

AVA Register for Private/Quasi-Government Projects
Project Description

Submitted to : *(Department/bureau/authority)* Town Planning Board

Submitted in : 4th Quarter of 2014

<p>1. Project Title</p>	<p>Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) Proposed OUHK Campus at a Government Land currently known as Government Land Allocation No. K-255, Sheung Shing Street, Ho Man Tin 擬議香港公開大學校舍 九龍何文田常盛街</p>
<p>2. Project Reference</p>	<p>AVR/P/16</p>
<p>3. Project Proponent</p>	<p>Open University of Hong Kong (OUHK)</p>
<p>4. 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>Site: Junction of Sheung Shing Street and Fat Kwong Street, Ho Man Tin, Kowloon</p> <p>Site Area: About 2,180m²</p> <p>Total GFA: 18,680m²</p> <p>Plot Ratio: 8.57 (about)</p> <p>Overall Site Coverage: not more than 80%</p> <p>Building Height: 85.25 mPD (62.23m in absolute height)</p> <p>No. of Storeys: 14 (incl. 1 storey of lower ground floor car park)</p> <p>No. of Block: 1</p> <p>Lease: Government land</p> <p>Zoning: "Open Space" ("O") when the AVA was</p>

	conducted
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5. Select the following category(ries) which would be applicable to the project :

(Please mark ALL relevant categories)

- 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 space or breezeway designated on layout plans / outline zoning plans or proposed by planning studies.
- Undeveloped 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

The proposed OUHK campus development site and the downstream area beyond, maintaining the localized wind corridor for prevailing winds from the east as identified in AVA by Expert Evaluation for Ho Man Tin Area (January 2008). As such, it is considered that the subject site would still form part of the localized wind corridor and a site-specific AVA was required for the proposed development.

6. Details of the AVA conducted for the project <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to be attached for record)</i>	
(a) AVA Consultants (if any)	Ove Arup & Partners HK Ltd.
(b) Time (start / finish)	January 2014 / August 2014
(c) Assessment tool used (CFD or wind tunnel)	CFD
(d) What were the major changes to the design of the project resulting from the AVA?	Increased permeability on both building facade and ground level
7. Disclosure of information to the public	
Does the project proponent consent to release the AVA report for public inspection?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the project proponent consent to release information in this AVA proforma for public inspection?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8. Contact	
(a) Name	██████████
(b) Designation	██████████████████
(c) Tel.	██████████
(d) E-mail	██████████████████