AVA Register for Government Projects

Project Description

Return From Housing Department

Return For 1st Quarter of 2009

1.	Project Name	Redevelopment of L Estate Phase 1 & 2 牛頭角下邨第一及第二期重	_	Tau Kok		
2.	Project Reference	AVR/G/20				
3.	Outline of Project					
	Details *		Phase 1	Phase 2		
		Gross Site Area (ha.)	2.45	0.70		
		Total Dom. GFA (m ²) (Max.)	165,375	44,175		
		Building Height (m) (Max.)	146	146		
		Design with Podium	Nil	Nil		
		* Subject to change at detailed design stage.				

(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 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?) There are open space, schools and residential developments in the vicinity. Development
	Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?			parameters based on approved Planning Brief and preliminary design are available for conducting the preliminary AVA. No major problem areas have been revealed by the Expert
	Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?			Evaluation (EE) and 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 having
	Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?			regard to site constraints like traffic noise, drainage reserve areas and MTR protection area.
	Has the public raised concern on air ventilation in the neighbourhood area of the project?	V		The proposed layout has been presented to the Kwun Tong District Council (KTDC) and the Area Committee and they supported the design.

	Is the project already in advanced stage to incorporate			EE and IS have been completed.
	AVA?			
	Any other factors not listed		V	
	above? (please specify)			
6.	Is AVA required?			
	AVA is required for the project	G	o to	Section 7
	AVA should be conducted later	G	o to	Section 8
	AVA to be waived	G	o to	Section 9
7.	AVA is required for the project (The AVA report, 3 hard copies of be submitted for record after con	and		not applicable electronic copy in Acrobat format, will
	(a) AVA Consultants (if any)		(Ove Arup & Partners Hong Kong Ltd. (EE and IS)
	(b) Time (start / finish)			Oct 07 / Oct 08
	(c) Assessment tool used (CFD or/and wind tunnel)		(CFD for Initial Study
	(d) Any design changes made to the project resulting from the AVA?]	None.
(e) Any major problems encountered in the AVA process?]	None.
(f) Any suggested improvement to the AVA process?		t]	None.

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	
	(b) Designation	
	(c) Tel.	
	(d) E-mail	