

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) CEDD

Return For 3rd Quarter of 2012

<p>1. Project Name (in English & Chinese)</p>	<p>Liantang/Heung Yuen Wai Boundary Control Point and Associated Works 蓮塘/香園圍口岸與相關工程</p>
<p>2. Project Reference</p>	<p>AVR/G/40</p>
<p>3. Outline of Project Details <i>(attach location plan)</i></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 key developments mainly include building works for the new Boundary Control Point (BCP) at Heung Yuen Wai within a formed site of about 23ha at the level of +15mPD and construction of administration and ventilation buildings for the tunnels of the 11km long dual two-lane connecting road. Subject to detailed design by consultants to be employed by ArchSD, the footprint of the buildings within the BCP is appropriately 30% coverage of the BCP site area and the majority of the buildings within the BCP site area are approximately 10m to 11m in height. The tallest buildings within the BCP including the police station, fire station and passenger terminal building would reach 57.5mPD and 54.5mPD respectively (Layout plan No. BCP-050 is attached).</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

The preliminary details/layout of the proposed developments have been evaluated in the Air Ventilation Assessment during the preliminary design stage of the project and are provided in Section 3 above.

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"/>	The BCP site is located in a rural area and its surrounding area is predominately occupied by the natural landscape with many isolated villages and open storages comprised of low-rise buildings scattered in the vicinity
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"/>	The assumptions/parameters are mentioned in para 3 above.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input type="checkbox"/>	NA
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input type="checkbox"/>	<input type="checkbox"/>	NA
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	<input type="checkbox"/>	<input type="checkbox"/>	NA
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Final Report on Air Ventilation Assessment (Expert Evaluation) Report No. 255228/06.028B prepared during the preliminary design stage of the project was submitted to ACTP/UDL, PlanD on 13 August 2010.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is AVA required?			
AVA is required for the project	<i>Go to Section 7</i>		
AVA should be conducted later	<i>Go to Section 8</i>		
AVA to be waived	<i>Go to Section 9</i>		
7. AVA is required for the project Yes, Final Report on Air Ventilation Assessment (Expert Evaluation) Report No. 255228/06.028B was submitted to ACTP/UDL, PlanD on 13 Aug 2010 for record after completion. Electronic copy is attached herewith for retention.			
(a) AVA Consultants (if any)	Mott MacDonald Hong Kong Ltd.		
(b) Time (start / finish)	August 2010 (finish time)		
(c) Assessment tool used (CFD or/and wind tunnel)	An expert evaluation has been conducted based on the preliminary details/layout. It is considered that the proposed buildings/structures do not play any significant role or having no influential impact on the prevailing winds and the air ventilation performance in the surrounding area and the localized area of the BCP site.		

(d) Any design changes made to the project resulting from the AVA?	In the detailed design stage, the design consultants shall liaise with PlanD to demonstrate that the proposed buildings/structures do not play any significant role or having no influential impact on the prevailing winds and the air ventilation performance in the surrounding area and the localized area of the BCP site.
(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 <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?	DB THB Others _____
9. AVA to be waived <i>not applicable</i>	
(a) Give justifications for waiving the requirement	

<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>DB THB Others _____</p>
<p>10. Contact</p>	
<p>(a) Name</p>	<p>████████████████████</p>
<p>(b) Designation</p>	<p>████████████████████</p>
<p>(c) Tel.</p>	<p>██████████</p>
<p>(d) E-mail</p>	<p>████████████████████</p>