

**AVA Register for Government Project  
Project Description**

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

**Return For** 1st Quarter of 2012

<p>1. <b>Project Name</b> (in English &amp; Chinese)</p>	<p>Hong Kong Island East Harbour-front Study – Feasibility Study  港島東海旁研究 – 可行性研究</p>
<p>2. <b>Project Reference</b></p>	<p>AVR/G/69</p>
<p>3. <b>Outline of Project Details</b> <b><i>(attach location plan)</i></b></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>In May 2009, the Planning Department commissioned the Hong Kong Island East Harbour-front Study (HKIEHS) as part of the Harbour Plan Review. The overall Study objective is to formulate a comprehensive plan for enhancement of the Hong Kong Island East harbourfront areas focusing on connectivity and pedestrian accessibility to the harbourfront.</p> <p>At the Option Generation Stage of the Study, two key sites, namely the North Point Ferry Piers and Hoi Yu Street site in Quarry Bay, were identified with potential for enhancement and initial options of enhancement proposals for these two key sites were formulated for promulgation to the public during the Stage 2 Public Engagement Programme of the Study. The purpose of undertaking the AVA (expert evaluation) is to assess the air ventilation aspect of the initial options of enhancement proposals for the two key sites.</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"/>	Quarry Bay Park and other existing open spaces in the vicinity of the two key sites
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"/>	Based on the initial options of enhancement proposals for the two key sites
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No major air ventilation problem is identified for the initial options of enhancement proposals for the two key sites.
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"/>	In formulating the enhancement proposals of the two key sites, apart from air ventilation, various factors including site constraints, technical and environmental feasibility, public comments, etc. have also been taken into account.
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"/>	Concerns on air ventilation and air quality at the Hoi Yu Street key site were raised during the Stage 2 Public Engagement Programme of the HKIEHS.
Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input checked="" 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 be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	AECOM (under the HKIEHS in association with Urbis Limited)		
(b) Time (start / finish)	September 2009/March 2012		
(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	[REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]