



SITE COVERAGE OF GREENERY AT GF & L2-L3

SCALE 1:300

LEGEND:

XX.XX = FINISH FLOOR LEVEL/
TOP SOIL LEVEL

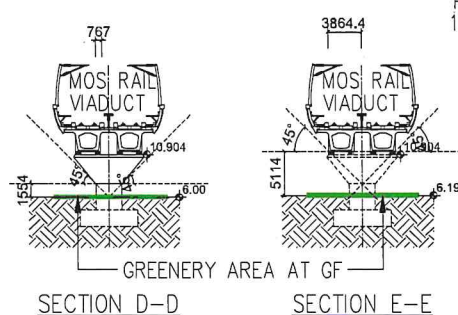
[Hatched pattern] = COVERED GREENERY
AT PRIMARY ZONE

[Green hexagon pattern] = GREENERY AT PRIMARY ZONE
(GRASS PAVER)

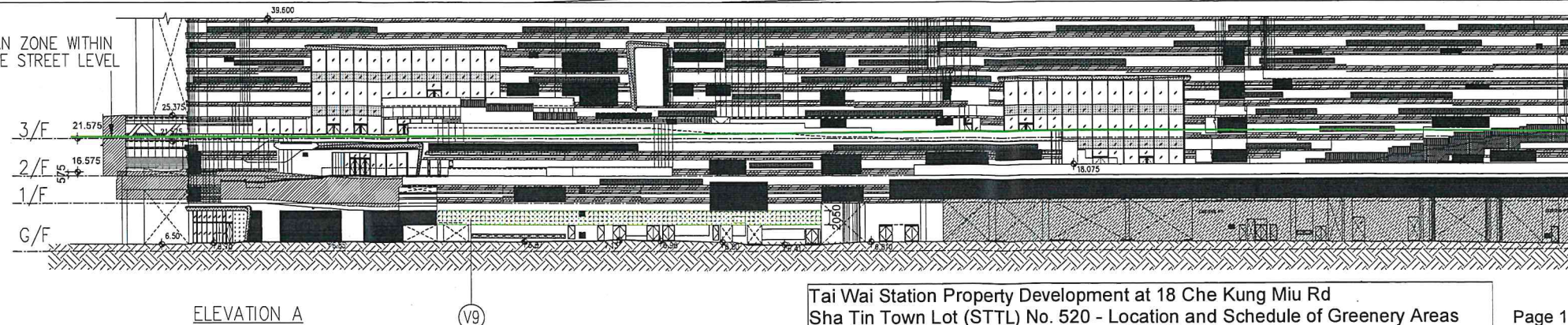
[Solid green] = GREENERY AT PRIMARY ZONE

