Appendix 2

Air Ventilation Assessment (Expert Evaluation)

CONSULTANCY SERVICES FOR TECHNICAL ASSESSMENT AND PLANNING APPLICATION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131) FOR RELAXATION OF BUILDING HEIGHT RESTRICTION AND PLOT RATIO FOR THE HONG KONG INTERNATIONAL LEGAL SERVICE BUILDING AT WAN CHAI

AIR VENTILATION ASSESSMENT EXPERT EVALUATION – AIR VENTILATION APPRAISAL

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Project:	CONSULTANCY SERVICES FOR TECHNICAL ASSESSMENT AND PLANNING APPLICATION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131) FOR RELAXATION OF BUILDING HEIGHT RESTRICTION AND PLOT RATIO FOR THE HONG KONG INTERNATIONAL LEGAL SERVICE BUILDING AT WAN CHAI Air Ventilation Assessment Expert Evaluation – Air Ventilation Appraisal
Report No.:	RP26294-CFD-EE-02

Revision	Issue Date	Description	Author	Checker	Approver
0	11/06/26	Submission to ArchSD	AN	HM	HM
1	19/08/26	Revised after Comments Received	AN	HM	HM
2	03/11/26	Revised after Comments Received	Various	HM	HM

Checked by

Henry MAK
Director

Approved by

Henry MAK
Director

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- This report is prepared and submitted by Beexergy Consulting Limited with all reasonable skill to the best of our knowledge, incorporating our Terms and Conditions and taking account of the resources devoted to it by agreement with the client.
- We disclaim any responsibility to the client and others in respect of any matters outside the project scope.

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1 INTRODUCTION

1.1 Project Background

1.1.1 BeeXergy Consulting Limited (BXG) was commissioned by DeSPACE (International) Limited to undertake an Air Ventilation Assessment (AVA) – Expert Evaluation (EE) for Hong Kong International Legal Service Building, Wan Chai (the Site).

1.1.2 The subject site (the Site) falls within an area zoned "Commercial (4)" ("C(4)") on the Approved Wan Chai Outline Zoning Plan NO. S/H5/33 (the OZP). Relaxation of restrictions on maximum building height from +110mPD to +135mPD are proposed.

2 SITE CHARACTERISITICS

2.1 The Site and its Surrounding Areas

2.1.1 The Site is located at the Wan Chai Area. According to the OZP, the Site is currently zoned "C(4)".

2.1.2 To the north of the Site lies the International Organization for Mediation, with China Resources Building to the farther north.

2.1.3 To the north-east of the Site lies the existing high-rise residential building, Tung Po Building and existing high-rise commercial building, Xiu Hua Commercial Building and Neich Tower.

2.1.4 To the immediate east of the Site lies the existing high-rise residential buildings, Lee Loy Building and 229-231 Lockhart Road.

2.1.5 To the south and south-east of the Site lies the Lockhart Road Municipal Services Building and Wing On Building.

2.1.6 To the south-west of the Site lies the existing high-rise residential buildings (e.g. Hennessy Road Court) and existing high-rise commercial building Loyong Court Commercial Building.

2.1.7 To the immediate west of the Site lies the existing mid-rise residential buildings, Lap Tak Building and existing mid-rise commercial building V Wanchai.

2.1.8 To the north-west of the Site lies the existing high-rise commercial building, the Church of Jesus Christ of Latter-Day Saints Wan Chai Chapel and the Fleming.

2.1.9 **Figure 1** shows an overview of the Site and its surroundings. **Figure 2** shows a view of the Site and its surroundings as shown on the OZP. The building heights of the existing / planned developments in the vicinity of the Site are listed out in **Table 1**.



Figure 1 Overview of the Site and its Surroundings

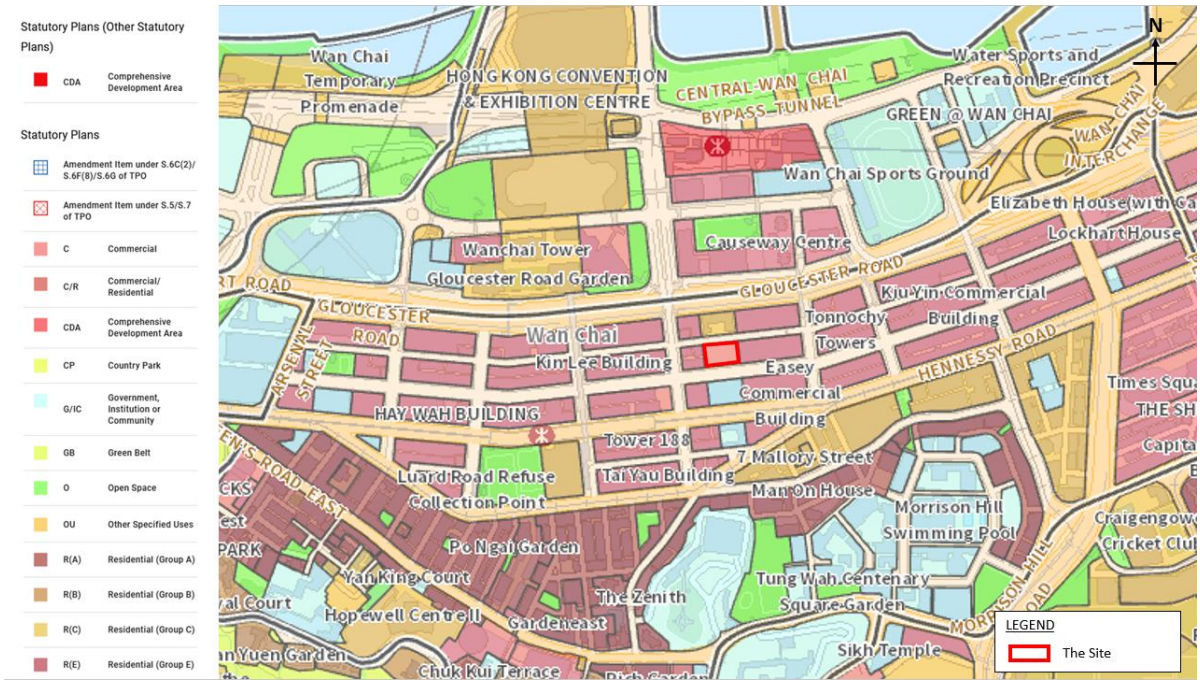


Figure 2 View of the Site and its Surroundings as shown on the OZP

(Source: Town Planning Board)

Table 1 Existing/Planned Developments around the Site

Existing / Planned Developments	Building Height (mPD)
China Resources Building	175.2
The Church of Jesus Christ of Latter-Day Saints Wan Chai Chapel	80.7
The Fleming	48.7
V Wanchai	45.7
Lap Tak Building	46.4
Loyong Court Commercial Building	85.4
Hennessy Road Court	65.9
Lockhart Road Municipal Services Building	71.7
International Organization for Mediation	20.4
Neich Tower	100.1
Tung Po Building	120 - 135
Lee Loy Building	71.0
229-231 Lockhart Road	43.6
Wing On Building	41.0
Eastman Court	76.9

2.2 Studied Scenarios

Baseline Scheme

2.2.1 The Baseline Scheme is a OZP-compliant scheme comprises of one Proposed International Legal Service Building. **Appendix A** shows the layout and elevation of the Baseline Scheme.

2.2.2 The Proposed International Legal Service Building with a building height of 110mPD.

Proposed Scheme

2.2.3 The Proposed Scheme comprises of one Proposed International Legal Service Building. **Appendix B** shows the drawings of the Proposed Scheme.

2.2.4 The Proposed International Legal Service Building has a building height of 135mPD.

2.2.5 Design parameters of the Proposed Scheme:

Site Area	~1,825 m2
Plot Ratio	~15

Good Design Features in Proposed Scheme

2.2.6 As recorded in the Town Planning Board (TPB) meeting minutes dated 15 Feb 2019, as the non-building area (NBA) were narrow and the wind entrance to the air paths had been partially blocked by the existing China Resources Building and Causeway Centre in Wan Chai North, the NBA was not serving as the district air path. The deletion of NBA is permitted, provided that building design measures under Sustainable Building Design Guidelines (SBDG) will be adopted.

2.2.7 In the Proposed Scheme, Building Design Measures under SBDG has been considered in the design and the following Building Design Measures will be adopted to serve air ventilation purpose for the locality.

2.2.8 A proposed building setback along Jaffe Road (see **Appendix B**) could facilitate annual prevailing wind and allow air movement in the east-west direction.

2.2.9 A proposed Vehicular Run-In Out connecting Jaffe Road and Lockhart Road (see **Appendix B**) could improve the building permeability, facilitate annual and summer prevailing wind and allow air movement in the north-south direction at pedestrian level.

2.2.10 After incorporating a setback along Jaffe Road to fulfill SBDG requirement, the current building coverage has been maximized under B(P)R to fulfil the spatial requirements of international-standard facilities for holding large-scale events and conferences, such as a 300-seat auditorium. Constrained by its site area, additional north-south setbacks from the site boundary or building disposition will substantially reduce the achievable GFA for meeting the operational requirements of the HKILSB. The proposed design has been optimized to facilitate air movement in the north-south direction without affecting its functionality.

