

AVA Register for Government Projects
Project Description

Return From Architectural Services Department

Return For 2nd Quarter of 2009

<p>1. Project Name (in English & Chinese)</p>	<p>Construction of an Annex Building for Ko Shan Theatre 高山劇場新翼建造</p>
<p>2. Project Reference</p>	<p>AVR/G/41</p>
<p>3. Outline of Project Details <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>A. Location & Lot No. = Ko Shan Road Park</p> <p>B. Site Area = 4,000 m² (as stated in TFS)</p> <p>C. Height of Building = 51.55mPD</p> <p>D. Total Area of Building Footprint = 3800m²</p> <p>E. Project Scope:</p> <p>This project is one of the ex-Municipal Council projects and has been identified for priority treatment in the Chief Executive's 2005 Policy address, and being executed by the Leisure and Cultural Services Department and Architectural Services Department.</p> <p>Together with the existing Ko Shan Theatre, the proposed annex building provides for practice, performance and recording facilities for Cantonese Opera, and provides 600-seats auditorium for the enjoyment of residents and inhabitants of the Kowloon City District and peripheral areas.</p> <p>The proposed annex building comprises an auditorium with seating capacity of 600 and a stage equipped with fly tower, one rehearsal hall and two small rehearsal rooms with dressing rooms, one exhibition hall, one recording studio and two singing practice rooms, one photographic studio, one resource centre, one multi-purpose function room, one souvenir shop, teahouse, other ancillary including box office, VIP room, stores, office, meeting room, changing rooms and toilets.</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

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"/>		The outdoor sensitive receivers include the football field and playground of Ko Shan Road Park
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"/>	The proposed development is an annex building for Ko Shan Theatre, thus it will be situated next to existing theatre providing facilities for Cantonese Opera. Providing adequate height for the fly tower and auditorium is necessary to suit operational needs. The proposed site would induce minimal impact within the park from LCSD management's point of view.
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Nil
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Nil
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 not applicable (The AVA report, 3 hard copies and an electronic copy in Acrobat format, will be submitted for record after completion)			
(a) AVA Consultants (if any)	Allied Environmental Consultant Limited		
(b) Time (start / finish)	April 09 /in progress		
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation		
(d) Any design changes made to the project resulting from the AVA?	Nil		

(e) Any major problems encountered in the AVA process?	Nil
(f) Any suggested improvement to the AVA process?	Nil
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	[REDACTED]

(b) Designation	[REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]