

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

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

**Submitted in :** 3<sup>rd</sup> Quarter of 2024

<b>1. Project Title</b>	Ming Lun Street / Ma Tau Kok Road Development Scheme (KC-018) and To Kwa Wan Road / Ma Tau Kok Road Development Scheme (KC-019)															
<b>2. Project Reference</b>	To be assigned by PlanD															
<b>3. Project Proponent</b>	Urban Renewal Authority															
<b>4. 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 two Schemes are intended to redevelop comprehensively into high density residential developments with the provision of waterfront promenade, as well as commercial uses and/or GIC facilities. It is proposed to rezone the Scheme areas to “R(A)” and area shown as ‘Road’. An open-air Waterfront Plaza, 20m-wide waterfront promenade, 2-storey retail belts, and two 10m-wide Non-Building Areas (NBAs) will be provided within the Schemes to help promote air and visual permeability. Buildings are also proposed to be setback from To Kwa Road to facilitate the implementation of the planned road widening works.</p> <p><b>Key Development Parameters:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%;">Site KC-018</th> <th style="width: 35%;">Site KC-019</th> </tr> </thead> <tbody> <tr> <td><b>Site Area for PR Calculation</b></td> <td>10,496 m<sup>2</sup> (about) (subject to survey)</td> <td>7,816 m<sup>2</sup> (about) (subject to survey)</td> </tr> <tr> <td><b>Proposed Development:</b></td> <td></td> <td></td> </tr> <tr> <td><b>(a) Total PR</b></td> <td>Total PR: 7.5</td> <td>Total PR: 7.5</td> </tr> <tr> <td><b>Total GFA</b></td> <td>Total GFA: 78,720 m<sup>2</sup> (about)</td> <td>Total GFA: 58,620 m<sup>2</sup> (about)</td> </tr> </tbody> </table>		Site KC-018	Site KC-019	<b>Site Area for PR Calculation</b>	10,496 m <sup>2</sup> (about) (subject to survey)	7,816 m <sup>2</sup> (about) (subject to survey)	<b>Proposed Development:</b>			<b>(a) Total PR</b>	Total PR: 7.5	Total PR: 7.5	<b>Total GFA</b>	Total GFA: 78,720 m <sup>2</sup> (about)	Total GFA: 58,620 m <sup>2</sup> (about)
	Site KC-018	Site KC-019														
<b>Site Area for PR Calculation</b>	10,496 m <sup>2</sup> (about) (subject to survey)	7,816 m <sup>2</sup> (about) (subject to survey)														
<b>Proposed Development:</b>																
<b>(a) Total PR</b>	Total PR: 7.5	Total PR: 7.5														
<b>Total GFA</b>	Total GFA: 78,720 m <sup>2</sup> (about)	Total GFA: 58,620 m <sup>2</sup> (about)														

	<b>(b) Domestic PR</b>	Not more than 6.5	Not more than 6.5
	<b>Domestic GFA</b>	Not more than 68,224 m <sup>2</sup> (about)	Not more than 50,804 m <sup>2</sup> (about)
	<b>(c) Public Open Space</b>	20m-wide Waterfront Promenade	20m-wide Waterfront Promenade
	<b>(d) Proposed Building Height</b>	Not exceeding 120 mPD	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

\_\_\_\_\_

<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)	Ramboll Hong Kong Limited
(b) Time (start / finish)	February 2022- October 2022
(c) Assessment tool used (CFD or wind tunnel)	Expert Evaluation
(d) What were the major changes to the design of the project resulting from the AVA?	Referring to the AVA-EE report, wind enhancement features which include an open-air waterfront plaza (minimum 25m-wide) and two NBAs were proposed to allow for better wind penetration into the inland area.
<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	██