

AVA Register for Private/Quasi-Government Projects
Project Description

Submitted to : Town Planning Board

Submitted in : 2nd Quarter of 2011

<p>1. Project Title</p>	<p>West Rail Line Long Ping Station (North) Comprehensive Development Area (Amendments to an Approved Master Layout Plan) 西鐵線朗屏站(北)綜合發展區 (修訂已核准的總綱發展藍圖)</p>
<p>2. Project Reference</p>	<p>AVR/P/12</p>
<p>3. Project Proponent</p>	<p>Kowloon-Canton Railway Corporation (Applicant) MTR Corporation Limited (Agent)</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: about 1.12 ha Development Site Area: about 0.97 ha Domestic Plot Ratio: about 5 Domestic GFA: about 48,675 m² No. of Blocks: 4 residential towers, 1 Government, Institution or Community (GIC) Complex, and 1 clubhouse No. of Storeys above ground : 27 (residential towers), 5 (GIC Complex), 2 (clubhouse) Podium: Nil Basement: 1 basement car park Maximum Building Height: Tower 1: +85.15mPD (main roof level) Towers 2 to 4: +87.12mPD (main roof level)</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

Required under the Notes of the draft Yuen Long Outline Zoning Plan No. S/YL/20 for the "Comprehensive Development Area" zone.

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)	January 2011 / May 2011
(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?	<ul style="list-style-type: none"> - Reduction of development bulk - Improvement of building separation - Deletion of podium
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	████████████████████