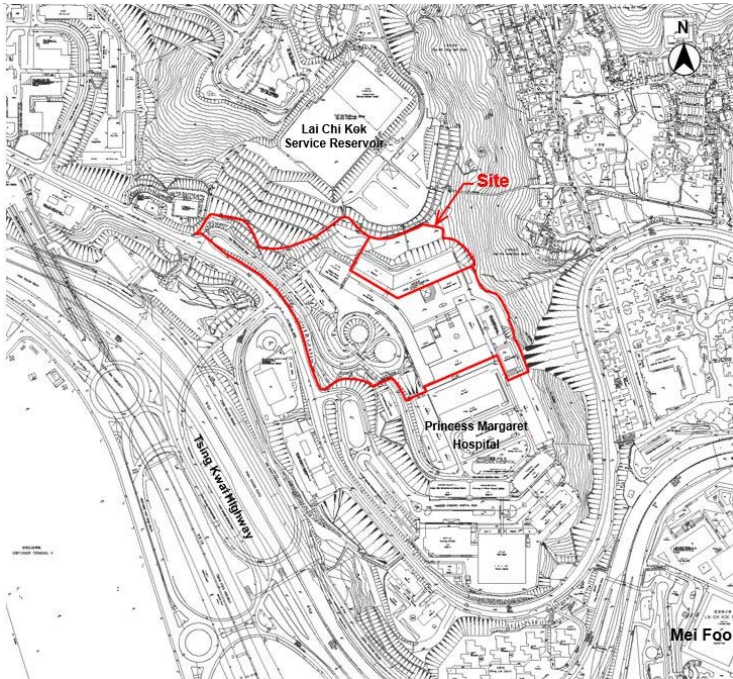


## AVA Register for Government Project Project Description

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

**Return For** 1<sup>st</sup> Quarter of 2018

<p><b>1. Project Name</b> (in English &amp; Chinese)</p>	<p>Redevelopment of Kwai Chung Hospital (Phases 2 &amp; 3) 葵涌醫院重建工程(第二期及第三期)</p>
<p><b>2. Project Reference</b></p>	<p>AVR/G/123</p>
<p><b>3. Outline of Project Details</b> (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>Site Area: 49,235 m<sup>2</sup> (approx.) GFA: 113,006 m<sup>2</sup> (approx.) Building Height: 51.1 m</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

As a part of the S.16 town planning application for minor relaxation of building height limit for the proposed hospital redevelopment.

<b>5. Relevant factors which have been taken into account in assessing the need for AVA</b>			
<b><i>Factors</i></b>	<b><i>Y</i></b>	<b><i>N</i></b>	<b><i>Brief remarks</i></b>
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"/>	A number of existing development falls within the assessment area, including village, residential blocks, the Princess Margaret Hospital and FSD NT Workshop (Kwai Chung).
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The AVA study is carried according to the Technical Guide for AVA for Development in Hong Kong annexed in HPLB and ETWB TC No. 1/06.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Base design that complies with current building height restriction and notional design of proposed relaxed building height were prepared for assessment.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Nil
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"/>	Nil
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Nil

Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Nil
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Nil
<b>6. Is AVA required?</b>			
AVA is required for the project	<b><i>Go to Section 7</i></b>		
AVA should be conducted later	<b><i>Go to Section 8</i></b>		
AVA to be waived	<b><i>Go to Section 9</i></b>		
<b>7. AVA is required for the project</b>			
(a) AVA Consultants (if any)	SMEC Asia Limited		
(b) Time (start / finish)	August 2017 / January 2018		
(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?	No		
(f) Any suggested improvement to the AVA process?	No		

<b>8. AVA should be conducted later</b>		<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?		
<b>9. AVA to be waived</b>		<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?		
<b>10. Contact</b>		
(a) Name	[REDACTED]	
(b) Designation	[REDACTED]	
(c) Tel.	[REDACTED]	
(d) E-mail	[REDACTED]	