

**AVA Register for Government Project  
Project Description**

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

**Return For** 3rd Quarter of 2016

<p><b>1. Project Name</b> (in English &amp; Chinese)</p>	<p>Elevated Pedestrian Corridor in Yuen Long Town connecting with Long Ping Station 連接朗屏站的元朗市高架行人通道</p>
<p><b>2. Project Reference</b></p>	<p>AVR/G/80</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 Project is to provide an elevated pedestrian corridor of about 540m long and 6m clear width with staircases /lifts /escalators along Yuen Long Town Nullah from West Rail Long Ping Station to Kau Yuk Road with provision for future extension to Yuen Long South areas. After completion of the project, this will help relieve the pedestrian congestion situation at ground level as well as minimize vehicle-pedestrian conflicts, hence significantly improving the walking environment in the area.</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 \_\_\_\_\_

<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 outdoor sensitive receivers include the existing football pitch along Hi Lee Path and Chung Sing Path Playground.
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"/>	Development and building layouts are available for conducting the AVA.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As confirmed in the Feasibility Study of the project, this is the only feasible location for the construction of proposed elevated pedestrian corridor. Nevertheless, the AVA concluded that the adoption of either non-permeable or permeable balustrade for the proposed elevated corridor would not significantly affect the ventilation performance of its surrounding areas under both annual and summer wind conditions.
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"/>	Nil.

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"/>	The objective of the project is to provide a direct and continuous elevated corridor for public to alleviate pedestrian congestion in Yuen Long town. The proposed elevated pedestrian corridor has a clear width of only 6m, which is to be constructed over the Yuen Long Town Nullah of about 30m wide.
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 was raised by public during the public inspection of the Environmental Impact Assessment report. A streamlined structure has been adopted for the proposed elevated pedestrian corridor to minimize the impact.
Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is in detailed design stage.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Nil
<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> (The AVA report, 3 hard copies and an electronic copy in Acrobat format, will be submitted for record after completion.)			
(a) AVA Consultants (if any)	Ove Arup and Partners HK Limited		
(b) Time (start / finish)	Mid 2015 / 3 <sup>rd</sup> Quarter of 2016		

(c) Assessment tool used (CFD or/and wind tunnel)	CFD
(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
<b>8. AVA should be conducted later</b>	<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 _____
<b>9. AVA to be waived</b>	<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 _____
<b>10. Contact</b>	
(a) Name	[REDACTED]
(b) Designation	[REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]