

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) CEDD

Return For 4th Quarter of 2013

<p>1. Project Name (in English & Chinese)</p>	<p>Agreement No. CE 35/2006 (CE) Kai Tak Development Engineering Study cum Design and Construction of Advance Works – Investigation, Design and Construction 合約編號 CE 35/2006(CE) 啟德發展計劃工程研究與前期工程設計及施工 - 勘察、設計及施工</p>
<p>2. Project Reference</p>	<p>AVR/G/76</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>The planning intention of Kai Tak Development (KTD) is to develop a “distinguished, attractive, vibrant, and people-oriented community by the Victoria Harbour”. Key components include a cruise terminal, a multi-purpose stadium complex, government offices, institute and community facilities, hospitals, open spaces, public rental housing, and residential / commercial developments. The latest development proposals of KTD are shown in the Kai Tak Outline Zoning Plan (OZP) S/K22/4. The total planning area of KTD is about 320 hectares.</p> <p>Following the new initiatives promulgated in the 2013 Policy Address, the possibility of increasing the office and housing supply in the KTD Area is to be reviewed and explored, without compromising the land supply from the area in the coming five years. As part of the technical study, an air ventilation assessment is conducted to compare the air ventilation impacts of the revised development scenario against the existing scenario.</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"/>	The proposed development is surrounded by To Kwa Wan, Kowloon City, San Po Kong, Kowloon Bay and Kwun Tong.
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 to be worked out based on the approved OZP and proposal of increasing development density will be reviewed
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposal of increasing development density will be reviewed on a need basis.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	The residents in surrounding districts, such as To Kwa Wan, Kowloon City, San Po Kong, Kowloon Bay and Kwun Tong, may have concerns on possible impacts on air ventilation.

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>not applicable</i>			
<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		
(b) Time (start / finish)	2013 to 2014		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	N/A		
(e) Any major problems encountered in the AVA process?	N/A		
(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		██████████