

Project information for public relations

AYANA Heights Seaview Residence Project

AYANA PHUKET LIMITED



The building model is under the designing process, which may be altered from the proposed model.

Currently, the project is in the process of studying and preparing the Environmental Impact Assessment (EIA) report. The EIA report will be submitted to the Office of Natural Resources and Environmental Policy and Planning, and the Phuket Provincial Administration for consideration and approval. The project provides an opportunity for the public to receive information and participate their opinions throughout the project operation.

Objectives of the questionnaire

To receive public opinions on the draft project proposals, project details, scope of study, and project options evaluation. The purpose is to provide information to the public and related agencies about the project, and direct and indirect impacts that may occur, including the scope of study and project options evaluation. Opinions and suggestions from the public will be used in the study and preparation of EIA report.

Contact

If you have any question or suggestion about the project, please contact:

Phuket Environmental Service Co., Ltd. Tel. 076-540968

Note: AYANA PHUKET LIMITED Partnership has authorized the

Phuket Environmental Service Co., Ltd.

in responsible for the environmental impact assessment reports preparation.

To receive information about the control and supervision of licensees of the environmental

impact assessment reports,

please Scan QR Code:

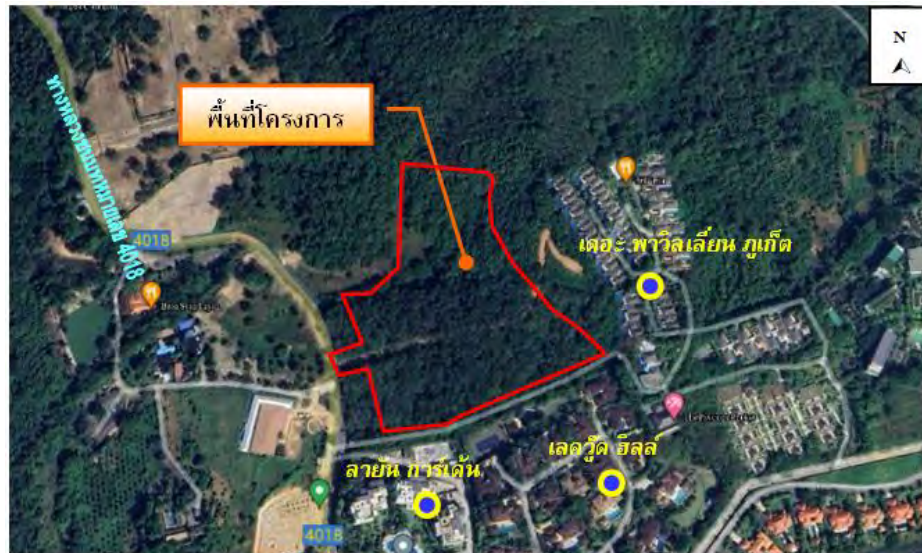


Rationale and necessity of the project development

Construct residential condominiums to meet the continuously increasing housing needs of the people.

Project location

Moo. 6, Cherngtalay subdistrict, Thalang district, Phuket. The project location is shown in the picture below.



** Currently, the project is in the process of designing and studying the environmental impact. **
The project area has not yet conducted the construction.

Project details

AYANA Heights Seaview Residence Project is a Condominium project with 563 rooms. (title deeds 1 plot) The buildings consist of 7 stories 3 buildings, 7 stories with basement 2 buildings, 6 stories with basement 1 building, 3 stories with basement 2 buildings and 2 story 6 buildings, Swimming pool and Security guard 1 building Total 16 buildings reinforced concrete building with in the project. The project has parking lot and green areas with facilities and security system. and security system.

Building design

Architecture of the building focuses on a modern and simple design, with natural ventilation from open balcony. There are green areas in empty space, which will reduce the hardness of building structure and reduce the scenery impact to public. In addition, the project will use roof color and building color that is in harmony with the surrounding environment.

Utilities details

Water consumption

The project will use water from the Southern Consultant and Construction CO.,LTD., as a main water supply. Water will be stored in water tank before pumping to different parts of the project.

Wastewater management

The project will provide wastewater treatment system for each building to support wastewater generated within the project. Treated wastewater that qualified the building effluent standards, will be used for plants and green areas watering in the project. During the rainy season, treated wastewater will be discharged to public drain pipes.

