

Candidate Number :

Seat Number :

**HKIA / ARB Professional Assessment 2010**

**Paper 6**

**SITE DESIGN**  
**100 Marks**

16 December 2010  
9:00 am – 1:00 pm (4 hours)

Hong Kong International Trade & Exhibition Centre (HITEC)  
Kowloon Bay

**ONE COMPULSORY QUESTION**

**General Notes**

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Format	Examination paper, both A3 plain and A3 tracing, are provided. Use as appropriate.
Presentation	Black ink line drawings are preferred. You may use color for highlights if necessary. Do NOT use RED.

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Attachment 1	Proposed Basic Terms from Lands Department	
Attachment 2	Design Data Sheet	(to be completed by the candidate)
Attachment 3	Location Plan	1:1000 (A3 size)
Attachment 4	Site Plan	1:500 (A3 size)
Attachment 5	Plan of Prototypes	1:500 (A3 size)

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## 1 PROBLEM STATEMENT

The client, a prestigious local developer intends to build an **Artists' Village** which includes **Artist Units, a Visitor Centre/Gallery, and Hotel accommodation**. He has received a letter from Lands Department to permit the Development on the subject Site with certain basic terms. Your office has been commissioned to prepare a **preliminary master layout plan** to explore the **feasibility** of the development in accordance with the proposed basic terms and any other statutory enactment imposed on the site.

### The Brief

The site is located on the fringe of an old village in the New Territories. The proposed development comprises of **Artist Units** in the form of **6 storeys domestic cum workshop** standard blocks (4 levels of residential units on top of 2 levels of workshops) for the **artists**, and a **medium-rise Hotel** and a **Visitor Centre/Gallery** (height to be proposed to suit the site design and statutory requirements) for the **visitors**. It is to be developed up to the **maximum Gross Floor Areas** allowed in the proposed basic terms of the lease conditions.

A **pedestrian street of minimum 5 meters wide** is required within the site to connect the existing village to the north, and a town park to the south.

**Public local open space** to be provided and shall be accessible by the public. **One number of existing mature tree** (crown 15m, height 10m) is to be protected within the site.

A **prototype layout** for the residential cum artist workshop development, which is limited to **6 storeys high building**, is provided for the feasibility study. The size and the external configuration can be adjusted to suit the proposed preliminary master layout plan within 5% variation.

For the hotel development, the profile and typical floor plan of the prototype can be modified to suit your design.

### The task

You are to demonstrate the optimum arrangement of the blocking within the site so as to fully utilize the **development potential**, and to **respond to site conditions, orientation and views** and the **compliance of statutory requirements**.

Special attention should be taken for the **pedestrian traffic flow, vehicular traffic arrangement and drop off**. The **arrangement of the blocking and open spaces** should also address the **preservation of the existing tree**.

**Your design proposal** should be modest yet imaginative, and must be functionally and commercially sensible, technically feasible, and shall comply with basic statutory requirements and conditions provided by the proposed basic terms by the Lands Department.

## 2 SITE DESCRIPTION

### Site Context

The Site is located in the fringe of an old village in NT. The area has been zoned as 'OU' by Planning Department.

The Site is bounded by a traditional village development to its north, a stream with a bridge to the east. A park is immediately adjacent to the site to its south. To the West is a road with vehicular access to the site (Road 1). Across the road is a 8 storey institutional building.

#### Important Notes :

For the purpose of the Paper, the old village development and the town park cannot be considered as external air for the provision of lighting and ventilation under Building (Planning) Regulations.

However, it would be accepted by Buildings Department that all windows facing the promenade and the stream are deemed to be facing directly into the external air.

### Access and services

There is ingress and egress point at Road 1 as specified in the proposed Land Lease and the Site Plan.

### Height Restriction

Please refer to the proposed Basic Terms (Attachment 1) for control of building height in Lease Conditions.

The definition of the building height for this Paper shall refer to the level of the roof of the highest usable floor area.

