

AVA Register for Government Project Project Description

Return From *(Department/bureau/authority)* Housing Department

Return For 4th Quarter of 2024

1. Project Name (in English & Chinese)	Public Housing Development at San Wan Road, Fanling 粉嶺新運路公營房屋發展計劃									
2. Project Reference	AVR/G/180									
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>	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 60%;">Gross Site Area (ha.)</td><td>0.35</td></tr><tr><td>Maximum Domestic GFA (m²)</td><td>Not more than 22,750</td></tr><tr><td>Maximum Total GFA (m²)</td><td>Not more than 25,025</td></tr><tr><td>Maximum Building Height (mPD)</td><td>120</td></tr></table>		Gross Site Area (ha.)	0.35	Maximum Domestic GFA (m ²)	Not more than 22,750	Maximum Total GFA (m ²)	Not more than 25,025	Maximum Building Height (mPD)	120
Gross Site Area (ha.)	0.35									
Maximum Domestic GFA (m ²)	Not more than 22,750									
Maximum Total GFA (m ²)	Not more than 25,025									
Maximum Building Height (mPD)	120									

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

To carry out the AVA Initial Study for the Public Housing Development. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	San Wan Road in the north, high-rise residential cluster of Fanling Centre in the southwest, and low-rise squatters in the east in the vicinity.
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 based on approved Planning Brief and building layout were available for preparation of AVA – IS.
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	Good design features in AVA have been incorporated in detailed design stage.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is AVA required? Yes			
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 Yes <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	AECOM Asia Company Limited		
(b) Time (start / finish)	July 2021/ February 2025		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	<ul style="list-style-type: none"> - Minimized podium bulkiness; - Revised building morphology. 		
(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		
(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	<div style="background-color: black; width: 100%; height: 1.2em;"></div>	
(b) Designation	<div style="background-color: black; width: 100%; height: 1.2em;"></div>	
(c) Tel.	<div style="background-color: black; width: 100%; height: 1.2em;"></div>	
(d) E-mail	<div style="background-color: black; width: 100%; height: 1.2em;"></div>	