

AVA Register for Government Projects
Project Description

Return From (*Department/bureau/authority*) Architectural Services Department

Return For Third Quarter of 2008

<p>1. Project Name (in English & Chinese)</p>	<p>Design and Construction of Customs Headquarters Building at Tin Chiu Street, North Point 設計及建造北角電照街香港海關總部大樓</p>
<p>2. Project Reference</p>	<p>AVR/G/24</p>
<p>3. Outline of Project Details (attach location plan)</p> <p><i>Please include key development parameters e.g. site area, total GFA, building height, lot frontage for waterfront sites etc. relevant to the project and the relevant criteria for AVA set out in para. 4.</i></p>	<p>The proposed site is located at the junction of Java Road and Tin Chiu Street in North Point and has an area of approximately 2,849 m² and the maximum permissible plot ratio is 15.</p> <p>The proposed development is to construct a 32-storey high building atop a basement car park area for the exclusive use of the Customs and Excise Department. The proposed building will accommodate the Department Headquarters, now located in a number of different locations, the operational base for Customs investigators and some other offices of the Department.</p> <p>Site Coverage = 65%</p> <p>GFA = approx. 41,092m²</p> <p>Building Height = 131.5mPD (126.85m to main roof)</p>

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

(Please tick ALL relevant categories)

- 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

AVA is required as stated in the Employer's Requirements in the Tender Document Addendum No. 2

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are playgrounds (Tin Chiu Street Children's Playground, King's Road Playground and Tin Chiu Street Playground) located at the north, south and west directions to the subject site.
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Major development parameters, such as building height, layout design, are known.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no alternative locations for the proposed building. The site coverage and building height of the proposed building is unlikely to subject to further changes.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed building will be a Government Disciplinary Department Headquarters, where the security concern and controlled ground level access to the building are the overriding factors.
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed design would not compromise the benefits of the public.
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	We are not aware of concern on air ventilation raised by the public in the neighbourhood of the project area.
Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is AVA required?		
<input checked="" type="checkbox"/> AVA is required for the project	<i>Go to Section 7</i>	
<input type="checkbox"/> AVA should be conducted later	<i>Go to Section 8</i>	
<input type="checkbox"/> AVA to be waived	<i>Go to Section 9</i>	
7. AVA is required for the project <input type="checkbox"/> <i>not applicable</i> <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to be submitted for record after completion)</i>		
(a) AVA Consultants (if any)	Allied Environmental Consultants Ltd.	
(b) Time (start / finish)	May 2008 to August 2008	
(c) Assessment tool used (CFD or/and wind tunnel)	CFD modelling	
(d) Any design changes made to the project resulting from the AVA?	No	
(e) Any major problems encountered in the AVA process?	No	
(f) Any suggested improvement to the AVA process?	No	
8. AVA should be conducted later <input checked="" type="checkbox"/> <i>not applicable</i>		
(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"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____
9. AVA to be waived	
<input checked="" type="checkbox"/> <i>not applicable</i>	
(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"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____
10. Contact	
(a) Name	████████████████████
(b) Designation	████████████████████
(c) Tel.	██████████
(d) E-mail	████████████████████