

**AVA Register for Government Project  
Project Description**

**Return From** (Department/bureau/authority) Planning Department

**Return For** 1st Quarter of 2016

<p>1. <b>Project Name</b> (in English &amp; Chinese)</p>	<p>Term Consultancy for Expert Evaluation on Air Ventilation Assessment for On Lok Tsuen, Fanling 合約顧問服務-粉嶺安樂村空氣流通專家評估</p>
<p>2. <b>Project Reference</b></p>	<p>AVR/G/102</p>
<p>3. <b>Outline of Project Details</b> <b>(attach location plan)</b></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>Location: On Lok Tsuen area bounded by Sha Tau Kok Road-Lung Yeuk Tau, Jockey Club Road, Ma Sik Road and Ma Wat River in general (See attached plan)</p> <p>Study Area: about 41.3 hectares</p> <p>The Study is to assess air ventilation assessment (expert evaluation) impacts of the development proposal at On Lok Tsuen area, i.e. relaxation of building height restriction from 25m to 65m for “Industrial” zone on the Fanling/Sheung Shui Outline Zoning Plan within the Study Area.</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  
Relaxation

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<b>5. Relevant factors which have been taken into account in assessing the need for AVA</b>			
<b><i>Factors</i></b>	<b><i>Y</i></b>	<b><i>N</i></b>	<b><i>Brief remarks</i></b>
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"/>	The AVA is to assess the air ventilation impacts on the surrounding areas of On Lok Tsuen area due to the proposed building height relaxation
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"/>	Proposed development parameters of the study area as listed out in Section 3 above have been taken into account in the Study
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No major problem areas, but non-building areas (NBAs) are recommended for the study area
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6. Is AVA required?</b>		
<input checked="" type="checkbox"/> AVA is required for the project	<b><i>Go to Section 7</i></b>	
AVA should be conducted later	<b><i>Go to Section 8</i></b>	
AVA to be waived	<b><i>Go to Section 9</i></b>	
<b>7. AVA is required for the project</b> <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)	School of Architecture, CUHK	
(b) Time (start / finish)	Nov 2015 to Feb 2016	
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation	
(d) Any design changes made to the project resulting from the AVA?	Some 15-20m wide NBAs to be incorporated in the study area. If the requirements of NBAs and building separations requirements under the Sustainable Building Design Guidelines cannot be met, further quantitative assessments should be conducted to demonstrate that the performance of future development would not be worse than the scenario with the suggested measures, i.e. NBAs and building separation.	

(e) Any major problems encountered in the AVA process?	No
(f) Any suggested improvement to the AVA process?	No
<b>8. AVA should be conducted later</b> <i>not applicable</i>	
(a) What is the current stage of the project?	
(b) When should AVA be conducted?	
(c) Which Policy Bureau agrees to conduct AVA later?	DEVB THB Others _____
<b>9. AVA to be waived</b> <i>not applicable</i>	
(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?	DEVB THB Others _____
<b>10. Contact</b>	
(a) Name	

(b) Designation	[REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]