

AVA Register for Private/Quasi-Government Projects Project Description

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

Submitted in : September 2022

1. Project Title	Urban Renewal Authority's Nga Tsin Wai Road/ Carpenter Road Development Scheme (KC-017)												
2. Project Reference	AVR/P/29												
3. Project Proponent	Urban Renewal Authority												
4. 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>The Scheme comprises three sites, namely the Main Site, the Northern Site and the Eastern Site. The Main Site is proposed to be zoned as "R(A)" with a maximum building height of 160mPD, which is primarily intended for high-density residential developments with the provision of two landscaped pedestrian avenues and a market square. The Northern Site is proposed to be zoned as "G/IC" for the development of a new Government, Institution or Community ("GIC") Complex with a maximum building height of 100mPD. The Eastern Site, where is proposed to be zoned as "R(A)" with a maximum building height of 40mPD, is intended primarily for a low-rise commercial/retail development with the provision of a gateway square.</p> <p>Key Development Parameters</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 15%;">Main Site</th> <th style="width: 15%;">Northern Site</th> <th style="width: 15%;">Eastern Site</th> </tr> </thead> <tbody> <tr> <td>Gross Site Area (sq.m.) <i>(subject to site survey)</i></td> <td>About 25,343</td> <td>About 6,600</td> <td>About 5,118</td> </tr> <tr> <td>Net Site Area (sq.m.) <i>(subject to site survey)</i></td> <td>About 21,935</td> <td>N/A</td> <td>About 3,367</td> </tr> </tbody> </table>		Main Site	Northern Site	Eastern Site	Gross Site Area (sq.m.) <i>(subject to site survey)</i>	About 25,343	About 6,600	About 5,118	Net Site Area (sq.m.) <i>(subject to site survey)</i>	About 21,935	N/A	About 3,367
	Main Site	Northern Site	Eastern Site										
Gross Site Area (sq.m.) <i>(subject to site survey)</i>	About 25,343	About 6,600	About 5,118										
Net Site Area (sq.m.) <i>(subject to site survey)</i>	About 21,935	N/A	About 3,367										

	Maximum Domestic GFA (sq.m)	About 202,416	N/A	N/A
	Maximum Non-domestic GFA (sq.m.)	About 23,302	N/A	About 2,000
	Non-domestic GFA for G/IC provision at the Main Site (sq.m.) (exempted from GFA calculation)	About 3,000	N/A	N/A
	Non-domestic GFA for G/IC provision at the Northern Site (sq.m.)	N/A	About 44,000	N/A
	Maximum building height	160mPD	100mPD	40mPD

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

<p>6. Details of the AVA conducted for the project <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, are attached for record)</i></p>	
<p>(a) AVA Consultants (if any)</p>	<p>Ove Arup & Partners Hong Kong Ltd.</p>
<p>(b) Time (start / finish)</p>	<p>Oct 2021 - Sept 2022</p>
<p>(c) Assessment tool used (CFD or wind tunnel)</p>	<p>Nil (Air Ventilation Review - Expert Evaluation)</p>
<p>(d) What were the major changes to the design of the project resulting from the AVA?</p>	<p>Referring to the Air Ventilation Assessment – Expert Evaluation report, various wind enhancement features were proposed to enhance the wind permeability and air ventilation at both high and street levels.</p> <p>At the Main Site, these features include two 18m wide landscaped pedestrian avenues, market square, setbacks from portions of Carpenter Road and Nga Tsin Wai Road, and the building separation for the proposed right of way for Billionnaire Avant. At the Northern site, the features including podium separation at the western edge and staggered height design proposed would enhance downstream wind environment. At the southern site, a 40m building setback from Prince Edward Road East for a gateway square is proposed which would enhance air penetration towards inner area.</p>

7. Disclosure of information to the public	
Does the project proponent consent to release the AVA report for public inspection?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the project proponent consent to release information in this AVA proforma for public inspection?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8. Contact	
(a) Name	██
(b) Designation	██
(c) Tel.	██
(d) E-mail	██