

## AVA Register for Government Project Project Description

**Return From** (Department/bureau/authority) Planning Department

**Return For** 1<sup>st</sup> Quarter of 2021

<p><b>1. Project Name</b> (in English &amp; Chinese)</p>	<p>Term Consultancy for Expert Evaluation on Air Ventilation Assessment for an Instructed Project for Kennedy Town &amp; Mount Davis Area – Expert Evaluation Report (2020) 合約顧問服務 堅尼地城及摩星嶺區空氣流通專家評估 (2020)</p>
<p><b>2. Project Reference</b></p>	<p>PLNQ A1-1/AVA 2018</p>
<p><b>3. Outline of Project Details</b> <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 on Air Ventilation Assessment (AVA EE) on the Kennedy Town &amp; Mount Davis area was conducted in 2011 and relevant control measures including building height restrictions (BHRs) and building gap (BG) requirements at various locations were designated on the draft Kennedy Town &amp; Mount Davis Outline Zoning Plan (OZP) No. S/H1/18. In 2013, an AVA EE on the western part of Kennedy Town was also undertaken in support of the “Land Use Review on the Western Part of Kennedy Town”. Its recommendations including the BHRs and non-building area (NBA) and BG requirements are incorporated in the draft OZP No. S/H1/20 (the current OZP) and its Explanatory Statement (ES) respectively.</p> <p>The current AVA EE (2020) is to evaluate the potential air ventilation impact of the revised BHRs and deletion of two BG requirements on the OZP, which are part of the OZP development restriction review in response to the Court’s rulings on the judicial reviews. Its findings and recommendations were considered by the Town Planning Board in formulating amendments as detailed in the draft OZP No. S/H1/21.</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

<b>5. Relevant factors which have been taken into account in assessing the need for AVA</b>			
<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 intensity under Building (Planning) Regulations and the requirements of 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, BG, NBA and building setback 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Air ventilation has been a public concern related to the imposition of BHRs on the Kennedy Town & Mount OZP.

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"/>	
<b>6. Is AVA required?</b>			
<input checked="" type="checkbox"/> AVA is required for the project	<b><i>Go to Section 7</i></b>		
AVA should be conducted later	<b><i>Go to Section 8</i></b>		
AVA to be waived	<b><i>Go to Section 9</i></b>		
<b>7. AVA is required for the project</b> <i>not applicable</i> (The AVA report, 3 hard copies and an electronic copy in Acrobat format, will be submitted for record after completion)			
(a) AVA Consultants (if any)	AECOM Ltd.		
(b) Time (start / finish)	Study commenced in September 2020 Final Report completed in March 2021		
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation		
(d) Any design changes made to the project resulting from the AVA?	Recommended measures as shown on the OZP and its ES to guide disposition/designs of future developments.		
(e) Any major problems encountered in the AVA process?	No		
(f) Any suggested improvement to the AVA process?	Nil		

<b>8. AVA should be conducted later</b>		<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 _____	
<b>9. AVA to be waived</b>		<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 _____	
<b>10. Contact</b>		
(a) Name	[REDACTED]	
(b) Designation	[REDACTED]	
(c) Tel.	[REDACTED]	
(d) E-mail	[REDACTED]	