AVA Register for Government Projects
Project Description

Return From *(Department/bureau/authority)* **Fire Services Department**

Return For 3rd Quarter of 2011

1. **Project Name** (in English & Chinese)	Redevelopment of Fire Services Training School cum Reprovisioning of Driving Training School (thereafter referred to as "the project") 重建消防訓練學校暨重置消防駕駛訓練學校
2. **Project Reference**	AVR/G/42
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 involves construction of a new Fire Services Training School (FSTS) and a Driving Training School (DTS) at Pak Shing Kok, Area 78, Tseung Kwan O. The total area of the project site is about 16.1 hectares and the net site area is about 111,670 m^2 (with slopes discounted). The total GFA is 54,620 m^2 approximately. The project comprises low to medium rise building blocks, drill towers, outdoor incident grounds, parade grounds, drillyard, etc. The tallest building is the proposed rescue training tower with a height of about 40m.

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?	☑		Potential pedestrian access areas in future residential or GIC developments adjacent to the southern boundary of the site.
	Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	☑		The AVA Study Report is based on 2 scenarios: Scenario 1: The vacant land for R(C)4 use at the south of the project site boundary is designated for a residential development which includes 13 numbers of 9 storeys blocks (93mPD), with the G/F levels utilised for entrance and car park use only. According to the approved Tseung Kwan O Outline Zoning Plan No. S/TKO/17, the "R(C)4" site occupies about 6.19 hectare and has a plot ratio of 1.4, with GFA of approximately 86,000 m^2. The vacant land for G/IC(4) use at the southeast of the project site boundary is a possible site for FSD staff quarters which includes 4 numbers of blocks (93mPD) totalling 300 flat units with a GFA of approximately 19,250 m^2. Scenario 2: The vacant land located at south of the project site boundary is designated for a private hospital (106mPD) and 2 numbers of secondary school (106mPD). The private hospital consists of 416 beds and is situated on an about 2.18-hectare site (net site area), whilst the 2 secondary schools are based on the standard school design from Planning Standard Guideline and is situated on an about 2-hectare site (net site area). The vacant land for G/IC(4) use at the southeast of the project site boundary is identical to that of Scenario 1.
	Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	☐	☐	The AVA study findings reveal that the construction of the Fire Service Training School cum Driving Training School is unlikely to have an adverse ventilation performance impact upon potential pedestrian areas. by .

Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	☑		1. Potential air quality impact; 2. Potential noise impact.
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?		☑	FSD consulted the Sai Kung District Council (SKDC) on the project on 1 April 2008. In addition, FSD further consulted the SKDC on the proposed amendments to the Tseung Kwan O Outline Zoning Plan (No. S/TKO/17) on 4 May 2010. During the two public consultations, there was no query and concern raised from the public.
Is the project already in advanced stage to incorporate AVA?	☑		The recommendations set out by the AVA Study Report have been incorporated in the design requirements of the project.
Any other factors not listed above? (please specify)		☑	--

6. **Is AVA required?**

AVA is required for the project	***Yes. Go to Section 7***
AVA should be conducted later	***No.***
AVA to be waived	***No.***

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)	Hyder Consulting Limited commissioned by Fire Services Department

(b) Time (start / finish)	May 2009 – January 2010
(c) Assessment tool used (CFD or/and wind tunnel)	CFD
(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**	***Not Applicable***
(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**	***Not Applicable***
(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]