

## AVA Register for Government Project Project Description

**Return From** (Department/bureau/authority) Housing Department

**Return For** 3<sup>rd</sup> Quarter of 2021

<b>1. Project Name</b> (in English & Chinese)	Public Housing Development at Java Road, North Point 北角渣華道公共房屋發展計劃	
<b>2. Project Reference</b>	AVR/G/150	
<b>3. Outline of Project Details</b> (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>		
	Gross Site Area (ha.)	0.12
	Maximum Domestic GFA (m <sup>2</sup> )	Not more than 12,100
	Total GFA (m <sup>2</sup> )	Not more than 12,600
	Building Height (mPD) (Max.)	110

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  
To carry the AVA Initial Study for the Public Housing Development. The AVA undertaken is to demonstrate that the air ventilation aspect of the project has been adequately addressed and assessed.

<b>5. Relevant factors which have been taken into account in assessing the need for AVA</b>			
<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, main roads, and residential development 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 approved Planning Brief and building layout were available for preparation of AVA – IS.
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 problems areas are found from AVA. Potential impact was identified in AVA-EE conducted at early detail stage. Mitigation measures were proposed and incorporated in the proposed design.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Yes, public had raised concern on air ventilation in neighbourhood area of the project in District Council consultations.
Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed design stage has incorporated good design features in AVA.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>6. Is AVA required?</b>			
<input checked="" type="checkbox"/> AVA is required for the project	<b><i>Go to Section 7</i></b>		
<input type="checkbox"/> AVA should be conducted later	<b><i>Go to Section 8</i></b>		
<input type="checkbox"/> AVA to be waived	<b><i>Go to Section 9</i></b>		
<b>7. AVA is required for the project</b> <span style="float: right;"><i>Yes</i></span>			
<i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, will be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	Ove Arup & Partners Hong Kong Ltd.		
(b) Time (start / finish)	Jun 2016 / Nov 2020		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	<ul style="list-style-type: none"> <li>- Empty bay at ground floor</li> <li>- Increase wind permeability area</li> <li>- Facilitate wind penetration to the leeward regions.</li> </ul>		
(e) Any major problems encountered in the AVA process?	Nil		

(f) Any suggested improvement to the AVA process?	Nil
<b>8. AVA should be conducted later</b>	<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 _____
<b>9. AVA to be waived</b>	<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 _____
<b>10. Contact</b>	
(a) Name	██
(b) Designation	██
(c) Tel.	██
(d) E-mail	██