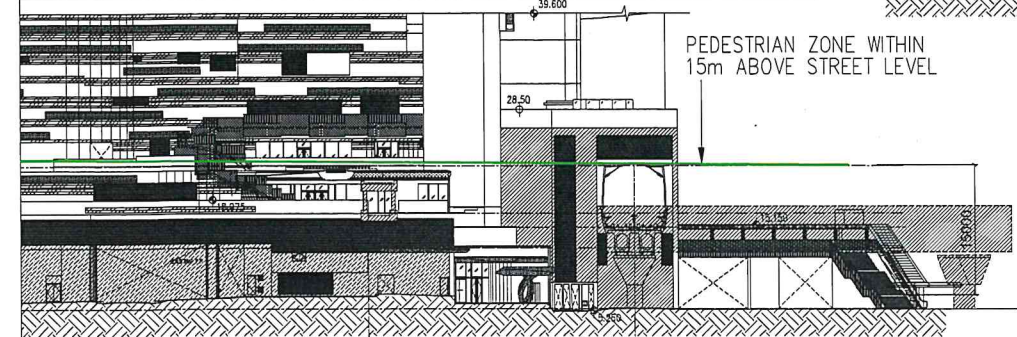
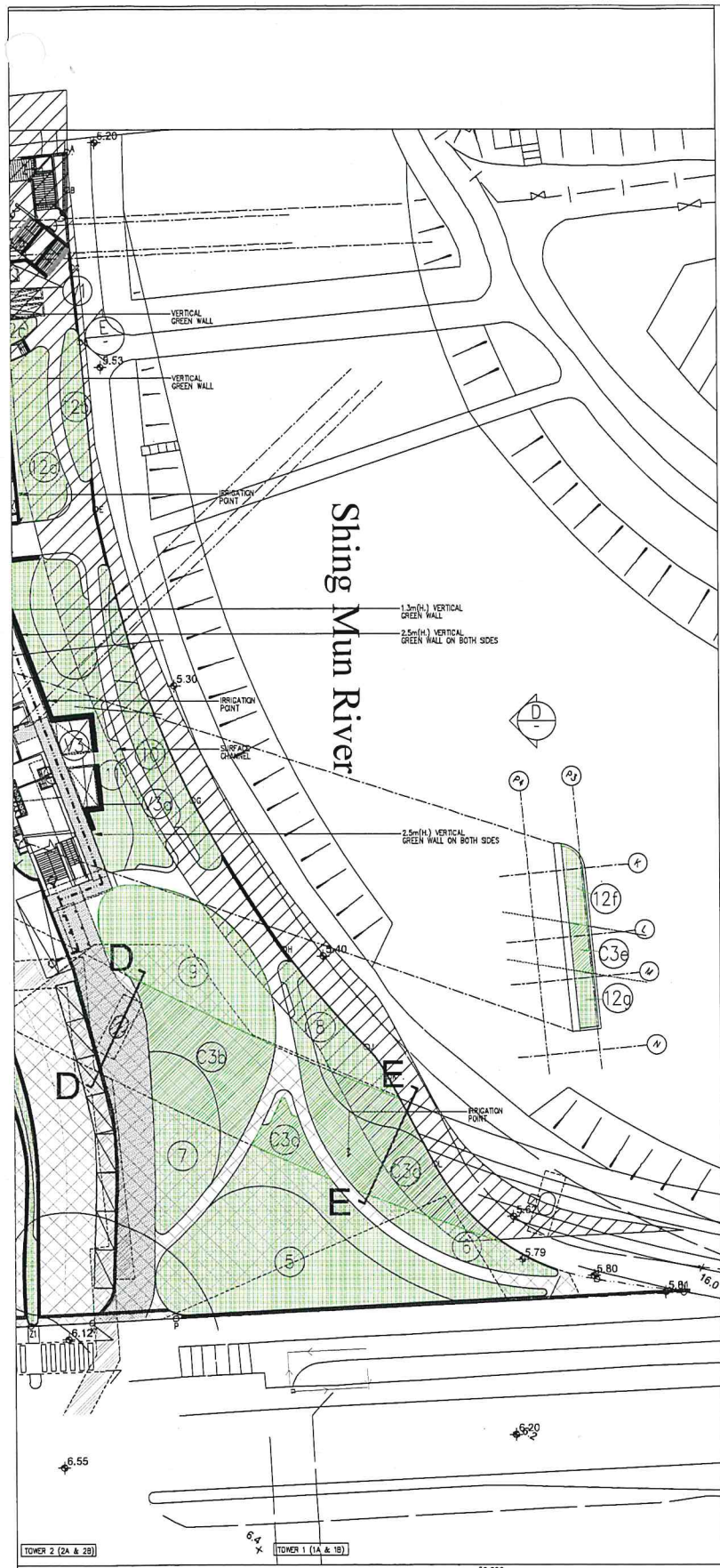


