

Candidate Number :

Seat Number :

## **HKIA / ARB Professional Assessment 2019**

### **Paper 6 SITE DESIGN**

20 November 2019  
09:00 – 13:00 (4 hours)

Kowloon Bay International Trade & Exhibition Centre (KITEC)  
Kowloon Bay

### **ONE COMPLUSORY QUESTION**

**Total Mark: 100**

#### **General Notes:**

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Format	Use the A3 plain and A3 tracing papers provided as appropriate.
Presentation	Black ink line drawings are preferred. Use colour(s) for highlights if necessary. DO NOT use RED.

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Attachment 1	Design Data Sheet		A4 size
Attachment 2	Location Plan	1:1000	A3 size
Attachment 3	Site Plan	1:500	A3 size
Attachment 4	Site Section	1:500	A3 size
Attachment 5	Plan of Prototype	1:500	A3 size

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## 1 **INTRODUCTION**

Your Client is a global startup institution and they have in collaboration with a local developer to redevelop an urban site to a **Co-working Campus for Creative Industries**. The development mainly includes the following facilities,

- Co-working office block(s),
- Short-stay and Long-stay Quarter(s) for visitors and young people working in the campus,
- A Multi-purpose Hall with a plaza opens to public for exhibition and presentation.

Your practice has been commissioned to prepare a preliminary master layout plan to explore the feasibility of the development in compliance with the general statutory controls and other statutory enactments imposed on the site.

## 2 **THE SITE**

### 2.1 **Site Context**

The Site is a stepping site with a historical park at the centre to be reserved. It is rectangular in shape and bounded by a major road (Road A, 17m wide) to the north which provides the vehicular ingress/egress point XYZ, as well as local roads (Road B 7m, Road C 8m, Road D 10m wide) to its east, south and west. A school is located across the local road D.

**Existing Platform and level change is to be respected. Major site formation work is not expected considering construction cost.**

Please refer to the Location plan in Attachment 2.

### 2.2 **Planning and Lease Restrictions**

The Site is zoned as 'Government, Institution or Community' in the concerned Outline Zoning Plan (OZP). Co-working Office, Multi-purpose Hall and Quarters are always permitted. The OZP also limits all buildings within the Site to the height of **+47.0mPD**.

Under the lease, the total domestic gross floor area and total non-domestic gross floor area shall not exceed 16,000m<sup>2</sup> and 5,000m<sup>2</sup> respectively.

The lease also requires that the Sustainable Building Design (SBD) Guidelines as stipulated in PNAP APP-152 shall be complied with.

### 2.3 **Special Feature**

There is a historical park with 2 mature trees in the site which should be retained and well integrated to the development. Public access to the park should be always allowed.

### 2.4 **Vehicular Access**

Vehicular ingress and egress shall be between X and Y through Z as indicated in the Location Plan and Site Plan in Attachments 2 & 3.

## 2 **THE BRIEF**

### 2.1 Accommodations

The proposed development shall comprise of the following:

	Accommodation	Required Area/Number	Other Requirements
1)	Short-stay Quarters	9,000 m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Typical floors refer prototype 1. (about 400 m<sup>2</sup>)</li> <li>• Ground floor subject to individual design.</li> </ul>
2)	Long-stay Quarters	7,000 m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Typical floors refer prototype 2. (about 1,000 m<sup>2</sup>)</li> <li>• Ground floor subject to individual design.</li> </ul>
3)	Co-working Office Block	4,000 m <sup>2</sup>	<ul style="list-style-type: none"> <li>• 4.5m high per floor.</li> <li>• 5 storeys maximum.</li> </ul>
4)	Multi-purpose Hall with Open Space	800 m <sup>2</sup> 800 m <sup>2</sup>	<ul style="list-style-type: none"> <li>• 7m high. 1 storey only.</li> </ul>
5)	Open Carpark	20 nos.	<ul style="list-style-type: none"> <li>• 2500mm x 5000mm each.</li> </ul>
6)	Loading/Unloading Bay	3 nos.	<ul style="list-style-type: none"> <li>• 3500mm x 7000mm each.</li> </ul>

### 2.2 Prototypes

The typical floor plans of the Short-stay and Long-stay quarters are shown in Prototype 1 and Prototype 2 (attachment 5). The typical floor-to-floor height shall be 3.3m for both the 2 types of Quarters.

You are required to use these prototypes for the feasibility study. The profile and the configuration of the prototypes can be modified within reasons. The size can also be adjusted to suit your proposed master layout plan within 10% variation.

### **2.3 Major planning Requirements**

- (a) The Co-working Office Block must be conveniently located as the social hub of the development and to be accessible to public.
- (b) The Multi-purpose Hall, together with the open space, is the place for the startups in the campus to present and exhibit their works to the public, therefore it should be easily accessible by the community. Integration of the hall with the office block is possible.
- (c) The historical park to be preserved with good access by the public.
- (d) Barrier free access path connecting buildings in the site should be provided.
- (e) Independent and separate entry to the quarters should be provided.

