

**AVA Register for Government Project  
Project Description**

**Return From** (Department/bureau/authority) CEDD

**Return For** Q4 2021

<p><b>1. Project Name</b> (in English &amp; Chinese)</p>	<p>Site Formation and Infrastructural Works for Proposed Public Housing Developments at Kowloon East – Feasibility Study 九龍東公營房屋發展之工地平整及基礎設施工程 - 可行性研究</p>																										
<p><b>2. Project Reference</b></p>	<p>AVR/G/155</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>The proposed Cha Kwo Ling Village (CKLV) Development (total site area of about 8.9ha) comprises housing sites of about 3ha, a G/IC building site of about 0.57ha and a site of about 0.267ha for the proposed standard sub-divisional fire station cum ambulance depot. A new vehicular access is proposed connecting Cha Kwo Ling Road to the ex-Cha Kwo Ling Kaolin Mine Site Development. The existing Wing Fook Street and Fan Wa Street is modified to enhance the traffic circulation at area of the G/IC site and housing site. The development parameters of the Developments are summarised as follows:</p> <table border="1" data-bbox="692 1491 1331 1989" style="margin-left: auto; margin-right: auto;"> <tr> <th colspan="3" style="text-align: center;"><b>Housing sites of CKLV Development</b></th> </tr> <tr> <td colspan="2" style="text-align: center;">Site Area (m<sup>2</sup>)</td> <td style="text-align: center;">~30,300</td> </tr> <tr> <td rowspan="2" style="text-align: center;">GFA</td> <td style="text-align: center;">Domestic</td> <td style="text-align: center;">~227,250</td> </tr> <tr> <td style="text-align: center;">Non-domestic</td> <td style="text-align: center;">~30,300</td> </tr> <tr> <td colspan="2" style="text-align: center;">Building Height (mPD)</td> <td style="text-align: center;">+110/130mPD</td> </tr> <tr> <th colspan="3" style="text-align: center;"><b>G/IC Building of CKLV Development</b></th> </tr> <tr> <td colspan="2" style="text-align: center;">Site Area (m<sup>2</sup>)</td> <td style="text-align: center;">~5,700</td> </tr> <tr> <th colspan="3" style="text-align: center;"><b>Standard sub-divisional fire station cum ambulance depot of CKLV Development</b></th> </tr> <tr> <td colspan="2" style="text-align: center;">Site Area (m<sup>2</sup>)</td> <td style="text-align: center;">~2,670</td> </tr> </table> <p>See Figure 1 for the location plan.</p>	<b>Housing sites of CKLV Development</b>			Site Area (m <sup>2</sup> )		~30,300	GFA	Domestic	~227,250	Non-domestic	~30,300	Building Height (mPD)		+110/130mPD	<b>G/IC Building of CKLV Development</b>			Site Area (m <sup>2</sup> )		~5,700	<b>Standard sub-divisional fire station cum ambulance depot of CKLV Development</b>			Site Area (m <sup>2</sup> )		~2,670
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**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 type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	The AVA is conducted according to the development parameters listed at item 3.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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> <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, will be submitted for record after completion)</i>		
(a) AVA Consultants (if any)	AECOM	
(b) Time (start / finish)	May 2019 / Dec 2021	
(c) Assessment tool used (CFD or/and wind tunnel)	Nil, AVA in form of Expert Evaluation	
(d) Any design changes made to the project resulting from the AVA?	Opening was proposed at one of the housing block to cater for the existing wind corridor.	
(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	[REDACTED]	
(b) Designation	[REDACTED]	
(c) Tel.	[REDACTED]	
(d) E-mail	[REDACTED]	