3 WIND ENVIRONMENT

3.1 Site Wind Availability

3.1.1 The characteristic of the site wind availability should be identified in order to investigate the wind performance of the Site. Site wind availability data could be used for assessing the wind characteristics in terms of the magnitude and frequency of approaching wind from each wind direction. In this study, the simulated Regional Atmospheric Modelling System (RAMS) wind data from PlanD has been used for qualitative assessment.

3.2 RAMS WIND data

3.2.1 City University of Hong Kong utilized the meso-scale numerical model RAMS to produce site wind availability data for Hong Kong and is available at PlanD's database [1]. Based on the archived dataset, wind statistics and wind roses for each 0.5km×0.5km grid box at different height levels could be extracted. Simulated data at grid (X080, Y033) corresponds to the location of the Site and both annual and summer wind conditions at 200m above ground are referenced in this study. The location of grid (X080, Y033) is shown in **Figure 3**. The extracted wind roses show that easterly wind dominates under the annual wind condition while south westerly wind dominates under the summer wind condition. **Figure 4** and **Figure 5** show the annual and summer wind rose at 200m above ground level for grid (X080, Y033) respectively.

[1] https://www.pland.gov.hk/pland_en/resources/site_wind/site_wind/index.html

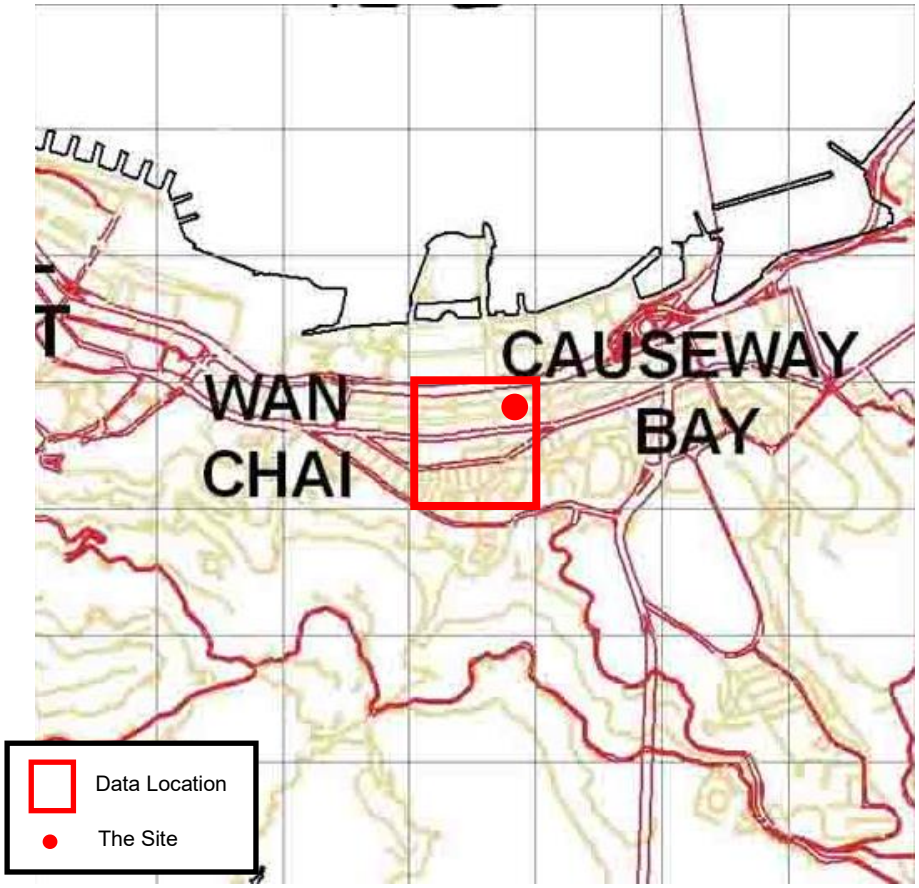


Figure 3 Location of the Selected RAMS Wind Data - Grid (X080, Y033)

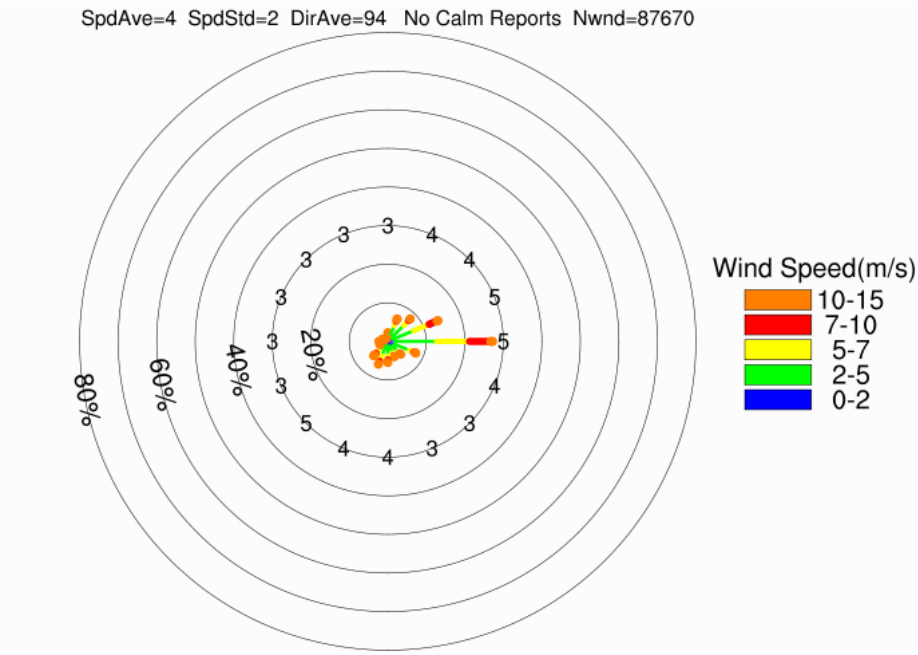


Figure 4 Annual Wind Rose at 200m - Grid (X080, Y033)

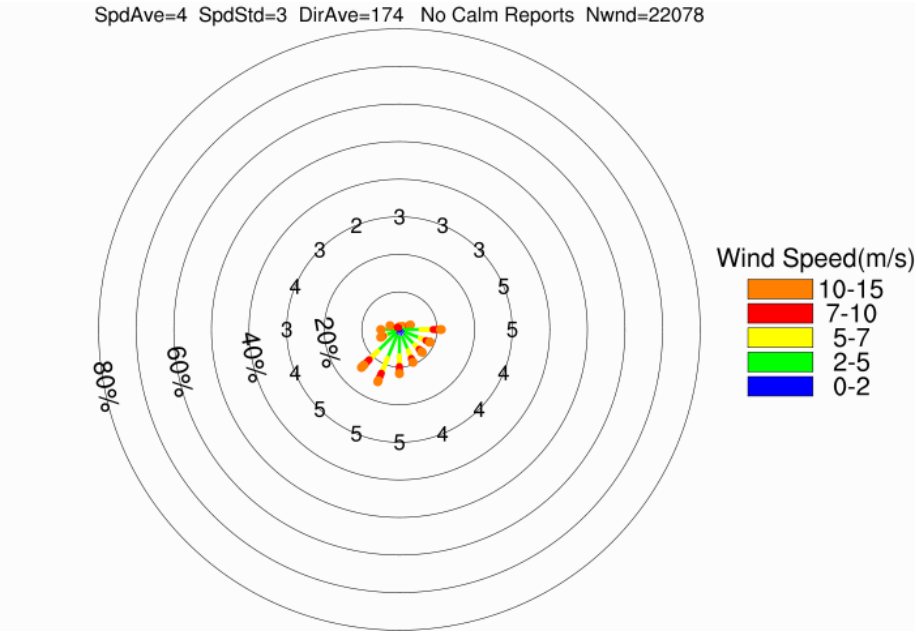


Figure 5 Summer Wind Rose at 200m - Grid (X080, Y033)

3.2.2 The extracted wind roses show that the easterlies dominate under the annual wind conditions whilst south-southwesterlies dominate under the summer wind conditions.

Table 2 Prevailing Wind Frequency of the Site by RAMS Wind Data

Prevailing Wind	**Annual**			**Summer**		
Wind Direction	NE	ENE	E	S	SSW	SW
Wind Frequency	8.3%	14.1%	27.2%	11.8%	15.1%	14.3%

4 OVERALL AIR VENTILATION IMPACT AND PERFORMANCE OF GOOD DESIGN FEATURES

4.1 Overall Air Ventilation Impact

4.1.1 NE, ENE and E winds are the annual prevailing winds.

4.1.2 S, SSW and SW winds are the summer prevailing winds.

4.1.3 Gloucester Road, Jaffe Road and Lockhart Road are identified as the east-west air paths and Stewart Road is identified as the north-south air path. The annual prevailing wind would flow along the above roads to ventilate the locality.

4.1.4 In the Baseline Scheme, Gloucester Road, Jaffe Road and Lockhart Road act as the air path. The incoming annual prevailing winds would flow along the air path and reach the Site.

