

AVA Register for Government Project Project Description

Return from : Agriculture, Fisheries and Conservation Department

Return for : 4th Quarter 2006

1. Project Name	Joint-user Complex and Wholesale Fish Market in Area 44, Tuen Mun
2. Project Reference	AVR/G/03
3. Outline of Project Details <i>(attach location plan)</i>	<p>The Joint-user Complex and Wholesale Fish Market (the Complex), proposed to be located at a site of about 8,760 square metres (sqm) in Tuen Mun Area 44, shall consist of the following facilities: -</p> <ol style="list-style-type: none"> 1. A wholesale marine fish market 2. A marine park management centre 3. A community hall 4. Dragon boat race spectator stand 5. A marine refuse collection point 6. A public toilet 7. A refuse collection point <p>- The total gross floor area of the Complex does not exceed 10,550 sqm with a plot ratio of about 1.2.</p> <p>- The length of the building water frontage is 146 metres (m) of which 100m is necessary for meeting the operational needs of the fish market.</p> <p>- The seafront at which the site is situated is exposed to inshore north-easterly and south-easterly wind. Given the limited building mass of the Complex and that the site only occupies a small part of the entire seafront, the Complex's impact on air ventilation should be limited.</p> <p>- 20m of the fish market frontage encroaches into the "open space" zone of the outline zoning plan.</p>

	<p>- The building height varies at different parts of the Complex, and except for a small portion, most parts of the building do not exceed the 15-metre limit set down in the circular on Air Ventilation Assessments (AVA) (ETWB TC no. 1/06). The highest point of the building roof is about 23m in height from the street level.</p> <p>- Subject to minor adjustments during detail design, the heights of the different portions of the Complex are as follows:</p> <ul style="list-style-type: none"> • the landscaped deck on the first floor (covering about 45% of the site) and encompassing the “open space” zone area is about 8.65m high; • the sloping spectator stand on the first floor has a mean height of about 11m with the highest point at about 14.95m (covering about 16% of the site); • the roofs of the community hall and foyer at the first floor are about 23m high (covering about 19% of the site); • the remaining area of the site (about 20% of the site) comprises open spaces at street level formed by the forecourt to the entrance foyer of the community hall and the courtyard for vehicular access to the two refuse collection points. <p>- The open structure roofs covering the spectator stand and part of the landscaped deck are at a height of about 22m. The roof structures serve as shelter to adverse weather and help further mitigate the noise generated during the loading and unloading activities within the enclosed fish market area on the ground floor. The space between the roof structures and the landscaped deck is fully open and should have negligible impact on air ventilation.</p> <p>- Although part of the Complex (where the community hall and the entrance foyer are located) is higher than 15m, it occupies only about 19% of the site. As the height of the Complex is low as a whole (over 80% of</p>
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the building parts are under 15m in height), the said part of the Complex, irrespective of wind directions, should have negligible impact on air ventilation.

Note: All heights mentioned are measured from street level and are approximations only.

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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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?	Y		Although there are some sensitive receivers (e.g. pedestrians and open space users) in the vicinity of the project site, the proposed complex building has low height and small building mass. The impact on air flow should be negligible.
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	Y		The proposed development parameters of the project reflect that the proposed Complex has a small building mass that the assessment criteria for the need for an AVA are mostly not applicable to the present project.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	Y		The government has considered various locations in consultation with Tuen Mun District Council (TMDC). The present location has the endorsement of TMDC and is considered the most feasible location. The over 100-metre water frontage is an operational requirement of the users. We will ensure that the design takes account of the design guidelines of the Hong Kong Planning Standards and Guidelines.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	Y		Apart from the above overriding factors, the Environmental Impact Assessment (EIA) report, as approved by the Director of Environmental Protection, has endorsed some design conditions for the Complex in order to address the nearby residents' concerns on odour and noise. The fish market should adopt a fully enclosed design with openings along the seafront only to mitigate the noise and odour concerns and should install proper air ventilation system. The public benefit overrides air ventilation concern. As the building mass will be small, the impact on air ventilation should be limited.

<p>Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?</p>	<p>N</p>	<p>The proposed design would not compromise the benefits of the public.</p>
<p>Has the public raised concern on air ventilation in the neighbourhood area of the project?</p>	<p>N</p>	<p>We are not aware of concern on air ventilation raised by the public in the neighbourhood of the project area. The residents nearby the project area have however expressed concern on the possible odour problem, which will be addressed by adopting a fully enclosed building design for the fish market and other measures as required by the EIA report.</p>
<p>Is the project already in advanced stage to incorporate AVA?</p>	<p>Y</p>	<p>The project is in a very advanced stage. TMDC has been urging the government to complete the project as soon as possible. The detailed design of the project is in progress. We intend to seek funding approval from the Legislative Council Finance Committee in mid-2007. The incorporation of the AVA will delay the project programme. Should the AVA be conducted, it is estimated that at least an additional 9 months will be required.</p>
<p>Any other factors not listed above? (please specify)</p> <p>_____</p>		
<p>6. Is AVA required?</p>		
<p><input type="checkbox"/> AVA is required for the project</p> <p><input type="checkbox"/> AVA should be conducted later</p> <p><input checked="" type="checkbox"/> AVA to be waived</p>	<p><i>Go to Section 7</i></p> <p><i>Go to Section 8</i></p> <p><i>Go to Section 9</i></p>	

7. AVA is required for the project N/A <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to 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>	
8. AVA should be conducted later N/A	
<p>(a) What is the current stage of the project?</p> <p>(b) When should AVA be conducted?</p> <p>(c) Which Policy Bureau agrees to conduct AVA later?</p>	<p><input type="checkbox"/> ETWB</p> <p><input type="checkbox"/> HPLB</p> <p><input type="checkbox"/> Others _____</p>
9. AVA to be waived	
<p>(a) Give justifications for waiving the requirement</p>	<p>The building mass of the proposed Complex is small. Its development parameters fall under most criteria set out for assessing the need for conducting on AVA.</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. The building mass is small that its impact on air ventilation should be limited. The guidelines on air ventilation stipulated under the Hong Kong Planning Standards and Guidelines will be taken into account.</p> <p><input type="checkbox"/> ETWB <input type="checkbox"/> HPLB <input checked="" type="checkbox"/> Others <u>HWFB</u> <input type="checkbox"/></p>
10. Contact	
<p>(a) Name</p> <p>(b) Designation</p> <p>(c) Tel.</p> <p>(d) E-mail</p>	<p>(1) [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</p>
<p>(a) Name</p> <p>(b) Designation</p> <p>(c) Tel.</p> <p>(d) E-mail</p>	<p>(2) [REDACTED] [REDACTED] [REDACTED] [REDACTED]</p>