SITE COVERAGE OF GREENERY AT GF & L2–L3

SCALE 1 :300

LEGEND:

- XX.XX = FINISH FLOOR LEVEL/ TOP SOIL LEVEL
- = COVERED GREENERY AT PRIMARY ZONE
- = GREENERY AT PRIMARY ZONE (GRASS PAVER)
- = GREENERY AT PRIMARY ZONE

GREENERY AREA AT GF
COVERED BY MOS RAIL VIADUCT

HORIZONTAL WIDTH OF COVERED AREA(W1): 0.767m

CLEAR HEIGHT ABOVE THE COVERED AREA: 1.364m ≥ 0.767m
(WITHIN 45° PROJECTED LINE, PERMITTED)

HORIZONTAL WIDTH OF COVERED AREA(W2): 3.865m

CLEAR HEIGHT ABOVE THE COVERED AREA: 5.114m ≥ 3.865m
(WITHIN 45° PROJECTED LINE, PERMITTED)

SECTION D–D SECTION E–E

ELEVATION A

Tai Wai Station Property Development at 18 Che Kung Miu Rd
Sha Tin Town Lot (STTL) No. 520 - Location and Schedule of Greenery Areas

SECTION A–A

SECTION B–B

SECTION C–C

SECTION H–H

PART PLAN AT SECOND FLOOR

ELEVATION E

UNROLLED SURFACE OF VERTICAL GREEN AT DRUM RAMP

ELEVATION G

ELEVATION J

ELEVATION F

ELEVATION H

GREENERY AREA AT GF SECTION

ELEVATION C

ELEVATION D

ELEVATION A

Tai Wai Station Property Development at 18 Che Kung Miu Rd
Sha Tin Town Lot (STTL) No. 520 - Location and Schedule of Greenery Areas

SITE COVERAGE OF GREENERY AT L6 (PODIUM)

SCALE 1 :300

LEGEND:

XX.XX = FINISH FLOOR LEVEL/ TOP SOIL LEVEL

= GREENERY AT NON-PRIMARY ZONE (GRASS PAVER)

= GREENERY AT NON-PRIMARY ZONE

ELEVATION H

Tai Wai Station Property Development at 18 Che Kung Miu Rd
Sha Tin Town Lot (STTL) No. 520 - Location and Schedule of Greenery Areas

PRIMARY ZONE GREENERY AREA

GROUND LEVEL

1	=	66.893 m²	6	=	76.179 m²	12a	=	123.089 m²	12i	=	71.354 m²
1a	=	64.299 m²	7	=	110.322 m²	12b	=	49.841 m²	2a	=	9.069 m²
2	=	65.929 m²	8	=	95.757 m²	12c	=	19.856 m²	~~13~~	~~=~~	~~16.790 m²~~
3	=	202.122 m²	9	=	270.487 m²	~~12d~~	~~=~~	~~17.666 m²~~	~~14~~	~~=~~	~~12.777 m²~~
4	=	323.858 m²	10	=	127.778 m²	12f	=	23.160 m²			
4a	=	5.090 m²	11	=	287.853 m²	12g	=	17.499 m²			
5	=	525.937 m²	~~12~~	~~=~~	~~50.760 m²~~	12h	=	8.945 m²			

TOTAL = 2545.317 m²

VERTICAL GREENING AT GROUND LEVEL
(LENGTH x HEIGHT)

V1	=	12.961 x 4.15+ 40.836 x 4.15	= 223.258 m²
V2	=	19.517 x4.65+ 3.750 x3.25	= 102.942 m²
V3	=	(73.053 m x 2.5 m)	= 182.633 m²
V3a	=	(21.161 m x 2.5 m)	= 52.903 m²
V9	=	112.828 m²	
V10	=	(15.366x1.3+ 6.598 x 2.6) =	37.131 m²
V12	=	(2.500 m x 4.000 m) =	10.000 m²

TOTAL = 721.695 m²

COVERED GREENERY AREA AT GROUND FLOOR

C1	=	3.695 m²	C3b	=	211.229 m²
C2	=	67.376 m²	C3c	=	40.566 m²
C3	=	22.677 m²	C3d	=	223.281 m²
C3a	=	36.306 m²	C3e	=	15.028 m²
C2a	=	4.675 m²			

