

**AVA Register for Government Projects**  
**Project Description**

**Return from:** Highways Department/Transport and Housing Bureau

**Return for :** 1<sup>st</sup> Quarter of 2008

<b>1. Project Name</b>	Central-Wan Chai Bypass and Island Eastern Corridor Link 中環灣仔繞道和東區走廊連接路
<b>2. Project Reference</b>	AVR/G/08
<b>3. Outline of Project Details</b> )	<p>The Project includes mainly the construction of an approximately 4.5km long trunk road with 3.5km long dual three-lane road tunnel within the area of Wan Chai Development Phase II (WDII).</p> <p>Only the eastern section of trunk road will be connected to the existing Island Eastern Corridor (IEC) in an elevated structure with structural depth of around 3m. The carriageway level will vary from around +4.5mPD (existing ground level) to around +15mPD. Proposed noise semi-enclosure will be installed on the elevated IEC with a maximum height of around +24.5mPD. Administration building and ventilation buildings with height ranged from +15mPD to +25mPD will also be provided.</p>

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
-

<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?		✓	
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	✓		An AVA Expert Evaluation was carried out according to latest Recommended Outline Development Plan and amendments to the relevant Outline Zoning Plans.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?			N. A. Based on the results of the AVA Expert Evaluation, THB agreed on 17 Dec 2007 to waive the requirement of quantitative AVA for the project within WDII area according to the requirement of ETWB TC No. 1/06.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	✓		The alignment of trunk road has been assessed and selected with a view to minimize reclamation and in compliance with the Protection of the Harbour Ordinance.
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?			N. A. The requirement of quantitative AVA for the project within WDII area has been waived.

Has the public raised concern on air ventilation in the neighbourhood area of the project?	✓	
Is the project already in advanced stage to incorporate AVA?		N. A. The requirement of quantitative AVA for the project within WDII area has been waived.
Any other factors not listed above? (please specify) _____	✓	
<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	<i>Go to Section 7</i>  <i>Go to Section 8</i>  <i>Go to Section 9</i>	
<b>7. AVA is required for the project</b> <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is be submitted for record after completion)</i>		
(a) AVA Consultants (if any)  (b) Time (start / finish)  (c) Assessment tool used (CFD or/and wind tunnel)  (d) Any design changes made to the project resulting from the AVA?  (e) Any major problems encountered in the AVA process?  (f) Any suggested improvement to the AVA process?		

<b>8. AVA should be conducted later</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"/> DEVB <input type="checkbox"/> THB <input type="checkbox"/> Others _____
<b>9. AVA to be waived</b>	
(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?	<input type="checkbox"/> DEVB <input checked="" type="checkbox"/> THB <input type="checkbox"/> Others _____
<b>10. Contact</b>	
(a) Name	██████████
(b) Designation	██
(c) Tel.	██████████
(d) E-mail	██