

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) Planning Department

Return For 3rd Quarter of 2015

<p>1. Project Name (in English & Chinese)</p>	<p>Air Ventilation Assessment by Wind Tunnels for an Instructed Project at Anderson Road Quarry in Kowloon East 九龍東安達臣道石礦場的受託項目 - 以風洞進行的空氣流通評估</p>
<p>2. Project Reference</p>	<p>AVR/G/101</p>
<p>3. Outline of Project Details <i>(attach location plan)</i></p> <p><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>	<p>The air ventilation assessment by wind tunnels aimed to conduct a quantity assessment on the possible air ventilation impact of the proposed development under the Recommended Outline Development Plan (RODP) for the Anderson Road Quarry site (the Study Site) in Kowloon East with an area of about 86 hectares.</p> <p>The development parameters for major proposed developments under the RODP are as below:</p> <p><u>11 residential sites</u></p> <ul style="list-style-type: none"> - total land area: about 12.05 ha - max. domestic plot ratio: 3.5 to 6.3 - max. building height: 225mPD to 290mPD <p><u>3 commercial sites</u></p> <ul style="list-style-type: none"> - total land area: about 1.12 ha - max. gross floor area: 500m² (for one site) - max. plot ratio: 2.2 (for two sites) - maximum building height: 200mPD to 205mPD <p><u>6 government, institution and community sites</u></p> <ul style="list-style-type: none"> - total land area: about 4.52 ha - max. building height: 1 storey (for one site) 8 storeys (for two sites) 200mPD to 230mPD (for three sites)

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 checked="" type="checkbox"/>	<input 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"/>	
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	

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?		
AVA is required for the project	<i>Go to Section 7</i>	
AVA should be conducted later	<i>Go to Section 8</i>	
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)	The Hong Kong University of Science and Technology	
(b) Time (start / finish)	November 2014 to April 2015	
(c) Assessment tool used (CFD or/and wind tunnel)	Wind Tunnel	
(d) Any design changes made to the project resulting from the AVA?	No	
(e) Any major problems encountered in the AVA process?	No	
(f) Any suggested improvement to the AVA process?	No	