TOTAL = 624.833 m²

TOTAL COVERED GREENERY AREA AT GROUND FLOOR
(AREA x 50%)

(624.833 m² x 50%) =312.417 m²

TOTAL GREENERY AREA AT GROUND LEVEL

2545.317 m² + 312.417 m² + 721.695 m² = 3579.429 m²

2ND FLOOR (+16.575mPD, WITHIN 15m ABOVE ADJOINING STREET LEVEL)

13	=	5.938 m²				17	=	18.918 m²	20	=	28.956 m²
13a	=	32.124 m²	15	=	25.632 m²	18	=	0.185 m²	20a	=	13.560 m²
13b	=	20.089 m²	15a	=	13.235 m²	18a	=	0.595 m²	~~20b~~	~~=~~	~~18.516 m²~~
13c	=	0.279 m²	15b	=	6.979 m²	18b	=	3.498 m²	21	=	31.520 m²
13d	=	0.774 m²	15c	=	9.576 m²	18c	=	5.209 m²	21a	=	4.680 m²
13e	=	8.186 m²	15d	=	7.927 m²	18d	=	1.678 m²	21b	=	10.791 m²
13f	=	13.506 m²	15e	=	8.596 m²	18e	=	4.473 m²	21c	=	23.343 m²
13g	=	24.404 m²	15f	=	6.781 m²	18f	=	8.693 m²	21d	=	6.094 m²
13h	=	14.700 m²	15g	=	10.034 m²	18g	=	1.887 m²	21e	=	45.683 m²
13i	=	24.447 m²	15h	=	16.819 m²	~~18h~~	~~=~~	~~1.218 m²~~	21f	=	50.278 m²
13j	=	9.190 m²	15i	=	244.291 m²	19	=	7.750 m²	21g	=	1.585 m²
13k	=	3.778 m²	~~15j~~	~~=~~	~~15.773 m²~~	19a	=	6.143 m²	19c	=	5.440 m²
13l	=	13.126 m²	16	=	47.208 m²	19b	=	21.441 m²	19d	=	3.383 m²
									19e	=	3.578 m²

TOTAL = 876.980 m²

VERTICAL GREENING AT CAR RAMP
(LENGTH x HEIGHT)

V4	=	(40.684 m x 2.5 m)	= 101.710 m²
V5	=	(8.350m + 6.185m) x 35.250 m/ 2	= 256.179 m²
V6	=	(4.000m + 2.600m) x 17.210 m/ 2	= 56.793 m²
V11	=	506.646 m²	

TOTAL = 921.328 m²

COVERED GREENERY AREA AT 2ND FLOOR

C4	=	3.543 m²
C4a	=	0.702 m²
C6	=	8.255 m²
C6a	=	6.128 m²
C10	=	27.701 m²
C10a	=	1.770 m²

TOTAL = 48.099 m²

TOTAL COVERED GREENERY AREA AT 2ND FLOOR
(AREA x 50%)

(48.099 m² x 50%) = 24.050 m²

TOTAL GREENERY AREA AT 2ND FLOOR

876.980 m² + 24.050 m² + 921.328 m² = 1822.358 m²

3RD FLOOR (+21.575mPD, WITHIN 15m ABOVE ADJOINING STREET LEVEL)

GREENERY AREA AT 3RD FLOOR

22	=	89.160 m²	28a	=	7.139 m²
23	=	12.563 m²	29	=	2.117 m²
24	=	33.825 m²	29a	=	1.096 m²
25	=	6.384 m²	30	=	0.899 m²
25a	=	8.931 m²	31	=	11.202 m²
26	=	99.847 m²	32	=	105.281 m²
26a	=	19.574 m²	33	=	6.300 m²
27	=	5.016 m²	34	=	0.902 m²
27a	=	35.703 m²	34a	=	2.736 m²
28	=	22.181 m²			

TOTAL = 470.856 m²

COVERED GREENERY AREA AT 3RD FLOOR

C7	=	1.046 m²			
C8	=	1.885 m²	C9a	=	0.904 m²
C8b	=	3.477 m²			

TOTAL = 7.312 m²

TOTAL COVERED GREENERY AREA AT 3RD FLOOR
(AREA x 50%)

