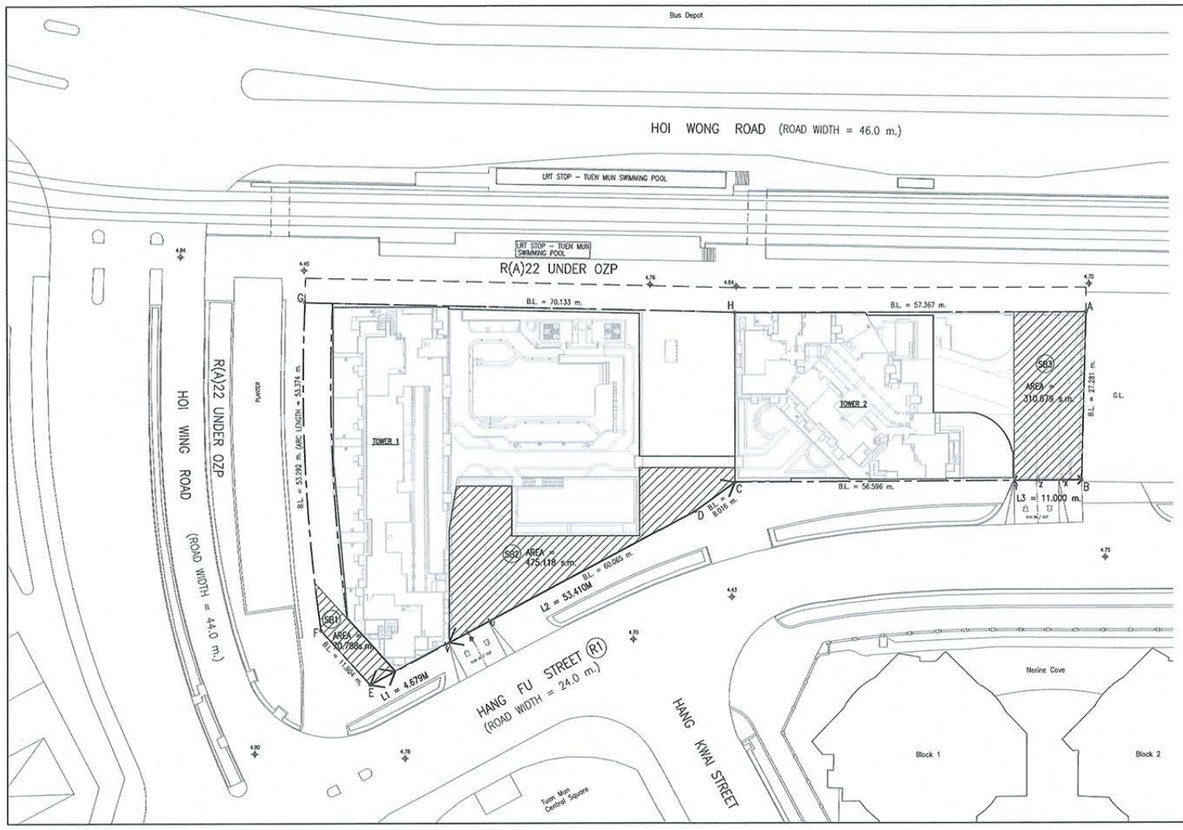
BUILDING SET BACK AND BUILDING SEPARATION (PNAP APP-152)



SUSTAINABLE BUILDING DESIGN (SBD)

SITE AREA = 4831 s.m. (ABOUT) < 20000 s.m.

CLASS = 'A'

BUILDING HEIGHT (T1) = 98.900 m. – 4.70 m. (MEAN LEVEL) = 93.900 m. > 60 m.
(T2) = 92.600 m. – 4.70 m. (MEAN LEVEL) = 87.900 m. > 60 m.

BUILDING SET BACK

WIDTH OF (R1) ROAD = ABOUT 24.000 m. < 15 m.

THEREFORE, NO BUILDING SET BACK IS REQUIRED UNDER S.B.D. GUIDELINES

BUILDING SEPARATION ASSESSMENT – LOW ZONE

SITE COVERAGE

COVERED AREA OF THE BUILDING = 3039.411 s.m.
(i.e. 3039.411 s.m. / 4831 s.m. x 100% = 62.915 %)

SITE COVERAGE ABOVE GROUND LEVEL = 62.915% (NOT EXCEEDING 65%)

AREA OF BUILDING SETBACK

TOTAL AREA OF BUILDING SET BACK = (SB1) + (SB2) + (SB3)
= 70.788 s.m. + 475.118 s.m. + 310.679 s.m.
= 856.585 s.m.

