

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

**Submitted to :** *(Department/bureau/authority)* Buildings Department

**Submitted in :** Q1 2019

1. <b>Project Title</b>	Proposed Comprehensive Development at Nos. 1-11 Au Pui Wan Street, Fo Tan, New Territories 新界火炭坳背灣街 1-11 號擬議綜合發展
2. <b>Project Reference</b>	AVR/P/24
3. <b>Project Proponent</b>	Centralcon (Fo Tan) Company Limited
4. <b>Outline of Project Details</b> <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>	This development consists of 4 residential towers of 40-42 storeys above transfer plate on top of a podium with public transport interchange, kindergarten, shopping arcade, residents' recreational facilities and basement car park. A primary school site is to be formed in accordance with lease requirements.  Site Area: 20,038m <sup>2</sup> Primary school site area: 4,700m <sup>2</sup> Net area for the proposed comprehensive development: 15,338m <sup>2</sup> Domestic GFA: 77,234m <sup>2</sup> Non-domestic GFA: 7,072m <sup>2</sup> Total GFA: 84,306m <sup>2</sup>

**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

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<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)	Ramboll Hong Kong Limited
(b) Time (start / finish)	Dec 2018 – Apr 2019
(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?	Stepped podium and round corner podium design is now adopted which is advantageous to air ventilation.
<b>7. Disclosure of information to the public</b>	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>8. Contact</b>	
(a) Name	██████████ ██████████
(b) Designation	██████████████████ ██████████████████
(c) Tel.	██████████
(d) E-mail	██████████████████