

# AVA Register for Government Projects

## Project Description

Return From Housing Department

Return For 1<sup>st</sup> Quarter of 2009

1. <b>Project Name</b>	Public Housing Development at Anderson Road Sites A to E 安達臣道 A 至 E 地盤公共房屋發展計劃		
2. <b>Project Reference</b>	AVR/G/38		
3. <b>Outline of Project Details</b>		Sites A, B and C	Sites D & E
	Gross Site Area (ha.)*	To be confirmed	To be confirmed
	Net Site Area (ha.)*	About 5.46	About 5.66
	Total Dom. GFA(m <sup>2</sup> )*	Not more than 409,500	Not more than 424,500
	Total Non Dom GFA (m <sup>2</sup> )*	Not more than 81,900	Not more than 84,900
	Building Height (mPD) (Max.) #	Site A : 250 Site B : 245 & 255 Site C : 230	Site D : 240 & 274 Site E : 265 & 280
	<p>* Subject to change at detailed design stage. # Maximum building height restrictions stipulated in the OZP.</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

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5. Relevant factors which have been taken into account in assessing the need for AVA			
<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 type="checkbox"/>	<input type="checkbox"/>	) ) ) ) There are open space, schools ) and residential developments in ) the vicinity of the project site.
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	<input type="checkbox"/>	<input type="checkbox"/>	) Preliminary development ) parameters and preliminary ) design are available for ) conducting the preliminary AVA. ) No major problem areas have ) been revealed by the preliminary ) AVA so far.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input type="checkbox"/>	) ) )
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input 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, traffic noise ) and neighbouring developments.
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	<input type="checkbox"/>	<input type="checkbox"/>	) ) ) )
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input type="checkbox"/>	AVA is being conducted.
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> <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. (Expert Evaluation and Initial Study)		
(b) Time (start / finish)	March 2008 / June 2010		
(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?	Subject to findings of the AVA.		
(e) Any major problems encountered in the AVA process?	None so far.		
(f) Any suggested improvement to the AVA process?	None so far.		

<b>8. AVA should be conducted later</b>		<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 _____	
<b>9. AVA to be waived</b>		<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 _____	
<b>10. Contact</b>		
(a) Name	████████████████████	
(b) Designation	████████████████████	
(c) Tel.	██████████	
(d) E-mail	██	