

## AVA Register for Government Projects Project Description

**Return From**    Housing Department & Planning Department

**Return For**     3rd Quarter of 2010

<b>1. Project Name</b> (in English & Chinese)	Redevelopment of Former Yuen Long Estate 元朗邨重建計劃		
<b>2. Project Reference</b>	AVR/G/58		
<b>3. Outline of Project Details</b> <i>(attach location plan)</i>  <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>		Site 1* (Public Rental Housing)	Site 2* (Private Housing)
	Approximate Gross Site Area (Hectares) [Subject to Detailed Survey]	0.41 (about 25%)	1.22 (about 75%)
	Proposed Domestic Gross Floor Area (m <sup>2</sup> )	21,200	52,000
	Proposed Non-Domestic Gross Floor Area (m <sup>2</sup> )	<900	9,600
	* Based on Conceptual Layout		

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  
According to the Consultancy Study of Expert Evaluation on AVA for Yuen Long Town conducted in 2008, a quantitative AVA to examine the local wind environment and to identify any possible opportunity/problem areas for design improvement is required.

<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"/>	Sensitive receivers located within 500m of the project site have been included in the AVA Study
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"/>	Site area, plot ratio, building height limitations
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	

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> <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)	Allied Environmental Consultants Ltd.	
(b) Time (start / finish)	June 2010 / October 2010	
(c) Assessment tool used (CFD or/and wind tunnel)	CFD for Initial Study	
(d) Any design changes made to the project resulting from the AVA?	Design measures have been recommended in the AVA Study in order to further reduce ventilation impact on local wind environment due to the proposed development.	
(e) Any major problems encountered in the AVA process?	Based on modeling result, ventilation impact on local wind environment is anticipated as minimal.	
(f) Any suggested improvement to the AVA process?	Nil	

<b>8. AVA should be conducted later</b>		<input checked="" type="checkbox"/> <i>not applicable</i>
(a) What is the current stage of the project?	N/A	
(b) When should AVA be conducted?	N/A	
(c) Which Policy Bureau agrees to conduct AVA later?	DB THB Others _____	
<b>9. AVA to be waived</b>		<input checked="" type="checkbox"/> <i>not applicable</i>
(a) Give justifications for waiving the requirement	N/A	
(b) Have qualitative design guidelines / measures been adopted and design changes been made to improve air ventilation of the project?	N/A	
(c) Which Policy Bureau agrees to waive AVA?	<input type="checkbox"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____	
<b>10. Contact</b>		
	For Site 1 (PRH)	For Site 2 (Private)
(a) Name	████████████████████	████████████████████
(b) Designation	████████████████████ ████████████████████	████████████████████ ████████████████████ ████████████████████
(c) Tel.	████████████████	████████████████
(d) E-mail	████████████████████ ████████████████	████████████████████