

**AVA Register for Government Project
Project Description**

Return From Housing Department

Return For 4th Quarter of 2017

<p>1. Project Name (in English & Chinese)</p>	<p>Subsidised Sale Flats Development at Au Pui Wan Street 坳背灣街資助出售房屋發展計劃</p>									
<p>2. Project Reference</p>	<p>AVR/G/114</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>	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Gross Site Area (ha.)</td> <td style="width: 40%;">6.44 (about)</td> </tr> <tr> <td>Total GFA (m²)</td> <td>38,580 (about)</td> </tr> <tr> <td>Building Height (mPD) (max.)</td> <td>140</td> </tr> <tr> <td>Design with Podium</td> <td>Nil</td> </tr> </table>		Gross Site Area (ha.)	6.44 (about)	Total GFA (m ²)	38,580 (about)	Building Height (mPD) (max.)	140	Design with Podium	Nil
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Total GFA (m ²)	38,580 (about)									
Building Height (mPD) (max.)	140									
Design with Podium	Nil									

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

To support the proposed rezoning from "I" to "R(A)5"

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 other 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"/>	
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No major problem areas are revealed.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site constraints including the small site area, drainage reserve zone in the Site and traffic noise compliance rate stipulated in the EIA report.
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"/>	The proposed planning and design option has been presented to Shatin District Council on 30 April 2015, and they supported the proposal in principle.

Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Micro-climate studies have been conducted to optimize the layout of entire estate.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is AVA required?			
AVA is required for the project	<i>Go to Section 7</i>		
AVA should be conducted later	<i>Go to Section 8</i>		
AVA to be waived	<i>Go to Section 9</i>		
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 to be submitted for record after completion)			
(a) AVA Consultants (if any)	Ove Arup & Partners Hong Kong Ltd.		
(b) Time (start / finish)	Mar 2015/ Oct 2017 (IS)		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD for IS		
(d) Any design changes made to the project resulting from the AVA?	Proposed Design Option was verified to be the more desirable solution and finally adopted.		
(e) Any major problems encountered in the AVA process?	None.		
(f) Any suggested improvement to the AVA process?	None.		

8. AVA should be conducted later		<input checked="" type="checkbox"/> N/A
(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"/> N/A
(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	██	