

2	SITE ASPECTS	2.1 SITE LOCATION	1
		SA 3 NEIGHBOURHOOD AMENITIES	
	EXCLUSIONS	Emergency Service Premises (e.g. fire station, power substation, etc.)	
	OBJECTIVE	Encourage building development that is integrated within, and an asset to, the immediate neighbourhood.	
	CREDITS ATTAINABLE	3	
	PREREQUISITES	None.	
	CREDIT REQUIREMENT	<p>a) Provision of basic services</p> <p>1 credit where at least 10 different basic services are located within 500m walking distance from the Site and pedestrian access to the services is available for the Site.</p> <p>b) Neighbourhood recreational facilities</p> <p>1 credit where at least 2 different recreational facilities are located within 500m walking distance from the Site and pedestrian access to the facilities is available for the Site.</p> <p>c) Provision of basic services/recreational facilities</p> <p>1 credit where at least 2 different recreational facilities or at least 5 different basic services are located within the Site and will be made available for public use.</p>	
	ASSESSMENT	<p>Assessment is based on the overall provisions for local residents and building users within the immediate vicinity of the building development, whether these are provided within the immediate neighbourhood, or are an additional provision within the development for the benefit of the neighbourhood.</p> <p>a) Provision of basic services</p> <p>The Client shall provide a report based on a survey of the immediate neighbourhood and details of the development itself to demonstrate adequate provision of basic services for building users. Basic services shall include (1) Restaurants; (2) Banks (including Automated Teller Machine); (3) Medical Facility; (4) Dental Clinic; (5) Pharmacy; (6) Supermarket; (7) Convenience Stores; (8) School; (9) Kindergarten or Day Care Centre; (10) Library; (11) Post Box; (12) Laundry or Dry Cleaner; (13) Hairdresser; (14) Retail shops; (15) Place of Worship; and (16) Community Centre. The onus is on the Client to demonstrate that basic services, appropriate to the needs of the intended building users, exist within the site or within reasonable walking distances.</p> <p>b) Neighbourhood recreational facilities</p> <p>The Client shall provide a report based on a survey of the immediate neighbourhood and details of the development itself to demonstrate adequate provision of recreational facilities and open space for building users. Recreational facilities shall include (1) Shaded/covered sitting out areas/garden/park with seating facilities; (2) Waterfront Promenade; (3) Public Swimming pool; (4) Public Indoor Sports Hall; (5) Public Outdoor Sports Facility such as football field, basketball court, tennis court, etc; (6) Bicycle Tracks. The onus is on the Client to demonstrate that the facilities, appropriate to the needs of the intended building users, exist within the site or within reasonable walking distances.</p> <p>c) Provision of basic services/recreational facilities</p> <p>The Client shall provide evidence that on-site facilities will be made</p>	<p>A1</p> <p>A2</p> <p>B1</p> <p>B2</p> <p>C1</p>

available for public use, including details of any restrictions or conditions of access that will be in place. Credit shall be awarded where the provision of recreational facilities or open space adds to those available within the immediate neighbourhood, and provide for reasonable access by the public. Types of basic services and recreational facilities can be referred to SA 3a) and SA 3b) respectively. Private clubhouses shall not be counted in this credit requirement.

C2

C3

Judgment as to the nature of basic services and the provision of recreational facilities and open space with respect to a particular building development shall be made with reference to the Hong Kong Planning Standards and Guidelines [1].

A map shall identify the location of the building at or near the centre of a scale drawing produced on an A3 size sheet with each of the listed services/facilities identified. The unencumbered walking route from the building's main entrance to the main entrance of the services/facilities shall be clearly marked by lines on the drawing and the walking distance shown alongside.

2

3

Future services/facilities provisions not operable at the time of building completion will be considered if they will be in operation no later than one year after obtained the Occupation Permit (OP) for the proposed development.

C4

BACKGROUND

The provision of basic services such as shops, restaurants, clinics, etc., in the immediate vicinity of a building improves efficiency and the quality of living. Building users can benefit from existing provisions as well as those provided by the development that adds to the neighbourhood.

Provision of recreational facilities and open space [2] are essential to the mental and physical well-being of the individual and the community as a whole. It contributes to the quality of life of building users, and is more sustainability. Recreational open space is outdoor open-air space used for active and/or passive recreation use. Active recreation facilities include core activities such as ball games, swimming pool and sports facilities, etc, while passive recreational facilities refer to parks, gardens, sitting-out areas, waterfront promenades, paved areas for informal games, children's playgrounds, etc. The design and layout of these facilities should be of a high quality which meets the needs of the users and are perform to high environmental standards.

To enhance the quality of a neighbourhood, a development can bring additional recreational facilities and open space that is accessible by the public with reasonable restrictions on time of use, etc.

