

UDL's Comments on AVA-IS Report (dated 8 Nov 2024) and received via email dated 26 Nov 2024	ARUP's Response with updated AVA-IS report (Annex A refers)
We refer to the revised AVA IS report (dated 8 November 2024) for the captioned s.16 application study received on 11.11.2024. Our observations/comments on the revised AVA IS report are as follows.	Please note the changes this round are highlighted in yellow in the Planning Statement and the AVA IS Report
Planning Statement	-
1. Paragraphs 4.9 -	
<ul style="list-style-type: none"> Description is missing in the Planning Statement as compared with the AVA IS report (Figure 24) - provide building setbacks of about 8m to 25m-wide from <u>northwestern</u> site boundary; 	<p>"Building setbacks of ~8-25m from northwestern site boundary" is provided in Para. 4.9 of the Planning Statement (Annex B refers) to align with the AVA IS report (Figure 24).</p> <p>"... ~8-25m..." is also provided in the updated AVA IS report section 4.2 first paragraph text to align with the AVA IS report (Figure 24).</p>
<ul style="list-style-type: none"> Description in the Planning Statement does not tally with that reported in AVA IS report (Figure 24) and please rectify - provide <u>building</u> setback of about 6m-wide from southwestern site boundary; 	<p>"Podium setback" is revised to "Building setback" in Para. 4.9 of the Planning Statement (Annex B refers) to align with the AVA IS report (Figure 24).</p>
AVA IS report	-
2. Overall ventilation performance under annual wind condition (sections 6.1.1) - It is noted that discussions in the section 6.1.1 do not tally with those in section 6.4.1 and simulation results that shown in Table 7.	<p>It has been ensured that the observations are tallied between section 6.1.1, 6.4.1 and the numbers in Table 7. For example, a higher VR at Wind Enhancement Feature 2 (i.e. G/F empty bay under Proposed Scheme and air path under Baseline Scheme) under Proposed Scheme has been addressed correctly in the revised report, replacing the previous discussion on Wind Enhancement Feature 2. Another example would be an improvement under Proposed Scheme in Shek Wu Hui Jockey Club Playgrounds is no longer mentioned.</p> <p>Additionally, where phenomena and performance differences are limited to only a localised portion of a focus area, the phrase "a localised portion of" is used to indicate so explicitly to avoid the statement being applied to the entire focus area; these phenomena are already discussed in section 6.2. For example, instead of "...San Wan Road...", it is now "...a localised portion of San Wan Road..."</p>

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<p>3. Overall ventilation performance under summer wind condition (sections 6.1.2) – It is noted that discussions in the section 6.1.2 do not tally with those in section 6.4.2 and simulation results that shown in Table 7.</p>	<p>Similarly, it has been ensured that the observations are tallied between section 6.1.2, 6.4.2 and the numbers in Table 7. For example, an improvement in Po Sheung Tsuen (Western Portion) is no longer mentioned, instead, an improvement at a localised portion of Po Wan Road is addressed.</p> <p>Where phenomena and performance differences are limited to only a localised portion of a focus area, the phrase “a localised portion of” is used to indicate so explicitly to avoid the statement being applied to the entire focus area; these phenomena are already discussed in section 6.2. For example, instead of “...San Wan Road...”, it is now “...a downwind localised portion of San Wan Road...”</p>
<p>4. Demarcation of focus area and its corresponding test points (Table 5 and Figure 46) –</p>	<p>-</p>
<ul style="list-style-type: none"> • Focus Area 10 (Po Sheung Tsuen (eastern portion) – It seems that overall test points of this focus area listed in Table 5 do not tally with those shown in Figure 46. 	<p>The mark-ups for Focus Area 10 in Figure 46 has been adjusted accordingly to align with Table 5.</p>
<ul style="list-style-type: none"> • Focus Area 13 (Po Sheung Tsuen Football Court) – It seems that overall test points of this focus area listed in Table 5 do not tally with those shown in Figure 46. 	<p>Similarly, the mark-ups for Focus Area 13 in Figure 46 has been adjusted accordingly to align with Table 5</p>

Annex A - Replacement pages of AVA-IS Report

Annex B - Replacement pages of Planning Statement