

**AVA Register for Government Project  
Project Description**

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

**Return For** 1st Quarter of 2014

<p><b>1. Project Name</b> (in English &amp; Chinese)</p>	<p><b>Technical Assessments to Support Section 16 Application under the Town Planning Ordinance for CDA(3) Site at Whitehead, Ma On Shan</b> 馬鞍山白石「綜合發展區(3)」用地</p>								
<p><b>2. Project Reference</b></p>	<p>AVR/G/77</p>								
<p><b>3. 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>The main objective of the Study is to examine the impacts of the development at CDA(3) in Whitehead, Ma On Shan with a view of increasing the building heights from 50mPD to 58mPD and increasing the GFA by 20% from 30,000m<sup>2</sup> to 36,000m<sup>2</sup>.</p> <table border="1" data-bbox="673 1122 1362 1368"> <tr> <td>Gross Site Area (ha.)</td> <td>2.35</td> </tr> <tr> <td>Total GFA(m<sup>2</sup>)</td> <td>30,000</td> </tr> <tr> <td>Building Height (mPD) (Max.)*</td> <td>50</td> </tr> <tr> <td>Design with Podium</td> <td>Nil</td> </tr> </table> <p>* Maximum building height restriction stipulated in the OZP.</p>	Gross Site Area (ha.)	2.35	Total GFA(m <sup>2</sup> )	30,000	Building Height (mPD) (Max.)*	50	Design with Podium	Nil
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Design with Podium	Nil								

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"/>	Lok Wo Shan and Whitehead are composed of comprehensive development area and residential area. There are existing open spaces in the eastern and northern part of the study site.
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"/>	Baseline development parameters including plot ratio and building height for the study site, and the planned development in CDA(1) and CDA(2) and existing developments in vicinity were input to the AVA study.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 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>			
<input checked="" type="checkbox"/> AVA is required for the project	<b><i>Go to Section 7</i></b>		
<input type="checkbox"/> AVA should be conducted later	<b><i>Go to Section 8</i></b>		
<input type="checkbox"/> AVA to be waived	<b><i>Go to Section 9</i></b>		
<b>7. AVA is required for the project</b>			
<b><i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is be submitted for record after completion)</i></b>			
(a) AVA Consultants (if any)	AECOM Asia Co. Ltd.		
(b) Time (start / finish)	Start – Nov 2013 Finish – Mar 2014		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	None.		
(e) Any major problems encountered in the AVA process?	None.		
(f) Any suggested improvement to the AVA process?	None.		

<b>8. AVA should be conducted later</b>		<input checked="" type="checkbox"/> <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>		<input checked="" type="checkbox"/> <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		██