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**3 SUBMISSION REQUIREMENTS**

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**Master Site Plan**

Work on blank answer sheet provided,  
suggested scale 1:500

- Show site development at the roof level.
- Include access point for vehicles and pedestrians.
- Show relevant features of adjacent sites.
- Show uses, levels, circulation, lighting and ventilation provisions whenever necessary, open space etc which relevant to the Site Design.
- Plans at different levels can be added to demonstrate your design if necessary.
- Show area of carpark provision

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**Master Section(s)**

Work on blank answer sheet provided,  
suggested scale 1:500

- Demonstrate design in minimum one section.
- The section(s) should indicate clearly the Site boundary, Site formation levels, floor levels of different blocks and the design features.

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**Development Schedule**

work on Attachment 2

- Design Data Sheet to be completed
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V5.0

E N D O F P A P E R 6

Lands Department

**Proposed Land Lease  
to permit a OU development  
on Lot No.ABCD, the New Territories**

I refer to our previous correspondence on this matter and now write to confirm that I am prepared to recommend to the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government") to proceed with the proposed land Lease so as to permit a CDA development on the above lot subject to the following basic terms:-

- (1) Premium : To be determined.
- (2) Administrative fee : To be determined.
- (3) Area to be granted : About **15,500 sq.m (square meters)** (subject to survey).
- (4) Lease Term : 50 years from the date of Memorandum of Agreement.
- (5) Rent : 3% of the ratable value per annum from time to time of the lot.
- (6) User : Artist Village (artist workshops, domestic units, visitor centre/gallery, hotel)
- (7) Building Covenant : 36 months from the date of Memorandum of Agreement.
- (8) Indemnify Government against existing buildings and structures;
- (9) Development Conditions
  - (a) Total GFA : Domestic (Artist domestic units)  
**7,200sq.m.**  
  
Non Domestic (Artist's workshops)  
**3,600sq.m.**  
  
Non Domestic (hotel)  
**12,250sq.m.**  
  
Non Domestic (visitor centre/Gallery)  
**200sq.m.**  
  
**Total not more than  
23,250 sq.m.**

- (b) Open Space                                 Public open space         : not less than  
**900 sq.m**
- (c) Compliance with Buildings Ordinance and Town Planning Ordinance; and
- (d) Design, disposition and height clause;             No Building shall exceed **+55mPD**  
Artist Units (domestic cum Workshop) not more than  
6 storeys.
- (e) Site Coverage                                 To comply with relevant Building (Planning)  
Regulations,
- (10) Non-building Area                         : Not applicable
- (11) Vehicular Access                         : **Between X and Y through Z**, shown and marked  
on the attached Location Plan or such other points  
as may be approved in writing by the Director;
- (12) Car Parking Requirements
- (i) Car Park   : Not less than **30 spaces** for residents and visitors;
- (ii) The minimum number of car parking spaces         : as provided in accordance with (i) of this item shall  
not be taken into account for the purpose of total  
GFA stipulated in item (9)(a) above. Any provision  
exceeding the minimum requirement shall be taken  
into account for GFA calculation as per Clause  
(9)(a) above.
- Each carpark space shall not be smaller than  
2500mm x 5000mm in area, and shall be provided  
with 2400mm minimum clear headroom.
- (13) Loading/ Unloading Requirements
- (i) Residential/ Workshop                         : Not less than **2 nos.** loading/unloading spaces
- (ii) Hotel   : Not less than **1 no.** loading/unloading space
- (iii) Minimum dimension                         : Each loading/ unloading space shall be suitable for  
parking of light goods vehicle and shall not be  
smaller than 3000mm x 7500mm in area, and shall  
be provided with 3500mm minimum clear  
headroom
- (14) Lay-by   : **1 no.** for the hotel
- (15) Visitor facilities clause                         : Not used

- (16) Preservation of trees and landscaping clauses : One mature trees to be preserved.
- (17) Office accommodation for watchmen and caretakers clauses : Not applicable
- (18) Owner's Corporation / Committee office clause : Not applicable
- (19) Restriction On alienation before compliance clause : Not applicable
- (20) DMC incorporating Management Agreement clause : Not applicable
- (21) One assignment clauses;

These basic terms are open for acceptance until 9 January 2011. If written confirmation that the terms offered are acceptable to you is not received by the date specified, the terms quoted will be deemed to have been withdrawn.

