

**AVA Register for Private/Quasi-Government Projects**  
**Project Description**

**Submitted to :** *(Department/bureau/authority)* Planning Department

**Submitted in :** Q2 2018

<b>1. Project Title</b>	Proposed Public Rental Housing Development at Ting On Street, Ngau Tau Kok
<b>2. Project Reference</b>	AVR/P/22
<b>3. Project Proponent</b>	Hong Kong Housing Society
<b>4. Outline of Project Details</b> <i>(attach location plan)</i>  <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>The project is to carry out AVA for the public rental housing development to assess air ventilation performance of the building design and its impacts on the surrounding pedestrian accessible locations.</p> <p>Site Area: 0.22ha  Maximum PR: Domestic 7.5/ Total 9.0  Maximum Building Height: 110mPD</p> <p>AVA recommendations:  To increase building permeability and allow more wind penetration, two setbacks shall be provided along Ting On Street and Ngau Tau Kok Road and a stepped terrace architectural design shall be adopted for minimizing the podium structure in the proposed development. In order to minimize any adverse air ventilation impact on the surrounding low to medium-rise developments, a quantitative air ventilation assessment is required at the detailed design stage to explore more opportunity on scheme improvement.</p>

5. **Select the following category(ries) which would be applicable to the project :**

*(Please mark ALL relevant categories)*

- 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 space or breezeway designated on layout plans / outline zoning plans or proposed by planning studies.
- Undeveloped 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

Housing development involving rezoning of a site from "Government, Institution or Community" to "Residential (Group A)3".

<b>6. Details of the AVA conducted for the project</b> <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to be attached for record)</i>	
(a) AVA Consultants (if any)	Urbis Limited
(b) Time (start / finish)	Q1 2016/ Q3 2017
(c) Assessment tool used (CFD or wind tunnel)	CFD
(d) What were the major changes to the design of the project resulting from the AVA?	No
<b>7. Disclosure of information to the public</b>	
Does the project proponent consent to release the AVA report for public inspection?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the project proponent consent to release information in this AVA proforma for public inspection?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>8. Contact</b>	
(a) Name	██████████
(b) Designation	██
(c) Tel.	██████████
(d) E-mail	████████████████████