

AVA Register for Government Project Project Description

Return From Housing Department

Return For 1st Quarter of 2025

1. Project Name (in English & Chinese)	Public Housing Development at Wang Chau Site B, Yuen Long 元朗橫洲 B 號地盤公營房屋發展計劃											
2. Project Reference	AVR/G/184											
3. Outline of Project Details <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>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="height: 40px;"></td> </tr> <tr> <td style="width: 60%; padding: 2px;">Gross Site Area (ha.)</td> <td style="padding: 2px;">About 1.99</td> </tr> <tr> <td style="padding: 2px;">Maximum Domestic GFA (m²)</td> <td style="padding: 2px;">About 101,900</td> </tr> <tr> <td style="padding: 2px;">Total GFA (m²)</td> <td style="padding: 2px;">About 110,800</td> </tr> <tr> <td style="padding: 2px;">Building Height (mPD) (Max.)</td> <td style="padding: 2px;">145</td> </tr> </table>				Gross Site Area (ha.)	About 1.99	Maximum Domestic GFA (m ²)	About 101,900	Total GFA (m ²)	About 110,800	Building Height (mPD) (Max.)	145
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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
To carry the AVA Initial Study for the Public Housing Development. As required in Planning Brief, the AVA undertaken is to demonstrate that the air ventilation aspect of the project has been adequately addressed and assessed

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"/>	There are main roads, residential developments, and permitted burial ground in the vicinity.
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 parameters based on approved Planning Brief and building layout were available for preparation of AVA – IS.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is subject to railway noise in a congested site layout, while alternative design for better air ventilation is limited.
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"/>	Air ventilation is an important consideration in determination of the project design also having regard to other site constraints like building height, visual impact, traffic noise and neighbouring developments and to maximize public housing production, car parking space and welfare facility.
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"/>	Noise nuisance treatment, disposition of welfare facilities and flat orientation may be compromised.

Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Nil
Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed design stage has incorporated good design features in AVA.
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 <i>Yes</i> <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	AECOM ASIA COMPANY LIMITED		
(b) Time (start / finish)	Apr 2022 / June 2025		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	Increased building separation between Block A & B Increased air permeable space in podium		

(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	<div style="background-color: black; width: 100%; height: 1.2em;"></div>

(b) Designation	[REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]