

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) Highways Department

Return For 3rd Quarter of 2021

<p>1. Project Name (in English & Chinese)</p>	<p>Reprovisioning of Ma Chai Hang Recreation Ground 馬仔坑遊樂場重置工程</p>
<p>2. Project Reference</p>	<p>AVR/G/152</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 about reprovisioning of Ma Chai Hang Recreation Ground in Wong Tai Sin. During the construction of Shatin to Central Link (SCL), part of the recreation ground had been constructed to become a ventilation building and another part as works area for railway construction. Following the completion of the relevant section of SCL, the recreation ground would be reinstated for public enjoyment.</p> <p>The key development parameters are shown as below.</p> <ol style="list-style-type: none"> 1. Site Area: About 23,450 sq. m 2. Gross Floor Area: About 7,100 sq. m 3. Plot Ratio: About 0.30 4. Building Height: About 33.6m for Sports Centre and about 12m for Annex Building

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"/>	The outdoor sensitive receivers include nearby pedestrians, road users, residents and the adjacent school and Buddhist temple.
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"/>	The development parameters are known, and the methodology and requirements outlined in the Technical Guide for AVA for Development in Hong Kong has been followed.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The detailed design consultant will review and modify the structures if necessary.
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"/>	Nil.
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"/>	Nil.
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Nil.

Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is in detailed design stage and Expert Evaluation of AVA had been conducted.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Nil.
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, will be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	WSP (Asia) Limited		
(b) Time (start / finish)	September 2020 to August 2021		
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation of AVA (AVA-EE)		
(d) Any design changes made to the project resulting from the AVA?	Nil		
(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	[REDACTED]	
(b) Designation	[REDACTED]	
(c) Tel.	[REDACTED]	
(d) E-mail	[REDACTED]	