

## AVA Register for Private/Quasi-Government Projects

### Project Description

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

**Submitted in :** 1<sup>st</sup> Quarter of 2025

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| <b>1. Project Title</b>  | <p>Urban Renewal Authority Kwun Tong Town Centre - Main Site Development Scheme Plan No. S/K14S/URA1/4 - Development Areas (DAs 4&amp;5)</p> <p>Mixed use development for a combination of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses</p>   |
| <b>2. Project Reference</b>  | <p>AVR/P/34</p>   |
| <b>3. Project Proponent</b>  | <p>Urban Renewal Authority</p>  |
| <b>4. Outline of Project Details</b><br><i>(attach location plan)</i><br><br><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>URA made a submission to the Planning Department in late-September 2023 with a view to rezone the Site from “Comprehensive Development Area (1)” to “Other Specified Uses” annotated “Mixed Use” on the Development Scheme Plan in facilitating a high-density mixed-use development at the last phase of KTTC redevelopment project.</p> <p>Site Area: about 24,620m<sup>2</sup></p> <p>Total GFA: Max. 251,100m<sup>2</sup></p> <ul style="list-style-type: none"> <li>- Domestic: Max. 110,100m<sup>2</sup></li> <li>- Non-domestic (commercial): Max. 153,700m<sup>2</sup></li> </ul> <p>[The stated maximum domestic GFA will only apply if the non-domestic GFA is correspondingly reduced, and vice versa.]</p> <p>Max. BH</p> <ul style="list-style-type: none"> <li>- Landmark Tower: 360mPD</li> <li>- Remaining Area 100/30mPD</li> </ul> <p>Proposed Public Open Space</p> <ul style="list-style-type: none"> <li>- At-grade: Not less than 7,200m<sup>2</sup></li> <li>- Above-ground outdoor communal space: not less than 4,000m<sup>2</sup></li> </ul> |

**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><br><i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, are attached for record)</i>   |  |
| (a) AVA Consultants (if any)<br><br>(b) Time (start / finish)<br><br>(c) Assessment tool used (CFD or wind tunnel)<br><br>(d) What were the major changes to the design of the project resulting from the AVA? | Ramboll Hong Kong Limited<br><br>July to October 2023<br><br>CFD<br><br>An AVA – initial study using CFD modelling was conducted to compare the pedestrian wind environment in the surroundings of the Proposed Scheme with that of the Approved Scheme. The Proposed Scheme has incorporated various design features including setback along existing Hong Ning Road at the “OU(MU)” site, tower separations between the “R(A)” site and the “OU(MU)” site, setback from Kwun Tong Road; and two intervening spaces/urban windows design along the Kwun Tong Road façade) to enhance visual permeability and air ventilation especially at the pedestrian and lower levels. |
| <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><br><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><br><input type="checkbox"/> <b>No</b>   |

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| 8. <b>Contact</b> |             |
| (a) Name          | <div></div> |
| (b) Designation   | <div></div> |
| (c ) Tel.         | <div></div> |
| (d) E-mail        | <div></div> |