It is anticipated that the premium together with the above basic terms would be formally offered to you in April 2011. I must stress however that the date for the formal offer of the premium as indicated is intended for your information only and may be subject to change.

The premium figure will be assessed on current values. To facilitate the exercise, you are invited to provide information relevant to the assessment of premium to this office within 2 weeks of this letter. Please note that the late submission of the relevant information will not be entertained by this office.

I am not in a position to commit the Government in this matter and it should be clearly understood that the Government will not consider itself bound in any way by the contents of this letter. Any expenses which you may incur in respect of the proposed transaction will be, before legal document(s) giving effect to the proposed transaction are executed, at your risk.

For the avoidance of doubt, it is not intended that any legal obligation are to be created or arisen, whether by act of part performance or otherwise in favour of either yourself or the Government, nor (regardless of whether correspondence may be entered into or on the subject) will the Government accept any such obligation by virtue of this letter.

Yours faithfully,

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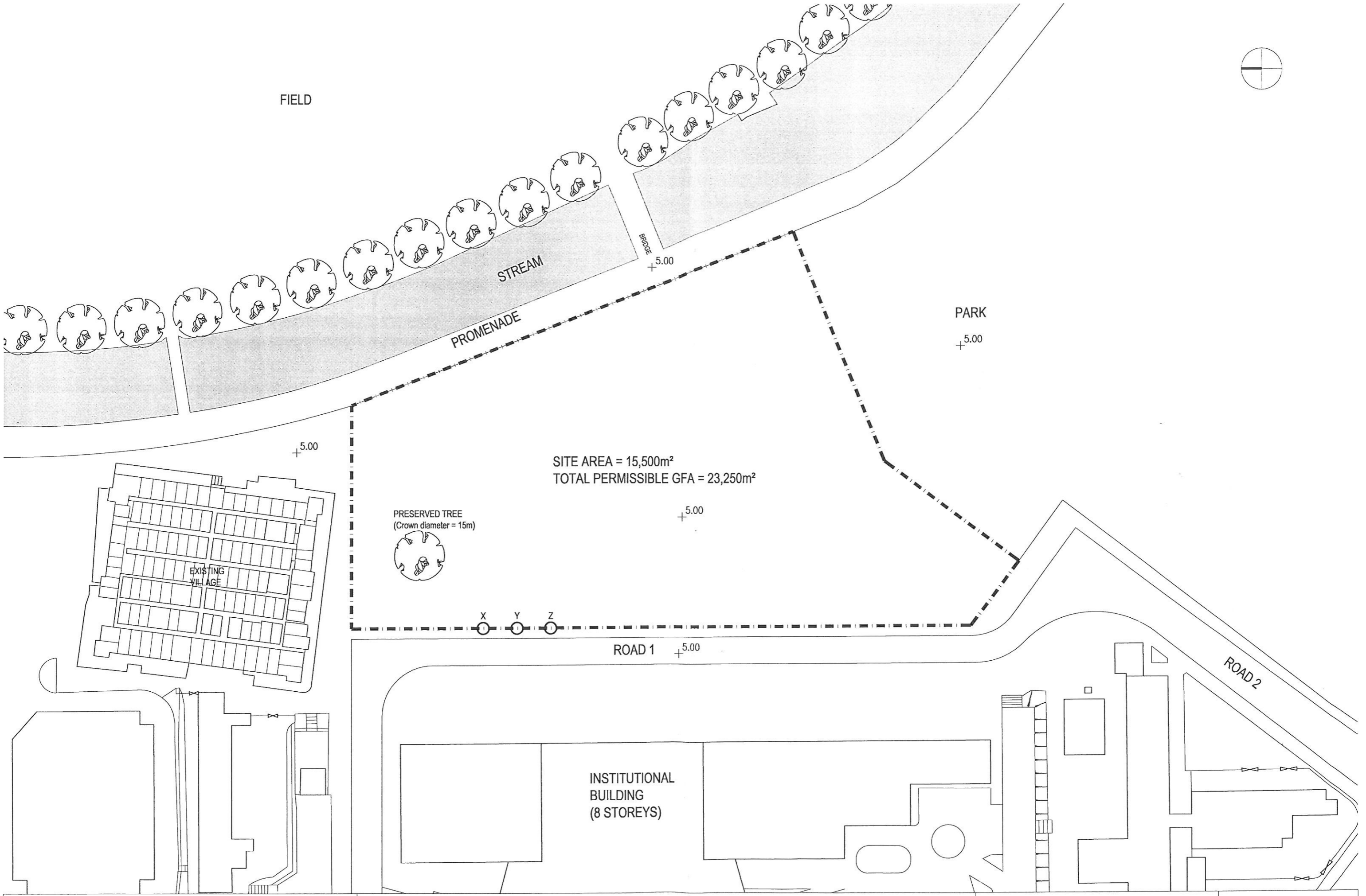


