AVA Register for Government Project
Project Description

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

Return For 1st Quarter of 2012

1. **Project Name** (in English & Chinese)	**Cruise Terminal Building for the Kai Tak Cruise Terminal Development** **啓德郵輪碼頭大樓**
2. **Project Reference**	AVR/G/70
3. **Outline of Project Details** ***(attach location plan)*** ***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.***	The Subject Site, Kai Tak Cruise Terminal Building, is located in the south-eastern part of Kowloon Peninsula with a site area of about 7.6 hectares. The total GFA for Cruise Terminal (including Commercial Development with Landscape Deck) is within the allowable GFA of 10,600m2 as stated in the draft Kai Tak OZP No. S/K22/3. The building height of the main roof of Cruise Terminal also complies with the height limit requirement. The location of the site is shown in attached Figure 1. Development Parameters 1. Site Area: 76,000sqm 2. Height of Building: 35mPD 3. Total GFA: 10568.605sqm

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

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5. **Relevant factors which have been taken into account in assessing the need for AVA**

Factors	***Y***	***N***	***Brief remarks***

Are there existing / planned outdoor sensitive receivers located in the vicinity of the project site falling within the assessment area?	☒	☐	The Subject Site is connected to Kowloon City / San Po Kong residential area through the proposed Kai Tak Development on the north-western side and is bounded immediately by the proposed Tourism Node site and the proposed Runway Park site.
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	☒	☐	The design of Cruise Terminal taking into account the draft Kai Tak OZP No. S/K22/3.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	☒	☐	Mitigation measures on the Cruise Terminal Building are incoporated to enhance air ventilation performance. No major problem areas have been revealed by the AVA so far.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	☐	☒	
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	☐	☒	

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?	☒	☐	AVA is completed.
Any other factors not listed above? (please specify)	☐	☒	

6. **Is AVA required?**	
AVA is required for the project	***Go to Section 7***
AVA should be conducted later	***Go to Section 8***
AVA to be waived	***Go to Section 9***

7. **AVA is required for the project** *not applicable* *(The AVA report, 3 hard copies and an electronic copy in Acrobat format, to be submitted for record after completion)*	
(a) AVA Consultants (if any)	AECOM Asia Company Ltd.
(b) Time (start / finish)	mid 2011 to Apr 2012
(c) Assessment tool used (CFD or/and wind tunnel)	CFD
(d) Any design changes made to the project resulting from the AVA?	No
(e) Any major problems encountered in the AVA process?	None so far.

(f) Any suggested improvement to the AVA process?	None so far.
8. **AVA should be conducted later**	*not applicable*
(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**	*not applicable*
(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?	DB THB Others _____
10. **Contact**	
(a) Name	[redacted]
(b) Designation	[redacted]

註解 [c1]: ArchSD's information

(c) Tel.	[redacted]
(d) E-mail	[redacted]