

AVA Register for Government Projects

Project Description

Return From Housing Department

Return For 1st Quarter of 2009

1. Project Name	Redevelopment of Lower Ngau Tau Kok Estate Phase 1 & 2 牛頭角下邨第一及第二期重建計劃		
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
<p>* Subject to change at detailed design stage.</p>			

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

Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input type="checkbox"/>	EE and IS have been completed.
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>		
<input type="checkbox"/> AVA should be conducted later	<i>Go to Section 8</i>		
<input type="checkbox"/> AVA to be waived	<i>Go to Section 9</i>		
7. AVA is required for the project <input type="checkbox"/> <i>not applicable</i> <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. (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?	None.		

8. AVA should be conducted later		<input checked="" type="checkbox"/> <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?	<input type="checkbox"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____	
9. AVA to be waived		<input checked="" type="checkbox"/> <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?	<input type="checkbox"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____	
10. Contact		
(a) Name	████████████████████	
(b) Designation	████████████████████	
(c) Tel.	██████████	
(d) E-mail	██	