

**AVA Register for Private/Quasi-Government Projects**  
**Project Description**

Submitted to : (Department/bureau/authority) Town Planning Board

Submitted in : 4<sup>th</sup> Quarter of 2022

1. <b>Project Title</b>	Kai Tak Road/ Sa Po Road Development Scheme (KC-015) 啟德道/沙浦道發展計劃 (KC-015)									
2. <b>Project Reference</b>	AVR/P/27									
3. <b>Project Proponent</b>	Urban Renewal Authority									
4. <b>Outline of Project Details</b> <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>The Scheme is proposed to rezone the Scheme area to “R(A)” with a BHR of 120mPD. The proposed development includes three residential towers over a non-domestic podium comprising retail, GIC facilities and private residential clubhouse, and with a basement carpark (including a public vehicle park). A split-level sunken plaza is proposed at the southern part of the Scheme to allow for at-grade integration with the existing pavement of Prince Edward Road East and underground connection with the government’s subway connecting the Kai Tak Development Area.</p> <p><b>Key Development Parameters:</b></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 30%;"><b>Site Area</b></td> <td>Gross Site Area: 6,106 m<sup>2</sup> (about) (subject to survey) Net Site Area: 5,352 m<sup>2</sup> (about) (subject to survey)</td> </tr> <tr> <td><b>Proposed Development:</b></td> <td>Total GFA: 48,168 m<sup>2</sup> (about)</td> </tr> <tr> <td><b>(a) Domestic GFA</b></td> <td>40,140 m<sup>2</sup> (about)</td> </tr> <tr> <td><b>(b) Non-Domestic GFA</b></td> <td>8,028 m<sup>2</sup> (about) (including about 800 m<sup>2</sup> for GIC facilities, subject to changes upon liaison with Government departments)</td> </tr> </table>		<b>Site Area</b>	Gross Site Area: 6,106 m <sup>2</sup> (about) (subject to survey) Net Site Area: 5,352 m <sup>2</sup> (about) (subject to survey)	<b>Proposed Development:</b>	Total GFA: 48,168 m <sup>2</sup> (about)	<b>(a) Domestic GFA</b>	40,140 m <sup>2</sup> (about)	<b>(b) Non-Domestic GFA</b>	8,028 m <sup>2</sup> (about) (including about 800 m <sup>2</sup> for GIC facilities, subject to changes upon liaison with Government departments)
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		and technical feasibility)
	<b>(c) Area of split-level sunken plaza</b>	1,000 m <sup>2</sup> (about)
	<b>(d) Proposed Building Height</b>	Not exceeding 120 mPD

5. **Select the following category(ries) which would be applicable to the project :**  
*(Please mark ALL relevant categories)*

- 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 space or breezeway designated on layout plans / outline zoning plans or proposed by planning studies.
- Undeveloped 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>6. Details of the AVA conducted for the project</b> <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, are attached for record)</i>	
(a) AVA Consultants (if any)	Cinotech Consultants Limited
(b) Time (start / finish)	October 2018 - June 2019
(c) Assessment tool used (CFD or wind tunnel)	CFD
(d) What were the major changes to the design of the project resulting from the AVA?	According to the AVA report and the Explanatory Statement (ES) of the approved DSP, good design features (i.e. the sunken plaza and 50m setback of domestic tower (at above 15m) from the intersection point of site boundary where Kai Tak Road and Prince Edward Road East meet) were proposed to enhance wind flow penetration.
<b>7. Disclosure of information to the public</b>	
Does the project proponent consent to release the AVA report for public inspection?	<input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>
Does the project proponent consent to release information in this AVA proforma for public inspection?	<input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>
<b>8. Contact</b>	
(a) Name	
(b) Designation	
(c) Tel.	
(d) E-mail	

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