4.1.5 The Site would capture part of the incoming annual prevailing winds, while a majority portion of wind would continue to flow along Jaffe Road and Lockhart Road and ventilates the vicinity.

4.1.6 The proposed building setback along Jaffe Road could reduce the wind captured by the proposed development and facilitate the incoming annual prevailing winds pass through and ventilates the western development.

4.1.7 In the Proposed Scheme, with the increase of maximum building height, it is anticipated that there will be no significant air ventilation impact compared to the Baseline Scheme as the air paths could still be maintained.

4.1.8 Fleming Road is identified as the north-south air path. Wan Chai Park to the south of the Site would act as an open space to allow wind from the south to penetrate through and reach the northern developments.

4.1.9 In the Baseline Scheme, incoming summer prevailing winds would flow along Fleming Road, with a portion of wind would be diverted and reach southern part of the Site. A portion of incoming summer prevailing winds would penetrate through Wan Chai Park, penetrate through the building gaps to the south of the Site and reach the southern part of the Site.

4.1.10 The proposed Vehicular Run-In Out located within the site, connecting Jaffe Road and Lockhart Road would improve the building permeability, facilitate the penetration of incoming summer prevailing wind and allow better air movement in the north-south direction at pedestrian level.

4.1.11 The proposed Vehicular Run-In Out could also facilitate Annual NE Wind. NE Wind would skim over the International Organization for Mediation and reaches the development. Wind could then penetrate through the proposed Vehicular Run-In Out and reaches the southern development.

4.1.12 The Site would capture part of the incoming summer prevailing winds, while a portion of wind

would penetrate through the building separation with adjacent buildings and the proposed Vehicular Run-In Out and ventilates the northern vicinity.

4.1.13 Similar to the annual prevailing winds, the air ventilation impact arising from the Proposed Scheme would be comparable to that of the Baseline Scheme and no significant adverse impact is anticipated to the surrounding pedestrian wind environment.

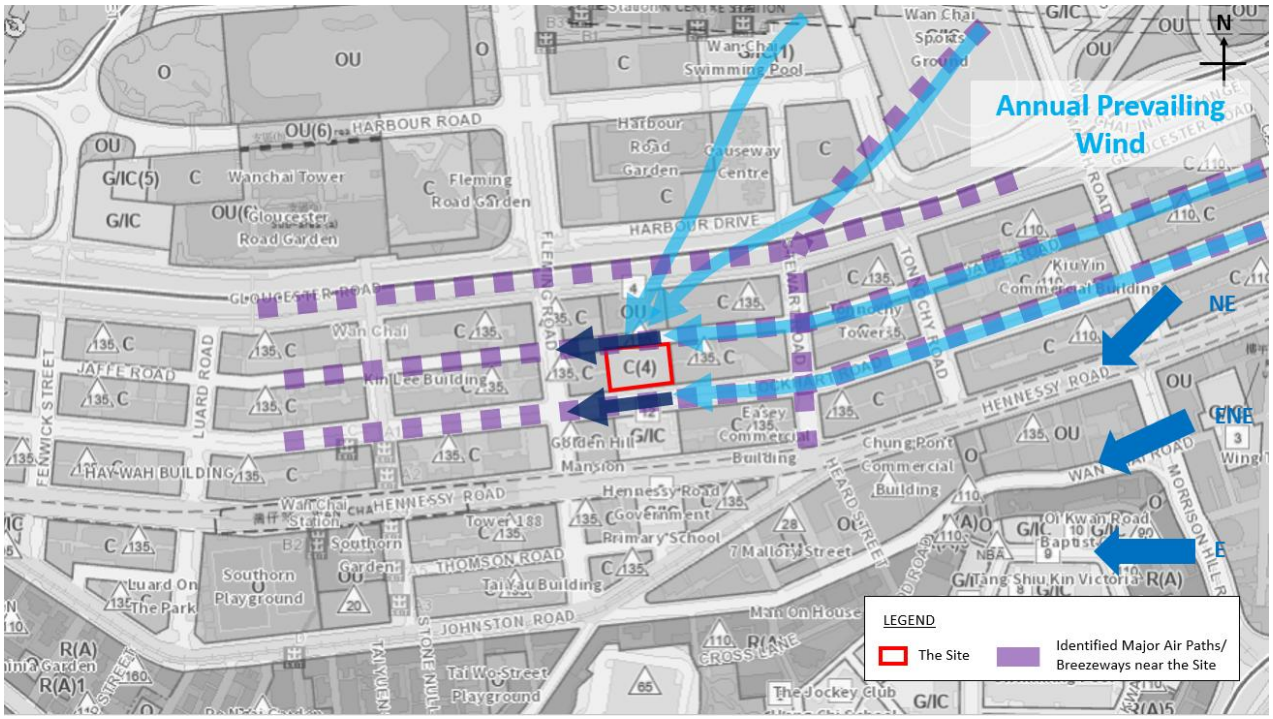


Figure 6 Major Air Paths under Baseline Scheme (Annual Wind)



Figure 7 Major Air Paths under Baseline Scheme (Summer Wind)

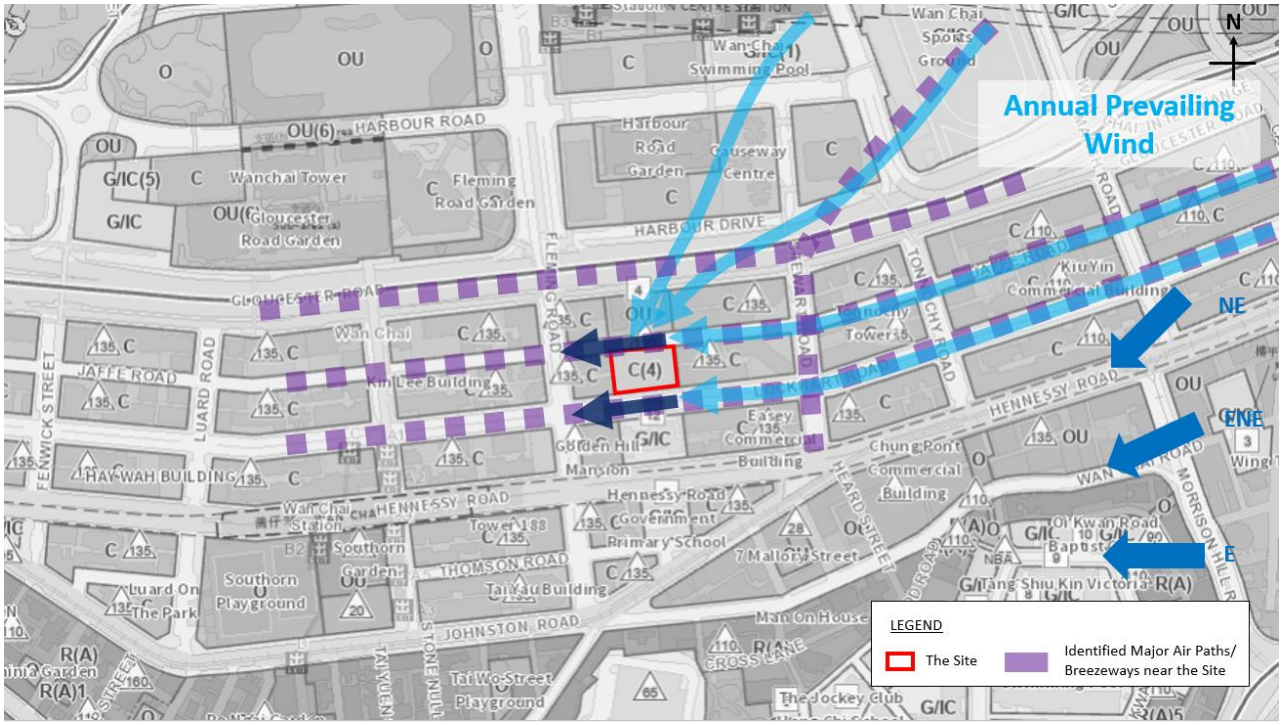


Figure 8 Major Air Paths under Proposed Scheme (Annual Wind)

