

規 劃 署

荃灣及西九龍規劃處
荃灣西樓角路 38 號荃灣政府合署 27 樓



Planning Department

Tsuen Wan & West Kowloon
District Planning Office
27th Floor, Tsuen Wan Government Offices
38 Sai Lau Kok Road
Tsuen Wan, New Territories

來函檔號 Your Reference: 01345/53/50/044518
本署檔號 Our Reference: () in PD/TKS S/TT/21 Pt. 11
電話號碼 Tel. No.: 2417 6257
傳真機號碼 Fax No.: 2412 5435

By Post
9 August 2006

Scott Wilson Limited
38/F, Metroplaza Tower 1
223 Hing Fong Road
Kwai Fong, Kowloon
(Fax: 2428 9922)
(Attn.: Mr Stanley Chan)

File	53/50
By	
Reply Ref.	
Action	
CHC	W
TSN	-

Rec. Date	11 AUG 2006
Proj No.	01345
Serial	()14366 ✓

Dear Mr Chan,

Agreement No. CE69/2000(HY) Tsuen Wan Road Upgrading – Investigation Request for KCRC Development Layout Plans of TW5, TW6 & TW7 Sites

Thank you for your letter of 7 August 2006 under reference.

A copy each of the latest approved Master Layout Plans of the proposed developments at the KCRC Site TW5 (planning Application No. A/TW/357), Site TW6 (planning Application No. A/TW/284) and Site TW7 (planning Application No. A/TW/373) is enclosed for your reference.

According to the information provided by the Kowloon-Canton Railway Corporation (KCRC) in January 2006, the development programs of the said 3 sites are as follows:

Site	Scheduled Commencement	Scheduled Completion
KCRC Site TW5	2009	2013-2014
KCRC Site TW6	2008-2009	2011-2012
KCRC Site TW7	2007-2008	2010

For the latest program and further detailed design of the proposed developments, you are advised to contact the KCRC direct.

Yours faithfully,



(K.C. Kan)
for District Planning Officer/
Tsuen Wan and West Kowloon
Planning Department

c.c. without encl.
PM(NTN&W), CEDD (Attn.: Mr S.M. Lai)

Fax.
2405 2841

Table 4.3 Proposed Development Schedule for Master Layout Plan Submission

Site Area: 56,040 m²
Total GFA: Not more than 328,440 m²

A) RESIDENTIAL ACCOMMODATION

- (1) 11 Towers (All excluding refuge floor, car park/ retail podium and lobby)
- | | |
|---|---|
| <p><u>Bayside</u></p> <p>Tower 1 (T1): 49 Storeys ✓
Tower 2 (T2): 42 Storeys ✓
Tower 3 (T3): 42 Storeys ✓
Tower 4 (T4): 39 Storeys ✓
Tower 5 (T5): 39 Storeys ✓
Tower 6 (T6): 42 Storeys ✓
Tower 7 (T7): 42 Storeys ✓
Tower 8 (T8): 42 Storeys ✓
Tower 9 (T9): 42 Storeys ✓</p> | <p><u>Cityside</u></p> <p>Tower 10 (T10): 50 Storeys ✓
Tower 11 (T11): 52 Storeys ✓</p> |
|---|---|
- (2) Total GFA: Not more than 226,600 m²
(3) Total no. of Flats: Not more than 3,250
(4) Average Flat Size: 69.7 m² (about)
(5) Total no. of Population: 8,800 (about)

B) COMMERCIAL/ RETAIL ACCOMMODATION

- (1) Retail Mall GFA: Not more than 65,070 m²
(2) Hotel GFA: Not more than 20,470 m²

C) PUBLIC CAR PARK

- (1) Total GFA: Not more than 15,750 m²

D) GIC ACCOMMODATION

- (1) Kindergarten GFA: Not more than 550 m²

E) RECREATION AND OPEN SPACE

- (1) Residents' Clubhouse: Not more than 11,300 m²
(2) Open Space: Not less than 8,800 m² private open space on podium deck

F) PARKING PROVISION

- (1) Car Parking: Not less than 1 space per 7 residential units plus a 15% discount & Not less than 5 guest spaces per residential tower (Total: 451)
Not less than 1 space per 250 m² retail mall GFA & Not less than one space per 100 hotel rooms (Total: 266)
Not less than 2 spaces for the kindergarten
Not less than 8 spaces for the persons with disabilities
450 spaces for Public Car Park
- (2) Motorcycle Parking: Not less than 5% of the total private car parking spaces (Total: 37)
(3) Loading and Unloading: Not less than 1 space per residential tower (Total: 11)
Not less than 1 space per 1,200 m² retail mall GFA & Not less than one space per 100 hotel rooms (Total: 60)

G) RAILWAY STATION AND ASSOCIATED PUBLIC TRANSPORT FACILITIES *

- (1) West Rail Tsuen Wan West Station
(2) One Public Transport Interchange including a franchised bus station, a bus stacking area and a GMB station/ taxi stand/ private car drop-off
(3) 120 station parking spaces for park-and-ride purpose

H) DEVELOPMENT PROGRAMME

- (1) Phase I: Podium structures on both Bayside and Cityside (including car parks and the retail mall) and residential towers (T6-T9) on the Bayside to be completed by 2009.
Public facilities provided in this phase to include a station parking area (park-and-ride), a public car park, a GMB station/ taxi stand/ private car drop-off and a refuse collection point.
(2) Phase II: Residential towers (T1-T5) on the Bayside to be completed by 2009-2010.
(3) Phase III: Residential towers (T10-T11) and hotel blocks on the Cityside to be completed by 2011.
A kindergarten to be provided in this phase.

* Railway components under the West Rail Project. The GMB station/ taxi stand/ private car drop-off lies outside the "CDA" zone underneath the Tsuen Wan Road Flyover.

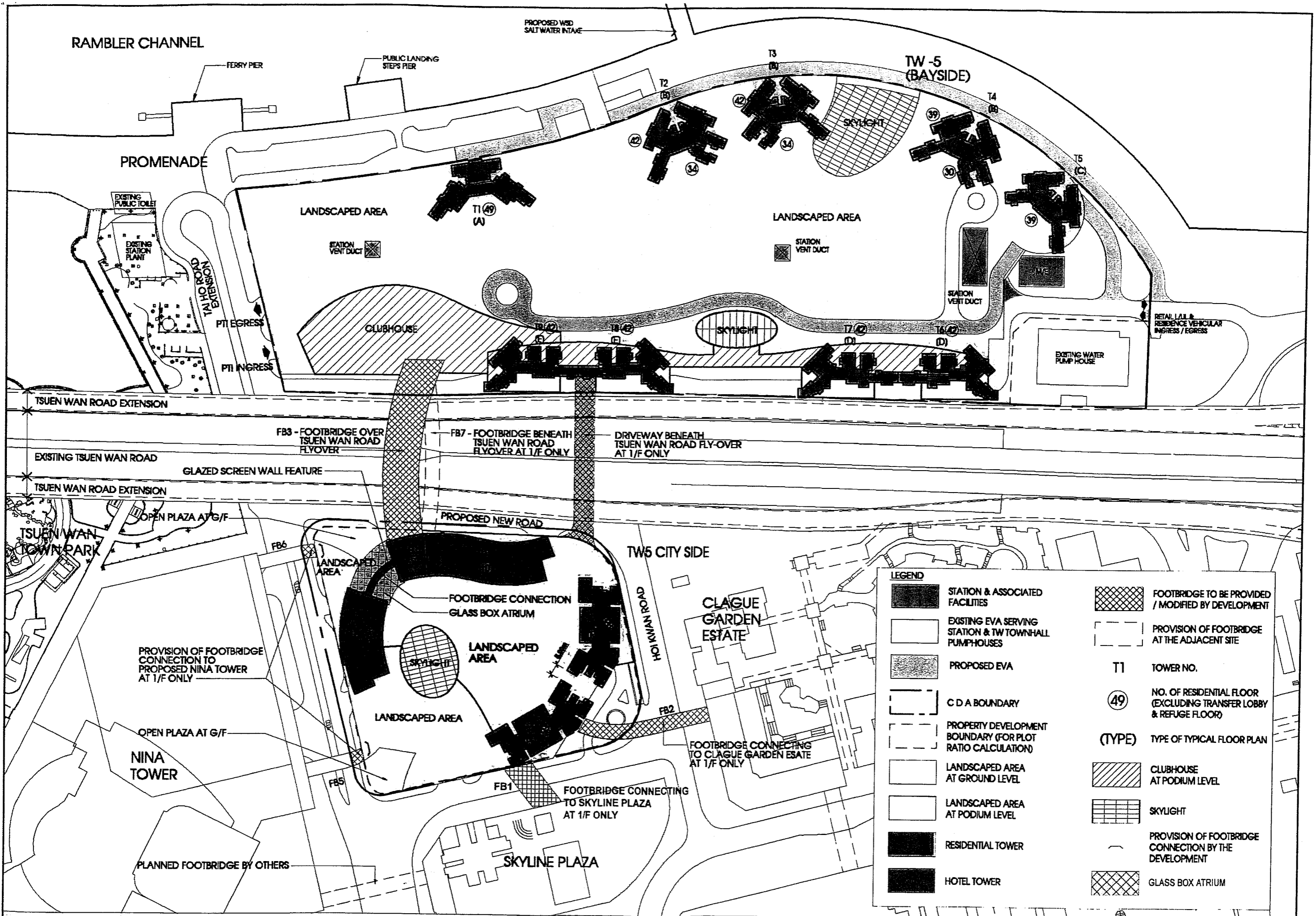


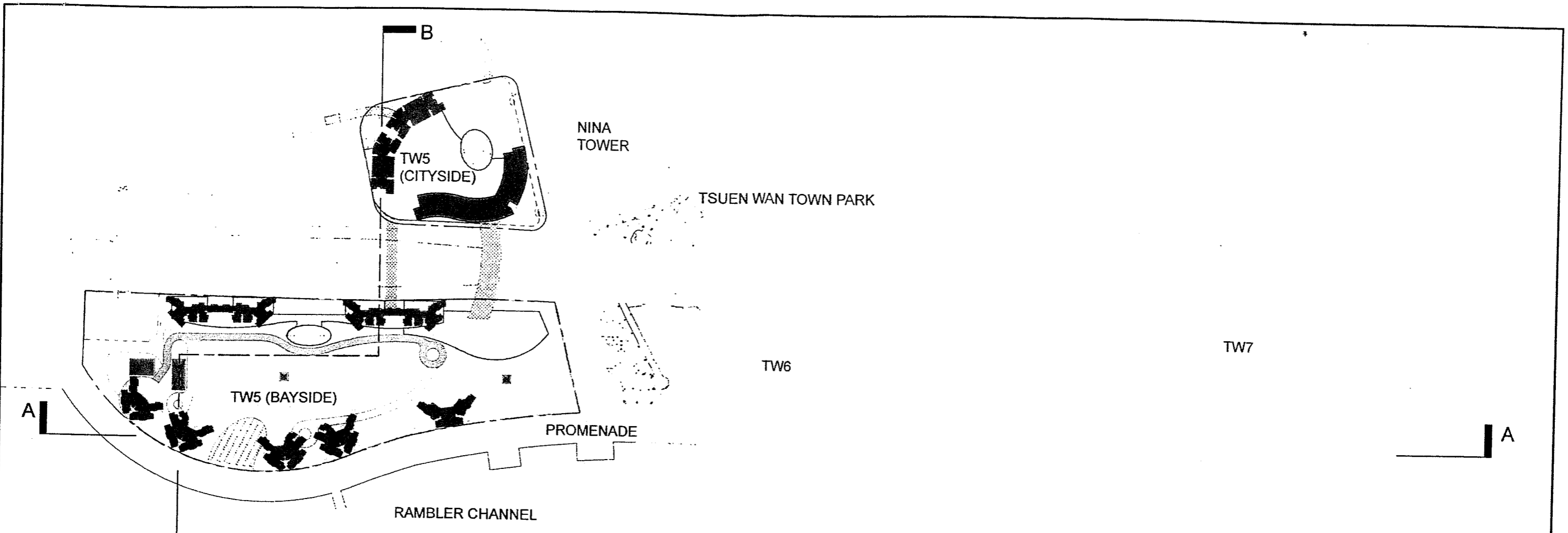
FIGURE 4.1 MASTER LAYOUT PLAN

DATE: APR 2005
 SCALE: 1:1500
 DRAWING NO.: A/X/MLP/109/D

MASTER LAYOUT PLAN SUBMISSION FOR
 PROPERTY DEVELOPMENT AT SITE TW5

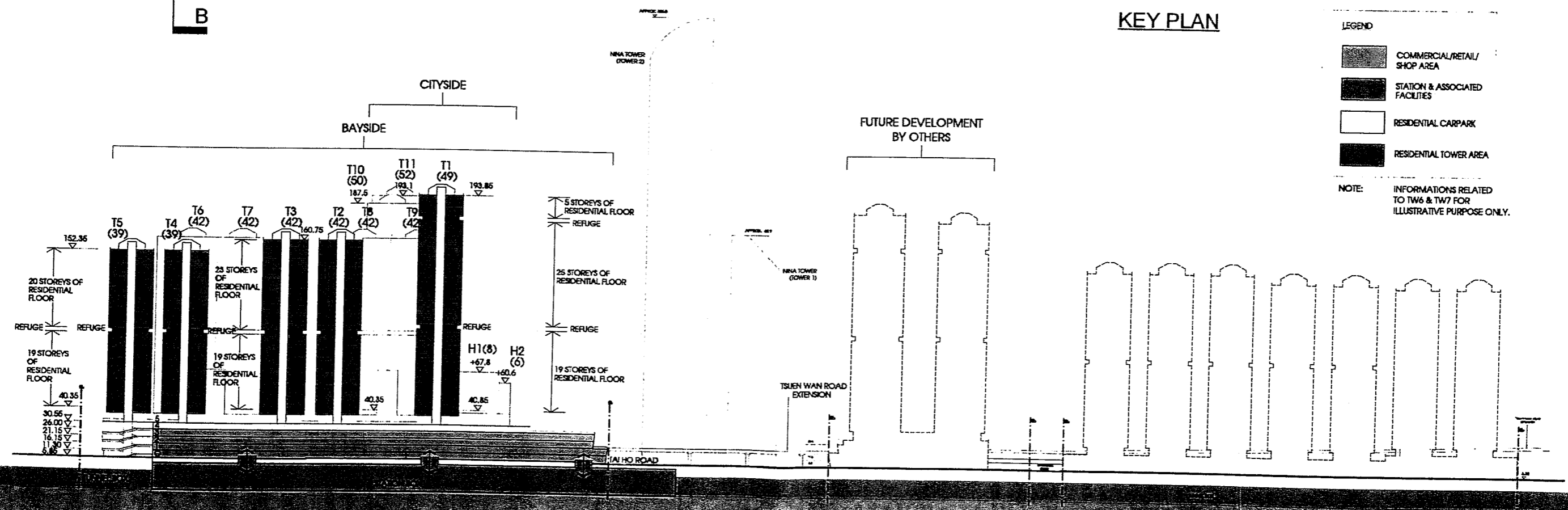


Application No. A/TW/357



KEY PLAN

- LEGEND**
- COMMERCIAL/RETAIL/SHOP AREA
 - STATION & ASSOCIATED FACILITIES
 - RESIDENTIAL CARPARK
 - RESIDENTIAL TOWER AREA
- NOTE:** INFORMATION RELATED TO TW6 & TW7 FOR ILLUSTRATIVE PURPOSE ONLY.