### 3 **THE TASK**

You shall demonstrate the optimum arrangement of the building blocks within the Site so as to meet the development brief, to respond to the site constraints and opportunities, and to comply with the statutory requirements.

As required under the lease, the design proposal shall comply with the Sustainable Building Design (SBD) Guidelines as stipulated in PNAP APP-152. You need to show in-principle compliance only; detailed illustrations/ calculations are not required.

In this regard, the site arrangement shall comply with the following:

**(a) Building Setback**

Building setback shall be complied for all streets that abut the site.

**(b) Building Separation**

For the purpose of this paper, the two criteria of Site area and Projected façade length (Lp) for building separation shall be complied. It is **NOT** required to demonstrate permeability percentage if the proposed continuous projected facade length (Lp) for any building or group of buildings does not exceed the requirement under PNAP APP-152.

**(c) Site coverage**

For this project, the client requires that at least **20%** greenery site coverage as defined under the PNAP APP 152 be provided within the pedestrian zone.

Special attention shall be paid to the **accessibility** of each individual building, pedestrian and vehicular circulation, servicing of the buildings, and the relation between the open area and the buildings. The design proposal shall be modest yet imaginative, functionally and ecologically sensible, technically feasible, and shall comply with the relevant statutory requirements. **Barrier free access path connecting all buildings should be indicated in the plan.**

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## 5. **SUBMISSION REQUIREMENTS**

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### **Master Site Plan**

Work on the blank A3 size answer sheets provided.

Scale 1:500.

- Show site development at the roof level.
  - Show access points for vehicles and pedestrians.
  - Show relevant features of the adjacent sites.
  - Show uses, levels, circulation, lighting and ventilation provisions wherever necessary, open spaces, etc.
  - Show plans at different levels to demonstrate the proposed design if necessary.
  - Show car parking provisions (Note: No detailed layout of the car park is required).
  - Show vehicular drop-off points and loading / unloading bays.
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### **Master Section(s)**

Work on the blank A3 size answer sheets provided.

Scale 1:500.

- Demonstrate the proposed design in at least one section through the entire site.
  - Indicate clearly the site boundary, site formation levels, floor levels of different blocks, landscape features, and other design features.
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### **Development Schedule**

Refer to Attachment 1.

- Complete the Design Data Sheet.
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**End of Paper 6**

