

**AVA Register for Government Projects
Project Description**

Return From Housing Department

Return For 1st Quarter of 2015

1. Project Name (in English & Chinese)	Public Rental Housing Development at Sha Tin Area 52 沙田第 52 區公營房屋發展計劃	
2. Project Reference	AVR/G/60	
3. Outline of Project Details* <i>(attach location plan)</i> <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>	Gross Site Area (ha.)	About 16.10
	Total Dom. GFA (m ²)	About 442,470
	Total Non-Dom. GFA (m ²)	About 55,110
	Building Height (mPD) (Max.)	201
	<p style="text-align: center;">*Subject to fine tuning at detailed design stage</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"/>)))) There are planned open) space, schools and) residential developments
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"/>) in the vicinity of the) project site. Development) parameters based on) approved Planning Brief) and preliminary design are) available for conducting
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>) the AVA. No major) problem areas have been) revealed by the AVA so far.))
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) the determination of the
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	<input checked="" type="checkbox"/>	<input type="checkbox"/>) project design also having) regard to site constraints) like building height, traffic) noise and neighbouring) developments.)
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"/>	Micro-climate studies have been conducted to optimize the layout of the entire estate.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is AVA required?			
<input checked="" type="checkbox"/> AVA is required for the project	<i>Go to Section 7</i>		
<input type="checkbox"/> AVA should be conducted later	<i>Go to Section 8</i>		
<input type="checkbox"/> AVA to be waived	<i>Go to Section 9</i>		
7. AVA is required for the project <input type="checkbox"/> <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)	Allied Environmental Consultants Ltd. (Expert Evaluation and Initial Study)		
(b) Time (start / finish)	Aug 2009/Nov 2012		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD for Initial Study		
(d) Any design changes made to the project resulting from the AVA?	The improved layout has incorporated a series of design features to enhance air ventilation and wind comfort, including ventilation / air paths, height profiles, ground floor openings for domestic blocks and widened building gaps.		
(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"/> <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 <input checked="" type="checkbox"/> <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?	<input type="checkbox"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____
10. Contact	
(a) Name	██████████
(b) Designation	██████████████████
(c) Tel.	██████████
(d) E-mail	██