

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) Planning Department

Return For 1st Quarter of 2019

<p>1. Project Name (in English & Chinese)</p>	<p>Term Consultancy for Expert Evaluation on Air Ventilation Assessments for an Instructed Project for Ngau Tau Kok and Kowloon Bay Area – Expert Evaluation Report 合約顧問服務 - 牛頭角及九龍灣區空氣流通專家評估</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>An Expert Evaluation (EE) on Air Ventilation Assessment on the Ngau Tau Kok and Kowloon Bay area was conducted in 2010 and development restrictions (mainly building height restrictions (BHRs), non-building areas (NBAs) and building gaps (BGs)) requirements at various locations were designated on the draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP) No. S/K13/26. The current Expert Evaluation report reviews the said development restrictions in response to the Courts' rulings on the judicial reviews against the control measures stipulated under the Ngau Tau Kok and Kowloon Bay OZP as well as the NBAs and BGs requirements on the OZP. The findings and recommendations of the Expert Evaluation report, that the NBA and BG requirements are appropriate and necessary from air ventilation perspective on a district wide basis and should be retained without the need to amend the extant OZP No. S/K13/29 were noted by the Town Planning Board.</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

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"/>	Outdoor sensitive receivers (such as open spaces) are involved as the project covers an area-wide review
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"/>	Permissible development intensities under the OZP, Building (Planning) Regulations and Sustainable Building Design Guidelines
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building height control, setback and building gaps may be required as improvement/mitigation measures
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 type="checkbox"/>	<input checked="" type="checkbox"/>	

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?		
<input checked="" type="checkbox"/> 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)	Institute of Future Cities, The Chinese University of Hong Kong	
(b) Time (start / finish)	Study commenced in August 2018 Final Report completed in January 2019	
(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?	Nil
8. AVA should be conducted later	
<input checked="" type="checkbox"/> <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	
<input checked="" type="checkbox"/> <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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