**DIAGRAMMATIC SECTION A-A
FOR ILLUSTRATIVE PURPOSE ONLY**

FIGURE 4.16 SECTION AA - TW5

DATE:	JAN 2005
SCALE:	1:3000
DRAWING NO.:	A/X/MLP/117/D

MASTER LAYOUT PLAN SUBMISSION FOR
PROPERTY DEVELOPMENT AT SITE TW5



TABLE 5.3 PROPOSED SCHEDULE OF DEVELOPMENT FOR MASTER LAYOUT PLAN SUBMISSION FOR PROPERTY DEVELOPMENT AT TW6

Site Area : 13,875 m²

A) RESIDENTIAL ACCOMMODATION

- (1) 2 Towers (All excluding refuge floor and lobby)
Tower 1 : 48 Storeys /
Tower 2 : 46 Storeys /
- (2) Total GFA : Not more than 64,300 m²
- (3) Total no. of Flats : Not more than 760
- (4) Average Flat Size : 85 m² (about)
- (5) Total no. of Population : about 2,031

B) GIC ACCOMMODATION

Public Indoor Recreation Centre/ Leisure Centre : 9,800 m²

C) RECREATION AND OPEN SPACE

Residents' Clubhouse : Total : Not more than 1,610 m²
Open Space : Not less than 2,031 m² private open space on podium deck

D) PARKING PROVISION

- (1) Carparking : Not less than one space per four residential units (188 spaces) and Not less than 10 nos. of guest parking space (Total : 198)
10 spaces for public Indoor Recreation Centre/Leisure Centre
- (2) Motorcycle Parking: Not less than 5% of total private parking space (Total: 11)
- (3) Loading and Unloading : Not less than one space per residential tower (Total : 2)
Not less than 2 spaces for public Indoor Recreation Centre/Leisure Centre

E) DEVELOPMENT PROGRAMME

Property development including the proposed public Indoor Recreation Centre/Leisure Centre to be completed in 2006 - 2007.

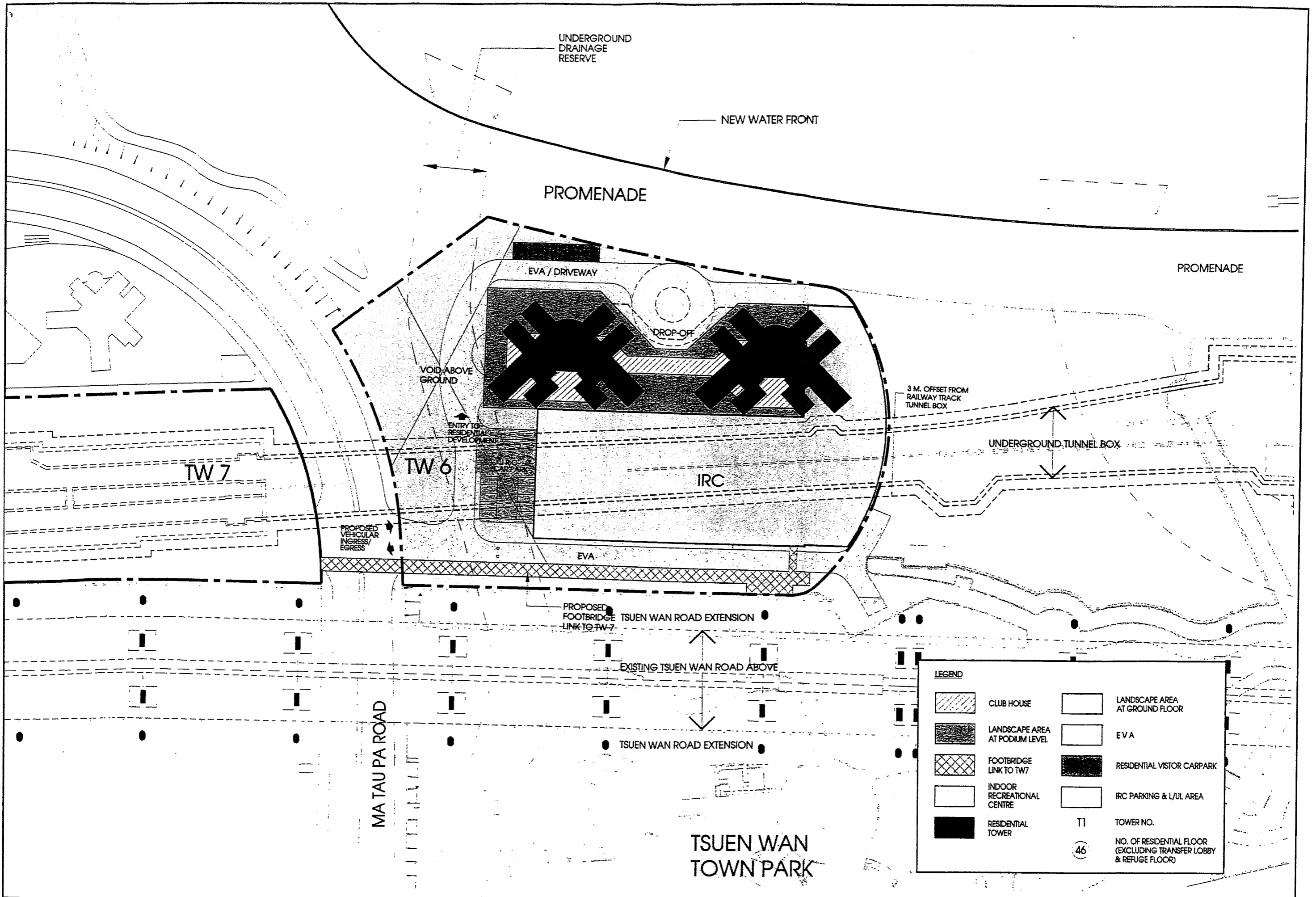


FIGURE 5.1 MASTER LAND USE PLAN

DATE: 21 JAN 2000
 SCALE: 1:1000
 DRAWING NO.: A/X/MLP/610



TSUEN WAN WEST STATION
 MASTER LAYOUT PLAN SUBMISSION



Application No A/TW/2&D

REVISED DEVELOPMENT SCHEDULE FOR MASTER LAYOUT PLAN SUBMISSION FOR PROPERTY DEVELOPMENT ON SITE TW7

Site Area: 24,045 m²

A) RESIDENTIAL ACCOMMODATION

(1) 7 Towers (All excluding refuge floor, car park/ retail podium and lobby)

Tower 1: 44 Storeys ✓

Tower 2: 44 Storeys ✓

Tower 3: 44 Storeys ✓

Tower 4: 42 Storeys ✓

Tower 5: 42 Storeys ✓

Tower 6: 40 Storeys ✓

Tower 7: 40 Storeys ✓

(2) Total Domestic GFA: 114,579 m² (about)

(3) Total no. of Flats: 1,776

(4) Average Flat Size: 64.5 m² (about)

(5) Total no. of Population: 4,800 (about)

B) GIC ACCOMMODATION

(1) Primary School: 10,727 m² (about)

(2) Residential Care Home for the Elderly with Community Support Service for the Elders: 1,400 m² (NOFA) [Non-GFA Countable]

C) RECREATION AND OPEN SPACE

(1) Residents' Clubhouse: Not more than 5,728.95 m²

(2) Open Space: Not less than 4,800 m² private open space on the podium deck

D) PARKING PROVISION

(1) Car Parking: Not less than one space per four residential units (Total: 444 spaces)

Not less than five guest spaces per residential tower (Total: 35 spaces)

One 16-seater van parking space ancillary to the Residential Care Home for the Elderly with Community Support Service for the Elders

(2) Motorcycle Parking: Not less than 5% of the total private car parking spaces (Total: 24 spaces)

(3) Loading and Unloading: Not less than one space per residential tower (Total: 7 spaces)

E) DEVELOPMENT PROGRAMME

(1) Phase I: The podium structures including the Residential Care Home for the Elderly with Community Support Service for the Elders and the residential towers (T4-T7) are scheduled to be completed in 2008-2009. The site reserved for school development will also be formed and ready to be handed over to the Government in this phase.

(2) Phase II: Residential towers (T1-T3) are scheduled to be completed in 2009-2010.

