

Project Description

Return From (Department/bureau/authority) Planning DepartmentReturn For 3rd Quarter of 2009

1. Project Name (in English & Chinese)	Kai Tak Planning Review 啓德規劃檢討
2. Project Reference	AVR/G/01
3. Outline of Project Details <i>(attach location plan)</i> <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>	Planning Department has commissioned a Consultancy Study entitled "South East Kowloon Development Comprehensive Planning and Engineering Review --Stage 1 Planning Review1" (Kai Tak Planning Review). To allow air ventilation considerations and assessment input for the evaluation of the Outline Concept Plans (OCP) and the preparation of the draft Preliminary Outline Development Plan (PODP), and to carry forward the recommendations of the "Feasibility Study for Establishment of Air Ventilation Assessment System" undertaken by PlanD, air ventilation assessments (AVA) for Kai Tak are to be carried out as an additional task of the Planning Review.

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"/>	Kai Tak area is surrounded by old communities including To Kwa Wan, Kowloon City, San Po Kong, Kowloon Bay and Kwun Tong districts.
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"/>	Assumption of development parameters for Kai Tak Development are worked out by Study Consultants of Kai Tak Planning Review
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Study Consultants would explore to fine-tune the proposed building layouts as far as possible to address the problem areas identified in AVA.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In formulating the Kai Tak Development proposals, various elements including the public views, government policy, the land use, site constraints, etc would be taken into account. Air ventilation would be one of these considerations.
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development density and the building layout will be adjusted.

Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The residents in surrounding districts such as Kowloon City raised their concerns on the possible impact of the proposed development in Kai Tak to air ventilation in the district.
Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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> (The AVA report, 3 hard copies and an electronic copy in Acrobat format, is be submitted for record after completion)			
(a) AVA Consultants (if any)	Ove Arup & Partners Hong Kong Ltd.		
(b) Time (start / finish)	Late 2005 to Early 2007		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	Building block layout is revised, taking into account findings of the AVA.		

(e) Any major problems encountered in the AVA process?	
(f) Any suggested improvement to the AVA process?	
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	[REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]