

1 Problem statement

Your client has recently acquired a site in Castle Peak, Tuen Mun, near Sam Shing Temple. He has commissioned you to prepare a design for a residential development so he can approach government for the change of use. He has provided you with some residential prototypes.

The task is to carry out a feasibility study for the site for the purpose of opening discussions with government for lease modifications to permit the proposed higher density use.

Your design proposal should satisfy functional requirements, comply with statutory requirements, be commercially sensible, and technically feasible.

Prepare a preliminary design for presentation to your client.

Drawings should clearly demonstrate how your proposal fulfils the client's requirements and can clearly be built. Access, circulation and utilities should be fully resolved. The design can be modest yet should show sensitivity and imagination.

2 Site description

Context

The site is on Castle Peak Road near Castle Peak Beach. Tuen Mun Highway is above the site to the east. On the north side is a small mound occupied by Sam Shing Temple, a place of worship. Across the road is Sam Shing Housing Estate. There are views of the beach and sea to the south and south-west. A commercial site is immediately adjacent on the south side of the site.

Access and Utilities

One vehicular access is allowed from Castle Peak Road. The exact location for the run-in is to be proposed. Utilities are available from the road.

Environmental Factors

The local environment has historically been relaxed and pleasant, with the sea nearby. There are good views from the site especially from higher levels. Noise from Tuen Mun Highway is concerned to your client. The temple complex next door is a regional attraction, generating traffic and other nuisance. The proposed commercial building on the adjacent site will most likely accommodate restaurants and be up to 35 m high above street level.

3 Development issues

A residential development is proposed with a mix of flats and houses. There is a clubhouse for the exclusive use of residents.

The site has been formed and any further site formation should be minimized. The location for the vehicular access to the site is to be proposed.

The new lease conditions would include the usual requirements, eg slopes maintenance, on-site parking etc. There is a non-building area running the length of the site along Castle Peak Road.

The Site Design Brief sets out the minimum requirements.

4 Site Design Brief

Site area	7800 sm (about, including non-building area)
Zoning	Residential, low rise
Permissible plot ratio (PR)	0.50
Permissible site coverage (SC)	30 %
Non-building area	10 m from Castle Peak Road
Vehicular access	to be proposed
Site formation	to be proposed
Building height	not more than 10 m above site level(s)
Laws of Hong Kong	comply with buildings, fire services and other related ordinances and regulations
Residential Units	Half of permitted PR to be flats. Half of permitted PR to be houses. Unit prototypes are provided. Layouts may be modified. Unit sizes are to be followed approximately.
Residents clubhouse	Provide various indoor facilities on one level (layout not required). Provide a 25m outdoor swimming pool.
Building services	Plant rooms to be provided
Car parks	1 number for each residential unit (minimum) 5 numbers for visitors (minimum)
Barrier free access	comply with regulations for residents clubhouse

5. Submission Requirements	
Site Plan Scale 1:5000	Show site development, eg site formation, vehicular and pedestrian access, blocks, roads, paths, utilities, servicing, amenities, landscaping, and the like. Show relevant features of adjacent sites. Indicate critical dimensions, eg vehicle turning, slope gradients.
Sections Scale 1:200	Show site boundaries, streets, site formation levels, sections through buildings. Include annotations and critical and overall dimensions.
Development Schedule	Tabulate development and building control calculations. Use diagram where appropriate. Be brief.

Notes:

Format

A3 plain and tracing paper are provided.

Use the tracing paper where helpful at your discretion.

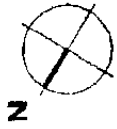
Development schedule, Annotations, diagrams etc.

Tabulate Development Schedule to show SC, GFA etc. Annotate drawings to demonstrate compliance with prescribed windows, EVA etc.

