

AVA Register for Private/Quasi-Government Projects
Project Description

Submitted to : Town Planning Board

Submitted in : 2nd Quarter of 2007

<p>1. Project Title</p>	<p>Urban Renewal Authority' Scheme at Peel Street / Graham Street <i>Comprehensive residential and commercial development with the provision of Government, Institution and Community (GIC) facilities and Public Open Space (Planning Application No. A/H3/375)</i></p>
<p>2. Project Reference <i>(Project reference to be assigned by PlanD)</i></p>	<p>AVR/P/06</p>
<p>3. Project Proponent</p>	<p>Urban Renewal Authority</p>
<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: 5,320m² (about) Site A: 880m² (about) Site B: 1,680m² (about) Site C: 2,760m² (about)</p> <p>Proposed Uses: Sites A&B – Residential/Retail Site C – Hotel/Office/Retail</p> <p>Proposed Domestic GFA/PR: Site A: Not more than 7,760m² /8.82 Site B: Not more than 14,600m² /8.69</p> <p>Proposed Non-domestic GFA/PR: Site A: Not more than 1,560m² /1.77 Site B: Not more than 3,300m² /1.96 Site C: Not more than 41,400m² /15</p> <p>Proposed Building Height: Site A: 142mPD Site B: 145mPD Site C: 122mPD (Hotel) 160mPD (Office)</p> <p>Proposed Public Open Space: About 1,600m² at-grade POS and not less than 400m² on Upper/G and 1/F levels</p>

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 conducted on a voluntary basis.

6. Details of the AVA conducted for the project	
(a) AVA Consultants (if any)	Ove Arup & Partners Hong Kong Ltd.
(b) Time (start / finish)	Feb. to March 2007
(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?	Provision of a new open space to enhance east-west ventilation and building setbacks from streets to enhance ventilation at pedestrian level.
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 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	██████████
(b) Designation	████████████████████
(c) Tel.	██████████
(d) E-mail	██████████████