

AVA Register for Government Project Project Description

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

Return For 1st Quarter of 2023

<p>1. Project Name (in English & Chinese)</p>	<p>Term Consultancy for Expert Evaluation on Air Ventilation Assessment for Initial Scenario for Yau Ma Tei Planning Area (2020) 合約顧問服務 – 油麻地區空氣流通專家評估 (2020)</p>
<p>2. Project Reference</p>	<p>AVR/G/169</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>An Expert Evaluation (EE) on Air Ventilation Assessment on the Yau Ma Tei area was conducted in 2010 and relevant control measures including building height restrictions, non-building area and setback requirements at various locations were designated on the draft Yau Ma Tei Outline Zoning Plan (OZP) No. S/K2/21.</p> <p>The current EE report (2020) reviews, amongst other things, the revised building height restrictions in response to the court's rulings on the judicial reviews against the control measures stipulated on the Yau Ma Tei OZP. The findings and recommendations of the EE report were considered by the Town Planning Board in formulating amendments as detailed in the draft Yau Ma Tei OZP No. S/K2/23.</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

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 (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, OZP restrictions and 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, setback and non-building area 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 building height restrictions on the Yau Ma Tei 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"/>
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>not applicable</i> <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)	The Institute of Future Cities, The Chinese University of Hong Kong	
(b) Time (start / finish)	Oct 2017 – Sept 2020	
(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 corresponding Explanatory Statement 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	

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		██