

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) ArchSD

Return For 2nd Quarter of 2019

1. Project Name (in English & Chinese)	Design and Construction of Rank and File Quarters for Fire Services Department at Area 106, Pak Shing Kok, Tseung Kwan O 將軍澳百勝角消防處紀律部隊宿舍建造工程																												
2. Project Reference	AVR/G/131																												
3. Outline of Project Details (attach location plan) <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>	<table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Major Development Parameters</th> <th style="text-align: left;">Notional Scheme</th> </tr> </thead> <tbody> <tr> <td>Site Area</td> <td>About 12,400 m²</td> </tr> <tr> <td>GFA</td> <td>About 38,530 m²</td> </tr> <tr> <td>Plot Ratio</td> <td>About 3.1</td> </tr> <tr> <td>Site Coverage</td> <td>About 32%</td> </tr> <tr> <td>Maximum Building Height</td> <td>Not more than 52m (118mPD)</td> </tr> <tr> <td>Number of Towers</td> <td>5</td> </tr> <tr> <td>Building Height Variation</td> <td>Tower A,B, D and E: 17 Storeys - Domestic Parts: 44.8m (16 Storeys) - Transfer Plate: 1.6m - Lift Lobby: 5.6m (1 Storey) Total: 52m (118 mPD)</td> </tr> <tr> <td></td> <td>Tower C: 18 Storeys - Domestic Parts: 47.6m (17 Storeys) - Lift Lobby: 4.4m (1 Storey) Total: 52m (118 mPD)</td> </tr> <tr> <td>Number of Units</td> <td>648 (8 units per floor)</td> </tr> <tr> <td>Unit Size</td> <td>50m²</td> </tr> <tr> <td>Design Population</td> <td>1,944</td> </tr> <tr> <td>Open Space</td> <td>2,310 m²</td> </tr> <tr> <td>Number of Parking Spaces and Loading/Unloading Spaces</td> <td>- Residents Car Parking Spaces: 76 - Visitors Car Parking Spaces: 25 - Loading/Unloading Spaces for Heavy Goods Vehicles: 5 - Motorcycle Parking: 7</td> </tr> </tbody> </table>	Major Development Parameters	Notional Scheme	Site Area	About 12,400 m ²	GFA	About 38,530 m ²	Plot Ratio	About 3.1	Site Coverage	About 32%	Maximum Building Height	Not more than 52m (118mPD)	Number of Towers	5	Building Height Variation	Tower A,B, D and E: 17 Storeys - Domestic Parts: 44.8m (16 Storeys) - Transfer Plate: 1.6m - Lift Lobby: 5.6m (1 Storey) Total: 52m (118 mPD)		Tower C: 18 Storeys - Domestic Parts: 47.6m (17 Storeys) - Lift Lobby: 4.4m (1 Storey) Total: 52m (118 mPD)	Number of Units	648 (8 units per floor)	Unit Size	50m ²	Design Population	1,944	Open Space	2,310 m ²	Number of Parking Spaces and Loading/Unloading Spaces	- Residents Car Parking Spaces: 76 - Visitors Car Parking Spaces: 25 - Loading/Unloading Spaces for Heavy Goods Vehicles: 5 - Motorcycle Parking: 7
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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 subject application is to seek approval for TPB under Section 16A of Town Planning Ordinance for the proposed minor relaxation of building height restriction. It is considered necessary to conduct an expert evaluation to assess the preliminary air ventilation impacts of the preliminary air ventilation impacts of the proposed development with stipulated development parameters and to assess whether design mitigation measures need to be adopted.

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 existing Fire Ambulance Services Academy (FASA) to the northwest, future development of Chinese Medicine Hospital to the west, future development residential development to the southwest are considered as the outdoor sensitive receivers.
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"/>	Development parameters (Section 3 above refers) and indicative building layout are available for conducting the AVA.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Need to address housing demand, development potential of site, planning and urban design considerations should be 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 type="checkbox"/>	<input checked="" type="checkbox"/>	

Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S16 approval conditions were incorporated in the tender documentation.
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 <input checked="" type="checkbox"/>			
<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)	Meinhardt Infrastructure and Environmental Limited		
(b) Time (start / finish)	Aug 2018 (s16A submission to PlanD) Jan 2019 (s16A approval from PlanD)		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD Model – ANSYS ICEM CFD and ANSYS-Fluent		
(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	██████████████████████████████