

Kowloon Canton Railway Corporation (KCRC) Property Development Study along East Rail (ER)



MVA in Hong Kong

East Rail (the former Kowloon Canton Railway - British Section) operates domestic as well as cross-boundary passenger services to the mainland boundary at Lo Wu. From the new East Tsim Sha Tsui terminus to Lo Wu Station, the East Rail line covers a distance of 35 kilometres with a total of 14 stations, including a Racecourse Station open on race days. All passenger services are provided by electric multiple unit (EMU) trains. The entire train fleet at present consists of 444 train cars.



East Rail has embarked on a major expansion programme. The extension to Tsim Sha Tsui was commissioned in October 2004, while Ma On Shan Rail came into service in December 2004. The works for the spur line running from Sheung Shui to Lok Ma Chau are well underway. These new rail links and extensions will make travelling between the North East New Territories and the urban areas much easier, and will provide another direct link with the Mainland.

Incorporation of developments with the provision of the key railway infrastructures is considered to be of paramount importance in land

use planning terms due to the significant traffic and environmental benefits involved. Property development opportunities along East Rail have been identified with the planning of the railway development by KCRC.



MVA was commissioned by KCRC as the traffic consultancy to carry out a series of traffic related study to the potential developments along East Rail.

The consultancy services covered a wide range of traffic studies including:

- ▶ Traffic Impact Assessment
- ▶ Pedestrian Demand Study
- ▶ Temporary Traffic Management
- ▶ Preliminary & Detailed Junction Design
- ▶ Preliminary Traffic Arrangement & Layout Design



Hung Hom Station

| | |
|-----------------------------|--|
| Site Area : | 144,450 sqm (Approx.) |
| No. of Residential Blocks : | 1 |
| No. of Residential Units : | 403 (Ave. Unit Size = 80 sqm) |
| Associated Use : | 150,300 sqm GFA for Office |
| | 94,600 sqm GFA for Hotel |
| | 60,700 sqm GFA for Retail |
| | 3,200 sqm GFA for Heliport and Harbour Cruise Facilities |

Mong Kok Station

| | |
|-----------------------------|---------------------------|
| Site Area : | - |
| No. of Residential Blocks : | - |
| No. of Residential Units : | - |
| Associated Use : | 25,300 sqm GFA for Retail |
| | 27,400 sqm GFA for Hotel |

Tai Wai Station

| | |
|-----------------------------|-----------------------------------|
| Site Area : | 48,450 sqm (Approx.) |
| No. of Residential Blocks : | 8 |
| No. of Residential Units : | 2,900 (Ave. Unit Size = 65.7 sqm) |
| Associated Use : | 62,000 sqm GFA for Retail |
| | 1 Post Secondary College |
| | 1 Kindergarten |

Fo Tan Station

| | |
|-----------------------------|-----------------------------------|
| Site Area : | 49,700 sqm (Approx.) |
| No. of Residential Blocks : | 8 |
| No. of Residential Units : | 2,880 (Ave. Unit Size = 69.0 sqm) |
| Associated Use : | 1 Secondary School |
| | 1 Primary School |

Ho Tung Lau (Site A) Development

| | |
|-----------------------------|-----------------------------------|
| Site Area : | 26,700 sqm (Approx.) |
| No. of Residential Blocks : | 10 |
| No. of Residential Units : | 1,560 (Ave. Unit Size = 77.5 sqm) |
| Associated Use : | - |

Note :

The above - quoted figures are indicative only & exact details subject to change under corresponding studies.

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