

**AVA Register for Government Projects**  
**Project Description**

**Return From** Planning Department

**Return For** 1st Quarter of 2008

<b>1. Project Name</b>	Term Consultancy for AVA Services - Expert Evaluation on Air Ventilation Assessment of Yuen Long Town 合約顧問服務 - 元朗市鎮空氣流通專家評估
<b>2. Project Reference</b>	AVR/G/11
<b>3. Outline of Project Details</b>	<p>In view of the concerns of the representations to the draft Yuen Long Outline Zoning Plan No. S/YL/16, Planning Department commissioned a consultancy study on Expert Evaluation on Air Ventilation Assessment to assess the possible adverse impacts on air ventilation of Yuen Long Town.</p> <p>The study area of Yuen Long Town is about 260ha.</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"/>	Yuen Long Town is surrounded by mostly low-rise low-density and "Village Type Development" residential development in the western, northern and southern fringe areas of the Town. The Town is also in close vicinity to the wetlands of Nam Sang Wai to the north-east.
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"/>	Assumptions of development parameters for Yuen Long Town are worked out from the review of "Commercial/Residential" sites along Castle Peak Road-Yuen Long and development intensity and building height restrictions for various zones on the Yuen Long Outline Zoning Plan in 2006.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To fine-tune the proposed building layouts as far as possible to address the problem areas identified in AVA.
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"/>	Various elements including the land use, site constraints, government policy, public views, etc. have been taken into account. Air ventilation is one of these considerations.
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development density and the building layout will be adjusted.

Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Both Shap Pat Heung Rural Committee and Yuen Long District Council have raised concerns on the possible adverse impacts on air ventilation of Yuen Long Town.
Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input checked="" 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>		
<input type="checkbox"/> AVA should be conducted later	<b><i>Go to Section 8</i></b>		
<input type="checkbox"/> AVA to be waived	<b><i>Go to Section 9</i></b>		
<b>7. AVA is required for the project</b> <input type="checkbox"/> <i>not applicable</i> <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)	WSP Energy and Environment.		
(b) Time (start / finish)	Late 2007 to early 2008		
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation		
(d) Any design changes made to the project resulting from the AVA?	(a) For the areas on both sides of Castle Peak Road at the town centre, site coverage restriction has been imposed and building height has been reduced. (b) For the "R(A)1" zone in the southern part of the Town, a strip of land is rezoned to "Open Space" to ensure the wind corridor would be free of development. (c) A non-building		

	area of 5m has been proposed at 3 sites in the northern part of the Town to improve local air ventilation.
(e) Any major problems encountered in the AVA process?	As there is no benchmark for the wind performance in the territory, it is difficult to ascertain whether the air ventilation impact of the proposed development to the surrounding areas is acceptable or not.
(f) Any suggested improvement to the AVA process?	Nil.
<b>8. AVA should be conducted later</b> <input type="checkbox"/> <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?	<input type="checkbox"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____
<b>9. AVA to be waived</b> <input type="checkbox"/> <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?	<input type="checkbox"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____
<b>10. Contact</b>	
(a) Name	██████████
(b) Designation	████████████████████
(c) Tel.	██████████
(d) E-mail	████████████████████