

AVA Register for Government Project Project Description

Return From (Department/bureau/authority) Railway Development Office of Highways Department

Return For 1st Quarter of 2026

1. Project Name (in English & Chinese)	Agreement No. CE 80/2023 (CE) Smart and Green Mass Transit System in East Kowloon (SGMTS-EK) – Investigation, Design and Construction Zoning Amendment for Topside Development at Depot Site, Po Lam Road, Kwun Tong 合約編號 CE 80/2023 (CE) 東九龍智慧綠色集體運輸系統– 勘察、設計及建造 研究改劃觀塘寶琳路車廠用地之上蓋發展的土地用途地帶
2. Project Reference	AVR/G/190
3. Outline of Project Details (attach location plan) <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>	After completion of the rezoning study under the IDC Study, a site north of Po Lam Road zoned “Open Space” and a site east of Po Tat Estate zoned “Green Belt” were rezoned to “Other Specified Uses” annotated “Commercial/Residential Development cum Public Transport Facilities” for effectuating a composite development atop the proposed Ma Yau Tong Station-cum-depot of the SGMTS-EK. Rezoning area: about 67,726 m ² Development site area: about 63,800 m ² Total GFA: approx. 484,800 m ² Dom GFA: approx. 449,200 m ² Non-Dom GFA: approx. 35,600 m ² BHR: 290mPD No of Flats: approx. 8,984 units Estimated Population: 24,257 Open Space for public use: 21,200 m ² (including covered and open-sided open space of about 3,625m ²)

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?	☒	☐	There are existing and planned residential developments, schools, main roads and village in the vicinity.
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	☒	☐	This AVA initial study is to compare the baseline scheme and the proposed scheme. The development parameters are based on the Indicative Development Scheme for the proposed amendments to the Outline Zoning Plan.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	☐	☒	Not applicable.
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	☐	☒	There is no significant adverse impact by the proposed scheme.
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	☐	☒	There is no significant adverse impact by the proposed scheme.
Has the public raised concern on air ventilation in the neighbourhood area of the project?	☐	☒	The proposed amendment of the Outline Zoning Plan was agreed by Town Planning Board and the public comments were responded during the rezoning process.

Is the project already in advanced stage to incorporate AVA?	☐	☒	
Any other factors not listed above? (please specify)	☐	☒	
6. Is AVA required?			
✓ AVA is required for the project	Go to Section 7		
AVA should be conducted later	Go to Section 8		
AVA to be waived	Go to Section 9		
7. AVA is required for the project (The AVA report, 3 hard copies and an electronic copy in Acrobat format, will be submitted for record after completion)			
(a) AVA Consultants (if any)	Arup-AIS Joint Venture		
(b) Time (start / finish)	August 2024 / June 2025		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD		
(d) Any design changes made to the project resulting from the AVA?	Incorporated wind enhancement features in facilitating wind penetration across the Site. Allowed air paths and building separation to enhance the permeability within the Site and facilitate air movement across the Site.		
(e) Any major problems encountered in the AVA process?	No.		

(f) Any suggested improvement to the AVA process?	No.
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	
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