GREENERY AREA AT GF
COVERED BY MOS RAIL VIADUCT
HORIZONTAL WIDTH OF COVERED AREA(W1):
0.767m
CLEAR HEIGHT ABOVE THE COVERED AREA:
1.364m ≥ 0.767m
(WITHIN 45° PROJECTED LINE, PERMITTED)
HORIZONTAL WIDTH OF COVERED AREA(W2):
3.865m
CLEAR HEIGHT ABOVE THE COVERED AREA:
5.114m ≥ 3.865m
(WITHIN 45° PROJECTED LINE, PERMITTED)

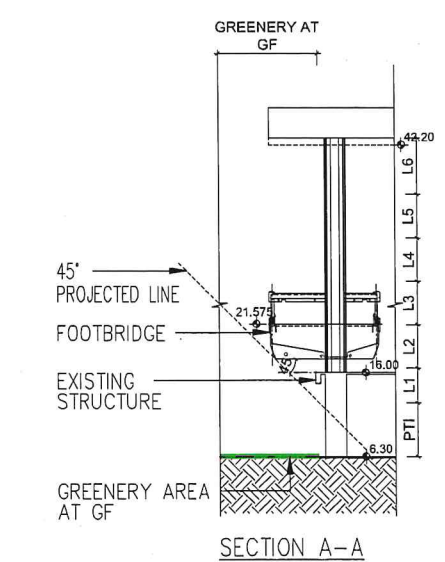


PEDESTRIAN ZONE WITHIN
15m ABOVE STREET LEVEL

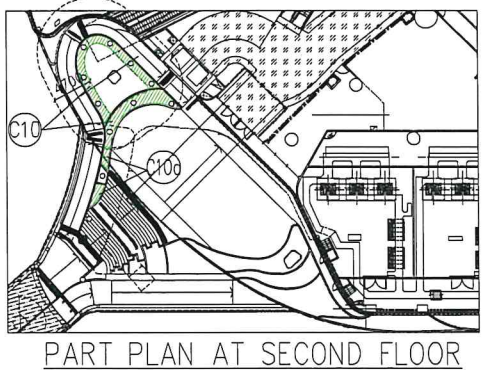




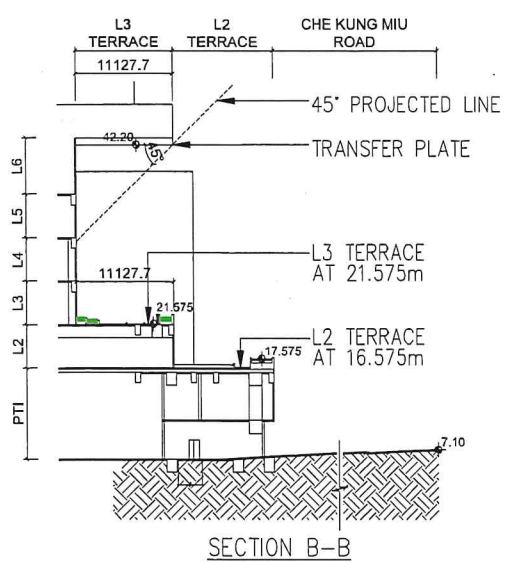
ELEVATION A



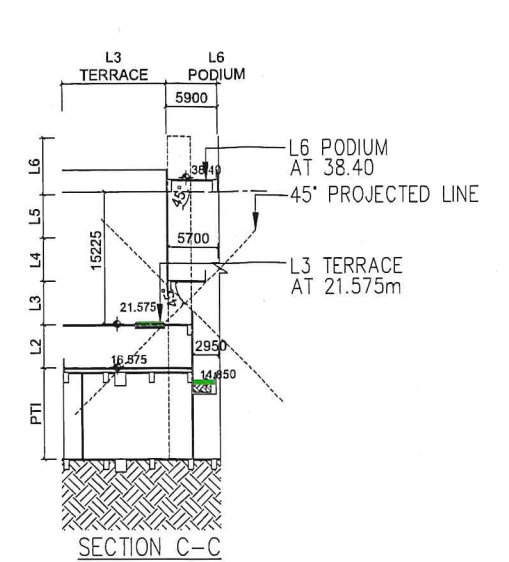
SECTION A-A



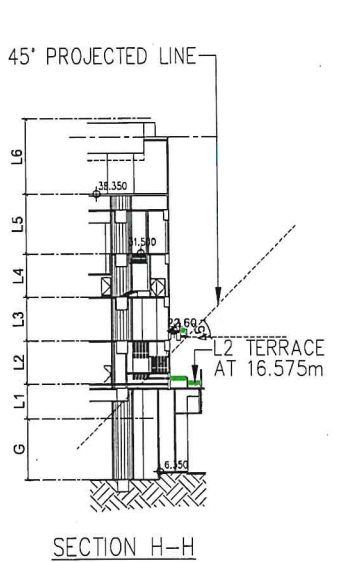
PART PLAN AT SECOND FLOOR



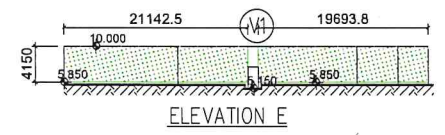
SECTION B-B



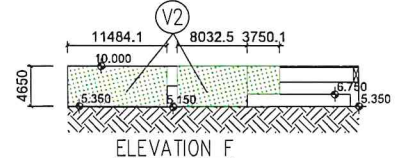
SECTION C-C



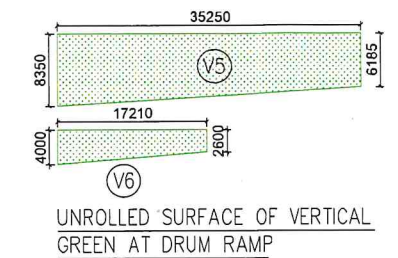
SECTION H-H



