

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

**Return From** Planning Department

**Return For** 3<sup>rd</sup> Quarter of 2009

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| <p>1. <b>Project Name</b><br/>(in English &amp; Chinese)</p>   | <p>Consultancy Study for Air Ventilation Assessment for Tsuen Wan Town Lot 393, Tsuen Wan</p> <p>荃灣市地段 393 空氣流通評估研究</p>   |
| <p>2. <b>Project Reference</b></p>   | <p>AVR/G/31</p>   |
| <p>3. <b>Outline of Project Details</b><br/><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>TWTL 393 with an area of about 14,160m<sup>2</sup> is located at west of the junction of Yeung Uk Road and Ma Tau Pa Road, Tsuen Wan, New Territories.</p> <p>The objectives of the Study are:-</p> <p>(a) to provide background information of the site at TWTL 393 and its surrounding area;</p> <p>(b) to define the Project Area, Assessment Area and Surrounding Area for the subject AVA;</p> <p>(c) to analyze key features within the Project Area, the Assessment Area and the Surrounding Area that may likely affect the wind characteristics at the Project Area;</p> <p>(d) to describe and explain the site wind characteristics;</p> <p>(e) to identify and explain the wind amplification/reduction factor in the Assessment Area and the Surrounding Area;</p> <p>(f) to identify and explain possible problems and issues in air ventilation terms within the Assessment Area which should be taken into consideration in formulating the Baseline Situation;</p> <p>(g) to describe, analyze and discuss the CFD testing results;</p> |

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|   | <p>(h) to provide input for subsequent development option assessments; and</p> <p>(i) to recommend the development parameters to be incorporated for the proposed development option at the Site.</p> |
| <p><b>4. Select the following category(ries) which would be applicable to the major government project :</b></p> <p><i>(Please tick ALL relevant categories)</i></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Planning studies for new development areas.</li> <li><input type="checkbox"/> Comprehensive land use restructuring schemes, including schemes that involve agglomeration of sites together with closure and building over of existing streets.</li> <li><input type="checkbox"/> Area-wide plot ratio and height control reviews.</li> <li><input type="checkbox"/> Developments on sites over 2 hectares and with an overall plot ratio of 5 or above.</li> <li><input checked="" type="checkbox"/> Development proposals with total Gross Floor Area exceeding 100,000 square metres.</li> <li><input type="checkbox"/> Developments with podium coverage extending over one hectare.</li> <li><input type="checkbox"/> Developments above public transport terminus.</li> <li><input type="checkbox"/> 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.</li> <li><input type="checkbox"/> Developments on waterfront sites with lot frontage exceeding 100 metres in length.</li> <li><input type="checkbox"/> 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.</li> <li><input type="checkbox"/> Others, please specify</li> </ul> |   |

| <b>5. Relevant factors which have been taken into account in assessing the need for AVA</b>  |                                     |                                     |   |
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| <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"/>            | The residential developments and open space are located in the vicinity.  |
| 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 Site is currently zoned “Commercial” (“C”) zone on the approved Tsuen Wan Outline Zoning Plan No. S/TW/26 (OZP). According to the Notes for “C” zone of the OZP, the permitted maximum plot ratio is 9.5 and there is no restriction on the maximum site coverage and maximum building height. The “C” zone is intended primarily for commercial developments, which may include office, shop, services, hotel, place of entertainment and eating place, functioning mainly as local commercial and shopping centre(s). |
| Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Not applicable.   |
| 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"/>            | Planning and urban design considerations should be taken into account.  |

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| Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Development intensity and the building layout will be adjusted.   |
| Has the public raised concern on air ventilation in the neighbourhood area of the project?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The local residents and Tsuen Wan District Council Members raised their concerns on air ventilation brought about by the proposed development at the subject site. Tsuen Wan District Council has commissioned an AVA for Tsuen Wan area. |
| 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>  |                                     |                                     |   |
| <input checked="" type="checkbox"/> 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><br><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)  | Star Vision Limited                 |                                     |   |
| (b) Time (start / finish)   | May 2007 / February 2009            |                                     |   |

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| (c) Assessment tool used (CFD or/and wind tunnel)                  | CFD  |
| (d) Any design changes made to the project resulting from the AVA? | <ul style="list-style-type: none"> <li>• reduction of non-domestic plot ratio to 7.6;</li> <li>• maximum site coverage of about 25%;</li> <li>• designation of three non-building areas; and</li> <li>• wider frontage of the building block(s) should align with the non-building area</li> </ul> |
| (e) Any major problems encountered in the AVA process?             | No.  |
| (f) Any suggested improvement to the AVA process?                  | No.  |
| <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<br>THB<br>Others _____  |
| <b>9. AVA to be waived</b>   | <i>not applicable</i>  |
| (a) Give justifications for waiving the requirement                |  |

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| <p>(b) Have qualitative design guidelines / measures been adopted and design changes been made to improve air ventilation of the project?</p> |                                       |
| <p>(c) Which Policy Bureau agrees to waive AVA?</p>   | <p>DB<br/>THB<br/>Others _____</p>    |
| <p><b>10. Contact</b></p>   |                                       |
| <p>(a) Name</p>   | <p>██████████</p>                     |
| <p>(b) Designation</p>  | <p>██████████████████</p>             |
| <p>(c) Tel.</p>   | <p>██████████</p>                     |
| <p>(d) E-mail</p>   | <p>██████████████████████████████</p> |