AVA Register for Government Project
Project Description

Return From ***(Department/bureau/authority)*** Architectural Services Department

Return For 3th Quarter of 2015

1. **Project Name** (in English & Chinese)	Proposed Government Buildings in Area 67, Tseung Kwan O 位於將軍澳第 67 區的擬議政府辦公大樓
2. **Project Reference**	AVR/G/100
3. **Outline of Project Details** ***(attach location plan)*** ***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.***	The proposed government offices buildings comprise 2 towers of Specialist Departmental Building (SDB) and 2 towers of Joint-user Building (JUB) to provide government offices and other ancillary uses, including reprovision of some currently accommodated at the Wan Chai Government Offices Compound and leased premises. The site is located in Tseung Kwan O Town Centre South and has an area of about 3.4ha. It abuts Po Yap Road in the north and Road L673 in the south. According to the OZP, the site mainly falls within "Government, Institution or Community" sub-area (1) ("G/IC(1)") on the draft Tseung Kwan O Outline Zoning Plan (OZP), while a small portion of the site falls within "G/IC(4)". According to the notes of OZP, the maximum building height in "G/IC(1)" and "G/IC(4)" is 75m and 40m respectively. Also, according to the Explanatory Statement of the OZP, an urban design framework for the new development areas in Tseung Kwan O Town Centre South, where the site is situated, was formulated in the Feasibility Study for further development of the Tseung Kwan O in 2005 to create a new and distinctive waterfront district. One of the key features of the urban design

	framework is to adopt a stepped height profile with building height descending from 100mPD to 50mPD towards the waterfront to optimize visual permeability to the waterfront. The AVA was carried out in support of the Section 16 planning application to relax the building height stipulation of the site to 100mPD, in order to provide sufficient floor areas of about 194,200m2 of gross floor area to accommodate various government departments to serve the public and resident in Tseung Kwan O, and also to allow for more innovative and sustainable building design.

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

  Planning application for relaxation of building height

5.	**Relevant factors which have been taken into account in assessing the need for AVA**			
	Factors	***Y***	***N***	***Brief remarks***
	Are there existing / planned outdoor sensitive receivers located in the vicinity of the project site falling within the assessment area?	✓	☐	There are existing and planned residential developments(e.g. at TKOTL 113, TKOTL 114, etc), planned cultural complex and two secondary schools in the vicinity of the project site falling within the assessment area.
	Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	✓	☐	The AVA study is carried according to the Technical Guide for AVA for Development in Hong Kong annexed in HPLB and ETWB TC No. 1/06.
	Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	☐	✓	Base design that complies with current building height restriction and notional design of proposed relaxed building height were prepared for assessment. According Planning approval condition, further AVA to be conducted at detailed design stage.
	Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	☐	✓	Nil
	Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	☐	✓	Nil

Has the public raised concern on air ventilation in the neighbourhood area of the project?	✓	☐	In the public consultation stage of the Section 16 application, some feedbacks raising concern on the air ventilation in the neighbourhood area were received, although the assessment in the Section 16 application had demonstrated that the proposed notional design of relaxed building height would enhance visual permeability and air ventilation.
Is the project already in advanced stage to incorporate AVA?	☐	✓	At Technical Feasibility Statement stage.
Any other factors not listed above? (please specify)	☐	✓	Nil

6. **Is AVA required?**	
AVA is required for the project	***Go to Section 7***
AVA should be conducted later	***Go to Section 8***
AVA to be waived	***Go to Section 9***

7. **AVA is required for the project** *(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is be submitted for record after completion)*	
(a) AVA Consultants (if any)	ENVIRON Hong Kong Limited
(b) Time (start / finish)	April 2015
(c) Assessment tool used (CFD or/and wind tunnel)	CFD

(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?	No
8. **AVA should be conducted later**	
(a) What is the current stage of the project?	At Technical Feasibility Statement stage.
(b) When should AVA be conducted?	Further AVA to be conducted at detailed design stage.
(c) Which Policy Bureau agrees to conduct AVA later?	~~DB~~ ~~THB~~ Others Planning approval condition
9. **AVA to be waived**	*not applicable*
(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?	DB THB Others _____
10. **Contact**	
(a) Name	[redacted]
(b) Designation	[redacted]
(c) Tel.	[redacted]
(d) E-mail	[redacted]