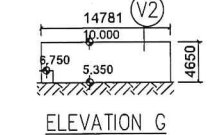
ELEVATION E



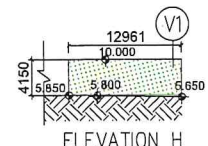
ELEVATION F



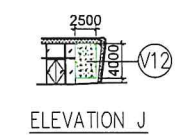
UNROLLED SURFACE OF VERTICAL GREEN AT DRUM RAMP



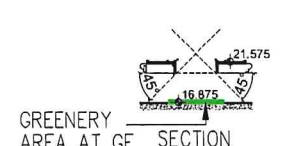
ELEVATION G



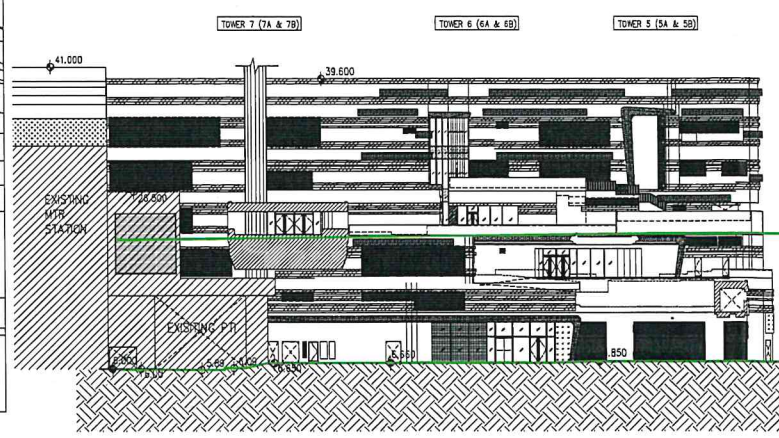
ELEVATION H



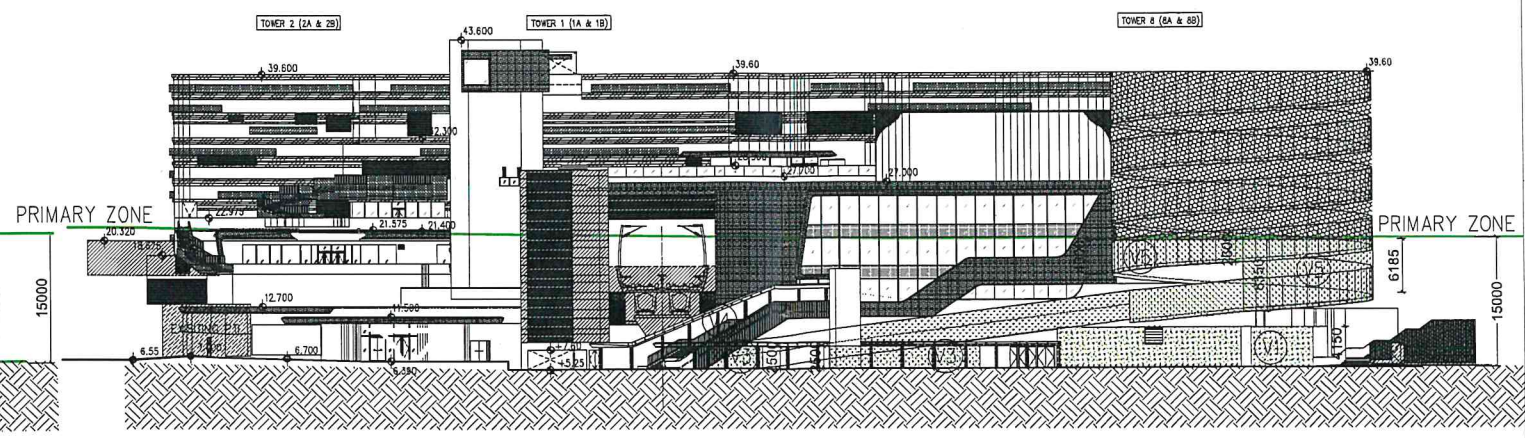
ELEVATION J



GREENERY AREA AT GF SECTION



ELEVATION C



ELEVATION D



XX.XX = FINISH FLOOR LEVEL/
TOP SOIL LEVEL

 = GREENERY AT NON-PRIMARY ZONE (GRASS PAVER)  = GREENERY AT NON-PRIMARY ZONE



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

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 m ²
V2	=	19.517 x 4.65 + 3.750 x 3.25	=	102.942 m ²
V3	=	(73.053 m x 2.5 m)	=	182.633 m ²
V3a	=	(21.161 m x 2.5 m)	=	52.903 m ²
