

# Appendix H

**Traffic Impact Assessment** 

Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in "Comprehensive Development Area" Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung

Traffic Impact Assessment Report

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This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 299277-02

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# 1 INTRODUCTION

# 1.1 Background

- 1.1.1 The Application Site falls within the "Comprehensive Development Area" zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung on the Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32. The location of application site is shown in **Figure 1.1**.
- 1.1.2 The Applicant submitted a S16 Planning Application No. A/KC/489 with a Master Layout Plan (MLP) covering the entire "CDA" zone with a pragmatic phasing strategy having due regard to the multiple land ownership pattern to increase certainty in realising the planning intention of the whole "CDA" zone. The comprehensive development proposed in the Planning Application No. A/KC/489 (hereafter referred to as the "Approved Scheme"), comprises 14 residential blocks with an overall PR of not more than 5 and maximum BH of not more than +120mPD.
- 1.1.3 The Planning Application No. A/KC/489 was deliberated in the TPB Metro Planning Committee Meeting held on 14 July 2023 (the TPB Meeting). During the TPB meeting, TPB members raised concerns on the provision of social welfare facilities and retail shops, as quoted from the meeting minutes<sup>[1]</sup>
  - "Some Members considered that retail facilities should be provided in the proposed development to cater for the daily needs of the future residents." and "Some Member shared the view that the provision of social welfare facilities in the proposed development was inadequate...".
  - "the development intensity of the proposed development could be increased for better land utilisation, e.g. provision of retail and more GIC facilities.".

After deliberation, the Planning Application No. A/KC/489 was approved with conditions.

 $\hbox{\it [1] Minutes of 722nd Meeting of the Metro Planning Committee held at 9:00 a.m. on 14.7.2023}$ 

1.1.4 The Applicant takes the initiative to review the **Approved Scheme** and endeavours to take forward the provision of more of social welfare facilities and retail shops. The **Proposed Scheme**, keeping the phasing strategy adopted in the **Approved Scheme**, comprises 15 building blocks (including 14 building blocks with residential use) with domestic PR of not more than 6 and maximum BH of not more than +147.55mPD. Non-domestic PR of not more than 0.5 is designated for proposed retail shops, existing historical buildings, and social welfare facilities to nurture an inclusive and liveable community in the convenient location of Kwai Chung Area.

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1.1.5 Arup Hong Kong Limited (Arup) was commissioned to carry out a Traffic Impact Assessment (TIA) report in support of the Section 16 application for the application site.

# 1.2 Objectives of this Report

1.2.1 The purpose of this report is to evaluate the potential traffic impact associated with the proposed residential development and community facilities, in support of the Section 16 application for the application site.

# 1.3 Scope of Study

- 1.3.1 The tasks for this TIA study are outlined as follows:
  - Carry out traffic surveys at critical junctions to appreciate current traffic condition;
  - Update the inventory regarding traffic circulation patterns, traffic conditions, as well as the constraints of the existing and future committed road network in the vicinity of the application site based on the latest information available;
  - Assess the volume of traffic likely to be generated by the proposed development;
  - Set up the reference scenario with reference to the **Approved Scheme** at the site location, i.e. reference scenario with an overall PR of not more than 5;
  - Identify the likely traffic generation should the application site be developed into proposed development;
  - Compare the above two traffic scenarios for evaluation of the likely traffic impact, if any, associated with the proposed development;
  - Assess future traffic condition, taking into account any future traffic growth, as well as the traffic generated by the proposed development and other planned/committed development, if any, to be built in the vicinity;
  - Review the access arrangement for the proposed development and to make recommendation;
  - Recommend car parking provisions and goods vehicle loading/unloading arrangements;
  - Carry out pedestrian surveys at pedestrian facilities in the vicinity to appreciate current walking condition;
  - Assess pedestrian walking condition, taking into account any future population and employment growth generated by the proposed

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- development and other planned/committed development, if any, to be built in the vicinity
- Assess utilization of public transport services, taking into account any future population and employment growth generated by the proposed development and other planned/committed development, if any, to be built in the vicinity; and
- Review the vehicular and pedestrian impact for the Interim Scenarios of the proposed developments to be developed by phases.

# 1.4 Structure of the Report

#### 1.4.1 The structure of this TIA report is as follows:

<b>Chapter</b>	<u>Title</u>	<u>Aims</u>
1	Introduction	Provide project background and scope of the Study
2	Existing Traffic Condition	Review and appreciate the existing traffic condition
3	The Subject Development	Provide information of the Proposed Development
4	Traffic Impact Assessment (Full Development of Proposed Scheme)	Illustrate the results of Traffic Impact Assessment – full development of the CDA
5	Traffic Impact Assessment (Interim Scenario)	Illustrate the results of Traffic Impact Assessment – partial development of lots owned by the
6	Conclusion	applicant Summarize the findings of this Study

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## 2 EXISTING TRAFFIC CONDITION

#### 2.1 Site Characteristics

2.1.1 The application site is located in "Comprehensive Development Area" Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung. It is bounded by existing village houses to the north, Lai King Hill Road to the south, Castle Peak Road – Kwai Chung to the east and Princess Margaret Hospital to the west. **Figure 1.1** shows the location and the environs of the application site.

# 2.2 Existing Road Network

- 2.2.1 The application site is well-served by a comprehensive road network to and from all districts. Some major roads in the vicinity of the application site are listed as follows:
  - Lai King Hill Road is district distributor, in single two-lane configuration. It connects Kwai Fuk Road to the north and Lai Wan Road to the south. Lai King Hill Road serves traffic between Kwai Chung, New Territories West and Kowloon.
  - Ching Cheung Road is an urban trunk road, in dual three-lane configuration running in east-west direction. It connects Kwai Chung Road to the north and Castle Peak Road to the south. It connects Kwai Chung and Kowloon.
  - Lai Wan Road is local distributor running in north-south direction.
     It connects Mei Lai Road to the north and a private road of Mei Foo Sun Chuen to the south.
  - Mei Lai Road is a district distributor with two traffic lanes in both traffic direction connecting Mei Foo Bus Terminus and Lai King Hill Road.
  - Castle Peak Road Kwai Chung is a primary distributor, dual twolane carriageway running north-south direction. It connects Tai Wo Interchange to the north and Ching Cheung Road to the south.

# 2.3 Existing Junction and Link Performance

2.3.1 To appreciate the existing traffic conditions, comprehensive classified traffic counts were conducted at the following identified key junctions in the vicinity of the application site. Locations of these surveyed junctions are listed below and shown in **Figure 2.1**.

J1	-	Lai King Hill Road / King Lai Path	(Signalized Junction)
J2	-	Lai King Hill Road / Chung Shan Terrance / Estate Road	(Signalized Junction)
J3	-	Lai King Hill Road / Kwai Chung Interchange	(Signalized Junction)
J4	-	Mei Lai Road/ Lai Wan Road	(Signalized Junction)
J5	-	Mei Lai Road/ Cheung Sha Wan Road	(Signalized Junction)

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2.3.2 The counts were undertaken on 12<sup>th</sup> March 2024 during the periods of 07:00-10:00 and 17:00-20:00 hours. The morning and evening peak hours were found to be 07:45-08:45 and 17:30-18:30 respectively. The observed traffic flows during these peak hours are presented in **Figure 2.2**.

#### **Junction Capacity Assessment**

2.3.3 Junction capacity analysis was carried out at the identified key junctions in the vicinity of the application site. Results of the capacity assessment are shown in **Table 2.3.1** below and detailed calculations are appended in **Appendix A**.

Table 2.3.1 Year 2024 Existing Junction Performance

	T	Th.	Performance (1)		
	Junction	Туре	AM	PM	
J1	Lai King Hill Road / King Lai Path	Signalized	>100%	>100%	
J2	Lai King Hill Road / Ching Shan Terrance / Estate Road	Signalized	>100%	>100%	
Ј3	Lai King Hill Road / Kwai Chung Interchange	Signalized	29%	53%	
J4	Mei Lai Road/ Lai Wan Road	Signalized	>100%	>100%	
J5	Mei Lai Road/ Cheung Sha Wan Road	Signalized	64%	69%	

#### Notes:

2.3.4 Results of the analysis indicate that the identified key junctions in the vicinity of the application site are currently operating satisfactorily during both morning and evening peak hours.

