

**AVA Register for Government Projects
Project Description**

Return from : Architectural Services Department

Return for : 1st Quarter of 2007

1. Project Name	Sun Yat-sen Memorial Park Phase II
2. Project Reference <i>(to be assigned by PlanD)</i>	AVR/G/04
3. Outline of Project Details <i>(attach location plan)</i> <i>Please include key development parameters e.g. site area, total GFA, building height, lot frontage for waterfront sites etc. relevant to the project and the relevant criteria for AVA set out in para. 4.</i>	The project site is approximately 5 hectares and locates at the seafront of Sai Ying Poon and Sheung Wan Districts. The proposed project scope of the project include an indoor heated main pool with spectator stand; an indoor heated training pool; a landscape garden and a statue of Dr. Sun Yat-sen; a waterfront promenade; a jogging trail with fitness stations; a children play area and an elderly corner; 2 basketball courts, a 7-a-side artificial turf soccer pitch; and ancillary supporting facilities.

4. Select the following category(ries) which would be applicable to the major government project :

(Please tick ALL relevant categories)

- Planning studies for new development areas.
 - Comprehensive land use restructuring schemes, including schemes that involve agglomeration of sites together with closure and building over of existing streets.
 - Area-wide plot ratio and height control reviews.
 - Developments on sites over 2 hectares and with an overall plot ratio of 5 or above.
 - Development proposals with total Gross Floor Area exceeding 100,000 square metres.
 - Developments with podium coverage extending over one hectare.
 - Developments above public transport terminus.
 - Buildings with height exceeding 15 metres within a public open space or breezeway designated on layout plans / outline development plans / outline zoning plans or proposed by planning studies.
 - Developments on waterfront sites with lot frontage exceeding 100 metres in length.
 - Extensive elevated structures of at least 3.5 metres wide, which abut or partially cover a pedestrian corridor along the entire length of a street block that has / allows development at plot ratio 5 or above on both sides; or which covers 30% of a public open space.
 - Others, please specify
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5. Relevant factors which have been taken into account in assessing the need for AVA			
<i>Factors</i>	<i>Y</i>	<i>N</i>	<i>Brief remarks</i>
Are there existing / planned outdoor sensitive receivers located in the vicinity of the project site falling within the assessment area?	Y		
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	Y		
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?		N	
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?		N	
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?		N	
Has the public raised concern on air ventilation in the neighbourhood area of the project?		N	

Is the project already in advanced stage to incorporate AVA?	Y		
Any other factors not listed above? (please specify) _____			
6. Is AVA required?			
<input type="checkbox"/> AVA is required for the project	<i>Go to Section 7</i>		
<input type="checkbox"/> AVA should be conducted later	<i>Go to Section 8</i>		
<input checked="" type="checkbox"/> AVA to be waived	<i>Go to Section 9</i>		
7. AVA is required for the project <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to be submitted for record after completion)</i>			
(a) AVA Consultants (if any)			
(b) Time (start / finish)			
(c) Assessment tool used (CFD or/and wind tunnel)			
(d) Any design changes made to the project resulting from the AVA?			
(e) Any major problems encountered in the AVA process?			
(f) Any suggested improvement to the AVA process?			

8. AVA should be conducted later	
(a) What is the current stage of the project?	
(b) When should AVA be conducted?	
(c) Which Policy Bureau agrees to conduct AVA later?	<input type="checkbox"/> ETWB <input type="checkbox"/> HPLB <input type="checkbox"/> Others _____
9. AVA to be waived	
(a) Give justifications for waiving the requirement	<p>An expert evaluation study on AVA was conducted and revealed that the impact on air ventilation performance at the pedestrian area due to the proposed development is envisaged to be insignificant.</p> <p>HAB agreed the waiver on 14 Feb 2007.</p>
(b) Have qualitative design guidelines / measures been adopted and design changes been made to improve air ventilation of the project?	<p>The selected location of the proposed development, the scale and extent of the development and orientation, permeability are carefully considered and echo the qualitative guidelines on air ventilation in the urban design guidelines in Ch. 11 of the HKPSG.</p>
(c) Which Policy Bureau agrees to waive AVA?	<input type="checkbox"/> ETWB <input type="checkbox"/> HPLB <input checked="" type="checkbox"/> Others : <u>HAB</u>
10. Contact	
(a) Name	██████████
(b) Designation	██████████
(c) Tel.	██████████
(d) E-mail	██