

Project name **Regalia Bay**

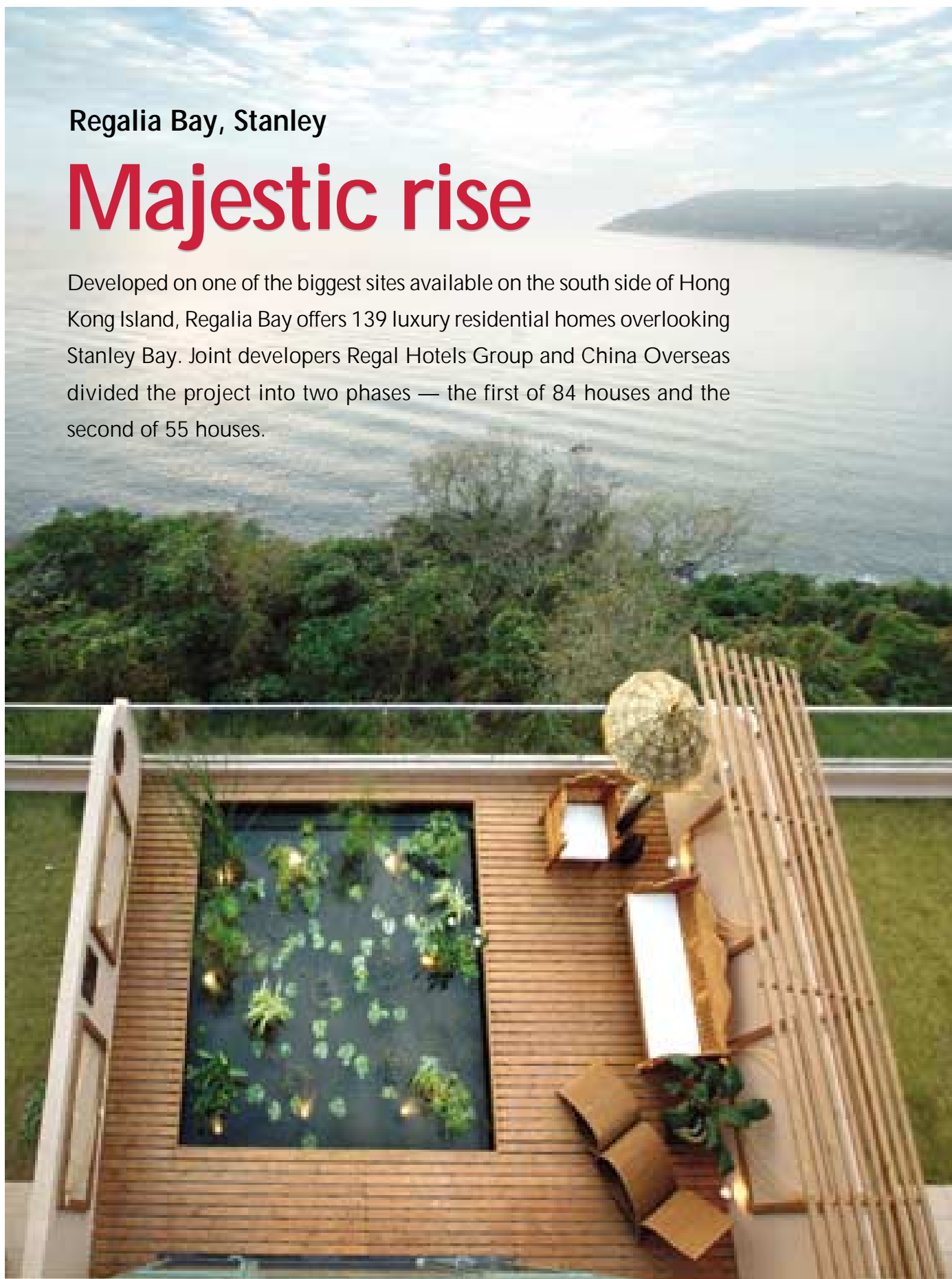
Location **Stanley, Hong Kong**

Publication **Building Journal** Jan/Feb 2004

Regalia Bay, Stanley

Majestic rise

Developed on one of the biggest sites available on the south side of Hong Kong Island, Regalia Bay offers 139 luxury residential homes overlooking Stanley Bay. Joint developers Regal Hotels Group and China Overseas divided the project into two phases — the first of 84 houses and the second of 55 houses.



