
Attachment 6

Replacement Pages of Air Ventilation Assessment

a planned composite building (about +75mPD) comprising Residential Care Home for the Elderly (RCHE), Special Child Care Centre (SCCC) and youth hostel.

- 1.2.4 It is noted from Yuen Long District Council (YLDC) Paper No. 49/2022 submitted for discussion at YLDC on 20.12.2022 that, a new sports centre (consists of sport facilities, district library, public transport interchange and a fee-paying public vehicle park development, etc.) is planned at a site sandwiched between the Wholesale Fishes Market and Kwong Ming Ying Loi School to the east of the Application Site (i.e. at Yuen Long Area 12). While the architectural design and development parameters are not yet available in the public domain at the time of preparation of this assessment, a conceptual block will be assumed for air ventilation assessment purpose. Correspondence with DPO has been provided in **Appendix 5**.
- 1.2.5 **Figure 1** shows the location of the Application Site and its environment.

1.3 Baseline Scheme

- 1.3.1 The Baseline Scheme refers to Phase IIa of the Approved Planning Application No. A/YL/298. The Baseline Scheme consists of one 37-storey hotel development with maximum building height of +135.7mPD at Phase IIa Development Site. The indicative MLP of the Baseline Scheme is shown in **Appendix 1**.

Good design/mitigation measures

- 1.3.2 Under the Baseline Scheme, the good design measures in terms of air ventilation includes a setback of about 4.5m from the northern boundary along Castle Peak Road – Yuen Long; a southern open area is provided to enable air circulation.

1.4 Proposed Scheme

- 1.4.1 The Proposed Scheme at Phase IIa consists of a 23-storey Commercial/Office development with 1 storey of refuge floor atop of 5-storey of podium. The development site consists of G/F for vehicular access and as entrance lobby, M/F & 1/F for E&M rooms and commercial/retail, 2/F & 3/F for carpark, 5/F for E&M rooms and podium roof car park.
- 1.4.2 The proposed building height of the Proposed Commercial Development is about +145mPD from 6/F to 32/F where 13/F, 14/F, and 24/F are omitted, and 19/F as a refuge floor.
- 1.4.3 Two footbridge openings are reserved for connecting the Proposed Commercial Development to YOHO Hub in the north and YOHO Midtown in the east. The design of the footbridges is subject to detailed design in the later stages. Tentatively, the northern footbridge is assumed to be a single-storey, fully enclosed structure approximately 5m above ground. For the eastern connection, an opening has been reserved at the 1/F (+13.6mPD) to accommodate a footbridge to YOHO Midtown, which is intended for pedestrian walkway. In addition, there is a reserved opening for connection with the planned hostel development at the immediate west of the Proposed Commercial Development at M/F (+9.80mPD).

Good design/mitigation measures

- 1.4.4 Under the Proposed Scheme, the good design measures in terms of air ventilation includes Landscape/ Uncovered Area is provided along the northern and southeastern site boundary of Phase IIa Development Site to enable air circulation at the pedestrian level to the immediate surrounding. About 10m building setback between the podium and the southern site boundary of Phase IIa is proposed for uncovered driveway would facilitate wind penetration.
- 1.4.5 The master layout plan, with the good design / mitigated measures highlighted, and sections are shown in **Appendix 2**.

Focused Group	Spatial Average Wind Velocity Ratio (VR)	Baseline Scheme	Proposed Scheme
28	Phase III Development Site (S78 -S84)	0.19	0.19
29	Grand YOHO (S51 – S65)	0.19	0.19
30	Sun Yuen Long Centre (S66 - S74)	0.15	0.15
31	Ho Shun Yee Building (S07 – S12)	0.09	0.09
32	Lin Fat building (S13 – S14)	0.07	0.08
33	The YOHO Hub (S85 -S90)	0.16	0.17
34	Long Yat Road (T06, T07, T09, T190, T191)	0.17	0.16
35	Yuen Lung Street to the West of the Application Site (T130 – T135)	0.23	0.22
36	YOHO Midtown (S33 – S50)	0.14	0.14
37	Special Test Point within Phase IIa Development Site (S91 -S95)	0.11	0.08

Note: Bold characters highlighted in grey represent higher VR in comparison.