Waste management

The project will provide waste deposit rooms, separated for organic waste, general waste, recycle waste and hazardous waste. Waste deposit rooms can support waste for at least 3 days. The project will submit a request to the Cherngtalay Subdistrict Administrative Organization for waste collection and disposal.

Electricity

Electricity within the project will be supplied from the Provincial Electricity Authority, Thalang. Transformer will be installed to reduce low voltage entering main power distribution panel and pass through the electrical control room. Electricity will be distributed to every floor of each building.

Construction period

The project has not yet constructed. The construction duration is expected to be 30 months, with 300 construction workers. The construction use driven pile.

Scope of study and environmental impact assessment methods

The environmental impact assessment will cover the current environmental conditions in the area of 1 km from the project. Four dimensions including physical impacts, biological impacts, impact on human use value, and impact on quality of life, will be assessed during both construction phase and project operation phase. Detail of each dimension are as follows:

1. Physical impacts	
Dust	Dust impact will be assessed using Box Model (a model used for particulate matter assessment).
Noise	Noise from the project will be assessed together with the current noise level that neighbors could be affected. Noise level will also be evaluated.
Vibration	Vibration impact will be assessed using an equation to calculate the vibration impact from piling activities of the project.
Soil erosion	The impact of soil excavation during the construction of foundation work and underground utility systems will be assessed.
2. Biological impacts	
Terrestrial biological resources	Study the environmental conditions around the project area and assess the impact on nearby forests (if any).
Aquatic biological resources	Study the water resources in the project area and assess the impact on aquatic organisms (if any).
3. Impact on human use value	
Water consumption	Assess the water supply, volume of water consumption in the project, water storage within the project and service capability of Southern Consultant and Construction CO.,LTD.
Wastewater	Assess the volume of wastewater and wastewater treatment system
Water drainage	Assess the water drainage system and rate of effluent control of the project. Excess water will be collected in detention pond. Water discharged from the project will be controlled using water pumps.
Waste	Assess the amount of waste, waste management, waste deposit, the capability of waste collection of Cherngtalay Subdistrict Administrative Organization.
Traffic	Traffic volume from the project, transportation network, the ability to support traffic volume of public roads during before and after the project development, and the sufficiency of parking area.
Fire	Fire prevention and fire alarm system within the project, fire extinguishing capacity of the responsible agencies, such as Fire and Rescue station of Cherngtalay Subdistrict Administrative Organization.
4. Impact on quality of life	
Socio-economic	Study the overall economic and social conditions using secondary data and from the surveys conducted by the consulting company in the area of 1 km from the project.
Land-use	Study the compliance of the project operation according to the Ministerial Regulations Enforcing the Phuket Comprehensive Plan (Version 4), B.E. 2558 and the notification of the Ministry of Natural Resources and Environment on the defining of areas and environmental protection measures in Phuket, B.E. 2560
Health impact and public health	Assess health impacts from the project construction that affected the surrounding neighbors, including occupational health and safety of workers and employees of the project, and the sufficiency of nearby hospitals.
Scenery impacts	Assess the scenery impacts before and after the project operation.
Impacts of sun blocking and wind direction	The modeling of sun and wind blocking will be used for assessment.
Public participation	The consulting company has followed the regulations as described in the notification of the Office of Natural Resources and Environmental Policy and Planning on guidelines for public participation in the Environmental Impact Assessment report preparation, B.E. 2566 to meet the objectives of Enhancement and Conservation of National Environmental Quality Act (No. 2), B.E. 2561.

Scope of Study

Target group

1. Main group

- Sample group located close to the project.
- Household within 100 m distance from the project.
- Business establishments within 100 m distance from the project.

2. Secondary group

- Household within 100-500 m distance from the project
- Household within 500-1,000 m distance from the project
- Business establishments within 100-1,000 m distance from the project.

3. Sensitive areas group within 1 km distance from the project

4. Government agencies within 1 km distance from the project

5. Community leaders in the project area



Figure displayed the scope of the study area of AYANA Heights Seaview Residence Project.

