

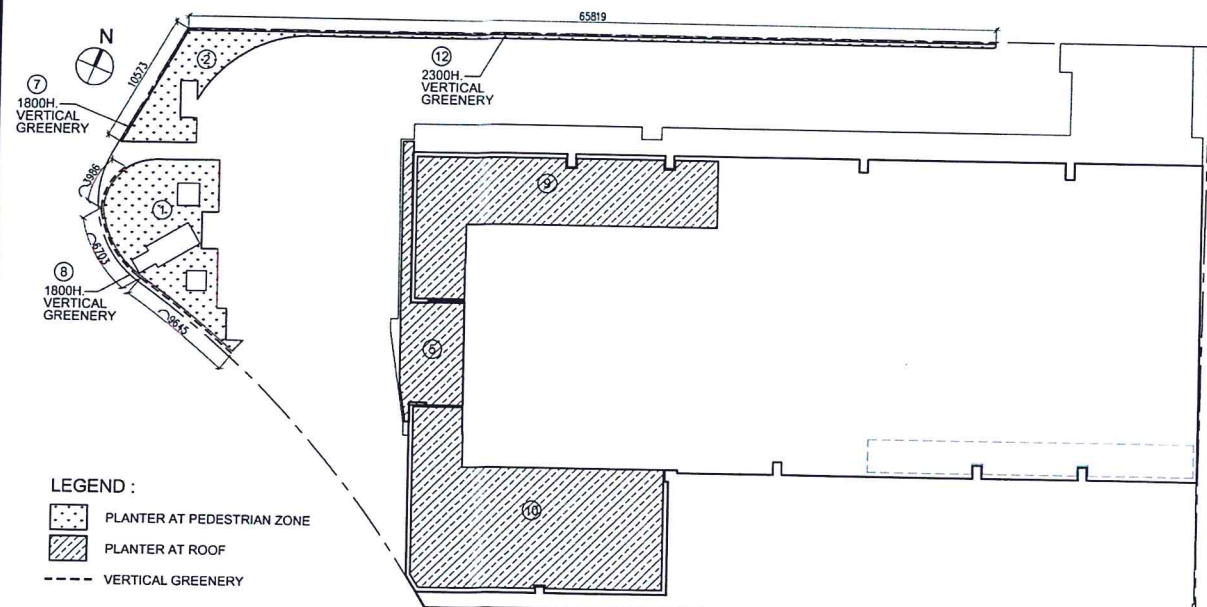
Re: 22 Wing Kin Road, Kwai Chung – K.C.T.L. No.478

Form BA13 Submission for Application of Occupation Permit

2/9/75/16 (Pt. II)

105⁵

Plan for Location of Greenery Areas and Schedule



GREENERY AREA DIAGRAM

SCALE 1 : 300

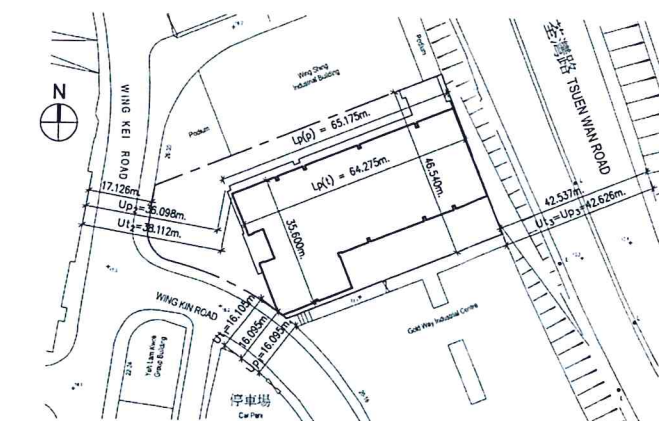
CALCULATION OF SITE COVERAGE OF GREENERY

