

## ONE COMPULSORY QUESTION

### 1 Problem Statement

A developer has acquired a site occupied by a school campus and would like to redevelop it into a residential development. He has commissioned you to prepare a design for the residential development to test the financial feasibility. He has provided you with some residential prototype plans. One of the existing school buildings has architectural and sentimental merits and will be preserved for future use.

The task is to carry out a feasibility study for the site for the purpose of opening discussions with government for lease modifications, and planning submissions to permit the intended change of 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 the client.

Drawings should clearly demonstrate how your proposal fulfils the client's requirements and can practically be built. Issues such as access, circulation, utilities, views, open space should be fully resolved. The design can be modest yet should show sensitivity and imagination.

### 2 Site Description

#### Context

The site is on Wong Ma Kok Road at Stanley on Hong Kong Island.

It faces a beautiful public beach to the west.

Across the road to the north and east is the Military Cemetery, which is a garden landscape. To the south is a public swimming pool complex and football ground.

#### Access and Utilities

Vehicular access to the redevelopment site is allowed from Wong Ma Kok Road. The exact location for the run-in is to be proposed.

The existing run-in from Road A will serve the existing building which is to be preserved (see Development Issues, below).

Utilities are available from both roads.

#### Environmental Factors

The local environment has historically been relaxed and pleasant, with the beach nearby. There are good views from the site especially from higher levels.

Noise from the public swimming pool complex and football grounds is a concern to your client. He instructs you to consider these potential nuisances carefully.

### 3 Development Issues

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

Your client wishes to preserve an **existing building** (see Site Plan) which is of sentimental value to him. He would like to convert it into a home for his extended family sometime in the future, but not coinciding with the current redevelopment.

For this purpose, you may assume a special agreement will be reached with the government so that the GFA and site coverage of this existing building can be exempted from PR and SC calculations for the current redevelopment. The site area occupied by the existing building can be included in determining the overall site redevelopment density.

**Site formation** has been completed (see Site Plan and Site Sections). The client is concerned about cost and wants to see any further site formation minimized.

### 4 Site Design Brief

The following are the minimum requirements to be satisfied.

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|--------------------------------|---|
| Existing building              | To be preserved and taken into account in the current redevelopment proposal.   |
| Site area                      | 11,200 sm (about)   |
| Zoning                         | Residential, medium rise  |
| Permissible plot ratio (PR)    | 1.20  |
| Permissible site coverage (SC) | 30 % (Clubhouse is not accountable)<br>Single storey carparks are not accountable for SC.   |
| Vehicular access               | To be proposed, along Wong Ma Kok Road  |
| Site formation                 | Can be proposed, but minimal  |
| Building height                | Not more than 35 m above existing site formation levels of 8.0 PD and 11.0 PD   |
| Laws of Hong Kong              | Comply with all statutory and non-statutory laws and regulations for design, construction, and barrier free access.   |
| Residential Units              | Flats, in medium rise blocks, to make up 80 % of permissible plot ratio<br><br>Houses, detached, to make up 20 % of permissible plot ratio.<br><br>Prototype plans provided by the client are for reference and may be modified to suit. Unit sizes should be followed. |
| Residents clubhouse            | Provide various indoor facilities on one level (interior layout not required).<br><br>Provide a 25 m uncovered swimming pool  |
| Building services              | Plant rooms to be provided.   |
| Car parks                      | Provide 1 number for each residential unit<br>Provide 5 numbers total for visitors  |

