

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

Submitted to : Town Planning Board

Submitted in : 2nd Quarter 2013

<p>1. Project Title</p>	<p>Proposed Hotel with Eating Place/Shop and Services and PTI in “Comprehensive Development Area (1)” zone Kowloon Inland Lot No. 11205, Junction of Hung Luen Road and Wa Shun Street, Hung Hom, Kowloon</p>
<p>2. Project Reference</p>	<p>AVR/P/14</p>
<p>3. Project Proponent</p>	<p>Shangri-La Hotel (Kowloon) Limited</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>	<ul style="list-style-type: none"> ● Site area: About 15,623m² ● Total Plot Ratio: 4 ● Total GFA: 62,492m² ● Site Coverage: 80% ● No. of Blocks: 1 ● No. of Storeys: 18 (including 1 basement level) ● Maximum Building Height: 75mPD (main roof level) ● Height Bands: 11.75, 16.5, 22, 27, 39 and 75mPD ● Lot Frontage for Waterfront Site: Approx. 163m (for frontage facing the waterfront)

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)	Parsons Brinckerhoff (Asia) Limited
(b) Time (start / finish)	Sept 2012 to May 2013
(c) Assessment tool used (CFD or wind tunnel)	3D Computational Fluid Dynamics (CFD) Simulation
(d) What were the major changes to the design of the project resulting from the AVA?	Building form and footprint have been optimized to improve the natural ventilation in surrounding of the hotel site
7. Disclosure of information to the public	
Does the project proponent consent to release the AVA report for public inspection?	<input checked="" type="checkbox"/> Yes <input 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	██████████