

**AVA Register for Government Projects
Project Description**

Return From (Department/bureau/authority) Planning Department

Return For 3rd Quarter of 2007

1. Project Name	Air Ventilation Assessment for the Oil Street Sale Site
2. Project Reference <i>(to be assigned by PlanD)</i>	AVR/G/07
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>	<p>Site Area: 1.17ha</p> <p>Total GFA: Base Scheme:123,470m² Revised Scheme:70,200m² Second Revised Scheme:70,200m²</p> <p>No. of Blocks Base Scheme:3 Revised Scheme:2 Second Revised Scheme:2</p> <p>Net Plot Ratios Base Scheme:11.7 Revised Scheme: 8.6 Second Revised Scheme:8.6</p> <p>Lot Frontage for waterfront: ~115m</p>

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

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please refer to para. 3 above.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 different design options were tested.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes, for Ex-North Point Estate Site.

Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other factors not listed above? (please specify) _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is AVA required?		
<input checked="" 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 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)	CH2M HILL Hong Kong Limited	
(b) Time (start / finish)	Nov 2006 (Start) Aug 2007 (Finish)	
(c) Assessment tool used (CFD or/and wind tunnel)	Wind Tunnel	
(d) Any design changes made to the project resulting from the AVA?	Yes	
(e) Any major problems encountered in the AVA process?	No	

(f) Any suggested improvement to the AVA process?	Yes, apart from the spatial averaged VRs, individual VRs or even directional VRs should be examined to reveal the localized wind effects.
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"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____
9. AVA to be waived	
(a) Give justifications for waiving the requirement	
(b) Have qualitative design guidelines / measures been adopted and design changes been made to improve air ventilation of the project?	
(c) Which Policy Bureau agrees to waive AVA?	<input type="checkbox"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____
10. Contact	
(a) Name	██████████
(b) Designation	██████████
(c) Tel.	██████████

(d) E-mail	
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