

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) Architectural Services Department

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<p>1. Project Name (in English & Chinese)</p>	<p>Reprovisioning of FEHD Sai Yee Street Environmental Hygiene Offices-cum-Vehicle Depot at Yen Ming Road, West Kowloon Reclamation Area 在西九龍填海區欽明路重建食物環境衛生署洗衣街環境衛生辦事處暨車房</p>
<p>2. Project Reference</p>	<p>AVR/G/84</p>
<p>3. Outline of Project Details <i>(attach location plan)</i></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>	<ol style="list-style-type: none"> 1. <u>Location</u> Yen Ming Road, West Kowloon Reclamation Area 2. <u>Site Area</u> About 8,278m² 3. <u>Maximum Height of Building</u> 35.4m above the Hong Kong Principal Datum 4. <u>Plot Ratio</u> Maximum non-domestic plot ratio of 3.75 5. <u>Lot Frontage at waterfront</u> About 100m 6. <u>Project Scope</u> This proposed Project is to develop and construct a new environmental hygiene office-cum-vehicle depot to house the existing facilities in Sai Yee Street Vehicle Depot. A total of 5-storey of vehicle maintenance & parking floors and office floors will be provided.


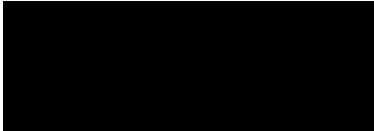

4. Select the following category(ries) which would be applicable to the major government project :

(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"/>	Outdoor sensitive receivers include nearby pedestrians, adjacent schools, industrial sites and the proposed development.
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"/>	<ul style="list-style-type: none"> • Development requirements (site area, height and plot ratio) • Preliminary conceptual design and layout plan • Design guidelines (HKPSG and PNAP APP-152)
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building design development by Design Consultant
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"/>	Operational need
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"/>	Conditions stipulated in Environmental Permit
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Property development projects at Nam Cheong Station • Metro Harbour View • Hoi Fai Road Lots at Tai Kok Tsui

Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Expert Evaluation was conducted.
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>			
<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)	URS Hong Kong Ltd.		
(b) Time (start / finish)	May 2012 to April 2014		
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation conducted		
(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		

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		