

AVA Register for Private/Quasi-Government Projects
Project Description

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

Submitted in : 3rd Quarter of 2011

1. Project Title	Development Plan for West Kowloon Cultural District 西九文化區發展圖則
2. Project Reference	AVR/P/13
3. Project Proponent	West Kowloon Cultural District Authority
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>	Plan Area: 40.91 ha Total Plot Ratio: 1.81 Total GFA: 740,350 m ² Maximum GFA for residential use: 148,070 m ² Provision of public open space: Not less than 23 ha (including 3 ha of piazza areas and a waterfront promenade of not less than 20m in width) Maximum Building Height Restriction: 30 to 100 mPD

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	
(a) AVA Consultants (if any)	Mott MacDonald Hong Kong Ltd. (MMHK) / HKUST
(b) Time (start / finish)	April 2011 to December 2011
(c) Assessment tool used (CFD or wind tunnel)	(a) CFD for Initial Study (b) Wind Tunnel for Detailed Study
(d) What were the major changes to the design of the project resulting from the AVA?	(a) Designation of non-building area (NBA) at five locations in the WKCD site (b) Permeable Building Design identified.
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	██████████████████