

## AVA Register for Government Project Project Description

**Return From** (Department/bureau/authority) Civil Engineering and Development Department

**Return For** 1<sup>st</sup> Quarter of 2022

<p>1. <b>Project Name</b> (in English &amp; Chinese)</p>	<p>Site Formation and Infrastructural Works for Eight Housing Sites in Ma On Shan – Feasibility Study 馬鞍山區八個可供房屋發展用地的地盤平整和基礎設施工程 – 可行性研究</p>
<p>2. <b>Project Reference</b></p>	<p>AVR/G/159</p>
<p>3. <b>Outline of Project Details</b> <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>	<p>The aim of this Feasibility Study is to identify several sites at various locations in Ma On Shan (MOS) as potential sites for housing development. The developments situate at various locations in MOS. Amongst the proposed sites, Sites 1 to 4 are proposed for public housing development, whilst Site 5 is proposed for construction of primary school. In addition, the remaining sites (i.e. Sites A, C and D) are proposed for private housing development, which are combined and renamed to Site P. The area of Sites 1 to 4 is approximate 5.1ha.</p>

**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

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<b>5. Relevant factors which have been taken into account in assessing the need for AVA</b>			
<b><i>Factors</i></b>	<b><i>Y</i></b>	<b><i>N</i></b>	<b><i>Brief remarks</i></b>
Are there existing / planned outdoor sensitive receivers located in the vicinity of the project site falling within the assessment area?	<input type="checkbox"/>	√	Nil.
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	√	<input type="checkbox"/>	Baseline development parameters including plot ratios and building height for the study sites were available at the time to conduct the AVA.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	√	Nil.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input type="checkbox"/>	√	Nil.
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	<input type="checkbox"/>	√	Nil.

Has the public raised concern on air ventilation in the neighbourhood area of the project?	√	<input type="checkbox"/>	The public, including Sha Tin District Council, Tai Po District Council and Town Planning Board, were consulted on the findings of the feasibility study and the proposed amendments to the approved OZP. The TPB had given consideration to the representations and the related comments.
Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	√	Nil.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	√	Nil.
<b>6. Is AVA required?</b>			
AVA is required for the project	<b><i>Go to Section 7</i></b>		
AVA should be conducted later	<b><i>Go to Section 8</i></b>		
AVA to be waived	<b><i>Go to Section 9</i></b>		
<b>7. AVA is required for the project</b> <i>not applicable</i> (The AVA report, 3 hard copies and an electronic copy in Acrobat format, will be submitted for record after completion)			
(a) AVA Consultants (if any)	Black & Veatch Hong Kong Limited		
(b) Time (start / finish)	2015 to 2019		
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation		
(d) Any design changes made to the project resulting from the AVA?	Provided mitigation measures and recommended design principles for consideration at the detailed design stage.		

(e) Any major problems encountered in the AVA process?	N.A.
(f) Any suggested improvement to the AVA process?	N.A.
<b>8. AVA should be conducted later</b>	<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>	<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	

(b) Designation	[REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]