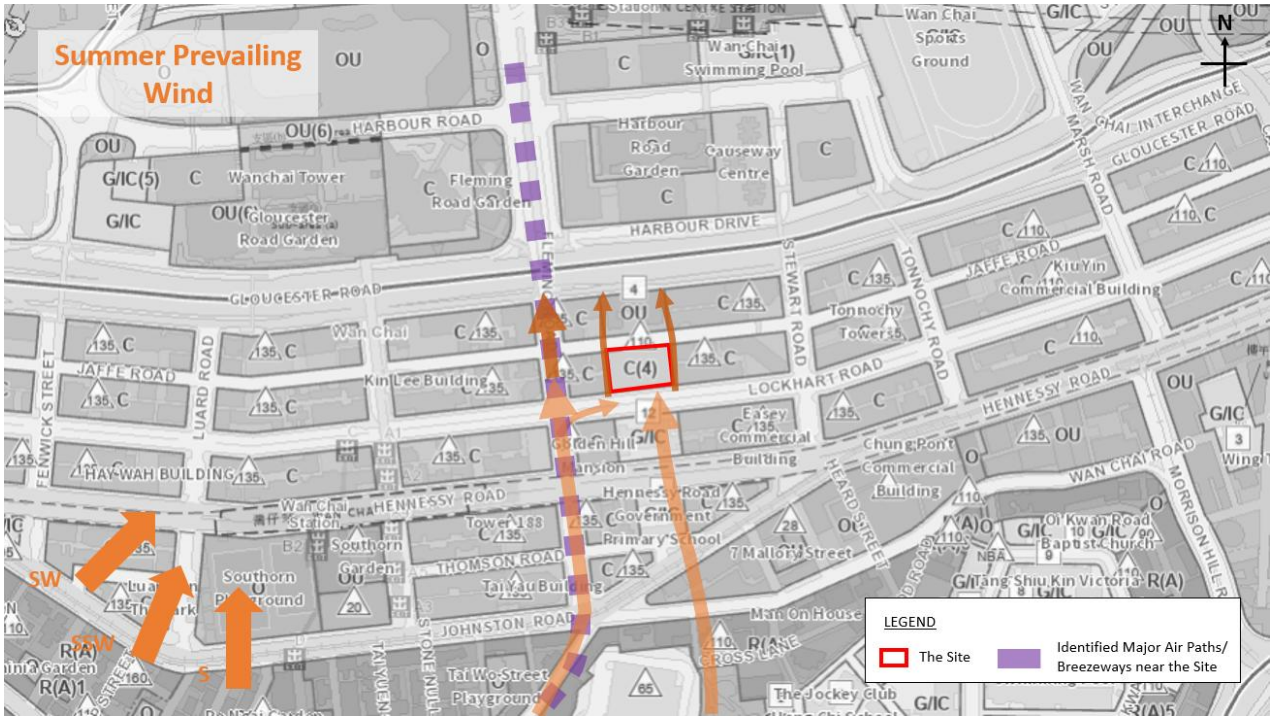


Figure 9 Major Air Paths under Proposed Scheme (Summer Wind)

5 CONCLUSION

5.1 Summary

5.1.1 An AVA Air Ventilation Appraisal was conducted for the Proposed Hong Kong International Legal Service Building at Wan Chai.

5.1.2 According to the site wind availability analysis, the annual prevailing winds come from NE, ENE and E directions and the summer prevailing winds are from S, SSW and SW directions.

5.1.3 In the Baseline Scheme, the incoming annual prevailing wind would flow along the identified air path and reach the Site. A portion incoming annual prevailing wind would be captured by the Site, while a majority of wind would continue to flow along the air path and ventilate the vicinity to the west.

5.1.4 The proposed Vehicular Run-In Out could facilitate the incoming Annual NE Wind, allowing NE Wind further penetrate through the proposed Vehicular Run-In Out and the building separation with adjacent buildings and reaches the southern development.

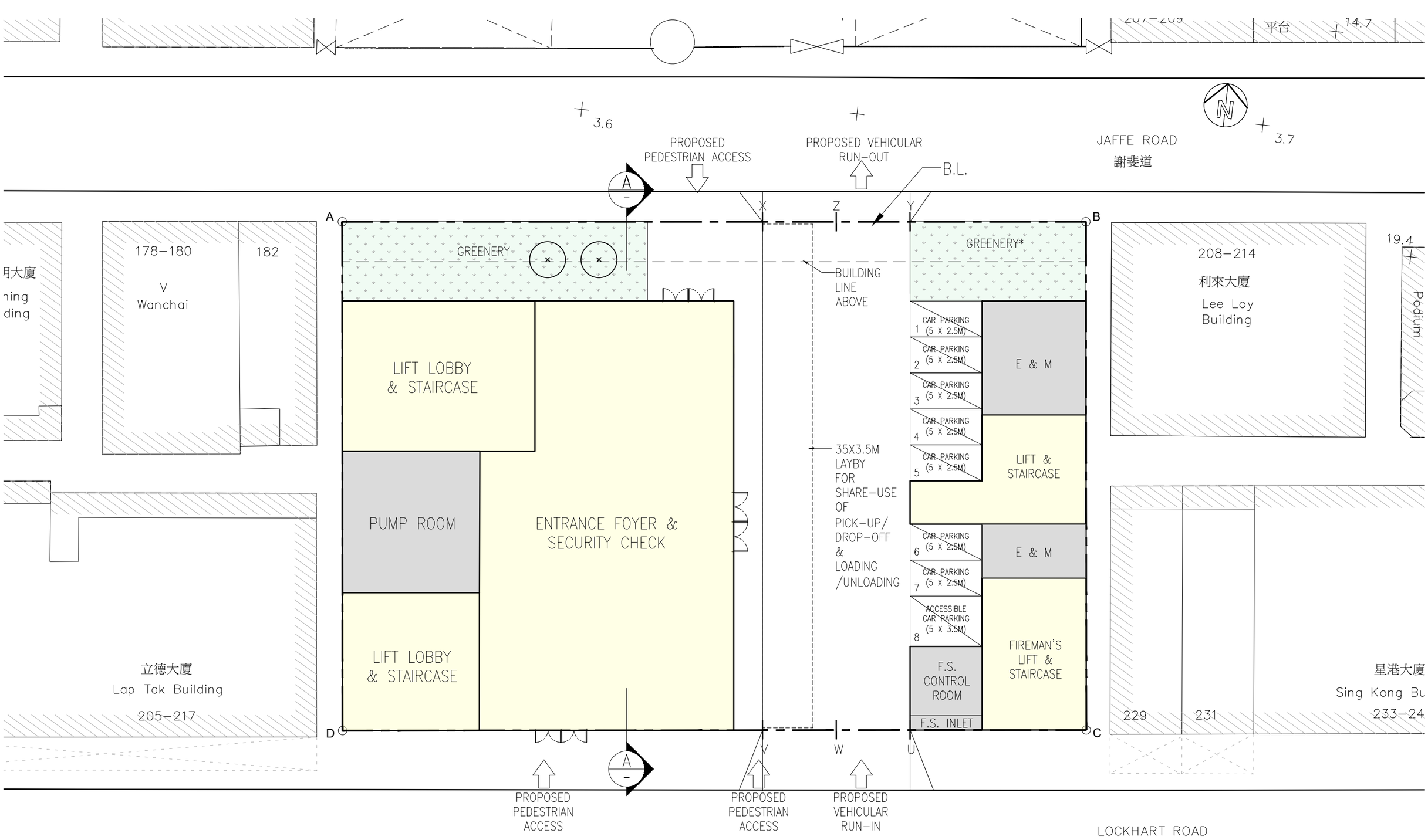
5.1.5 In the Proposed Scheme, with the increase of maximum building height, it is anticipated that there will be no significant impact on the air ventilation impact compared to the Baseline Scheme as the air paths could still be maintained.

5.1.6 In the Baseline Scheme, the incoming summer prevailing winds would flow along the identified air path, diverted and reach the southern part of the Site. A portion of incoming summer prevailing winds would penetrate through Wan Chai Park, penetrate through the building gaps to the south of the Site and reach the southern part of the Site. Wind would then penetrate through the building separation with adjacent buildings and the proposed Vehicular Run-In Out and ventilates the northern vicinity.

5.1.7 Similar to the annual prevailing winds, the air ventilation impact arising from the Proposed Scheme would be comparable to that of the Baseline Scheme and no significant adverse impact is anticipated to the surrounding pedestrian wind environment.

5.1.8 From the above expert review, the air ventilation impact arising from the Proposed Scheme would be comparable to that of the Baseline Scheme and no significant adverse impact is anticipated to the surrounding pedestrian wind environment. Hence, further AVA Initial Study for the Site is not required.

APPENDIX A
Baseline Scheme
(OZP-Compliant Scheme)



