

**AVA Register for Private/Quasi-Government Projects**  
**Project Description**

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

**Submitted in :** 2nd Quarter of 2007

1. <b>Project Title</b>	Draft Urban Renewal Authority Kwun Tong Town Centre - Main Site and Yuet Wah Street Site Development Scheme Plans (prepared under section 25 of the Urban Renewal Authority Ordinance)
2. <b>Project Reference</b>	AVR/P/07
3. <b>Project Proponent</b>	Urban Renewal Authority (URA)
4. <b>Outline of Project Details</b> <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>	<p>Site Area: 5.35 ha (about)  Main Site: 4.886 ha (about)  Yuet Wah Street Site: 0.464 ha (about)</p> <p>Proposed Uses:  Main Site: Commercial/Residential/Government, Institution or Community (G/IC)/Public transport interchange/At-grade Public Open Space (POS)  Yuet Wah Street Site: Residential/GIC</p> <p>Proposed GFA/PR: 401,250m<sup>2</sup> (PR of 7.5)</p> <p>Proposed at-grade POS: 4,060m<sup>2</sup> + 1m<sup>2</sup>/person of the planned residential population of the Main Site and Yuet Wah Street Site</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

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<b>6. Details of the AVA conducted for the project</b> <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)	Ove Arup & Partners HK Ltd
(b) Time (start / finish)	Dec 2006 to Feb 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?	Adjustment in the location of towers and provision of new open spaces to enhance east-west ventilation. Building setback to enhance air ventilation at pedestrian 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> <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> <input type="checkbox"/> <b>No</b>
<b>8. Contact</b>	
(a) Name	[REDACTED]
(b) Designation	[REDACTED] [REDACTED]
(c) Tel.	[REDACTED]
(d) E-mail	[REDACTED]