

**AVA Register for Government Projects  
Project Description**

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

**Return For** 2<sup>nd</sup> Quarter of 2008

<p><b>1. Project Name</b> (in English &amp; Chinese)</p>	<p>Term Consultancy for AVA Services - Expert Evaluation on Air Ventilation Assessment for Wong Nai Chung area 合約顧問服務 - 黃泥涌區空氣流通專家評估</p>
<p><b>2. Project Reference</b></p>	<p>AVR/G/23</p>
<p><b>3. Outline of Project Details</b> (attach location plan)</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>AVA for OZP review to incorporate building height restrictions on the Wong Nai Chung OZP covering an area of 138ha</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

Area-wide building height control review

<b>5. Relevant factors which have been taken into account in assessing the need for AVA</b>			
<b><i>Factors</i></b>	<b><i>Y</i></b>	<b><i>N</i></b>	<b><i>Brief remarks</i></b>
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 open spaces, sports grounds and race course are involved as the project covers 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"/>	In accordance with the maximum plot ratio, GFA, site coverage and/or building height restrictions as stipulated on the OZP
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 results into account in building height proposals
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development rights should be given due regard
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"/>	Land owners, green group, local residents and Wan Chai District Council members have raised concerns on adverse impacts of high-rise developments in the area on 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"/>
<b>6. Is AVA required?</b>		
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, is to be submitted for record after completion)		
(a) AVA Consultants (if any)	Ove Arup & Partners Hong Kong Limited	
(b) Time (start / finish)	December 2007 / January 2008	
(c) Assessment tool used (CFD or/and wind tunnel)	N/A	
(d) Any design changes made to the project resulting from the AVA?	AVA results taken into account in building height proposals	
(e) Any major problems encountered in the AVA process?	Nil	

(f) Any suggested improvement to the AVA process?	Nil
<b>8. AVA should be conducted later</b> <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> <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	████████████████████
(b) Designation	██████████
(c) Tel.	██████████

(d) E-mail	[REDACTED]
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