

AVA Register for Government Project Project Description

Return From Housing Department

Return For 2nd Quarter of 2026

1. Project Name (in English & Chinese)	Public Housing Development at Wang Chiu Road Phase 2 宏照道第二期公營房屋發展計劃										
2. Project Reference	AVR/G/191										
3. Outline of Project Details <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="padding: 2px 5px;">Gross Site Area (ha.)</td> <td style="padding: 2px 5px;">Approx. 0.98</td> </tr> <tr> <td style="padding: 2px 5px;">Total Domestic GFA (m²)</td> <td style="padding: 2px 5px;">Approx. 73,068</td> </tr> <tr> <td style="padding: 2px 5px;">Total Non-domestic GFA (m²)</td> <td style="padding: 2px 5px;">Approx. 9,219</td> </tr> <tr> <td style="padding: 2px 5px;">Building Height (mPD) (Max.)</td> <td style="padding: 2px 5px;">120</td> </tr> </table>	Gross Site Area (ha.)	Approx. 0.98	Total Domestic GFA (m ²)	Approx. 73,068	Total Non-domestic GFA (m ²)	Approx. 9,219	Building Height (mPD) (Max.)	120		
Gross Site Area (ha.)	Approx. 0.98										
Total Domestic GFA (m ²)	Approx. 73,068										
Total Non-domestic GFA (m ²)	Approx. 9,219										
Building Height (mPD) (Max.)	120										

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?	☒	☐	Residential buildings, main roads, streets, open space and future school site are located within the vicinity.
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	☒	☐	Proposed development parameters (section 3 above refers) and indicative development schemes were available for conducting the AVA.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	☐	☒	No major problems areas are found from the AVA.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	☒	☐	Air ventilation is an important consideration in determination of project design, also having regard to other site constraints like plot ratio, traffic noise and maximizing public housing production.
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	☐	☒	
Has the public raised concern on air ventilation in the neighbourhood area of the project?	☐	☒	

Is the project already in advanced stage to incorporate AVA?	☒	☐	Micro-climate studies were conducted during planning stage to optimize the layout of the development.
Any other factors not listed above? (please specify)	☐	☒	
6. Is AVA required?			
AVA is required for the project	Go to Section 7		
AVA should be conducted later	Go to Section 8		
AVA to be waived	Go to Section 9		
7. AVA is required for the project <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)	Ramboll Hong Kong Limited		
(b) Time (start / finish)	July 2021 / December 2021		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	No major problematic area encountered.		
(e) Any major problems encountered in the AVA process?	No major problematic area encountered.		
(f) Any suggested improvement to the AVA process?	Nil.		

8. AVA should be conducted later		<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		<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		