

B.D. REF: BU 2/1901/19(1)
F.S.D. REF: IP 43/0206/42

LEGEND

- UNCOVERED GREENERY AREA
- COVERED GREENERY AREA (IN CONFORMANCE WITH PARA. 1 (1) OF APPENDIX D OF PPAF APP-152)
- COVERED GREENERY AREA (IN CONFORMANCE WITH PARA. 1 (2) OF APPENDIX D OF PPAF APP-152)
- VERTICAL GREENERY
- DRAINAGE POINT
- IRRIGATION POINT

REVISIONS

NO.	DATE	REVISION
01	25-10-21	H AMENDMENT
02	20-07-20	G AMENDMENT
03	24-01-20	F AMENDMENT
04	24-04-19	E AMENDMENT
05	24-12-18	D AMENDMENT
06	01-06-17	C SUBMISSION
07	12-01-17	B SUBMISSION
08	01-08-16	A SUBMISSION
09	18-02-16	1ST SUBMISSION

AGC DESIGN LTD
Civil and Structural Consultant

ARUP
Civil and Structural Consultant

MEINHARDT
Mainhardt (M&E) Ltd. Consulting Engineers

PROJECT
WEST RAIL YUEN LONG STATION PROPERTY DEVELOPMENT
YUEN LONG TOWN LOT NO. S10 NORTHERN SITE

DRAWING TITLE
SUSTAINABLE BUILDING DESIGN CALCULATIONS: GREENERY DIAGRAM & CALCULATION (SHEET 1 OF 2)

FILE NAME: AG-04-03.DWG
DRAWN BY: BI
CHECKED BY: CWS
PRINTED DATE:
SCALE: 1:300 @ A0

JOB NO.: J462
DRAWING NO.: AG-04-03
REV.: H

ARCHITECT / R.S.E.: *Ching Yim Yip*
Ching Yim Yip Group
for and on behalf of
AGC Design Ltd

FOR OFFICIAL USE

APPROVALS:
M&E Yuen-ol Senior Building Surveyor for Building Authority
30 NOV 2021
M&E Yuen-ol Senior Building Surveyor for Building Authority
03 NOV 2021

LEGEND
 UNCOVERED GREENERY AREA
 (S) CHANGE POINT
 (R) EROSION POINT

05-10-21	H	AMENDMENT
25-01-23	G	AMENDMENT
24-01-23	F	AMENDMENT
24-03-13	E	AMENDMENT
24-12-18	D	AMENDMENT
21-06-17	C	RE-SUBMISSION
12-05-17	B	RE-SUBMISSION
11-04-16	A	RE-SUBMISSION
10-05-16	-	1ST SUBMISSION
DATE	VERSION NO.	REVISION

AGC DESIGN LTD
 11/F, Central
 215-115 Wing Lok Street, Hong Kong
 Tel: 2518 0158
 Fax: 2518 1413
 Email: agc@agcdesign.com.hk

ARUP
 The Asia & Pacific Hong Kong Limited
 CIVIL AND STRUCTURAL CONSULTANT

MEINHARDT
 Mainhardt (M&E) Ltd. Consulting Engineers
 11/F, Central
 215-115 Wing Lok Street, Hong Kong
 Tel: 2518 0158
 Fax: 2518 1413
 Email: mainhardt@me.com.hk

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PROJECT
 WEST RAIL YUEN LONG STATION
 PROPERTY DEVELOPMENT
 YUEN LONG TOWN LOT NO. 510
 NORTHERN SITE

DRAWING TITLE
 SUSTAINABLE BUILDING DESIGN
 CALCULATIONS:
 GREENERY DIAGRAM & CALCULATION
 (SHEET 2 OF 2)

