

AVA Register for Private/Quasi-Government Projects Project Description

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

Submitted in : 4th Quarter of 2022

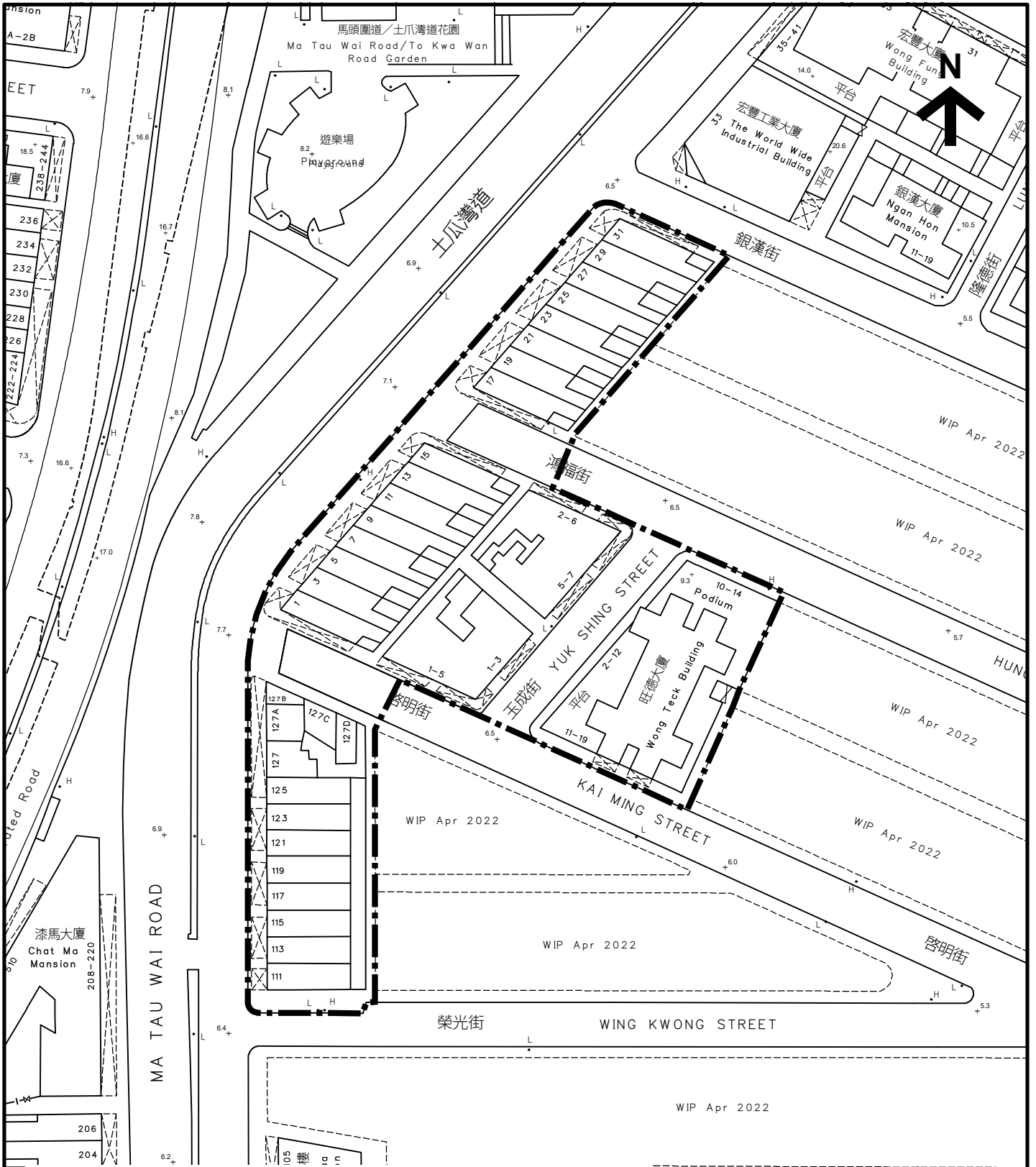
1. Project Title	Urban Renewal Authority's To Kwa Wan Road/ Wing Kwong Street Development Scheme (KC-016) 市區重建局的土瓜灣道 / 榮光街發展計劃 (KC-016)												
2. Project Reference	AVR/P/28												
3. Project Proponent	Urban Renewal Authority												
4. Outline of Project Details <i>(attach location plan)</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 is proposed to rezone the area of the draft DSP into "R(A)", with a maximum building height of 140mPD, to facilitate a high-density residential development with commercial/ retail and Government, Institution or Community (GIC) facilities. An all-weathered communal space is proposed in the Scheme.</p> <p>Key Development Parameters</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">Gross Site Area</td> <td>About 6,592 sq.m. (subject to site survey)</td> </tr> <tr> <td>Net Site Area</td> <td>About 5,548 sq.m. (subject to site survey)</td> </tr> <tr> <td>Maximum Domestic GFA</td> <td>About 41,610 sq.m. (PR = 7.5)</td> </tr> <tr> <td>Maximum Non-domestic GFA</td> <td>About 8,322 sq.m. (PR = 1.5)</td> </tr> <tr> <td>Non-domestic GFA for G/IC provision (exempted from GFA calculation)</td> <td>About 5,548 sq.m. (PR = 1)</td> </tr> <tr> <td>Maximum building height</td> <td>140mPD</td> </tr> </table>	Gross Site Area	About 6,592 sq.m. (subject to site survey)	Net Site Area	About 5,548 sq.m. (subject to site survey)	Maximum Domestic GFA	About 41,610 sq.m. (PR = 7.5)	Maximum Non-domestic GFA	About 8,322 sq.m. (PR = 1.5)	Non-domestic GFA for G/IC provision (exempted from GFA calculation)	About 5,548 sq.m. (PR = 1)	Maximum building height	140mPD
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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

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>	
(a) AVA Consultants (if any)	Cinotech Consultants Limited
(b) Time (start / finish)	July 2020 – June 2021
(c) Assessment tool used (CFD or wind tunnel)	Nil (Air Ventilation Review - Expert Evaluation)
(d) What were the major changes to the design of the project resulting from the AVA?	Referring to the Air Ventilation Review report, wind enhancement features which include the provision of 45m setback of residential portions from Nga Hon Street, two urban windows design, and an all-weathered communal space, were proposed to enhance air ventilation at both high and street levels.
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	



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Legend 圖例：

 Project Boundary
 項目界線

KC-016
To Kwa Wan Road / Wing Kwong Street
 土瓜灣道 / 榮光街



Site Plan
 地盤平面圖

Scale 1:1,000

Date: 12 October 2022