

**AVA Register for Government Projects**  
**Project Description**

**Return From** Architectural Services Department

**Return For** **1<sup>st</sup>** Quarter of **2012**

<p><b>1. Project Name</b> (in English &amp; Chinese)</p>	<p>Establishment of Centre of Excellence in Paediatrics 兒童專科卓越醫療中心</p>
<p><b>2. Project Reference</b></p>	<p><b>AVR/G/61</b></p>
<p><b>3. Outline of Project Details</b> <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>Location: At the south apron of Kai Tak Development area, next to the creek and Cheung Yip Street.</p> <p>Site Area: 21,700 m<sup>2</sup> approx.</p> <p>Total GFA: 118,200 m<sup>2</sup> approx. in two towers</p> <p>Height of Building: 54.4 m above mean street level</p> <p>Lot frontage at waterfront: 285 m approx.</p> <p>Site Coverage: within 65%</p> <p>Plot Ratio: not exceeding 5.5</p> <p>The Centre of Excellence in Paediatrics (CEP) will have two separate towers, each with 11 floors plus a basement. The two towers will be interconnected with one another by three direct link bridges located at Level 2, Level 3 and Level 9 of the CEP.</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

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<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"/>	The planned waterfront promenade will be located along the southwest boundary of the subject site.
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 [Referenced plot ratio (not exceeding 5), site coverage (within 65%), and height limit (60mPD)], PNAP APP-152 and conceptual design were available.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Further building design development will be made upon engagement of Design and Construction contractor.
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 type="checkbox"/>	AVA (1 <sup>st</sup> Stage) has been conducted and approved.
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	<input checked="" type="checkbox"/>	<b>Go to Section 7</b>	
AVA should be conducted later	<b>Go to Section 8</b>		
AVA to be waived	<b>Go to Section 9</b>		
<b>7. AVA is required for the project</b> <del>not applicable</del>			
<b>The AVA report, 3 hard copies and an electronic copy in Acrobat format have been submitted for record after completion.</b>			
(a) AVA Consultants (if any)	BMT Asia Pacific Ltd.		
(b) Time (start / finish)	August 2011 – April 2012		
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation and CFD Approach have been used		
(d) Any design changes made to the project resulting from the AVA?	Nil		
(e) Any major problems encountered in the AVA process?	Nil		
(f) Any suggested improvement to the AVA process?	Nil		

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