

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>Proposed Composite Public Rental Housing and Community Hall Development at Sau Ming Road 秀明道擬議公共租住房屋及社區會堂綜合發展計劃</p>
<p>2. Project Reference</p>	<p>AVR/G/130</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>	<p>The project is to carry out Air Ventilation Assessment for the sites at Sau Ming Road to assess air ventilation performance of the building design and its impacts to the surrounding pedestrian accessible locations.</p> <p>Site Area: 0.28 ha (about) Total GFA: Not More than 12,603 sq m Building Height: 150mPD (max.) Plot Ratio: 4.5</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

The public has raised concern on air ventilation in the neighbourhood area of the project.

Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed scheme is at preliminary 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	Go to Section 7		
<input type="checkbox"/> AVA should be conducted later	Go to Section 8		
<input type="checkbox"/> AVA to be waived	Go to Section 9		
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)	May 2011 / August 2011		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	None		
(e) Any major problems encountered in the AVA process?	Bus terminus has a slightly lower VR		
(f) Any suggested improvement to the AVA process?	The void podium deck design increases the permeability of the Development.		

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	[REDACTED]	
(b) Designation	[REDACTED]	
(c) Tel.	[REDACTED]	
(d) E-mail	[REDACTED]	