Regalia Bay's houses are arranged in four tiers along the sloping site, downhill from Wong Ma Kok Road and about two hundred metres away from Stanley Fort. With the panoramic sea view of the site a prime selling point, the houses are oriented to ensure maximum exposure to the sea, and are stepped in terraces to ensure that each floor of each three-storey home has direct lines of sight to the water. Houses with gardens in the development range in size from 4,200 sq ft to 11,000 sq ft with the larger ones located closest to the waterfront.

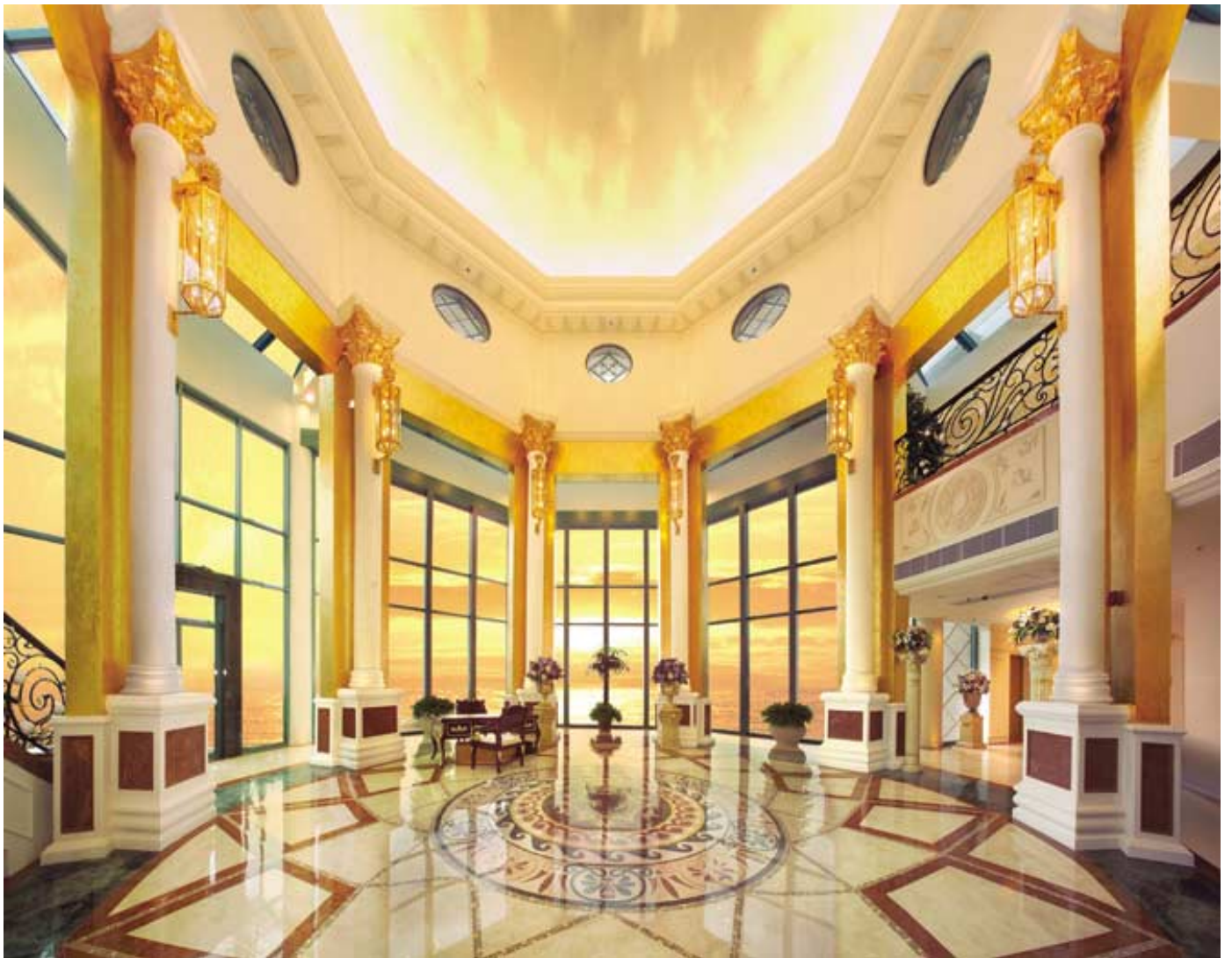
The individual homes in the development adopt a largely classical appearance but are planned in a modern style, notes Kenneth Wong Po-man, Director of Paliburg Development Consultants Ltd. Homes are daubed in a beige and pink colour scheme while more eclectic design features include classical ornamentation on the house facades and Italian-style landscaping decorations at outdoor areas. After investigating site coverage and devising the appropriate number of houses for the site, the

