

**AVA Register for Government Projects**  
**Project Description**

**Return From**    Housing Department

**Return For**     1st Quarter of 2011

<b>1. Project Name</b> (in English & Chinese)	Public Rental Housing Development at Choi Wan Road Site 1, 2, 3A and 3B 彩雲道第 1, 2, 3A 及 3B 地盤公共房屋發展計劃				
<b>2. Project Reference</b>	AVR/G/05				
<b>3. Outline of Project Details**</b> (attach location plan)  <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>		Site 1*	Site 2	Site 3A	Site 3B
	Gross Site Area (ha.)	3.0	2.8	2.0	2.3
	Total Dom. GFA (m2)	169,270	133,209	108,260	144,062
	Building Height (mPD) (Max.)	135.25	154.00	174.05	173.55
	Design with Podium	Nil	Nil	Nil	Nil
	<p>* Site 1 is one of the Choi Wan Road Sites and its built form has been taken into account in the AVA studies of Site 2, 3A &amp; 3B.</p> <p>**Project was completed in Mar 2011.</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

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<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"/>		There are schools and residential developments in the vicinity.
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 type="checkbox"/>	<input checked="" type="checkbox"/>	No major problem areas are revealed.
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"/>	Site constraints including site topography, MTR tunnels running underneath the site, and traffic noise compliance rates stipulated in the EIA report.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed planning and design option has been presented to Kwun Tong District Council (KTDC) and Area Committee, and they supported the current design solution.

Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Micro-climate studies have been conducted to optimize the layout of the entire estate.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>6. Is AVA required?</b>			
<input checked="" type="checkbox"/> AVA is required for the project	<b><i>Go to Section 7</i></b>		
<input type="checkbox"/> AVA should be conducted later	<b><i>Go to Section 8</i></b>		
<input type="checkbox"/> AVA to be waived	<b><i>Go to Section 9</i></b>		
<b>7. AVA is required for the project</b> <input type="checkbox"/> <i>not applicable</i> <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	Ove Arup & Partners Hong Kong Ltd. (Initial Study (IS) & Detailed Study (DS))		
(b) Time (start / finish)	Dec 2006 / Jun 2008 (IS) Apr 2009/Sep 2010 (DS)		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD for IS Wind Tunnel for DS		
(d) Any design changes made to the project resulting from the AVA?	Proposed Design Option was verified to be the more desirable solution and finally adopted.		
(e) Any major problems encountered in the AVA process?	None		
(f) Any suggested improvement to the AVA process?	None		

<b>8. AVA should be conducted later</b>		<input checked="" type="checkbox"/> <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?	<input type="checkbox"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____	
<b>9. AVA to be waived</b>		<input checked="" type="checkbox"/> <i>not applicable</i>
(a) Give justifications for waiving the requirement		
(b) Have quantitative 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?	<input type="checkbox"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____	
<b>10. Contact</b>		
(a) Name	████████████████████	
(b) Designation	████████████████████	
(c) Tel.	██████████	
(d) E-mail	██	