AVA Register for Government Project Project Description

Return From Housing Department

Return For 1^{st} Quarter of 2018

 Project Name (in English & Chinese) Project Reference 	Subsidised Sale Flats Development at Fat Tseung Street West 發祥街西資助出售房屋發展計劃 AVR/G/121
3. Outline of Project Details (attach location plan) 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.	The project is to carry out Air Ventilation Assessment for the sites at Fat Tseung Street West to assess air ventilation performance of the building design and its impacts to the surrounding pedestrian accessible locations. Site Area: 0.616 ha (about) Total GFA: Not More than 49,280 sq m Building Height: 120mPD (max.) Plot Ratio: 8

S C	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 nectare.
I I I I I I I I I I I I I I I I I I I	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.
E a le	Extensive elevated structures of at least 3.5 metres wide, which abut or partially cover a pedestrian corridor along the entire ength 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

Factors	Y	N	Brief remarks
Are there existing / planned outdoor sensitive receivers located in the vicinity of the project site falling within the assessment area? Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?			There are schools and plant residential developments in vicinity. Developm parameters based on approx Planning Brief and preliminate design are available conducting the AVA. major problem areas have be
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?			revealed by the Initial Stu) (IS).)
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?) Air ventilation is an import) consideration in determination of the project design a
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?			having regard to other sometimes of constraints like building heign visual impact, traffic noise and neighbouring developments.
Has the public raised concern on air ventilation in the neighbourhood area of the project?			Public comments about air ventilation issues were received during the OZP amendment stag

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	Is the project already in				The proposed scheme is at			
	advanced stage to incorporate AVA?				preliminary design stage.			
	71471:							
	Any other factors not listed							
	above? (please specify)							
6.	Is AVA required?							
			Go to Section 7					
	project							
	AVA should be	G	o to	Se	ection 8			
	conducted later							
	AVA to be waived	G	o to	Se	ection 9			
7.	AVA is required for the project	t D						
	(The AVA report, 3 hard copies	an	d ai	n e	lectronic copy in Acrobat format, is			
	be submitted for record after con	npl						
	(a) AVA Consultants (if any)		(Ove	Arup and Partners Hong Kong Limited			
	(b) Time (start / finish)		I	Aug	ust 2013 / June 2014			
	(c) Assessment tool used (CFI	D	(CFD)			
	or/and wind tunnel)							
	(d) Any design changes made to			The design changed from two domestic				
	the project resulting from th	e.	t	oloc	ks to one domestic block.			
	AVA?							
	(e) Any major problems		ľ	Von	e			
	encountered in the AVA							
	process?							
	(f) Any suggested improvemen	t	ľ	Von	e			
	to the AVA process?							

8.	AVA should be conducted later	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	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		