G/F LAYOUT PLAN

SCALE 1: 250

3.7

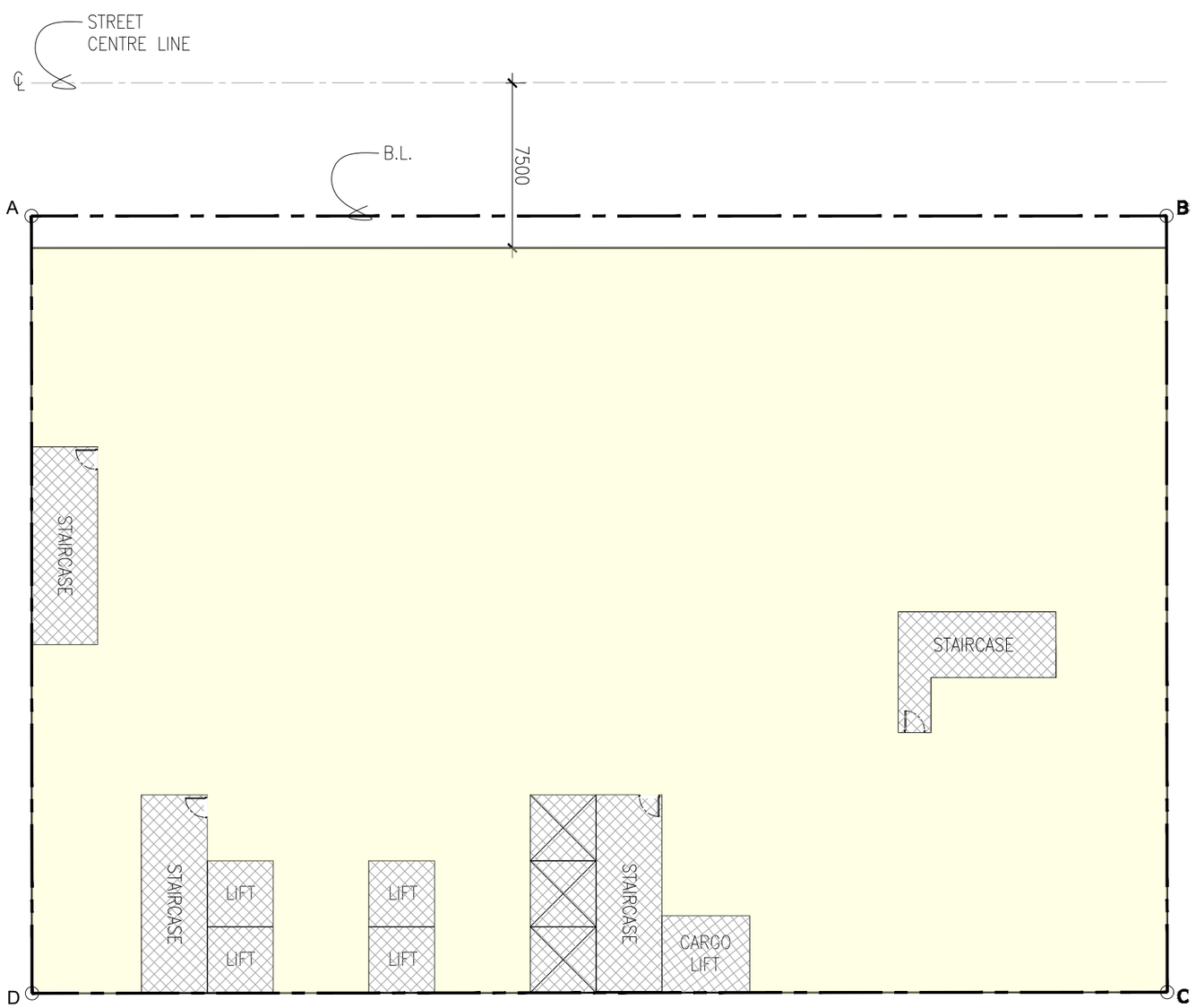
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DRAWING TITLE	G/F LAYOUT PLAN
PROJECT NO.	1949
DESIGNED BY	C.P.POON
DRAWN BY	E.T.
APPROVED BY	C.P.POON
DATE	16–10–2026
DRAWING NO	LAY001
REVISION	C
SCALE	1:250



SITE COVERAGE = 96%

1/F & 2/F FLOOR PLAN

SCALE 1: 250

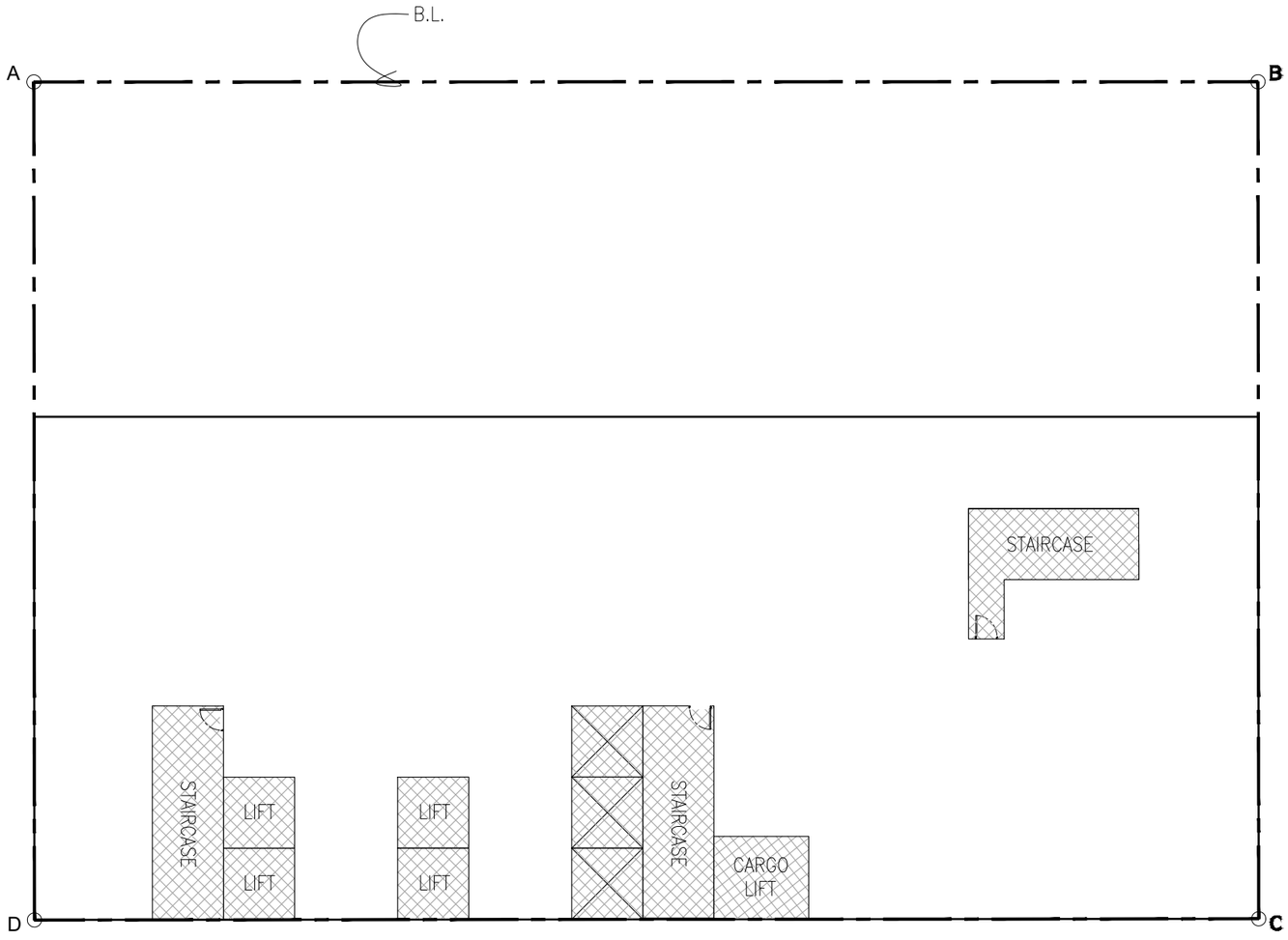
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SITE COVERAGE = 60%

3/F – 22/F LAYOUT PLAN

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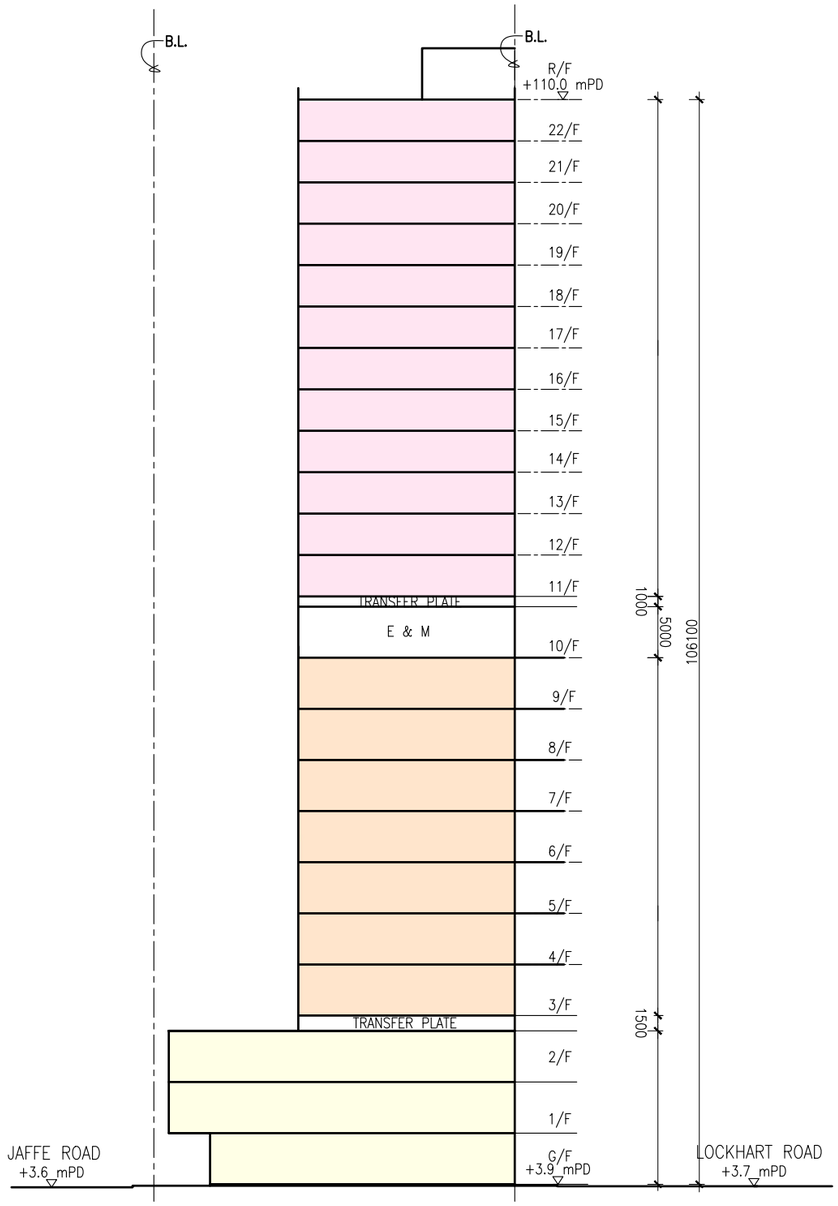
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SECTION A