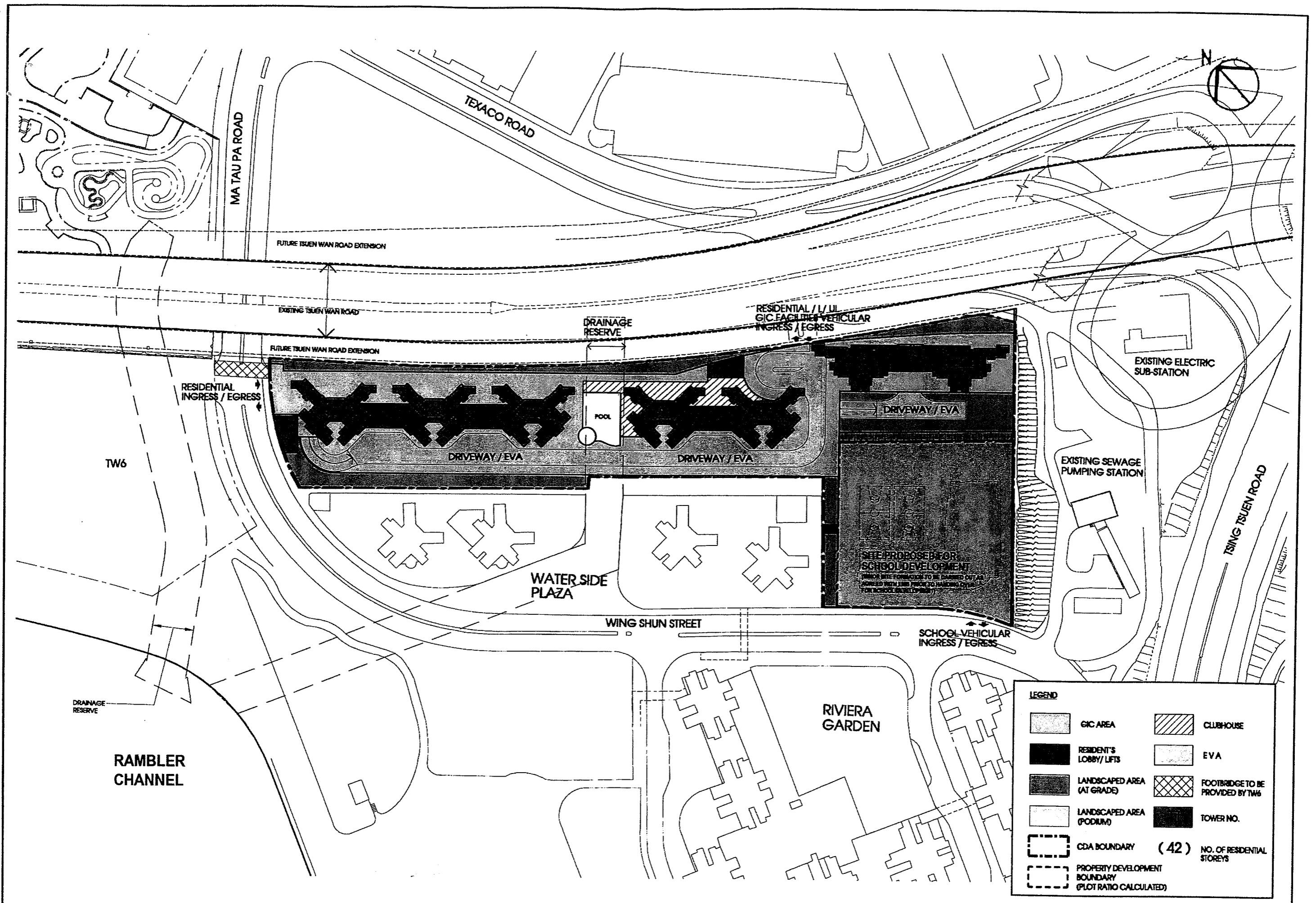


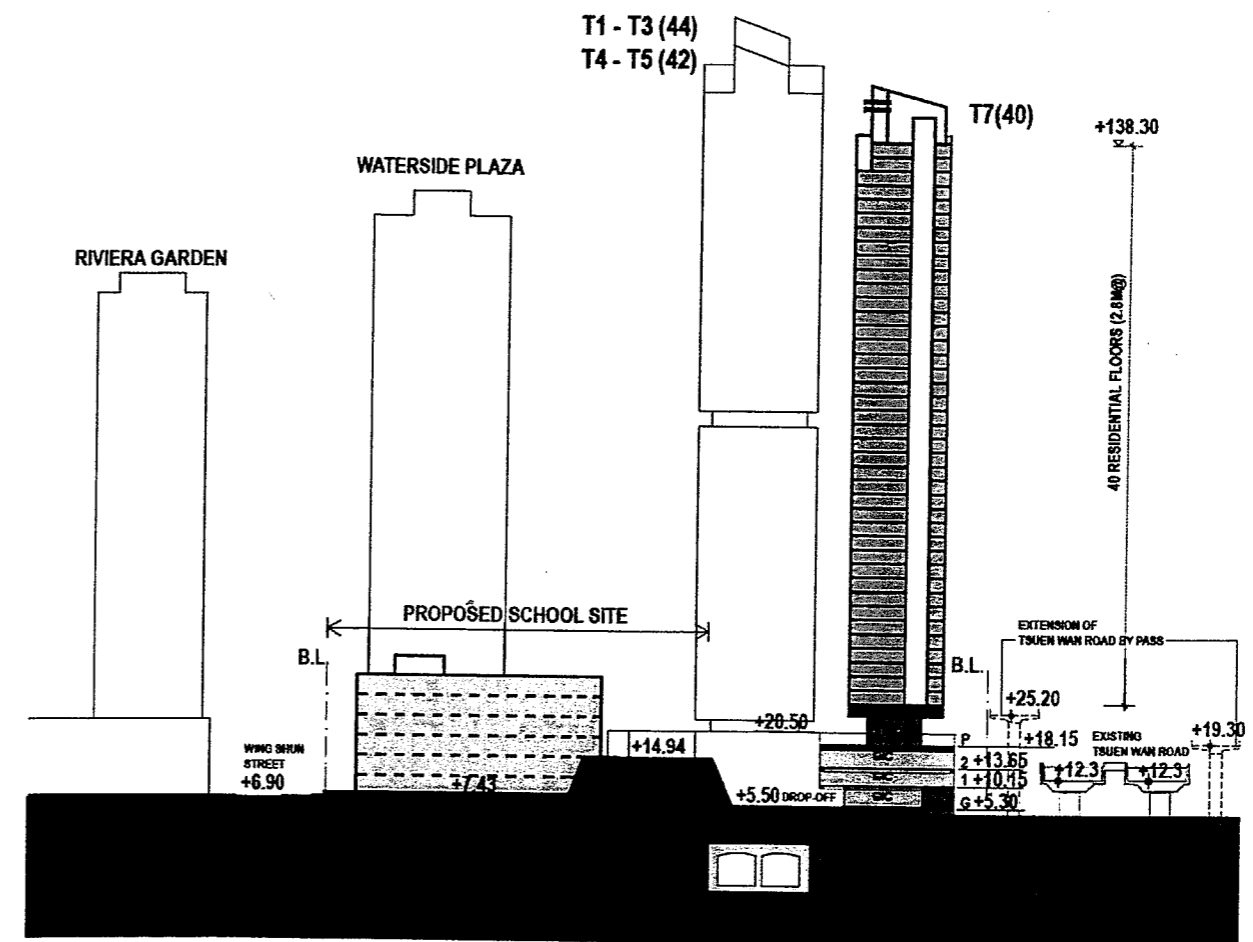
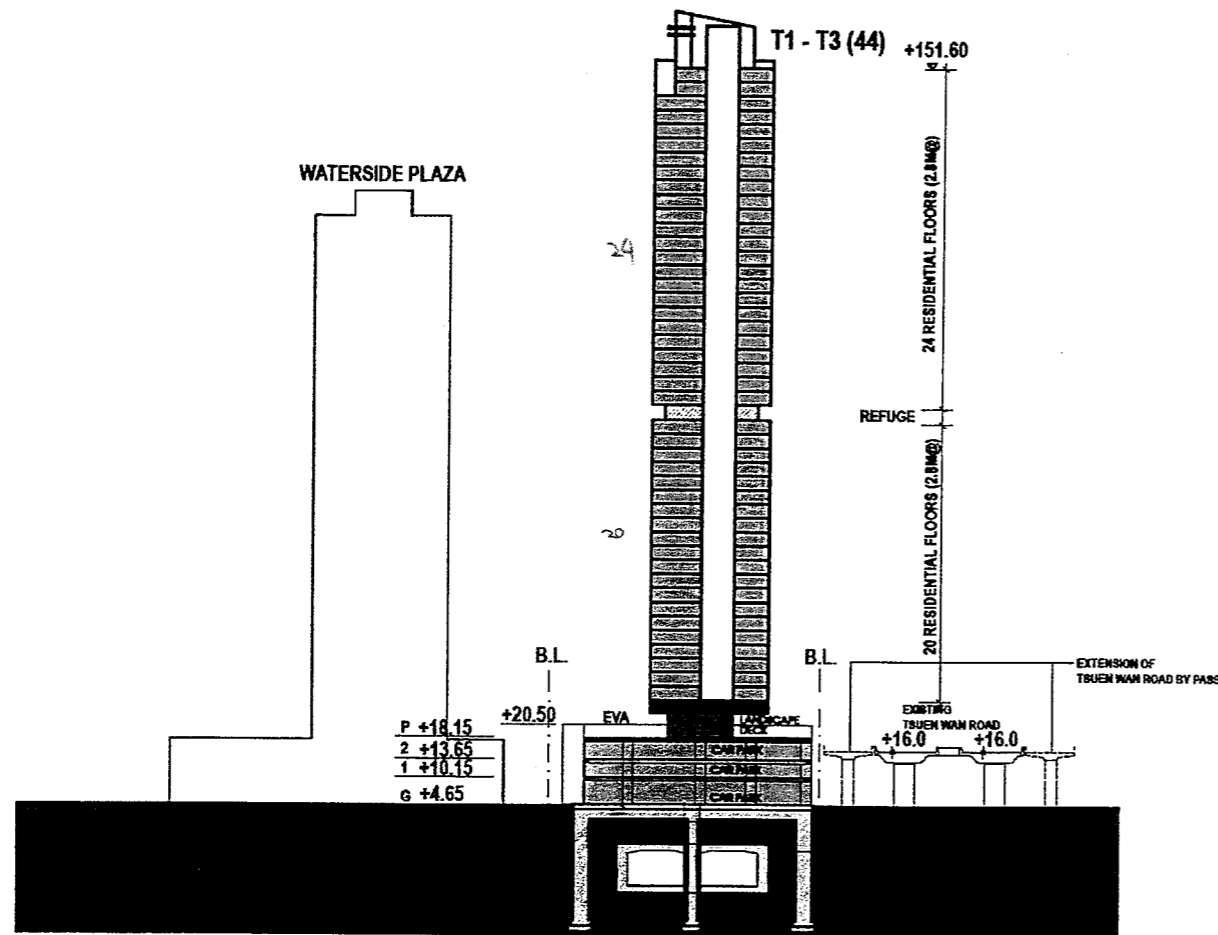
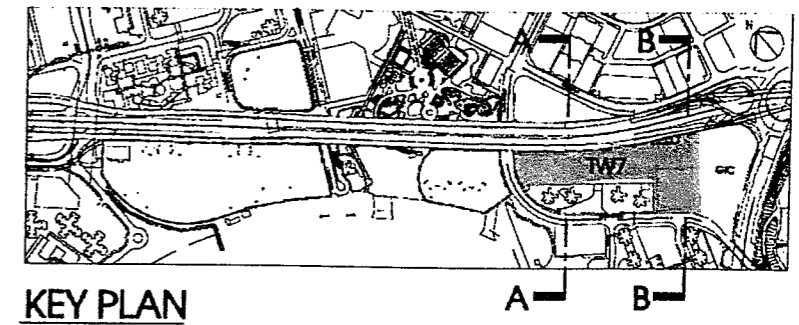
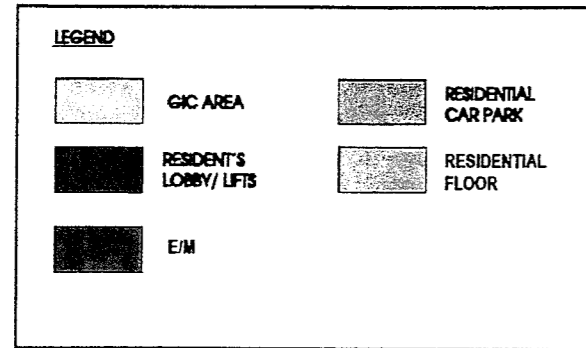
FIGURE 5.1 MASTER LAYOUT PLAN

DATE: JUNE 2005
 SCALE: 1:1500

MASTER LAYOUT PLAN SUBMISSION
 FOR PROPERTY DEVELOPMENT AT SITE TW7



Application No. ATN/279



(FOR ILLUSTRATION PURPOSE ONLY)

FIGURE 5.7 DIAGRAMMATIC SECTIONS A-A & B-B

DATE:	JUNE 2005
SCALE:	1:1500

PROPERTY DEVELOPMENT STUDY
FOR SITE TW7



5/TWTL/401

Answer to	
Answer by	KL

Urgent By Dispatch

MEMO

From District Planning Officer/
 Tsuen Wan and West Kowloon
 Ref. (59) in TPB/A/TW/357
 Tel. No. 2417 6257 Fax. No. 2412 5435
 GCN e-mail KC KAN/PLAND/HKSARG
 Date 4 January 2005

To Distribution
 (Attn.: _____)
 Your Ref. _____
 dated _____ Fax No. _____
 Total Pages _____

NEW TERRITORIES NORTH &
 WEST DEVELOPMENT OFFICE
 (NE WEST DIVISION)
 - 6 JAN 2005
 RECEIVED

**Proposed Comprehensive Commercial/Residential Development
 (Amendments to an Approved Scheme)
 Site TW West Rail Tsuen Wan West Station, Tsuen Wan
 (Application No. A/TW/357)
 (2nd Circulation)**

On 15.10.2004, the Kowloon-Canton Railway Corporation (KCRC) first submitted the captioned application to the Town Planning Board (TPB). Upon circulation of KCRC's submission of October 2004, a number of Government departments expressed their concerns. On 3.12.2004, the TPB, on the KCRC's request, agreed to defer the consideration of the captioned application in order to allow time for the KCRC to address the concerns.

2. On 3.1.2005, the KCRC has submitted the revised information for the captioned application which supersedes its submission of October 2004 and requested reactivating the processing of the captioned application. I therefore enclose the following documents of the revised submission for the captioned application for your urgent comment, please:

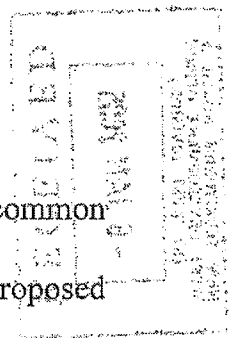
- (a) letter ref. PPT/PDD/WR/TW5/NA/GS0/71275 of 3.1.2005 from the KCRC;
- (b) Summary of Responses to Government Department's Comments (January 2005);
- (c) Submission Volume 1 - Revised Planning Statement (January 2005); and
- (d) Submission Volume 2 - Revised Technical Annexes (January 2005).

3. The captioned site falls within an area zoned "Comprehensive Development Area" ("CDA") on the draft Tsuen Wan Outline Zoning Plan No. S/TW/20 (the OZP) (Plan A-1 enclosed). According to the Notes for the "CDA" zone on the OZP, 'Flat', 'Hotel', 'Public Vehicle Park (excluding container vehicle)', 'School', 'Shop and Services', 'Commercial Bathhouse/Massage Establishment', 'Eating Place', 'Educational Institution', 'Off-course Betting Centre', 'Place of Entertainment', 'Place of Recreation, Sports or Culture' and 'Private Club' are Column 2 uses, which require permission from the Town Planning Board (TPB).

4. The captioned site is also the subject of a previous planning Application No. A/TW/280, which was approved by the Metro Planning Committee of the TPB on 14.1.2000 (approval letter of 28.1.2000 enclosed).

5. The current submission of 3.1.2005 involves the following proposed amendments to the approved scheme under the Application No. A/TW/280:

- (a) increase in non-domestic GFA, non-domestic plot ratio and addition of hotel use;
- (b) decrease in domestic GFA and domestic plot ratio, and deletion of 1 residential block;
- (c) increase in total GFA;
- (d) slight decrease in building height of residential blocks;
- (e) decrease in total number of flats;
- (f) slight increase in the average flat size;
- (g) increase in recreation GFA;
- (h) decrease in private local open space;
- (i) provision of green features, including balconies, wider common corridors and lift lobbies, and utility platforms;
- (j) general revision to the layout and building form of the proposed development;
- (k) general revision to the landscape design;
- (l) revision to the emergency vehicular accesses;
- (m) revision to and relocation of proposed footbridge connections, and deletion of a footbridge connection to the formerly proposed Tsuen Wan Bay Further Reclamation;
- (n) provision of a driveway between the Bayside and Cityside portion of the proposed development;
- (o) revision to the development program;
- (p) general revision to the number of car parking spaces and loading/unloading bays associated with the proposed development;
- (q) decrease in the public car park GFA and number of car parking spaces in the public car park; and
- (r) decrease in the number of West Rail Tsuen Wan West Station car parking spaces for park and ride.



6. I should be most grateful if you would comment on the revised submission afresh and let me have your comments through the enclosed proforma by fax on or before 18.1.2005 as the application is subject to statutory time period under the Town Planning Ordinance. In particular,

- (a) addresses who expressed their concerns during the 1st round of circulation are requested to advise whether KCRC's responses and revised submission have satisfactorily addressed your concerns;
- (b) all addresses are requested to note that the proposed uses within the commercial mall (referred to as retail mall by the KCRC) of the proposed development include 'Shop and Services', 'Commercial Bathhouse/Massage Establishment', 'Eating Place', 'Educational Institution', 'Off-course Betting Centre', 'Place of Entertainment', 'Place of Recreation, Sports or Culture' and 'Private Club', and provide relevant comments on these uses accordingly; and

- (c) AC for T/NT, TD is requested to advise whether the bus stacking area has been provided, and the whether the parking spaces of the public car park and the parking spaces for park and ride are sufficient; and
- (d) C for T is requested to comment on the proposed development program which would affect the existing Tsuen Wan Transport Complex.

In case a written reply is not possible by the given date, please inform me by telephone. Nil return is required for record purposes but needs not be copied to addressees.

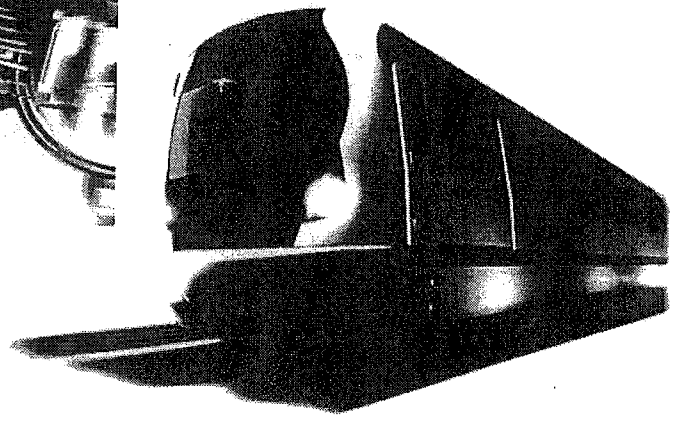
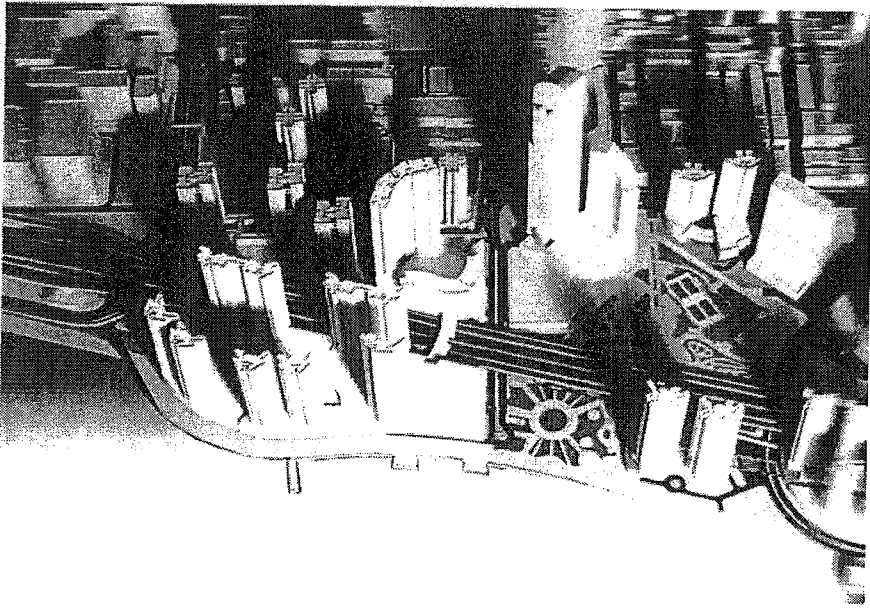
7. If you have been approached by the applicant for enquires/discussions on the application, please also let me know the subject of enquiries/discussions and your replies/comments given to the applicant.