**5 Submission Requirements**

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|--|---|
| <b>Site Layout Plan</b><br>Scale 1:500 | Show site development (for example, site formation, vehicular and pedestrian access, buildings, roads, paths, utilities, servicing, amenities, landscaping, and the like).<br><br>Indicate critical dimensions, vehicle turning radii, slope gradients, and the like.<br><br>Annotate drawings to demonstrate compliance with laws and regulations. |
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| <b>Sections</b><br>Scale 1:500 | Show site boundaries, street, site formation levels, sections through buildings. Include annotations, levels, and relevant dimensions. |
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| <b>Development schedule</b> | Show that the proposal maximizes site development potentials and conforms to permissible PR and SC restrictions. |
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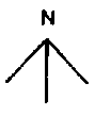
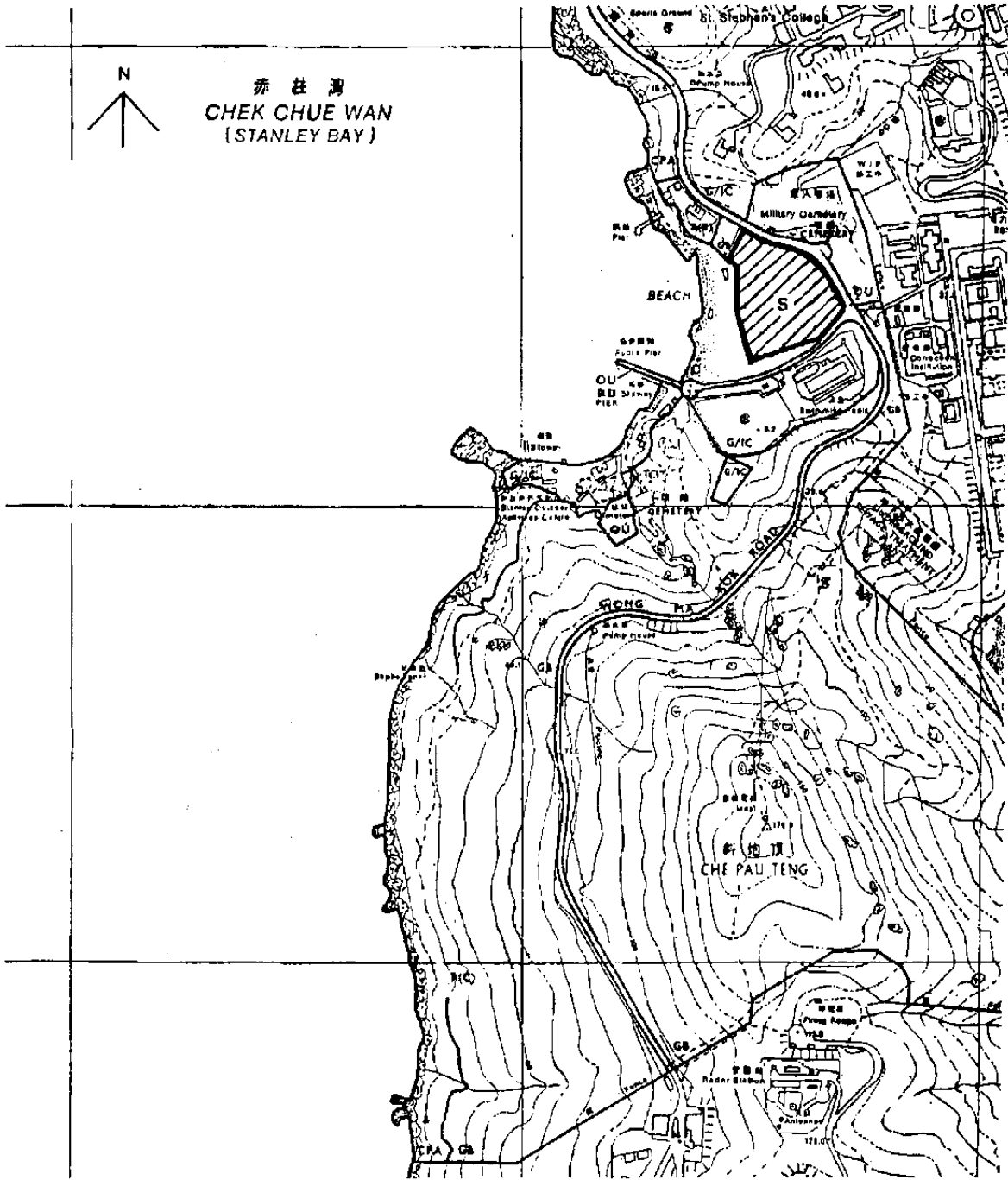
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|---------------------------------|---|
| <b>Design Concept Statement</b> | Provide text, diagrams and sketches to explain design concepts and intentions.<br><br>Be brief. |
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**General guidance notes**

**Format** A3 paper, plain and tracing, are provided.  
Use tracing or plain paper at your discretion.

**Presentation** Ink or pencil line drawings are acceptable.  
Use of colour is optional.  
  
Do NOT use RED.



赤柱灣  
CHEK CHUE WAN  
(STANLEY BAY)