designers optimised an approximately 6.5 m to 7 m frontage for each typical house. While the resulting plan ensures plenty of glazing faces the sea, the designers recognised the facades' exposure to the western sun. To counter heat gain while retaining views as a priority, the buildings feature GRC cladding for thermal insulation and light green tinted glass.

A guiding principle in the project was to keep the residential areas from looking cramped, despite the large number of homes on the land, Mr Wong said. "We wanted to give a spacious feeling so we created a lot of multi-level outdoor landscape gardens. Within each house we have the multi-level roof gardens stretching from the house main roofs to the carport roofs, the front and side landscape decks, and the rear open and covered gardens. We tried to create an image that when people enter the houses, there are plenty of interesting outdoor spaces."

Elsewhere on the site, residents' facilities include an elevated clubhouse building near the main entrance to the site. Designed as a compact







facility given the number of residents, the clubhouse contains a 40 m elbow-shaped rooftop swimming pool, function rooms, changing facilities, a gym, a Jacuzzi and large entrance foyer with sea views.

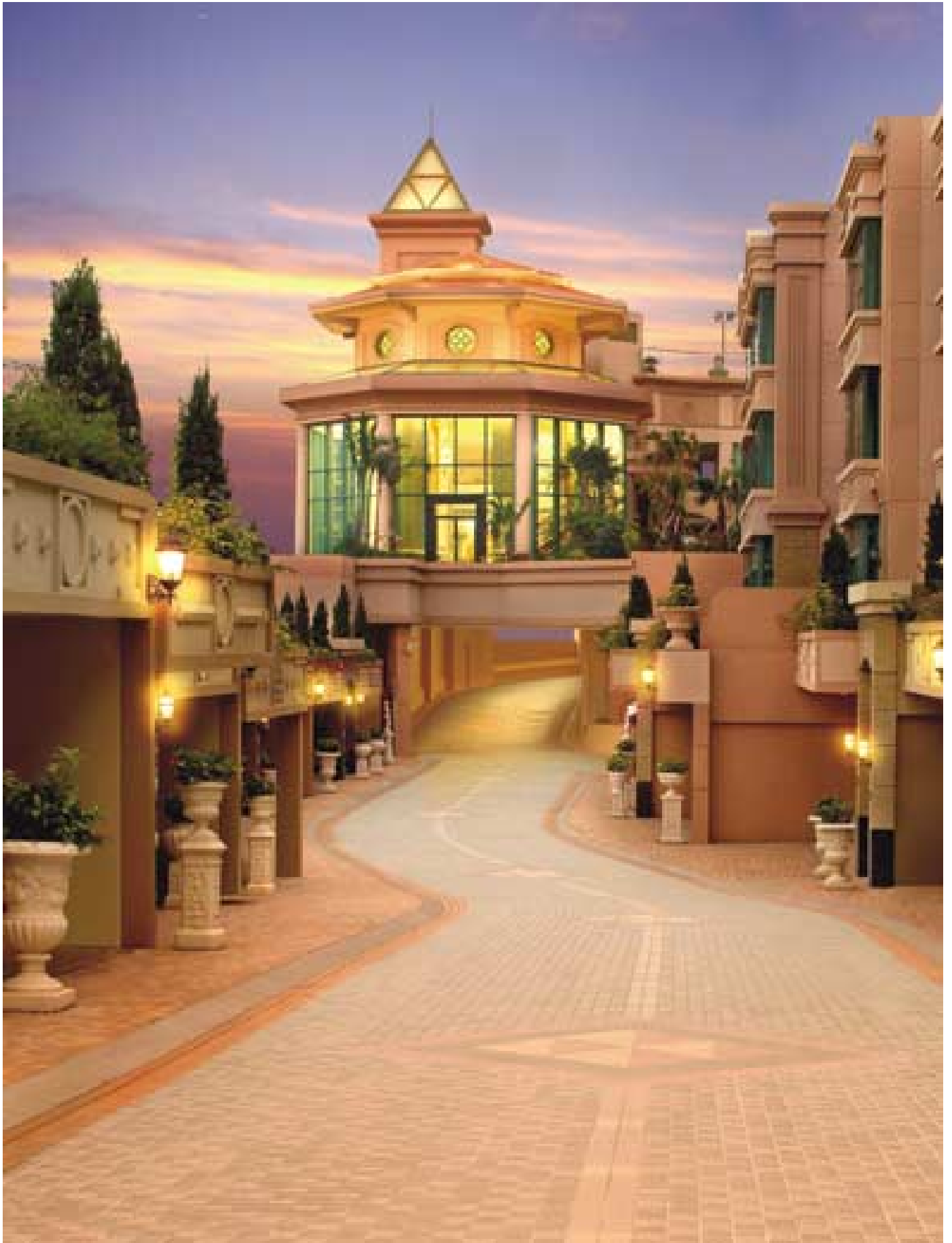
Planning challenges

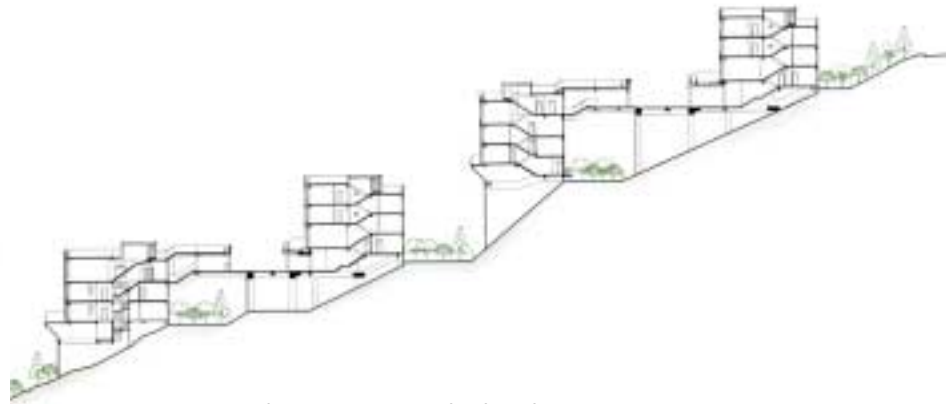
Before Regalia Bay's houses took shape, the design architects had to respond to considerable constraints at the site. The land had a large non-building area of 35 per cent, resulting in the untouched green buffer that now sits on three sides of the site, as well as a three-storey limit for

all building areas. A further complicating factor was the sloping profile of the site, descending about 46 m at an angle of about 30 degrees from the main entrance and requiring an efficient system for vehicle access.

Because of the tight site, the developer could not afford to build too many access roads, so a double-feeder approach was taken with four rows of homes and two access roads. Vehicles descend to these access roads via a spiral ramp from the main entrance on Wong Ma Kok Road, built large enough for emergency vehicle access. The three-storey height limit for Regalia Bay







created concern over whether the ramp structure would count as three levels of development or more, and negotiations with the government ensued. The talks were critical to the outcome of the project, Mr Wong noted afterwards. "If we couldn't build this ramping system, we couldn't have built this scheme," he said.

The solution to the ramp design sees the M&E facilities — the "brain" of the development — placed over three storeys in the centre of the

