AVA Register for Government Projects
Project Description

Return From Planning Department

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1. **Project Name** (in English & Chinese)	Term Consultancy for Air Ventilation Assessment (AVA) Services by Wind Tunnel – An Instructed Project at North Point (Final Report of Air Ventilation Assessment by Wind Tunnel for North Point Area) 合約顧問服務 - 北角區空氣流通評估風洞測試報告
2. **Project Reference**	AVR/G/14
3. **Outline of Project Details**	The final report summarizes the major findings of the wind tunnel testings undertaken for the proposed building heights and ventilation improvement/mitigation measures under the Planned and Revised Scenarios. Major findings of both wind tunnel testings reveal that the overall air ventilation performance of the recommended building height profile is generally maintained when compared with the Existing and Planned Scenarios. General ventilation improvements are found on the waterfront area, around Victoria Park and the uphill mid-level areas. The testings reconfirm the need for implementing the various mitigation measures to improve air ventilation in five areas of concern as identified in the study.

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

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5.	**Relevant factors which have been taken into account in assessing the need for AVA**			
	Factors	***Y***	***N***	***Brief remarks***
	Are there existing / planned outdoor sensitive receivers located in the vicinity of the project site falling within the assessment area?	☒	☐	Outdoor sensitive receivers (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?	☒	☐	Reasonable assumptions are made to help identify possible redevelopments in formulating the Planned Scenario and Revised Scenario for assessment.
	Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	☒	☐	Improvement/mitigation measures were e recommended for major problem areas.
	Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	☒	☐	Due regard should be given to development rights.
	Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	☒	☐	Building layout might be adjusted if necessary.
	Has the public raised concern on air ventilation in the neighbourhood area of the project?	☒	☐	Concern on air ventilation has been raised relating to the imposition of building height restrictions on the North Point Outline Zoning Plan.

Is the project already in advanced stage to incorporate AVA?	☐	☒	No
Any other factors not listed above? (please specify)	☐	☒	Due to the area-wide approach and the small scale of the physical model at 1:750, it is not possible to assess the effects of individual mitigation measures unless the architectural design details for development on the concerned sites are available.

6. **Is AVA required?**

☒ AVA is required for the project	***Go to Section 7***
☐ AVA should be conducted later	***Go to Section 8***
☐ AVA to be waived	***Go to Section 9***

7. **AVA is required for the project** ☐ *not applicable*

(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)	Allied Environmental Consultants Ltd (in association with Rowan Williams Davies & Irwin Inc.)
(b) Time (start / finish)	Main Study Commenced in November 2007. Additional Study commenced in June 2008. Finalization of the Final Report in mid 2009.
(c) Assessment tool used (CFD or/and wind tunnel)	Wind Tunnel
(d) Any design changes made to the project resulting from the AVA?	Recommended measures as shown on the Outline Zoning Plan or Explanatory Statement to guide

	disposition/designs of future developments.
(e) Any major problems encountered in the AVA process?	No particular major problem
(f) Any suggested improvement to the AVA process?	Nil
8. **AVA should be conducted later**	☒ *not applicable*
(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**	☒ *not applicable*
(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	[redacted]
(b) Designation	[redacted]
(c) Tel.	[redacted]
(d) E-mail	[redacted]