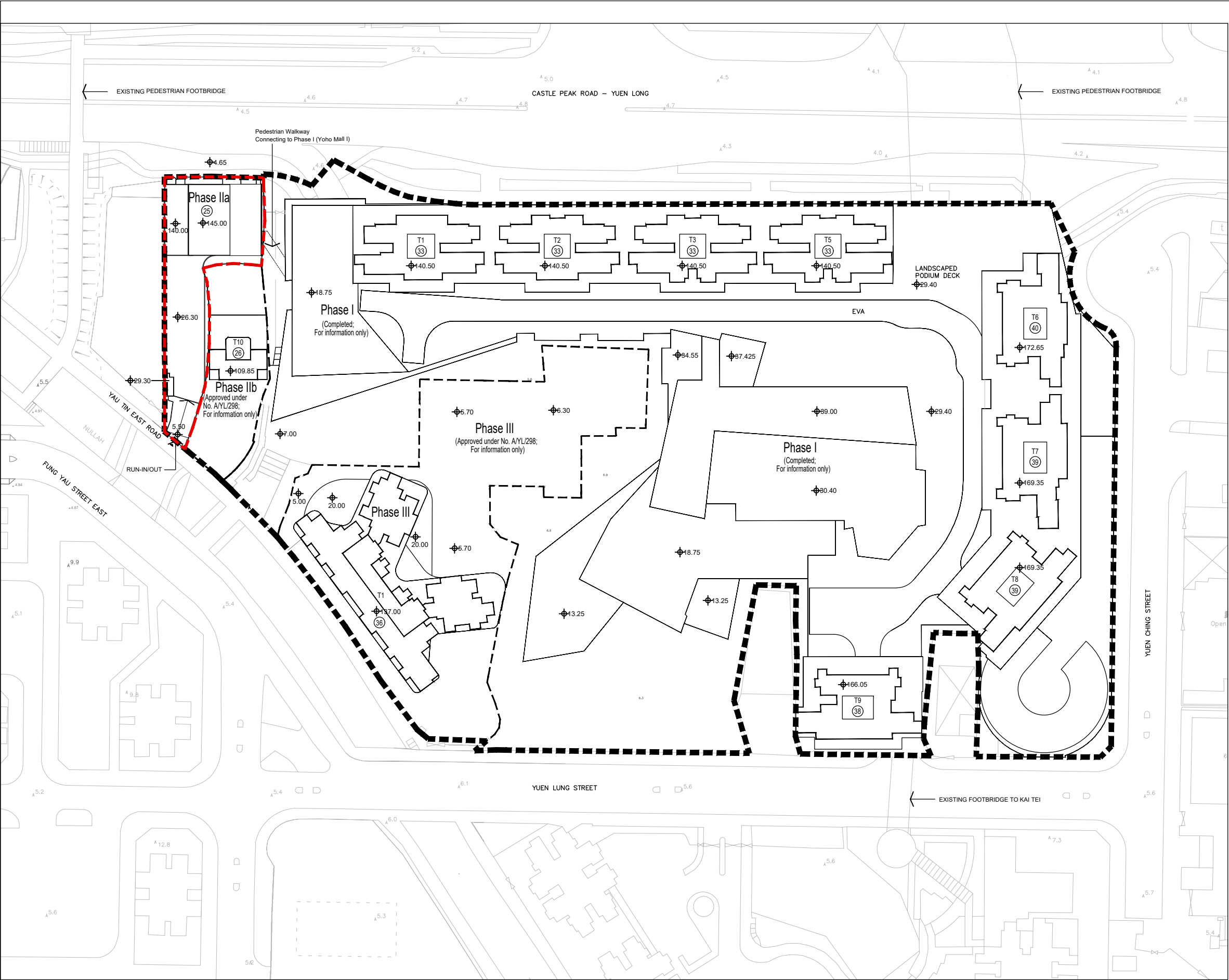
Table 4.2 Summary of Spatial Average Wind Velocity Ratios (VR) (Summer)

