

AVA Register for Private/Quasi-Government Projects

Project Description

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

Submitted in : 2nd Quarter 2026

1. Project Title	Kau Pui Lung Road / Chi Kiang Street Development Scheme (CBS-2:KC)												
2. Project Reference	AVR/P/35												
3. Project Proponent	Urban Renewal Authority (URA)												
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>	The Scheme area is zoned as “R(A)” with a maximum building height of 140mPD, which is primarily intended for high-density residential developments with the provision of underground public vehicle park, not less than 4,500m² GIC facilities, not less than 2,400m² at-grade pedestrianised avenue / event plaza and not less than 400m² POS. Please refer to the table below for the key development parameters: Key Development Parameters <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Parameters</th><th>Details</th></tr> </thead> <tbody> <tr> <td>Gross Site Area <i>(subject to site survey)</i></td><td>About 16,473m²</td></tr> <tr> <td>Net Site Area* <i>(subject to site survey)</i></td><td>About 15,475m²</td></tr> <tr> <td>Total GFA (PR)</td><td>About 139,275m² (9)</td></tr> <tr> <td>Maximum Domestic GFA (PR)</td><td>About 123,800m² (8)</td></tr> <tr> <td>Maximum Building Height</td><td>140mPD</td></tr> </tbody> </table> Remarks: * Net Site Area includes all private lots, the government lanes, the portion of Maidstone Road and Kiang Su Street within the Scheme.	Parameters	Details	Gross Site Area <i>(subject to site survey)</i>	About 16,473m ²	Net Site Area* <i>(subject to site survey)</i>	About 15,475m ²	Total GFA (PR)	About 139,275m ² (9)	Maximum Domestic GFA (PR)	About 123,800m ² (8)	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) (b) Time (start / finish) (c) Assessment tool used (CFD or wind tunnel) (d) What were the major changes to the design of the project resulting from the AVA?	Ramboll Hong Kong Limited August 2022 - November 2022 CFD Referring to the Air Ventilation Assessment report, various wind enhancement features were proposed to enhance the wind permeability and air ventilation at both high and street levels. Two major wind enhancement features will be provided, i.e. a minimum 15m-wide breezeway along the pedestrianised avenue for north-south wind flow; and a minimum 20m-wide podium separation along Kiang Su Street for east-west wind flow, with footbridges, canopies and architectural features provided in between the podia. Various building and podium separations are also provided where appropriate and practicable to enhance the local pedestrian wind environment.
7. Disclosure of information to the public	
Does the project proponent consent to release the AVA report for public inspection?	☒ Yes ☐ No

Does the project proponent consent to release information in this AVA proforma for public inspection?	☒ Yes ☐ No
8. Contact	
(a) Name	[REDACTED]
(b) Designation	[REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]