

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

**Submitted to :** Town Planning Board

**Submitted in :** 1st Quarter of 2008

1. <b>Project Title</b>	Urban Renewal Authority Development Scheme Area at Lai Chi Kok Road/Kweilin Street and Yee Kuk Street 市區重建局位於荔枝角道/桂林街的發展計劃
2. <b>Project Reference</b>	AVR/P/08
3. <b>Project Proponent</b>	Urban Renewal Authority
4. <b>Outline of Project Details</b>	<p><b>Site Area: (Plan Attached)</b>  Gross Site Area: 3,345m<sup>2</sup>  Net Site Area: 3,282m<sup>2</sup></p> <p><b>Proposed Uses:</b>  Residential, Commercial/Social Enterprise/ Social Capital Projects, Public Open Space</p> <p><b>Proposed GFA/PR:</b>  Total: Not more than 29,538m<sup>2</sup> /9  Domestic: Not more than 24,615m<sup>2</sup> /7.5  Non-domestic: Not more than 4,923m<sup>2</sup> /1.5</p> <p><b>Proposed Building Height:</b>  27 to 37 storeys (98mPD to 127.85mPD (main roof))</p> <p><b>Proposed Public Open Space:</b>  580m<sup>2</sup> (440m<sup>2</sup> uncovered at-grade open space and 140m<sup>2</sup> covered open space)</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 submitted with the section 16 planning application and was conducted on a voluntary basis.

<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)	Allied Environmental Consultants Limited
(b) Time (start / finish)	January to December 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 2½-storey podium, a new open space and building setbacks along Lai Chi Kok Road and Kweilin Street to enhance air ventilation at pedestrian level. Location of towers also helps to enhance ventilation through the site.
<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> 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"/> <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	████████████████████
(b) Designation	████████████████████
(c) Tel.	██████████
(d) E-mail	████████████████████