(7.312 m² x 50%) = 3.656 m²

PERIMETER PLANTER AREA AT 3RD FLOOR

E4	=	13.886 m²
E5	=	26.937 m²
E6	=	26.994 m²

TOTAL = 67.817 m²

TOTAL PERIMETER PLANTER AREA AT 3RD FLOOR
(AREA x 50%)

(67.817 m² x 50%) = 33.909 m²

TOTAL GREENERY AREA AT 3RD FLOOR

470.856 m² + 3.656m² + 33.909m² = 508.421 m²

NON-PRIMARY ZONE GREENERY AREA

3RD FLOOR (+23.100mPD)

N1	=	11.874 m²	N3a	=	11.279 m²	N5	=	18.072 m²	N8c	=	40.791 m²
N1a	=	146.325 m²	N3b	=	21.756 m²	N6	=	4.323 m²	N8d	=	12.890 m²
N1b	=	58.810 m²	N3c	=	27.945 m²	N7	=	20.329 m²	N8e	=	6.926 m²
N2	=	16.390 m²	N4	=	20.323 m²	N8	=	32.805 m²	N8g	=	4.407 m²
N3	=	73.856 m²	N4a	=	18.302 m²				N8h	=	16.344 m²
									N8i	=	19.088 m²

TOTAL = 582.835 m²

4TH FLOOR (+26.875mPD)

N9	=	14.426 m²	N11a	=	36.163 m²	N14	=	164.774 m²	N17	=	114.812 m²
N10	=	58.022 m²	N12	=	13.689 m²	N15	=	1.399 m²	N18	=	116.361 m²
N11	=	9.994 m²	N13	=	4.272 m²	N16	=	52.769 m²	N18a	=	1.218 m²

TOTAL = 587.899 m²

5TH FLOOR (+31.575mPD)

N19	=	498.150 m²	N23	=	132.499 m²	N27	=	263.007 m²	N29a	=	32.071 m²
N20	=	38.712 m²	N24	=	31.487 m²	N28	=	3.890 m²	N29b	=	34.184 m²
N21	=	17.902 m²	N25	=	230.155 m²	N29	=	517.214 m²	N29c	=	63.893 m²
N22	=	4.233 m²	N26	=	418.178 m²	N29d	=	665.698 m²			

TOTAL = 2951.273 m²

TOTAL GREENERY AREA AT 5TH FLOOR

6TH FLOOR (PODIUM) (+38.15mPD)

N30	=	13.987 m²	N49	=	34.568 m²	N68	=	176.425 m²	N87	=	70.303 m²
N31	=	17.163 m²	N50	=	6.899 m²	N69	=	6.435 m²	N88	=	47.572 m²
N32	=	150.764 m²	N51	=	474.335 m²	N70	=	114.625 m²	N89	=	126.048 m²
N33	=	18.485 m²	N52	=	192.684 m²	N71	=	156.774 m²	N90	=	61.828 m²
N34	=	7.170 m²	N53	=	111.979 m²	N72	=	504.170 m²	N91	=	34.536 m²
N35	=	5.940 m²	N54	=	18.270 m²	N73	=	62.991 m²	N92	=	123.307 m²
N36	=	10.251 m²				N74	=	58.914 m²	N93	=	100.034 m²
N37	=	12.384 m²	N56	=	187.184 m²	N75	=	118.640 m²	N94	=	21.948 m²
N38	=	4.945 m²	N57	=	60.351 m²	N76	=	19.914 m²	N95	=	38.806 m²
N39	=	75.319 m²	N58	=	143.230 m²	N77	=	16.953 m²	N96	=	38.576 m²
N40	=	56.853 m²	N59	=	224.655 m²	N78	=	10.986 m²	N97	=	28.658 m²
N41	=	125.366 m²	N60	=	372.478 m²	N79	=	56.937 m²	N98	=	24.816 m²
N43	=	36.231 m²	~~N61~~	~~=~~	~~10.785 m²~~	N80	=	35.932 m²	N99	=	12.514 m²
N44	=	100.185 m²	N62	=	78.874 m²				N100	=	13.874 m²
N45	=	158.292 m²	N63	=	217.743 m²	N82	=	45.535 m²	N10	=	4.070 m²
N46	=	56.729 m²	N64	=	125.031 m²	N83	=	5.222 m²			
			N65	=	11.988 m²	N84	=	54.197 m²			
			N66	=	98.741 m²	N85	=	21.602 m²			
			N67	=	52.169 m²	N86	=	18.172 m²			