#### **Link Capacity Assessment**

- 2.3.5 The road link capacity assessment has also been carried out to examine the volume to capacity (V/C) ratio of the identified key road links. Locations of these identified key road links are shown in **Figure 2.1**.
- 2.3.6 Results of the capacity assessment are shown in **Table 2.3.2** below. The assessment framework for the road links is based on the ratio of surveyed traffic volume over the link capacity (V/C) to measure the utilization of the road link.

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<sup>(1)</sup> Figures shown represent "Reserve Capacity" (RC) in % for signalized junctions.

Table 2.3.2 Year 2024 Existing Link Performance (1)

Re	oad Link (2)	Direction	Unit	Link Capacity	Traffic	Flows	Volume/(V/C)	
				1 3	AM	PM	AM	PM
	Lai King Hill Road		pcu/hr	2,390	1,090	1,085	0.46	0.45
L1	(10m wide section)	Two-way	veh/hr	2,200	903	895	0.41	0.41
	Lai King		pcu/hr	1,850	655	515	0.35	0.28
L2	Hill Road (8m wide section)	Two-way	veh/hr	1,700	544	427	0.32	0.25
	Lai King		pcu/hr	2,390	550	545	0.23	0.23
L3	Hill Road (10m wide section)	Two-way	veh/hr	2,200	452	452	0.21	0.21
	Lai King		pcu/hr	2,390	700	675	0.29	0.28
L4	Hill Road (10m wide section)	Two-way	veh/hr	2,200	568	559	0.26	0.25
	Kwai Chung		pcu/hr	2,800	885	525	0.32	0.19
L5	Interchange (6.8m wide section)	NB	veh/hr	2,600	731	435	0.28	0.17
	Kwai Chung		pcu/hr	1,400	425	575	0.30	0.41
L6	Interchange (6m wide section)	SB	veh/hr	1,300	353	475	0.27	0.37

#### Notes

- (1) Link capacity estimated according to TPDM Vol.2 Ch.2.4, for single 2-lane carriageway (for L1 to L4 with road width of 8m and 10m) or for dual 2-lane carriageway (for L5 and L6 with road with of 6m and 6.8m). Data in term of veh/hr and pcu/hr are converted according to survey pcu factor.
- (2) For conservative approach, the road links are assessed based on the greatest traffic flows at the road sections of corresponding roads within AOI.
- 2.3.7 Results of the analysis indicate that the accessed road link has sufficient link capacity to cater for the existing traffic flows.

# 2.4 Public Transport Facilities

2.4.1 The application site is served by various modes of public transport services as shown in **Figure 2.3**. The MTR Mei Foo Station is located about 500m from the application site, which is estimated to be a 8-minute walking journey. There are also a number of franchised bus and Green Minibus (GMB) service routes operating within the surrounding road network. A summary of the public transport services operating in the vicinity of the application site is provided in **Table 2.4.1**.

Table 2.4.1 Existing Franchised Bus and GMB Services

Route No.	Origin / Destination	Peak Headway (mins)
Franchised	l Bus	
6	Star Ferry ↔ Lai Chi Kok	8-20
30	Tsuen Wan (Allway Gardens) ↔ Cheung Sha Wan	25-30
32H	Cheung Shan ↔ Lai Chi Kok	60
42	Tsing Yi (Cheung Hong Estate) ↔ Shun Lee	15-20
45	Kowloon City Ferry ↔ Kwai Chung (Lai Yiu Estate)	25-30
46	Jordan (West Kowloon Station) ↔ Kwai Chung (Lai Yiu Estate)	20-30
46X	Hin Keng ↔ Mei Foo	5-12
171	Lai Chi Kok ↔ South Horizons	10-20
171A	Lei Tung Estate → Lai Chi Kok	Weekday special departures
171P	South Horizons → Lai Chi Kok	Weekday special departures
904	Lai Chi Kok ↔ Kennedy Town (Belcher Bay)	18-30
905	Lai Chi Kok ↔ Exhibition Centre Station	8-23
905A	Exhibition Centre Station → Lai Chi Kok	Weekday special departures
905P	Lai Chi Kok → Wan Chai (Harbour Road)	Weekday special departures
N171	Lai Chi Kok ↔ Ap Lei Chau Estate	Night services only
N241	Hung Hom Station ↔ Tsing Yi (Cheung Wang Estate)	Night services only
GMB		
90A	Kwai Chung Hospital ↔ Mei Foo Station	Weekday special departures
90M	Highland Park ひ Mei Foo Station	4-6 (circular)
90P	Princess Margaret Hospital ↔ Mei Foo Station	6-8
92M	Wah Yuen Chuen ひ Mei Foo Station	5-10 (circular)

2.4.2 In summary, the subject development would have good accessibility to the public transport services via adjacent road network and the existing MTR Mei Foo Station.

# 2.5 Existing Pedestrian Condition

- 2.5.1 To appreciate the existing conditions, comprehensive pedestrian count surveys were conducted at the critical footpath in the vicinity, as shown in **Figure 2.4**. The pedestrian counts were undertaken on typical weekdays during the AM and PM peak periods on 12<sup>th</sup> March 2024.
- 2.5.2 In order to address the performance of the critical footpath, Level of Service (LOS) assessment of the critical footpath has been conducted.
- 2.5.3 LOS assessment is carried out based on the definitions presented in the Highways Capacity Manual 2000. **Table 2.5.1** shows the various LOS 'quantified' in terms of pedestrian flow rates.

Table 2.5.1 Level of Service (LOS) for Walkway\*

LOS	Flow rate for Walkway (ped/min/m)	Description
A	<u>≤</u> 16	Pedestrians basically move in desired paths without altering their movements in response to other pedestrians. Walking speeds are freely selected, and conflicts between pedestrians are unlikely.
В	16 – 23	Sufficient space is provided for pedestrians to freely select their walking speeds, to bypass other pedestrians and to avoid crossing conflicts with others. At this level, pedestrians begin to be aware of other pedestrians and to respond to their presence in the selection of walking paths.
С	23 – 33	Sufficient space is available to select normal walking speeds and to bypass other pedestrians primarily in unidirectional stream. Where reverse direction or crossing movement exist, minor conflicts will occur, and speed and volume will be somewhat lower.
D	33 – 49	Freedom to select individual walking speeds and bypass other pedestrians is restricted. Where crossing or reverse-flow movements exist, the probability of conflicts is high and its avoidance requires changes of speeds and position. The LOS provides reasonable fluid flow; however considerable friction and interactions between pedestrians are likely to occur.
Е	49 - 75	Virtually, all pedestrians would have their normal walking speeds restricted. At the lower range of this LOS, forward movement is possible only by shuffling. Space is insufficient to pass over slower pedestrians. Cross- and reverse-movement are possible only with extreme difficulties. Design volumes approach the limit of walking capacity with resulting stoppages and interruptions to flow.
F	> 75	Walking speeds are severely restricted. Forward progress is made only by shuffling. There are frequent and unavoidable conflicts with other pedestrians. Cross- and reverse-movements are virtually impossible. Flow is sporadic and unstable. Space is more characteristics of queued pedestrians than of moving pedestrian streams.

\*Source: Extracted from Exhibit 18-3 of Highway Capacity Manual (HCM) 2000

2.5.4 Footpaths with LOS A to C are considered as desirable with sufficient space for pedestrian to select normal walking speeds to bypass. For footpaths with LOS D represent freedom to select individual walking speeds and bypass other pedestrian is restricted. Unless there are any site constraints, improved measures should be sought for footpath with LOS D or poorer.

# 2.5.5 **Table 2.5.2** summarized the observed AM and PM peak pedestrian flow and LOS in surveyed footpath and crossing.

