

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) Civil Engineering and Development Department

Return For 3rd Quarter of 2022

<p>1. Project Name (in English & Chinese)</p>	<p>Remaining phase of site formation and engineering infrastructure works at Kwu Tung North new development area and Fanling North new development area - detailed design and site investigation</p> <p>古洞北新發展區及粉嶺北新發展區餘下地盤平整和基礎設施工程 - 詳細設計及工地勘測</p>																																				
<p>2. Project Reference</p>	<p>AVR/G/163</p>																																				
<p>3. Outline of Project Details (attach location plan)</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>17 housing sites in Planning Area 12, 13, 14, 15, 20, 21, 22, 23, 25 and 26 and 5 project sites in Area 9, 28, 29, 32 and 34 of KTN NDA were assessed under the Air Ventilation Assessment (Initial Study):</p> <table border="1" data-bbox="655 1458 1398 2051"> <thead> <tr> <th>Site</th> <th>Maximum Building Height (mPD)</th> <th>Site Area (ha)</th> <th>Total Gross Floor Area (sqm)</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td>180</td> <td>5.14</td> <td>346,000</td> </tr> <tr> <td>A2</td> <td>160</td> <td>2.20</td> <td>143,000</td> </tr> <tr> <td>A3</td> <td>145</td> <td>1.50</td> <td>116,900</td> </tr> <tr> <td>A4</td> <td>140</td> <td>2.53</td> <td>164,600</td> </tr> <tr> <td>A5</td> <td>135</td> <td>2.33</td> <td>151,500</td> </tr> <tr> <td>B1</td> <td>130</td> <td>1.13</td> <td>81,600</td> </tr> <tr> <td>B2</td> <td>130</td> <td>2.34</td> <td>168,500</td> </tr> <tr> <td>B3</td> <td>95</td> <td>2.83</td> <td>119,000</td> </tr> </tbody> </table>	Site	Maximum Building Height (mPD)	Site Area (ha)	Total Gross Floor Area (sqm)	A1	180	5.14	346,000	A2	160	2.20	143,000	A3	145	1.50	116,900	A4	140	2.53	164,600	A5	135	2.33	151,500	B1	130	1.13	81,600	B2	130	2.34	168,500	B3	95	2.83	119,000
Site	Maximum Building Height (mPD)	Site Area (ha)	Total Gross Floor Area (sqm)																																		
A1	180	5.14	346,000																																		
A2	160	2.20	143,000																																		
A3	145	1.50	116,900																																		
A4	140	2.53	164,600																																		
A5	135	2.33	151,500																																		
B1	130	1.13	81,600																																		
B2	130	2.34	168,500																																		
B3	95	2.83	119,000																																		

	B4	85	3.81	160,000
	B5	80	1.79	75,000
	B6	80	2.35	98,700
	B7	100	1.25	52,400
	B8	90	1.30	54,600
	B9	85	1.17	49,100
	B10	110	2.87	127,100
	B11	90	1.28	53,900
	B12	90	0.78	32,600
	Area 9	130	2.36	70,000
	Area 28	130	4.35	N/A
	Area 29	130	4.99	N/A
	Area 32	75	2.00	84,000
	Area 34	70	0.94	39,400

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"/>	
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 to be worked out based on the approved OZP and proposal of increasing density will be reviewed as necessary
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposal of change in development density will be reviewed on a need basis
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"/>	Nil

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"/>	Nil
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)	AECOM Asia Company Limited		
(b) Time (start / finish)	Mar 2022 to Oct 2022		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD (Initial Study)		
(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		
(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		