(K.C. Kan)
for District Planning Officer/
Tsuen Wan and West Kowloon
Planning Department

110 4th NTW 5/TW1/40 (1/4)

**Planning Application for
West Rail (Phase I) Property Development at
Tsuen Wan West Station TW5
Amendments to Approved Master Layout Plan**

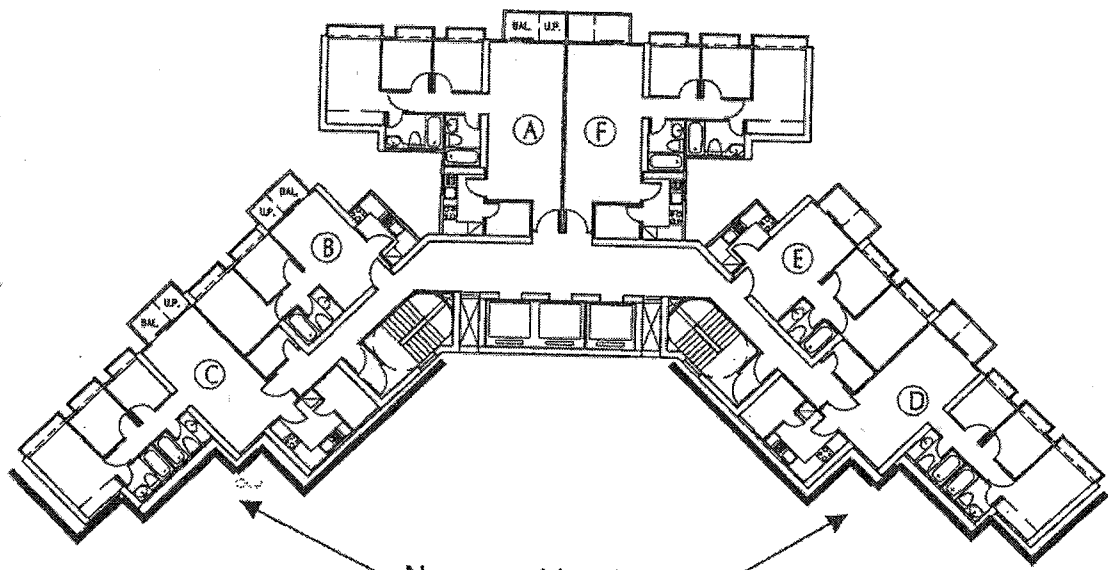


**Volume 2
Revised Technical Annexes
January 2005**



ANNEX 6

REVISED NOISE IMPACT ASSESSMENT REPORT



No openable windows

Westwood Hong & Associates Ltd

PROJECT: 21688

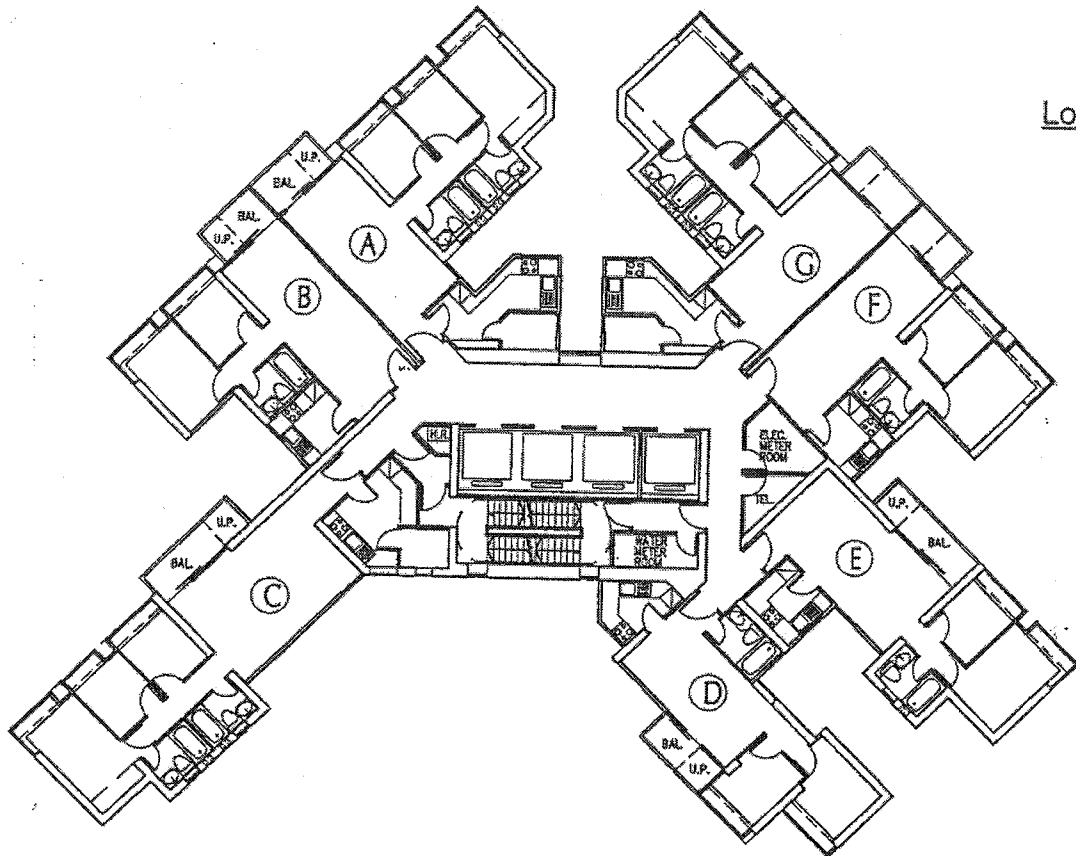
Proposed Development at
Tsuen Wan West (TW5)

TITLE:

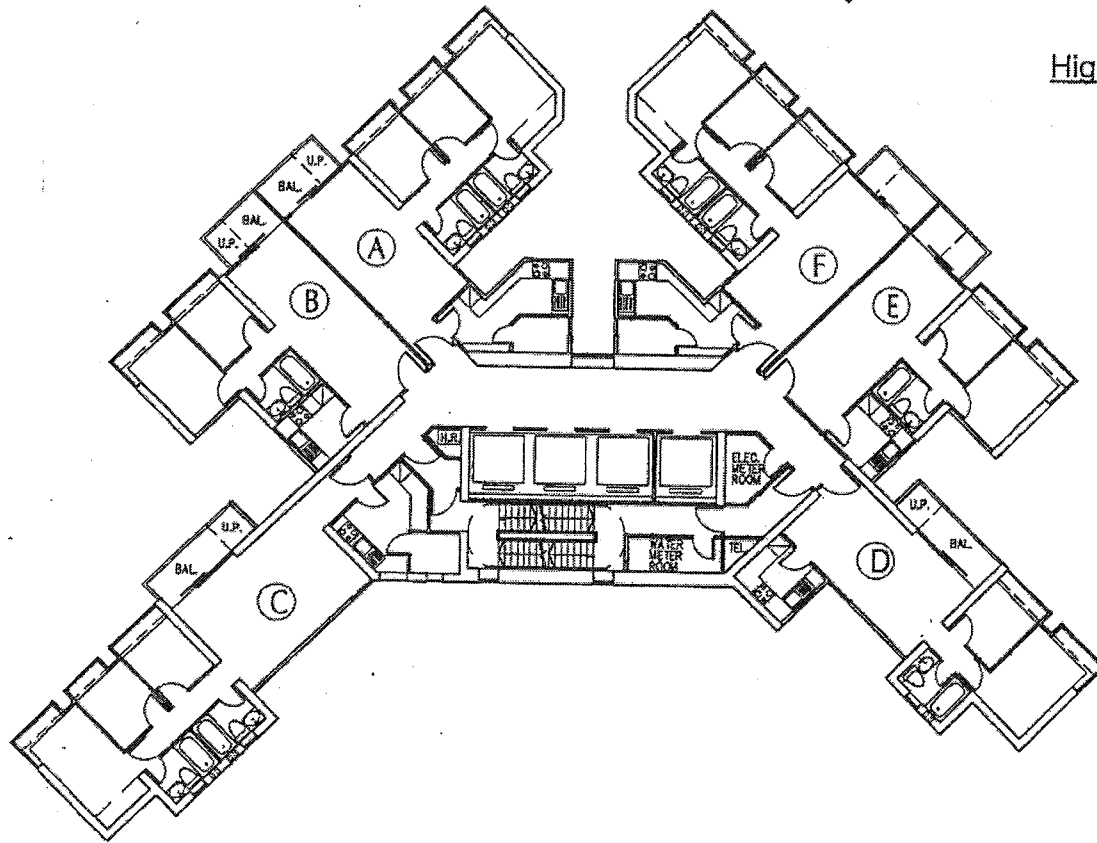
Typical tower layout (T1)

FIGURE

4a

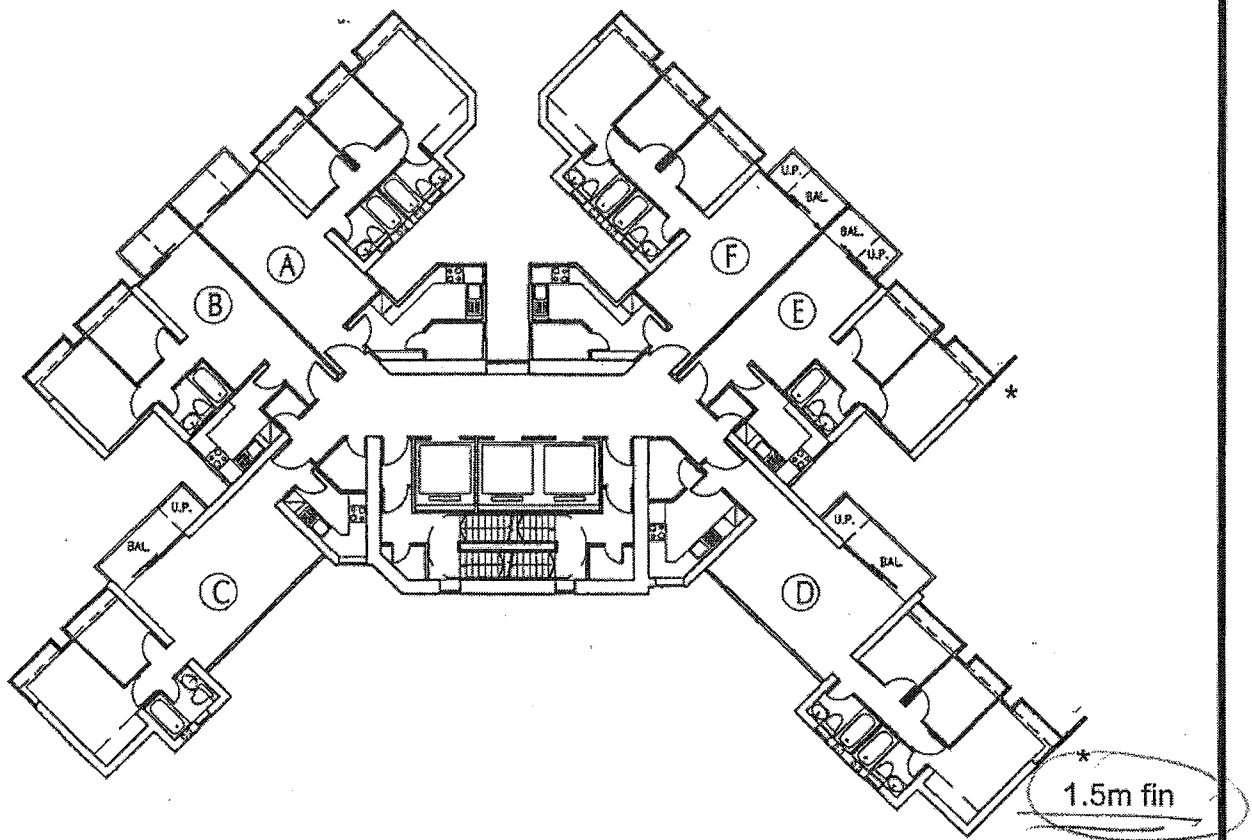


Lower level

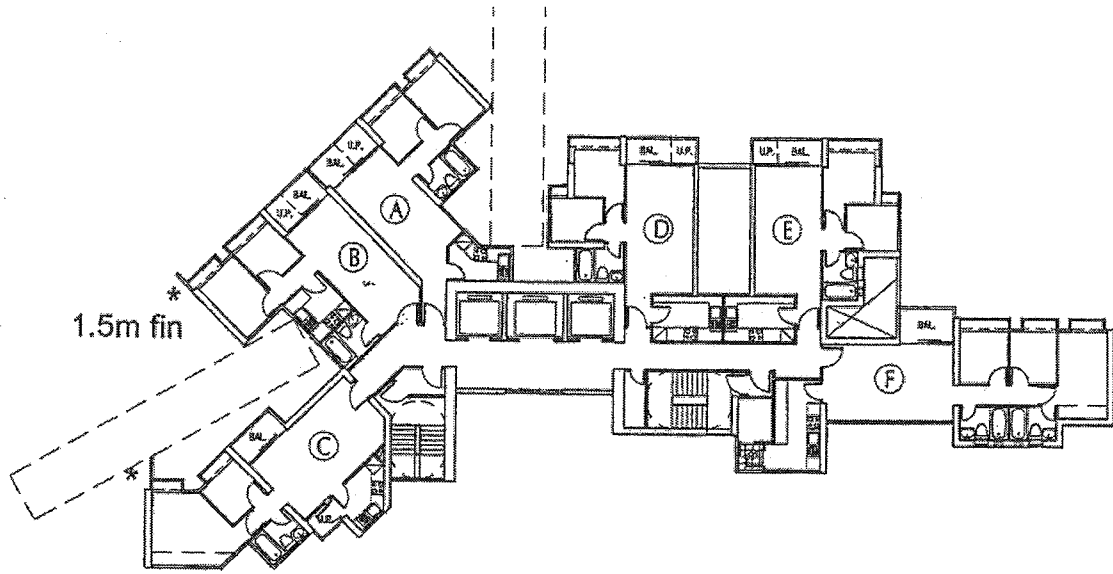


Higher level

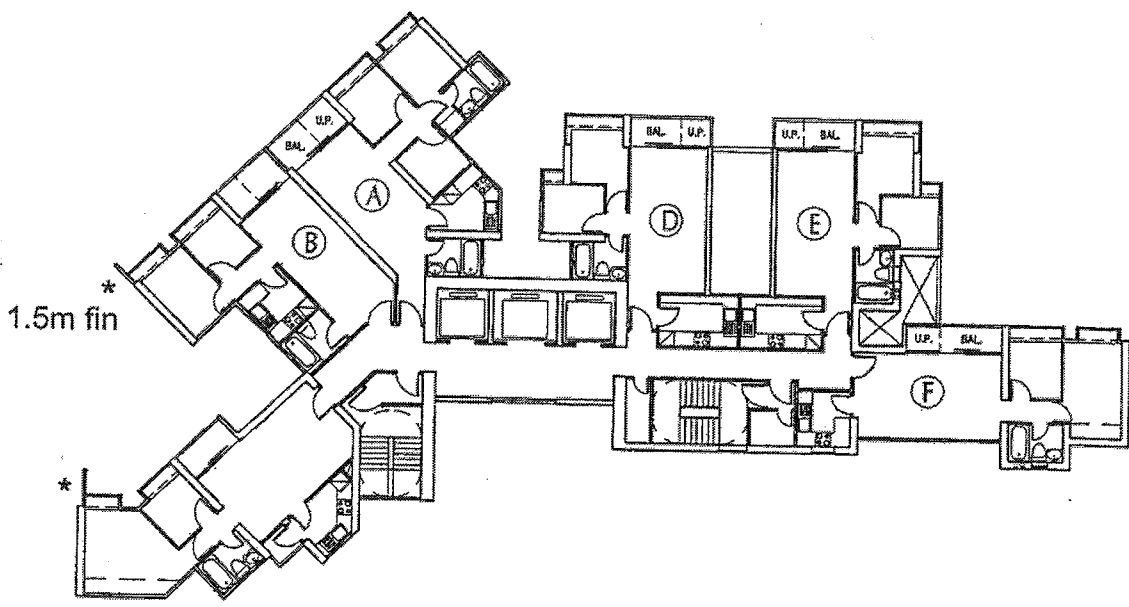
<p><i>Westwood Hong & Associates Ltd</i></p>	<p>TITLE :</p>	<p>FIGURE</p>
<p>PROJECT : 21888</p>	<p>Typical tower layout (T2 - T4)</p>	<p>4b</p>
<p>Proposed Development at Tsuen Wan West (TW5)</p>	<p>(T3 handed)</p>	



<p><i>Westwood Hong & Associates Ltd</i></p>	<p>TITLE :</p>	<p>FIGURE</p>
<p>PROJECT : 21688</p> <p>Proposed Development at Tsuen Wan West (TW5)</p>	<p>Typical tower layout (T5)</p>	<p>4C</p>

