

**AVA Register for Government Projects  
Project Description**

**Return From** CEDD

**Return For** 1<sup>st</sup> Quarter of 2008

<b>1. Project Name</b>	Wan Chai Development Phase II 灣仔發展計劃第二期
<b>2. Project Reference</b>	AVR/G/10
<b>3. Outline of Project Details</b>	<p>The Project include the formation of land for key transport infrastructure and facilities, the reprovisioning of cross harbour water mains, construction of new submarine sewage outfall, reprovisioning of a ferry pier, reprovisioning of exsiting salt water and cooling water pumphouses, provision of ground level roads and landscape decks etc.</p> <p>Key development parameters affecting AVA are:</p> <ul style="list-style-type: none"><li>(i) development proposals such as low-rise buildings within the area of Wan Chai Development Phase II, but with height restriction of not more than 25mPD; and</li><li>(ii) three landscap decks and one pedestrian footbridge with walkway levels at around 12 to 15mPD.</li></ul>

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

\_\_\_\_\_

<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"/>	Although there will have planned sensitive receivers (e.g. pedestrians and open space users) in the vicinity of the assessment area, the proposed buildings and structures are of low height.
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"/>	An AVA Expert Evaluation has been carried out according to the latest Recommended Outline Development Plan. The wind engineering specialist has confirmed in the Expert Evaluation Report that the developments not only pose minimal impact to air flow but would help in ameliorating the potential effect of strong winds to the pedestrian at the waterfront.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input type="checkbox"/>	N.A. Based on the results of the AVA Expert Evaluation, DEVB agreed on 17 Dec 2008 to waive the requirement of quantitative AVA for the project within WDII 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"/>	The wind engineering specialist has confirmed in the Expert Evaluation Report that the developments not only pose minimal impact to air flow but would help in ameliorating the potential effect of strong winds to the pedestrians at the waterfront.
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 type="checkbox"/>	N.A. Based on the results of the AVA Expert Evaluation, DEVB agreed on 17 Dec 2008 to waive the requirement of quantitative AVA for the project within WDII area.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>6. Is AVA required?</b>			
<input type="checkbox"/> AVA is required for the project	<b><i>Go to Section 7</i></b>		
<input type="checkbox"/> AVA should be conducted later	<b><i>Go to Section 8</i></b>		
<input checked="" type="checkbox"/> AVA to be waived	<b><i>Go to Section 9</i></b>		
<b>7. AVA is required for the project</b> <i>not applicable</i> <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)			
(b) Time (start / finish)			

(c) Assessment tool used (CFD or/and wind tunnel)	
(d) Any design changes made to the project resulting from the AVA?	
(e) Any major problems encountered in the AVA process?	
(f) Any suggested improvement to the AVA process?	
<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>	
(a) Give justifications for waiving the requirement	The proposed developments are of low-rise buildings and structures with height not more than 25mPD and the wind engineering specialist has confirmed in the Expert Evaluation Report that these developments not only pose minimal impact to air flow but would help in ameliorating the potential effect of strong winds to the pedestrians at the waterfront.

<p>(b) Have qualitative design guidelines / measures been adopted and design changes been made to improve air ventilation of the project?</p>	<p>The guidelines will be adopted in the detailed design of the project.</p>
<p>(c) Which Policy Bureau agrees to waive AVA?</p>	<p><input checked="" type="checkbox"/> DEVB  <input type="checkbox"/> THB  <input type="checkbox"/> Others</p>
<p><b>10. Contact</b></p>	
<p>(a) Name</p>	<p>██████████</p>
<p>(b) Designation</p>	<p>██</p>
<p>(c) Tel.</p>	<p>██████████</p>
<p>(d) E-mail</p>	<p>████████████████████</p>