V9	=	112.828 m ²		
V10	=	(15.366 x 1.3 + 6.598 x 2.6)	=	37.131 m ²
V12	=	(2.500 m x 4.000 m)	=	10.000 m ²

TOTAL = 721.695 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	m ²	⑰	=	18.918	m ²	⑳	=	28.956	m ²
⑬a	=	32.124	m ²	⑱	=	0.185	m ²	⑳a	=	13.560	m ²
⑬b	=	20.089	m ²	⑱a	=	0.595	m ²	⑳b	=	18.516	m²
⑬c	=	0.279	m ²	⑱b	=	3.498	m ²	㉑	=	31.520	m ²
⑬d	=	0.774	m ²	⑱c	=	<u>5.209</u>	m ²	㉒	=	4.680	m ²
⑬e	=	8.186	m ²	⑱d	=	<u>1.678</u>	m ²	㉓	=	10.791	m ²
⑬f	=	13.506	m ²	⑱e	=	4.473	m ²	㉔	=	23.343	m ²
⑬g	=	24.404	m ²	⑱f	=	8.693	m ²	㉕	=	6.094	m ²
⑬h	=	14.700	m ²	⑱g	=	1.887	m ²	㉖	=	45.683	m ²
⑬i	=	24.447	m ²	⑱h	=	1.218	m²	㉗	=	50.278	m ²
⑬j	=	9.190	m ²	⑲	=	7.750	m ²	㉘	=	1.585	m ²
⑬k	=	3.778	m ²	⑲a	=	6.143	m ²	㉙	=	5.440	m ²
⑬l	=	13.126	m ²	⑲b	=	21.441	m ²	㉚	=	3.383	m ²
								㉛	=	<u>3.578</u>	<u>m²</u>