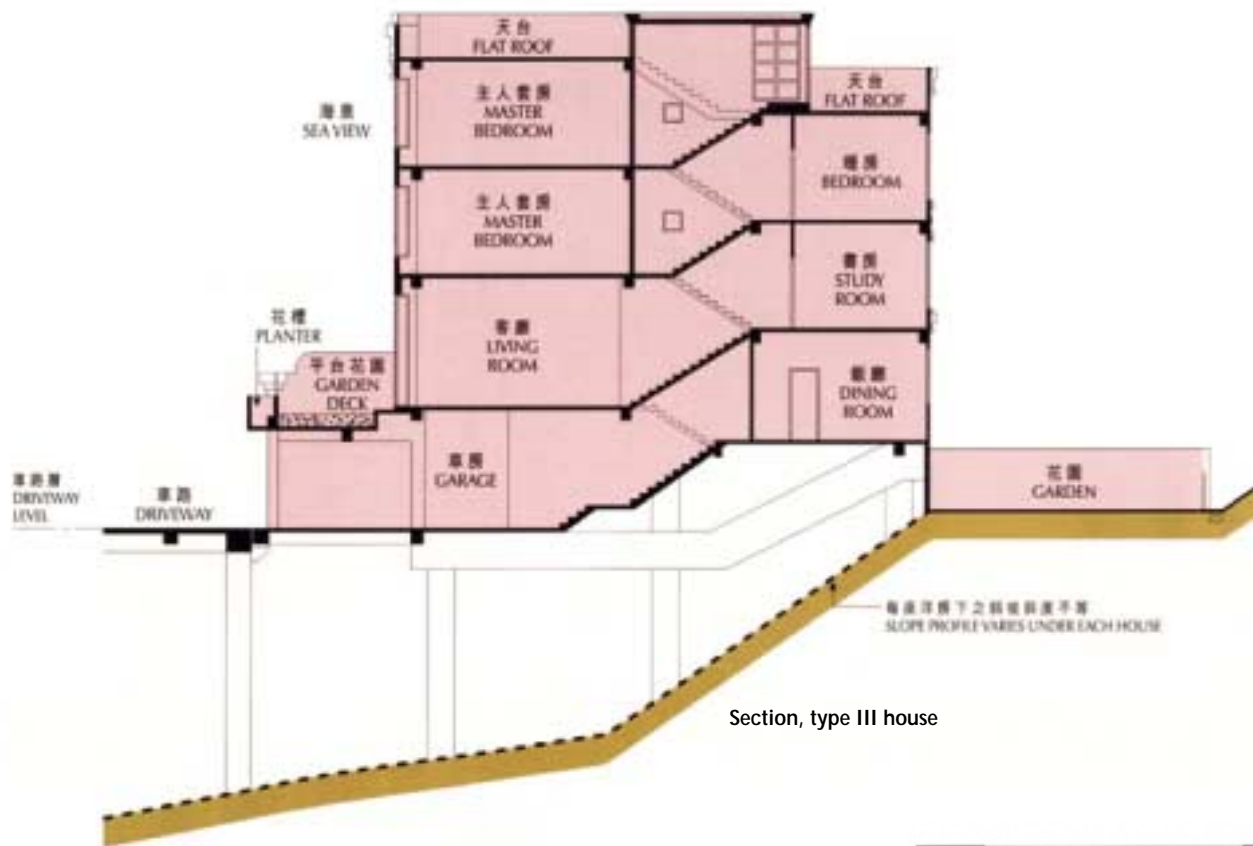




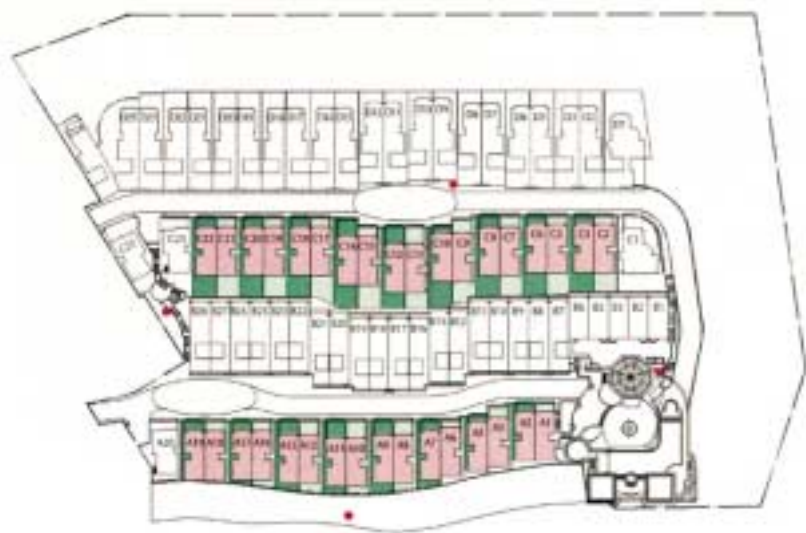
spiral with an open plaza on top. At the top of the spiral, the clubhouse facilities are placed around this open space, meaning that in practice no single point in the ramp and clubhouse structure can be classed as more than three storeys high.

