AVA Register for Government Project
Project Description

Return From Housing Department

Return For 3rd Quarter of 2020

<table>
<tr><td>1. Project Name
(in English & Chinese)</td><td colspan="2">Subsidised Sale Flats Development at Texaco Road
德士古道資助出售房屋發展計劃</td></tr>
<tr><td>2. Project Reference</td><td colspan="2">AVR/G/140</td></tr>
<tr><td>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.</td><td colspan="2"><table>
<tr><td>Site Area</td><td>4,626m^2</td></tr>
<tr><td>Total Domestic GFA</td><td>20,976.325m^2</td></tr>
<tr><td>Total Non-Domestic GFA</td><td>151.701m^2</td></tr>
<tr><td>Maximum Building Height</td><td>135mPD</td></tr>
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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

The report is prepared for BEAM Plus submission and followed the methodology in "Technical Circular No. 1/06 on Air Ventilation Assessment" to assess the Site Spatial Average Velocity Ratio (SVR) and Local Spatial Average Velocity Ratio (LVR) of the Development.

5.	**Relevant factors which have been taken into account in assessing the need for AVA**			
	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?	☒	☐	Section 7.2 – Focus Area in the BEAM Plus SA8c Report
	Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	☐	☒	
	Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	☐	☒	
	Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	☐	☒	
	Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	☐	☒	
	Has the public raised concern on air ventilation in the neighbourhood area of the project?	☐	☒	

Is the project already in advanced stage to incorporate AVA?	☐	☒	
Any other factors not listed above? (please specify)	☐	☒	

6. **Is AVA required?**	BEAM Plus SA8c AVA Reports only
AVA is required for the project	***Go to Section 7***
AVA should be conducted later	***Go to Section 8***
AVA to be waived	***Go to Section 9***

7. **AVA is required for the project** *not applicable, AVA report was prepared for BEAM Plus only.*
(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is be submitted for record after completion)

(a) AVA Consultants (if any)	Ove Arup & Partners HK Ltd. (BEAM Plus Consultant)
(b) Time (start / finish)	September - December 2016
(c) Assessment tool used (CFD or/and wind tunnel)	Computational Fluid Dynamics is utilized. Well recognized commercial CFD packages ANSYS ICEM-CFD and STAR-CCM+ are used.
(d) Any design changes made to the project resulting from the AVA?	Slightly refinement on the L-shape tower façade design in the Baseline Scenario to I-shape tower in the Proposed Scenario.
(e) Any major problems encountered in the AVA process?	Nil

(f) Any suggested improvement to the AVA process?	Keep the I-shape tower with two flats relocated in the Proposed Development.
8. **AVA should be conducted later**	*not applicable*
(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**	*not applicable*
(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]