(i.e. 856.585 s.m. / 4831 s.m. x 100% = 17.731 % > 15%)

FRONTAGE OF BUILDING SETBACK

LENGTH OF SITE BOUNDARY ABUTTING HANG FU STREET = 124.677M

TOTAL FRONTAGE OF BUILDING SETBACK ALONG HANG FU STREET
= 4.679M + 53.410M + 11.007M
= 69.089M (i.e. 55.414% > 50% OF SITE BOUNDARY ABUTING ON HANG FU STREET)

THEREFORE, THE BUILDING SEPARATION REQUIREMENT AT LOW ZONE CAN BE WAIVED.

SITE PLAN SHOWING FRONTAGE AND AREA OF SET BACK

⟷ FRONTAGE OF BUILDING SET BACK FROM SITE BOUNDARY ABUTTING STREET

▨ AREA OF BUILDING SET BACK FROM SITE BOUNDARY ABUTTING STREET

REQUIRED S.C. OF GREENERY

MIN. S.C. OF GREENERY (PRIMINARY ZONE) = 10% (483.100 s.m.)
TOTAL GREENERY AREA = 20% (966.200 s.m.)
MAX. AREAS FOR OTHER GREENING FEATURES = 966.200 s.m. x 30% = 289.860 s.m.

PROVIDED S.C. OF GREENERY (GROUND FLOOR)

PLANTER (A)		=	74.264 s.m.
PLANTER (B)		=	0.928 s.m.
PLANTER (C)		=	31.715 s.m.
PLANTER (D)		=	2.825 s.m.
PLANTER (E)		=	1.148 s.m.
	TOTAL	=	110.880 s.m.
DEDUCT			
2x PLINTH (p1)	0.160 x 2	=	0.320 s.m.
3x PLINTH (p2)	0.063 x 3	=	0.189 s.m.
1x PLINTH (p3)	0.090 x 1	=	0.090 s.m.
	TOTAL	=	110.281 s.m.

PROVIDED S.C. OF GREENERY (1st FLOOR)

PLANTER (1)		=	43.674 s.m.
PLANTER (2)		=	120.199 s.m.
PLANTER (3)		=	10.638 s.m.
	TOTAL	=	174.511 s.m.
DEDUCT			
1x PLINTH (p1)	0.160 x 1	=	0.160 s.m.
3x PLINTH (p2)	0.063 x 3	=	0.189 s.m.
1x PLINTH (p3)	0.090 x 1	=	0.090 s.m.
	TOTAL	=	174.072 s.m.

PROVIDED S.C. OF GREENERY (2nd FLOOR)

PLANTER (A)	= 57.920 s.m.	PLANTER (J)	= 8.788 s.m.	PLANTER (S)	= 17.071 s.m.
PLANTER (B)	= 1.336 s.m.	PLANTER (K)	= 11.796 s.m.	PLANTER (T)	= 16.308 s.m.
PLANTER (C)	= 7.685 s.m.	PLANTER (L)	= 6.094 s.m.	PLANTER (V)	= 18.884 s.m.
PLANTER (D)	= 1.890 s.m.	PLANTER (M)	= 11.532 s.m.	PLANTER (W)	= 10.613 s.m.
PLANTER (E)	= 5.065 s.m.	PLANTER (N)	= 5.329 s.m.	PLANTER (X)	= 84.180 s.m.
PLANTER (F)	= 1.503 s.m.	PLANTER (P)	= 2.804 s.m.	PLANTER (Y)	= 28.594 s.m.
PLANTER (G)	= 25.426 s.m.	PLANTER (Q)	= 12.823 s.m.	PLANTER (Z)	= 23.486 s.m.
PLANTER (H)	= 27.110 s.m.	PLANTER (R)	= 10.663 s.m.		

TOTAL = 396.300 s.m.

DEDUCT			
4x PLINTH (p1)	0.160 x 4	=	0.640 s.m.
33x PLINTH (p2)	0.063 x 33	=	2.079 s.m.
6x PLINTH (p3)	0.090 x 6	=	0.540 s.m.
	TOTAL	=	393.041 s.m.