Focused Group	Spatial Average Wind Velocity Ratio (VR)	Baseline Scheme	Proposed Scheme
	SVR (P01-P30)	0.20	0.20
	LVR (P01-P30, T01-T191)	0.19	0.19
1	Long Lok Road (T01 – T05, T08, T147 -T150)	0.19	0.19
2	Castle Peak Road - Yuen Long (T10 -T30, T151- T164)	0.21	0.20
3	Shap Pat Heung Rural Committee (T31 – T34)	0.09	0.09
4	Yau Tin East Road to the West of the Application Site (T35 – T40)	0.18	0.18
5	Open Area near the Approved Hostel Development (T41 – T43)	0.09	0.07
6	Fung Yau Street North Sitting-out Area (T46 – T50)	0.19	0.21
7	Fung Yau Path (T44-T45, T51 – T53, T138, T189)	0.14	0.15
8	Fung Yau Street North (T53 – T59, T136 -T137)	0.19	0.19
9	Wing Fu Mansion (S01 – S03)	0.09	0.10
10	Fung Kwan Street Refuse Collection Point (T60 – T67)	0.11	0.12
11	Man Fung Building (S04 – S06)	0.14	0.15
12	Fung Kwan Street (T68 – T73)	0.18	0.19
13	Fung Kwan Street Garden (T74 – T79)	0.12	0.12
14	Fung Kwan Path (T80– T82)	0.14	0.14
15	Ho Shun Lee Building (S15 – S18)	0.19	0.20
16	Fung Yau Street East (T83– T90, T73)	0.20	0.21
17	C.C.C. Kei Yuen College (T91– T98)	0.19	0.18
18	Open Area Next to C.C.C. Kei Yuen College (T99– T101)	0.27	0.27
19	Kong Yau Road (T102 – T104)	0.21	0.19
20	Yau Tin West Road (T104 – T109)	0.27	0.27
21	Yau Tin East Road to the West of YOHO Town (T110 – T115)	0.26	0.26
22	YOHO Town (S19 – S32)	0.21	0.21
23	Open Areas Next to YOHO Town (T183 -T188)	0.19	0.21
24	Kwong Ming Ying Loi School (T174 -T182)	0.19	0.18
25	Yuen Lung Street to the South of YOHO Midtown (T109, T110, T116 – T122, T124 – T129)	0.24	0.24
26	Wholesale Fishes Market (T165 -T173)	0.11	0.11

- 4.3.5 Focused groups at Shap Pat Heung Rural Committee, Wing Fu Mansion, Fung Kwun Street Refuse Collection Point, Man Fung Building, Fung Kwan Street, Ho Shun Lee Building, Yau Tin West Road, Yau Tin East Road to the West of YOHO Town, Open Areas next to YOHO Town, Wholesale Fishes Market, YOHO Midtown Phase III, Grand YOHO, Sun Yuen Long Centre, Sun Yuen Long Centre, Ho Shun Yee Building, and YOHO Midtown Phase I have comparable ventilation performance when compared with Baseline Scheme and Proposed Scheme in terms of annual predicted LVRs (i.e. focused group nos. 3, 9, 10, 11, 12, 15, 20, 21, 23, 24, 26, 28, 29, 30, 31, and 36 respectively).
- 4.3.6 Under summer situation (**Table 4.2**), the Proposed Scheme performs better air ventilation performance than the Baseline Scheme at focused group nos. 6, 7, 9, 10, 11, 12, 15, 16, 23, 32, and 33 where these groups refer to the test points at Fung Yau Street North Sitting-out Area, Fung Yau Path, Wing Fu Mansion, Fung Kwan Street Refuse Collection Point, Man Fung Building, Fung Kwan Street, Ho Shun Lee Building, Fung Yau Street East, Open Areas next to YOHO Town, Lin Fat Building, and The YOHO Hub.
- 4.3.7 However, the Baseline Scheme performs better ventilation performance at Castle Peak Road – Yuen Long, Open Area near the Approved Hostel Development, C.C.C. Kei Yuen College, Kong Yau Road, Kwong Ming Ying Loi School, Sun Yuen Long Centre, Long Yat Road, and Special Test Point within Phase IIa Development Site. (i.e. focused group nos. 2, 5, 17, 19, 24, 30, 34, and 37 respectively).
- 4.3.8 Focused groups at Long Lok Road, Sha Pat Heung Rural Committee, Yau Tin East Road to the West of the Application Site, Man Fung Building, Fung Yau Street North, Fung Kwan Street Garden, Fung Kwan Path, Open Area next to C.C.C. Kei Yuen College, Yau Tin West Road, Yau Tin East Road to the West of the YOHO Town, YOHO Town, Yuen Lung Street to the South of YOHO Midtown, Wholesale Fishes Market, Yuen Ching Road, YOHO Midtown Phase III, Grand YOHO, Ho Shun Yee Building, Yuen Lung Street to the South of the Application Site, and YOHO Midtown Phase I have comparable ventilation performance when compared with Baseline Scheme and Proposed Scheme in terms of summer predicted LVRs (i.e. focused group nos. 1, 3, 4, 8, 13, 14, 18, 20, 21, 22, 25, 26, 27, 28, 29, 31, 35, and 36 respectively).

