

AVA Register for Government Project Project Description

Return From Housing Department

Return For 3rd Quarter of 2019

<p>1. Project Name (in English & Chinese)</p>	<p>Public Housing Redevelopment at Pak Tin Estate Phases 7, 8, 10, 11 & 13</p> <p>白田邨重建計劃 第7期、8期、10期、11期及13期</p>											
<p>2. Project Reference</p>	<p>AVR/G/129</p>											
<p>3. Outline of Project Details <i>(attach location plan)</i></p> <p><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></p>	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Application Site Area (ha.)</td> <td style="width: 40%;">5.92 (about)</td> </tr> <tr> <td>Net Site Area (ha.)</td> <td>4.75 (about)</td> </tr> <tr> <td>Total GFA (m²)</td> <td>About 384,750</td> </tr> <tr> <td>Total Plot Ratio</td> <td>6.9 (about) for domestic and 1.2 (about) for non-domestic</td> </tr> <tr> <td>Building Height (mPD) (Max.)</td> <td>122mPD for Phase 7 & 8; 132mPD for Phase 10; 130mPD for Phase 11; and 157mPD for Phase 13</td> </tr> </table>		Application Site Area (ha.)	5.92 (about)	Net Site Area (ha.)	4.75 (about)	Total GFA (m ²)	About 384,750	Total Plot Ratio	6.9 (about) for domestic and 1.2 (about) for non-domestic	Building Height (mPD) (Max.)	122mPD for Phase 7 & 8; 132mPD for Phase 10; 130mPD for Phase 11; and 157mPD for Phase 13
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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"/>	The Subject Site is located in the north-western part of Kowloon Peninsula. It presently consists of some residential building blocks situated to the north west of the Shek Kip Mei MTR station and the west of the Shek Kip Mei Park. The Subject Site is surrounded by the Pak Wan Street in which Pak Wan Street cuts through it. A service reservoir is located on the hilly topography to the west, Nam Cheong Street to the east and north and Wai Lun Street and Pak Tin Street to the South of the Subject Site. In addition, there are some open areas surrounding the subject site namely the Shek Kip Mei playground (which is part of the Shek Kip Mei Park) to the east, the Shek Kip Mei Service Reservoir Playground to the north, the Shek Kip Mei Central Playground to the southeast, Shek Kip Mei Park to its northeast and Wai Chi Street Playground to the south.
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"/>	The AVA study is carried out according to the Technical Guide for AVA for Developments in Hong Kong (the Technical Guide) annexed in HPLB and ETWB TC No. 1/06

<p>Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Shek Kip Mei and Pak Tin is an area primarily accommodating public housing estates and there has been ongoing redevelopment of these housing estates in recent years. HKHA has made noticeable efforts to incorporate various design measures aiming to improve the living quality for future residents as well as the environment in the larger area while respecting the height bands proposed in the Approved OZP. Approved scheme (i.e. “Base Scheme”) and the optimized one (i.e. “Proposed Scheme”) with minor relaxation of building height restrictions have been devised. No major problematic areas have been revealed by the AVA study.</p>
<p>Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Air ventilation is an important consideration in determination of the project design also having regard to other site constraints like building height, visual impact, traffic noise and neighbouring developments and to maximize public housing production.</p>
<p>Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Has the public raised concern on air ventilation in the neighbourhood area of the project?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AVA study has been completed at scheme design 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)	AECOM Asia Company Ltd.		
(b) Time (start / finish)	November 2017 / April 2019		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	No		
(e) Any major problems encountered in the AVA process?	No		
(f) Any suggested improvement to the AVA process?	None		

8. AVA should be conducted later		<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?	DB THB Others _____	
9. AVA to be waived		<input checked="" type="checkbox"/> <i>not applicable</i>
(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		██