PROVIDED VERTICAL GREENING ON G/F

VERTICAL GREENING (a) = 14.006 s.m. VERTICAL GREENING (c) = 47.355 s.m.
VERTICAL GREENING (b) = 25.975 s.m.

TOTAL = 87.336 s.m.

PROVIDED VERTICAL GREENING ON 1/F

VERTICAL GREENING (a) = 51.199 s.m. VERTICAL GREENING (b) = 39.528 s.m.
VERTICAL GREENING (c) = 57.133 s.m. VERTICAL GREENING (e) = 2.977 s.m.

TOTAL = 160.837 s.m.

PROVIDED VERTICAL GREENING ON 2/F

VERTICAL GREENING (d) = 41.289 s.m.

TOTAL VERTICAL GREENING

= 87.336 s.m. + 160.837 s.m. + 41.289 s.m.
= 289.462 s.m. 160.837

ACTUAL VERTICAL GREENING

= 289.462 s.m. < 289.860 s.m.

TOTAL PROPOSED S.C. OF GREENERY (PRIMARY ZONE)

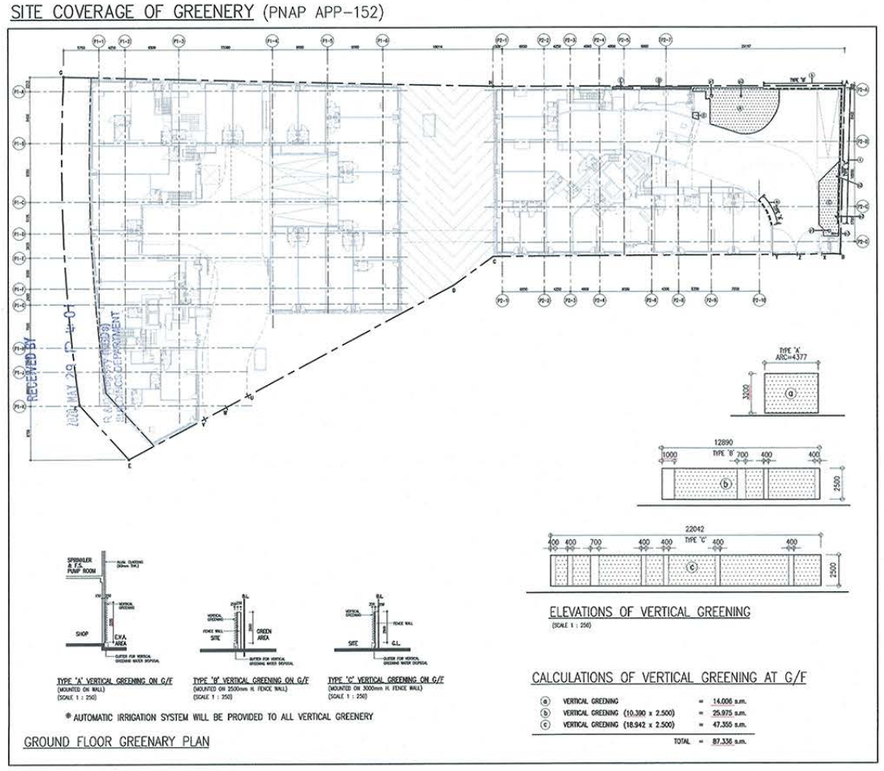
= 110.281 s.m. + 174.072 s.m. + 393.041 s.m. + 289.462 s.m.
= 966.856 s.m. > 483.100 s.m.

TOTAL PROPOSED S.C. OF GREENERY (OVERALL)

= 110.281 s.m. + 174.072 s.m. + 393.041 s.m. + 289.462 s.m.
= 966.856 s.m. > 966.200 s.m.

