

BLOCK LAYOUT PLAN

- GREENERY BY WATER FEATURE
- GREENERY AT PEDESTRIAN ZONE (HORIZONTAL)
- GREENERY BY VERTICAL GREENING

MASTER LAYOUT PLAN (G/F)
SCALE 1:500

SITE AREA = 8,190 s.m.
MEAN STREET LEVEL OF NEW ROAD = +10.475

1. GREENERY AT PRIMARY ZONE

1.1 AREA OF UNCOVERED LANDSCAPE GREEN AREA

AREA OF UNCOVERED LANDSCAPE GREEN AREA (m ²)											
G1	21,399	4839	G41	7,252	4839	10,489					
G2	4,152	4839	G45	9,474	G71	22,523					
G3	10,200	G25	3,244	G46	12,821	40,460					
G4	7,437	G26	5,865	G47	9,397	G73	1,137				
G5	4,424	G27	7,900	G48	13,460	G74	4,314				
G6	4,807	G28	17,626	G49	4,820	G75	1,914				
G7	6,418	G29	19,872	G50	6,536	G76	4,839				
G8	9,959	G30	27,658	G51	2,281	G77	4,645				
G9	11,812	G31	10,008	G52	22,713						
G10	12,065	G32	10,202	G53	38,269						
G11	7,965	G33	21,520	G54	31,465						
G12	6,969	G34	2,531	G55	38,443						
G13	18,651	G35	48,094	G56	20,523						
G14	48,094	G36	3,142	G57	26,291						
G15	1,803	G37	95,361	G58	29,774						
G16	6,435	G38	68,878	G59	38,378						
G17	6,224	G39	38,144	G60	22,258						
G18	48,094	G40	8,551	G61	38,287						
G19	2,725	G41	13,269	G62	25,597						
G20	48,094	G42	8,414	G63	48,094						
G21	48,094	G43	11,210	G64	22,820						
G22	28,259	G44	4,276	G65	18,022						
SUB TOTAL = 156,711		SUB TOTAL = 488,548		SUB TOTAL = 35,488							
TOTAL UNCOVERED LANDSCAPE GREEN AREA = 1016,054											

1.2 GREEN ROOF AREA PROVIDED (NOT AT PRIMARY ZONE)

GREEN ROOF AREA (m ²)	
G23	1,237
G24	11,232
G25	43,040
G26	38,120
G27	3,428
G28	7,622
G29	2,827
G30	1,433
G31	0,988
G32	1,112
G33	13,216
G34	8,838
G35	4,845
TOTAL GREEN ROOF AREA = 128,411	

1.3 AREA OF GREENERY AT PRIMARY ZONE BY VERTICAL GREENING PROVIDED

AREA OF GREENERY AT PRIMARY ZONE BY VERTICAL GREENING (m ²)					
V1	85,415	V7	18,864	V13	29,855
V2	15,346	V8	15,346	V14	15,795
V3	22,556	V9	15,346	V15	20,783
V4	18,864	V10	18,864	V16	20,783
V5	20,783	V11	20,783	V17	17,218
V6	17,218	V12	18,317	V18	18,084
TOTAL VERTICAL GREENING PROVIDED = 486,947					

1.4 AREA OF WATER FEATURE AT PRIMARY ZONE PROVIDED

AREA OF WATER FEATURE AT PRIMARY ZONE (m ²)	
W1	5,257
W2	68,428
TOTAL WATER FEATURE PROVIDED = 73,685	

WATER FEATURE AREA ACCOUNTABLE = 36,847 s.m. (50% OF TOTAL AREA OF WATER FEATURE)

FOR B.D. SUBMISSION

REFER TO PINAP APP 152 PARA 10.
AREA OF SITE = 8190 m² < 20000 m²

THE MINIMUM SITE COVERAGE OF GREENERY FOR PRIMARY ZONE REQUIRED = 10% (819 m²)
TOTAL GREENERY AREAS REQUIRED = 20% (1638 m²)

TOTAL GREENERY PROVIDED AT PRIMARY ZONE = 1016,054 m²

% OF GREENERY SITE COVERAGE = 1016,054 / 8190 = 124,06% (> 10%)

OVERALL GREENERY PROVIDED = 1016,054 + 135,411 + 450,100 + 36,847 = 1638,412 m²

% OF GREENERY SITE COVERAGE = 1638,412 / 8190 = 20,005% (> 20%)

NOT MORE THAN 30% OF THE TOTAL REQUIRED GREENERY AREA FOR VERTICAL GREENING, WATER FEATURE AND COVERED GREENERY AREAS :-

TOTAL VERTICAL GREENING, WATER FEATURE AND COVERED GREENERY AREA PROVIDED = 450,100 + 36,847 = 486,947 m²

% OF GREENERY SITE COVERAGE = 486,947 / 1638 = 29,728% (< 30%)

THUS, REQUIREMENT FULFILLED.