Development Site

Attachment 1  
Location Plan  
Scale 1: 5000

Military Cemetery

+29.9

A



+11.0

+11.0

Wong Ma Kok Road

+11.0

B

+8.0

+10.0

Verandah

Existing Building

Beach Area

Road A

+8.0

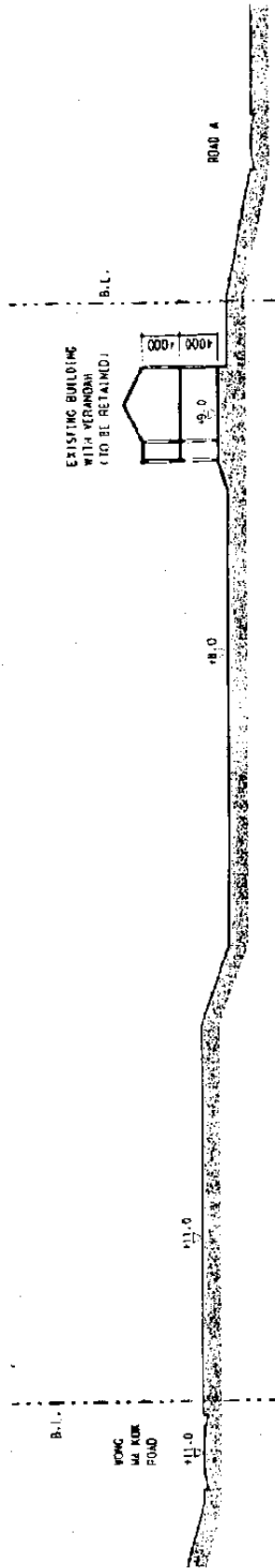
Swimming Training Cent

SwP

Stand

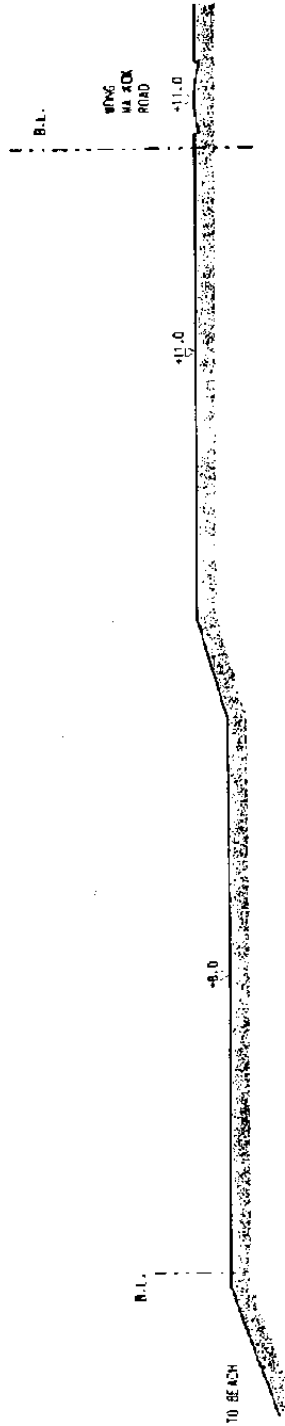
+4.0

A



SITE SECTION A - A

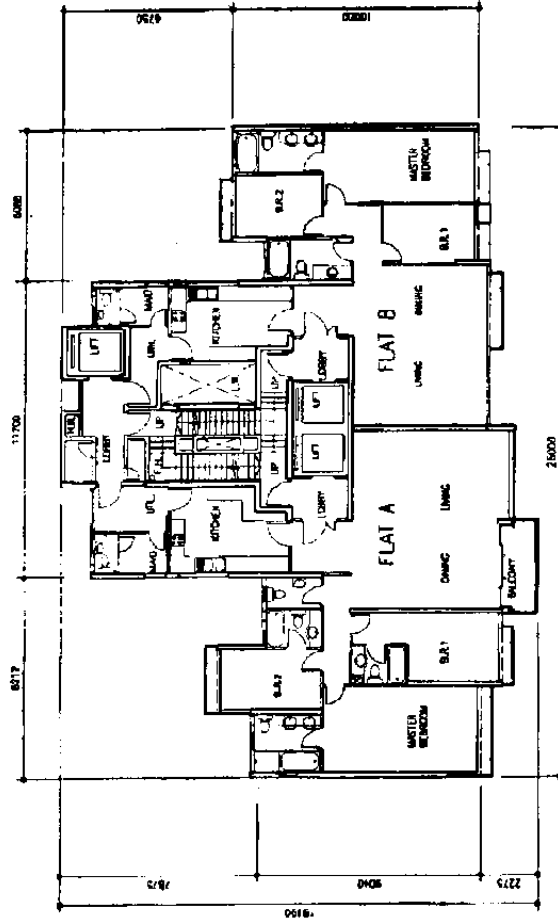
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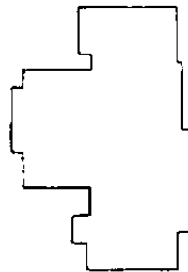
SITE SECTION B - B

1:500





TYPICAL FLOOR PLAN  
 G.F.A. = 330 SQ.M. ( PER BLOCK )  
 SITE COVERAGE = 345 SQ.M. ( PER BLOCK )  
 1:200



ROOF PLAN  
 1:500