Table 2.5.2 Year 2024 Level of Service in AM and PM Peaks at Key Footpath

Footpath		Actual Width	Width Clear Width (1)		Two-way Peak Hourly Flow (ped/hr)		Flow Rate (2) (ped/min/m)		OS vel)
		( <b>m</b> )	( <b>m</b> )	AM	PM	AM	PM	AM	PM
F1	Lai King Hill Road Northern Footpath	2.5	1.5	90	55	1.2	0.7	A	A
F1a	Lai King Hill Road Northern Footpath (at bus stop)	3.8	1.8	90	55	1.0	0.6	A	A
F2	Lai King Hill Road Southern Footpath	2.8	1.8	225	140	2.5	1.6	A	A
F2a	Lai King Hill Road Southern Footpath (at bus stop)	3.5	1.5	225	140	3.0	1.9	A	A
F3	Wah Lai Path Footpath	9.5	8.5	220	130	0.5	0.3	A	A

#### Notes:

- (1) Effective clear width = Actual width (on-site measurement) minus 0.5m dead width on both sides, and minus the width of passengers queuing at bus stops.
- (2) Pedestrian flow rates are computed based on effective clear width, with 1.2 peak factor applied for the peak minute flow rate.
- 2.5.6 The results presented in **Table 2.5.2** revealed that the walking condition on the critical footpath in the vicinity of the application site is satisfactory during both AM and PM peaks hours in Year 2024.

Table 2.5.3 Year 2024 Level of Service in AM and PM Peaks at Key Pedestrian Crossing

Crossing Facility		Clear Width (m)		Time s)	Ti	een me ortion		strian acity l/hr)	Two- Pedes Flow (ped	strian w <sup>(1)</sup>	Capa (V	ime/ acity /C) tio
		()	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
C1	Pedestrian Crossing Across Lai King Hill Road (South of the Proposed Development)	4.2	60	60	28%	28%	2,230	2,230	145	90	0.07	0.04

#### Notes:

- (1) Pedestrian flow rates are computed based on effective clear width, with 1.2 peak factor applied for the peak minute flow rate.
- 2.5.7 The results presented in **Table 2.5.3** revealed that the concerned pedestrian crossing facility is operating satisfactorily during both AM and PM peaks in Year 2024.

# 3 THE SUBJECT DEVELOPMENT

# 3.1 Development Schedule

- 3.1.1 The Applicant intends to develop the application site into residential use with community facilities. The proposed development will comprise 4 phases, namely as follows:
  - Phase 1A (P1A)
  - Phase 1B (P1B)
  - Remaining Phase A (RPA)
  - Remaining Phase B (RPB)
- 3.1.2 The proposed development will be constructed in phases and the entire development is envisaged to be completed by Year 2032.
- 3.1.3 The proposed development schedule is summarized in **Table 3.1.1**, and the master layout plan is presented in **Figures 3.1**.

**Table 3.1.1 Proposed Development Parameters** 

Proposed	Site Area		Domestic					
Development	(sqm)	Non-domestic Facilities	Plot Ratio	No. of Blocks	Flat Mix			
		Home Care Services (HCS) for Frail Elderly Persons (4-team size non-kitchen based)      School Social Work Office (SSWO) (Hong Kong Family Welfare Society)			FS≤40m²	1,221		
Phase 1A			6	5	40m <sup>2</sup> <fs≤70m<sup>2</fs≤70m<sup>	651		
Thuse TY	13,577.341	<ul><li>Child Care Centre (CCC) (200 places)</li><li>100-places Day Care Centre for the</li></ul>	Ü	3	70m <sup>2</sup> <fs≤100m<sup>2</fs≤100m<sup>	109		
		Elderly (DE) • Retail GFA: 2,285.323 sqm			Total	1,981		
		N. H. J. JEH J. C. (1950)			FS≤40m <sup>2</sup>	910		
Phase 1B	About 10,111.772	Neighbourhood Elderly Centre (NEC)     Residential Care Home for the Elderly (RCHE) (100 places)     Retail GFA: 1,516.286 sqm	6	2	$40m^2 < FS \le 70m^2$	485		
Phase 1B				2	$70m^2 < FS \le 100m^2$	81		
		• Retail OFA. 1,510.200 squii			Total	1,476		
	About 7,934.713	• 60-place Day Care Centre for the Elderly (DE)	6		FS≤40m <sup>2</sup>	714		
		Office Base of On-site Pre-school Rehabilitation Services (OPRS)		2	$40m^2 < FS \le 70m^2$	381		
Remaining Phase A					$70m^2 < FS \le 100m^2$	63		
		<ul> <li>120-place Day Care Centre for the Elderly (DE) (non-kitchen based)</li> <li>Retail GFA: 1,437.357 sqm</li> </ul>			Total	1,158		
		60-place Special Child Care Centre			FS≤40m²	1,502		
Remaining	About	(SCCC) • Residential Care Home for the Elderly	6	5	$40m^2 < FS \le 70m^2$	801		
Phase B	16,689.341	(RCHE) (150 places) • Child Care Centre (CCC) (100 places)	0	3	$70m^2 < FS \le 100m^2$	134		
		• Retail GFA: 832.970 sqm			Total	2,437		
					FS≤40m <sup>2</sup>	4,347		
Total	About		6	14	40m <sup>2</sup> <fs≤70m<sup>2</fs≤70m<sup>	2,318		
10141	48,313.167		0	17	70m <sup>2</sup> <fs≤100m<sup>2</fs≤100m<sup>	387		
					Total	7,052		

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# 3.2 Vehicular Access Arrangement

- 3.2.1 Two vehicular accesses are proposed for the CDA site along Lai King Hill Road, entering the site via P1A and P1B as shown in **Figure 3.2**.
- 3.2.2 The western vehicular access proposed at site P1A will have conflict with the existing pedestrian crossing and bus stop on Lai King Hill Road Eastbound. It is proposed to shift the pedestrian crossing eastwards and the bus stop to be relocated to the west, provide separation distance among the proposed pedestrian crossing, the proposed bus stop and the proposed vehicular access, as shown in **Figure 3.3\_1**. Alternative relocation option for relocating both the pedestrian crossing and bus stop towards the east have been reviewed and shown in **Figure 3.3\_2**. The implementation of the bus stop relocation scheme should be subject further review on the site constraints (DSD facilities / HyD structures etc.). On the basis that the vehicular access location of the application site to be maintained and the bus stop to be maintained on Lai King Hill Road, the relocation of bus stop will not constitute changes to the MLP.
- 3.2.3 The swept path analysis for 12m-long coach and 5m-long private car at vehicular access is shown in **Figure 3.4** and **Appendix C**.
- 3.2.4 The major ingress and egress routes for vehicular traffic approaching and leaving the application site are illustrated in **Figure 3.5** and **Figure 3.6** respectively.

# 3.3 Internal Transport Facilities Provision

- 3.3.1 The internal transport facilities provision for the proposed residential development will be provided in accordance with the high-end requirements of Hong Kong Planning Standards and Guidelines (HKPSG).
- 3.3.2 There is no standard requirement of internal transport facilities provision for the proposed GIC facilities under HKPSG, corresponding internal transport facilities provision is recommended with reference to operational need of projects with similar use.
- 3.3.3 The internal transport facilities provision for the proposed development are summarized in **Table 3.3.1** to **Table 3.3.7** below.

