

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) Planning Department

Return For 3rd Quarter of 2020

<p>1. Project Name (in English & Chinese)</p>	<p>Term Consultancy for AVA by Computational Fluid Dynamics for an Instructed Project at Causeway Bay 空氣流通評估合約顧問服務 – 利用計算流體力學在銅鑼灣進行的指定項目</p>									
<p>2. Project Reference</p>	<p>AVR/G/142</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 (BH), lot frontage for waterfront sites etc. relevant to the project and the relevant criteria for AVA set out in para. 4.</i></p>	<p>AVA for the Proposed Redevelopment at Caroline Hill Road (CHR) Site covered by the Wong Nai Chung Outline Zoning Plan with a site area of 2.66 ha. The key development parameters are as follows:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%; text-align: center;"><u>Commercial</u></th> <th style="width: 35%; text-align: center;"><u>District Court</u></th> </tr> </thead> <tbody> <tr> <td>Gross Floor Area (GFA)</td> <td style="text-align: center;">100,000m²</td> <td style="text-align: center;">70,000m²</td> </tr> <tr> <td>Maximum Building Height (BH)</td> <td style="text-align: center;">Not exceeding 135mPD</td> <td style="text-align: center;">Not exceeding 135mPD</td> </tr> </tbody> </table>		<u>Commercial</u>	<u>District Court</u>	Gross Floor Area (GFA)	100,000m ²	70,000m ²	Maximum Building Height (BH)	Not exceeding 135mPD	Not exceeding 135mPD
	<u>Commercial</u>	<u>District Court</u>								
Gross Floor Area (GFA)	100,000m ²	70,000m ²								
Maximum Building Height (BH)	Not exceeding 135mPD	Not exceeding 135mPD								

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 including sports and recreation grounds and open spaces are located within the Assessment Area.
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"/>	In accordance with the proposed maximum gross floor area and BH restrictions under the proposed development.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To take AVA result into account in deriving the proposed development.
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"/>	Apart from air ventilation consideration, various factors such as development need and site constraints have also been taken into account in formulating the proposed development.
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	<input type="checkbox"/>	<input type="checkbox"/>	N/A

Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owners corporation committees/ residents groups, concern group, public interest group, company, Wan Chai District Council members and individuals raised concerns on various impacts of the proposed development including 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>(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)	BeeXergy Consulting Limited (BXG)		
(b) Time (start / finish)	September 2016/ January 2019		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	No, according to the AVA, the ventilation performance of the local area of the proposed development would not be worse-off than the existing condition, and with the design features identified, including building		

	gaps, the ventilation performance have been slightly improved. Nevertheless, quantitative AVA will be undertaken at detailed design stage to identify the exact alignment of the building gap and/or other enhancement measures and to ascertain their effectiveness.
(e) Any major problems encountered in the AVA process?	Nil
(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	