

Project Description

Return From (Department/bureau/authority)

Civil Engineering and Development Department and Planning DepartmentReturn For 4th Quarter of 2008

<p>1. Project Name (in English & Chinese)</p>	<p>Planning and Engineering Review of Potential Housing Sites in Tuen Mun East Area – Feasibility Study</p> <p>屯門東可發展房屋用地的規劃及工程檢討-可行性研究</p>
<p>2. Project Reference</p>	<p>AVG/G/44</p>
<p>3. Outline of Project Details (attach location plan)</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 main objectives of the Study are to examine the development potential and impacts of the proposed housing developments of the 14 study sites in the Study Area and to review the overall development intensity of the Study Area.</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

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"/>		Tuen Mun East is a residential area. There are existing open spaces in the vicinity of two of the study sites.
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"/>	Baseline development parameters including plot ratio and building height for the study sites and the planned but not yet developed residential sites were input to the AVA study.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Based on the AVA findings, inter alias, the development parameters /preliminary layout plans for some sites were refined to address the potential problems on air ventilation.
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"/>	Nil
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"/>	Nil

Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The public, including Tuen Mun District Council and Town Planning Board, were consulted on the broad development parameters at the 2-stage public consultation of the Study. There is no public view raised on air ventilation.
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, is be submitted for record after completion)			
(a) AVA Consultants (if any)	CLP Power Wind/Wave Tunnel Facility, HKUST		
(b) Time (start / finish)	9/2007 - 12/09		
(c) Assessment tool used (CFD or/and wind tunnel)	Site Wind Availalbity Testing, Expert Evaluation and Wind Tunnel for Initial Study		
(d) Any design changes made to the project resulting from the AVA?	The building heights of some sites are varied to improve wind penetration.		

(e) Any major problems encountered in the AVA process?	N.A.
(f) Any suggested improvement to the AVA process?	N.A.
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] [REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]