

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 Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment (AVA (EE)) for the Western Part of Kennedy Town 合約顧問服務 – 堅尼地城西部空氣流通專家評估</p>
<p>2. Project Reference</p>	<p>AVR/G/105</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 AVA (EE) is to assess the preliminary air ventilation impact of the land use proposals in the western part of Kennedy Town under the Land Use Review on the Western Part of Kennedy Town.</p> <p>The review area is bounded by Victoria Harbour in the north, Cadogan Street in the east, foothill of Mount Davis in the south and the Island West Refuse Transfer Station in the west. It has a total site area of about 14ha.</p> <p>Waterfront park/promenade, open space, leisure and tourism related uses and residential developments (about 3,340 units in total) are proposed. Government, institution and community facilities and improvements to transport and pedestrian facilities are also proposed. Maximum building heights of up to 140mPD are recommended.</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

Land Use Review on the Western Part of Kennedy Town for the amendments to the Kennedy Town & Mount Davis OZP.

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"/>	The AVA (EE) is to assess the air ventilation impacts of the proposed developments, including the impacts on the surrounding areas.
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 Section 6 of the AVA (EE) report.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Whilst no major problem area has been identified, wind enhancement measures and air path have been recommended for consideration at the detailed design stage.
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"/>	Concern on the possible air ventilation impact of the proposed developments was raised during the public consultation for the Land Use Review on the Western Part of Kennedy Town.

Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This AVA (EE) is to assess the land use proposals for the OZP amendments. Further AVA should be conducted by individual project proponent at the detailed design stage as recommended.
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 EE report, 3 hard copies and an electronic copy in Acrobat format, is be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	School of Architecture, The Chinese University of Hong Kong		
(b) Time (start / finish)	May 2012/April 2013		
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation		
(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.
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	
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