

AVA Register for Government Project Project Description

Return From Housing Department

Return For 4th Quarter of 2017

1. Project Name (in English & Chinese)	Public Rental Housing Development at So Uk Estate 蘇屋邨公共租住房屋發展計劃												
2. Project Reference	AVR/G/118												
3. Outline of Project Details <i>(attach location plan)</i> <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>	<table border="1" style="width: 100%;"> <tr> <td>Gross Site Area (ha.)</td> <td>7.9 (about)</td> </tr> <tr> <td>Net Site Area (ha.)</td> <td>5.5 (about)</td> </tr> <tr> <td>Total GFA (m²)</td> <td>330,000 (about)</td> </tr> <tr> <td>Total Plot Ratio</td> <td>6</td> </tr> <tr> <td>Building Height (mPD) (Max.)</td> <td>135</td> </tr> <tr> <td>Design with Podium</td> <td>Total 14 domestic blocks. One of the domestic blocks has 2-levels non-domestic podium.</td> </tr> </table>	Gross Site Area (ha.)	7.9 (about)	Net Site Area (ha.)	5.5 (about)	Total GFA (m ²)	330,000 (about)	Total Plot Ratio	6	Building Height (mPD) (Max.)	135	Design with Podium	Total 14 domestic blocks. One of the domestic blocks has 2-levels non-domestic podium.
	Gross Site Area (ha.)	7.9 (about)											
Net Site Area (ha.)	5.5 (about)												
Total GFA (m ²)	330,000 (about)												
Total Plot Ratio	6												
Building Height (mPD) (Max.)	135												
Design with Podium	Total 14 domestic blocks. One of the domestic blocks has 2-levels non-domestic podium.												
	<p>The project is to carry out Air Ventilation Assessment for the Public Rental Housing Redevelopment at So Uk Estate to assess air ventilation performance of the building design and its impacts on the surrounding pedestrian accessible locations.</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

5. Relevant factors which have been taken into account in assessing the need for AVA			
<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"/>	There are several open spaces, main roads 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"/>	Development parameters based on approved Planning Brief and preliminary design are available for conducting the AVA.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	AVA did not reveal major problem areas.
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"/>	Air ventilation is an important consideration in determination of the project design also having regards to other site constraints like building height, visual impact, traffic noise and neighbouring developments and to maximize public housing production.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	The entire process of AVA lasted more than 4 years from the early design stage to the construction stage.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is AVA required?			
<input checked="" type="checkbox"/> AVA is required for the project	<i>Go to Section 7</i>		
<input type="checkbox"/> AVA should be conducted later	<i>Go to Section 8</i>		
<input type="checkbox"/> AVA to be waived	<i>Go to Section 9</i>		
7. AVA is required for the project <input checked="" type="checkbox"/>			
<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 and Partners Hong Kong Limited		
(b) Time (start / finish)	January 2011 to February 2015		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	Major design changes including: <ul style="list-style-type: none"> • Provision of additional local air paths • Creation of empty bays at G/F and podium level • Stepping profile of building heights 		
(e) Any major problems encountered in the AVA process?	No		
(f) Any suggested improvement to the AVA process?	No		

8. AVA should be conducted later		<input checked="" type="checkbox"/> N/A
(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 _____	
9. AVA to be waived		<input checked="" type="checkbox"/> N/A
(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 _____	
10. Contact		
(a) Name		██████████
(b) Designation		██████████████████
(c) Tel.		██████████
(d) E-mail		██████████████████████████████