

**AVA Register for Government Project
Project Description**

Return From (Department/bureau/authority) Planning Department

Return For 1st Quarter of 2014

<p>1. Project Name (in English & Chinese)</p>	<p>Land Use Review for Kam Tin South and Pat Heung 錦田南及八鄉土地用途檢討</p>
<p>2. Project Reference</p>	<p>AVR/G/79</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>The Study Area, located in the south-eastern part of the North West New Territories, falls within the boundary of the Kam Tin South Outline Zoning Plan. The Land Use Review covers a total area of about 152 hectares situated predominantly within 1.5km from the West Rail Line Kam Sheung Road Station.</p> <p>The proposed planning framework is to transform the Study Area into a suburban township to provide a total of about 33,700 public and private housing units with supporting GIC and commercial/retail facilities. Maximum plot ratio of 3.0 with building height up to 26 storeys is recommended.</p> <p>This AVA (Expert Evaluation) is prepared based on the “HPLB/ETWB Technical Circular No. 1/06” to support the proposed amendments of the Kam Tin South Outline Zoning Plan.</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

Land Use Review for Amendment of Kam Tin South OZP

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 type="checkbox"/>	<input checked="" 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"/>	Please refer to table 1 of the AVA report.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Whilst no major problem area has been identified, wind enhancement measures and additional air path have been recommended for consideration at the scheme design stage.
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"/>	Shek Kong Airfield Height Restrictions.
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 type="checkbox"/>	<input checked="" type="checkbox"/>	This AVA(EE) is only to support the proposed OZP amendments. Further AVA is recommended to be conducted by individual project proponent at the scheme design stage.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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, is be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	Ove Arup & Partners Hong Kong Ltd.		
(b) Time (start / finish)	21/03/14		
(c) Assessment tool used (CFD or/and wind tunnel)	Qualitative assessment assisted by CFD model		
(d) Any design changes made to the project resulting from the AVA?	The conceptual/notional schemes have already taken into consideration findings of the AVA Study.		
(e) Any major problems encountered in the AVA process?	No.		

(f) Any suggested improvement to the AVA process?	No.
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	[REDACTED]
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