

## AVA Register for Government Project Project Description

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

**Return For** Q4 2020

<p><b>1. Project Name</b> (in English &amp; Chinese)</p>	<p>Planning and Engineering Study for Housing Site in Yuen Long South - Investigation 元朗南房屋用地規劃及工程研究 - 勘查研究</p>																
<p><b>2. Project Reference</b></p>	<p>AVR/G/144</p>																
<p><b>3. Outline of Project Details</b> <i>(attach location plan)</i></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 Development Area of Yuen Long South (YLS) is generally bounded by Yuen Long Highway, Kung Um Road and Tai Lam Country Park, mainly in the Tong Yan San Tsuen and Tai Tong Areas. The key development parameters on the Revised Recommended Outline Development Plan (RODP) are as follows:</p> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td>Total Area</td> <td>About 224 ha</td> </tr> <tr> <td>Developable Area</td> <td>About 185 ha <sup>(1)</sup></td> </tr> <tr> <td>Total Population</td> <td>About 101,200 (including population of existing developments / planned development projects)</td> </tr> <tr> <td>New Flats</td> <td>About 32,850 (Public: 22,320; Private 10,530)</td> </tr> <tr> <td>Housing Mix (Units)</td> <td>Public 68% : Private 32%</td> </tr> <tr> <td>Maximum Plot Ratio</td> <td>Residential: 7.0 Storage and Workshop: 5.0</td> </tr> <tr> <td>New Employment Opportunities</td> <td>About 13,630 jobs</td> </tr> <tr> <td>Commercial Floor Area</td> <td>About 229,930 m<sup>2</sup></td> </tr> </table>	Total Area	About 224 ha	Developable Area	About 185 ha <sup>(1)</sup>	Total Population	About 101,200 (including population of existing developments / planned development projects)	New Flats	About 32,850 (Public: 22,320; Private 10,530)	Housing Mix (Units)	Public 68% : Private 32%	Maximum Plot Ratio	Residential: 7.0 Storage and Workshop: 5.0	New Employment Opportunities	About 13,630 jobs	Commercial Floor Area	About 229,930 m <sup>2</sup>
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Storage and Workshop Floor Area	About 484,110 m <sup>2</sup>
Open Storage Land Area	About 12,800 m <sup>2</sup>

Note:

(1) Excluding the “Agriculture” and “Green Belt” zones, existing retained residential and institutional developments, and existing roads and river channels.

**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>			
<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"/>	The villages, noise barriers, elevated structures and construction sites within the 300m buffer areas from the boundary of Development Area of YLS are included in the assessment area in the AVA.
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 development proposal of YLS was 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 community engagement exercises.

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>	
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, will be submitted for record after completion)</i>		
(a) AVA Consultants (if any)	Ove Arup & Partners Hong Kong Ltd	
(b) Time (start / finish)	Final Report completed in September 2019	
(c) Assessment tool used (CFD or/and wind tunnel)	CFD	
(d) Any design changes made to the project resulting from the AVA?	The mitigation measures proposed by the AVA has been incorporated into the Revised RODP	
(e) Any major problems encountered in the AVA process?	Nil	



(d) E-mail	
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