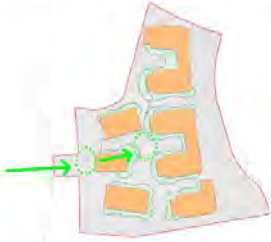
Design options and selection of the project model

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The concept of the outside perspective of the project

OPTION 1	OPTION 2	OPTION 3
		
The arrangement of the green space in front of the project is designed to have a greater number of trees and be more shady. A large garden can be arranged at the back. Trees are scattered and far from the room. It also does not spread to various buildings. This makes the view in front of the project less shaded than it should be. (2 points)	There is not plenty of space in the garden that everyone can utilise to the best of their abilities because of its sparse and non-clustered design. Furthermore, it lacks character and fails to give the area in front of the project a shaded, livable appearance. (1 points)	In front of the project, a large green area has been designated. The positioning of green space surrounding the building offers inhabitants benefits in all aspects, including complete access to and views from the green space. Additionally, it creates an attractive view of the project and the road by giving the front of the project a shady appearance. (3 points)

The concept of traffic in the project

OPTION 1	OPTION 2	OPTION 3
		
It is a considerable distance to get to the buildings from the entrance and main road. Furthermore, the entrance's narrow design makes it difficult for vehicles to leave rapidly, which congests traffic inside the project and limits access to other buildings and common areas. (1 points)	With a larger design, this is the alternate main entrance. The layout places the common space in front of the residential areas before it, separating visitors from residents and minimising traffic congestion. The traffic flow is inconsistent with the green area, and the entrance remains excessively far from the main entrance. (2 points)	Common areas are located at the main entrance of the building, which has been redesigned to accommodate traffic flow. It easily spreads out onto the adjacent building areas and creates an outstanding view. Because of the good harmony between the buildings, green spaces, and entrances and exits, traffic is neither concentrated nor congested. (2 points)

Concepts of building arrangement (direction, sunlight, and wind)

OPTION 1	OPTION 2	OPTION 3
		
The buildings face west and are arranged in a long line to allow air flow through to the numerous rooms. The rooms facing the project in the front buildings, however, are enclosed in the common space and do not experience any wind. As a result, the wind cannot enter any portion of the buildings. (1 points)	The building's design is divided into multiple buildings in a U-shape, surrounding the central buildings. There are certain rooms that receive very little wind, and the rooms in the middle do not receive any wind at all, which makes the wind pass poorly and creates congestion throughout the entire central building area. (1 points)	The buildings are arranged in multiple sections, with a gap in the middle to let air flow. The buildings are designed to receive the incoming wind and let it flow freely into each and every room. The extensive ventilation channels that go through each room of the separated buildings in the back keep the interior from feeling confined. (3 points)

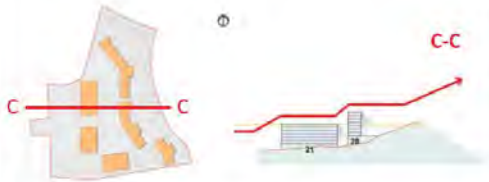
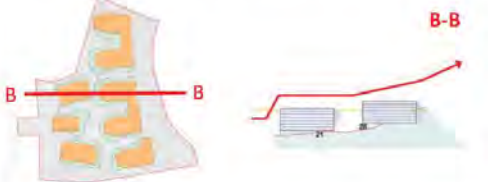
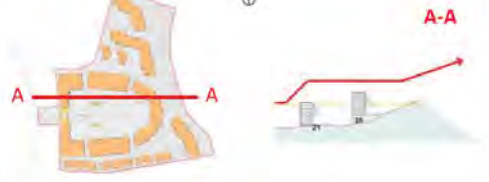
Concepts of room quantity and building layout

OPTION 1	OPTION 2	OPTION 3
		
The buildings are positioned in a long line to enhance the view of the sea and prevent obstruction from one another. However, there is no link to any building, so it is disconnected from common areas and green spaces. Because there aren't many buildings, each one has a densely packed number of rooms. (1 points)	The building layout is designed to provide the fullest potential. The buildings are separated to reduce the density of rooms in each building. However, the view cannot be seen in every room due to the crooked shape of the building, and common areas cannot be seen from every room. (2 points)	The structure is divided into a number of separated buildings, ensuring that no building is overly crowded. It is the best alternative since it is designed to blend in with the common areas and views that are visible from every building. This ensures that no room in the project is blocked by views from neighbouring buildings. (3 points)

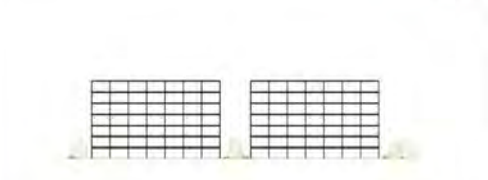
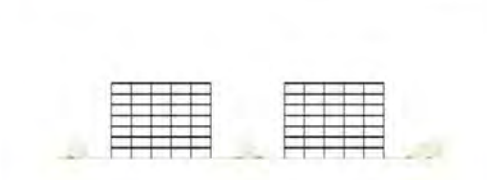
Design options and selection of the project model