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Table 3.3.1 HKPSG Required Internal Transport Facilities Provision – P1A

Type of Development	ole 3.3.1 HKPS	Low-end Requirement (nos.)	High-end Requirement (nos.)				
	Residential Parkin						
	Global Parking Standard (GPS)		1 car space per 4-7 flats		Flat No.		
	}		FS≤40 40 <fs≤70< td=""><td>0.5 1.2</td><td>1,221 651</td><td>78.49 100.44</td><td>137.36 175.77</td></fs≤70<>	0.5 1.2	1,221 651	78.49 100.44	137.36 175.77
	Demand Adjustment	Flat Size	70 <fs≤100< td=""><td>2.4</td><td>109</td><td>33.63</td><td>58.86</td></fs≤100<>	2.4	109	33.63	58.86
	Ratio (R1)	(FS) (m <sup>2</sup> GFA)	100 <fs≤130< td=""><td>4.1</td><td>-</td><td>-</td><td>-</td></fs≤130<>	4.1	-	-	-
	ļ	,	130 <fs≤160< td=""><td>5.5</td><td>-</td><td>-</td><td>-</td></fs≤160<>	5.5	-	-	-
			FS>160 Total	7	1,981	212.57	371.99
	Accessibility	Within a	500m-radius of rail station	(	0.75	212.37	371.99
	Adjustment Ratio		500m-radius of rail station		1		
	(R2)		0.00 <pr≤1.00< td=""><td></td><td>1.3</td><td>-</td><td></td></pr≤1.00<>		1.3	-	
	Development	Domestic	1.00 <pr≤2.00< td=""><td></td><td>1.1</td><td>1</td><td></td></pr≤2.00<>		1.1	1	
	Intensity Adjustment	Plot Ratio	2.00 <pr≤5.00< td=""><td></td><td>1</td><td>213</td><td>372</td></pr≤5.00<>		1	213	372
Private Housing	Ratio (R3)	(PR)	5.00 <pr<8.00< td=""><td></td><td>0.9</td><td>1</td><td></td></pr<8.00<>		0.9	1	
			PR>8.00		0.75	-	
		Parking Re	quirement = GPS x R1 x R2 x	R3			
Total Flat nos.	Visitor Parking Sp						
1,981	5 visitor spaces per the Authority.	25	25				
Block Nos. 5		238 (inclusive accessible parking spaces)	397 (inclusive accessible parking spaces)				
	Accessible Parking	Γ	Γ				
	1 space for 1-50 tot. 2 spaces for 51-150 3 spaces for 151-25 4 spaces for 251-35 5 spaces for 351-45 6 spaces for above 4	3	5				
	Motorcycle Parkin						
	1 motorcycle parkir	14	20				
	L/UL Bay Minimum of 1 load 800 flats or part the as determined by th	3	5				
	Private Car						
	1 car space per 150	- 300 m <sup>2</sup> GI	FA			8	16
	Accessible Car Par					ı	ı
			parking spaces below 50			1	1
Doto!! CEA.	Motorcycle		Spaces selow 30				1 *
Retail GFA: 2,285.323 sqm	5 to 10% of the tota	1 provision t	for private core			1	2
_, sqm			or private cars			1	
	Loading/ Unloading		1 1:1 6 000	1000 2	OE A		2
		g bay for go	ods vehicles for every 800 -	· 1200 m² (	UFA	2	3
	LGV (65%)					1	2
	HGV (35%)						1

Table 3.3.2 HKPSG Required Internal Transport Facilities Provision – P1B

Type of Development			d Internal Transport F			Low-end	High-end Requirement (nos.)		
	Residential Parkin	g Spaces							
	Global Parking Standard (GPS)		1 car space per 4-7 flats		Flat No.				
			FS≤40 40 <fs≤70< td=""><td>0.5 1.2</td><td>910 485</td><td>58.50 74.83</td><td>102.38 130.95</td></fs≤70<>	0.5 1.2	910 485	58.50 74.83	102.38 130.95		
	Demand Adjustment	Flat Size (FS)	70 <fs≤100< td=""><td>2.4</td><td>81</td><td>24.99</td><td>43.74</td></fs≤100<>	2.4	81	24.99	43.74		
	Ratio (R1)	(m <sup>2</sup> GFA)	100 <fs≤130< td=""><td>4.1</td><td>-</td><td>-</td><td>-</td></fs≤130<>	4.1	-	-	-		
	}		130 <fs≤160 FS&gt;160</fs≤160 	5.5 7	-	-	-		
			Total	/	1,476	158.32	277.07		
	Accessibility	Within a	500m-radius of rail station	(	0.75		_,,,,,,		
	Adjustment Ratio	Outside a	500m-radius of rail station		1				
	(R2)		0.00 <pr≤1.00< td=""><td></td><td>1.3</td><td></td><td></td></pr≤1.00<>		1.3				
	Development	Domestic	1.00 <pr≤2.00< td=""><td></td><td>1.1</td><td>1</td><td></td></pr≤2.00<>		1.1	1			
	Intensity Adjustment	Plot Ratio	2.00 <pr≤5.00< td=""><td></td><td>1</td><td>159</td><td>278</td></pr≤5.00<>		1	159	278		
	Ratio (R3)	(PR)	5.00 <pr≤8.00< td=""><td></td><td>0.9</td><td></td><td></td></pr≤8.00<>		0.9				
Private Housing	<u> </u>		PR>8.00		0.75				
		Parking Red	quirement = GPS x R1 x R2 x	R3					
Total Flat nos.	Visitor Parking Sp					1	Γ		
1,476	5 visitor spaces per the Authority.	block in add	lition to the recommendation	ns, or as d	etermined by	10	10		
Block Nos. 2		Total Parking Car Parking Spaces							
	Accessible Parking	g Spaces							
	2 spaces for 51-150 3 spaces for 151-25 4 spaces for 251-35 5 spaces for 351-45 6 spaces for above	total numbe 0 total numb 0 total numb 0 total numb 450 total numb	car parking space in the lot or of car parking space in the per of car parking space in the per of car parking space in the per of car parking space in the other of car parking space in	e lot; ne lot; ne lot; ne lot;		3	4		
	Motorcycle Parkir		100-150 flats excluding nor	n rasidanti	al alamants	10	15		
	L/UL Bay	ig space per	100-150 mais excluding nor	1-10SIUCIIII	ai Ciciliciits.	10	1.0		
	Minimum of 1 load	reof, subject	ng bay for goods vehicles v to a minimum of 1 bay for			2	2		
	Private Car								
	1 car space per 150		6	11					
	Accessible Car Par		•						
	1 space for total nur		1	1					
Retail GFA:	Motorcycle								
1,516.286 sqm									
_	Loading/ Unloadir	1	2						
			ods vehicles for every 800 -	1200 m <sup>2</sup> (	GFA	2	2		
	LGV (65%)	5 out 101 go	sas remeies for every 500 -	1200 111	J. / 1	1	1		
	HGV (35%)					1	1		
	110 ( (33%)					I	1		

Table 3.3.3 HKPSG Required Internal Transport Facilities Provision – RPA

Type of	ble 3.3.3 HKPS	HKPSG Standard									
Development						(nos.)	Requirement (nos.)				
	Residential Parkin	g Spaces									
	Global Parking Standard (GPS)		1 car space per 4-7 flats		Flat No.						
	,		FS≤40	<b>0.5</b> 714		45.90	80.33				
	Demand Adjustment	Flat Size	40 <fs≤70< td=""><td>1.2</td><td>381</td><td>58.78</td><td>102.87</td></fs≤70<>	1.2	381	58.78	102.87				
	Ratio (R1)	(FS)	70 <fs≤100 100<fs≤130< td=""><td><b>2.4</b> 4.1</td><td>63</td><td>19.44</td><td>34.02</td></fs≤130<></fs≤100 	<b>2.4</b> 4.1	63	19.44	34.02				
		(m <sup>2</sup> GFA)	130 <fs≤160< td=""><td>5.5</td><td>-</td><td>-</td><td>-</td></fs≤160<>	5.5	-	-	-				
	<u>[]</u>		FS>160	7	-	-	-				
	Accessibility	Within	Total 500m-radius of rail station		1,158 0.75	124.12	217.22				
	Adjustment Ratio										
	(R2)	Outside a	500m-radius of rail station		1						
	, D. 1	D .:	0.00 <pr≤1.00 1.00<pr≤2.00< td=""><td></td><td>1.3</td><td>_</td><td></td></pr≤2.00<></pr≤1.00 		1.3	_					
	Development Intensity Adjustment	Domestic Plot Ratio	2.00 <pr≤5.00< td=""><td></td><td>1</td><td>125</td><td>218</td></pr≤5.00<>		1	125	218				
	Ratio (R3)	(PR)	5.00 <pr≤8.00< td=""><td></td><td>0.9</td><td></td><td></td></pr≤8.00<>		0.9						
Private Housing			PR>8.00	(	0.75	_					
		Parking Re	quirement = GPS x R1 x R2 x	R3							
m . 1 m .	Visitor Parking Sp	oaces				•	•				
Total Flat nos. 1,158	5 visitor spaces per the Authority.	block in add	lition to the recommendation	ns, or as de	etermined by	10	10				
Block Nos. 2		Total Po	arking Car Parking Spaces	135 (inclusive accessible parking spaces)	228 (inclusive accessible parking spaces)						
	Accessible Parking	g Spaces									
	2 spaces for 51-150 3 spaces for 151-25 4 spaces for 251-35 5 spaces for 351-45 6 spaces for above 4	total numbe 0 total numb 0 total numb 0 total numb 450 total numb	f car parking space in the lower of car parking space in the per of car parking space in the p	e lot; ne lot; ne lot; ne lot;		2	3				
	Motorcycle Parkin		100-150 flats excluding nor	, rosidonti	al alamanta	8	12				
	L/UL Bay	ig space per	100-130 flats excluding floi	1-1esidellii	ai elements.	8	12				
	Minimum of 1 load	reof, subject	ing bay for goods vehicles v to a minimum of 1 bay for			2	2				
	Private Car										
	1 car space per 150		5	10							
	Accessible Car Par					•	•				
			parking spaces below 50			1	1				
Retail GFA:	Motorcycle										
1,437.357 sqm	5 to 10% of the total		1	1							
_	Loading/ Unloading	<u></u>	-								
			ods vehicles for every 800 -	1200 m <sup>2</sup> (	GFA	2	2				
	LGV (65%)	5 ouy 101 g0	ods venicles for every 600 -	1200 III (	J1 1 1	1	1				
	HGV (35%)					1	1				
	110 (33%)					1	1				