SCALE 1: 600

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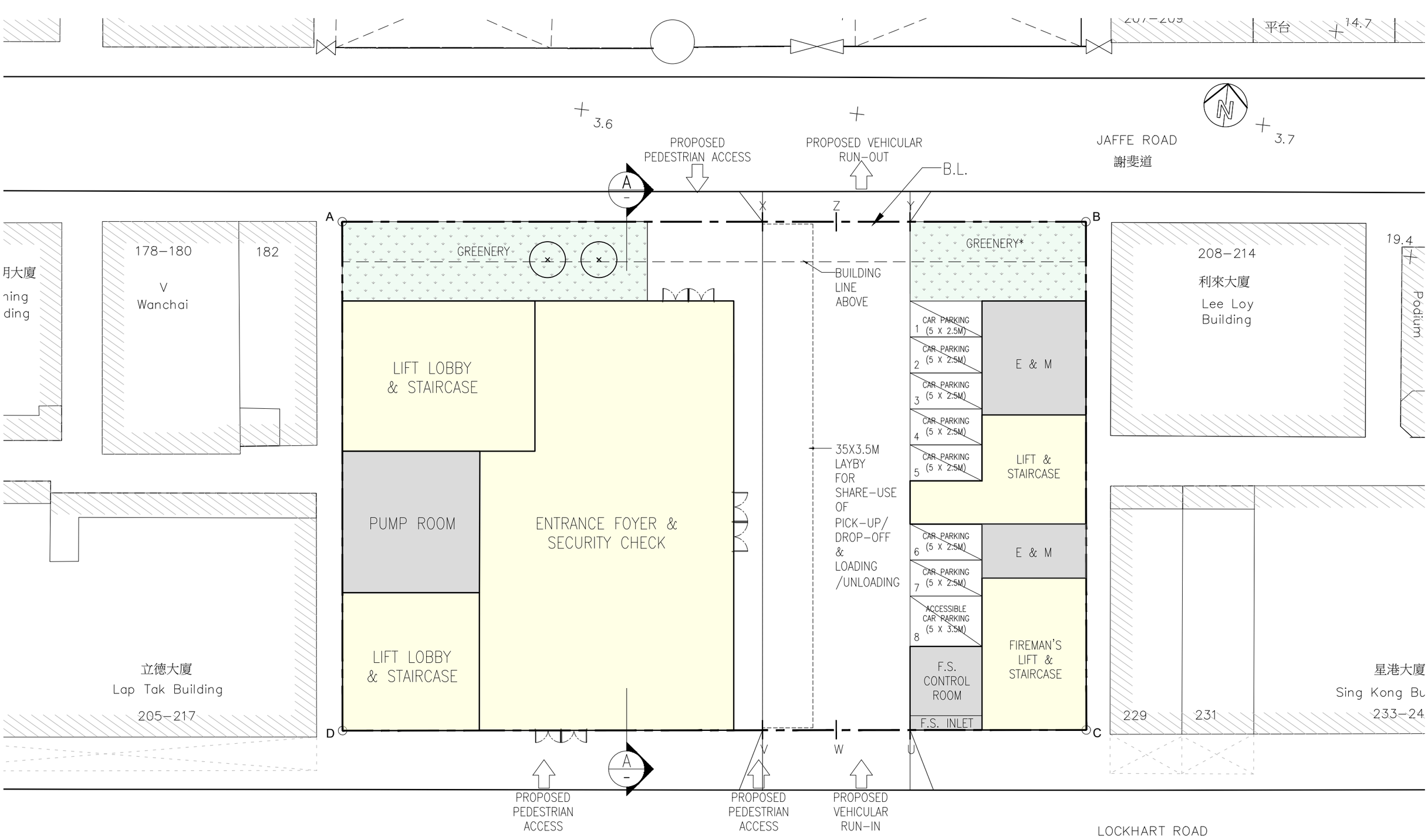
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APPENDIX B
Proposed Scheme



G/F LAYOUT PLAN

SCALE 1: 250

3.7

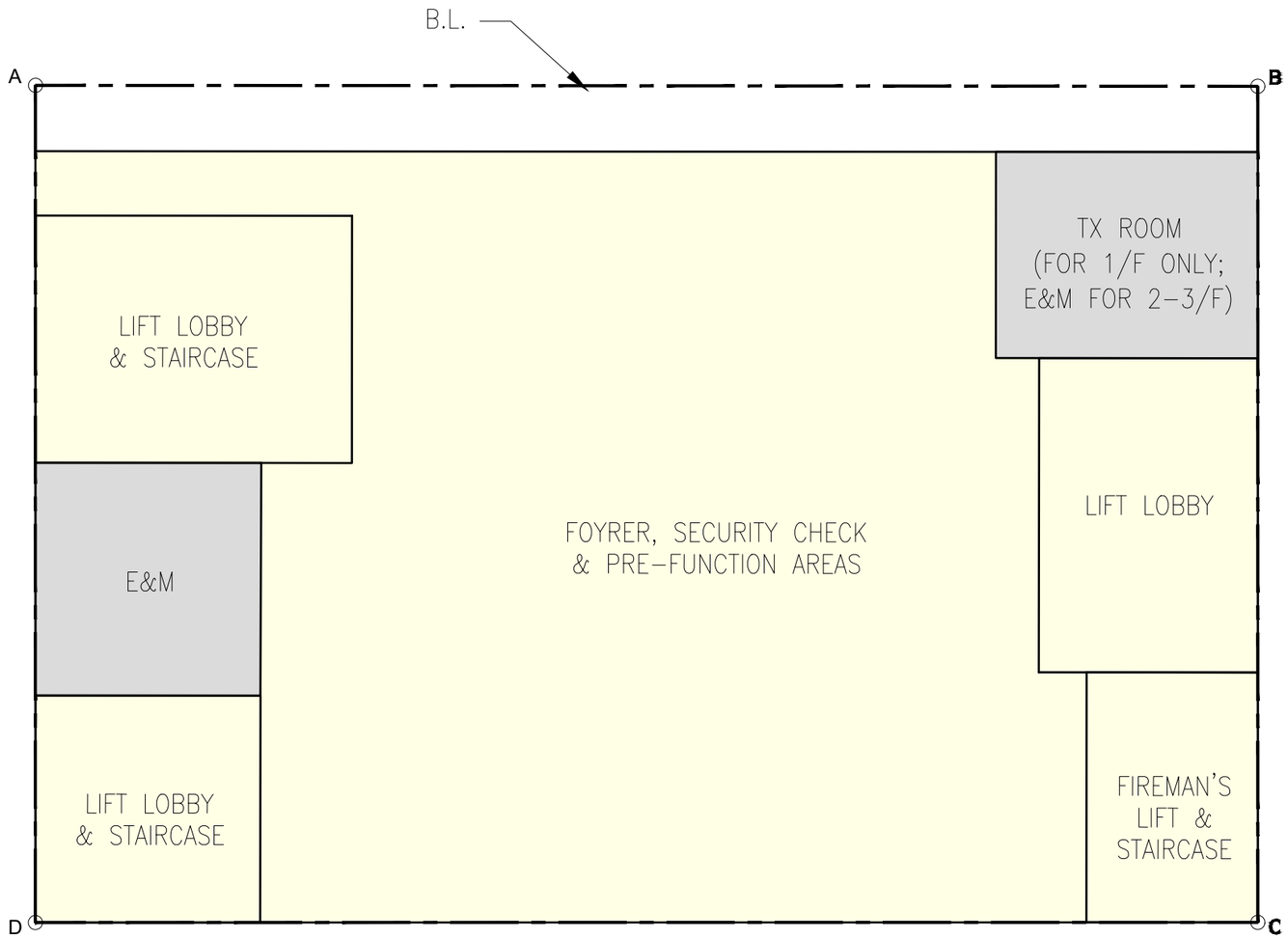
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DRAWN BY	E.T.
APPROVED BY	C.P.POON
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DRAWING NO	LAY001
REVISION	C
SCALE	1:250



