

**AVA Register for Government Project  
Project Description**

**Return from** Civil Engineering and Development Department

**Return for** 3<sup>rd</sup> Quarter of 2006

<b>1. Project Name</b>	Lantau Logistics Park Feasibility Study
<b>2. Project Reference</b>	AVR/G/02
<b>3. Outline of Project Details</b> <i>(attach location plan)</i>	As one of the key initiatives to maintain and enhance Hong Kong's logistics competitiveness, consideration is given on development of a one-stop integrated and high value-added logistics park at Siu Ho Wan in Lantau. Based on the operation characteristics and planning parameters identified in a Scoping Study conducted in 2004, the project is examining the planning, engineering and technical feasibility of the Siu Ho Wan site for the Lantau Logistics Park (LLP) development taking into account the possible environmental, traffic, drainage, sewerage impacts etc. 112 ha reclamation is being proposed at Siu Ho Wan, of which 72 ha will be for the LLP and the remaining area for future expansion of the LLP or other compatible use.

4. **Select the following category(ries) which would be applicable to the major government project :**

- 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
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<b>5. Relevant factors which have been taken into account in assessing the need for AVA</b>			
<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?	Y		These comprise travellers on North Lantau Highway, and villages in Tai Ho Valley, the latter being scarcely populated and located at 1.2km or more from the Lantau Logistics Park
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	Y		
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?		N	
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?		N	
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?		N	
Has the public raised concern on air ventilation in the neighbourhood area of the project?		N	

Is the project already in advanced stage to incorporate AVA?	Y	The feasibility study commenced in February 2005 and was due for completion in early 2006.
Any other factors not listed above? (please specify) _____	Y	See Section 9
<b>6. Is AVA required?</b>		
<input type="checkbox"/> AVA is required for the project <input type="checkbox"/> AVA should be conducted later <input checked="" type="checkbox"/> AVA to be waived	<p><i>Go to Section 7</i></p> <p><i>Go to Section 8</i></p> <p><i>Go to Section 9</i></p>	
<b>7. AVA is required for the project</b> <span style="float: right;"><b>N/A</b></span> <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is be submitted for record after completion)</i>		
<p>(a) AVA Consultants (if any)</p> <p>(b) Time (start / finish)</p> <p>(c) Assessment tool used (CFD or/and wind tunnel)</p> <p>(d) Any design changes made to the project resulting from the AVA?</p> <p>(e) Any major problems encountered in the AVA process?</p> <p>(f) Any suggested improvement to the AVA process?</p>		

<b>8. AVA should be conducted later</b>		<b>N/A</b>
(a) What is the current stage of the project?		
(b) When should AVA be conducted?		
(c) Which Policy Bureau agrees to conduct AVA later?	<input type="checkbox"/> ETWB <input type="checkbox"/> HPLB <input type="checkbox"/> Others _____	
<b>9. AVA to be waived</b>		
(a) Give justifications for waiving the requirement	<p>The Lantau Logistics Park (LLP) is located on newly reclaimed land off the coast of Siu Ho Wan, with natural air flows including sea and land breezes and valley winds.</p> <p>All logistics buildings will be low-rise buildings with heights of up to 28m in the outer band, and 40m in the core area. Furthermore, the buildings within the LLP will be of regular shape with no special angles or protrusions as to alter the ventilation pattern significantly.</p> <p>Waterfront promenade/nodes with a general width of 20m will be provided. Perpendicular to the waterfront, there will be a 70m wide central park together with a number of boulevards and view corridors. Open spaces, road side amenity areas and building setbacks provided at various locations will further help improve air ventilation.</p> <p>There is no major residential development in the surrounding. The travelling public at the North Lantau Highway will be well away from the LLP, due to the separation created by the MTRCL Siu Ho Wan Depot in the middle.</p>	

<p>(b) Have qualitative design guidelines / measures been adopted and design changes been made to improve air ventilation of the project?</p> <p>(c) Which Policy Bureau agrees to waive AVA?</p>	<p>Yes</p> <p><input type="checkbox"/> ETWB</p> <p><input type="checkbox"/> HPLB</p> <p><input checked="" type="checkbox"/> Others _____ <u>EDLB</u> _____</p>
<p><b>10. Contact</b></p>	
<p>(a) Name</p> <p>(b) Designation</p> <p>(c) Tel.</p> <p>(d) E-mail</p>	<p>████████████████████</p> <p>██</p> <p>████████████████████</p> <p>██</p>