SITE AREA	= 3707.000 S.M.
TOTAL GREENERY AREA REQ'D	3707.000 x 20% = 741.400 S.M.
50% OF THE 20% GREENERY AREA TO BE VISIBLE PEDESTRIAN OR ACCESSIBLE BY ANY PERSON	741.400 x 50% = 370.700 S.M.
PRIMARY GREENERY AREA PROVIDED	
① PLANTER	= 76.719 S.M.
② PLANTER	= 60.577 S.M.
③ PLANTER	= 36.324 S.M.
④ PLANTER	= 0.418 S.M.
⑤ PLANTER	= 54.327 S.M.
⑥ PLANTER	= 45.331 S.M.
⑦ 1800H. VERTICAL GREENERY	
10.573 x 1.800H.	= 19.031 S.M.
⑧ 1800H. VERTICAL GREENERY	
(3.986 + 6.703 + 9.645) x 1.800 H.	= 36.601 S.M.
⑫ 2300H. VERTICAL GREENERY	
65.819 x 2.300 H.	= 151.384 S.M.
TOTAL	= 398.639 S.M. > 370.700 S.M.
TOTAL GREENERY AREA PROVIDED	
GREENERY AREA BELOW 15M.	
GREENERY AREA AT ROOF	
⑨ PLANTER	= 155.792 S.M.
⑩ PLANTER	= 218.924 S.M.
⑪ PLANTER	= 60.891 S.M.
TOTAL	= 773.355 S.M. > 741.400 S.M.
50% OF TOTAL GREENERY AREA PROVIDED	773.355 / 2 = 386.678 S.M. > 398.639 S.M.
TOTAL VERTICAL GREENERY PERMITTED	3707.000 x 20% x 30% = 222.420 S.M.
TOTAL VERTICAL GREENERY PROVIDED	19.031 + 36.601 + 151.384 = 207.016 S.M. < 222.420 S.M.

SUSTAINABLE BUILDING DESIGN GUIDELINES (SBDG)

SITE AREA = 3707.000 S.M.
HEIGHT OF BUILDING = 88.775 M.
LEVEL ZERO = 16.200 MPD

SBDG (PNAP APP-152)		DWG NO. DEMONSTRATING COMPLIANCE
BUILDING SEPARATION		
PARA. 10	DOMESTIC BUILDING WITH: H < 15m; AND NO. OF STOREY < OR = 4	YES: 16. BUILDING SEPARATION NOT REQUIRED N/A NO: 16. BUILDING SEPARATION REQUIRED (COMPLY WITH PARA. 7) N/A
PARA. 7	SITE AREA < 20,000 S.M. AND PROPOSED Lp < 60 M.	BUILDING SEPARATION N/A N/A
	SITE AREA < 20,000 S.M. AND PROPOSED Lp > OR = 60 M.	MIN. P = 20% ; 20% G-19
	SITE AREA > 20,000 S.M. AND H < OR = 60 M.	MIN. P = 20% ; 25% N/A
	SITE AREA > 20,000 S.M. AND H > 60 M.	MIN. P = 20% ; 33.3% N/A
PARA. 8	THE BUILDING SEPARATION REQUIREMENT AT THE LOW ZONE TO BE WAIVED	YES N/A NO --
APPENDIX B PARA. 2	MAX. CONTINUOUS PROJECTED FACADE LENGTH (Lp) OF BUILDING(S) ABUTTING A STREET	YES G-19 NO N/A
BUILDING SET BACK		
PARA. 13	BUILDING ABUTTING A NARROW STREET LESS THAN 15 M. WIDE	YES N/A NO --
SITE COVERAGE OF GREENERY		
PARA. 13	SITE AREA < 1,000 S.M.	S.G. OF GREENERY N/A N/A
	1,000 < SITE AREA < 20,000 S.M.	MIN. S.C. OF GREENERY = 20% (MIN. 10% AT PEDESTRIAN ZONE) G-19
	SITE AREA > 20,000 S.M.	MIN. S.C. OF GREENERY = 30% (MIN. 15% AT PEDESTRIAN ZONE) N/A



SITE PLAN (FOR CONTINUOUS PROJECT FACADE LENGTH (Lp))

DESIGN REQUIREMENT (1)

SCALE 1 : 1000

BUILDING SET BACK

WIDTH OF ON WING KIN ROAD = 16.095 m. (SET BACK NOT REQUIRED)
WIDTH OF ON WING KEI ROAD = 17.126 m. (SET BACK NOT REQUIRED)
WIDTH OF ON TSUEN WAN ROAD = 42.537 m. (SET BACK NOT REQUIRED)

DESIGN REQUIREMENT (1)