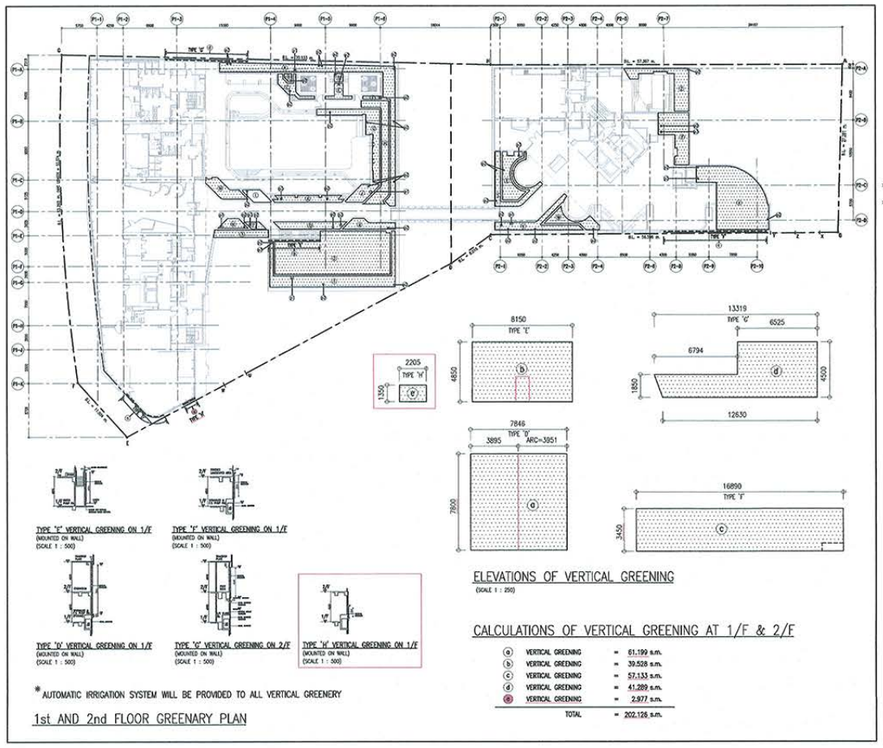
* ALL GREENERY AREAS ARE DESIGNATED AS COMMON AREA
* THE TOTAL PROPOSED S.C. OF GREENERY(PRIMARY ZONE) SHALL REFER TO THOSE GREENERY AREA BEING "VISIBLE TO PEDESTRIANS OR ACCESSIBLE BY ANY PERSON OR PERSONS ENTERING THE LOT" AS REQUIRED UNDER SPECIAL CONDITION NO. 9(b)(ii).

SITE COVERAGE OF GREENERY (PNAP APP-152)



CALCULATIONS OF VERTICAL GREENING AT G/F

(a)	VERTICAL GREENING	=	14.006 s.m.
(b)	VERTICAL GREENING (10.390 x 2.500)	=	25.975 s.m.
(c)	VERTICAL GREENING (18.942 x 2.500)	=	47.355 s.m.
	TOTAL	=	87.336 s.m.



CALCULATIONS OF VERTICAL GREENING AT 1/F & 2/F

(a)	VERTICAL GREENING	=	51.199 s.m.
(b)	VERTICAL GREENING	=	39.528 s.m.
(c)	VERTICAL GREENING	=	57.133 s.m.
(d)	VERTICAL GREENING	=	41.289 s.m.
(e)	VERTICAL GREENING	=	2.977 s.m.
	TOTAL	=	202.126 s.m.

Note: This plan has been processed on a simplified 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.

B.D. REF.	2/9162/15
F.S.D. REF.	FP 8/30766

REVISIONS :

NUMBER	DESCRIPTION	DATE
–	FIRST SUBMISSION	SEP, 2015
–	RE-SUBMISSION	MAY, 2016
A	GENERAL REVISION	JAN, 2017
B	GENERAL REVISION	AUG, 2017
C	GENERAL REVISION	SEP, 2018
D	GENERAL REVISION	AUG, 2019
E	GENERAL REVISION	FEB, 2020
F	GENERAL REVISION	MAY, 2020

The works shown on these plans are Type II works
BUILDING AMENDMENT WORKS
In respect of which coosent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.
First consent Date: 14 JAN 2020

B. D.

AMENDED PLAN
DATE : 29 MAY 2020

SUN HUNG KAI
ARCHITECTS AND ENGINEERS LIMITED
SUN HUNG KAI CENTRE, WANCHAI, HONGKONG
TEL. 28278111 FAX. 28272884

This drawing and design are copyright of the authorized person. No portion may be reproduced without his written permission. Use written dimensions. Measurements to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.

PROJECT

PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT ON T.M.T.L. No. 539, HOI WING ROAD AND HANG FU STREET, AREA 16, TUEN MUN, N.T.

