

AVA Register for Government Projects

Project Description

Return From Architectural Services Department

Return For 1st Quarter of 2009

<p>1. Project Name (in English & Chinese)</p>	<p>Redevelopment of Kwun Tong Swimming Pool Complex & Kwun Tong Recreation Ground 重建觀塘泳池場館及觀塘遊樂場</p>
<p>2. Project Reference</p>	<p>AVR/G/36</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>A. Location & Lot No. - J/O Lei Yue Mun Road and Tseung Kwan O Road, Kwun Tong, Kowloon - GLA No. NK656</p> <p>B. Site Area: 39000 m² approx.</p> <p>C. Height of Building: 24m above mean street level</p> <p>D. Gross Floor Area: 15,943 m² Approx.</p> <p>E. Project Scope:</p> <p>(i) New Kwun Tong Swimming Pool Complex</p> <ul style="list-style-type: none"> • ONE 50.03m x 25m indoor heated main pool with water depth of 1.4m at both ends increasing to 1.9m towards the centre with 10 swimming lanes, with spectator stand having a seating capacity of 1,500; • ONE 25m x 30m indoor heated training pool with 12 lanes with uniform water depth of 1.2 m; • ONE 50m x 21m outdoor secondary pool with 8 lanes with uniform water depth of 1.4m in the middle and 1.1m at both ends; • TWO 25m x 12.5m outdoor teaching pools each with 5 lanes with water depth of 0.7m on one end sloping to 0.9m on the other end of the pool; • A sun bathing area; • Other ancillary facilities including management office, pool restaurant changing rooms and toilets, etc.; and • Kwun Tong District Leisure Services Office. <p>(ii) Re-provision & improvement of the existing facilities in KTRG</p> <ul style="list-style-type: none"> • ONE 7-a-side standard artificial turf soccer pitch; • TWO 7-a-side mini-soccer pitches with colour floor coating; • THREE basketball courts cum volleyball courts; • ONE roller skating rink; • Children's play area; • Walkways and new provision of jogging trail; • New provision of elderly fitness corners; • Contemporary-designed garden with sitting-out areas and rain shelters/pavilions; and • Ancillary facilities include management office, store rooms, first-aid room, toilet / changing rooms.

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

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"/>	The outdoor sensitive receivers include the reprovision of proposed recreation ground and pavement surrounding the 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 and building layouts were available for conducting the AVA.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Following designs were adopted to minimise the air ventilation impact: <ul style="list-style-type: none"> - minimum height of outdoor pool - a void of 3m vertical clearance under the outdoor pool deck - air pathway through crush hall
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 checked="" type="checkbox"/>	<input type="checkbox"/>	The project is in detailed design stage. Design consideration on air ventilation to the surrounding sensitive areas was already incorporated into the development design.
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Nil
6. Is AVA required?			
AVA is required for the project	<input checked="" type="checkbox"/>		<i>Go to Section 7</i>
AVA should be conducted later	<input type="checkbox"/>		<i>Go to Section 8</i>
AVA to be waived	<input type="checkbox"/>		<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, will be submitted for record after completion)			
(a) AVA Consultants (if any)	Allied Environmental Consultants Ltd.		
(b) Time (start / finish)	September 2008 – March 2009		
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation		
(d) Any design changes made to the project resulting from the AVA?	Air pathway through crush hall was included in the design to facilitate the air flow between north and south.		
(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		██████████