

**AVA Register for Government Project
Project Description**

Return From Housing Department

Return For 3rd Quarter of 2024

1. Project Name (in English & Chinese)	Public Housing Development at Hin Fat Lane, Tuen Mun 屯門顯發里公營房屋發展計劃	
2. Project Reference	AVR/G/178	
3. Outline of Project Details (attach location plan) <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>		
	Gross Site Area	0.56 ha
	Total Dom. GFA	Approx. 33494m ²
	Total Non Dom. GFA	Approx. 2512 m ²
	Maximum Building Height	125 mPD

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 for the Public Housing Development. 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>
<p>Are there existing / planned outdoor sensitive receivers located in the vicinity of the project site falling within the assessment area?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Subject Site is located at Hin Fat Lane, Tuen Mun. The site is bounded by Hin Fat Lane, existing natural slopes and Castle Peak Road - Castle Peak Bay (Castle Peak Road). It is currently occupied by a 3-storey Pui Oi school compound which is vacant. To its north is a 2-storey Fu Hong Society Yau Chong Home (Yau Chong Home) which is a small group home for mildly mentally handicapped persons. To its north-east is a Grade III historic building known as Castle Peak Pottery Kiln / Dragon Kiln (Kiln). To its east is a +11.7mPD landscape platform, at the hill slope of Kau Kang Shan. To its south is a private residential development known as Handsome Court. To its immediate west is Castle Peak Road and high-rise residential buildings, namely Come On Building, Kai Hei Land Building and Man Bo Building.</p>

<p>Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The previous AVA Expert Evaluation Study for Tuen Mun New Town (2014) and the Feasibility Study on Housing Sites at Tuen Mun Central by CEDD (2018) have identified a set of good design features/measures in the rezoning proposal, including setback from curb of major breezeway, low-rise building block/open area in the northern portion, NBA at southern portion, to mitigate the air ventilation impact on the surrounding.</p>
<p>Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>No major problematic areas have been revealed by the AVA study. Recommendations in the rezoning proposal have been incorporated to detailed design. Permeable space at carpark is provided to allow prevailing wind to penetrate through.</p>
<p>Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Air ventilation is an important consideration in determination of the project design also having regard to other site constraints like building height, NBA, buffer zone with Kiln, hill slopes, traffic noise and neighbouring developments and to maximize public housing production.</p>

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 checked="" type="checkbox"/>	<input type="checkbox"/>	The Kiln Concern Group has raised concern on whether the proposed development will damper air flow in this area (Dragon Kiln).
Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AVA study has been completed at scheme design and detailed design stage.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is AVA required?		Yes	
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		Yes	
<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 2020 / Feb 2021		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		

(d) Any design changes made to the project resulting from the AVA?	Empty bay size and location at ground floor
(e) Any major problems encountered in the AVA process?	Nil
(f) Any suggested improvement to the AVA process?	
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	[REDACTED]
(b) Designation	[REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]