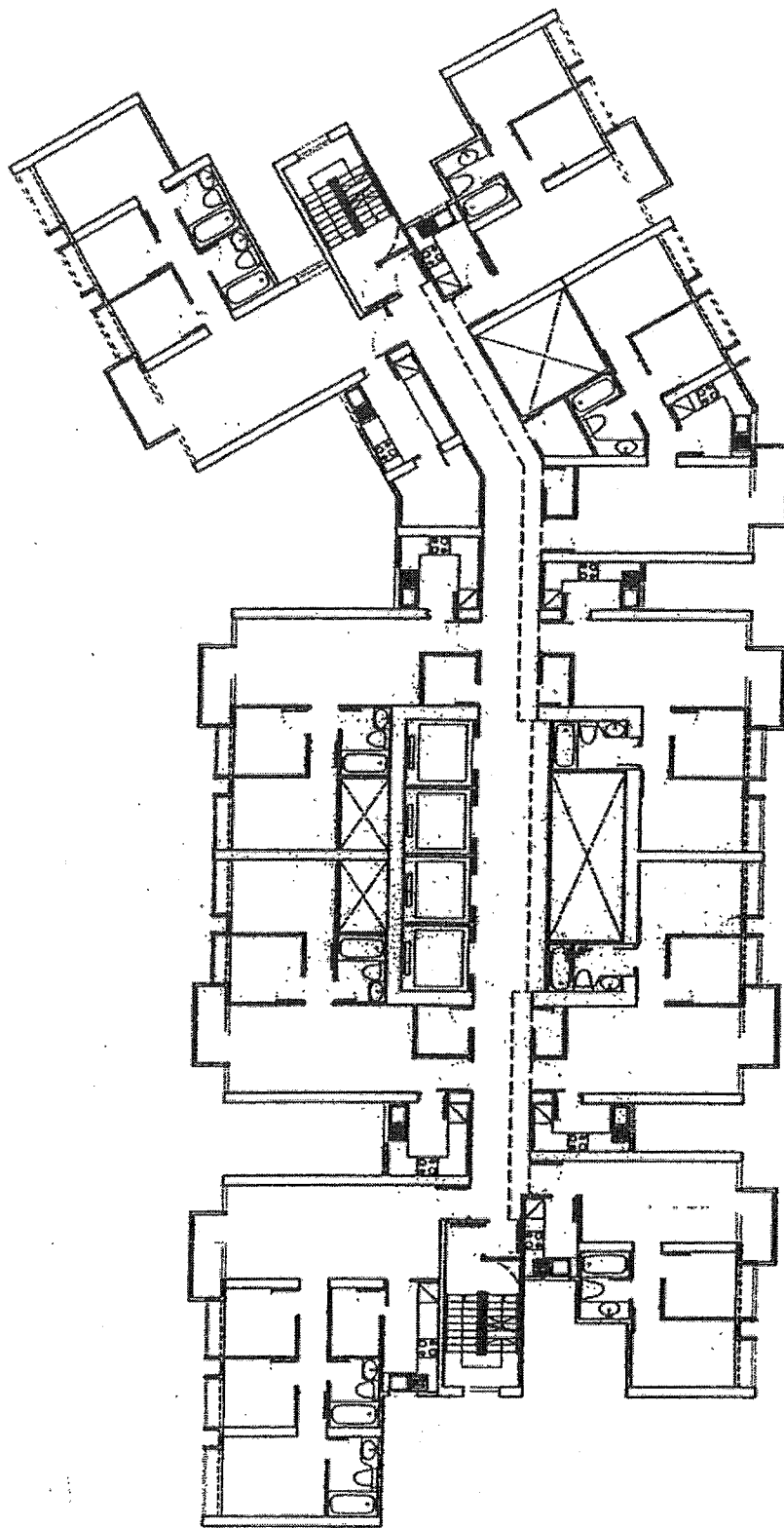


T6 - T7



T8 - T9

<p><i>Westwood Hong & Associates Ltd</i></p>	<p>TITLE :</p>	<p>FIGURE</p>
<p>PROJECT : 21688</p>	<p>Typical tower layout (T6 - T9)</p>	<p>4d</p>
<p>Proposed Development at Tsuen Wan West (TW5)</p>	<p>(T6 & T8 handed)</p>	



Westwood Hong & Associates Ltd

PROJECT: 21688

Proposed Development at
Tsuen Wan West (TW5)

TITLE:

Typical tower layout (T10 – T11)

FIGURE

4e

MEMO

Urgent

Answer to	60
Answered by	16/1

From District Planning Officer/TKS
 Ref. () In TPB/A/TW/284
 Tel. No. 2417 6257
 Fax No. 2412 5435
 Date 3.2.2000

To Distribution
 (Attn.: _____)
 Your Ref. () In _____
 Dated _____ Fax No. _____
 Total Pages 2 + Encl.

NEW TERRITORIES WEST DEVELOPMENT OFFICE 10 FEB 2000 RECEIVED

**Proposed Comprehensive Residential Development
and A Public Indoor Recreation Centre/ Leisure Centre
at Tsuen Wan West Station, TW6, West Rail, Phase I
(Application No. A/TW/284)**

*Kept in A/C Duct
Room 24/F of KM Low*

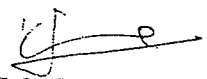
I attach herewith a copy of planning application No. A/TW/284 for your urgent comment please. The applicant is seeking planning permission for comprehensive residential development and a public indoor recreation centre/ leisure centre at the application site which is zoned "Comprehensive Development Area" ("CDA") on the approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/11.

2. For your information, the Planning Brief for the "Comprehensive Development Area sites at and near West Rail Tsuen Wan West Station" prepared by Planning Department was endorsed on 30.7.1999. Moreover, the s.16 application (No. A/TW/280) for comprehensive commercial/ residential development at TW5 was approved by the Metro Planning Committee (MPC) of the Town Planning Board (TPB) on 14.1.2000. You may wish to consider the captioned application together with the proposal for TW5 and the Planning Brief.

3. Addressees are requested to comment on the application within their areas of responsibilities. In particular, the following departments/offices please comment on the relevant aspect:

- (a) **CES/RD2**: to advise me the progress of the court action by the nearby industrial building owners;
- (b) **DO(TW)**: to advise me your programme of the special meeting with the objectors/ locals on the proposed "CDA" developments;
- (c) **AC for TNT, TD, CHE/NTW, HyD and CE/WR, RDO, HyD**: to comment on the car-parking provision, footbridge connection and Traffic Impact Assessment; and
- (d) **DLCS**: to comment on the public indoor recreation centre/ leisure center.

4. I should be grateful if you would examine the application and forward your comments (using the proforma attached) to me, **by fax**, on or before **25.2.2000** as the application is subject to a statutory time period under the Town Planning Ordinance. In case a written reply is not possible by the given date, please inform me by telephone so that your views on the application can be conveyed to the MPC for consideration. Nil return is required for record purpose but need not be copied to other addressees.


 (Ms. M. F. LIU)
 for District Planning Officer/
 Tsuen Wan, Kwai Tsing & Sham Shui Po
 Planning Department

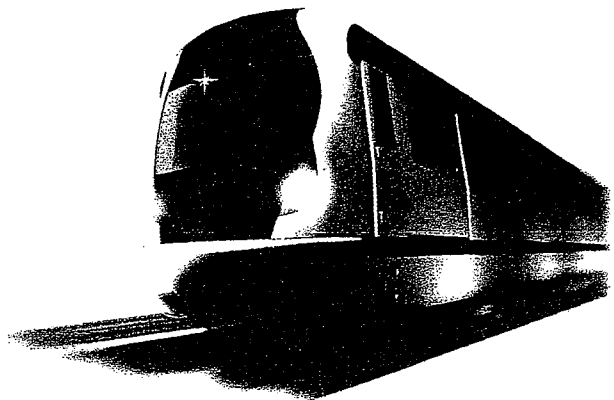
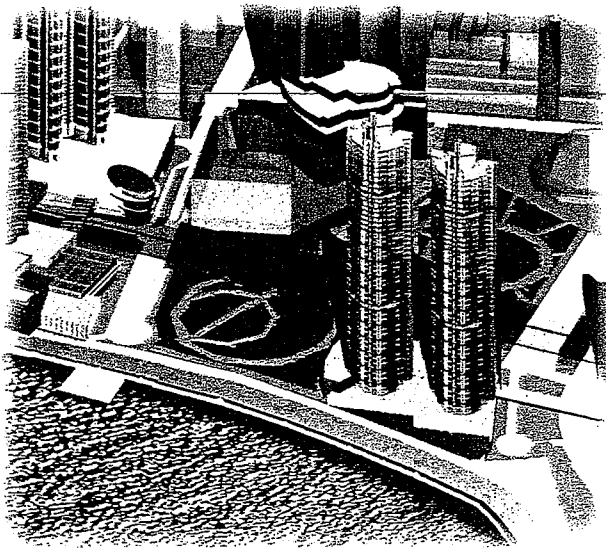
A/TW/284

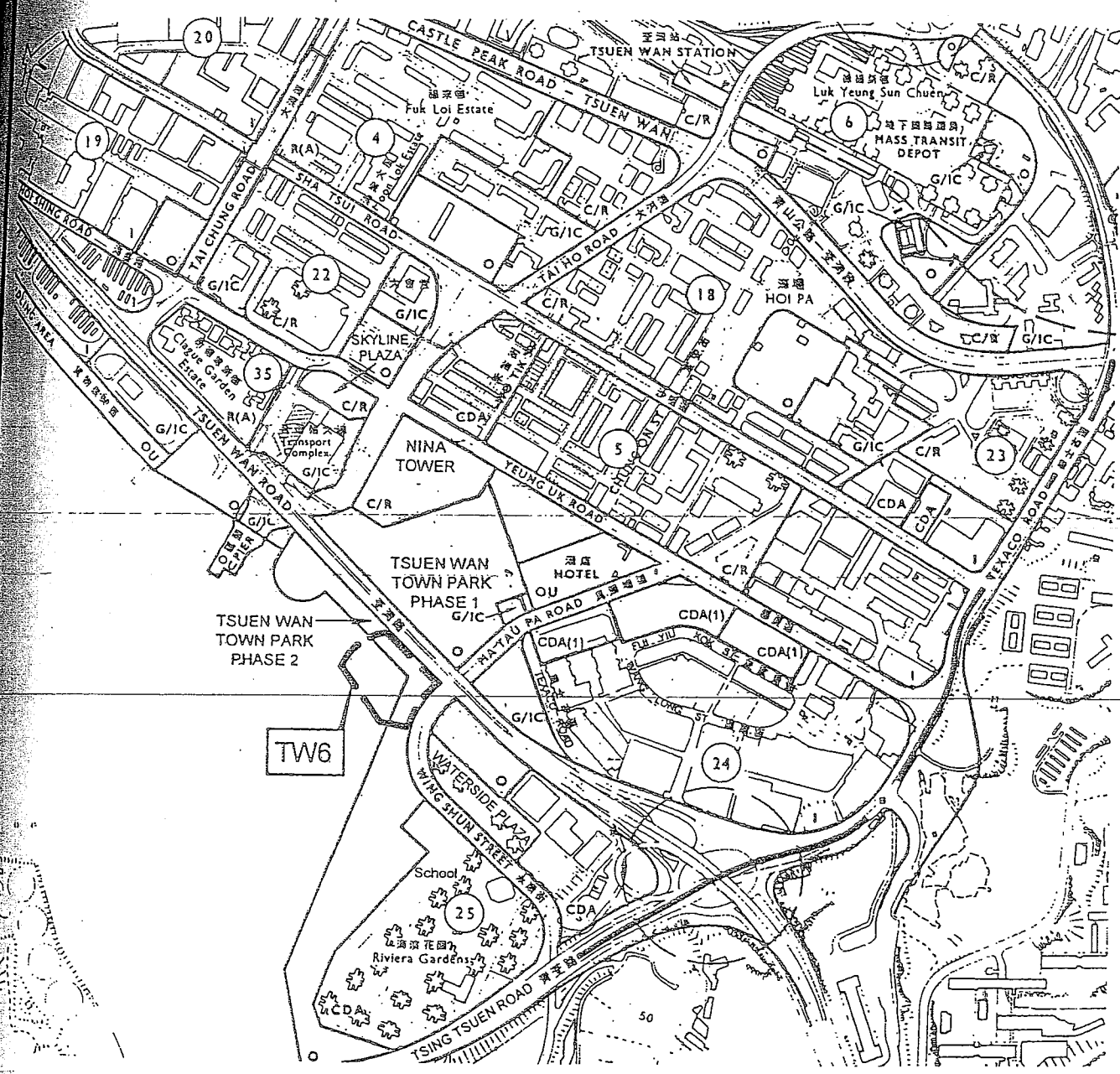
① 1/2

Section 16 Application for Development Tsuen Wan West (TW6)

West Rail, Phase 1
Technical Appendices

(60) Air NTW 11 (1/1) (PE15)



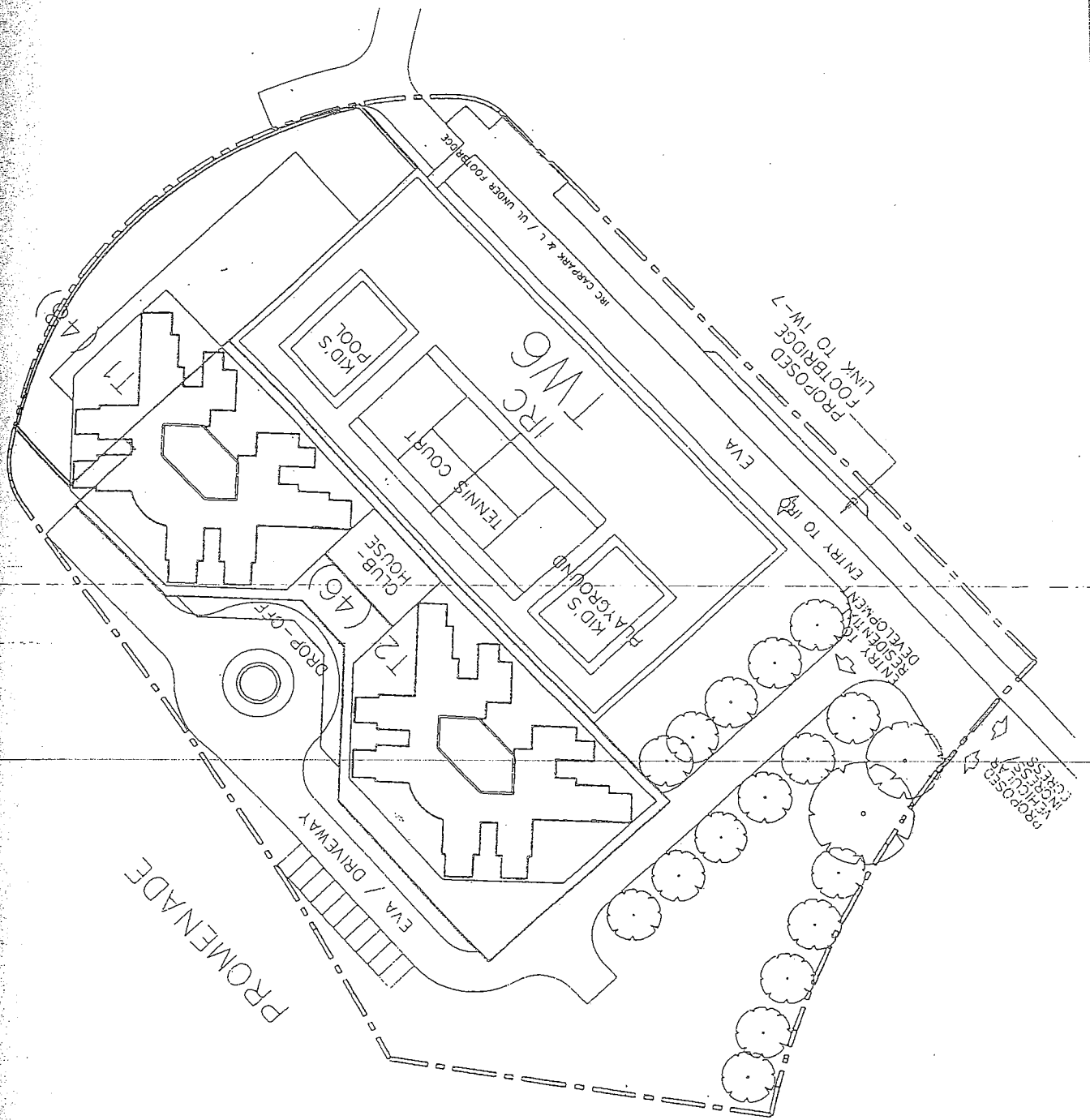


Legend :
 Site location

Westwood Hong & Associates Ltd
 PROJECT : 21243
 Tsuen Wan West Station of
 West Rail Phase I

