

## AVA Register for Government Project Project Description

**Return From**    Housing Department

**Return For**     1<sup>st</sup> Quarter of 2025

<b>1. Project Name</b> (in English & Chinese)	Public Housing Development at Tung Chung Area 99 and Area 100  東涌第 99 及 100 區公營房屋發展計劃																	
<b>2. Project Reference</b>	AVR/G/183																	
<b>3. 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>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"></td> <td style="width: 35%; text-align: center;">Area 99</td> <td style="width: 35%; text-align: center;">Area 100</td> </tr> <tr> <td>Gross Site Area (ha.)</td> <td style="text-align: center;">Approx. 3.26</td> <td style="text-align: center;">Approx. 3.61</td> </tr> <tr> <td>Total Domestic GFA (m<sup>2</sup>)</td> <td style="text-align: center;">207,283</td> <td style="text-align: center;">231,219</td> </tr> <tr> <td>Total Non-domestic GFA (m<sup>2</sup>)</td> <td style="text-align: center;">7,356</td> <td style="text-align: center;">14,152</td> </tr> <tr> <td>Building Height (mPD)(Max.)</td> <td style="text-align: center;">125</td> <td style="text-align: center;">140</td> </tr> </table>				Area 99	Area 100	Gross Site Area (ha.)	Approx. 3.26	Approx. 3.61	Total Domestic GFA (m <sup>2</sup> )	207,283	231,219	Total Non-domestic GFA (m <sup>2</sup> )	7,356	14,152	Building Height (mPD)(Max.)	125	140
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**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 (AVA for Hong Kong Housing Authority Public Housing Development for design optimization)

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"/>	There are main roads and residential developments in the vicinity.
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 the proposed scheme in S16 planning application and building layout were available for preparation of AVA – IS.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	

Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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, is be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	Ove Arup & Partners HK Ltd.		
(b) Time (start / finish)	Dec 2019-Mar 2021		
(c) Assessment tool used (CFD or/and wind tunnel)	Computational Fluid Dynamics is utilized. Well recognized commercial CFD packages Ansys ICEM-CFD and Ansys Fluent are used.		
(d) Any design changes made to the project resulting from the AVA?	no		
(e) Any major problems encountered in the AVA process?	no		

(f) Any suggested improvement to the AVA process?	No additional enhancement measures resulted from the AVA-IS apart from the ones already in the assessed Proposed Scheme (e.g. breezeways, separations etc.), which are mentioned in Section 4.2 “Proposed Scheme” of the report.
<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?	DB THB 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?	DB THB Others _____

<b>10. Contact</b>	
(a) Name	<div></div>
(b) Designation	<div></div>
(c) Tel.	<div></div>
(d) E-mail	<div></div>