FILE NAME : AG-04-04.DWG
 DRAWN BY : BI
 CHECKED BY : CWS
 PRINTED DATE :
 SCALE : 1:500 @ A0

JOB NO.	DRAWING NO.	REV.
J462	AG-04-04	H

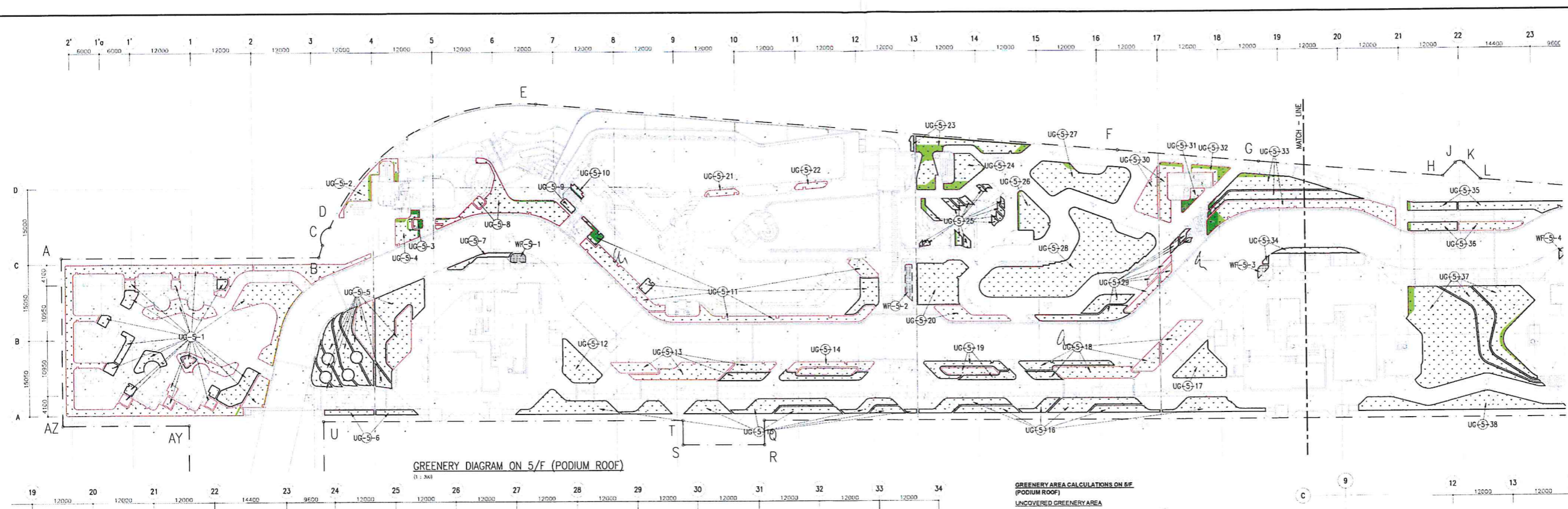
ARCHITECT / R.S.E.
 THE WORKS SHOWN ON THESE PLANS ARE TYPE B WORKS (GENERAL BUILDING WORKS) IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATIVE) REGULATIONS.

Cheng Yuen Yung Group
 Cheng Yuen Yung Group
 for and on behalf of
 AGC Design Ltd.
 Authorized Person
 (List of Architects)
BD
 06 OCT 2021

FOR OFFICIAL USE

Flat Approved
 M&E Yuen Yung
 Senior Building Services
 for BUILDING APPROVAL
 30 NOV 2021

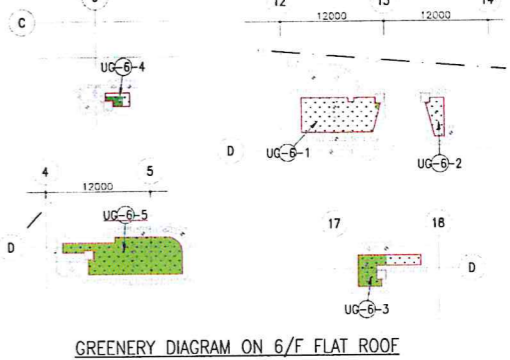
Flat Approved
 M&E Yuen Yung
 Senior Building Services
 for BUILDING APPROVAL
 25 NOV 2021



GREENERY DIAGRAM ON 5/F (PODIUM ROOF)
 (1:500)

