

with the requirements under lease and the Planning Brief, while the exact number is subject to detail design, and further liaisons and justifications in future GBP submissions to Buildings Department, and discharge of lease conditions to Lands Department.

- (2) Based on a person per flat ratio of 2.4
- (3) Based on the minimum standard of 1 m² per person as stipulated in the Hong Kong Planning Standards and Guidelines.

1.6.7 After the submission of this report, the proposed 4m setback from the residential tower to the southeastern boundary fronting the Public Open Space (POS) has been reduced to minimum 3m. The Proposed Scheme is not situated within any identified air path or wind corridor of the area. Given that the setback from the residential tower to the southeast site boundary is not treated as a good design feature, the minor change of the setback from 4m to minimum 3m is not expected to induce any significant impact on the surrounding area in terms of air ventilation.

5. CONCLUSION

- 5.1.1 The proposed development, which is located in Kai Tak development area, have been evaluated from an air ventilation perspective.
- 5.1.2 According to section 4.2 above, it is noted that the SVR is better in the Proposed Scheme in summer condition. On the other hand, for the LVR, the Proposed Scheme demonstrates slightly better performance to the Baseline Scheme under both annual and summer wind conditions. The increased SVR in the Proposed Scheme under summer condition can be attributed to the presence of the enlarged podium along southwest boundary and the additional block along the northwestern boundary which are likely to divert more wind along the site boundary.
- 5.1.3 There are some variations between the Baseline Scheme and Proposed Scheme. The VR is higher under the Proposed Scheme at Olympic Avenue (annual condition), Open Space (3) (summer condition), Lung Tsun Stone Bridge (summer condition), Open Space (2) (annual and summer condition), Pedestrian Walkway between Kai Tak 2B1 and Kai Yan Court (summer condition), Muk Lai Street (summer condition), Carpenter Road and Shek Ku Lung Road (annual condition), Sa Po Road (summer condition) and Shek Ku Lung Road Playground (summer condition).
- 5.1.4 On the other hand, the VR is higher under the Baseline Scheme at CDA (3) (summer condition), Kai Tak 2B1 (summer condition), Kai Yan Court (annual condition), Kai Tak 2B3 (annual and summer conditions), MTR Buffer Zone (summer condition), Muk Shun Street (annual and summer conditions), Site 2A3 (annual and summer conditions), Prince Edward Road East (annual condition), Proposed Open Space under URA Project KC-015 and KC-017 (annual condition) and Kai Tak Road (annual condition).
- 5.1.5 Based on the design features and the assessment result, since the LVR is comparable in both annual and summer condition, it is concluded that the proposed building design would not induce significant adverse impact to the nearby environment.
- 5.1.6 After the submission of this report, the proposed 4m setback from the residential tower to the southeastern boundary fronting the Public Open Space (POS) has been reduced to minimum 3m. The Proposed Scheme is not situated within any identified air path or wind corridor of the area. Given that the setback from the residential tower to the southeast site boundary is not treated as a good design feature, the minor change of the setback from 4m to minimum 3m is not expected to induce any significant impact on the surrounding area in terms of air ventilation.