

Project Description

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1. Project Name (in English & Chinese)	District Open Space, Sports Centre and Library in Area 74, Tseung Kwan O 將軍澳第 74 區地區休憩用地體育館及圖書館
2. Project Reference	AVR/G/25
3. Outline of Project Details <i>(attach location plan)</i>	<p>The Joint-user Complex, proposed to be located at a site of about 18,200 sq.m., in Tseung Kwan O Area 74, shall consist of facilities grouped under 3 main categories: -</p>
4. <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>	<ol style="list-style-type: none"> 1. District Open Space 2. Sports Centre 3. Library <p>The total gross floor area of the Complex does not exceed 18090 sqm with a plot ratio of about 1.</p> <p>The whole site falls into "Open Space (1)" zone, in the latest Draft Outline Zoning Plan exhibited on 13 June 2008.</p> <p>The building height varies at different parts of the Complex, and except for the library block portion, most parts of the building do not exceed the 15-metre limit set down in the circular on Air Ventilation Assessments (AVA) (ETWB TC no. 1/06).</p> <p>Subject to minor adjustments during detail design, the heights of the different portions of the Complex are as follows:</p>

Location	Height from Ground	% of Site
1/F Landscape Deck	5.5-6m	26%
From G/F to 1/F – Green slopes on North and south sides	Maximum 5.5m High	11.3 %
Library Roof	Highest at cooling tower – 25m High	1.5%
	Upper Roof – 21m High	2.5%
	Lower Roof – 17m High	8.4%
Sports Hall	15m High	21.3 %
Open Space (note)	At Street Level	29%

Note: Open space comprises of area at G/F, including forecourts on the North and South portions of the site, leading to the entrance foyer of the complex. Also includes the vehicular access around the perimeter of the site.

Although part of the Complex (where the library block is located) is higher than 15m, it occupies only about 12.4% of the site. As the height of the Complex is low as a whole (over 85% of the building parts are less than 15m in height), the said part of the Complex, irrespective of wind directions, should have negligible impact on air ventilation.

Note: All heights mentioned are measured from lowest street level (Chui Ling Road at the Southern perimeter) and are approximations only.

5. 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"/>	Schools located on the Northern region of the site
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 AVA Expert Evaluation is based on the current site situation in June 2008. Full set of schematic design, with proposed building heights and massing, is available at the time of study.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Expert Evaluation conducted reveals NO major problem area within the development.
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"/>	There is no major adverse wind effect induced by the site. Considerations related to the project are not in conflict with air ventilation.
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"/>	There is no major adverse wind effect induced by the site.
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No

Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This project had already incorporated AVA in the schematic design stage.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input 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>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, to be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	Ove Arup and Partners		
(b) Time (start / finish)	14 June 2008 / 27Jul 2008		
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation had been conducted		
(d) Any design changes made to the project resulting from the AVA?	No		
(e) Any major problems encountered in the AVA process?	No major problems encountered		
(f) Any suggested improvement to the AVA process?	No		

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		██