

Project Description

Return From (Department/bureau/authority)

Civil Engineering and Development DepartmentReturn For 4th Quarter of 2011

1. Project Name (in English & Chinese)	Kai Tak Development (Grid Neighbourhood) 啓德發展計劃(啓德坊)
2. Project Reference	AVR/G/64
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>	<p>A Conceptual Design Plan on the townscape of the North Apron shall be prepared with the objectives of enhancing the overall built environment and fulfilling the vision of developing the Kai Tak City Centre into a world-class integrated lively town centre. Changes/enhancement proposals have been particularly made in the Grid Neighbourhood zone.</p> <p>A brief expert evaluation on air ventilation, with reference to the previous findings in the detailed air ventilation assessment for the Kai Tak Development (KTD), is conducted to confirm whether the proposed changes/ enhancement proposals are acceptable in air ventilation terms.</p> <p>A district-level detailed AVA study was conducted in 2009 and completed in early 2010 for KTD under Agreement No. CE 35/2006 (CE) Kai Tak Development Engineering Study cum Design and Construction of Advance Works – Investigation, Design and Construction.</p> <p>The total planning area is around 109,000 sq m with planned GFA about 490,000 sq m. The area will accommodate a total residential population of about 18,600.</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

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"/>	Proposed Development is surrounded by To Kwa Wan, Kowloon City, San Po Kong and Kowloon Bay.
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 Proposed KTD are worked out by the Consultants of the AVA study.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Nil
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Nil
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"/>	Nil
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	<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>(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)	AECOM Asia Company Limited with HKUST as sub-consultants		
(b) Time (start / finish)	2011		
(c) Assessment tool used (CFD or/and wind tunnel)	Expert Evaluation		
(d) Any design changes made to the project resulting from the AVA?	No		
(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		████████████████████