TITLE :
 Site location

FIGURE
 1



Westwood Hong & Associates Ltd

PROJECT: 21243

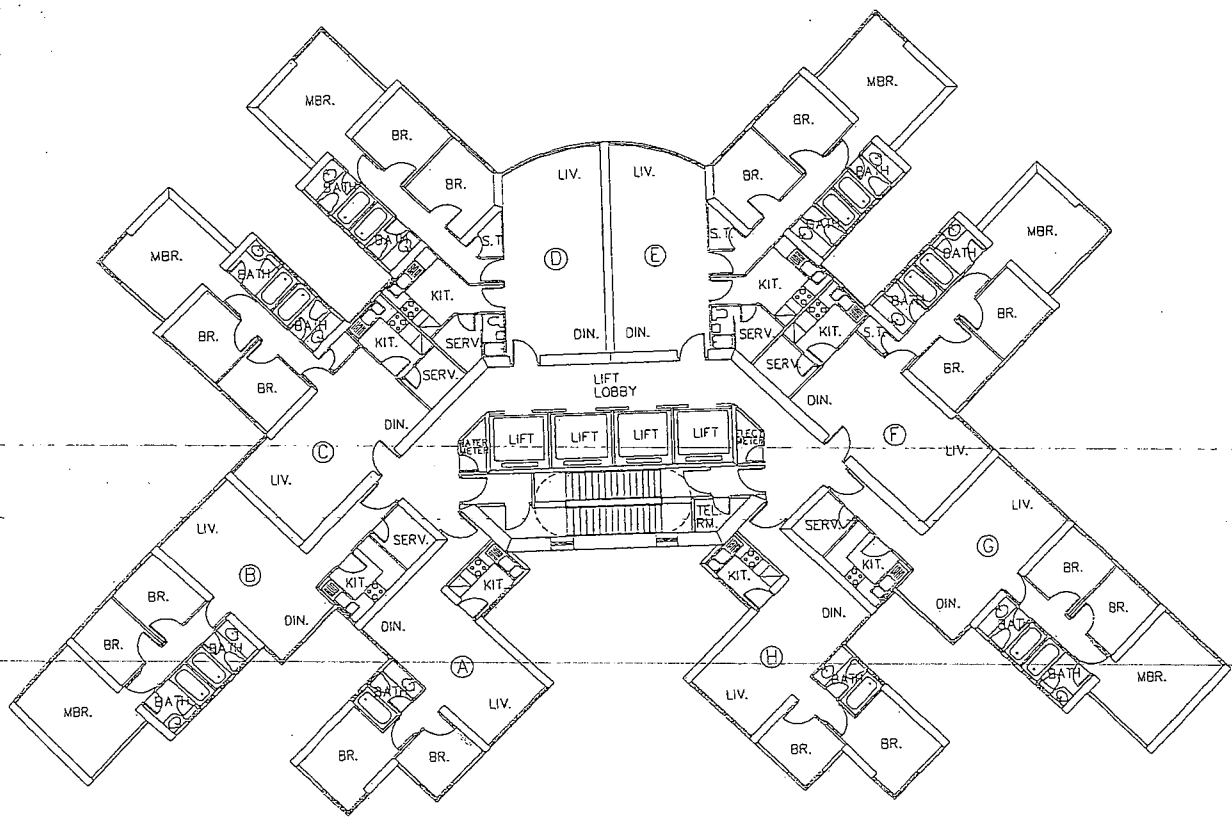
Tsuen Wan West Station of
West Rail Phase I

TITLE:

Master layout plan

FIGURE

2



Westwood Hong & Associates Ltd

PROJECT: 21243

Tsuen Wan West Station of
West Rail Phase I

TITLE:

Typical floor plan
(Type L4 - TW6)

FIGURE

4

Duplicated -
5/TWT/423

Urgent By Dispatch

Answered by	33
	38

MEMO

District Planning Officer/ From Tsuen Wan and West Kowloon	To Distribution
Ref. (29) in TPB/A/TW/373	(Attn.: _____)
Tel. No. 2417 6257 Fax. No. 2412 5435	Your Ref. _____
GCN e-mail KC KAN/PLAND/HKSARG	dated _____ Fax. No. _____
Date 11 July 2005	Total Pages _____

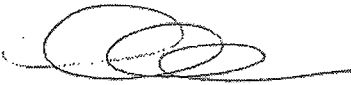
NEW TERRITORIES NORTH &
WEST DEVELOPMENT OFFICE
(INT. WEST DIVISION)
12 JUL 2005
RECEIVED

**Proposed Comprehensive Residential cum Government,
Institution or Community (GIC) Development
(Amendments to an Approved Scheme)
KCRC Site TW West Rail Tsuen Wan West Station, Tsuen Wan
(Planning Application No. A/TW/373)
(4th Circulation)**

Further to my memo ref. (45) of the same series of 5.7.2005, I enclose the following further information from the applicant (Kowloon-Canton Railway Corporation) for your comment:

Letter ref. PPT/PDD/WR/TW7/NA/GS0(71761) of 8.7.2005 enclosed with a Noise Impact Assessment (Annex 1) and a revised development schedule (with the clubhouse GFA reduced from 'not more than 5,729 m²' to 'not more than 5,728.95 m²') (Annex 2).

- Please let me have your comment by fax on or before 19.7.2005 as the application is subject to statutory time period under the Town Planning Ordinance. In case a written reply is not possible by the given date, please inform me by telephone. Nil return is required for record purposes but needs not be copied to addressees.
- If you have been approached by the applicant for enquires/discussions on the case, please also let me know the subject of enquiries/discussions and your replies/comments given to the applicant.


(K.C. Kan)
for District Planning Officer/
Tsuen Wan and West Kowloon
Planning Department



KCR
九廣鐵路

(33) A in NTW5/TWTL/403
Kowloon-Canton Railway Corporation

九廣鐵路公司

Kowloon-Canton Railway Corporation

物業部

Property Division

Our Ref : PPT/PDD/WR/TW7/NA/GS0(71761)

Your Ref.: TPB/A/TW/373

8 July 2005

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point
Hong Kong

By Hand and By Fax
(Fax : 2877 0245)

Dear Sir/Madam,

**Planning Application for Minor Amendments to
Approved Development Proposal for West Rail
Property Development at Tsuen Wan West Station Site TW7**

We refer to the above planning application submitted to the Town Planning Board (the Board) on 7 May 2005.

We supplement herewith a Noise Impact Assessment report (*Annex I*) to demonstrate that the revised development scheme submitted to the Town Planning Board (the Board) on 30 June 2005 could achieve an overall noise compliance rate of 77.4%, which is slightly better than the 76% for the approved scheme.

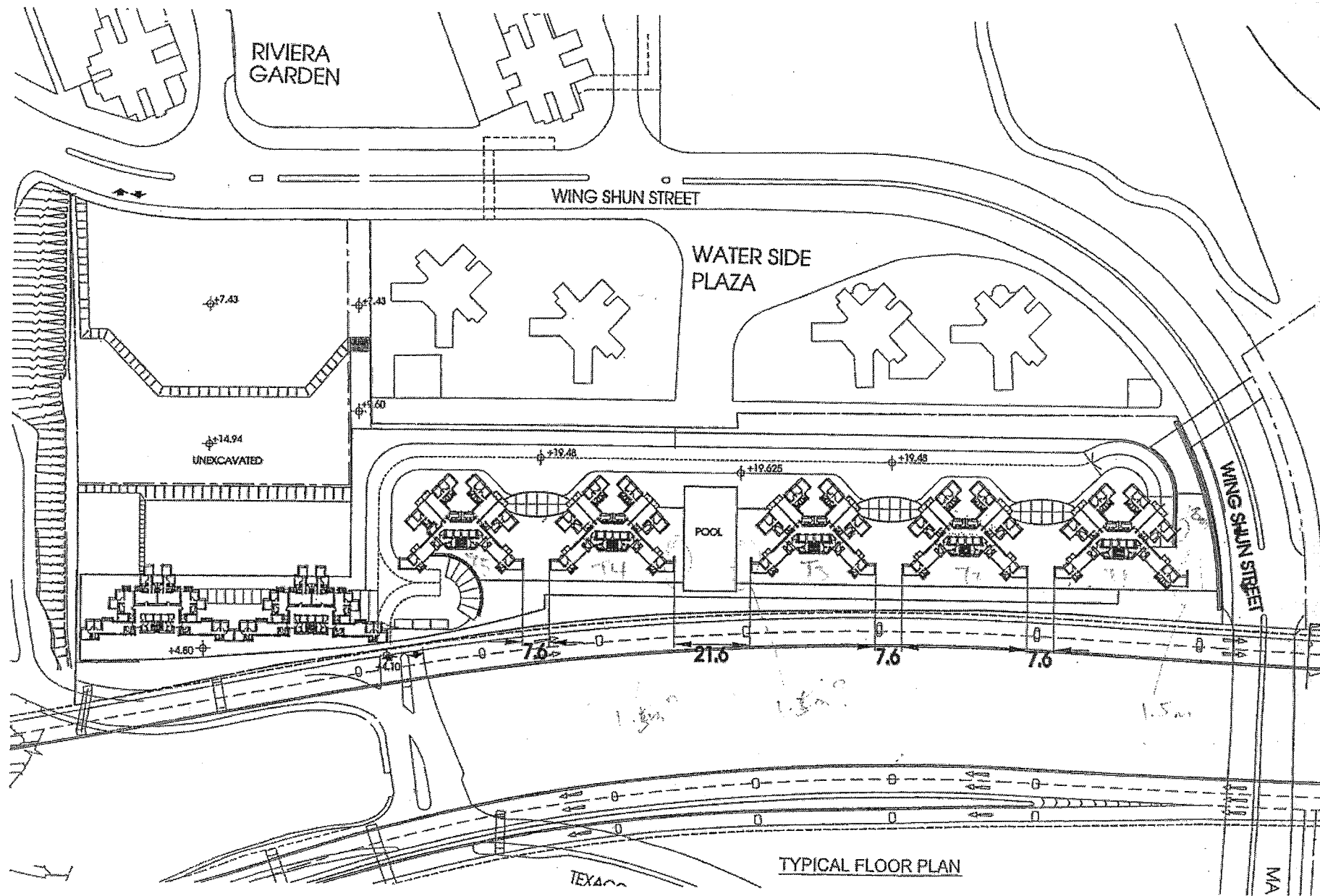
As requested by Planning Department, we confirm herein that the set of Master Layout Plan drawings and the diagrammatic sections enclosed with our letter dated 30 June 2005 should supersede all the drawings submitted previously for the purpose of the current application. To facilitate the Board's consideration, we also take this opportunity to recapitulate the proposed minor amendments to the approved scheme as follows:

- (1) Increase in Number of Storeys not Exceeding 10% of Approved Levels – One storey is added in the podium for car parking purpose whilst the height of the podium is kept unchanged.
- (2) Changes to Internal Layout Not Subject of Environmental Mitigation Measures – The size and shape of the residential shuttle lift lobbies in the podium are revised to improve convenience for the future residents.



ANNEX 1

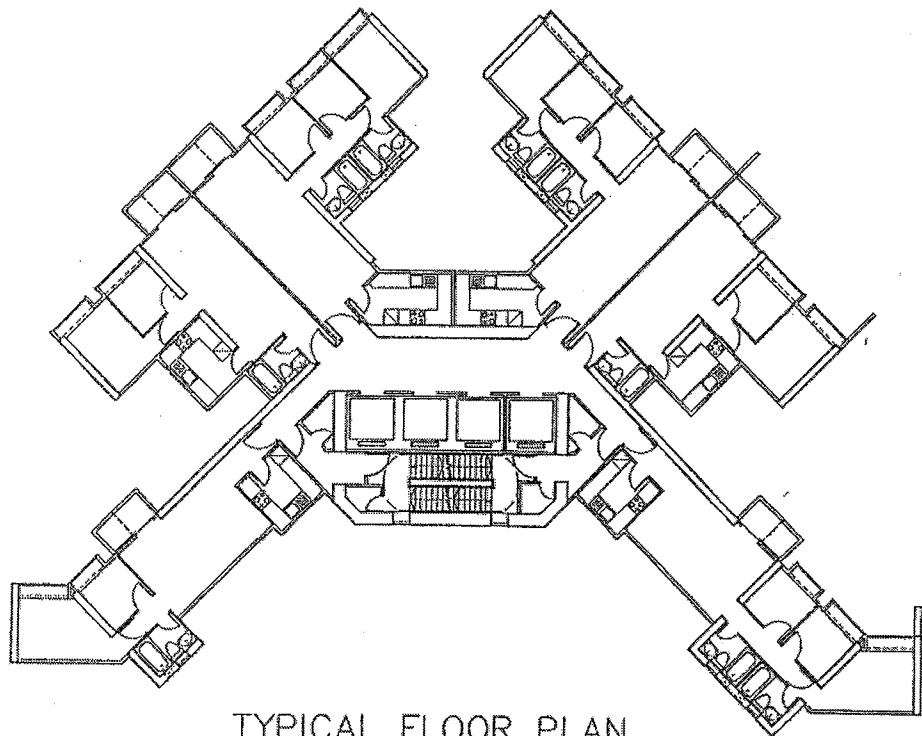
Noise Impact Assessment Report



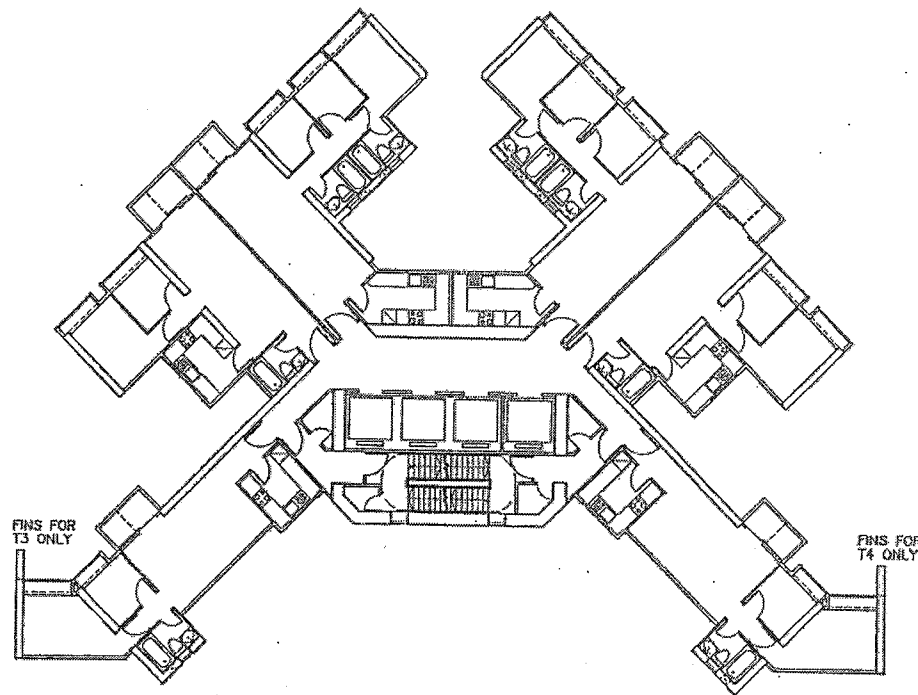
TYPICAL FLOOR PLAN



OPTION 1e (24.06.2005)