Table 3.3.4 HKPSG Required Internal Transport Facilities Provision – RPB

Type of Development	ble 3.3.4 HKPS		HKPSG Standard			Low-end Requirement (nos.)	High-end Requirement (nos.)
	Residential Parkin	g Spaces					
	Global Parking Standard (GPS)		1 car space per 4-7 flats		Flat No.		
			FS≤40 40 <fs≤70< td=""><td>0.5 1.2</td><td>1,502 801</td><td>96.56 123.58</td><td>168.98 216.27</td></fs≤70<>	0.5 1.2	1,502 801	96.56 123.58	168.98 216.27
	Demand Adjustment	Flat Size	70 <fs≤100< td=""><td>2.4</td><td>134</td><td>41.35</td><td>72.36</td></fs≤100<>	2.4	134	41.35	72.36
	Ratio (R1)	(FS) (m <sup>2</sup> GFA)	100 <fs≤130< td=""><td>4.1</td><td>-</td><td>-</td><td>-</td></fs≤130<>	4.1	-	-	-
	[	()	130 <fs≤160< td=""><td>5.5</td><td>-</td><td>-</td><td>-</td></fs≤160<>	5.5	-	-	-
			FS>160	7	2.427	261.40	457.61
	Accessibility	Within a	Total 500m-radius of rail station		2,437 0.75	261.49	457.61
	Adjustment Ratio		500m-radius of rail station		1	1	
	(R2)	Outside a					
	D1	D	0.00 <pr≤1.00 1.00<pr≤2.00< td=""><td></td><td>1.3</td><td>-</td><td></td></pr≤2.00<></pr≤1.00 		1.3	-	
	Development Intensity Adjustment	Domestic Plot Ratio	2.00 <pr\le 2.00<br="">2.00<pr\le 5.00<="" td=""><td></td><td>1.1</td><td>262</td><td>458</td></pr\le></pr\le>		1.1	262	458
	Ratio (R3)	(PR)	5.00 <pr≤8.00< td=""><td></td><td>0.9</td><td>1</td><td></td></pr≤8.00<>		0.9	1	
<b>Private Housing</b>	[		PR>8.00		0.75	]	
		Parking Re	quirement = GPS x R1 x R2 x	R3			
	Visitor Parking Sp	2000					
Total Flat nos. 2,437	5 visitor spaces per the Authority.	etermined by	25	25			
Block Nos. 5	the Authority.	Total P	arking Car Parking Spaces			287 (inclusive accessible parking spaces)	483 (inclusive accessible parking spaces)
	Accessible Parking	g Spaces				•	
	2 spaces for 51-150 3 spaces for 151-25 4 spaces for 251-35 5 spaces for 351-45 6 spaces for above 4	total numbe 0 total numl 0 total numl 0 total numl 450 total num	f car parking space in the lot er of car parking space in the per of car parking space in the per of car parking space in the per of car parking space in the mber of car parking space in	e lot; ne lot; ne lot; ne lot;		4	6
	Motorcycle Parkin		100 150 flats avaluding nor	a masidanti	al alamanta	17	25
	L/UL Bay	ig space per	100-150 flats excluding nor	ı-residenti	ai eieinents.	17	25
	Minimum of 1 load	reof, subject	ing bay for goods vehicles vertex to a minimum of 1 bay for			4	5
	Private Car						
	1 car space per 150		3	6			
	Accessible Car Par		L				
			parking spaces below 50			1	1
Date 9 CEA	Motorcycle		1	1			
Retail GFA: 832.970 sqm	-		1	1			
032.770 sqiii	5 to 10% of the tota		1	1			
	Loading/ Unloading					1	I
	1 loading/ unloadin	g bay for go	ods vehicles for every 800 -	1200 m <sup>2</sup>	GFA	1	2
	LGV (65%)	1	1				
	` ′						_

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Table 3.3.5 Recommendation for Internal Transport Facilities Provision of the Proposed GIC Facilities

Site	Development	Facilities	Recommended Provision
	H C C : (HCC) C F :	Parking Space for private light bus	1
	Home Care Services (HCS) for Frail Elderly Persons (4-team size non- kitchen based)	(8m x 3m x 3.3m)  Shared-use loading/unloading bay for HGV and private light bus (11m x 3.5m x 4.7m)	1
	Child Care Centre (CCC) (200 places)	Ambulance Lay-by (9m x 3m x 3.8m)	1
P1A	Day Care Centre for the Elderly (DE)	Parking Space for private light bus (8m x 3m x 3.3m)	5
	(100 places)	Shared-use loading/unloading bay for ambulance and private light bus (9m x 3m x 3.8m)	1
	School Social Work Office (SSWO) (Hong Kong Family Welfare Society)	N/A	N/A
		Accessible car parking space (5m x 3.5m x 2.4m)	1
	Residential Care Home for the Elderly	Light bus parking space (8m x 3m x 3.3m)	1
P1B	(RCHE) (100 places)	Loading/unloading bay for LGV (7m x 3.5m x 3.6m)	1
		Private car / taxi pick-up / drop-off space (5m x 2.5m x 2.4m)	1
	Neighbourhood Elderly Centre (NEC)	N/A	N/A
	Day Care Centre for the Elderly (DE)	Parking Space for private light bus (8m x 3m x 3.3m)	3
	(60 places)	Shared-use loading/unloading area for ambulance and private light bus (9m x 3m x 3.8m)	1
	Office Base of On-site Pre-school	Private car parking space (5m x 2.5m x 2.4m)	3
RPA	Rehabilitation Services (OPRS) (125 places)	Accessible private car parking space (5m x 3.5m x 2.4m)	1
	(125 pinces)	Loading/ unloading bay for LGV (7m x 3.5m x 3.6m)	1
		Parking Space for private light bus (8m x 3m x 3.3m)	1
	Day Care Centre for the Elderly (DE)	Parking Space for private light bus (8m x 3m x 3.3m)	6
	(non-kitchen based) (120 places)	Shared-use loading/ unloading area for ambulance and private light bus (9m x 3m x 3.8m)	1
		Parking Space for 48-seater coach (12m x 3.5m x 3.8m)	1
	Special Child Care Centre (SCCC) (60 places)	Loading / unloading bay for 48-seater coach (12m x 3.5m x 3.8m)	Ī
		Loading/unloading bay for LGV (7m x 3.5m x 3.6m)	1
		Private car parking space (5m x 2.5m x 2.4m)	1
RPB		Accessible car parking space (5m x 3.5m x 2.4m)	1
	Residential Care Home for the Elderly (RCHE) (150 places)	Light bus parking space (8m x 3m x 3.3m)	1
		L/UL for LGV (7m x 3.5m x 3.6m)	1
		Private car / taxi pick-up / drop-off space (5m x 2.5m x 2.4m)	1
	Child Care Centre (CCC) (100 places)	Ambulance Lay-by (9m x 3m x 3.8m)	1

