

**AVA Register for Government Project
Project Description**

Return From (Department/bureau/authority) Planning Department

Return For 2nd Quarter of 2015

<p>1. Project Name (in English & Chinese)</p>	<p>Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment for the Potential Housing Sites in Ma On Shan Area 合約顧問服務 – 馬鞍山區擬議房屋用地空氣流通專家評估</p>
<p>2. Project Reference</p>	<p>AVR/G/94</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 study is to assess the preliminary air ventilation impact of two proposed housing developments (i.e. the Hang Kin Street site and the Whitehead site) on the surrounding areas.</p> <p><u>The Whitehead Site</u> Site Area: about 0.46 ha. Maximum Plot Ratio (PR): 2.4 Maximum Gross Floor Area (GFA): about 11,040 m² Maximum Building Height (BH): 40 mPD</p> <p><u>The Hang Kin Street Site</u> <u>Scenario A</u> Site Area: about 0.42 ha. Maximum PR: 4 Maximum GFA: about 16,800 m² Maximum BH: 80 mPD</p> <p><u>Scenario B</u> Site Area: about 0.42 ha. Maximum PR: 6</p>

Maximum GFA: about 25,200 m²
Maximum BH: 120 mPD

Scenario C

Site Area: about 0.53 ha.

Maximum PR: 6

Maximum GFA: about 31,800 m²

Maximum BH: 120 mPD

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. (for the Hang Kin Street site)
- 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
There are possible public concerns on the air ventilation impacts of the proposed housing developments on the surrounding areas.

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"/>	The study is to assess the air ventilation impacts of the proposed housing developments on the surrounding areas.
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"/>	Proposed development parameters as listed out in Section 3 above have been taken into account in the study.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mitigation measures such as provision of voids/empty bays at the ground floor, refining the disposition /orientation and the bulk of the building block, etc. can be explored.
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 checked="" type="checkbox"/>	<input 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"/>	
6. Is AVA required?			
<input checked="" type="checkbox"/> AVA is required for the project	<i>Go to Section 7</i>		
<input type="checkbox"/> AVA should be conducted later	<i>Go to Section 8</i>		
<input type="checkbox"/> 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, will be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	AECOM Asia Co. Ltd.		
(b) Time (start / finish)	December 2014/March 2015		
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation		
(d) Any design changes made to the project resulting from the AVA?	Yes		
(e) Any major problems encountered in the AVA process?	No		
(f) Any suggested improvement to the AVA process?	No		

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		████████████████████