GREENERY AREA CALCULATIONS ON 5/F (PODIUM ROOF)
 UNCOVERED GREENERY AREA

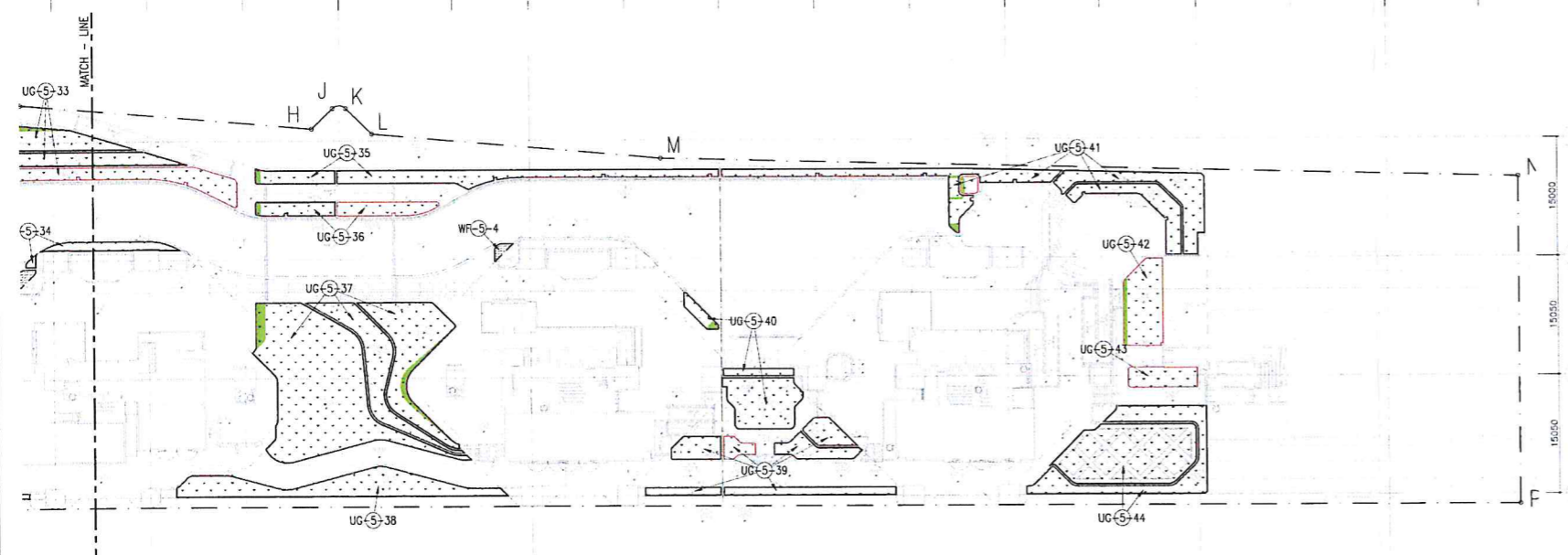
UG-5-1	=	474.549	m ²	UG-5-31	=	8.544	m ²
UG-5-2	=	28.090	m ²	UG-5-32	=	13.821	m ²
UG-5-3	=	3.332	m ²	UG-5-33	=	172.805	m ²
UG-5-4	=	21.831	m ²	UG-5-34	=	17.697	m ²
UG-5-5	=	254.713	m ²	UG-5-35	=	75.496	m ²
UG-5-6	=	17.291	m ²	UG-5-36	=	37.305	m ²
UG-5-7	=	10.454	m ²	UG-5-37	=	374.274	m ²
UG-5-8	=	22.574	m ²	UG-5-38	=	88.332	m ²
UG-5-9	=	3.883	m ²	UG-5-39	=	60.187	m ²
UG-5-10	=	3.282	m ²	UG-5-40	=	69.200	m ²
UG-5-11	=	155.972	m ²	UG-5-41	=	145.651	m ²
UG-5-12	=	30.774	m ²	UG-5-42	=	50.208	m ²
UG-5-13	=	81.744	m ²	UG-5-43	=	21.402	m ²
UG-5-14	=	81.560	m ²	UG-5-44	=	191.487	m ²
UG-5-15	=	157.000	m ²				
UG-5-16	=	136.688	m ²				
UG-5-17	=	42.150	m ²				
UG-5-18	=	150.653	m ²				
UG-5-19	=	47.653	m ²				
UG-5-20	=	37.310	m ²				
UG-5-21	=	7.282	m ²				
UG-5-22	=	65.410	m ²				
UG-5-23	=	30.899	m ²				
UG-5-24	=	27.823	m ²				
UG-5-25	=	38.228	m ²				
UG-5-26	=	20.539	m ²				
UG-5-27	=	258.848	m ²				
UG-5-28	=	76.111	m ²				
UG-5-29	=	52.301	m ²				
UG-5-30	=						
SUB-TOTAL		=	3937.174	m ²			