TOTAL = 876.980 m²

VERTICAL GREENING AT CAR RAMP
(LENGTH x HEIGHT)

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

TOTAL = 921.328 m²

TOTAL GREENERY AREA AT 2ND FLOOR

876.980 m² + 24.050 m² + 921.328 m² = 1822.358 m² (48.099 m² x 50%) = 24.050 m²

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

GREENERY AREA AT 3RD FLOOR

⑳	=	89.160 m ²	㉔a	=	7.139 m ²
㉑	=	12.563 m ²	㉔b	=	2.117 m ²
㉒	=	33.825 m ²	㉔c	=	1.096 m ²
㉓	=	6.384 m ²	㉔d	=	0.899 m ²
㉔a	=	8.931 m ²	㉔e	=	11.202 m ²
㉔b	=	99.847 m ²	㉔f	=	105.281 m ²
㉔c	=	19.574 m ²	㉔g	=	6.300 m ²
㉔d	=	5.016 m ²	㉔h	=	0.902 m ²
㉔e	=	35.703 m ²	㉔i	=	2.736 m ²
㉔f	=	22.181 m ²			

TOTAL = 470.856 m²

TOTAL GREENERY AREA AT 3RD FLOOR

470.856 m² + 3.656 m² + 33.909 m² = 508.421 m²

NON-PRIMARY ZONE GREENERY AREA

3RD FLOOR (+23.100mPD)

㉑	=	11.874 m ²	㉑a	=	11.279 m ²	㉑b	=	18.072 m ²	㉑c	=	40.791 m ²
㉑c	=	146.325 m ²	㉑d	=	21.756 m ²	㉑e	=	4.323 m ²	㉑f	=	12.890 m ²
㉑d	=	58.810 m ²	㉑e	=	27.945 m ²	㉑f	=	20.329 m ²	㉑g	=	6.926 m ²
㉑e	=	16.390 m ²	㉑f	=	20.323 m ²	㉑g	=	32.805 m ²	㉑h	=	4.407 m ²
㉑f	=	73.856 m ²	㉑g	=	18.302 m ²	㉑h	=	16.344 m ²	㉑i	=	19.088 m ²
TOTAL	=	582.835 m ²									

4TH FLOOR (+26.875mPD)

㉑	=	14.426 m ²	㉑a	=	36.163 m ²	㉑b	=	164.774 m ²	㉑c	=	114.812 m ²
㉑a	=	58.022 m ²	㉑b	=	13.689 m ²	㉑c	=	1.399 m ²	㉑d	=	116.361 m ²
㉑b	=	9.994 m ²	㉑c	=	4.272 m ²	㉑d	=	52.769 m ²	㉑e	=	1.218 m ²
TOTAL	=	587.899 m ²									

5TH FLOOR (+31.575mPD)

㉑	=	498.150 m ²	㉑a	=	132.499 m ²	㉑b	=	263.007 m ²	㉑c	=	32.071 m ²
㉑a	=	38.712 m ²	㉑b	=	31.487 m ²	㉑c	=	3.890 m ²	㉑d	=	34.184 m ²
㉑b	=	17.902 m ²	㉑c	=	230.155 m ²	㉑d	=	517.214 m ²	㉑e	=	63.893 m ²
㉑c	=	4.233 m ²	㉑d	=	418.178 m ²	㉑e	=	665.698 m ²			
TOTAL	=	2951.273 m ²									

TOTAL GREENERY AREA AT 5TH FLOOR

6TH FLOOR (PODIUM) (+38.15mPD)

