

AVA Register for Government Projects
Project Description

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

Return For 4th Quarter of 2012

<p>1. Project Name (in English & Chinese)</p>	<p>Tamar Development Project 添馬艦發展工程</p>
<p>2. Project Reference</p>	<p>AVR/G/74</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 Tamar site is about 4.2 ha, comprising an area of about 2.2 ha zoned “Government, Institution or Community” (“G/IC”), and an area of about 2 ha zoned “Open Space” (O) on the approved Central District (Extension) Outline Zoning Plan (OZP) No. S/H24/6 which is currently in force. A site layout plan is attached.</p> <p>The Tamar Development Project (the Project) comprises the design and construction of the Central Government Complex (CGC), the Legislative Council (LegCo) Complex, an Open Space, associated carparking spaces and two covered elevated walkways.</p> <p>The CGC comprises a low block and an office block with total GFA of about 96,882 m². The Office Block has 27 storeys plus 2 storeys below ground with building height of 122.13 mPD. The Low Block has 4 storeys plus a storey below ground with building height of 32.4 mPD.</p> <p>The LegCo Complex also comprises a low block for conference facilities and a high block for staff and Members’ Offices and other ancillary facilities, The current setting of the Complex has total GFA of around 34,377 m² and future expansion has been allowed for GFA to be increased up to around 46,842 m² with 15 storeys. The high block of current setting has 11 storeys plus 1 storey below ground with building height of 61.4 mPD while the low block has 4 storeys plus a storey below ground with building height of 30.2 mPD.</p> <p>The Open Space comprises recreational open space with landscape design, covering an area of no less than 20,000 m².</p> <p>One of the covered elevated walkways connects the southern part of the site with Admiralty, whilst the other connects the eastern part of the site with the existing elevated walkway system linking the CITIC Tower.</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

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 project site includes a large open space for public use. The area north of the project site is a large stretch of open space, to be developed as part of the future New Central Waterfront.
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"/>	Development parameters have been stipulated in the Employer's Requirements in the tender document of the Project.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input type="checkbox"/>	N/A. No major problems found.
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"/>	Air ventilation is one of the considerations for assessing the tender designs.
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"/>	

Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	When the Government sought funding for the Project from LegCo in 2006, there were concerns over the possible effect of the development on the air quality in the project site area. Government responded by scaling down the development intensity of the Project and including the conduct of an AVA as one of the tender requirements.
Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input type="checkbox"/>	The AVA was undertaken by tenderers during the Project's tender stage.
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 <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)	Rowan Williams Davies & Irwin 650 Woodlawn Rd West Guelph, Ontario Canada N1K1B8		
(b) Time (start / finish)	June 2006 to Jan 2007		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD and Wind Tunnel		

(d) Any design changes made to the project resulting from the AVA?	Fine tuning of the design was done during the AVA consultation to maintain the openness of the development and to allow penetration of prevailing winds into the site and inner city.
(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	N/A
(a) What is the current stage of the project?	
(b) When should AVA be conducted?	
(c) Which Policy Bureau agrees to conduct AVA later?	
9. AVA to be waived	N/A
(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?	

10. Contact	
(a) Name	[REDACTED]
(b) Designation	[REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]