

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) CEDD

Return For 1st Quarter of 2023

1. Project Name (in English & Chinese)	Agreement No. CE 68/2017 (CE) Site Formation and Infrastructural Works for the Development at San Hing Road and Hong Po Road, Tuen Mun – Feasibility Study 合約編號 CE 68/2017 (CE) 屯門新慶路及康寶路發展之工地平整及基礎設施工程 - 可行性研究			
2. Project Reference	AVR/G/168			
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>	Development Parameters	SHR Site	SHR Site Extension	HPR Site
	Overall Plot Ratio (PR)	6.5 (Assuming a domestic PR of 6 and a non-domestic PR of 0.5)		
	Net Site Area	About 7.5 ha	About 1.5 ha	About 7.6 ha
	Population per flat	About 2.8		
	No. of Units	9,400	1,700	10,500
	Max. Building Height (mPD)	About +150	About +150	About +150
	No. of Domestic Storeys	32-46	43	43-44
	Completion Year	2031	2030	2033

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

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"/>	
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	√	<input type="checkbox"/>	The AVA was carried out with the intended design.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	√	<input type="checkbox"/>	No major air ventilation problem was identified for the proposed developments.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	√	<input type="checkbox"/>	Formulation of the development proposal of SHHP was based on integrated inputs from land use, planning, urban design, air ventilation, environmental and technical aspects as well as the public comments received.
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	<input type="checkbox"/>	√	
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input type="checkbox"/>	√	

Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	√	
Any other factors not listed above? (please specify)	<input 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>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, will be submitted for record after completion)</i>			
(a) AVA Consultants (if any)			
(b) Time (start / finish)	The Final AVA report was endorsed on 17 August 2021		
(c) Assessment tool used (CFD or/and wind tunnel)	Qualitative Assessment		
(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 problems encountered in the AVA process.		

(f) Any suggested improvement to the AVA process?	No
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	
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