AVA Register for Government Project Project Description

Return From Housing Department

Return For 3rd Quarter of 2019

(in	Dject Name English & inese)	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
2. Pro	oject Reference	AVR/G/130
Det (att pla Ple dev par are bui froi wat rele pro	tline of Project tails tach location n) ase include key relopment rameters e.g. site a, total GFA, ilding height, lot intage for terfront sites etc. evant to the ject and the evant criteria for A set out in para.	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. Site Area: 0.28 ha (about) Total GFA: Not More than 12,603 sq m Building Height: 150mPD (max.) Plot Ratio: 4.5

(Ple	ase 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.
\bigvee	Others, please specify

5.	Relevant factors which have need for AVA	be	en	taken into account in assessing the
	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 planned residential developments in the vicinity. Development parameters based on approved Planning Brief and preliminary design are available for conducting the AVA. No major problem areas have been
	Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?			revealed by the Initial Study (IS).)))
	Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?) Air ventilation is an important consideration in determination of the project design also
	Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?			having regard to other site constraints like building height, 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 stage.

	Is the project already in		\boxtimes		The proposed scheme is at
	advanced stage to incorporate				preliminary design stage.
	AVA?				
	Any other factors not listed		\boxtimes		
	above? (please specify)				
6.	Is AVA required?				
	AVA is required for the	G	o to	Se	ection 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				
	(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)		N	May	2011 / August 2011
	(c) Assessment tool used (CFI)	(CFD)
	or/and wind tunnel)				
	(d) Any design changes made to)	1	Von	<mark>e</mark>
	the project resulting from the	e			
	AVA?				
	(a) Any major muchlance)	tominos har a dialela lacco VD
	(e) Any major problems encountered in the AVA		1	Sus	terminus has a slightly lower VR
	process?				
	(f) Any suggested improvement	t	7	Γhe	void podium deck design increases the
	to the AVA process?				neability of the Development.
	1		•		

8.	AVA should be conducted later	N/A	
	(a) What is the current stage of the project?		
	the project:		
	(b) When should AVA be conducted?		
	conducted?		
	(c) Which Policy Bureau agrees	DB	
	to conduct AVA later?	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	DB	
	to waive AVA?	THB	
		Others	
		10. Contact	
	(a) Name		
	(b) Designation		
	(c) Tel.		
_	(d) E-mail		