DRAWING TITLE

SBD CALCULATIONS (1)

FILE NAME : TMTL539\BD\B-31.DWG

DRAWN BY : RY

CHECKED BY : RY

PRINTED DATE : 08 - 2017

SCALE : 1 : 500

JOB NO.	DRAWING NO.	REV.
	B-31	F

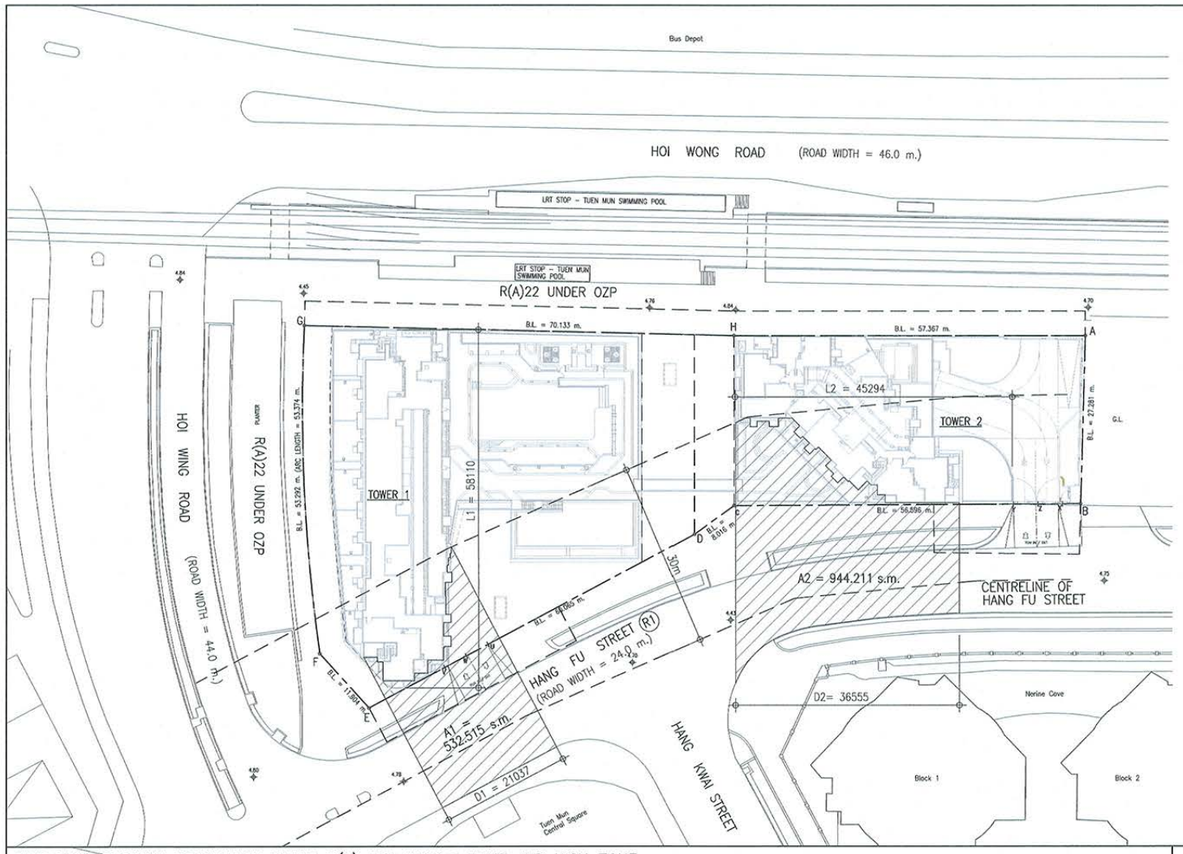
ARCHITECT / R.S.E.

Wong Ka-Man, Carmen
HKIA
Registered Architect
Authorized Person (Architect)