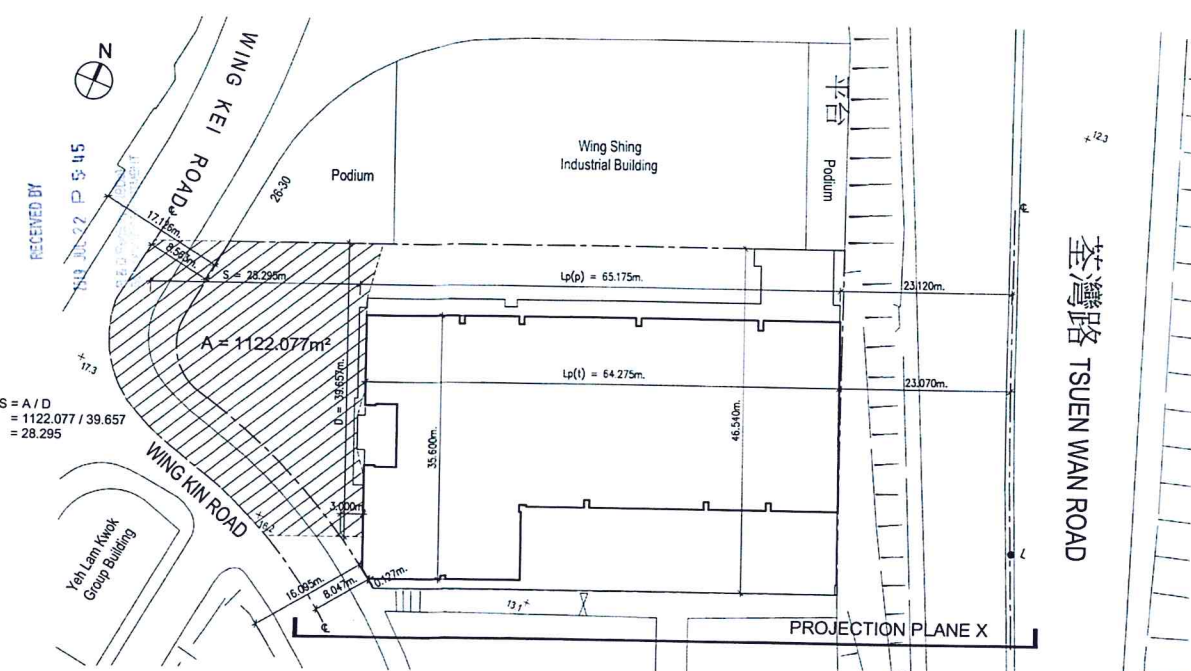
MAX (Lp) = 5 x U

BUILDING AT LOW ZONE

Up (Up < Up1 < Up2) = 16.095 m.
MAX (Lp) = 5 x Up = 5 x 16.095 = 80.475 m.
(Lp) OF PROPOSED PODIUM = 65.175 m. ≤ 80.475 m.

