AVA Register for Private/Quasi-Government Projects
Project Description

Submitted to : <u>Town Planning Board</u>
Submitted in : <u>2nd Quarter of 2016</u>

1.	**Project Title**	Proposed Rezoning of the Yau Tong Ventilation Building and its Adjoining Land for Residential Development 擬議改劃油塘通風大樓及毗連用地作住宅發展
2.	**Project Reference**	To be assigned by PlanD
3.	**Project Proponent**	N/A
4.	**Outline of Project Details** *(attach location plan)* *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.*	**Site Area:** Portion A (the southern portion): 0.4ha (about) Portion B (the northern portion): 0.37ha (about) **Domestic Plot Ratio:** Portion A: 7.5 Portion B: 7.5 **No. of Blocks:** Portion A: 1 Portion B: 1 **No. of Residential Storeys (both including 1 refuge floor):** Portion A: 38 Portion B: 42 **Maximum Building Height:** Portion A: +190mPD Portion B: +170mPD

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

6.	**Details of the AVA conducted for the project** *(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to be attached for record)*	
	(a) AVA Consultants (if any)	Ramboll Environ Hong Kong Limited
	(b) Time (start / finish)	September 2014 / April 2016
	(c) Assessment tool used (CFD or wind tunnel)	Expert Evaluation
	(d) What were the major changes to the design of the project resulting from the AVA?	• Arrangement of towers along an axis in parallel to prevailing SW wind direction • Introduction of 20m building gap between towers at Portion A and B • Introduction of 3m clearance between the ventilation building and transfer plate of the tower at Portion A

7.	**Disclosure of information to the public**	
	Does the project proponent consent to release the AVA report for public inspection?	☐ **Yes** ☒ **No**
	Does the project proponent consent to release information in this AVA proforma for public inspection?	☒ **Yes** ☐ **No**

8.	**Contact**	
	(a) Name	███████████
	(b) Designation	█████████████
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