

AVA Register for Government Project Project Description

Return From Housing Department

Return For 3rd Quarter 2020

1. Project Name (in English & Chinese)	SSF Development at On Muk Street Phase 1, Shek Mun, Sha Tin 沙田石門安睦街第一期資助出售房屋發展計劃	
2. Project Reference	AVR/G/139	
3. Outline of Project Details (attach location plan) <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>	Site Area	4,310m ²
	Total GFA	About 26,000m ²
	Maximum Building Height	110mPD

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

The site aroused major public concerns and objections given its proximity to the waterfront and Kitchee Football Training Centre during the site rezoning by Government in 2017/18. The AVA undertaken is to demonstrate that the air ventilation aspect of the project has been adequately addressed and assessed.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	The AVA study is carried out according to the Technical Guide for AVA for Developments in Hong Kong (the Technical Guide) annexed in HPLB and ETWB TC No. 1/06
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In view that the site is formed and located in proximity to MTR Shek Mun Station and supporting retail facilities in Shek Mun, it is considered suitable for public housing development to meet the housing needs in the short-to-medium term. HKHA has made noticeable efforts to incorporate various design measures aiming to improve the living quality for future residents as well as the environment while respecting the good design features in the rezoning proposal (AVRG108).
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"/>	Air ventilation is an important consideration in determination of the project design also having regard to other site constraints like building height, visual impact, traffic noise and to maximize public housing production.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	AVA study has been completed at scheme design stage.
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>Yes</i>			
<i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	AECOM Asia Co. Ltd.		
(b) Time (start / finish)	December 2016 - January 2020		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		

(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?	None
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	[REDACTED]
(b) Designation	[REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]