GREENERY DIAGRAM ON 6/F FLAT ROOF
 (1:200)

GREENERY AREA CALCULATIONS ON 6/F FLAT ROOF
 UNCOVERED GREENERY AREA

UG-6-1	=	34.804	m ²	
UG-6-2	=	2.201	m ²	
UG-6-3	=	14.178	m ²	
UG-6-4	=	2.277	m ²	
UG-6-5	=	48.196	m ²	
SUB-TOTAL		=	103.657	m ²



GREENERY DIAGRAM ON 5/F (CONTINUOUS)
 (1:500)

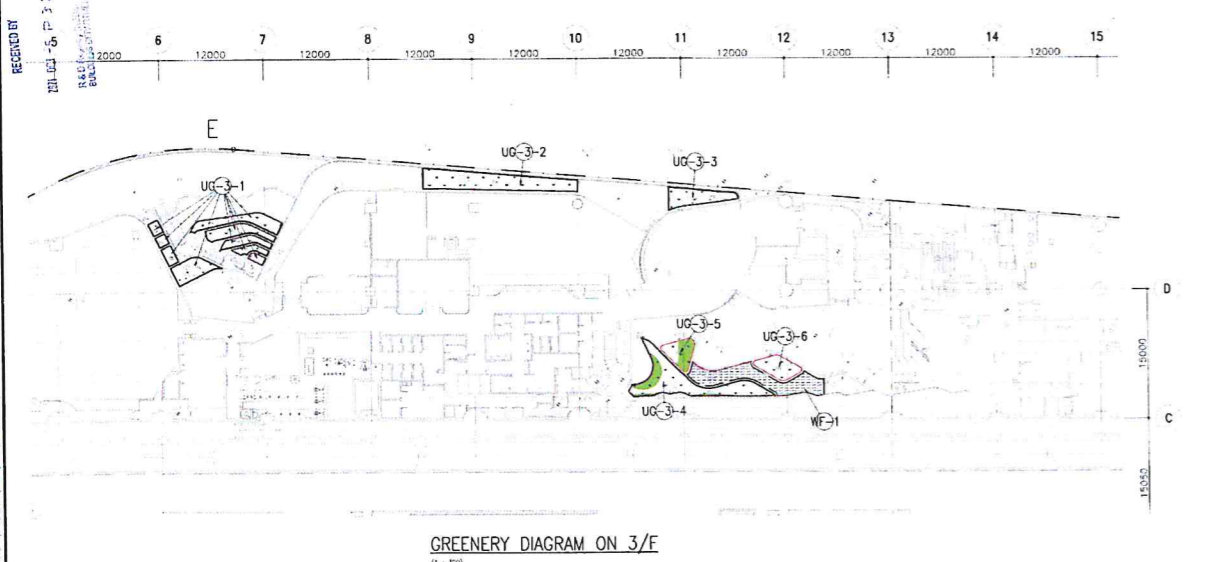
GREENERY AREA CALCULATIONS ON 3/F
 UNCOVERED GREENERY AREA

UG-3-1	=	41.461	m ²	
UG-3-2	=	32.495	m ²	
UG-3-3	=	17.529	m ²	
UG-3-4	=	22.634	m ²	
UG-3-5	=	8.192	m ²	
UG-3-6	=	9.779	m ²	
SUB-TOTAL		=	143.177	m ²

WATER FEATURES AREA (50% ACCOUNTABLE GREENERY AREA)

WF-3	=	20.093	m ²	
SUB-TOTAL		=	20.093	m ²

50% ACCOUNTABLE GREENERY AREA ON 3/F
 = 163.270 m²



GREENERY DIAGRAM ON 3/F
 (1:500)

