

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) Planning Department

Return For Q3 2018

<p>1. Project Name (in English & Chinese)</p>	<p>Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station – Feasibility Study 洗衣街及旺角東站政府用地重建規劃及設計研究 - 可行性研究</p>																		
<p>2. Project Reference</p>	<p>AVR/G/126</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>In March 2015, the Planning Department commissioned the subject Study with the main objective to examine the development potential of the Government sites at the junction of Sai Yee Street and Argyle Street and adjoining area for comprehensive development. Under the recommended development scheme (RDS) of the Study, the Site is proposed for commercial development with the provision of public facilities and public open space. The key development parameters of the RDS are as follows:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Site area (about):</td> <td style="text-align: right;">1.18 ha</td> </tr> <tr> <td>Total GFA (about):</td> <td style="text-align: right;">141,600m²</td> </tr> <tr> <td style="padding-left: 20px;">Commercial:</td> <td style="text-align: right;">121,210m²</td> </tr> <tr> <td style="padding-left: 20px;">GIC facilities:</td> <td style="text-align: right;">4,940m²</td> </tr> <tr> <td style="padding-left: 20px;">Transport facilities:</td> <td style="text-align: right;">15,450m²</td> </tr> <tr> <td>POS (about):</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Within the Site</td> <td style="text-align: right;">6,550m²</td> </tr> <tr> <td style="padding-left: 20px;">Adjacent to the Site on the KCRC deck</td> <td style="text-align: right;">3,200m²</td> </tr> <tr> <td>Maximum building height:</td> <td style="text-align: right;">320mPD</td> </tr> </table>	Site area (about):	1.18 ha	Total GFA (about):	141,600m ²	Commercial:	121,210m ²	GIC facilities:	4,940m ²	Transport facilities:	15,450m ²	POS (about):		Within the Site	6,550m ²	Adjacent to the Site on the KCRC deck	3,200m ²	Maximum building height:	320mPD
Site area (about):	1.18 ha																		
Total GFA (about):	141,600m ²																		
Commercial:	121,210m ²																		
GIC facilities:	4,940m ²																		
Transport facilities:	15,450m ²																		
POS (about):																			
Within the Site	6,550m ²																		
Adjacent to the Site on the KCRC deck	3,200m ²																		
Maximum building height:	320mPD																		

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"/>	The users of the existing Luen Wan Street Sitting-out area and the future users of the planned POS within the Site and adjacent to the Site on the KCRC deck.
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"/>	Yes, see paragraph 3 above.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minor amendments to the development scheme is feasible subject to the findings of the AVA.
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"/>	In formulating the RDS, apart from air ventilation, various factors such as development need, site constraints, technical feasibility and public comments, etc. have also been taken into account.
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"/>	Most of the public comments received supported the proposed development scheme with a single high-rise tower for the reason (among others) that it offered better air ventilation.

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"/>	
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>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)	Ove Arup & Partners Hong Kong Ltd.		
(b) Time (start / finish)	March 2017/February 2018		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	No, the AVA concluded that the RDS would achieve slightly better overall wind performance than the scenario of without the proposed development under summer condition.		
(e) Any major problems encountered in the AVA process?	No		
(f) Any suggested improvement to the AVA process?	Nil		

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		████████████████████