

AVA Register for Private/Quasi-Government Projects
Project Description

Submitted to : Town Planning Board

Submitted in : 2nd Quarter of 2009

1. Project Title	West Rail Line Nam Cheong Station Comprehensive Development Area, Application under Section 16 of the Town Planning Ordinance, Amendments to an Approved Master Layout Plan 西鐵綫南昌站綜合發展區，根據城市規劃條例第16條修訂核准總綱發展藍圖
2. Project Reference	AVR/P/09
3. Project Proponent	Kowloon-Canton Railway Corporation (Applicant) MTR Corporation Limited (Agent)
4. Outline of Project Details <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>	Site Area: 4.62 ha (approx.) Total Plot Ratio: about 6.6 Domestic Plot Ratio: about 6.0 Non-domestic Plot Ratio: about 0.6 Total GFA: Not more than 303,107 m ² Total Domestic GFA: Not more than 275,447 m ² Total Non-domestic GFA: Not more than 27,660 m ² No. of Blocks: High-rise: 9 Low-rise: 9 No. of Storeys above podium (excluding 2 refuge and 1 lobby floors) High-rise: 42-46 Low-rise: 7-9 Maximum Building Height: High-rise towers: +181.7mPD (main roof level) Low-rise blocks: +67.5mPD (parapet level)

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

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)	Ove Arup & Partners Hong Kong Ltd
(b) Time (start / finish)	2008 to April 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?	Introduction of 3 major breezeways, reduced podium bulk and terraced podium design.
7. Disclosure of information to the public	
Does the project proponent consent to release the AVA report for public inspection?	<input type="checkbox"/> Yes <input checked="" 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	████████████████████