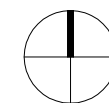
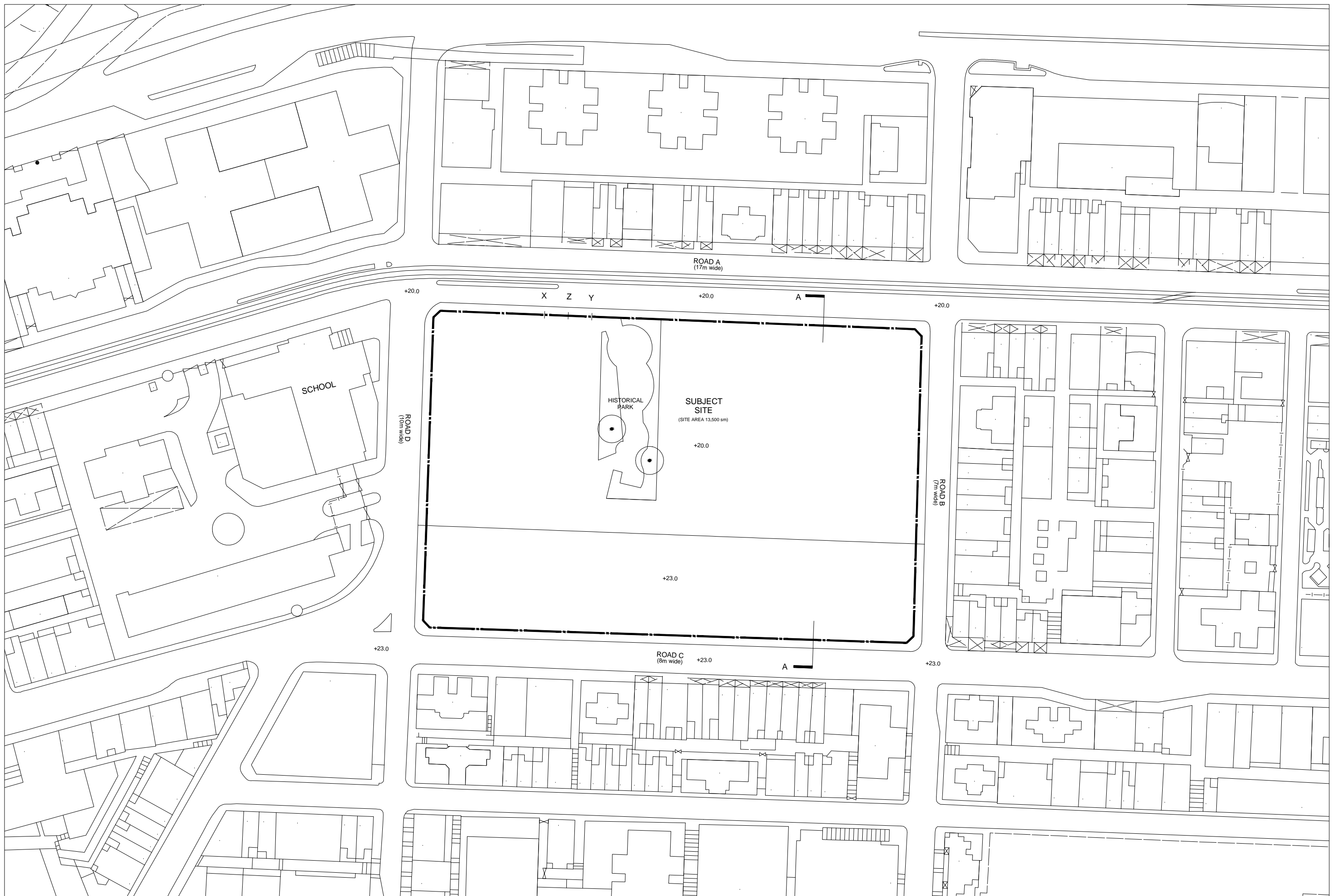
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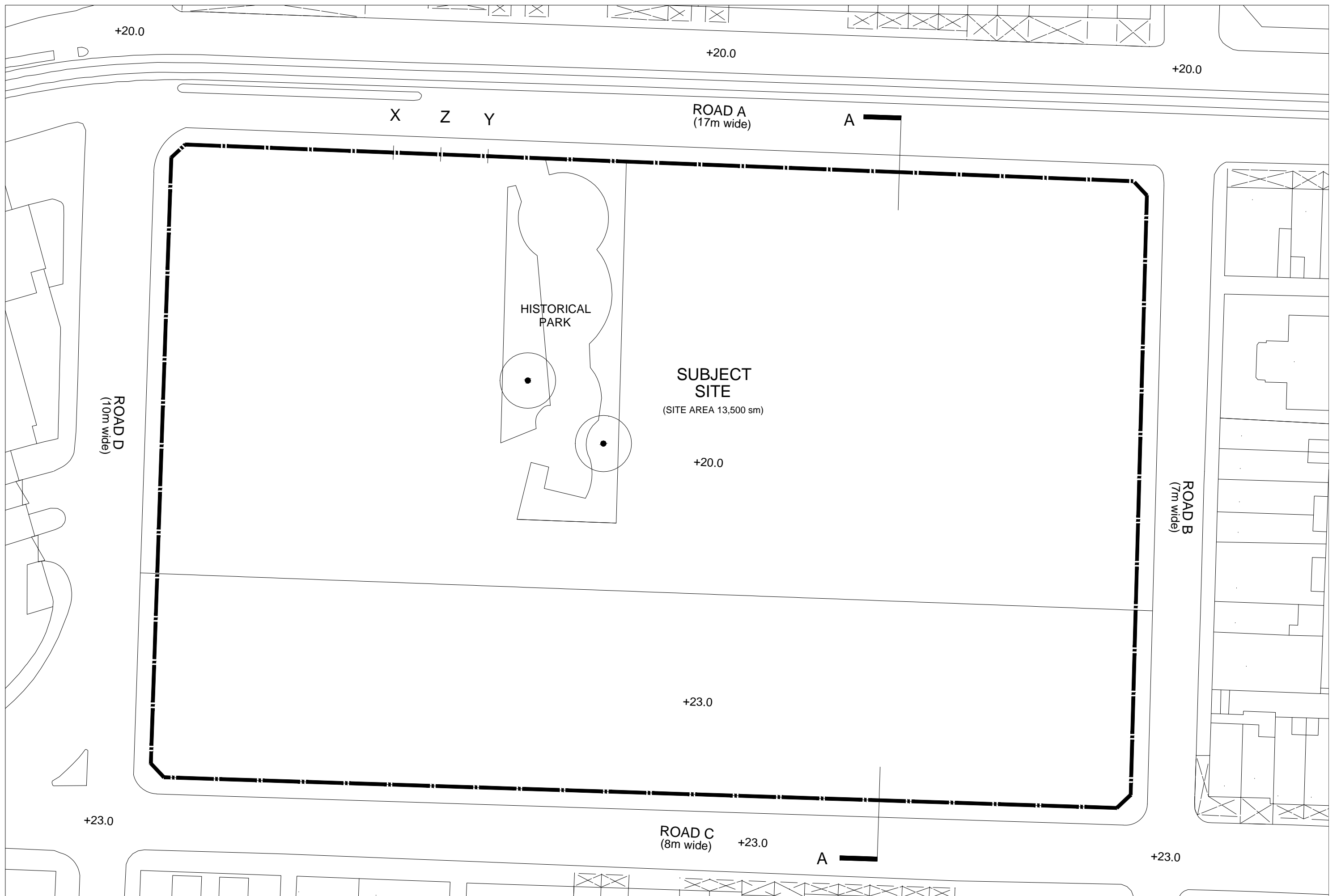
Seat Number :