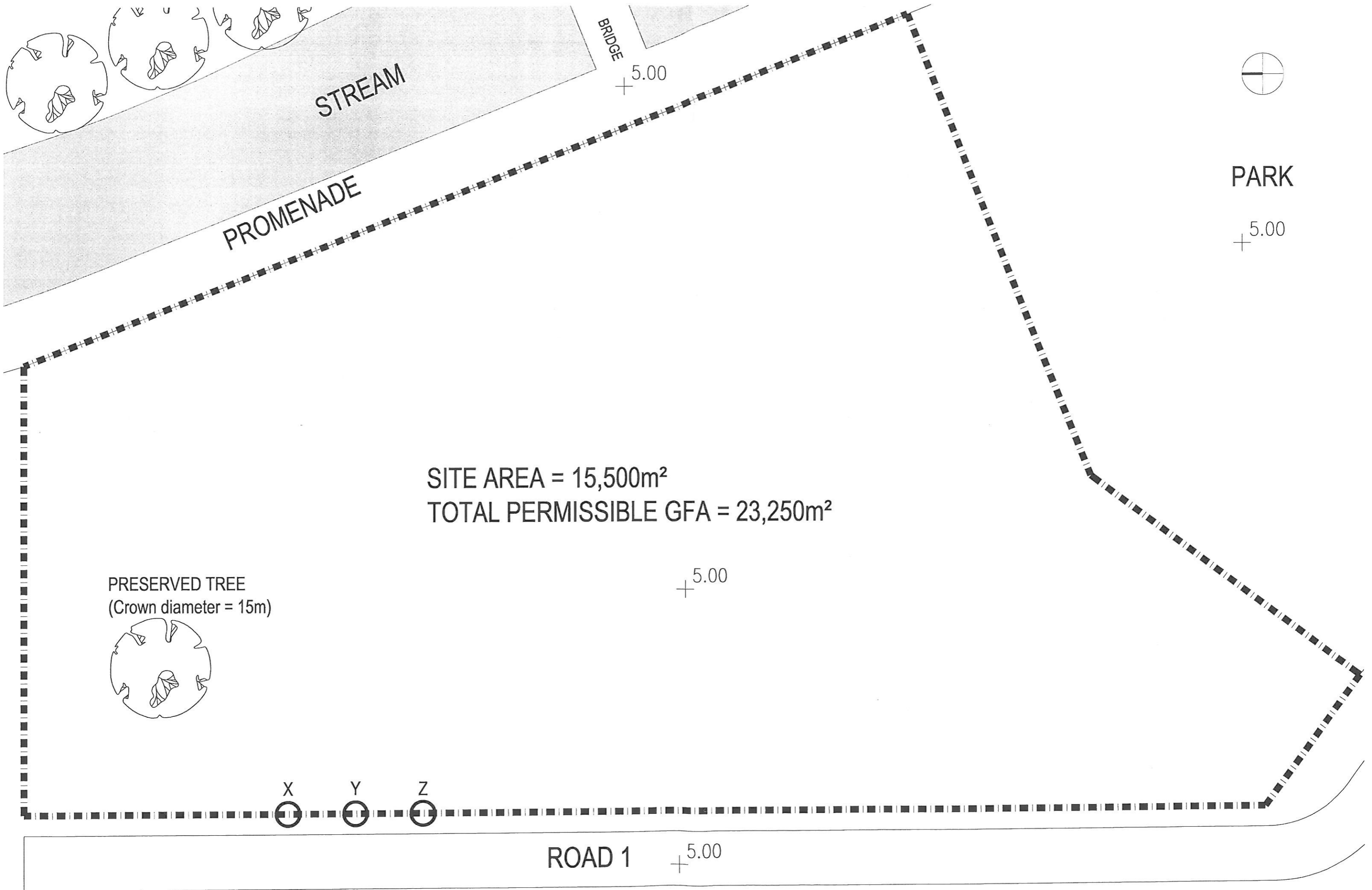
Candidate Number :