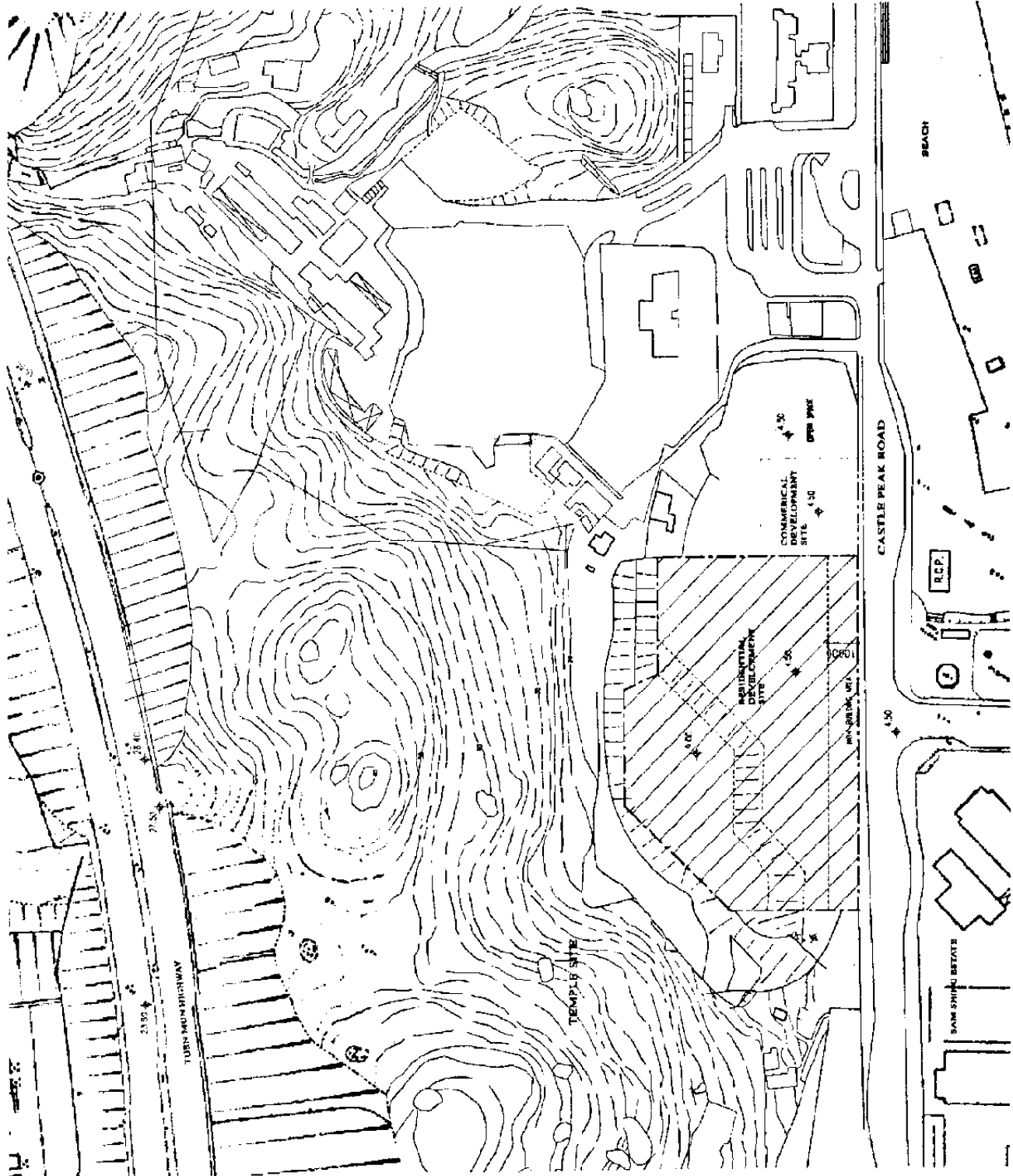
Presentation

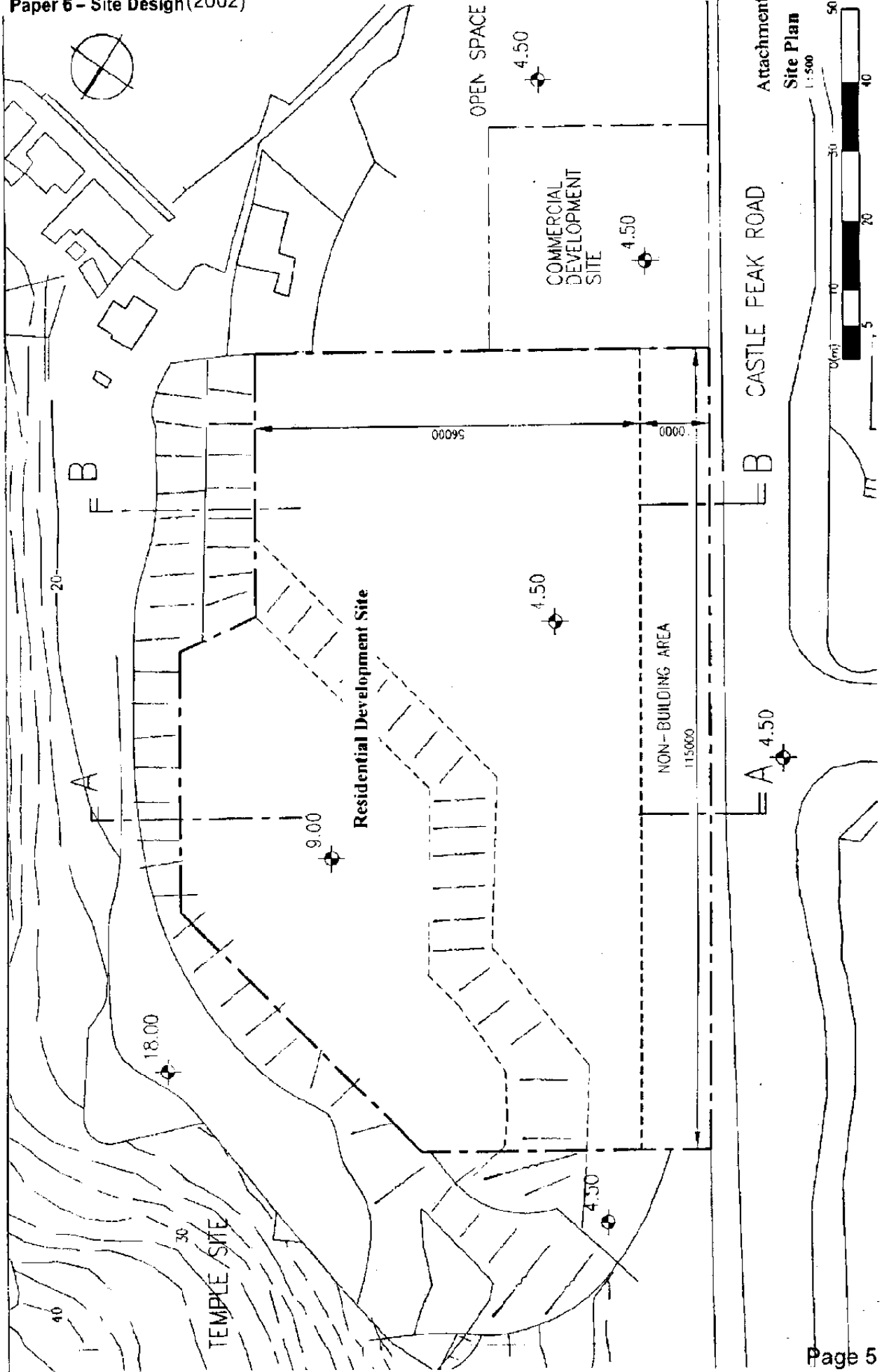
Ink or pencil line drawings are acceptable.

Colour is not required. Under NO circumstances should the colour RED be used.



Location Plan
1:1,250
Attachment 1





Attachment 2
Site Plan
1:500

B.L.

