
**Attachment 3 –
Replacement Page of Air Ventilation Assessment
(Expert Evaluation)**

4. CONCLUSION

- 4.1.1 A qualitative assessment on the air ventilation performance of the Proposed Development has been carried out.
- 4.1.2 The Applicant proposes to increase the building height and GFA of the Development Site, while the formation sites for village housing will remain unchanged for comparison with the Baseline Scheme.
- 4.1.3 According to the Planning Department region study for So Kwun Wat area, the major breezeway and wind corridor for Tai Lam Chung area are the Tai Lam Chung Nullah and Castle Peak Road respectively. The Application site is located away from them, so the proposed increase in building height would not reduce the wind flow along them.
- 4.1.4 The annual wind of the study area is mainly from NNE, E, ESE and SSE wind directions. The summer wind is mainly from the SE, SSE and S wind directions.
- 4.1.5 After evaluating the potential air ventilation impacts of the Application Site, the layout of the Proposed Scheme incorporates effective design measures to enhance its air ventilation performance. Although the increased building height in the Proposed Scheme may lead to some blockage effect, the increase is only 14m, likely resulting in only localized effects. Considering the additional building separations, existing topography, the placement of current built areas, and the implementation of mitigation measures, it is concluded that the Proposed Scheme would not have significant air ventilation impacts on the pedestrian wind environment compared to the Baseline Scheme.