

**AVA Register for Government - Tin Shui Wai Hospital Projects
Project Description**

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

Return For 2nd Quarter of 2010

<p>1. Project Name (in English & Chinese)</p>	<p>Construction of Tin Shui Wai Hospital at TSW Area 32 天水圍醫院</p>
<p>2. Project Reference</p>	<p>AVR/G/49</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 proposed Tin Shui Wai Hospital at TSW Area 32, at Tin Tan Street will be a 14-storeyed hospital building housing emergency services, diagnostic departments and clinical departments/in-patient wards/offices. The approximate GFA of the new hospital building would be 41,950m². The Site is zoned “Government, Institution or Community (G/IC)” under the Tin Shui Wai Outline Zoning Plan (OZP) (S/TSW/12), bounded by Tin Tan Street to its northeast; footpaths, bicycle track and a 68-metre wide open drainage channel to the southwest; an electrical sub-station to the east; and Tung Wah Group of Hospitals (T.W.G.Hs.) Yiu Tak Chi Memorial Primary School and Tin Shui Estate (a public housing estate) to the southeast. Another primary school, Caritas Lok Kan School is also in the vicinity of the site at the north side. Please see the attached location plan.</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 meters.
- 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 meters 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
To evaluate the potential impacts on pedestrian wind environment of the new hospital.

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"/>	Three primary schools and two public housing estates at the north and south sides of the project site.
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"/>	
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	
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"/>	

Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is at Technical Feasibility Statement stage with conceptual design of the new hospital only.
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 <i>not applicable</i> <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)	Hyder Consulting Ltd		
(b) Time (start / finish)	Approx. from November 2009 to June 2010		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	Additional AVA study will be carried out at subsequent stage of the project to investigate and identify if any mitigation measures can be adopted to enhance pedestrian level ventilation performance.		
(e) Any major problems encountered in the AVA process?	Nil		
(f) Any suggested improvement to the AVA process?	Nil		
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	
(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	██████████
(b) Designation	██████████
(c) Tel.	██████████
(d) E-mail	██