㉑	=	13.987 m ²	㉑a	=	34.568 m ²	㉑b	=	176.425 m ²	㉑c	=	70.303 m ²
㉑a	=	17.163 m ²	㉑b	=	6.899 m ²	㉑c	=	6.435 m ²	㉑d	=	47.572 m ²
㉑b	=	150.764 m ²	㉑c	=	474.335 m ²	㉑d	=	114.625 m ²	㉑e	=	126.048 m ²
㉑c	=	18.485 m ²	㉑d	=	192.684 m ²	㉑e	=	156.774 m ²	㉑f	=	61.828 m ²
㉑d	=	7.170 m ²	㉑e	=	111.979 m ²	㉑f	=	504.170 m ²	㉑g	=	34.536 m ²
㉑e	=	5.940 m ²	㉑f	=	18.270 m ²	㉑g	=	62.991 m ²	㉑h	=	123.307 m ²
㉑f	=	10.251 m ²	㉑g	=	187.184 m ²	㉑h	=	58.914 m ²	㉑i	=	100.034 m ²
㉑g	=	12.384 m ²	㉑h	=	60.351 m ²	㉑i	=	118.640 m ²	㉑j	=	21.948 m ²
㉑h	=	4.945 m ²	㉑i	=	143.230 m ²	㉑j	=	19.914 m ²	㉑k	=	38.806 m ²
㉑i	=	75.319 m ²	㉑j	=	224.655 m ²	㉑k	=	16.953 m ²	㉑l	=	38.576 m ²
㉑j	=	56.853 m ²	㉑k	=	372.478 m ²	㉑l	=	10.986 m ²	㉑m	=	28.658 m ²
㉑k	=	125.366 m ²	㉑l	=	32.478 m ²	㉑m	=	56.937 m ²	㉑n	=	24.816 m ²
㉑l	=	36.231 m ²	㉑m	=	10.785 m²	㉑n	=	35.932 m ²	㉑o	=	12.514 m ²
㉑m	=	100.185 m ²	㉑n	=	78.874 m ²	㉑o	=	13.874 m ²	㉑p	=	4.070 m ²
㉑n	=	158.292 m ²	㉑o	=	217.743 m ²	㉑p	=	45.535 m ²			
㉑o	=	56.729 m ²	㉑p	=	125.031 m ²	㉑q	=	5.222 m ²			
			㉑q	=	11.988 m ²	㉑r	=	54.197 m ²			
			㉑r	=	98.741 m ²	㉑s	=	21.602 m ²			
			㉑s	=	52.169 m ²	㉑t	=	18.172 m ²			
TOTAL	=	5492.557 m ²									

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

W2	=	(84.729 m ² x 50%)	=	42.365 m ²	W5	=	(33.408 m ² x 50%)	=	16.704 m ²
W3	=	(10.449 m ² x 50%)	=	5.225 m ²					
W4	=	(7.248 m ² x 50%)	=	3.624 m ²					

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 m ²
ACTUAL GREENERY AREA PROVIDED	=	(3579.429 + 1822.358 + 508.421 + 582.835 + 587.899 + 2951.273 + 5560.475) m ²
	=	15592.689 m ²
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 m ²
* ACTUAL GREENERY AREA PROVIDED AT PRIMARY ZONE	=	(3579.429 + 1822.358 + 508.421) m ² = 5910.207 m ² > 5140 m ² (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) m ² = 1643.023 m ²
PERIMETER PLANTER PROVIDED AT PRIMARY ZONE	=	33.909 m ²
WATER FEATURES PROVIDED AT NON-PRIMARY ZONE	=	67.918 m ²
COVERED GREENERY PROVIDED AT PRIMARY ZONE	=	(312.417 + 24.050 + 3.656) m ² = 340.123 m ²
PERCENTAGE OF OTHER GREENING FEATURES PROVIDED	=	((1643.023 + 33.909 + 67.918 + 340.123) / 15592.689 x 100%) m ² = (2084.973 / 15592.689 x 100%) m ² = 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.