

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

**Return From**    Planning Department

**Return For**     4<sup>th</sup> Quarter of 2008

<p><b>1. Project Name</b> (in English &amp; Chinese)</p>	<p>Term Consultancy for AVA Services – Air Ventilation Assessment Services by Wind Tunnel on ex-North Point Estate Site 空氣流通評估合約顧問服務 - 前北角邨地盤風洞測試報告</p>
<p><b>2. Project Reference</b></p>	<p>AVR/G/32</p>
<p><b>3. Outline of Project Details</b></p>	<p><u>Site Area:</u> Total : 37,200 m<sup>2</sup> (Gross); 21,260 m<sup>2</sup> (Net) Site A : 7,935 m<sup>2</sup> (Gross); 5,350 m<sup>2</sup> (Net) Site B : 29,265 m<sup>2</sup> (Gross); 15,910 m<sup>2</sup> (Net)</p> <p><u>Plot Ratio:</u> Site A : 4.54 (6.73 based on Net Site Area) Site B : 2.94 (5.41 based on Net Site Area)</p> <p><u>GFA:</u> Total : 122,110 m<sup>2</sup> Site A (Hotel) : 36,000 m<sup>2</sup> Site B : 86,110 m<sup>2</sup>     Domestic : 53,679 m<sup>2</sup>     Non-domestic : 32,431 m<sup>2</sup></p> <p><u>Maximum Building Height:</u> 80 mPD</p> <p><u>Maximum Site Coverage:</u> 65%</p> <p><u>Public Open Space:</u> 15,000 m<sup>2</sup></p> <p><u>Lot Frontage Waterfront:</u> 400m (about)</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"/>	Adjacent open spaces are involved.
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"/>	Please refer to para. 3 above.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	
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"/>	
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Concern on air ventilation has been raised in respect of the imposition of building height restrictions on the North Point Outline Zoning Plan.

Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input 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> <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)	The CLP Power Wind/Wave Tunnel Facility of the Hong Kong University of Science and Technology	
(b) Time (start / finish)	March 2008 (Start) December 2008 (Finish)	
(c) Assessment tool used (CFD or/and wind tunnel)	Wind Tunnel	
(d) Any design changes made to the project resulting from the AVA?	<p>Yes.</p> <p>(i) An open-sided public transport terminus is adopted to facilitate the penetration of prevailing wind through the site.</p> <p>(ii) Non-building areas along Shu Kuk Street and Kam Hong Street are adopted.</p> <p>(iii) Porous wind break are included at the eastern part</p>	

	and on the podia of the proposed development at the site.
(e) Any major problems encountered in the AVA process?	No particular major problem.
(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	████████████████████