The ramp structure is the only part of the sloping site which required deep excavations. A rock slope was cut down 20 m for the structure and rock anchors hold both the slope and ramp in place. Elsewhere on the site the developer avoided heavy geotechnical works by raising all the roads and residential areas on platforms. The

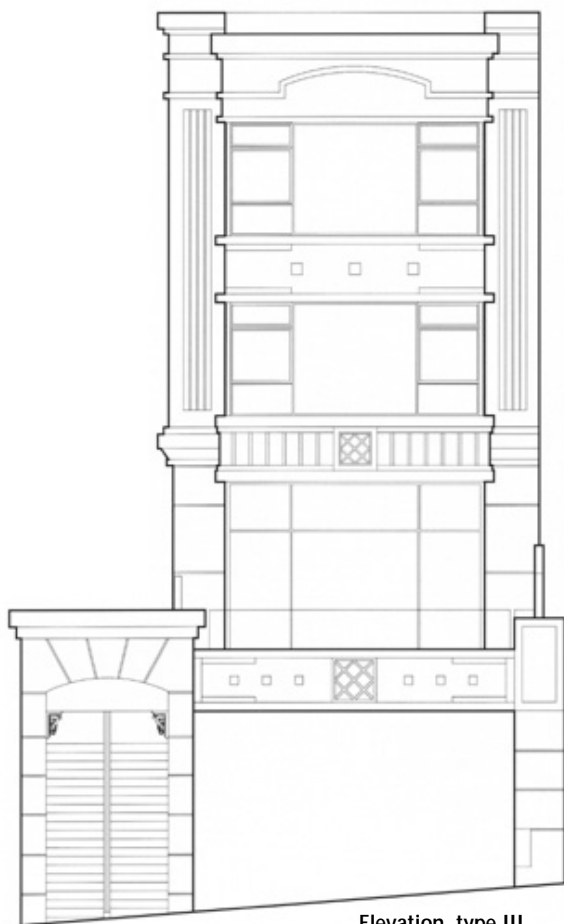




Section, type III house



Site plan, type III houses



Elevation, type III



Level 1 floor plan, type III house



Roof floor plan, type III house



Driveway level floor plan, type III house



Level 3 floor plan, type III house

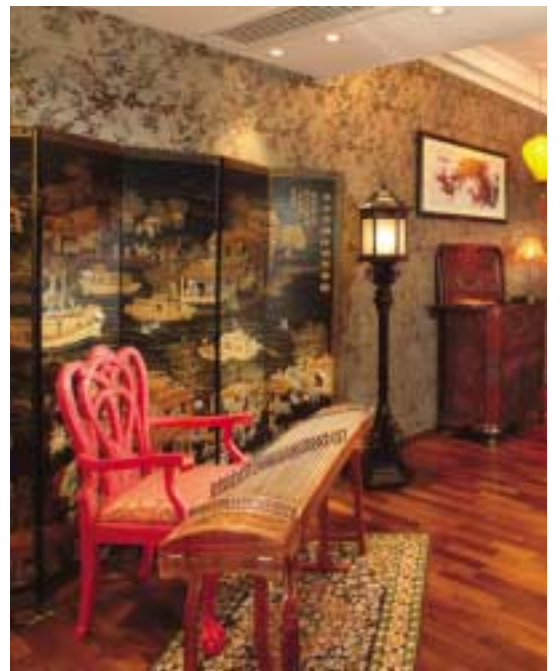


Level 2 floor plan, type III house




design feature not only left the majority of the slope undisturbed but also aided placement of houses for optimum sea views. Undercroft areas sit beneath some houses as a result, and large cross-bracing in the inaccessible voids were requested to prevent construction of unauthorised structures in the future.

A further constraint on the site appeared during the construction phase, which commenced in 1998. Because access to the site was from only one point and the ramp and road





structures weren't built first, a fast-track rotational schedule was adopted for construction. Site formation, foundation and superstructure works were carried out simultaneously in different areas of the site and detailed planning of when each section would complete was carried out. Five cranes were set up across the site to handle materials delivery in a relay system starting from the main entrance. 

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China Overseas Building Construction Ltd
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