

## AVA Register for Government Project Project Description

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

**Return For** 3<sup>rd</sup> Quarter of 2020

<b>1. Project Name</b> (in English & Chinese)	Hung Shui Kiu New Development Area Planning and Engineering Study – Investigation 洪水橋新發展區規劃及工程研究 - 勘查研究	
<b>2. Project Reference</b>	AVR/G/143	
<b>3. Outline of Project Details</b> <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>	Hung Shui Kiu New Development Area is located in the North West New Territories, midway between the Tuen Mun and Tin Shui Wai New Towns. The key development parameters on the revised Recommended Outline Development Plans (RODPs) are as follows:	
	<b>Total NDA Area</b>	714 ha
	<b>Development Area</b>	441 ha
	<b>Total Population</b>	About 218,000 (including new population of 176,000 and population of about 42,000 from existing and committed developments)
	<b>New Housing Units</b>	About 61,000
	<b>Housing Mix</b>	Public 51% : Private 49% (Together with Tin Shui Wai New Town, the overall housing mix is Public 69% : Private 31%)
	<b>Maximum Plot Ratio</b>	Residential : 6.0 Commercial : 9.5
	<b>New Employment Opportunities</b>	About 150,000

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	Users of the existing Tin Ho Road Playground, Tin Shui Road Park, soccer field of Tin Shui Estate, playgrounds of Tung Wah Group of Hospitals Yiu Dak Chi Memorial Primary School (Yuen Long), Lok Sin Tong Leung Kau Kui Primary School, VTC Youth College and Pui Shing Catholic Secondary School and etc.
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"/>	Based on the Study's proposals (RODP and revised RODP)
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No major air ventilation problem is 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Formulation of the NDA development proposals were 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"/>	<input checked="" type="checkbox"/>	

Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Concern on air ventilation had been raised during public engagement exercises.
Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>6. Is AVA required?</b>			
<input checked="" type="checkbox"/> 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>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	AECOM Asia Company Limited		
(b) Time (start / finish)	Final report completed in December 2017.		
(c) Assessment tool used (CFD or/and wind tunnel)	Wind tunnel		
(d) Any design changes made to the project resulting from the AVA?	Yes		
(e) Any major problems encountered in the AVA process?	Nil		

(f) Any suggested improvement to the AVA process?	Nil
<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	
(c) Tel.	

(d) E-mail