TOTAL = 5492.557 m²

WATER FEATURES AT 6TH FLOOR
(AREA x 50%)

W2	=	(84.729 m² x 50%) = 42.365 m²	W5	=	(33.408 m² x 50%) = 16.704 m²
W3	=	(10.449 m² x 50%) = 5.225 m²			
W4	=	(7.248 m² x 50%) = 3.624 m²			

TOTAL = 67.918 m²

TOTAL GREENERY AREA AT 6TH FLOOR

5492.557 m² + 67.918 m² = 5560.475 m²

PRIMARY ZONE VERTICAL GREENING AREA

TOTAL VERTICAL GREENING PROVIDED AT GROUND LEVEL

= 721.695 m²

TOTAL VERTICAL GREENING PROVIDED AT CAR RAMP & ELEVATION H

= 921.328 m²

CALCULATIONS FOR SITE COVERAGE OF GREENERY AREA

SITE AREA	=	47750.241 m²
ACTUAL GREENERY AREA PROVIDED	=	(3579.429 + 1822.358 + 508.421 + 582.835 + 587.899 + 2951.273 + 5560.475)m²
	=	15592.689 m²
PERCENTAGE OF ACTUAL GREENERY AREA PROVIDED	=	15592.689 / 47750.241 x 100%
	=	32.655 % > 30% (REQUIRED)
TOTAL GREENERY AREA AT PRIMARY ZONE (ENQUIRY SUBMISSION IN 2013)	=	5140 m²
*ACTUAL GREENERY AREA PROVIDED AT PRIMARY ZONE	=	(3579.429 + 1822.358 + 508.421)m²
	=	5910.207 m² > 5140 m² (REQUIRED)
*PERCENTAGE OF ACTUAL GREENERY AREA PROVIDED AT PRIMARY ZONE	=	(5910.207 / 47750.241 x 100%)
	=	12.377 %
REMAINING PERCENTAGE OF MIN. PROVISION OF GREENERY AREA AT PRIMARY ZONE	=	(15 % - 12.377 %)
	=	2.623 %
COMPENSATORY PROVISION OF GREENERY AREA AT NON-PRIMARY ZONE	=	(32.655% - 30 %)
	=	2.655 % > 2.623 % (REQUIRED)
VERTICAL GREENING PROVIDED AT PRIMARY ZONE	=	(721.695 + 921.328)m²
	=	1643.023 m²
PERIMETER PLANTER PROVIDED AT PRIMARY ZONE	=	33.909 m²
WATER FEATURES PROVIDED AT NON-PRIMARY ZONE	=	67.918 m²
COVERED GREENERY PROVIDED AT PRIMARY ZONE	=	(312.417 +24.050 + 3.656)m²
	=	340.123 m²
PERCENTAGE OF OTHER GREENING FEATURES PROVIDED	=	((1643.023+ 33.909 +67.918 +340.123 / 15592.689 X 100%)m²
	=	(2084.973/ 15592.689 X 100%)m²
	=	13.371 % < 30% (REQUIRED)

*IN ACCORDANCE WITH ENQUIRY SUBMISSION FOR SITE COVERAGE OF GREENERY AT PRIMARY ZONE FOR PROPOSED TAI WAI STATION PROPERTY DEVELOPMENT AT S.T.T.L.520, N.T. (BD 2/7924/00) DATED ON 8 FEBRUARY 2013, BUILDING DEPARTMENT HAS NO IN-PRINCIPLE OBJECTION TO ACCEPT MINIMUM SITE COVERAGE OF GREENERY AREA AT PRIMARY ZONE TO BE LESS THAN 15% OF THE SITE AREA.