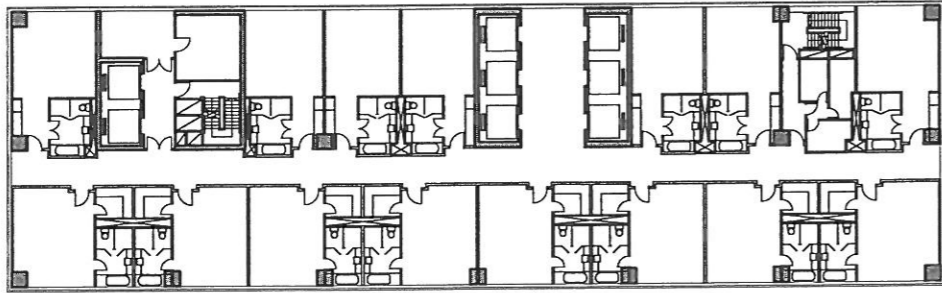
Seat Number :

**Design Data sheet**

	<b>Development Schedule</b>		
		<b>Permissible</b>	<b>Proposed</b>
	Site area	15,500 sq.m	N/A
	GFA Domestic  Non-domestic		
	Plot Ratio		
	Number of storeys Domestic  Non-domestic		
	Site Coverage		
	Numbers of Car Parks		
	Loading and Unloading Provisions		

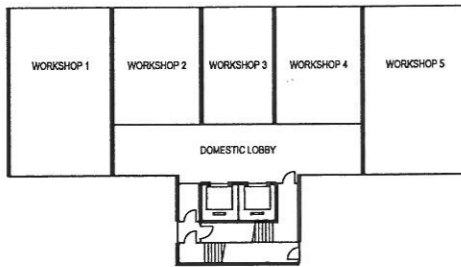






HOTEL

GFA PER FLOOR = 1100m<sup>2</sup>



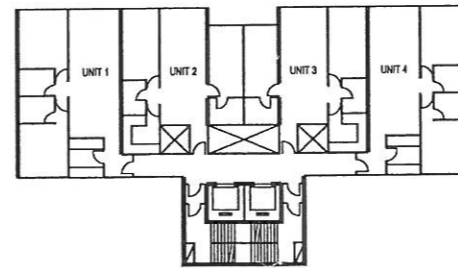
ARTIST DOMESTIC UNITS

CUM WORKSHOP

GROUND LEVEL

(LEVEL 1 SIMILAR)