SITE COVERAGE OF GREENERY AREA CALCULATIONS

FLOOR	UNDER BUILDING (PLANNING) REGULATION				UNDER LEASE CONDITION						
	SITE AREA (m ²)	REQUIRED MINIMUM SITE COVERAGE OF GREENERY OVERALL SITE		PERMITTED MAX. VERTICAL GREENING COVERED GREENERY, WATER FEATURES, ETC. OF TOTAL REQUIRED GREENERY AREA (PARA. 2 OF APPENDIX D OF PPAF-132) (LESS THAN 30% OF TOTAL GREENERY AREA)		SITE AREA (m ²)	REQUIRED GREENERY AREA AT PRIMARY ZONE		REQUIRED MINIMUM SITE COVERAGE OF GREENERY OVERALL SITE		
		PERCENTAGE	AREA (m ²)	PERCENTAGE	AREA (m ²)		PERCENTAGE	AREA (m ²)			
21957.000	20000.000	30%	6000.000	30%	1978.130	21957.000	20000.000	≥ 30% & 38.2%	2518.272	30%	8587.100
GREENERY AREA (m ²)											
FLOOR	COVERED GREENERY AREA (m ²)	WATER FEATURE AREA (m ²)	VERTICAL GREENING (m ²)	UNCOVERED GREENERY AREA (m ²)	COVERED GREENERY AREA (m ²) (115% ACCOUNTABLE) (PARA. 1 (E) OF APPENDIX D OF PPAF-132)	SUB-TOTAL	UNDER BUILDING (PLANNING) REG.		UNDER LEASE CONDITION		
							PERCENTAGE OF ACTUAL GREENERY AREA AT PRIMARY ZONE	PERCENTAGE OF ACTUAL GREENERY AREA AT PRIMARY ZONE			
PRIMARY ZONE	GF	85.265	-	85.265	-	2916.280	2916.280 / 21957.000 = 13.28%	2916.280	2916.280 / 21957.000 = 13.28%		
	1F	7.327	1002.699	11.033	24.558	2916.280	11.48%	11.48%	11.48%		
	2F	27.451	-	354.125	88.596	2916.280	11.48%	11.48%	11.48%		
	3F	-	13.340	141.173	-	2916.280	11.48%	11.48%	11.48%		
PODIUM ROOF	5F (PODIUM ROOF)	9.855	-	3837.100	-	4187.142	4187.142 / 21957.000 = 19.07%	4187.142	4187.142 / 21957.000 = 19.07%		
	6F (FLAT ROOF)	-	-	103.657	-	103.657	103.657 / 21957.000 = 0.47%	103.657	103.657 / 21957.000 = 0.47%		
TOTAL COVERED GREENERY (VERTICAL GREENING + WATER FEATURES AREA PROVIDED)						1973.623	1973.623 / 21957.000 = 8.99%	1973.623	1973.623 / 21957.000 = 8.99%		
TOTAL UNCOVERED GREENERY AREA (PROVIDED)						1576.130	1576.130 / 21957.000 = 7.18%	1576.130	1576.130 / 21957.000 = 7.18%		
TOTAL GREENERY AREA (PROVIDED)						3549.753	3549.753 / 21957.000 = 16.17%	3549.753	3549.753 / 21957.000 = 16.17%		
DEDUCT											
WATER POINT PLANT						9.005	9.005 / 21957.000 = 0.04%	9.005	9.005 / 21957.000 = 0.04%		
WATER PUMP						0.425	0.425 / 21957.000 = 0.00%	0.425	0.425 / 21957.000 = 0.00%		
WATER PUMP (ELECTRIC POINT AT EXTERIOR)						5.000	5.000 / 21957.000 = 0.02%	5.000	5.000 / 21957.000 = 0.02%		
PLANT FOR LANDSCAPE LIGHTING						22.453	22.453 / 21957.000 = 0.10%	22.453	22.453 / 21957.000 = 0.10%		
GRAND TOTAL GREENERY AREA						8587.119	8587.119 / 21957.000 = 39.11%	8587.119	8587.119 / 21957.000 = 39.11%		