

**AVA Register for Government Project  
Project Description**

**Return From** (Department/bureau/authority) Planning Department

**Return For** 4th Quarter of 2014

<p><b>1. Project Name</b> (in English &amp; Chinese)</p>	<p>Proposed Residential Site at Sheung Shing Street, Ho Man Tin 位於何文田常盛街的擬議住宅用地</p>
<p><b>2. Project Reference</b></p>	<p>AVR/G/86</p>
<p><b>3. Outline of Project Details</b> <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>An Air Ventilation Assessment (AVA) was carried out for a proposed residential site at Sheung Shing Street which was zoned “Open Space” on the then approved Ho Man Tin Outline Zoning Plan No. S/K7/22. It had been identified as a potential site for rezoning for private residential use. However, the site is located close to the localized wind corridors between Ma Tau Wai and Mong Kok Areas as highlighted in the consultancy study on Air Ventilation Assessment by Expert Evaluation for Ho Man Tin Area (January 2008). Therefore, the proposed residential development may affect the function of the localized wind corridors and a quantitative assessment on the possible air ventilation impacts to support the rezoning proposal of the site for the Town Planning Board’s consideration was therefore required.</p> <p>Location : Sheung Shing Street, Ho Man Tin</p> <p>Site Area : about 9,087m<sup>2</sup></p> <p>Plot Ratio : 6</p> <p>Building Heights : 100mPD and 120mPD</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

New residential development which may affect the function of the localized wind corridors.

<b>5. Relevant factors which have been taken into account in assessing the need for AVA</b>			
<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 site is surrounded by a mix of open space, residential and GIC developments.
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"/>	
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	In formulating the development proposal, various elements including visual and environmental impacts, etc, would be taken into account. AVA would be one these considerations.
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 type="checkbox"/>	<input checked="" 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"/>
<b>6. Is AVA required?</b>		
AVA is required for the project	<b><i>Go to Section 7</i></b>	
AVA should be conducted later	<b><i>Go to Section 8</i></b>	
AVA to be waived	<b><i>Go to Section 9</i></b>	
<b>7. AVA is required for the project</b> <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)	Ove Arup & Partners Hong Kong Ltd.	
(b) Time (start / finish)	May to December 2014	
(c) Assessment tool used (CFD or/and wind tunnel)	CFD	
(d) Any design changes made to the project resulting from the AVA?	The AVA (CFD) puts forth proposals to improve air ventilation for the development project, which include the designation of a ventilation corridor of 15m in width in the central part of the site to allow wind blow through the site.	
(e) Any major problems encountered in the AVA process?	Nil	

(f) Any suggested improvement to the AVA process?	Nil
<b>8. AVA should be conducted later</b> <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 _____
<b>9. AVA to be waived</b> <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 _____
<b>10. Contact</b>	
(a) Name	██████████
(b) Designation	██████
(c) Tel.	██████████
(d) E-mail	████████████████████