

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

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

**Submitted in :** 1st Quarter of 2012

1. <b>Project Title</b>	Urban Renewal Authority's Scheme at Lee Tung Street/McGregor Street  Comprehensive commercial and residential development with the provision of Government, institution and community (GIC) facilities and public open space (Planning Application No. A/H5/356)
2. <b>Project Reference</b>	AVR/P/05
3. <b>Project Proponent</b>	Urban Renewal Authority (URA)
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>	Site Area: 8,236m <sup>2</sup> (about) Site A: 6,984m <sup>2</sup> (about) Site B: 1,252m <sup>2</sup> (about)  Proposed Uses: Commercial/ Residential/ Government, Institution or Community (G/IC)/ Public Open Space (POS)  Proposed GFA/PR: Site A: 66,446m <sup>2</sup> (PR of 9.51) Site B: 12,899m <sup>2</sup> (PR of 10.30)  Proposed Building Height: Site A: 3 residential towers of 28 to 38 storeys (125m to 157m above ground) over 5-storey podium Site B: 1 residential tower of 23 storeys (100m above ground) above 6-storey podium  Proposed POS: 2,500m <sup>2</sup> uncovered at-grade POS and 1,100m <sup>2</sup> podium POS at Site A.

**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

The proposed Development does not fall within any of the above categories.

The AVA was conducted as per the requirements under planning approval conditions.

<p><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></p>	
<p>(a) AVA Consultants (if any)</p> <p>(b) Time (start / finish)</p> <p>(c) Assessment tool used (CFD or wind tunnel)</p> <p>(d) What were the major changes to the design of the project resulting from the AVA?</p>	<p>Ove Arup and Partners Hong Kong Limited</p> <p>Nov 2009/Feb 2012</p> <p>Computational Fluid Dynamics</p> <p>In order to minimize the adverse impact of footbridges and canopies (but without affecting the structural integrity of the buildings), it is proposed to remove some canopies and footbridges to enhance the wind performance:</p> <ul style="list-style-type: none"> <li>• All footbridges have amended structural dimensions</li> <li>• Remove canopies above footbridge at 3/F between Tower C podium and the No-Tower retail podium</li> <li>• Remove the footbridge between Tower C podium and the No-Tower podium at 2/F</li> <li>• Remove the footbridge at UG/F between Tower A podium and Tower B podium</li> </ul>
<p><b>7. Disclosure of information to the public</b></p>	

<p>Does the project proponent consent to release the AVA report for public inspection?</p>	<p><input checked="" type="checkbox"/> <b>Yes (Summary of the AVA report only)</b>  The AVA report was submitted for the compliance with the approval condition of the Section 16 Planning Application. An executive summary is available for public inspection at the Planning Department's Planning Enquiry Counters upon request.</p> <p><input type="checkbox"/> <b>No</b></p>
<p>Does the project proponent consent to release information in this AVA proforma for public inspection?</p>	<p><input checked="" type="checkbox"/> <b>Yes</b>  <input type="checkbox"/> <b>No</b></p>
<p><b>8. Contact</b></p>	
<p>(a) Name</p>	<p>████████████████████</p>
<p>(b) Designation</p>	<p>██</p>
<p>(c) Tel.</p>	<p>████████████████</p>
<p>(d) E-mail</p>	<p>████████████████████</p>