Table 3.3.6 Transport Facilities Provision Summary Table

	1 1 1 1	e 3.3.0	HKPSG Required Provision									
Proposed Use	Facilities	P1	A	P1			PA	RI	PB	To	<u>tal</u>	
Use		Low-end	High-end	Low-end	High-end	Low-end	High-end	Low-end	High-end	Low-end	High-end	
	Car Parking Space (5m x 2.5m x 2.4m) including residential, visitor parking	238	397	169	288	135	228	287	483	829 (inclusive accessible parking spaces)	1,396 (inclusive accessible parking spaces)	
Residential	(3III X 3.3III X 2.4III)	3	5	3	4	2	3	4	6	<u>12</u>	<u>18</u>	
	Motorcycle (2.4m x 1m x 2.4m)	14	20	10	15	8	12	17	25	<u>49</u>	<u>72</u>	
	Loading/ Unloading Bay for HGV (11m x 3.5m x 4.7m)	3	5	2	2	2	2	4	5	<u>11</u>	<u>14</u>	
	Car Parking Space (5m x 2.5m x 2.4m)	8	16	6	11	5	10	3	6	22 (inclusive accessible parking spaces)	43 (inclusive accessible parking spaces)	
	Accessible Car Parking Space (5m x 3.5m x 2.4m)	1	1	1	1	1	1	1	1	4	4	
Retail	Motorcycle (2.4m x 1m x 2.4m)	1	2	1	2	1	1	1	1	<u>4</u>	<u>6</u>	
	Loading/ Unloading Bay for HGV (11m x 3.5m x 4.7m)	1	1	1	1	1	1	0	1	<u>3</u>	4	
	Loading/ Unloading Bay for LGV (7m x 3.5m x 3.6m)	1	2	1	1	1	1	1	1	<u>4</u>	<u>5</u>	
	Car Parking Space (5m x 2.5m x 2.4m)	-	-	-	-	3 (O	PRS)	1 (R0	CHE)	4	1	
	Accessible Parking Spaces (5m x 3.5m x 2.4m)	-	-	1 (R0	CHE)	1 (0	PRS)	1 (R0	CHE)	3	3	
	Private car / taxi pick-up / drop-off space (5m x 2.5m x 2.4m)	-	-	1 (RCHE)		-		1 (RCHE)		<u>2</u>	<u>2</u>	
	L/UL bay for LGV (7m x 3.5m x 3.6m)	-		1 (RC	CHE)	1 (O	PRS)		CCC) CHE)	4	<u>1</u>	
	Parking Space for private light bus (8m x 3m x 3.3m)	1 (H 5 (I	CCS) DE)	1 (RC	CHE)		DE) <mark>PRS)</mark>	1 (R0	CHE)	<u>1</u>	<u>8</u>	
GIC Facilities	Shared-use L/UL bay for HGV and private light bus (11m x 3.5m x 4.7m)	1 (H	(CS)	-	-	-		-		1	<u>L</u>	
	Ambulance lay-by (9m x 3m x 3.8m)	1 (C	CC)	-	-		-	1 (C	CC)	<u> </u>	2	
	Shared-use L/UL bay for ambulance and private light bus (9m x 3m x 3.8m)	1 (I	DE)	-	-	2 (DE)		-		<u> </u>	3	
	Parking Space for 48- seater coach (12m x 3.5m x 3.8m)	-		-	-	-		1 no. (SCCC)		1	<u>L</u>	
	L/UL bay for 48-seater coach (12m x 3.5m x 3.8m)				-		_	1 no. (	SCCC)	<u>:</u>	<u>[</u>	

3.3.4 The proposed internal transport facilities for each phase of the proposed development will be self-contained within the respective phasing boundary. Detailed allocations of the internal transport facilities are described as follows and shown in **Figure 3.7** to **3.8.** Highlighted plans of internal transport are shown in **Appendix B** and swept path analysis at critical movement are shown in **Appendix C**.

#### Car Parking Space Provision

- 3.3.5 A total of 1,396 nos. car parking spaces (including 18 nos. accessible car parking spaces) for residential development and another 43 nos. car parking spaces (including 4 nos. accessible car parking spaces) for retail use as per HKPSG high-end requirements will be provided in the basement levels, which will be accessed via the corresponding car-ramp for each site.
- 3.3.6 A total of 7 nos. car parking spaces (including 3 nos. accessible car parking spaces) will be provided on ground floor for GIC Facilities according to the schedule of accommodation from Social Welfare Department.

#### **Visitor Car Parking Provision**

3.3.7 A total of 70 nos. visitor car parking spaces (part of total 1,396 nos. private car parking provision), as per HKPSG high-end requirements will be provided in the basement levels, which will be accessed via the corresponding car-ramp for each site.

#### **Motorcycle Parking Space Provision**

3.3.8 A total of 72 nos. motorcycle parking spaces for residential development and another 6 nos. motorcycle parking spaces for retail use as per HKPSG high-end requirements will be provided in the basement levels, which will be accessed via the corresponding car-ramp for each site.

#### Private Car / Taxi Pick-up / Drop-off Provision

3.3.9 A total of 2 nos. private car / taxi pick-up / drop-off spaces will be provided on ground floor for GIC Facilities according to the schedule of accommodation from Social Welfare Department.

#### Loading / Unloading Bay Provision

- 3.3.10 A total of 14 nos. HGV loading/unloading bays for residential development and another 4 nos. HGV loading/unloading bays and 5 nos. LGV loading/unloading bays for retail use as per HKPSG high-end requirement will be provided on ground floor.
- 3.3.11 A total of 4 nos. LGV loading/unloading bays will be provided on ground floor for GIC Facilities according to the schedule of accommodation from Social Welfare Department.

#### <u>Parking Space and Loading / Unloading Bay Provision for Private</u> <u>Light Bus</u>

3.3.12 A total of 18 nos. parking spaces, 1 no. loading / unloading bay to be shared with HGV, and 3 nos. loading / unloading bay to be shared-used with ambulance, for private light bus, will be provided on ground floor according to the schedule of accommodation from Social Welfare Department.

## <u>Parking Space and Loading / Unloading Bay Provision for</u> <u>Ambulance</u>

3.3.13 A total of 2 nos. loading / unloading bay for ambulance exclusively will be provided on ground floor according to the schedule of accommodation from Social Welfare Department.

#### Parking Space and Loading / Unloading Bay Provision for Coach

3.3.14 1 no. parking space and 1 no. loading / unloading bay for coach will be provided on ground floor according to the schedule of accommodation from Social Welfare Department.

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# 4 TRAFFIC IMPACT ASSESSMENT (FULL DEVELOPMENT OF PROPOSED SCHEME)

# 4.1 Trip Generation and Attraction of Proposed Development

4.1.1 The likely amount of traffic generated and attracted by the proposed development was calculated based on "Traffic Rates for Non-Residential Developments at 95% Confidence Level" adopted in the Transport Planning and Design Manual (TPDM) Vol.1 Table 1 of Annex D. The adopted rate and associated trip are shown in **Table 4.1.1**.

Table 4.1.1 Adopted Trip Generation and Attraction Rates for the Proposed Development

Davidonment	AM I	Peak	PM 1	Peak
Development	Generation	Attraction	Generation	Attraction
Private Housing: High-Density / R(A) (pcu/hr/flat) (1)	0.0718	0.0425	0.0286	0.0370
Private Housing: High-Density / R(A) (pcu/hr/flat) (2)	0.0888	0.0515	0.0356	0.0480
Private Housing: High-Density / R(B) (pcu/hr/flat) (3)	0.1887	0.0942	0.0862	0.1214
Retail (pcu/hr/100m <sup>2</sup> GFA) <sup>(4)</sup>	0.2296	0.2434	0.3100	0.3563

#### Note:

- (1) Trip Rate based on "Traffic Rates for Residential Developments at 95% Confidence Level" in the Transport Planning and Design Manual (TPDM) Vol.1 Table 1, for average flat size 60m<sup>2</sup>
- (2) Trip Rate based on "Traffic Rates for Residential Developments at 95% Confidence Level" in the Transport Planning and Design Manual (TPDM) Vol.1 Table 1, for average flat size 70m².
- (3) Trip Rate based on "Traffic Rates for Residential Developments at 95% Confidence Level" in the Transport Planning and Design Manual (TPDM) Vol.1 Table 1, for average flat size 100m<sup>2</sup>.
- (4) Trip Rate based on "Traffic Rates for Non-Residential Developments at 95% Confidence Level" in the Transport Planning and Design Manual (TPDM) Vol.1 Table 2.
- 4.1.2 The traffic generation and attraction trips for the design scenarios in year 2035 is estimated in **Table 4.1.2**.