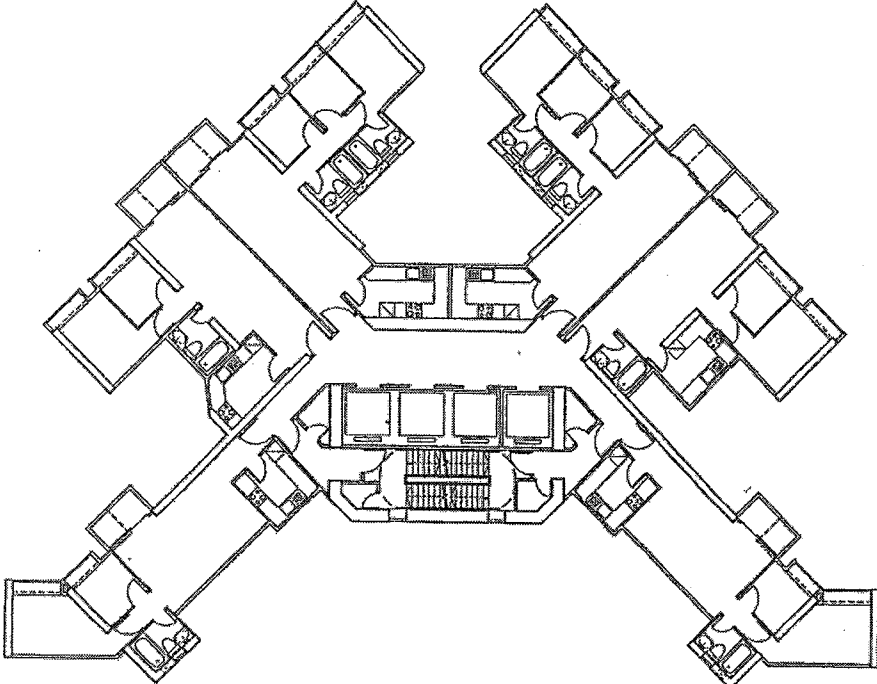


TYPICAL FLOOR PLAN
(T1 ONLY)



TYPICAL FLOOR PLAN
(T2 TO T4)

OPTION 1e (24.06.2005)



TYPICAL FLOOR PLAN
(T5 ONLY)

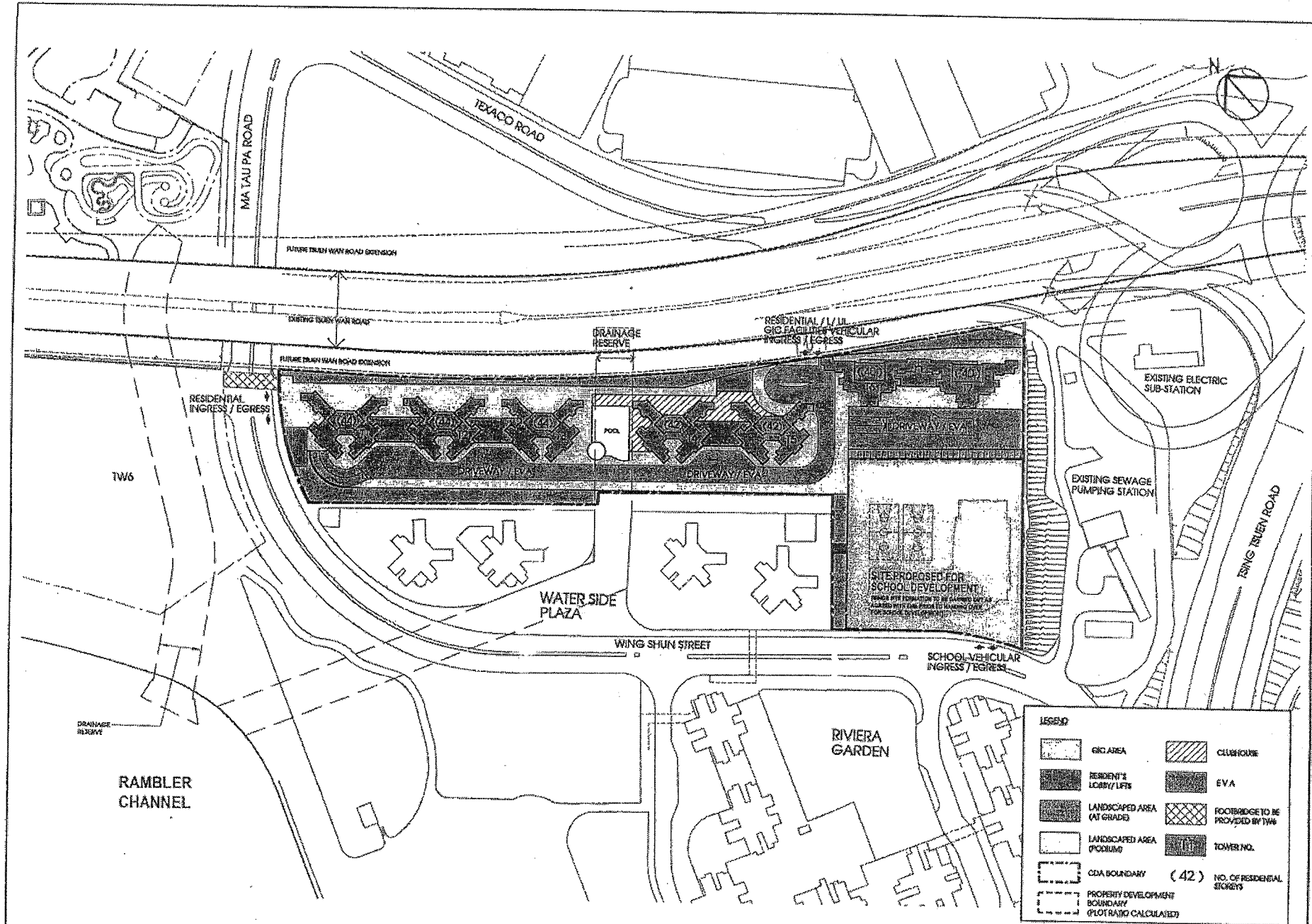


FIGURE 5.1 MASTER LAYOUT PLAN

DATE: JUNE 2005
 SCALE: 1:1500

MASTER LAYOUT PLAN SUBMISSION
 FOR PROPERTY DEVELOPMENT AT SITE TW7



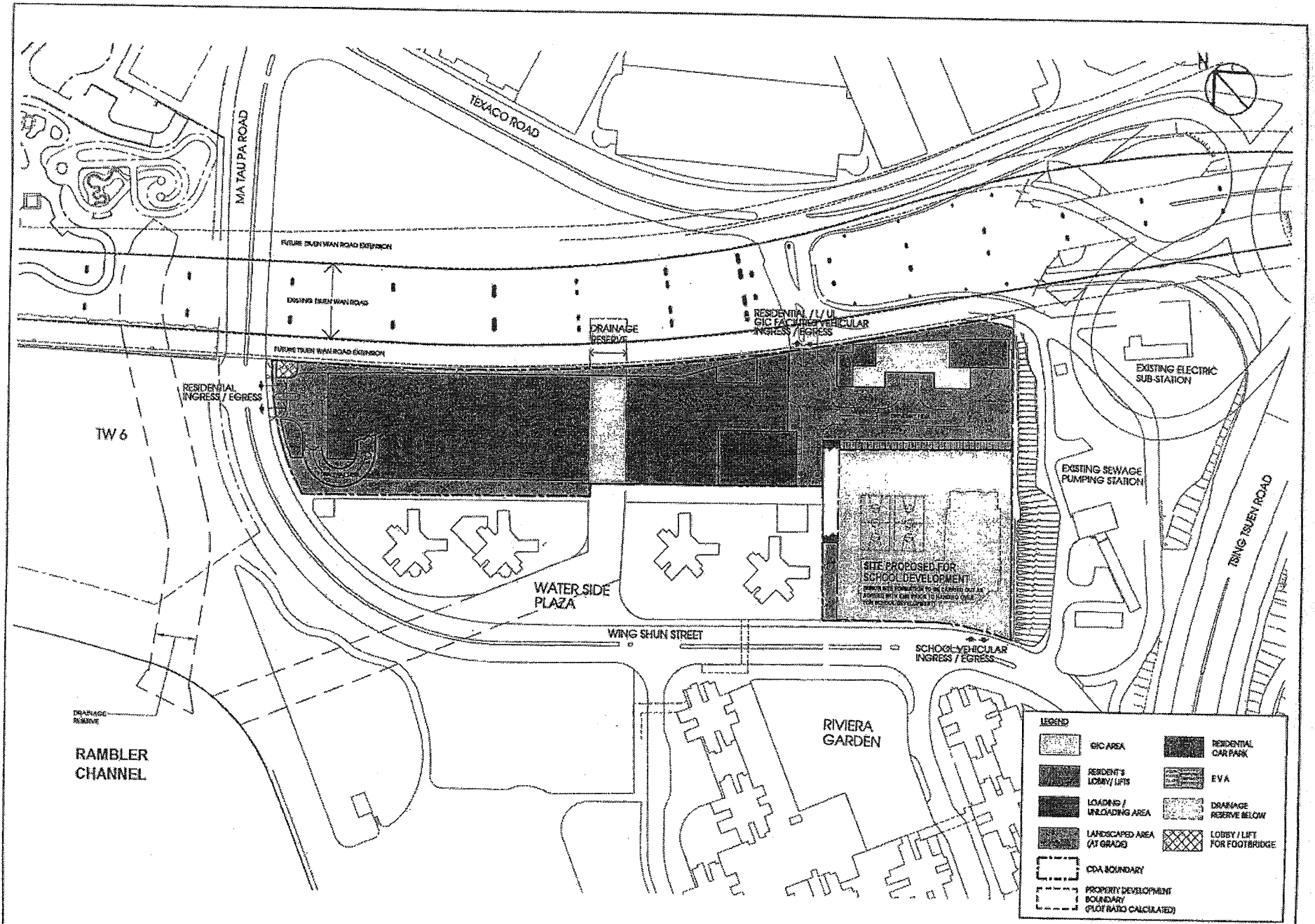
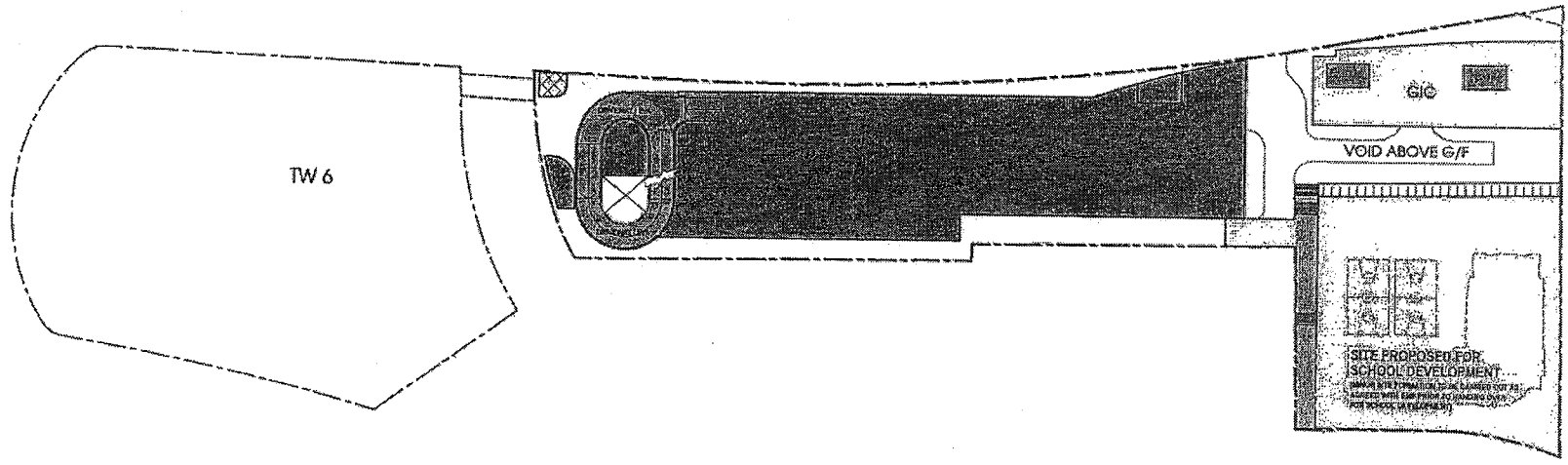


FIGURE 5.2 GROUND FLOOR PLAN

DATE: JUNE 2005
 SCALE: 1:1000

MASTER LAYOUT PLAN SUBMISSION
 FOR PROPERTY DEVELOPMENT AT SITE TW7





LEGEND

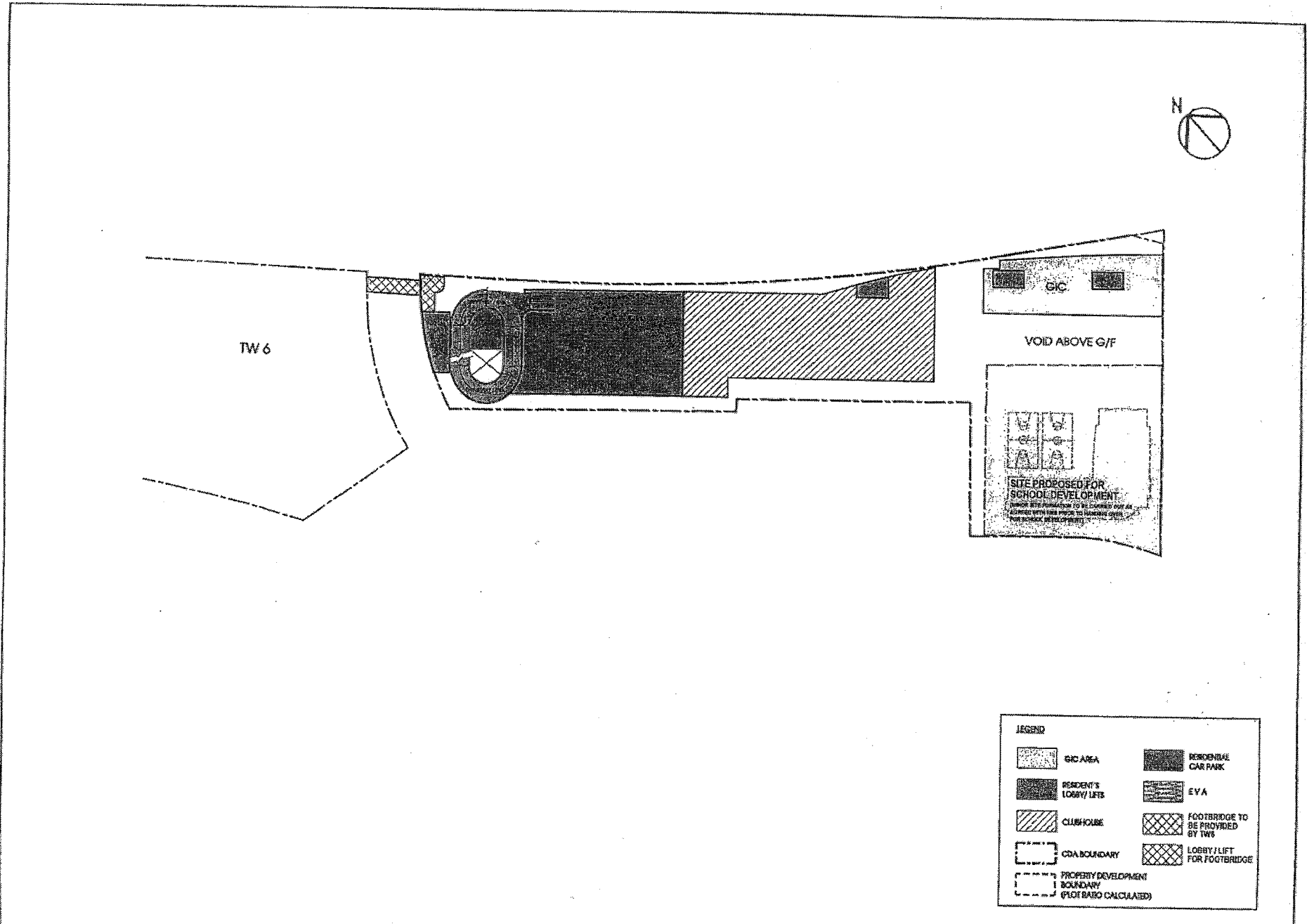
	GIC AREA		RESIDENTIAL CAR PARK
	RESIDENT'S LOBBY/ LIFTS		EVA
	LANDSCAPED AREA (AT GRADE)		LOBBY/ LIFT FOR FOOTBRIDGE
	LANDSCAPED AREA (BRIDGE CONNECTION)		
	CDA BOUNDARY		
	PROPERTY DEVELOPMENT BOUNDARY (PLOT RATIO CALCULATED)		