**Design Data Sheet**

	<i>Required under Lease or Statutory enactments</i>	<i>Proposed</i>
<b>Site area</b>	13,500m <sup>2</sup>	-----
<b>Gross floor area</b>  <b>Domestic</b> - Short-stay Quarters - Long-stay Quarters <b>Non-domestic</b> - Office - Multi-purpose Hall		
<b>Plot ratio</b>		
<b>Height limit</b>		
<b>Site coverage</b>		
<b>Open space provisions</b>		
<b>Green coverage</b>		
<b>Number of car parking spaces</b>		
<b>Number of loading / unloading bays</b>		







SITE  
BOUNDARY

SITE  
BOUNDARY

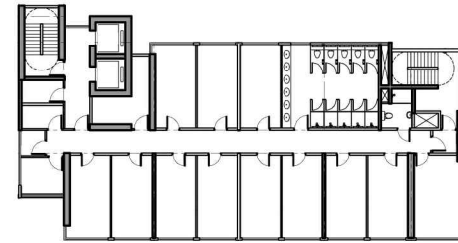
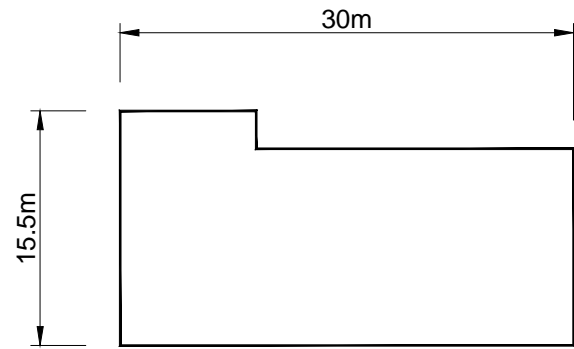
SUBJECT  
SITE

ROAD A  
(17m wide)

+20.00

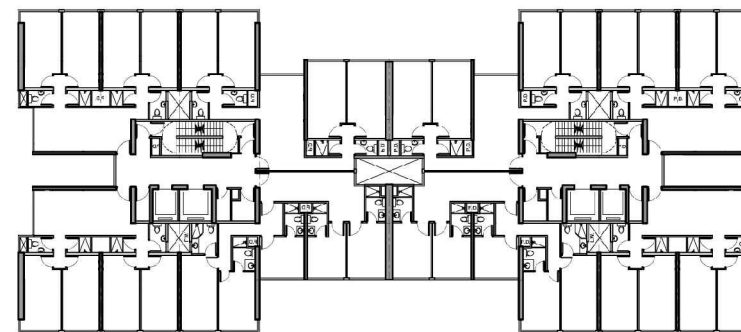
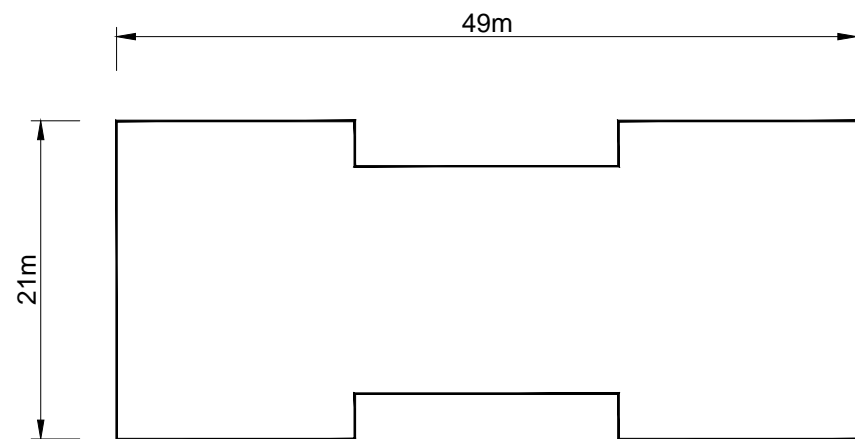
+23.00

ROAD C  
(8m wide)



Prototype 1  
Short-stay Quarters  
400 sq.m per Floor

\*no kitchen provided



Prototype 2  
Long-stay Quarters  
1,000 sq.m per Floor

\*no kitchen provided