
Attachment 4

Replacement Page of Planning Statement

5 TRAFFIC CONSIDERATIONS

- 5.1 A TIA has been prepared and enclosed under **Appendix C** to review the internal transport facilities (car parking and loading / unloading (L/UL) bays) provision and to assess the potential traffic impacts induced by the Proposed Development.
- 5.2 The current number of car parking spaces provided in the basement of Cityplaza mainly to serve Cityplaza and 1111 King's Road is 845. Southern loading area located to the south of Taikoo Shing Road provides 11 heavy goods vehicle (HGV) and 9 light goods vehicle (LGV) L/UL bays.
- 5.3 A utilisation survey has been conducted to ascertain the current provision of car parking spaces and L/UL bays is sufficient for the Proposed Development. It was found that even during peak hour period, there are sufficient car parking spaces to meet the demand arising from the Proposed Development (minimum 85 car parking spaces as required under HKPSG). Furthermore, there are several existing public car parks in the vicinity of 1111 King's Road. Thus, the additional car parking demand due to the Proposed Development could easily be accommodated by the existing parking spaces available and no new **private** car parking spaces are proposed.
- 5.4 As for provision of L/UL bays, there is no observation of queue back from the basement or illegal on-street L/UL activities nearby. From the utilisation survey, the existing southern loading area is still under-utilised and has spare capacity to cater for the future demand from the Proposed Development. Nevertheless, the layout of loading area has been further reviewed to see if more L/UL bays can be provided, despite the loading area being constrained by basement extent, existing columns and M&E facilities. 9 additional L/UL bays are proposed by conversion of some existing HGV bays to LGV / van bays and relocation of M&E rooms. Based on the proposed layout, 8 HGV, 10 LGV and 9 van L/UL bays could be provided in basement. On 5/F, the newly proposed pick-up / drop-off laybys can be share-used as 2 van L/UL bays as well. Therefore, basement and 5/F in total can provide 9 extra L/UL bays, meeting the requirement as per HKPSG.
- 5.5 To be in line with HKPSG requirement, for the Proposed Development, 13 motorcycle parking spaces are proposed in basement.