

eived Event (Event Succeeded)

ate: 21/08/2001
 'ages: 15

Time: 17:20
 Sender: 603 4561005

21.AUG.2001 17:23

TR HAMZAH & YEANG 603 4561005

NO.532 P.1

FAX

60-3-4561005 / 4569330


☐ Urgent ☐ Confidential

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To Fax. No	: 00-852-25724908	Countries : Hong Kong (LWK)
	00-852-25760416	Countries : Hong Kong (DLS)
	00-44-2074047980	Countries : UK (Benoy)
	00-44-2074408292	Countries : UK (Battle McCarthy)
Firm / Company	: LWK & Partners Ltd., Benoy Architects, BattleMcCarthy, Davis Langdon Seah (HK)	
Attention of	: Mr. Ron Liang (LWK); John Davies & Simon Bloye (Benoy; Chris McCarthy (BattleMcCarthy)	
Copy to	:	
From	: Dr Ken Yeang / Mr Andy Chong T. R. Hamzah & Yeang Sdn. Bhd. (Company N°: 41743A) <i>• Architecture/Interior/Planning • Building Technology</i> 8, Jalan Satu, Taman Sri Ukay, 68000 Ampang, Selangor, Malaysia. Tel. 60-3-4571966 / 4571948 Fax: 60-3-4569330 / 4561005 E-mail: trhy@tm.net.my ; trhamzahandyang@ecworld.com.my	
Project Reference	: Kowloon Waterfront Competition	
Re	: Follow-up from Kuala Lumpur meeting	
Date	: 21/08/01	Total pages (Incl. this page) : 15 page(s)

MESSAGE

Dear Team,

1. Following on from discussion with Benoy Architects on 6 to 8 August and the latest meeting with LWK & Partners on 14th August, we enclose our latest drawings for your review and comments. These are as follows:

- Site Context Plan (1:7000)
- Basement 1 Plan (1:4000)
- Level 1 Plan (1:4000)
- Level 2 Plan (1:4000)
- Level 3 Plan (1:4000)
- Level 4 Plan (1:4000)
- Level 20 (Typical Tower Level) Plan (1:4000)
- Roof Level Plan (Masterplan) (1:4000)
- Section A-A (1:1000)
- Section B-B (1:1000)
- Parcellation Plan 1 (1:4000)
- Parcellation Parking Plan 2 (1:4000)
- Schedule of Areas

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2. Comments by LWK & Partners

(i) Traffic Issues

Please could you review these drawings for your comments and discuss with your traffic engineers to advise us on the acceptability of the following:

- a) Traffic circulation, site ingress and egress
- b) Road widths (please provide typical section through access road)
- c) Carparking requirements
- d) Extent of bridging-over permitted over public roads, eg. is it possible to extend the entire floor plate over internal access roads and if so, what is the minimum height requirement?

☐ : Please write below and fax back your reply:

Name:

Signed:

Please fax back your reply to: T. R. Hamzah & Yeang Sdn Bhd Fax: 60-3-4569330, 4561005 (Malaysia).

Received Event (Event Succeeded)

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(ii) Parcellation

- a) Please could you advise on the parcellation suitability and compliance to the planning regulations?
- b) Do you foresee any problems with extending the building over site boundaries into the water?
- c) Is the development density acceptable?

3. Comments by Benoy

- a) Please would you comment on the retail layouts, eg. connections to MTRC, KCRC and Tsim Sha Tsui if these are acceptable.
- b) Please check the areas and grouping of the retail lots if these are acceptable.
- c) Please provide a concept for the retail zoning and mix.
NOTE: As discussed, Light Rail Stations have been proposed along Austin Road which plugs into the retail blocks at the atrium nodes. These are vertically integrated with the park roof and basement parking through landscaped ramps, escalators and lifts.
- d) Comment on integration of the retail and arts/cultural within the overall masterplan.

4. Comments by Battle McCarthy

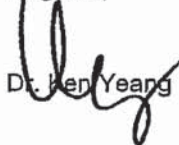
- a) Please could you identify opportunities for use of sustainable devices within the scheme?
- b) The active park has been conceived of as a series of overlapping planes with buildings between, above and below the park. Generally, the entire roofscape of the podium level will be landscaped. Our initial ideas for planting were for a 'tropical forest' treatment to the roof level (L4) at the northern part of the site. Smaller ornamental plants are proposed for the 'quiet park' to the south of the site at levels B1 to L1 to avoid blocking views towards the harbor. Please could you revert with suggestions for suitable planting species and images of these.
- c) Please also propose suggested activities for the 'quiet park' next to the waterfront area?
- d) Please comment on any engineering issues which we should address.

5. Comments by DLS (HK)

- a) Please provide an indicative cost for the project.
- b) Please could you review the development mix and comment on project feasibility.

6. Please return to us with your feedback within a week effective from this letter.

Regards,


Dr. Ken Yeang

[] Please write below and fax back your reply:

Name: _____

Signed: _____

Please fax back your reply to: T. R. Hamzah & Yeang Sdn Bhd Fax: 60-3-4569330, 4561005 (Malaysia).

Source : Mr Kenneth POON, witness appearing before the Select Committee