

**AVA Register for Government Project
Project Description**

Return From (Department/bureau/authority) Planning Department

Return For 2nd Quarter of 2019

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| <p>1. Project Name (in English & Chinese)</p> | <p>Term Consultancy for Expert Evaluation on Air Ventilation Assessment for an Instructed Project at Castle Peak Road – Castle Peak Bay, Area 48, Tuen Mun 合約顧問服務 – 屯門第 48 區青山公路-青山灣段地盤空氣流通專家評估</p> |
| <p>2. Project Reference</p> | <p>AVR/G/127</p> |
| <p>3. Outline of Project Details <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 study is to assess the preliminary air ventilation impact of a proposed residential development at Castle Peak Road – Castle Peak Bay, Area 48, Tuen Mun.</p> <p>Site Area: about 1.41ha Maximum Plot Ratio: 4 Maximum GFA: 56,400m² Maximum Building Height: 90mPD</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

The site is sandwiched by Tuen Mun Road to the north and Castle Peak Road – Castle Peak Bay to the south and the site surrounds an existing residential development known as Palm Beach to its east and west. The proposed development at the site may impact on the existing developments nearby. An AVA study is considered necessary to assess the likely air ventilation impacts of the land use proposal.

| 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"/> | The study is to assess the air ventilation impacts of the proposed residential development, including the impacts on the surrounding areas. |
| 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"/> | Proposed development parameters as listed out in Section 3 above have been taken into account in the study. |
| Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No major problem areas are identified but design elements including avoidance of long continuous facades, minimize podium bulk and provision of building setback are recommended. |
| 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"/> | |

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| Has the public raised concern on air ventilation in the neighbourhood area of the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Tuen Mun District Council Members and members of the public have raised concern on the possible air ventilation impact of the proposed residential development. |
| 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"/> | |
| 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>(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) | BeeXergy Consulting Limited | | |
| (b) Time (start / finish) | November 2016/March 2017 | | |
| (c) Assessment tool used (CFD or/and wind tunnel) | Expert Evaluation | | |
| (d) Any design changes made to the project resulting from the AVA? | No | | |

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| (e) Any major problems encountered in the AVA process? | No |
| (f) Any suggested improvement to the AVA process? | No |
| 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 |  |

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