

**AVA Register for Government Project
Project Description**

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

Return For 1st Quarter of 2017

<p>1. Project Name (in English & Chinese)</p>	<p>West Kowloon Government Offices 西九龍政府合署</p>
<p>2. Project Reference</p>	<p>AVR/G/98</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>	<p>To design and construct two towers for the West Kowloon Government Offices with development parameters as below: Site Area: Approx. 11,000m² GFA: Approx. 75,000 m² (Under Design) Building Heights: not more than 70mPD and 78mPD for the towers.</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

Local concern raised on the new development would affect the air ventilation in the neighboring area, PlanD requested an AVA to be submitted for their record.

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 one primary school (Yaumati Catholic Primary School (Hoi Wang Road)), one secondary school (HKMA David Li Kwok Po College) and another residential development (Charming Garden) to the north east and east of the subject site respectively.
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 of the 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 location for the proposed development.
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"/>	Buildings heights restrictions were set to 70mPD and 78mPD respectively for the buildings.
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"/>	Podium free buildings design was adopted and would not compromise the benefits of the public.
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public concern regarding the air ventilation after project completion was raised during DC consultation.

Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input 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 <input type="checkbox"/> <i>not applicable</i> <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)	Ramboll Environ Hong Kong Limited	
(b) Time (start / finish)	July 2016 / February 2017	
(c) Assessment tool used (CFD or/and wind tunnel)	CFD	
(d) Any design changes made to the project resulting from the AVA?	No	
(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		<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 _____	
9. AVA to be waived		<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 _____	
10. Contact		
(a) Name		██████████
(b) Designation		██████████████████
(c) Tel.		██████████
(d) E-mail		██████████████████████████████