## **AVA Register for Government Project Project Description**

**Return From** Housing Department

**Return For** 3rd Quarter of 2021

2.	Project Name (in English & Chinese)  Project Reference	Public Housing Development at Lei Yue Mun Phase 4  鯉魚門四期公共租住房屋發展計劃  AVR/G/151			
3.	<b>Outline of Project</b>	Gross Site Area (ha)	About 1.153		
	Details	Maximum Domestic	Not more than		
	(attach location	GFA (m <sup>2</sup> )	86,500		
	plan)	Total GFA (m <sup>2</sup> )	Not more than 103,770		
	Please include key development parameters e.g. site	Building Height (mPD) (Max.)	150		
	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.				

(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.		
Ц	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		
Ш	Developments on waterfront sites with lot frontage exceeding 100 metres in length.		
	Extensive elevated structures of at least 3.5 metres wide, which		
Ш	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.		
$\boxtimes$	Others, please specify:		
<u>—</u> То с	arry out the AVA for the Public Housing Development. The AVA		
unde	ertaken is to demonstrate that the air ventilation aspect of 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?		and residential	There are open space, school and residential development in vicinity.
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?			parameters based of preliminary design and available for conducting the AVA. No major problem area have been revealed by the
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?			Expert Evaluation (EE) an Initial Study (IS).  ) ) )
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?		) consideration in dete ) of the project des ) having regard ) constraints like ) height, traffic no	) Air ventilation is an importar ) consideration in determinatio ) of the project design als ) having regard to sit
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?			) constraints like building
Has the public raised concern on air ventilation in the neighbourhood area of the project?			

	Is the project already in	$\boxtimes$		Micro-climate studies have		
	advanced stage to incorporate			been conducted to optimize		
	AVA?			the layout of the entire estate.		
	Any other factors not listed		$\boxtimes$			
	above? (please specify)					
6.	Is AVA required?	•				
	_		Go to Section 7			
	project					
	AVA should be	C	o to	Section 8		
	conducted later	G	υ ιυ	Section 8		
	conducted later					
	☐ AVA to be waived	$\boldsymbol{G}$	o to	Section 9		
7.	AVA is required for the project	ı				
	(The AVA report, 3 hard copies and an electronic copy in Acrobat format,					
	will be submitted for record after completion)					
	(a) AVA Consultants (if any)		I	BMT Hong Kong Ltd.		
	•		(	Expert Evaluation (EE) & Initial		
			5	Study (IS))		
	(b) Time (start / finish)		(	(EE) September 2015 / June		
			2	2016		
			(	IS) July 2016 / June 2020		
	(c) Assessment tool used (CFI	)	(	CFD		
	or/and wind tunnel)					
	(d) Any design changes made to		1	None		
	the project resulting from the					
	AVA?					
	(e) Any major problems		1	None		
	encountered in the AVA					
	process?					
	(f) A		7	Non a		
	(f) Any suggested improvement		1	None		
	to the AVA process?					

8.	AVA should be conducted later	
	(a) What is the current stage of the	
	project?	
	(b) When should AVA be	
	conducted?	
	(c) Which Policy Bureau agrees to	DB
	conduct AVA later?	ТНВ
		Others
9.	AVA to be waived	not applicable
<i>)</i> .	(a) Give justifications for	noi applicable
	waiving the requirement	
	warving the requirement	
	(b) Have qualitative design	
	guidelines / measures been	
	adopted and design changes	
	been made to improve air	
	ventilation of the project?	
	1 0	
	(c) Which Policy Bureau agrees	DB
	to waive AVA?	THB
	00 (,01,011,111)	Others
10.	Contact	
	(a) Name	
	(b) Designation	
	(c) Tel.	
	(d) E-mail	
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