

AVA Register for Government Project Project Description

Return From Housing Department

Return For 1st Quarter of 2020

<p>1. Project Name (in English & Chinese)</p>	<p>Proposed Developments at the “Comprehensive Development Area” (“CDA”) site in Diamond Hill, Kowloon 九龍鑽石山「綜合發展區」用地的擬議發展</p>										
<p>2. Project Reference</p>	<p>AVR/G/135</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 project is to carry out Air Ventilation Assessment for the “Comprehensive Development Area” (“CDA”) site in Diamond Hill to assess air ventilation performance of the building design and its impacts to the surrounding pedestrian accessible locations.</p> <table border="1" data-bbox="673 1167 1398 1702"> <tr> <td>Gross Site Area (ha.)</td> <td>7.4 (about)</td> </tr> <tr> <td>Total GFA (m²)</td> <td>217,910</td> </tr> <tr> <td>Total Plot Ratio</td> <td>7.7</td> </tr> <tr> <td>Building Height (mPD) (Max.)</td> <td>128</td> </tr> <tr> <td>Design with Podium</td> <td>Block 1 has 3 levels retail and a podium garden. Block 2-5 only has a podium garden. Block 6-7 has no podium.</td> </tr> </table>	Gross Site Area (ha.)	7.4 (about)	Total GFA (m ²)	217,910	Total Plot Ratio	7.7	Building Height (mPD) (Max.)	128	Design with Podium	Block 1 has 3 levels retail and a podium garden. Block 2-5 only has a podium garden. Block 6-7 has no podium.
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Design with Podium	Block 1 has 3 levels retail and a podium garden. Block 2-5 only has a podium garden. Block 6-7 has no podium.										




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"/>	There are open spaces, main roads and residential developments and G/IC in the vicinity.
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 based on approved Planning Brief and preliminary design 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"/>	No major problem area is anticipated in AVA.
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"/>	Air ventilation is an important consideration in determination of the project design also having regards to other site constraints like building height, visual impact, traffic noise and neighbouring developments and to maximize public housing production.
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"/>	Several enquiries received during planning and scheme design stage

Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed design stage and construction stage has incorporated good design features in AVA.
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>		
<input type="checkbox"/> AVA should be conducted later	<i>Go to Section 8</i>		
<input type="checkbox"/> 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)	Allied Environmental Consultants Limited		
(b) Time (start / finish)	March 2014 to May 2016		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	<ul style="list-style-type: none"> • Widening of local air paths • Further building setback from major wind corridor • Creation of empty bay on G/F and podium level • Stepping profile of building height 		
(e) Any major problems encountered in the AVA process?	No		

(f) Any suggested improvement to the AVA process?	None
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	