AVA Register for Government Projects
Project Description

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

Return For 2nd Quarter of 2008

1. **Project Name** (in English & Chinese)	Term consultancy for AVA Services - Expert Evaluation on Air Ventilation Assessment for Pak Shek Kok Development Area Phase 2, Site D 合約顧問服務 - 白石角發展區第 2 期 D 地盤空氣流通專家評估
2. **Project Reference**	AVR/G/26
3. **Outline of Project Details** *(attach location plan)* ***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.***	The Project is to carry out expert evaluation for the sale sites at Pak Shek Kok Development Area Phase 2, Site D (to be known as Tai Po Town Lot 200 and 201) for a broad understanding of the likely impacts on air-ventilation upon full development and, if necessary, make recommendations for a better pedestrian level air ventilation environment. Site Area: 41,850 m^2 Total GFA: 133,920 m^2 (125,550 m^2 domestic + 8,370 m^2 non-domestic) Domestic Plot Ratio: 3 Non-domestic Plot Ratio: 0.2 Building Height: 45m Lot frontage: ~160 m (for both Tai Po Town Lots 200 and 201)

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**			
	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?	☐	☒	
	Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	☒	☐	Please refer to para. 1.2 of the AVA report
	Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	☐	☒	
	Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	☐	☒	
	Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	☐	☒	
	Has the public raised concern on air ventilation in the neighbourhood area of the project?	☐	☒	

Is the project already in advanced stage to incorporate AVA?	☒	☐	
Any other factors not listed above? (please specify)	☐	☒	

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**
(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is be submitted for record after completion)

(a) AVA Consultants (if any)	Department of Architecture, The Chinese University of Hong Kong
(b) Time (start / finish)	Feb 2008 / Aug 2008
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation
(d) Any design changes made to the project resulting from the AVA?	Yes
(e) Any major problems encountered in the AVA process?	No

(f) Any suggested improvement to the AVA process?	No
8. **AVA should be conducted later**	
(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**	
(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]