GFA PER FLOOR = 360m<sup>2</sup>

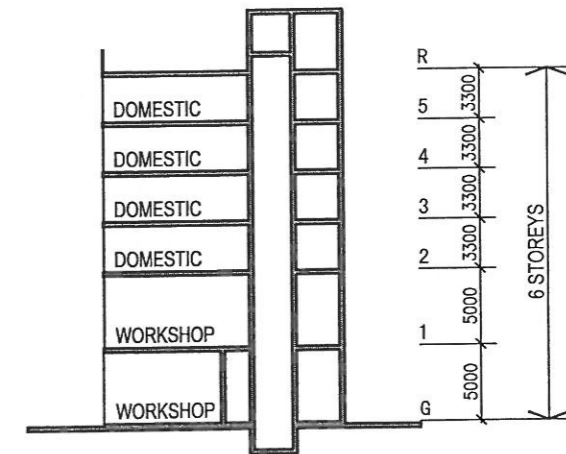


ARTIST DOMESTIC UNITS

CUM WORKSHOP

LEVEL 2-5

GFA PER FLOOR = 360m<sup>2</sup>

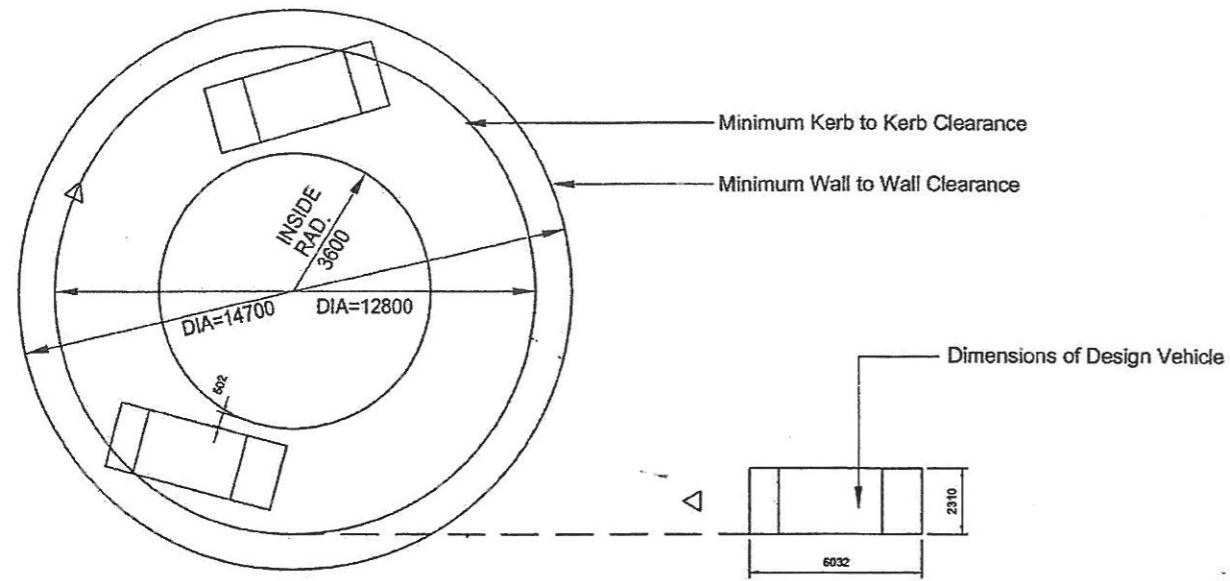


ARTIST DOMESTIC UNITS

CUM WORKSHOP

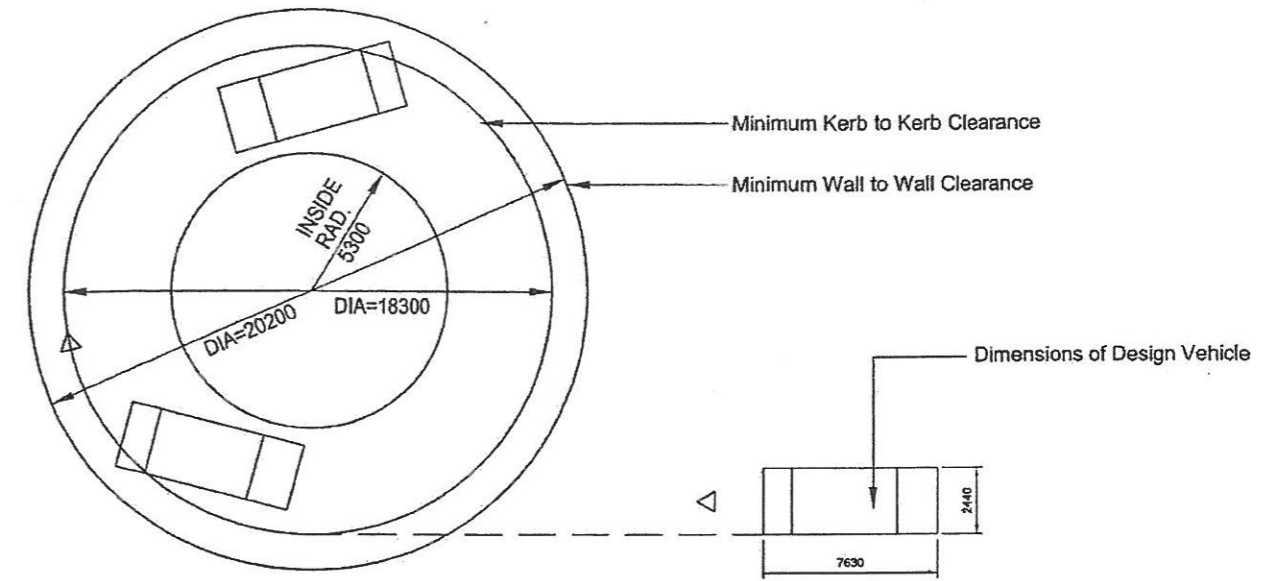
- SECTION





