

**AVA Register for Government Projects**  
**Project Description**

**Return From**    Architectural Services Department

**Return For**     3rd Quarter of 2008

<p><b>1. Project Name</b> (in English &amp; Chinese)</p>	<p>The Redevelopment of Victoria Park Swimming Pool Complex</p>
<p><b>2. Project Reference</b></p>	<p>AVR/G/30</p>
<p><b>3. Outline of Project Details</b> <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 subject site is at the junction of Hing Fat Street and Tsing Fung Street. It is surrounded by tennis courts and parks on the west, and residences on the east. The total redevelopment area is around 1.8 hectares.</p> <p>The proposed Swimming Pool Complex will comprise one indoor heated main pool (50m x 25m), one indoor heated multi-purpose pool with adjustable platform for water depth with diving platform and springboards, one Jacuzzi, Spectator stands on both sides for at least 2,500 spectators, ancillary and supporting facilities for holding competition events.</p> <p>The overall dimensions of the building are about 77m (along the east and west edges) x 131m (along north and south edges) x 23 to 25m (main roof height above ground) with a curved façade design.</p> <p>Other facilities include redevelopment of the existing Victoria Park Swimming Pool Complex site into open space upon its demolition, re-provisioning of the existing park management office, re-provisioning of changing rooms with shower and toilet facilities for park users, re-provisioning of one handball court, two skating rinks and Tai Chi Area.</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

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<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"/>	Residential developments at the opposite side of Hing Fat Street, ball courts and skating rinks.
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"/>	Development and building layouts were available for conducting the AVA.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No major change to development and building layouts are anticipated and no major problem areas are identified.
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. Design consideration on air ventilation to the surrounding sensitive areas was already incorporated into the development design.

Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6. Is AVA required?</b>		
<input checked="" type="checkbox"/> AVA is required for the project	<b><i>Go to Section 7</i></b>	
<input type="checkbox"/> AVA should be conducted later	<b><i>Go to Section 8</i></b>	
<input type="checkbox"/> AVA to be waived	<b><i>Go to Section 9</i></b>	
<b>7. AVA is required for the project</b> <input type="checkbox"/> <i>not applicable</i> <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to be submitted for record after completion)</i>		
(a) AVA Consultants (if any)	Allied Environmental Consultants Ltd.	
(b) Time (start / finish)	July 2008 – November 2008	
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation	
(d) Any design changes made to the project resulting from the AVA?	No major change. The design of building form and building height has already incorporated considerable measures (e.g. curve façade and minimum practical height) to minimise the impact on air ventilation.	
(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> <input type="checkbox"/> <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?	<input type="checkbox"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____
<b>9. AVA to be waived</b>	<input type="checkbox"/> <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?	<input type="checkbox"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____
<b>10. Contact</b>	
(a) Name	██████████
(b) Designation	██████████
(c) Tel.	██████████
(d) E-mail	██████████