4.4 Discussion of Weighted Average VR

- 4.4.1 For annual condition, the VR contour plots show that the Proposed Scheme would have comparable average VRs around surrounding areas when compared to the Baseline Scheme. As observed, slight improvement (red circles) is found mainly among Yau Tin East Road to the West of the Application Site and Fung Yau Street North Sitting-out Area.
- 4.4.2 However, Proposed Scheme would have slightly lower VR (dark circle) among The YOHO Hub and North of YOHO Midtown.



LEGEND:

■■■■ Application Site
(Same as approved Application No. A/YL/298)

--- Phase IIa
(Subject matter of current application)

--- Phasing Boundary

⊕ Level in mPD (Main Roof)

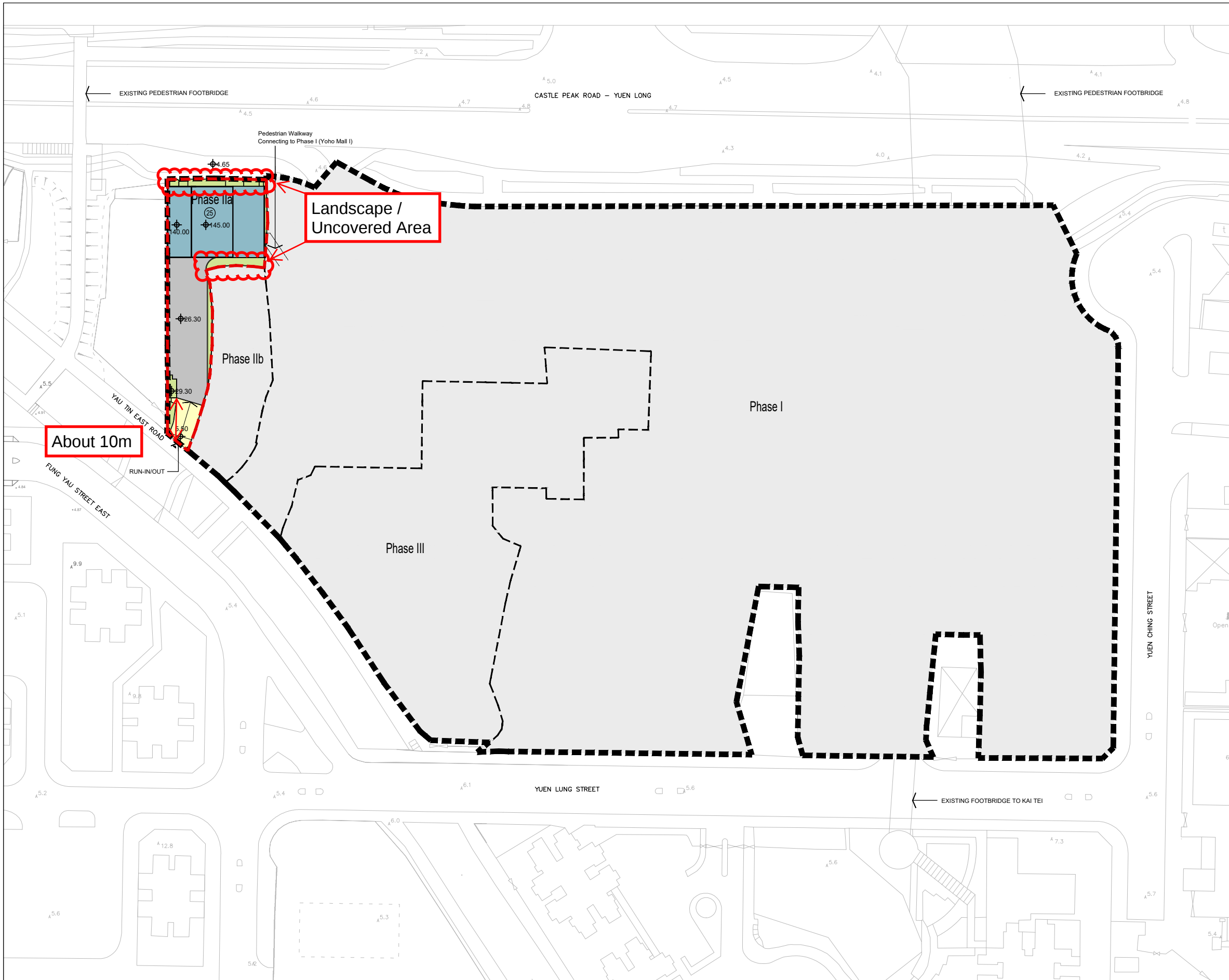
Ⓟ No. of Commercial / Office / Retail / Residential Floors

REMARKS:

Phase I: Completed as YOHO Midtown;
no change proposed under current planning application

Phase IIb: Approved residential development under Approved Application No. A/YL/298;
no change proposed under current planning application

Phase III: Approved subsidized sale flats under Approved Application No. A/YL/298;
no change proposed under current planning application