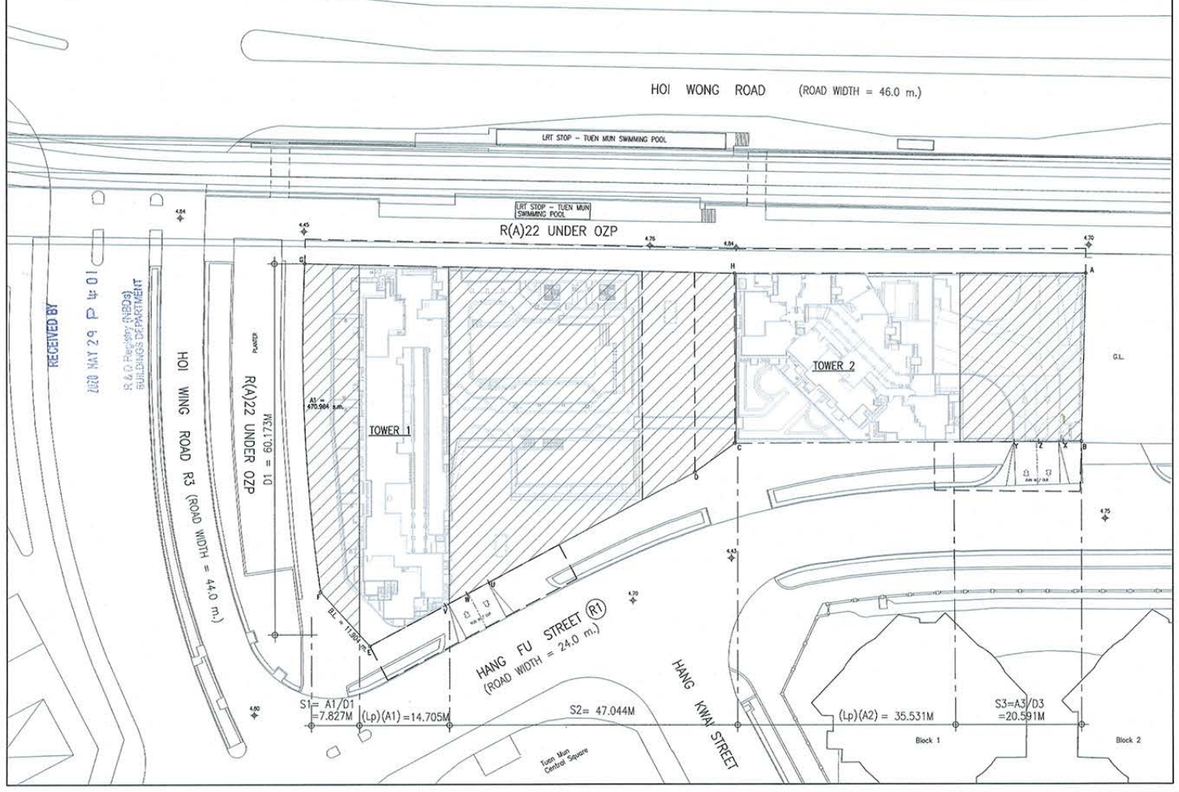
FOR APPROVAL USE

Plan Approved
NG Lai-shan
Senior Building Surveyor
for BUILDING AUTHORITY
26 JUN 2020

CODE : I:\PLAN\STANDARD\TITLEV1.dwg



SITE PLAN SHOWING PROJECTION PLANE S(A) FOR MIDDLE ZONE AND HIGH ZONE



CODE : I :\PLAN\STANDARD\TITLEV41.dwg

BUILDING SEPARATION ASSESSMENT : DESIGN REQUIREMENT (1)

CONTINUOUS PROJECTED FACADE LENGTH (Lp) OF MIDDLE ZONE & HIGH ZONE

UA1 = 532.515 s.m. / 21.037 m. = 25.313 m.

UA2 = 944.211 s.m. / 36.555 m. = 25.830 m.

MAX. PERMISSIBLE (Lp)A1 = 5 x 25.313 m. = 126.565 m. > 58.110 m. (PROPOSED) (i.e. COMPLIED)

MAX. PERMISSIBLE (Lp)A2 = 5 x 25.830 m. = 129.150 m. > 45.294 m. (PROPOSED) (i.e. COMPLIED)

BUILDING SEPARATION ASSESSMENT : DESIGN REQUIREMENT (2) – MIDDLE ZONE & HIGH ZONE

SEPARATING DISTANCE (S) & PERMEABILITY (P) PROJECTION X OF MIDDLE ZONE

TOTAL FACADE AREA OF THE INTERVENING SPACES

(7.827 x 40) s.m. + (47.044 x 40) s.m. + (20.593 x 40) s.m.

= 3018.56 s.m.

OVERALL (P) ACHIEVED

3018.56 s.m. / (125.699 x 40) s.m. x 100%

= 60.035 % > 20 % (i.e. COMPLIED)

SEPARATING DISTANCE (S) & PERMEABILITY (P) PROJECTION X OF HIGH ZONE

TOTAL FACADE AREA OF THE INTERVENING SPACES

(7.827 x 34.2) s.m. + (47.044 x 34.2) s.m. + (20.593 x 34.2) s.m.