1 Planning Department. Hong Kong Planning Standards and Guidelines.
http://www.pland.gov.hk/pland_en/tech_doc/hkpsg/index.html

2 Hong Kong Planning and Standards Guidelines. Chapter 4 : Recreation, Open Space and Greening
http://www.pland.gov.hk/pland_en/tech_doc/hkpsg/full/ch4/ch4_text.htm



Circular Letter No.: 2014.119

Issue Date: 23 June 2014

Application: BEAM Plus NB Version 1.1
BEAM Plus NB Version 1.2

Effective Date: 23 June 2014

Credits Not Applicable to Not Normally Occupied Buildings

This circular letter announces that the following credits are not applicable to buildings that are not normally occupied (e.g. pump stations, sewerage treatment plants).

4

- SA 2
- SA 3
- IEQ 10
- IEQ 15
- IEQ 16
- IEQ 21
- IEQ 23a

Signed :

A handwritten signature in blue ink, appearing to read "Ray", is written over a horizontal line.

Dr. Raymond Yau
Chairperson of Technical Review Committee

BEAM Plus Assessment Tools

BEAM Plus New Buildings & Existing Buildings

Registered Projects

FAQ

- FAQ - General
- FAQ - NB v1.1 and 1.2
- FAQ - NB v2.0
- FAQ - EB v1.1 and 1.2
- FAQ - EB v2.0

e-Form

BEAM Plus Interiors

BEAM Plus Neighbourhood

BEAM Plus Data Centres & Green Data Centres Practice Guide

BEAM Plus Bespoke

BEAM 4/04 & 5/04 Assessment Tool

Technical Circular Letter

iBEAM

Certified Building

Statistics

Assessment Process

Fees

Case Studies

BEAM Society Limited (BEAM Plus Assessment Tools)

BEAM Society ...



BEAM Plus Existing Building Version 2.0 (EB) - Public Seminar

BEAM Plus Exi...



BEAM Plus New Buildings & Existing Buildings > FAQ > NB v1.1 and 1.2

FAQ - NB v1.1 and 1.2

Site Aspects

SA 2 Local Transport

SA 3 Neighbourhood Amenities

#12. SA 2a, 3a, & 3b, What is the reference point to measure the "500m from site" requirement for large scale development?

The principle is to demonstrate the easy access for the public, applicants are required to measure from the main access point(s) of the development.

(Obsolete as of 23 June 2014)

#13. SA 2a, 3a & 3b, If future services/facilities provisions not operable at the time of building completion, is it countable?

Yes, it could be countable whereby comprehensive documentation from an independent third party is provided that demonstrates the provision(s) will be provided no later than one year after Occupation Permit (OP) it would count. The third party evidence is being provided by a government agency or quasigovernment body.

#14. SA 2b, 3a & 3b, What is / are the reference point(s) to measure the "500m from site" requirement in BEAM Plus New Buildings Version 1.1 and 1.2?

For BEAM Plus New Buildings Version 1.1:

The intent is to demonstrate easy access by building users to public transport for SA2b, and to neighbourhood amenities for SA 3a and 3b. Applicants are required to measure the walking distance from building main entrance(s) for SA 2b and main access point(s) of the development for 3a & 3b.

For BEAM Plus New Buildings Version 1.2:

Applicants are required to measure the walking distance from building main entrance(s) for SA 2b, 3a & 3b.

(Released on 23 June 2014)

#16. SA 3a, For BEAM Plus Version 1.1 and Version 1.2, is "Chinese pharmacy" considered as pharmacy in BEAM Plus Assessment?

According to the Law of Hong Kong, a pharmacy, with the authorized Rx Logo, is a restricted title for a shop granted a valid license of "Authorized Seller of Poisons". A "Chinese pharmacy" or a medicine store without the above-mentioned license is not considered as pharmacy.

(Release on 27 October 2014)

#17. SA 3a, For BEAM Plus New Buildings / Existing Buildings Version 1.1 and 1.2, Can a basic service be double counted to satisfy the credit requirement?

A basic service can be counted twice for any one type of services mentioned in the BEAM Plus Manual.

(Release on 27 October 2014)

#18. SA 3b and SA 3c, For BEAM Plus New Buildings Version 1.1 and 1.2, what should be submitted to demonstrate Bicycle Tracks / Cycling Ground as one of the recreational facilities?

If the Applicant provides signage drawings and/or photo records indicating the intended use, it can be counted as one of the recreational facilities.

(Released on 26 September 2018)

SA 4 Site Design Appraisal

SA 6 Cultural Heritage

SA 7 Landscaping and Planters

SA 8 Microclimate around Buildings

A3

B3

A4

B4

A5

A6

B5

C5