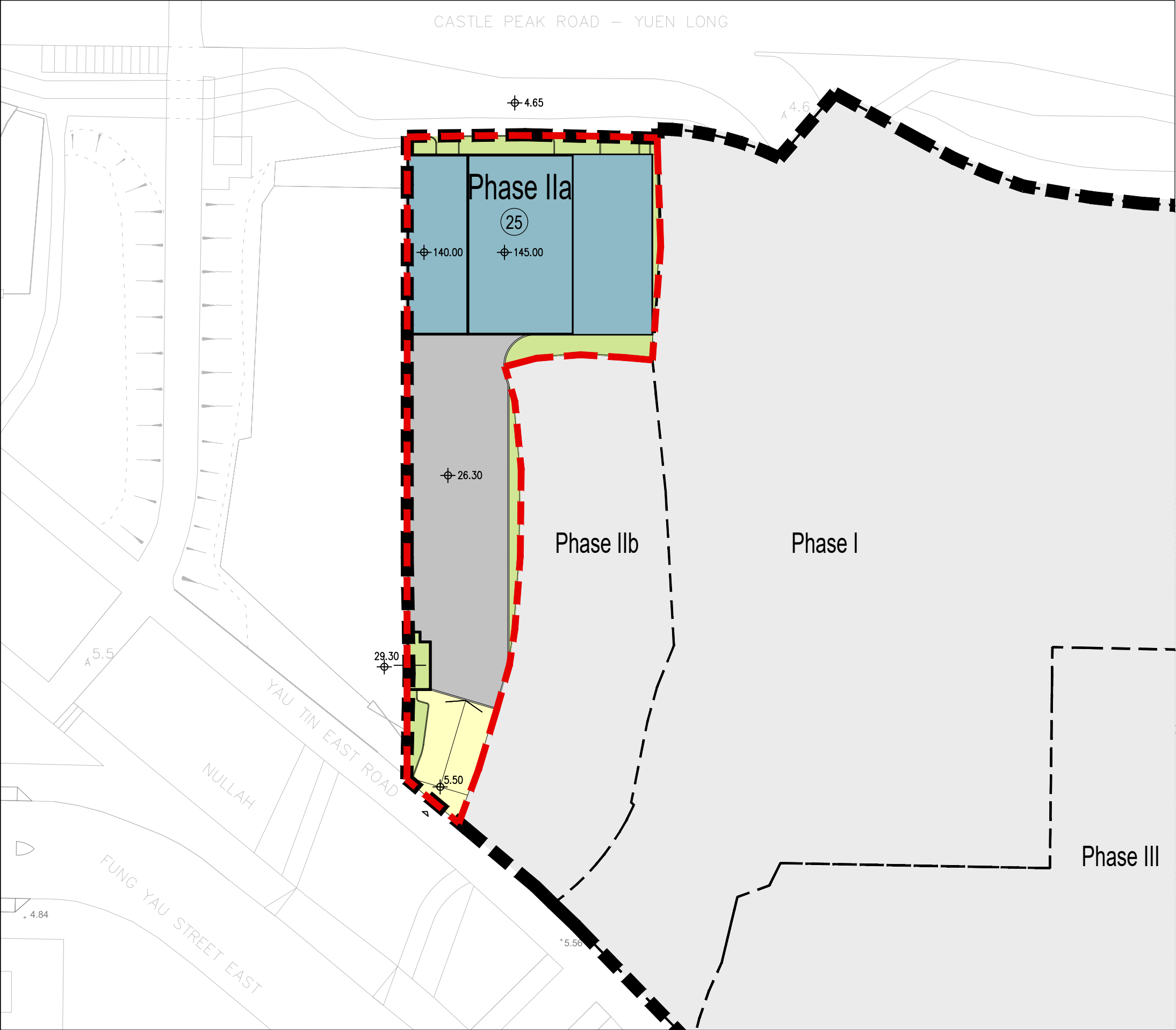


- ■ ■ ■ Application Site
(Same as approved Application No. A/YL/298)
- Phase IIa
(Subject matter of current application)
- Phasing Boundary
- Level in mPD (Main Roof)
- No. of Commercial / Office / Retail / Residential Floors

Phase I: Completed as YOHO Midtown;
no change proposed under current planning application

Phase IIb: Approved residential development under Approved Application No. A/YL/298;
no change proposed under current planning application

Phase III: Approved subsidized sale flats under Approved Application No. A/YL/298;
no change proposed under current planning application



LEGEND:

