

AVA Register for Government Projects
Project Description

Return From (Department/bureau/authority) Planning Department

Return For 1st Quarter of 2010

1. Project Name (in English & Chinese)	Term Consultancy for Air Ventilation Assessment (AVA) Services by Wind Tunnel – Proposed Sale Site at Chung Kong Road, Sheung Wan
2. Project Reference	AVR/G/47
3. Outline of Project Details (attach location plan)	The Project Area is about 6,100m ² , with a harbor frontage of about 103m. The Project is to carry out air ventilation assessment for the proposed sale site at Chung Kong Road, Sheung Wan for formulating appropriate development parameters for the site and make recommendations for a better pedestrian level air ventilation environment.

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"/>	<input type="checkbox"/>	Waterfront promenade is located to the north of the site across Chung Kong Road.
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"/>	Two schemes with PR 12 and BH of 100mPD and a revised scheme with PR 10 and BH of 100mPD were adopted for assessment.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input type="checkbox"/>	N.A.
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 type="checkbox"/>	<input checked="" type="checkbox"/>	

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"/>
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 <i>not applicable</i> (The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to be submitted for record after completion)		
(a) AVA Consultants (if any)	CLP Power Wind/Wave Tunnel Facility at The Hong Kong University of Science and Technology	
(b) Time (start / finish)	November 2008 (Start) February 2010 (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>The following setback requirements are recommended:</p> <p>(a) building separations between the proposed development and Shun Tak Centre (60m);</p> <p>(b) minimum clear height of PTT of 8m;</p> <p>(c) podium setback along Connaught Road West of 6m;</p> <p>(d) podium setback along Chung King Road of 4.5m; and</p> <p>(e) tower setback along Chung King Road</p>	

	of 7.5m.
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(e) Any major problems encountered in the AVA process?	No.
(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	██████████
(b) Designation	████████████████████

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