FIGURE 5.3 FIRST FLOOR PLAN

DATE: JUNE 2005
 SCALE: 1:1500

MASTER LAYOUT PLAN SUBMISSION
 FOR PROPERTY DEVELOPMENT AT SITE TW7





LEGEND

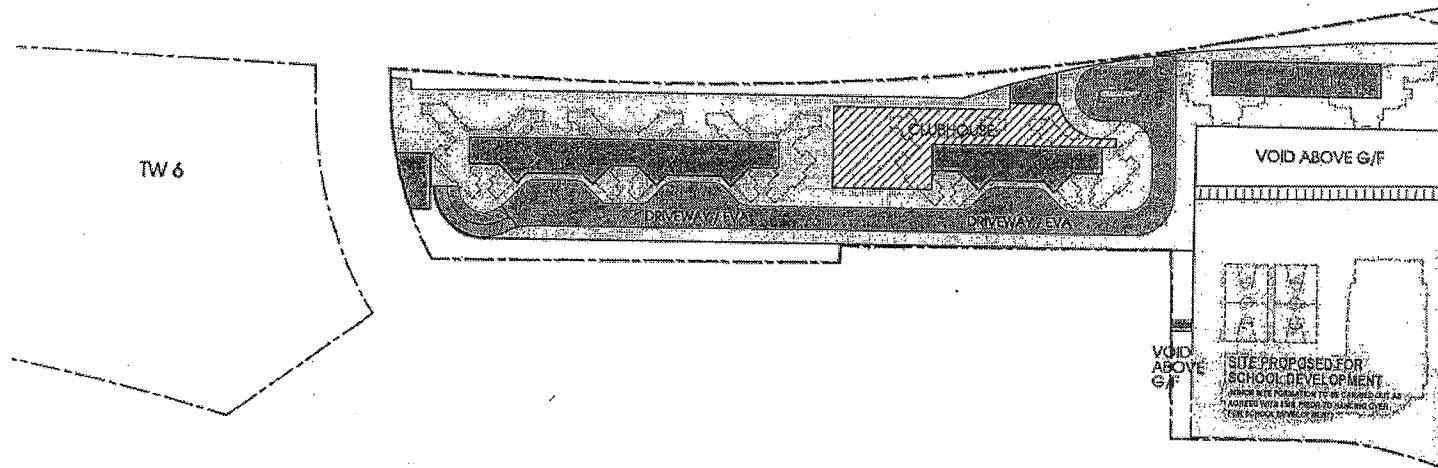
	GIC AREA		RESIDENTIAL CAR PARK
	RESIDENT'S LOBBY/LIFE		EVA
	CLUBHOUSE		FOOTBRIDGE TO BE PROVIDED BY TW6
	COA BOUNDARY		LOBBY/LIFT FOR FOOTBRIDGE
	PROPERTY DEVELOPMENT BOUNDARY (PLOT BARS CALCULATED)		

FIGURE 5.4 SECOND FLOOR PLAN

DATE: JUNE 2005
 SCALE: 1:1500

MASTER LAYOUT PLAN SUBMISSION
 FOR PROPERTY DEVELOPMENT AT SITE TW7





LEGEND

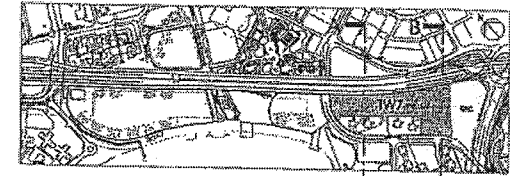
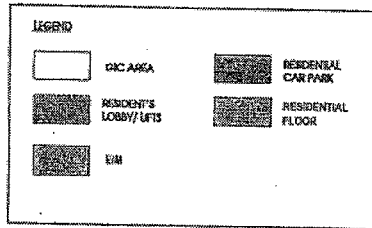
	GRG AREA		EVA
	RESIDENT'S LOBBY/LIFTS		COA BOUNDARY
	LANDSCAPED AREA		PROPERTY DEVELOPMENT BOUNDARY (PLOT RATIO CALCULATED)
	CLUBHOUSE		

FIGURE 5.5 PODIUM FLOOR PLAN

DATE: JUN 2005
SCALE: 1:1500

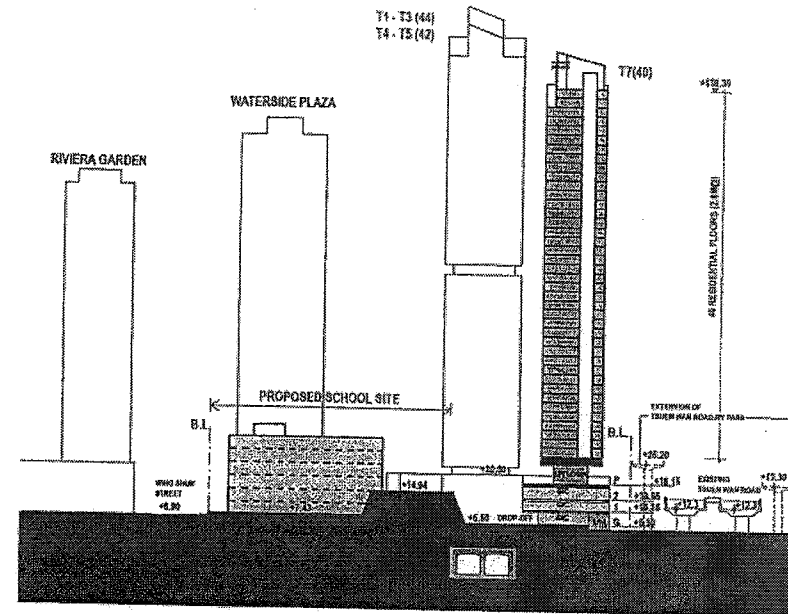
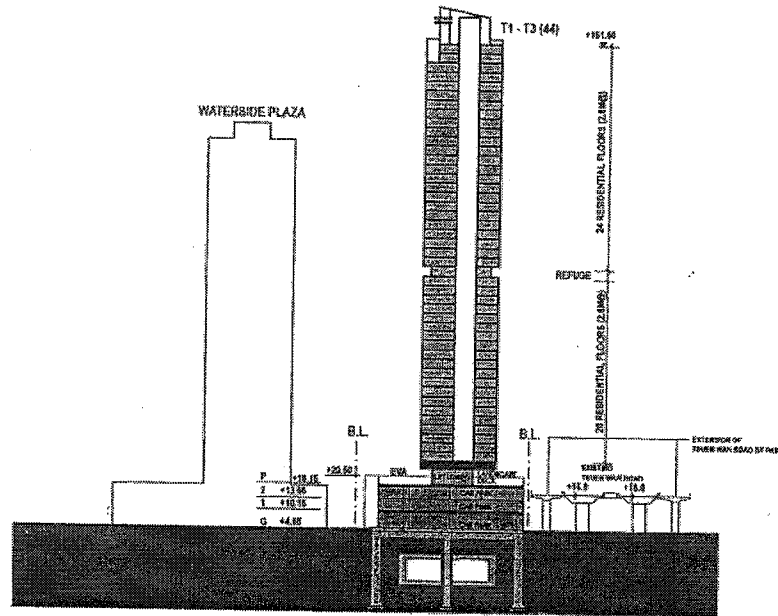
MASTER LAYOUT PLAN SUBMISSION
FOR PROPERTY DEVELOPMENT AT SITE TW7





KEY PLAN

A B



(FOR ILLUSTRATION PURPOSE ONLY)

FIGURE 5.7 DIAGRAMMATIC SECTIONS A-A & B-B

DATE:	MAY 2005
SCALE:	N.T.S.

PROPERTY DEVELOPMENT STUDY
FOR SITE TW7





74
九廣鐵路公司

Kowloon-Canton Railway Corporation

Our Ref : PPT/PDD/WR/TW7/NA/GS0(71802)

物業部
Property Division

Your Ref.: TPB/A/TW/373

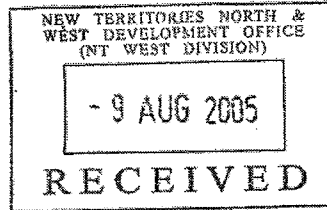
5/TW7/403

4 August 2005

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point
Hong Kong

By Hand and By Fax
(Fax : 2877 0245)

Dear Sir/Madam,



**Planning Application for Minor Amendments to
Approved Development Proposal for West Rail (Phase I)
Property Development at Tsuen Wan West Station Site TW7**

^A
7A

We refer to Planning Department's letters dated 21.7.2005 and 29.7.2005 regarding the comments from various Government departments and enclose herewith our responses to the comments for your further processing. In response to the comments, we have slightly amended the development schedule. The replacement development schedule is enclosed as an annex to the attached summary of responses to comments.

Should you have any queries, please feel free to contact Mr. Derek Sun or Mr. Geoffrey Chan of our consultant, Messrs. City Planning Consultants Ltd. at 2890-9228 or our Mr. Hanniel Tsang at 2208-3377

Yours faithfully,

(William Wan)

General Manager-Property Development

Encl.

香港新界錦田錦河路23號 九廣鐵路西鐵大樓	
KCR West Rail Building, 23 Kam Ho Road, Kam Tin, New Territories, Hong Kong	
Website: www.kcrc.com	



OPTION 1e (24.06.2005)

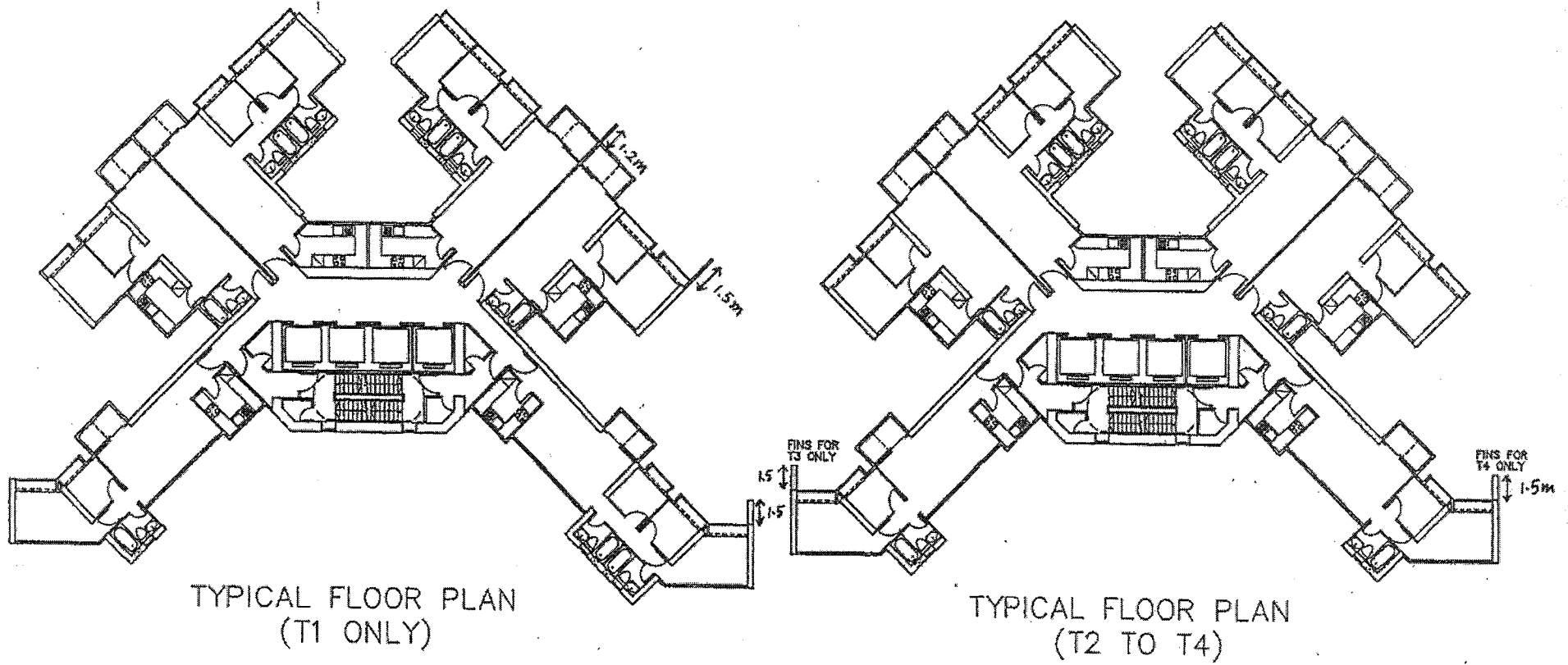


Figure 1

Appendix Id of MPC

Paper No. A/TW/304

九廣鐵路公司

Kowloon-Canton Railway Corporation

物業部 Property Division

Property Development Department

Fax No. 2690 2124



To: E/HSK 403 at floor

Our Ref: PPT/PDD/WR/TWW-TW7/S16/11/G0/619

01 August 2001

Planning Department
Tsuen Wan & West Kowloon District Planning Office
27th Floor, Tsuen Wan Government Offices
38 Sai Lau Kok Road
Tsuen Wan
Hong Kong

By Fax and Post
(2412 5435)



Attn: Ms. M.F. Liu

Dear Sir,

**Proposed Comprehensive Residential Development
West Rail Tsuen Wan West Station (TW7), Tsuen Wan
(Application No. A/TW/304)**

We refer to the queries raised by Environmental Protection Department on the Environmental Noise & Air Impact Assessment. We herewith attached supplementary information of the EIA prepared by our consultant, Westwood Hong & Associated Ltd., for your perusal.

Yours faithfully,

(Peter Chow)

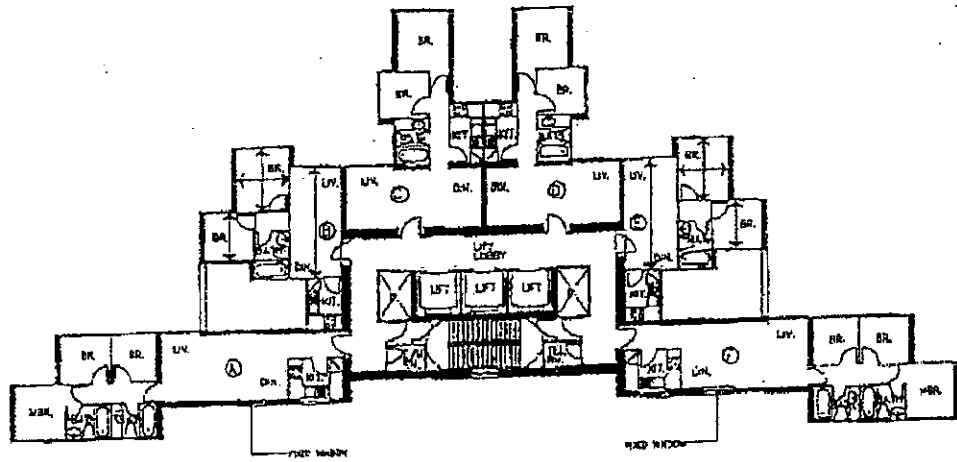
Senior Manager, Property Development

PC/CT/my

Encl.

c.c. EPD (Attn: Mr. CK Lee) Fax : 2802 4511





<i>Westwood Hong & Associates Ltd</i>	TITLE:	FIGURE
PROJECT: 21243 Tsuen Wan West Station of West Rail Phase I	Typical floor plan (Type D4)	4a