1/F TO 3/F LAYOUT PLAN

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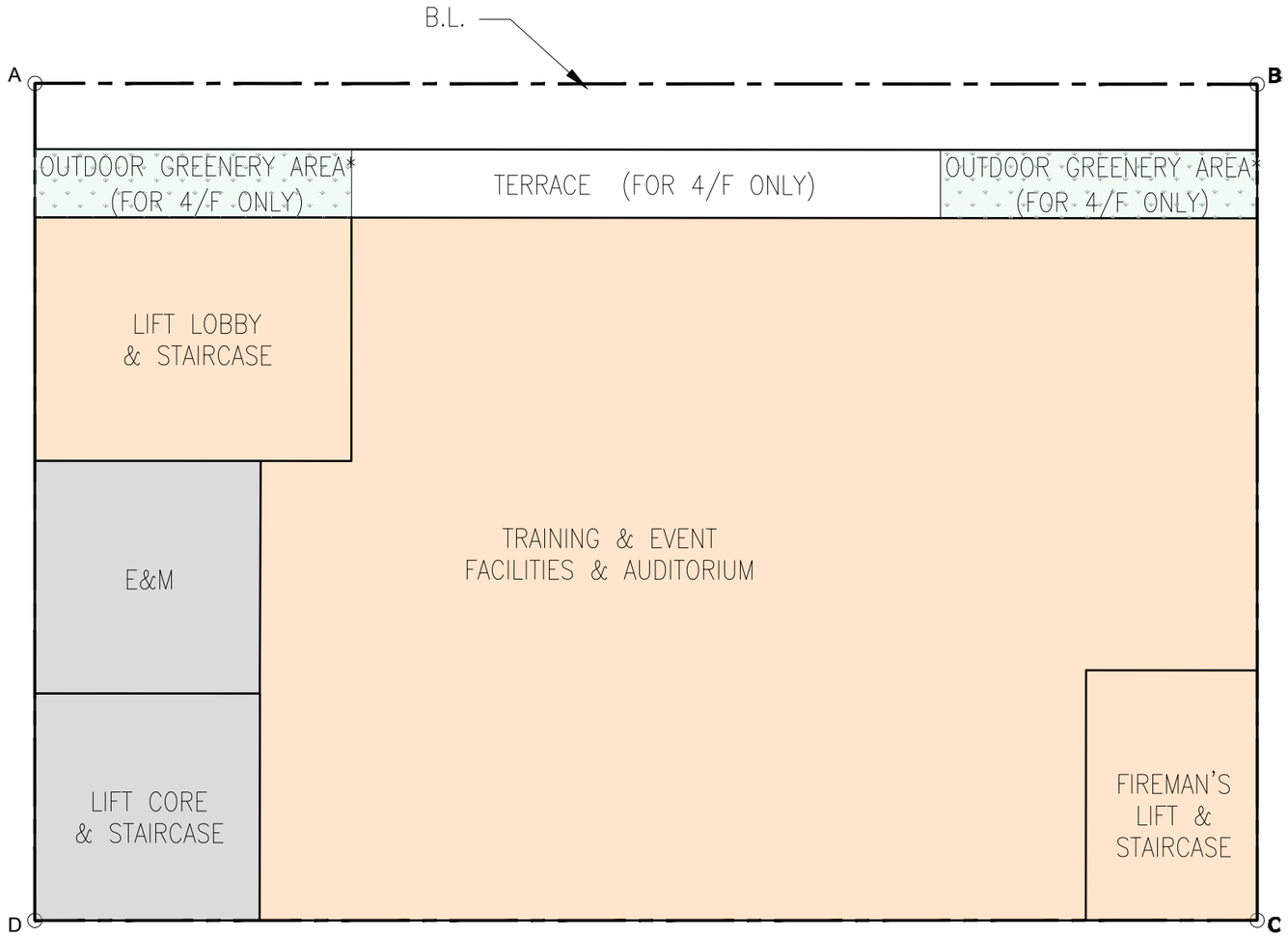
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4/F TO 6/F LAYOUT PLAN

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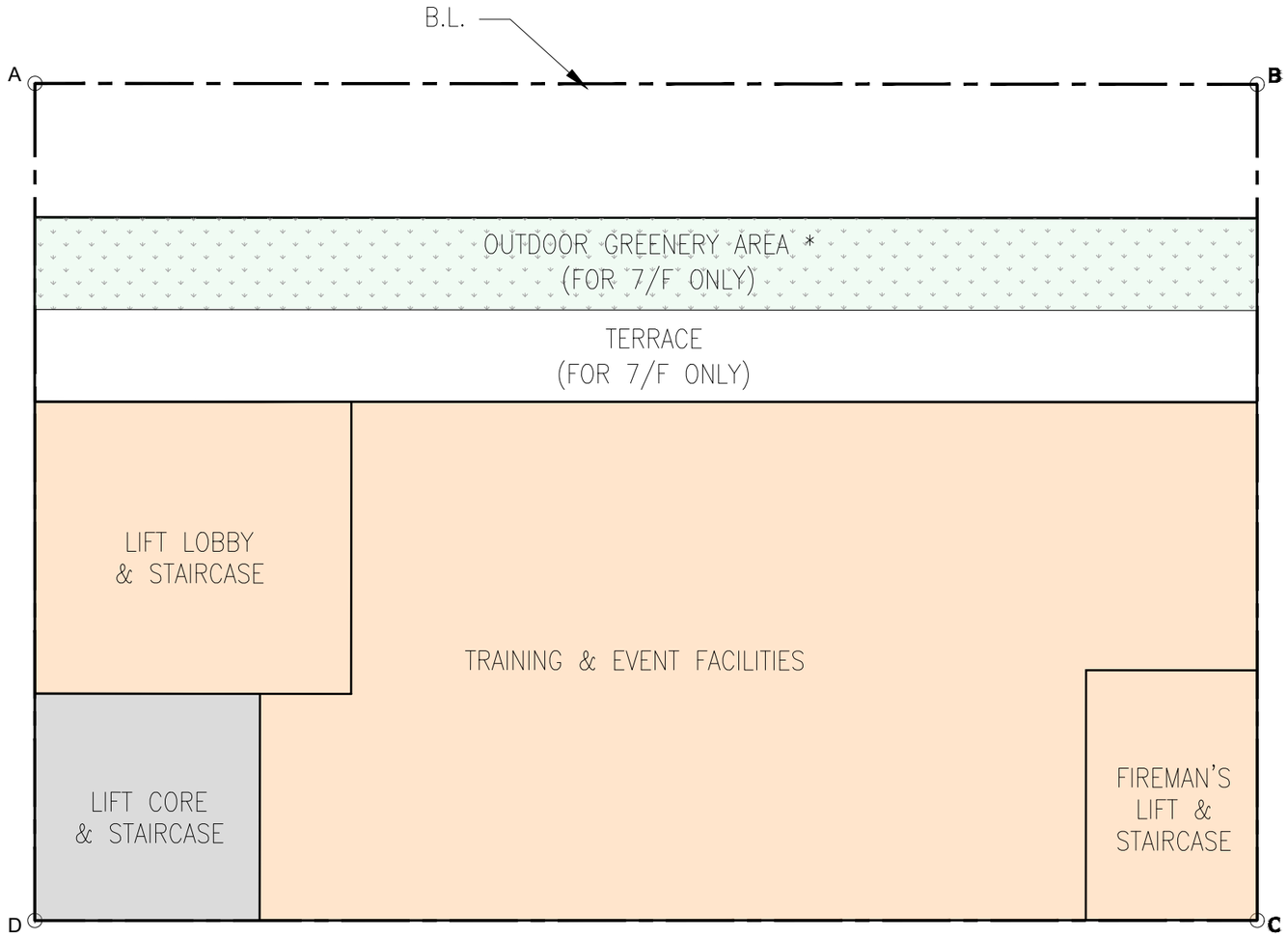
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REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	05062026
A	PLANNING STATEMENT	22062026
B	PLANNING STATEMENT	13082026

BD. REF. NO. -	PROJECT NAME SECTION 16 PLANNING APPLICATION FOR THE HONG KONG INTERNATIONAL LEGAL SERVICE BUILDING AT WAN CHAI	DESIGNED BY C.P.POON	DRAWN BY E.T.
F.S.D. REF. NO. -	DRAWING TITLE 4/F – 6/F LAYOUT PLAN	APPROVED BY C.P.POON	DATE 16-10-2026
FILE REF.	PROJECT NO. 1949	DRAWING NO LAY003 / REVISION B / SCALE 1:250	



