

AVA Register for Private/Quasi-Government Projects
Project Description

Submitted to : Town Planning Board

Submitted in : August 2009

1. Project Title	Proposed Comprehensive Development for Residential, Commercial and Government, Institution or Community Uses with Public Open Space Provision at the Site of the Urban Renewal Authority Development Scheme Area at Hai Tan Street/Kweilin Street and Pei Ho Street
2. Project Reference	AVR/P/04
3. Project Proponent	Urban Renewal Authority
<p>4. Outline of Project Details <i>(attach location plan)</i></p> <p><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>	<p>Site Area: (Plan Attached) Gross Site Area: 7,440m² Net Site Area: 6,620m²</p> <p>Proposed Uses: Residential, Commercial, Government, Institution or Community (G/IC) and Public Open Space</p> <p>Proposed Total GFA/PR:</p> <ul style="list-style-type: none"> ♦ Total: 56,840m² /8.59 ♦ Domestic: 49,650m² /7.5 ♦ Non-domestic: 7,190m² /1.09 <p>Proposed Height for Residential Block: 34 to 36 storeys (113.3mPD to 120mPD (main roof))</p> <p>Proposed Public Open Space: 1,500m²</p> <p>Proposed GIC Facilities: About 1,940m² GFA will be used for GIC facilities. The remaining 260m² (about) GFA, if not required</p>

by Government Departments for GIC uses may be used for social enterprise or other compatible non-domestic uses.

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

The proposed development does not fall within any of the above categories. The AVA was submitted with the section 16 planning application and was conducted on a voluntary basis.

6. Details of the AVA conducted for the project <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to be attached for record)</i>	
(a) AVA Consultants (if any)	Cinotech Consultants Limited
(b) Time (start / finish)	August 2008 - July 2009
(c) Assessment tool used (CFD or wind tunnel)	CFD
(d) What were the major changes to the design of the project resulting from the AVA?	Adoption of a permeable built form with an internal street connecting Kweilin Street to the proposed public open space at the closed section of Pei Ho Street together with wind corridors connecting internal street, Hai Tan Street and Tung Chau Street at Site C. Location of the 5 well separated towers also helps to enhance ventilation through the sites.
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 The AVA was submitted with the Section 16 Planning Application which is available for public inspection at the Planning Department's Public Enquiry Counters upon request. <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	[REDACTED]
(b) Designation	[REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]