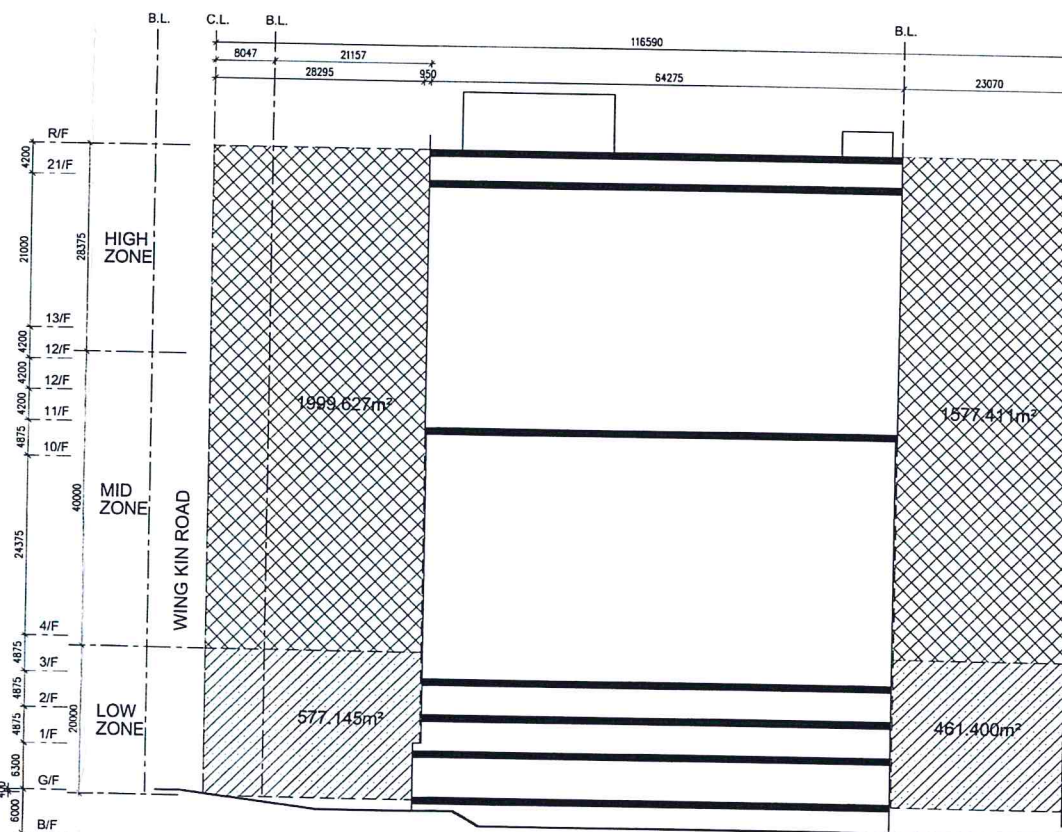
BUILDING AT MID / HIGH ZONE

Ut (Ut < Ut1) = 16.322 m.
MAX (Lp) = 5 x Ut = 5 x 16.322 = 81.610 m.
(Lp) OF PROPOSED PODIUM = 64.275 m. ≤ 81.610 m.



SITE PLAN (FOR BUILDING SEPARATION ASSESSMENT)

SCALE 1 : 500



PROJECTED FACADE THROUGH PROJECTION PLANE X

SCALE 1 : 500

BUILDING SEPARATION ASSESSMENT

LOW ZONE

MIN. (P) = 20 % (FROM TABLE 1) PNAP APP.152
MIN. 7.5m TO C.L. OF ADJOINING STREET
OPEN TO ABOVE OR H ≥ 2/3 OF THE ASSESSMENT ZONE
(Lp)p = 65.175 m. ≤ 80.475 m.
TOTAL FACADE AREA OF THE INTERVENING SPACES
577.145 + 461.400 = 1038.545 s.m.
(P) ACHIEVED BY THE INTERVENING SPACES
1038.545 / (116.590 x 20) x 100% = 44.538% ≥ 20.00%

MID / HIGH ZONE

MIN. (P) = 20 % (FROM TABLE 1) PNAP APP.152
MIN. 7.5m TO C.L. OF ADJOINING STREET
OPEN TO ABOVE OR H ≥ 2/3 OF THE ASSESSMENT ZONE
(Lp)h = 64.275 m. ≤ 80.525 m.
TOTAL FACADE AREA OF THE INTERVENING SPACES
1999.627 + 1577.411 = 3577.038 s.m.
(P) ACHIEVED BY THE INTERVENING SPACES
3577.038 / (116.590 x 68.375) x 100% = 44.871% ≥ 20.00%

THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS (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. REF NO.: 2/9175/16
F.S.D. REF NO.: FP 8/10636(A)<21>

Note: This plan has been processed and passed check back under the fast-track processing system as promulgated in PNAP APP.152. The duties of the authorized person registered structural engineer and/or registered professional architect are accepted as specified in the above sections. All the plans and drawings of section 14(2)(c) of the Building Ordinance of particular relevance to this project.

Plan Approved

TSANG Pak-king, Aileen
Senior Building Surveyor
for BUILDING AUTHORITY
19 AUG 2019

AMENDED PLAN

Rev.	Date	Description	Drawn	App.
F	18/07/19	GENERAL REVISION	KCL	
E	31/01/19	GENERAL REVISION	EDDY	
D	06/12/18	GENERAL REVISION	EDDY	
C	10/09/18	GENERAL REVISION	K.HO	
B	15/12/17	GENERAL REVISION	KCL	
A	30/08/17	GENERAL REVISION	EDDY	
-	22/12/16	FIRST SUBMISSION	KCL	

Architect

Job No. A-1621

Project

PROPOSED INDUSTRIAL BUILDING

LOT NO. K.C.T.L. 478

J/O WING KEI ROAD & WING KIN ROAD

KWAI CHUNG N.T.

Drawing Title

SBD CALCULATION

Name

Signed

Date

Drawn

Check

Approved

P.M.TANG

16/07/19

Scale

AS SHOWN

Drawing No.

G-19

Revision

F

Lee Kar-yar, Douglas

Authorized Person-Architect