

# Kowloon Canton Railway Corporation (KCRC) Property Development Study along West Rail (WR)



West Rail is a 30.5km twin-track passenger railway with nine stations, linking up Sham Shui Po in West Kowloon, via Kwai Tsing and Tsuen Wan with Yuen Long and Tuen Mun in the Northwest New Territories.



Characterized by its modern, fast, reliable, comfortable, convenient and environmental-friendly services, West Rail provides convenient services to passengers travelling between the Northwest New Territories and urban Kowloon. A journey from Nam Cheong to Tuen Mun takes only 30 minutes.



Incorporation of residential 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 West Rail have been identified with the planning of the railway development by KCRC.



MVA was commissioned by KCRC as the traffic consultant to carry out a wide range of studies for the property developments along West Rail including :

- ▶ Property Development Study
- ▶ Land Grant Consultancy Study
- ▶ Property Design Review Consultancy Services
- ▶ Traffic Advice for Cap 370 Road Works Gazette



Approximate Location of the CDA Zone



## Tuen Mun Station

Site Area :	26,700 sqm (Approx.)
No. of Residential Blocks :	7
No. of Residential Units :	1,924 (Ave. Unit Size = 62.5 sqm)
Associated Use :	25,000 sqm GFA for Retail

## Long Ping Station (Southern Site)

Site Area :	14,150 sqm (Approx.)
No. of Residential Blocks :	5
No. of Residential Units :	1,080 (Ave. Unit Size = 61.8 sqm)
Associated Use :	7,530 sqm GFA for Retail

## Yuen Long Station (Northern & Southern Sites)

Site Area :	46,500 sqm (Approx.)
No. of Residential Blocks :	9
No. of Residential Units :	2,214 (Ave. Unit Size = 68.2 sqm)
Associated Use :	9,900 sqm GFA for Retail

## Tsuen Wan West Station

### TW5 (Bayside & Cityside)

Site Area :	56,050 sqm (Approx.)
No. of Residential Blocks :	11
No. of Residential Units :	3,250 (Ave. Unit Size = 69.7 sqm)
Associated Use :	65,100 sqm GFA for Retail
	1 Hotel with 450 Rooms
	1 Kindergarten

### TW 6

Site Area :	13,900 sqm (Approx.)
No. of Residential Blocks :	2
No. of Residential Units :	728 (Ave. Unit Size = 88.2 sqm)
Associated Use :	IRC (Indoor Recreation Center)

### TW 7

Site Area :	23,750 sqm (Approx.)
No. of Residential Blocks :	7
No. of Residential Units :	1,776 (Ave. Unit Size = 63.7 sqm)
Associated Use :	1 Primary School

## Nam Cheong Station

Site Area :	46,200 sqm (Approx.)
No. of Residential Blocks :	19
No. of Residential Units :	4,243 (Ave. Unit Size = 69.9/85.2 sqm)
Associated Use :	27,650 sqm GFA for Retail
	41,650 sqm GFA for Office

### Note :

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

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