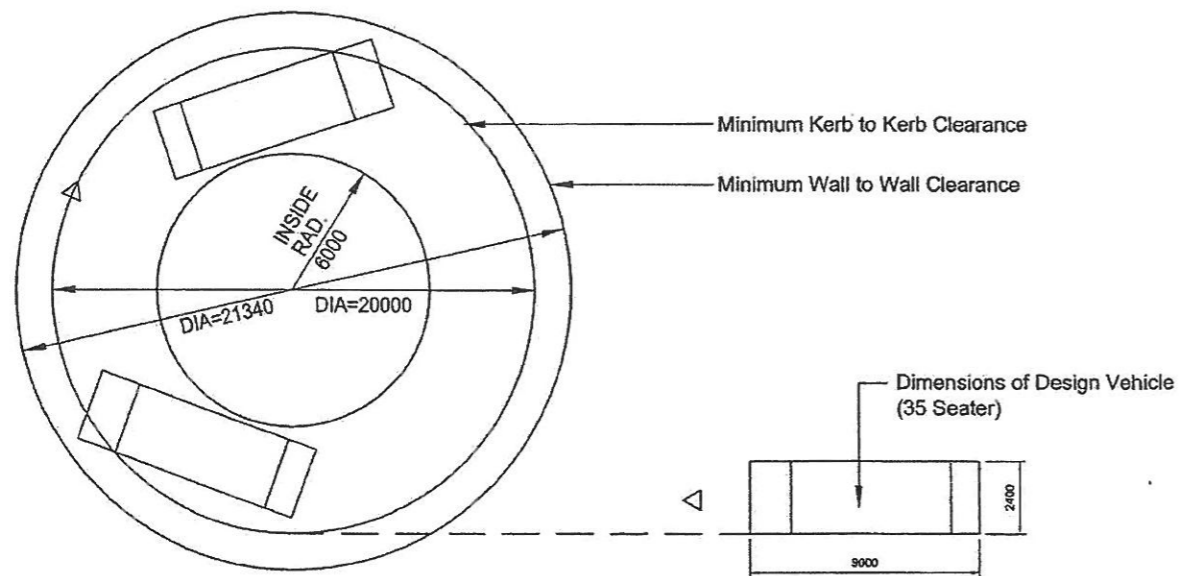
**RECOMMENDED MINIMUM STANDARDS OF TURNING CIRCLE FOR PRIVATE CARS**

(not to scale)



**RECOMMENDED MINIMUM STANDARDS OF TURNING CIRCLE FOR GOODS VEHICLES**

(not to scale)



**RECOMMENDED MINIMUM STANDARDS OF TURNING CIRCLE FOR TOURIST BUS**

(not to scale)