Table 4.1.2 Traffic Generation and Attraction of Proposed Development (pcu/hr)

Proposed	DI D.		Al	M	PN	М
Development	Development Pa	arameters	Generation	Attraction	Generation	Attraction
	FS≤40m <sup>2</sup>	1,221	88	52	35	45
	40m <sup>2</sup> <fs≤70m<sup>2</fs≤70m<sup>	651	58	34	23	31
Phase 1A	70m <sup>2</sup> <fs≤100m<sup>2</fs≤100m<sup>	109	21	10	9	13
	Retail: 2,285.323	sqm	5	6	7	8
		Sub-total	172	102	74	97
	FS≤40m <sup>2</sup>	910	65	39	26	34
	40m <sup>2</sup> <fs≤70m<sup>2</fs≤70m<sup>	485	43	25	17	23
Phase 1B	70m <sup>2</sup> <fs≤100m<sup>2</fs≤100m<sup>	81	15	8	7	10
	Retail: 1,516.286	sqm	3	4	5	5
		Sub-total	126	76	55	72
	FS≤40m <sup>2</sup>	714	51	30	20	26
	40m <sup>2</sup> <fs≤70m<sup>2</fs≤70m<sup>	381	34	20	14	18
Remaining Phase A	70m <sup>2</sup> <fs≤100m<sup>2</fs≤100m<sup>	63	12	6	5	8
Thase A	Retail: 1,437.357	sqm	3	3	4	5
		Sub-total	100	59	43	57
	FS≤40m <sup>2</sup>	1,502	108	64	43	56
	40m <sup>2</sup> <fs≤70m<sup>2</fs≤70m<sup>	801	71	41	29	38
Remaining Phase B	$70\text{m}^2 < \text{FS} \le 100\text{m}^2$	134	25	13	12	16
Thase B	Retail: 832.970 sq	m	2	2	3	3
		Sub-total	206	120	87	113
Proposed Feed	er Service <sup>(1)</sup>	12	12	0	0	
Notes	Total		<u>616</u>	<u>369</u>	<u>259</u>	<u>339</u>

Note:

4.1.3 As indicated in **Table 4.1.2**, the total trip generated by the proposed development would be around 985 pcu/hr and 598 pcu/hr (two-way) during the AM and PM peak periods respectively.

# 4.2 Adjacent Developments

4.2.1 In addition to the development flow, the traffic generated and attracted by adjacent major planned/committed developments in the vicinity of the proposed development, including redevelopment of Princess Margret Hospital and Kwai Chung Hospital (S16 planning application No. A/KC/451), expansion of Princess Margaret Hospital Lai King Building, redevelopment of Salvation Army Lai King Home, and private residential development at Lai Kong Street were taken into account for the traffic forecast.

<sup>(1)</sup> Detail of proposed feeder service refer to Section 4.7.

#### 4.3 Future Traffic Growth

4.3.1 The proposed development is targeted for completion in Year 2032. In order to assess the traffic impact of the development-related traffic on the adjacent road network, Year 2035 (i.e. 3 years after completion) is adopted as the design year of the study.

#### Annual Traffic Census

4.3.2 Reference was made to Annual Traffic Census (ATC) on annual average daily traffic (AADT) at counting stations in the vicinity of the proposed development and the corresponding traffic flows are summarized in **Table 4.3.1** below.

Table 4.3.1 Annual Average Growth Rate by ATC

Station No.	2017 AADT	2018 AADT	2019 AADT	2020 AADT	2021 AADT	2022 AADT	2023 AADT	Annual Average Growth Rate from 2017 to 2023
5443	6,720	6,820	7,590	7,590	7,880	7,800	8,060	+3.08%
4623	10,140	10,260	10,310	10,160	10,610	9,070	9,500	-1.08%
3859	16,090	16,300	14,920	14,400	15,860	13,880	14,920	-1.25%
4628	3,520	3,680	3,580	3,500	4,050	3,720	3,940	+1.90%
5476	10,890	11,190	11,430	12,210	11,870	11,450	12,930	+2.90%
4003	56,220	57,820	57,520	54,350	56,080	53,180	56,820	+0.18%
Total	103,580	106,070	105,350	102,210	106,350	99,100	106,170	+0.41%

4.3.3 The ATC historic data indicates a growth of traffic in recent years in the region with around +0.41% p.a.

## <u>Territorial Population and Employment Data Matrix (TPEDM)</u>

4.3.4 Reference was also made to 2019-based TPEDM published by Planning Department. **Table 4.3.2** below summarizes the estimated and projected population and employment data as well as their respective annual average growth rate of Kwai Chung District in 2019, 2026 and 2031.

Table 4.3.2 Annual Average Growth Rate by TPEDM

Year	2019	2026	2031
Population	319,150	315,800	319,700
Employment	195,950	192,350	183,600
TOTAL	515,100	508,150	503,300
A 1 A	-0.19%	-0.19%	
Annual Average Growth Rate	(from 2019 to 2026)	(from 2026 to 2031)	

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- 4.3.5 From the table above, the annual average growth rates from 2019 to 2026 and from 2026 to 2031 are -0.19% and -0.19% respectively based on population and employment data.
- 4.3.6 For conservative purpose, growth rate of +0.5% p.a. is selected to produce the traffic forecasts for 2024–2035.

#### 4.4 Assessment Scenarios

4.4.1 To evaluate the associated traffic impact likely to be induced by the proposed development, two scenarios were analysed and compared. The first scenario (i.e. Year 2035 Reference Scenario) assumed the existing land lot to be developed as the **Approved Scheme** overall PR of not more than 5, whereas the second scenario (i.e. Year 2035 Design Scenario) assumed that the **Proposed Scheme** with domestic PR of not more than 6 and non-domestic PR of not more than 0.5 is in place.

#### Scenario 1

Year 2035 Reference Scenario

= Year 2024 observed traffic flows  $\times$  growth factor during the period of year 2024-2035

plus traffic generations of adjacent major planned/committed developments in the vicinity

*plus* trips generated and attracted by the **Approved Scheme** overall PR of not more than 5 (Planning Application No. A/KC/489)

#### Scenario 2

Year 2035 Design Scenario

= Year 2024 observed traffic flows  $\times$  growth factor during the period of year 2024-2035

plus traffic generations of adjacent major planned/committed developments in the vicinity

*plus* trips generated and attracted by **Proposed Scheme** with domestic PR of not more than 6 and non-domestic PR of not more than 0.5

- 4.4.2 The forecasted traffic flows for the above two scenarios are presented in **Figures 4.1** to **4.2** respectively. The development traffic flows are also presented in **Figure 4.3**.
- 4.4.3 Additional **Baseline Scenario** at the design year 2035, with traffic generations of adjacent major planned/committed developments in the vicinity but without trips generated and attracted by the development under A/KC/489, is setup as supplementary information for comparison. The forecasted traffic flows are presented in **Figure 4.4**.

# 4.5 Junction Capacity Assessment

4.5.1 Junction capacity assessment was carried out at the identified key junctions for Year 2035 Reference and Design scenarios. Assessment results are summarized in **Table 4.5.1** below and the detailed calculations are appended in **Appendix A**.