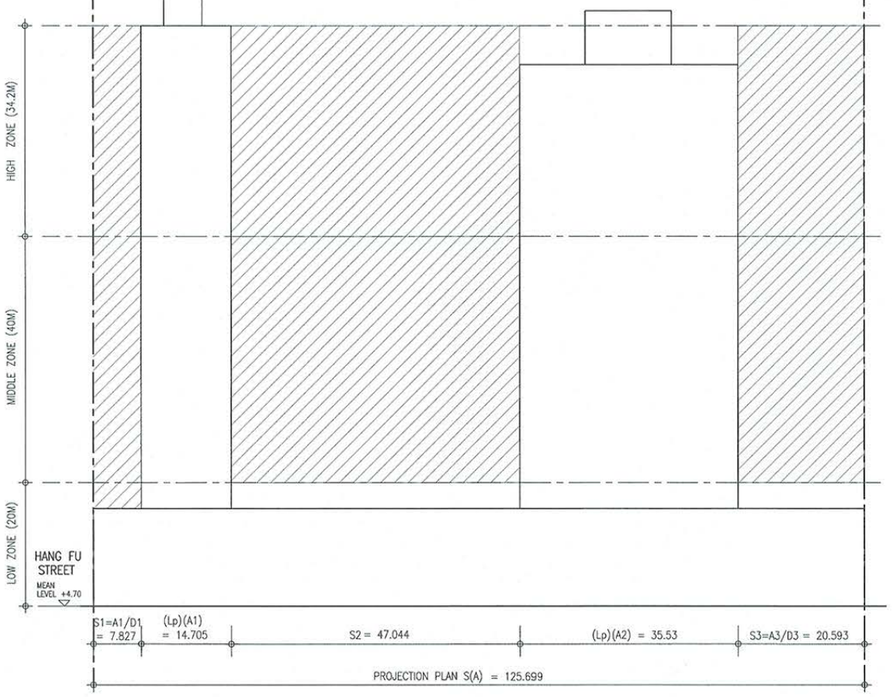
= 2580.766 s.m.

OVERALL (P) ACHIEVED

2580.766 s.m. / (125.699 x 34.2) s.m. x 100%

= 60.035 % > 20 % (i.e. COMPLIED)

DIAGRAM OF A&D FOR STREET CANYON (U)



PROJECTED FACADE THROUGH PROJECTION PLANCE S(A)

INTERVENING SPACE

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.

B.D. REF. 2/9162/15

F.S.D. REF. FP 8/30766

REVISIONS :

NUMBER	DESCRIPTION	DATE
–	FIRST SUBMISSION	SEP, 2015
–	RE-SUBMISSION	MAY, 2016
A	GENERAL REVISION	JAN, 2017
B	GENERAL REVISION	AUG, 2017
C	GENERAL REVISION	SEP, 2018
D	GENERAL REVISION	AUG, 2019
E	GENERAL REVISION	FEB, 2020
F	GENERAL REVISION	MAY, 2020

The works shown on these plans are Type II works
BUILDING AMENDMENT WORKS
In respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.
First consent Date: 14 JAN 2020

B. D.

AMENDED PLAN
DATE : 29 MAY 2020

SUN HUNG KAI
ARCHITECTS AND ENGINEERS LIMITED
SUN HUNG KAI CENTRE, WANCHAI, HONGKONG
TEL. 28278111 FAX. 28272884

This drawing and design are copyright of the authorized person. No portion may be reproduced without his written permission. Use written dimensions. Measurements to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.

PROJECT

PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT ON T.M.T.L. No. 539, HOI WING ROAD AND HANG FU STREET, AREA 16, TUEN MUN, N.T.

DRAWING TITLE

SBD CALCULATIONS (2)

FILE NAME : TMTL539\BD\B-32.DWG

DRAWN BY : RY

CHECKED BY : RY

PRINTED DATE : 08 - 2017

SCALE : 1 : 500

JOB NO.	DRAWING NO.	REV.
	B-32	F

ARCHITECT / R.S.E.

Wong Ka-Man, Carmen
HKIA
Registered Architect
Authorized Person (Architect)

FOR APPROVAL USE

Plan Approved
NG Lai-shan
Senior Building Surveyor
for BUILDING AUTHORITY
26 JUN 2020