

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

**Return From** (Department/bureau/authority) Planning Department

**Return For** 4rd Quarter of 2011

<b>1. Project Name</b> (in English & Chinese)	Term Consultancy on AVA Services – Expert Evaluation on Air Ventilation Assessment of Tsuen Wan West Area 合約顧問服務 - 荃灣西部地區空氣流通專家評估
<b>2. Project Reference</b>	AVR/G/62
<b>3. Outline of Project Details</b> <i>(attach location plan)</i>  <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>	AVA for OZP review to incorporate restrictions on building height and non-building areas on the Tsuen Wan West OZP covering the Planning Scheme Area of about 451 ha.

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  
Area-wide height control review

<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	Existing and proposed parameters of development restrictions for various zonings are provided for undertaking the AVA.
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. The AVA concluded that there is no major air ventilation problem in Tsuen Wan West Area and there is no need to carry out further AVA study for the Area.
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"/>	Due regard is given to the development rights and site constraints.
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"/>	The designation of non-building areas at R(A)3 site will restrict above-ground developments and preserve the provision of landscaped public walkway which is linked up with the waterfront promenade.
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 type="checkbox"/>	<input type="checkbox"/>	N/A.
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> (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)	School of Architecture, CUHK		
(b) Time (start / finish)	May 2011 / Nov 2011		
(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		

<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		████████████████████