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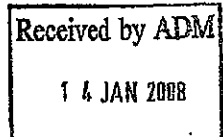
荃灣及西九龍規劃處
荃灣西樓角路 38 號荃灣政府合署 27 樓

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:
本署檔號 Our Reference: (14) in PD/TKS S/TT/21 Pt. 14
電話號碼 Tel. No.: 2417 6257
傳真機號碼 Fax No.: 2412 5435 / 2412 5435

By Fax and Post
9 January 2008

Scott Wilson Ltd
38/F, Metroplaza Tower 1
223 Hing Fong Road
Kwai Fong, Kowloon
(Fax: 2428 9922)
(Attn.: Mr Peter S.N. Tai)



Dear Sir,

Agreement No. CE69/2001(HY)
Tsuen Wan Road Upgrading – Investigation
Draft Landscape & Visual Impact Assessment

Thank you for your letters ref. 01345/60/310184 of 11 December 2007 and ref. 01345/60/310246 of 13 December 2007.

The Planning Department has comments on the draft Landscape & Visual Impact Assessment (December 2007) enclosed with your letter as detailed at **Appendix** (7 pages).

I presume the Consultant will properly revise the draft assessment report. The Planning Department will comment on landscape and visual assessment upon its formal submission under the Environmental Impact Assessment Ordinance.

Yours faithfully,

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



Section 8.21.11, line 3

- (w) Please delete "of the Tsuen Wan Bay North reclamation".

Section 8.22.7, line 1 and Header

- (x) Please amend "Waterside Gardens" to "Waterside Plaza".

Section 8.22.8

- (y) The works period appears not correct. According to the information provided by the MTRC on 4 January 2008, the anticipated development completion dates of Site TW5 would be 2015-2016, and Site TW7 would be 2012-2014, whereas that of Site TW6 is under review. The Consultant may liaise with the MTRC for further information.

Section 8.22.13, 1st sentence

- (z) Please clarify this sentence.

Section 8.23.1

- (aa) Car park use is not considered as a mitigation measure against landscape and visual impacts. Please re-design.

Section 8.23.2, line 4

- (bb) Please clarify with the Leisure and Cultural Services Department regarding the management and maintenance of the mitigation measures falling within the Tsuen Wan Park.

Figures 8.3 and 8.3a

- (cc) LCA8 and LCA7 in Figure 8.3 do not tally with those in Figure 8.3a. Please rectify.
- (dd) LCA7 in Figure 8.3 is not at the Tsuen Wan East Industrial Area within the planning scheme area of the Tsuen Wan Outline Zoning Plan as mentioned in Section 8.17.8. It is an industrial area in Planning Area 38 of the approved Kwai Chung Outline Zoning Plan No. S/KC/21. Please rectify.

Figures 8.4

- (ee) The key VSR 14 along Tsuen Wan Road near key VSR 5 appears not tallying with the Notes.
- (ff) The key VSR 8 is not at the Tsuen Wan East Industrial Area within the planning scheme area of the Tsuen Wan Outline Zoning Plan as mentioned in Section 8.17.8. It is an industrial area in Planning Area 38 of the approved Kwai Chung Outline Zoning Plan No. S/KC/21. Please rectify.

Figures 8.5 and 8.6

- (gg) My comment on Section 8.23.1 above is relevant.
- (hh) The areas labeled "Car Park 1" and "Car Park 2" are zoned "Open Space" ("O") on the draft Tsuen Wan Outline Zoning Plan No. S/TW/24 (the OZP). According to the Notes for the "O" zone on the OZP, 'Public Vehicle Park

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By Post
9 August 2006

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

File	53/50
By	
Reply Ref.	
Author	
CHK	
(SN)	

Rec. Date	1 AUG 2006
Proj No.	01345
Serial	(114366)

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

我們的理想 – 「透過規劃工作，使香港成為世界知名的國際都市。」
Our Vision – “We plan to make Hong Kong an international city of world prominence.”

