

**AVA Register for Government Project
Project Description**

Return From (Department/bureau/authority) Planning Department

Return For 1st Quarter of 2024

<p>1. Project Name (in English & Chinese)</p>	<p>Term Consultancy Category A For an Instructed Project for Shek Mun and Siu Lek Yuen, Shatin 合約顧問服務 - 沙田石門及小瀝源空氣流通專家評估</p>
<p>2. Project Reference</p>	<p>AVR/G/171</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>	<p>The project is to provide expert evaluation on the proposed imposition of building height restrictions (BHRs) on the six project sites on the pedestrian wind environment within Shek Mun and Siu Lek Yuen from an air ventilation perspective.</p> <p>Project Sites 1 and 2 involve proposed imposition of BHR of 130mPD and plot ratio (PR) restriction of 9.5.</p> <p>Project Site 3 involves proposed imposition of BHR of 110mPD and PR restriction of 5.</p> <p>Project Site 4 involves proposed imposition of BHR of 120mPD and PR restriction of 9.5.</p> <p>Project Site 5 involves proposed imposition of BHR of 120mPD and PR restriction of 6.</p> <p>Project Site 6 involves an existing building at 102mPD and proposed imposition of BHR of 120mPD.</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

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"/>	Outdoor sensitive receives (mainly existing open spaces in the Shek Mun and Siu Lek Yuen area.
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"/>	Development parameters have been reasonably assumed based on surrounding context and indicative schemes.
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 found from AVA.
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 formulating the proposed BHRs, also having regard to other considerations such as land use compatibility, urban design context, site constraints, utilization of land, government policy, public views, etc.
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"/>	

<p>Has the public raised concern on air ventilation in the neighbourhood area of the project?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>During the exhibition period of the draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/37, one representation received expressed concern on the air ventilation impact of the proposed amendments in Siu Lek Yuen (Site 3, 5 and 6) on the nearby playgrounds. As demonstrated in the AVA-EE, there is no insurmountable air ventilation impact from the proposed developments. After hearing of the representation on 22.3.2024, the Town Planning Board decided not to uphold the representation and not to amend the draft OZP to meet the representation.</p>
<p>Is the project already in advanced stage to incorporate AVA?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other factors not listed above? (please specify)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>6. Is AVA required?</p>			
<p>AVA is required for the project</p>	<p><i>Go to Section 7</i></p>		
<p>AVA should be conducted later</p>	<p><i>Go to Section 8</i></p>		
<p>AVA to be waived</p>	<p><i>Go to Section 9</i></p>		
<p>7. AVA is required for the project <i>not applicable</i> <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, will be submitted for record after completion)</i></p>			
<p>(a) AVA Consultants (if any)</p>	<p>AECOM Asia Company Limited</p>		

(b) Time (start / finish)	Nov 2022 / Mar 2023
(c) Assessment tool used (CFD or/and wind tunnel)	N/A
(d) Any design changes made to the project resulting from the AVA?	Nil
(e) Any major problems encountered in the AVA process?	Nil
(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	

<p>(b) Have qualitative design guidelines / measures been adopted and design changes been made to improve air ventilation of the project?</p>	
<p>(c) Which Policy Bureau agrees to waive AVA?</p>	<p>DB THB Others _____</p>
<p>10. Contact</p>	
<p>(a) Name</p>	<p>██</p>
<p>(b) Designation</p>	<p>██</p>
<p>(c) Tel.</p>	<p>██</p>
<p>(d) E-mail</p>	<p>██</p>