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The concept of the view concept from the room

OPTION 1	OPTION 2	OPTION 3
		
The arrangement of the buildings at comparable heights obscures the view from the building in front, making it uncomfortable to use and preventing the project from benefiting from the view in front of it. However, there is a greater distance from the building than Option 2, but there is no green space that corresponds to the building. (2 points)	Each room has a terrible view due to the building's zigzag design and packed room layout. Many of the rooms are uncomfortable to use because they have no view at all. (1 points)	The building's arrangement makes use of the topography by keeping buildings level and free from obstructions to one another's views. To fully utilise the green space given by the building's architecture, each room also faces a common area. (3 points)

The concept of density of the unit room

OPTION 1	OPTION 2	OPTION 3
		
There is the most density in the building. Having more rooms than necessary leads to congestion, obstructed views, and uneasy living conditions for the residents. (1 points)	There are more rooms in the building than in Option 1, but not as many as in Option 3. Because all choices have the same overall height, residents will feel crowded and uncomfortable and won't have pleasant views of the outside. (2 points)	Compared to Options 1 and 2, the building density has the lowest rooms. It has a nice ambiance and view, with the top levels cascading to allow for more open space and less congestion than the other options. (3 points)

Comparison of 3 options for the project concepts

Option 1  MASTER PLAN	Option 2  MASTER PLAN	Option 3  MASTER PLAN
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A Summary Table of each Concept

Design Concept		Option Number (Score)		
		1	2	3
1	The concept of the outside perspective of the project	2	1	3
2	The concept of traffic in the project	1	2	3
3	Concepts of building arrangement (direction, sunlight, and wind)	2	1	3
4	Concepts of room quantity and building layout	1	2	3
5	The concept of the view concept from the room	2	1	3
6	The concept of density of the unit room	1	2	3
Total		9	9	18

Note: 1 = low level, 2 = medium level, 3 = high level.

Conclusion

Option 3: The project's development offers great views both within and outside the project. The project is shaded by a sizable green space that is accessible to the residents. The project's traffic congestion is avoided by the most well-organized management of traffic flow zones, which facilitates simple access to different buildings. Every area of the building is intended to get sunshine and wind flow according to the arrangement and direction of the wind. The perspective from within the project is harmonious with the green space and does not block views of nearby buildings.

The expected environmental impacts

Positive impact

The project development may have positive impacts on the surrounding area of the project.

- ➡ Promote economy and business in the areas.
- ➡ Promote the city and community development.

Negative impact

It may cause the negative environmental impacts to nearby residents or business, including people who pass the area such as:

Construction phase

- ➡ noise problem
- ➡ dust problem
- ➡ vibration problem
- ➡ traffic problem
- ➡ waste problem

Project operation

- ➡ waste problem
- ➡ wastewater problem
- ➡ water drainage problem
- ➡ traffic problem

Draft of the environmental impact prevention and mitigation measures

Water consumption

- Provide sufficient water tanks.
- Encourage water conservation within the project
- Use to water-saving products such as water-saving faucets and water-saving toilet.

Wastewater and Sewage Management

- Provide a standard wastewater treatment system. The BOD effluent must qualify the criteria specified by law.
- Treated wastewater will be is used for plants watering within the project.
- Manage a regular inspection and maintenance of wastewater treatment system.

Drainage and flood prevention

- Provide detention ponds to control the discharge water from the project.
- Regularly dredge sediment in the sewer and detention ponds.

Waste management

- Provide sufficient garbage bins that can support waste for at least 3 days during the construction phase.
- Provide waste deposit room that can support waste for at least 3 days in the project operation phase.

Traffic

- Provide sufficient parking area as required by law.
- Provide security guards to assist traffic at the project gateway.

Vibration

- Provide fence around the project area
- The construction must be conducted during 8:00 AM to 5:00 PM, from Monday to Saturday. In case construction operate over time, project will operate only pouring concrete in foundation work with limit time at 20.00. Project will inform nearby residents in advance at least 3 day.
- The project use driven piles, according to the landscape conditions.
- Provide engineers for checking and monitoring the construction to minimize impacts.
- The project will inspect nearby buildings before construction. In case the construction causes problems from noise and vibration, project will provide compensation for damages arising from the project. The project will repair it to be as the original condition.