

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) Planning Department

Return For 1st Quarter of 2016

<p>1. Project Name (in English & Chinese)</p>	<p>Term Consultancies for Air Ventilation Assessment Services : Potential Commercial Site at Cheung Shun Street near Lai Chi Kok Road, Cheung Sha Wan 合約空氣流通評估 - 在長沙灣長順街近荔枝角道潛在商業用地</p>
<p>2. Project Reference</p>	<p>To be assigned by PlanD</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 Project Area for AVA covers the potential commercial site at Cheung Shun Street near Lai Chi Kok Road (Plan 1), with an area of about 0.423 ha. It is located at the southwestern fringe of the Cheung Sha Wan Industrial/Business Area. It is situated on the gateway for the south-westerly breeze in Cheung Sha Wan Area as identified in the previous consultancy study on Air Ventilation Assessment by Expert Evaluation for the Cheung Sha Wan area (September 2010) (the AVA Study) (the previous AVA Study). The previous AVA Study has recommended that the site should be maintained as "G/IC" use (as non-high-rise development) in order to provide better air ventilation. It is anticipated that some adverse air ventilation impact might be induced to the surrounding wind environment with the proposed rezoning of the site from "G/IC" to "Commercial" ("C"). A site-specific quantitative assessment on the possible air ventilation impacts to support the rezoning proposal of the site to be submitted for the Town Planning</p>

	<p>Board (TPB)'s consideration is therefore required. The AVA by Computational Fluid Dynamics (CFD) is to assess the air ventilation impacts of the proposed high-rise commercial development at the Site with the stipulated development parameters (a maximum building height of 120mPD and a maximum plot ratio of 12). It is also the purpose of this AVA to recommend any design improvements and/or mitigation measures which may be adopted to minimise any adverse air ventilation impact.</p>
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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

The Site, which is recommended to be maintained as “G/IC” use (as non-high rise developments), is proposed for high rise commercial development and the AVA by CFD is required to assess the air ventilation impacts of the proposed high-rise commercial development at the Site with the stipulated development parameters (a maximum building height of 120mPD and a maximum plot ratio of 12) and to recommend any design improvements and/or mitigation measures which may be adopted to minimise any adverse air ventilation impact. .

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"/>	
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	√	<input type="checkbox"/>	
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	√	<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"/>	√	
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	<input type="checkbox"/>	√	
Has the public raised concern on air ventilation in the neighbourhood area of the project?	√	<input type="checkbox"/>	

Is the project already in advanced stage to incorporate AVA?	√	<input type="checkbox"/>
Any other factors not listed above? (please specify)	<input 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 (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)	Ove Arup & Partners Hong Kong Ltd.	
(b) Time (start / finish)	Oct 2015 / Mar 2016	
(c) Assessment tool used (CFD or/and wind tunnel)	CFD	
(d) Any design changes made to the project resulting from the AVA?	A 15m-wide Non-building Area along the eastern site boundary and a 4m setback from Cheung Shun Street have been incorporated in the proposed 'Commercial(6)' zone for the Site.	
(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		<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?	DB THB Others _____	
9. AVA to be waived		<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?	DB THB Others _____	
10. Contact		
(a) Name		████████████████████
(b) Designation		████████████████████
(c) Tel.		████████████████████
(d) E-mail		████████████████████