

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) Planning Department

Return For 1st Quarter of 2015

1. Project Name (in English & Chinese)	North East New Territories New Development Areas Planning and Engineering Study – Investigation 新界東北新發展區規劃及工程研究 – 勘測研究			
2. Project Reference	AVR/G/87			
3. Outline of Project Details (attach location plan) <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>	Kwu Tung North (KTN) and Fanling North (FLN) New Development Areas (NDAs) are located to the northwest and north of the existing Fanling/Sheung Shui New Town respectively. The two NDAs are the extension to the Fanling/Sheung Shui New Town to form the Fanling/Sheung Shui/Kwu Tung New Town. The development themes, major land uses and development parameters of the KTN and FLN NDAs based on the revised Recommended Outline Development Plans (RODPs) are as follows:			
		KTN NDA	FLN NDA	Total
	Development Theme	Mixed Development Node	Riverside Community	-
	Major Land Uses	Residential; Commercial, Research & Development; Long Valley Nature Park; Agricultural Use; Recreational Facilities	Residential; Government Facilities	-
	Total Area (ha)	450	164	614

Developable Area ^(a) (ha) (% Total)	208 (46%)	125 (76%)	333 (54%)
New Population ^(b)	About 101,600	About 73,300	About 174,900
New Residential Units	About 35,400	About 25,300	About 60,700
Subsidised Housing Units (including HOS) (% Total)	About 20,400 (58%)	About 16,200 (64%)	About 36,600 (60%)
Private Housing Units (% Total)	About 15,000 (42%)	About 9,100 (36%)	About 24,100 (40%)
Max Plot Ratio Restrictions (for residential and composite developments)	3.5 – 6	2 ^(c) – 6	-
Max Building Height Restrictions (for residential and composite developments)	20 – 35 storeys	12 ^(c) – 35 storeys	-
New Employment	About 31,200	About 6,500	About 37,700
<p><i>Remarks:</i></p> <p>(a) Referring to areas with new developments on the Revised RODPs, excluding areas zoned “V”, “CA”, “GB”, “AGR”, “Other Specified Use (Nature Park)” (“OU(NP)”) and “River Channel”, as well as those already occupied by existing/committed developments which will be retained in future.</p> <p>(b) Excluding those in indigenous villages and existing/committed developments.</p> <p>(c) Maximum plot ratio of 2 and maximum building height of 12 storeys are applicable to only 1 site zoned “Residential Zone 3” (“R3”) at the periphery of the FLN NDA.</p> <p>(d) The figures are rounded to the nearest integers.</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"/>	Soccer fields of Fung Kai schools at the northwest of the FLN NDA.
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 (revised RODPs)
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"/>	Apart from air ventilation, various considerations including, planning, urban design, environmental and technical as well as public comments have been taken into account. A balance of these considerations has been struck in the formulating of the development proposals.
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 has 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"/>	
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			
(a) AVA Consultants (if any)	Ove Arup and Partners		
(b) Time (start / finish)	Jul 2010/Jun 2012 (CFD) Sep 2013/Mar 2014 (EE)		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD and Expert Evaluation have been carried out		
(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		████████████████████