Ordinance. The details of the structural, services, mechanical, electrical, plumbing, fire, and other technical specifications are contained in the drawings and specifications of the building contract and are not to be used for any other purpose without the written consent of the architect.

Plan Approved
NG Lai-shan
Senior Building Surveyor
for BUILDING AUTHORITY
12 JUN 2019

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT 168 CASTLE PEAK ROAD - TAI LAM AREA 55, SIU SAU
TUEN MUN, TMTL 435 RP, S.A. & S.B.

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NO.	DATE	REVISION	APP.	NO.	DATE	REVISION	APP.	DESIGNED	DRAWN	DRAWING TITLE:
K	2019-08-01	B.D. AMENDMENT NO.10	NC	E	2019-05-05	B.D. AMENDMENT NO.2 RESUBMISSION	NC	JC	TCK	SUSTAINABLE BUILDING DESIGN CALCULATION
L	2019-12-21	B.D. AMENDMENT NO.11	NC	F	2019-11-03	B.D. AMENDMENT NO.3	NC	APPROVED	CHECKED	
M	2019-04-18	B.D. AMENDMENT NO.14	NC	G	2019-12-20	B.D. AMENDMENT NO.4	NC	NC	HL	
N	2019-08-29	B.D. AMENDMENT NO.15	NC	H	2019-06-23	B.D. AMENDMENT NO.5	NC	DATE	SCALE	
D	2019-02-29	B.D. AMENDMENT NO.2	NC	J	2019-01-18	B.D. AMENDMENT NO.7	NC	MAY.2014	1 : 400	

PROJECT NO: 13-483
DRAWING NO: A-43
SCALE: 1 : 400
REV: N
CYS

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.

BD SUBMISSION AMENDMENT 05 JUN 2019

KENNETH T. B. CHAU, RIBA, FR. I.A.A. AUTHORIZED PERSON-ARCHITECT