FOR LEASE REQUIREMENT

ACCORDING TO SPECIAL CONDITION (19)(b)(i) FOR LANDSCAPING IN CONDITIONS OF SALE
TOTAL GREENERY REQUIRED = 8190 x 20% = 1638,000 m²

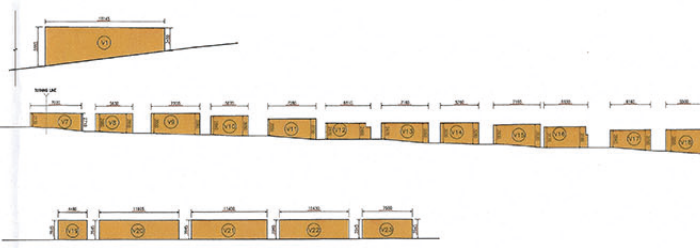
LANDSCAPE GREENERY PROVIDED = 1016,054 + 135,411 + 450,100 + 36,847 = 1638,412 m² (> 1638,000 m²)

ACCORDING TO SPECIAL CONDITIONS (19)(b)(ii) IN CONDITIONS OF SALE, NOT LESS THAN 50% OF THE 20% GREENERY REQUIRED TO BE VISIBLE TO PEDESTRIANS OR ACCESSIBLE BY ANY PERSON OR PERSONS ENTERING THE LOT

% OF LANDSCAPING GREENERY IN TOTAL GREENERY PROVIDED = (1016,054 / 1638,000) x 100% = 62,030% (> 50%)

THUS, REQUIREMENT FULFILLED.

AREA OF GREENERY BY VERTICAL GREENING DIAGRAMS



Buildings Department Submission

AMENDED
22 APR 2020

DLN ARCHITECTS LIMITED

WONG MING-YIM (王明熾)
Professional Architect and Registered Building Surveyor
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STATEMENT II:
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.

THIS IS A TRUE COPY OF THE PLAN SUBMITTED BY WONG MING-YIM, AUTHORIZED PERSON AND APPROVED BY THE BUILDINGS DEPARTMENT.
DATED: 21 MAY 2020
NO. REF: 21/2020/115
[Signature]
AUTHORIZED PERSON

RECORD PLAN

After the 2020 Fast Track process on a standard check basis under the automated processing system as provided in Paragraph 4(b)(ii), the Chief of the regional control, Planning, Structural and/or other registered professional engineers concerned as specified under section 4(b)(ii) and the purpose of section 16(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

FOR OFFICIAL USE
Plan Approved:
[Signature]
Senior Building Surveyor
for BUILDING AUTHORITY
21 MAY 2020

B.D. REFERENCE	樓宇發展		
F.S.D. REFERENCE	建築發展		
NEW O. REFERENCE	水務發展		
CAD FILE NAME	樓宇發展		
K:\New\ACAP\Submission Plans (BIP)\BIP (19)(b)(i)-(ii)_M (SITE COVERAGE OF GREENERY) (1).dwg			
NOTES	註釋		
NO.	REVISIONS	DATE	BY
樓宇號	修訂內容	日期	修訂人
B	GENERAL REVISION	09/2016	WKC
C	GENERAL REVISION	12/2016	WKC
D	GENERAL REVISION	03/2017	WKC
E	GENERAL REVISION	05/2017	WKC
F	GENERAL REVISION	07/2017	WKC
G	GENERAL REVISION	12/2017	WKC
H	GENERAL REVISION	07/2018	WKC
J	GENERAL REVISION	11/2018	KFC.
K	GENERAL REVISION	03/2019	
L	GENERAL REVISION	01/2020	CL
M	GENERAL REVISION	04/2020	CL

DLN
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PROJECT	樓宇名稱		
RESIDENTIAL DEVELOPMENT AT TML 542, CASTLE PEAK ROAD, CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES			
DRAWING TITLE	樓宇		
SITE COVERAGE OF GREENERY			
SCALE	比例	DATE	日期
1:500(A0)		MAY, 2017	
DRAWN BY 製圖人	CHECKED BY 校核		
S.Z.	W.K. CHAN		
JOB NO. 工程項目	DRAWING NO. 圖號		
N1932-H	C-10_M		