

**AVA Register for Government Project
Project Description**

Return From (Department/bureau/authority) Planning Department

Return For 1st Quarter of 2022

<p>1. Project Name (in English & Chinese)</p>	<p>Term Consultancy for Air Ventilation Assessments for Yau Kom Tau, Tsuen Wan 合約顧問服務 - 荃灣油柑頭空氣流通評估</p>
<p>2. Project Reference</p>	<p>AVR/G/156</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 Project Area for AVA covers two potential private housing sites at Po Fung Terrace and near Yau Kom Tau Village respectively. The development details are as follows:</p> <p><u>Site 1 (Po Fung Terrace)</u> Gross Site Area: about 0.84ha Net Site Area: about 0.73ha Gross Floor Area: 29,200m² Maximum Building Height: 140mPD</p> <p><u>Site 2 (Near Yau Kom Tau Village)</u> Gross Site Area: about 4.92ha Net Site Area: about 2.43ha Gross Floor Area: 97,200m² Maximum Building Height: 180mPD</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 subject sites previously zoned "Green Belt" have been identified as suitable for private housing developments. It is considered necessary to conduct an AVA (by Computational Fluid Dynamics) to assess the preliminary air ventilation impacts of housing developments with the proposed development parameters, and to assess whether design mitigation measures should be adopted.

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"/>	Residential developments and open areas are located 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 (para. 3 above refers) and indicative development schemes were available for conducting the AVA.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Need to address housing demand, development potential of site, planning and urban design considerations should be taken into account.
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"/>
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>not applicable</i> (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)	BeeXergy Consulting Limited	
(b) Time (start / finish)	22.9.2019 to 8.2.2022	
(c) Assessment tool used (CFD or/and wind tunnel)	CFD	
(d) Any design changes made to the project resulting from the AVA?	No major air ventilation impacts envisaged. Requirements of building permeability and separation had been incorporated in the Explanatory Statement of the Outline Zoning Plan.	
(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		
(b) Designation		
(c) Tel.		
(d) E-mail		