7/F TO 10/F
TYPICAL LAYOUT PLAN
SCALE 1: 250

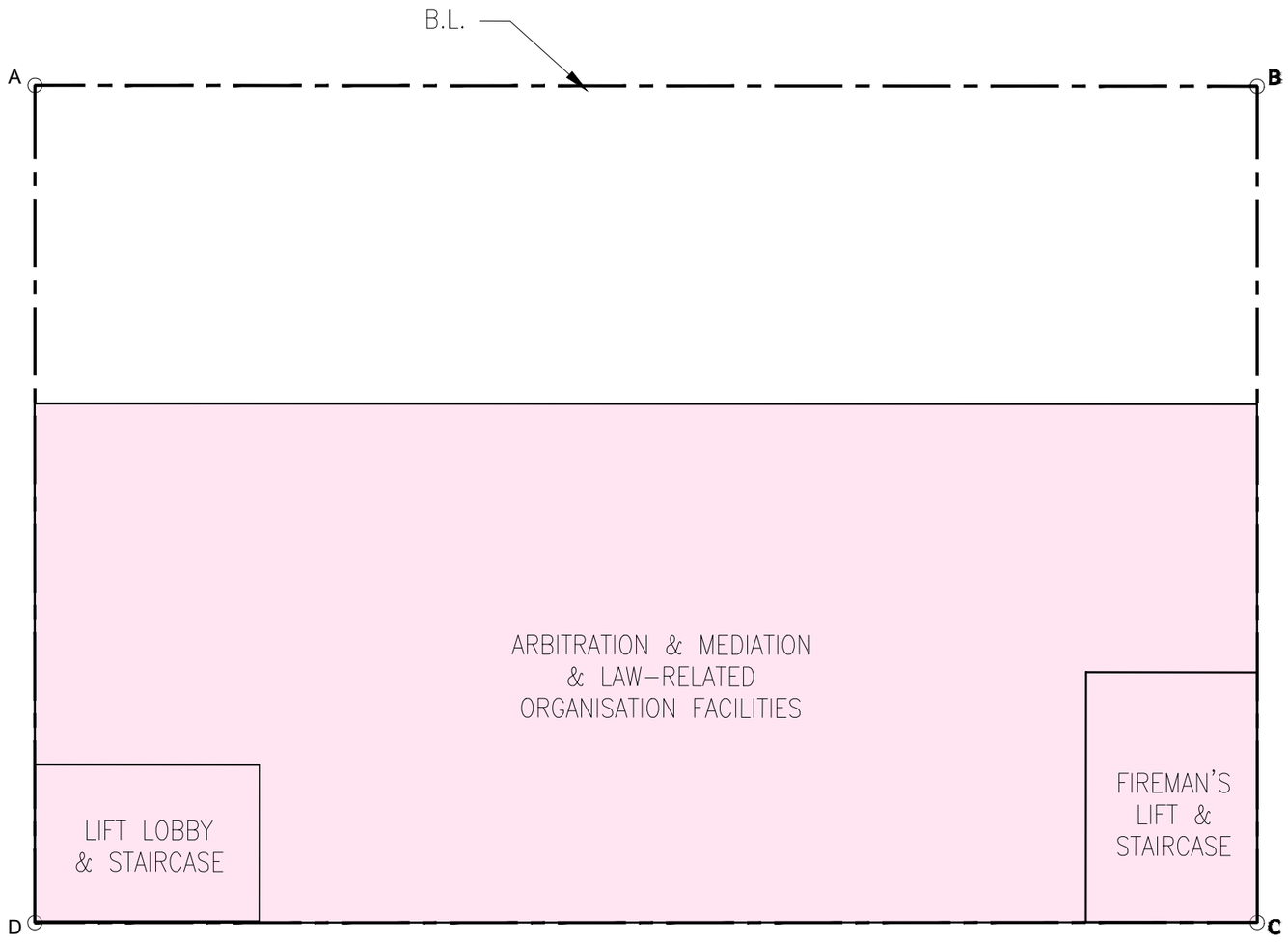
SUBJECT TO DETAILED DESIGN

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BD. REF. NO. -	PROJECT NAME SECTION 16 PLANNING APPLICATION FOR THE HONG KONG INTERNATIONAL LEGAL SERVICE BUILDING AT WAN CHAI	DESIGNED BY C.P.POON	DRAWN BY E.T.	
F.S.D. REF. NO. -	DRAWING TITLE 7/F – 10/F TYPICAL LAYOUT PLAN	APPROVED BY C.P.POON	DATE 16–10–2026	
FILE REF.	PROJECT NO. 1949	DRAWING NO LAY004	REVISION B	SCALE 1:250



12/F TO 26/F
TYPICAL LAYOUT PLAN
SCALE 1: 250

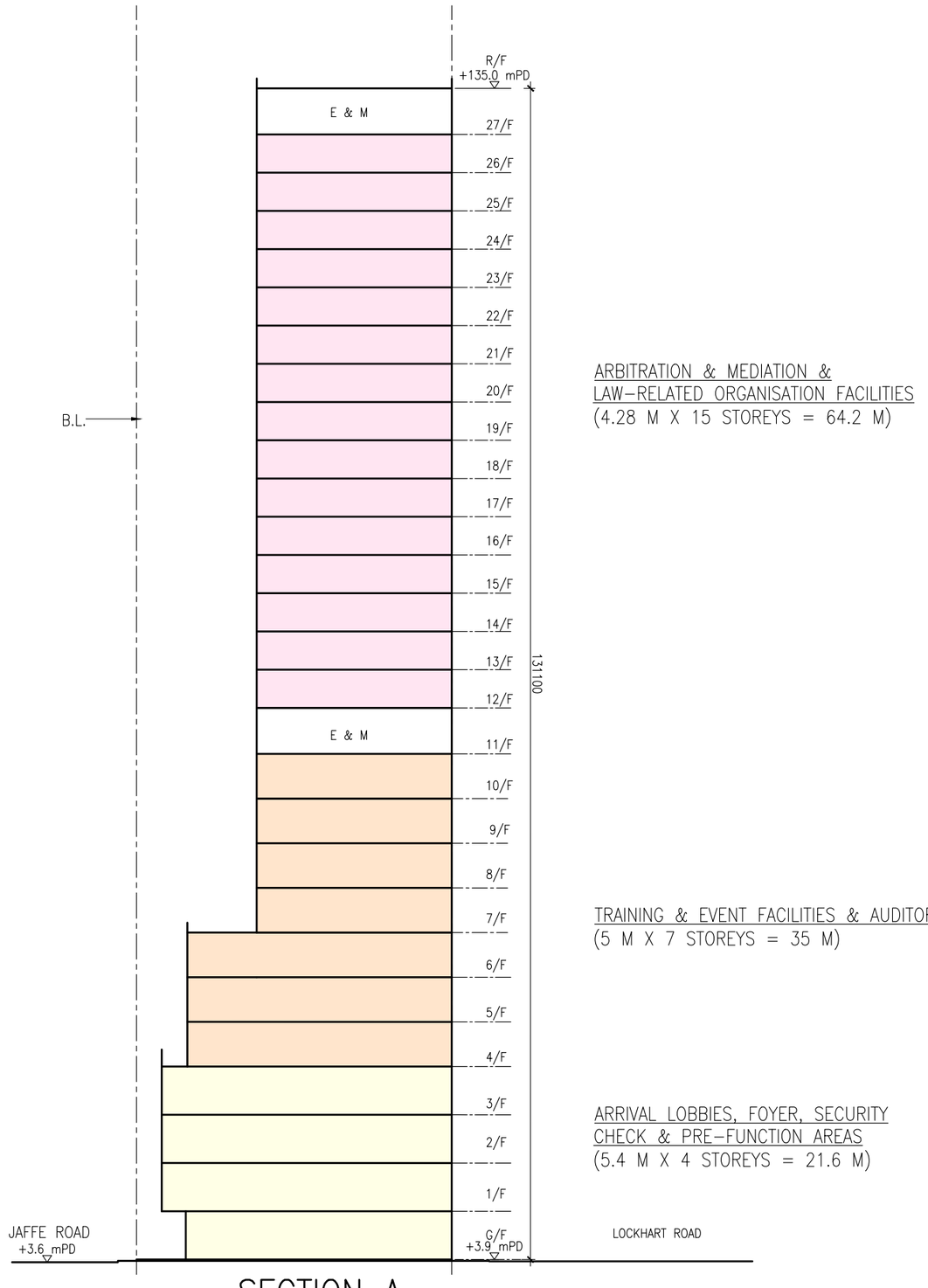
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REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	05062026
A	PLANNING STATEMENT	22062026
B	PLANNING STATEMENT	13082026

BD. REF. NO. -	PROJECT NAME SECTION 16 PLANNING APPLICATION FOR THE HONG KONG INTERNATIONAL LEGAL SERVICE BUILDING AT WAN CHAI	DESIGNED BY C.P.POON	DRAWN BY E.T.
F.S.D. REF. NO. -	DRAWING TITLE 12/F – 26/F TYPICAL LAYOUT PLAN	APPROVED BY C.P.POON	DATE 16-10-2026
FILE REF.	PROJECT NO. 1949	DRAWING NO LAY005	REVISION B / SCALE 1:250



SECTION A

SCALE 1: 600

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REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	05062026
A	PLANNING STATEMENT	22062026
B	PLANNING STATEMENT	27102026

BD. REF. NO. -	PROJECT NAME SECTION 16 PLANNING APPLICATION FOR THE HONG KONG INTERNATIONAL LEGAL SERVICE BUILDING AT WAN CHAI	DESIGNED BY C.P.POON	DRAWN BY E.T.
F.S.D. REF. NO. -	DRAWING TITLE SECTION A	APPROVED BY C.P.POON	DATE 27-10-2026
FILE REF.	PROJECT NO. 1949	DRAWING NO SEC001 / REVISION B / SCALE 1:600	