

AVA Register for Government Project Project Description

Return From Housing Department

Return For 1st Quarter of 2020

1. Project Name (in English & Chinese)	The Public Housing Development at Lai Cho Road, Kwai Chung 葵涌麗祖路地盤公共房屋發展計劃									
2. Project Reference	AVR/G/134									
3. Outline of Project Details (attach location plan) <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>The project is to carry out Air ventilation Assessment on the proposed scheme at Lai Cho Road, Kwai Chung to assess air ventilation performance of the building design and its impacts to the surrounding pedestrian wind environment.</p> <table border="1" data-bbox="639 1048 1433 1547"> <tr> <td data-bbox="639 1048 943 1149">Gross Site Area (ha.)</td> <td data-bbox="943 1048 1433 1149">0.6 (about)</td> </tr> <tr> <td data-bbox="639 1149 943 1339">Gross Floor Area (GFA) (m²)</td> <td data-bbox="943 1149 1433 1339">Domestic: 34,605 (about), Non-Domestic: 230 (about). Subject to detailed survey on site area.</td> </tr> <tr> <td data-bbox="639 1339 943 1440">Plot Ratio</td> <td data-bbox="943 1339 1433 1440">Domestic: 5.8 Non-Domestic: 0.040</td> </tr> <tr> <td data-bbox="639 1440 943 1547">Building Height (mPD) (Max.)</td> <td data-bbox="943 1440 1433 1547">165 (as stipulated in the OZP)</td> </tr> </table>		Gross Site Area (ha.)	0.6 (about)	Gross Floor Area (GFA) (m ²)	Domestic: 34,605 (about), Non-Domestic: 230 (about). Subject to detailed survey on site area.	Plot Ratio	Domestic: 5.8 Non-Domestic: 0.040	Building Height (mPD) (Max.)	165 (as stipulated in the OZP)
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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"/>	There are schools, 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 Planning Brief 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"/>	No major problem areas have been revealed by the AVA.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	Initial Study is adopted.
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>		
AVA should be conducted later	<i>Go to Section 8</i>		
AVA to be waived	<i>Go to Section 9</i>		
7. AVA is required for the project <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)	Ramboll Hong Kong Limited		
(b) Time (start / finish)	Oct 2016/ April 2017		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	In order to ameliorate the air ventilation impact due to the proposed development, streamlined podium garden is designed for the Proposed Schemes so that wind can flow around the building structure easier. In addition, more tower setback from Lai Yiu Street is also adopted for the Proposed Schemes.		
(e) Any major problems encountered in the AVA process?	None		

(f) Any suggested improvement to the AVA process?	None
8. AVA should be conducted later	<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	<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	