

AVA Register for Government Project Project Description

Return From Housing Department

Return For 1st Quarter of 2015

<p>1. Project Name (in English & Chinese)</p>	<p>Public Rental Housing at ex-San Po Kong Flatted Factory Site 前新蒲崗分層工廠大廈舊址公營房屋發展計劃</p>
<p>2. Project Reference</p>	<p>AVR/G/92</p>
<p>3. Outline of Project Details <i>(attach location plan)</i></p> <p><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></p>	<p>The project is to carry out Air Ventilation Assessment for the site at ex-San Po Kong Flatted factory Site at the Prince Edward Road East to assess air ventilation performance of the building design and its impacts to the surrounding pedestrian accessible locations.</p> <p>Site Area: 0.68 hectares Total GFA: 40,920m² Building Height: 1 no. of 100mPD Plot Ratio: Over all PR 6.0</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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	The area north of the project site is Kai Tak East Playground which facilitates air ventilation to inner San Po Kong Industrial Areas.
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 preliminary design are available for conducting the AVA.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input type="checkbox"/>	N/A. No major problem areas were identified.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Together with the noise impact consideration, air ventilation is one of the major considerations for assessing in the project design.
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"/>	There were concerns over the possible effect of the proposed development on the air ventilation performance affecting the neighbouring Rhythm Garden. AVA was considered to review such effects.

Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The AVA was under taken during project design stage
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> (The AVA report, 3 hard copies and an electronic copy in Acrobat format, is be submitted for record after completion)			
(a) AVA Consultants (if any)	Allied Environmental Consultants Limited		
(b) Time (start / finish)	February 2012 - July 2012		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	Design enhancement was introduced during the AVA consultation to maintain and enhance the permeability of the development to allow wind penetration of prevailing winds into the site and downstream areas.		
(e) Any major problems encountered in the AVA process?	No		

(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?	DB THB 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?	DB THB Others _____
10. Contact	
(a) Name	██████████
(b) Designation	██████████████████
(c) Tel.	██████████
(d) E-mail	██