

**AVA Register for Government Project
Project Description**

Return From (Department/bureau/authority) ArchSD

Return For 4th Quarter of 2014

<p>1. Project Name (in English & Chinese)</p>	<p>Signature Project Scheme - Performance and activity venue at Moreton Terrace in Wan Chai 灣仔區社區重點項目- 興建摩頓臺活動中心</p>
<p>2. Project Reference</p>	<p>AVR/G/82</p>
<p>3. Outline of Project Details (attach location plan)</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 project involves construction of Performance and Activity Venue at Moreton Terrace in Wanchai. The total site area is approximately 750m² and the total GFA is approximately 1,875 m². The building height at roof level is 25.15mPD and actual building height is 19.85m.</p> <p>The proposed development consists of 1 block of 4-storey performance and activity venue with 1 loading/unloading bay for goods vehicle, multi-purpose function room/gallery on G/F, a hall with stage with capacity of 300 persons and changing rooms on 1/F and 2/F (double height space) and a community garden cum roof garden and a store room on R/F.</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

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"/>	There are open space, residential, commercial and GIC developments in the vicinity.
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"/>	Development parameters based on preliminary design are available for conducting the AVA.
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 alternative designs or locations feasible due to tight site constraints.
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"/>	The subject site is small and there are many site constraints and accommodation requirements restricting the design of the proposed development.
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"/>	The proposed design would not compromise the benefits of the public.
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	HAD has conducted a public consultation regarding the project in July 2014 and there was no query and concern raised from the public.

Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)	<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>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	Environ		
(b) Time (start / finish)	May 2014 / Jun 2015		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	In order to mitigate the impact of air ventilation at localized area, wind corridor and void area have been maximized in the proposed development.		
(e) Any major problems encountered in the AVA process?	None		

(f) Any suggested improvement to the AVA process?	None
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.	██████████

(d) E-mail	
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