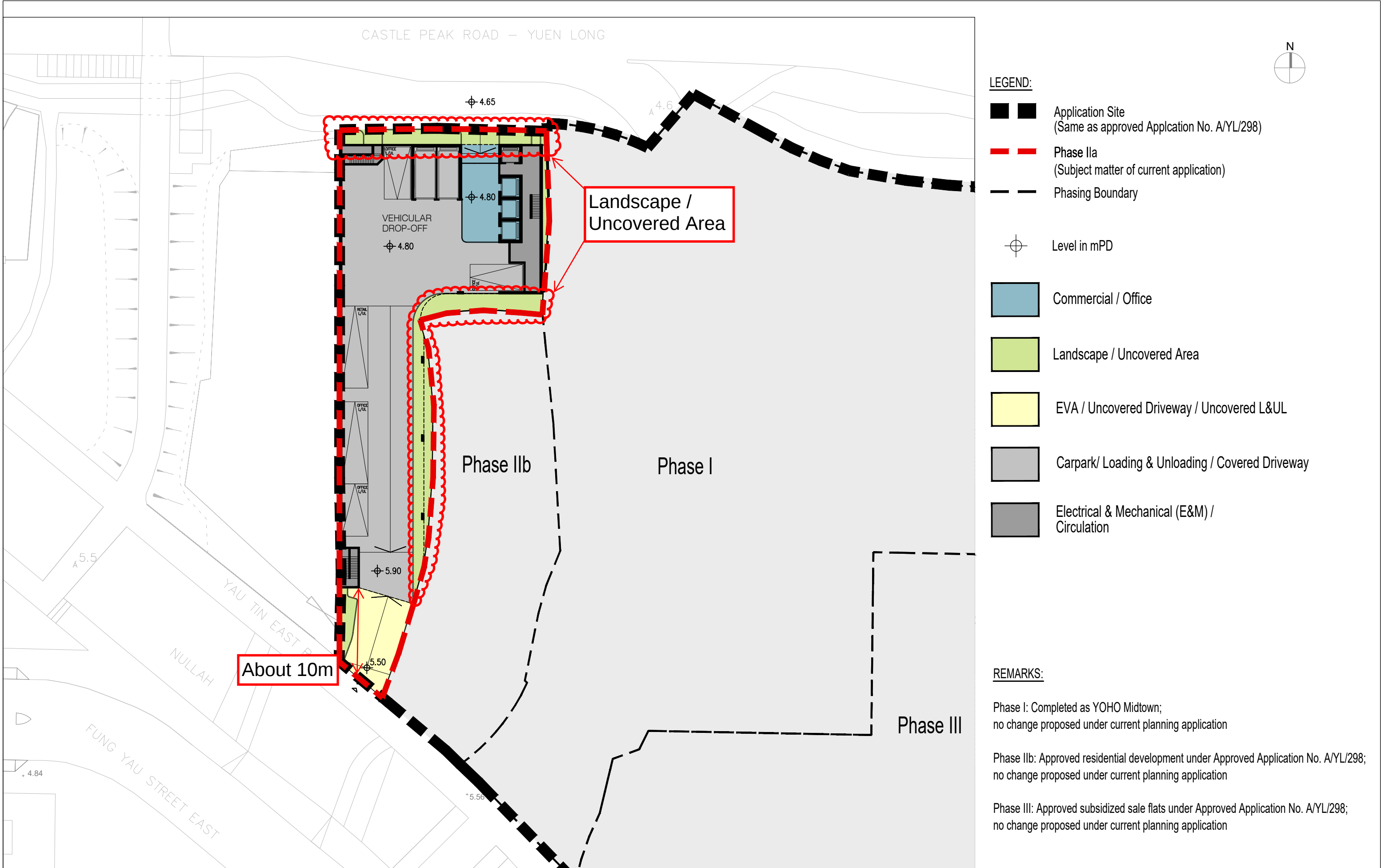
- Application Site (Same as approved Application No. A/YL/298)
- Phase IIa (Subject matter of current application)
- Phasing Boundary
- Level in mPD
- Commercial / Office
- Landscape / Uncovered Area
- EVA / Uncovered Driveway / Uncovered L&UL
- Carpark/ Loading & Unloading / Covered Driveway

REMARKS:

Phase I: Completed as YOHO Midtown;
no change proposed under current planning application

Phase IIb: Approved residential development under Approved Application No. A/YL/298;
no change proposed under current planning application

Phase III: Approved subsidized sale flats under Approved Application No. A/YL/298;
no change proposed under current planning application



LEGEND:

- Application Site
(Same as approved Application No. A/YL/298)
- Phase IIa
(Subject matter of current application)
- Phasing Boundary
- Level in mPD
- Commercial / Office
- Landscape / Uncovered Area
- EVA / Uncovered Driveway / Uncovered L&UL
- Carpark/ Loading & Unloading / Covered Driveway
- Electrical & Mechanical (E&M) / Circulation

REMARKS:

Phase I: Completed as YOHO Midtown;
no change proposed under current planning application

Phase IIb: Approved residential development under Approved Application No. A/YL/298;
no change proposed under current planning application

Phase III: Approved subsidized sale flats under Approved Application No. A/YL/298;
no change proposed under current planning application