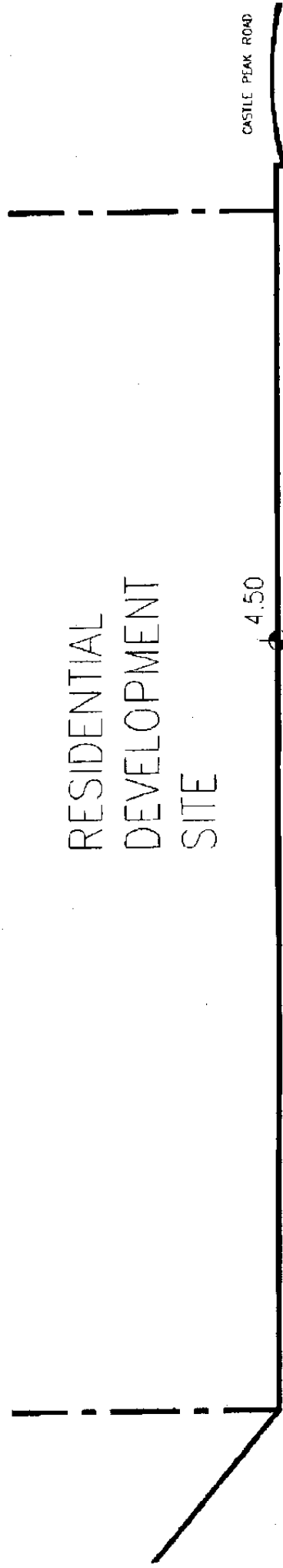
RESIDENTIAL
DEVELOPMENT
SITE



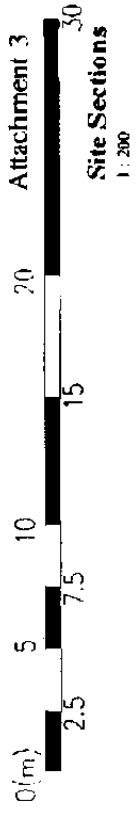
SECTION A

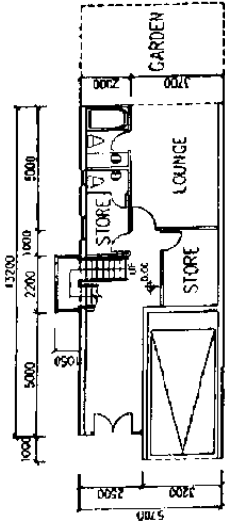
B.L.

RESIDENTIAL
DEVELOPMENT
SITE

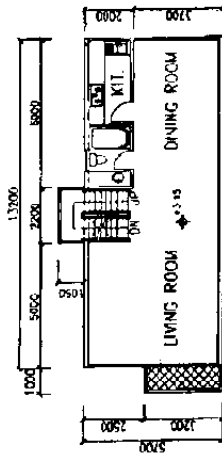


SECTION B

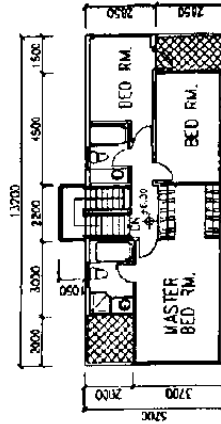




GROUND FLOOR PLAN 1 : 200
G.F.A. AREA = 80 SQ.M.

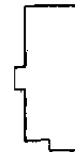


1/F PLAN
G.F.A. AREA = 78 SQ.M.

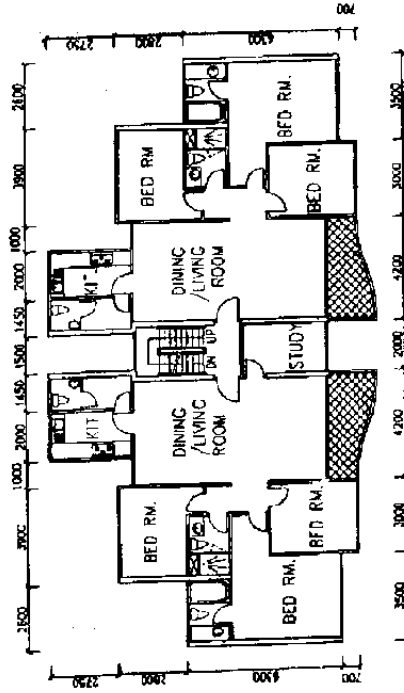


2/F PLAN
G.F.A. AREA = 70 SQ.M.

TOTAL G.F.A. AREA = 228 SQ.M.
SITE COVERAGE = 80 SQ.M.

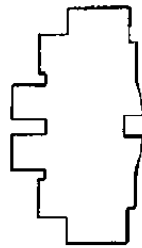


ROOF PLAN 1 : 500



TYPICAL PLAN 1 : 200

G.F.A. AREA = 214 SQ.M. per floor
 SITE COVERAGE = 228 SQ.M. per block



ROOF PLAN 1 : 500