**Table 4.5.1** Year 2035 Future Junction Performance

			Performance (1)							
	Junction	Туре		eline ario	2035 Re	eference	2035 Design			
			AM	PM	AM	PM	AM	PM		
J1	Lai King Hill Road / King Lai Path	Signalized	>100%	>100%	>100%	>100%	>100%	>100%		
J2	Lai King Hill Road / Ching Shan Terrance / Estate Road	Signalized	>100%	>100%	>100%	>100%	>100%	>100%		
J3_a	Lai King Hill Road / Kwai Chung Interchange (2)	Signalized	21%	46%	3%	29%	-2%	20%		
J3_b	Lai King Hill Road / Kwai Chung Interchange (3)	Signalized	-7%	7%	-21%	-5%	-25%	-11%		
J3_c	Lai King Hill Road / Kwai Chung Interchange (4)	Signalized	18%	44%	15%	29%	15%	25%		
J4	Mei Lai Road/ Lai Wan Road	Signalized	>100%	>100%	>100%	>100%	>100%	>100%		
J5	Mei Lai Road/ Cheung Sha Wan Road	Signalized	56%	60%	38%	50%	34%	48%		

#### Notes:

- (1) Figures shown represent "Reserve Capacity" (RC) in % for signalized junctions.
- (2) J3 under existing junction configuration.
- (3) J3 with TD planned improvement works.
- (4) Junction modification scheme in approved planning application (No. A/KC/489) is incorporated for assessment.
- 4.5.2 The above results reveal that the identified key junctions would operate within capacity with the proposed development in Year 2035, with the junction modification scheme in approved planning application (No. A/KC/489). It is anticipated that proposed development would not induce adverse traffic impact to the surrounding road network. TD's planned improvement scheme and the approved junction modification scheme is shown in **Appendix D** for reference.

# 4.6 Link Capacity Assessment

4.6.1 Link capacity assessment was carried out at the identified road links for Year 2035 Reference and Design scenarios. Assessment results are summarized in **Table 4.6.1** below.

Table 4.6.1 Year 2031 Future Link Performance (1)

						Traf	fic Flo	ws (pc	u/hr)		Volume/Capacity (V/C) Ratio					
	Road Link <sup>(2)</sup>	Direction	Unit	Link Capacity		eline ario	20 Refer		-	35 sign	Base Scen	eline ario	_	35 rence	_	35 sign
					AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
т 1	Lai King Hill Road	Tr.	pcu/hr	2,390	1,160	1,145	1,712	1,475	1,855	1,562	0.49	0.48	0.72	0.62	0.78	0.65
L1	(10m wide section)	I wo-way	veh/hr	2,200	955	946	1,419	1,227	1,529	1,299	0.43	0.43	0.65	0.56	0.70	0.59
L2	Lai King Hill Road	T	pcu/hr	1,850	695	540	1,247	870	1,390	957	0.38	0.29	0.67	0.47	0.75	0.52
L2	(8m wide section)	Two-way	veh/hr	1,700	575	450	1,035	725	1,144	799	0.34	0.26	0.61	0.43	0.67	0.47
1.2	Lai King Hill Road	Tr.	pcu/hr	2,390	580	575	1,132	905	1,275	992	0.24	0.24	0.47	0.38	0.53	0.42
L3	Lai King Hill Road (10m wide section)	I wo-way	veh/hr	2,200	477	477	937	752	1,046	826	0.22	0.22	0.43	0.34	0.48	0.38
τ.4	Lai King Hill Road	Т	pcu/hr	2,390	725	710	960	853	1,014	888	0.30	0.30	0.40	0.36	0.42	0.37
L4	(10m wide section)	Two-way	veh/hr	2,200	601	591	798	713	844	743	0.27	0.27	0.36	0.32	0.38	0.34
	Kwai Chung	N.D.	pcu/hr	2,800	935	555	1,123	729	1,165	773	0.33	0.20	0.40	0.26	0.42	0.28
L5	Interchange (6.8m wide section)	NB	veh/hr	2,600	773	460	930	605	965	642	0.30	0.18	0.36	0.23	0.37	0.25
	Kwai Chung	ap.	pcu/hr	1,400	450	610	775	742	843	778	0.32	0.44	0.55	0.53	0.60	0.56
L6	Interchange (6m wide section)	SB	veh/hr	1,300	373	501	643	613	699	642	0.29	0.39	0.49	0.47	0.54	0.49

#### Notes:

- (1) Link capacity estimated according to TPDM Vol.2 Ch.2.4, for single 2-lane carriageway (for L1 to L4 with road width of 8m and 10m) or for dual 2-lane carriageway (for L5 and L6 with road with of 6m and 6.8m). Data in term of veh/hr and pcu/hr are converted according to survey pcu factor.
- (2) For conservative approach, the road links are assessed based on the greatest traffic flows at the road sections of corresponding roads within AOI.
- 4.6.2 As shown in the table above, the identified road section would continue to have sufficient link capacity to cater for the future traffic demand with the proposed development by Year 2035. The proposed development would not induce adverse traffic impact to the surrounding road network.

# **4.7** Future Occupancy of Public Transport Services

- 4.7.1 The Proposed Development is targeted for completion in Year 2032. In order to assess the likely impact induced by the Proposed Development on public transport connection in Year 2035 (i.e. 3 years after the target completion year of the Proposed Development) is adopted as the design year of the public transport assessment, which is in line with the design year adopted in traffic impact assessment.
- 4.7.2 Increase in demand on public transport service is anticipated due to the Proposed Development, the anticipated population of the Proposed Development is approximately 19,038. According to "Travel Characteristics Survey (TCS) 2011" published by Transport Department, the daily mechanised trip rate is 1.83 trips per person and the morning peak and evening peak accounted for about 12% and 10% of the daily trips. Considering this travel pattern in TCS 2011, it is estimated that the proposed development would generate a total of 4,181 pax/hr (i.e. 19,038 × 1.83 × 0.12) and 3,484 pax/hr (i.e. 19,038 × 1.83 × 0.10) during the morning peak hour and evening peak hour

respectively. The anticipated trips generated is summarized in **Table 4.7.1** below.

Table 4.7.1 Passenger Trips Generated from Proposed Development

Development Parameters							
No. of Flats 7,052 flats							
Population	19,038 *						
Deal-Harris Committee	AM	PM					
Peak Hours Trip Generation	4,181 pax/hr **	3,484 pax/hr **					

<sup>\*</sup> Person Per Occupied Flat (PPOF) of 2.7 is assumed based on the 2021 census of Kwai Tsing District

4.7.3 With reference to "2021 Population Census" published by Census and Statistics Department, the modal split of working population in Kwai Tsing District Council District and the corresponding passenger demand from the proposed development are estimated as summarized in **Table 4.7.2**.

Table 4.7.2 Modal Split and Passenger Demand from The Proposed Development

Mode of Transport	Proportion	Proposed D	Passenger Demand from Proposed Development (pax/hr)			
		AM	PM			
MTR	40.0%	1,673	1,394			
Bus	30.1%	1,258	1048			
GMB	10.0%	417	347			
PV & Taxi	4.7%	198	165			
On foot	10.5%	439	366			
Others	4.7%	196	163			
Total	100%	4,181	3,484			
Total in Public Transport	80.1%	3,348	2,789			

- 4.7.4 According to the above table, it is estimated that the total passenger demand of public transport associated with the proposed development in the morning peak hour and evening peak hour would be approx. 3,348 pax/hr and 2,789 pax/hr respectively
- 4.7.5 To evaluate the associated impact likely to be induced by the Proposed Development on public transport, the future occupancy of public transport services with the Proposed Development where the estimated bus passengers, GMB passenger and MTR passenger demand associated with the Proposed Development are taken into account. It is also assumed that all passenger heading to Lai King or Mei Foo MTR station will take bus/GMB for interchange, therefore inclusive as the road-based public transport demand for conservative assessment purpose.
- 4.7.6 Similar to the traffic forecast, a growth rate of +0.5% p.a. is adopted for projecting the existing bus passenger demand to Year 2035 demand.

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<sup>\*\*</sup> According to "Travel Characteristics Survey (TCS) 2011" published by Transport Department, the daily mechanised trip rate is 1.83 trips per person and the morning peak and evening peak accounted for about 12% and 10% of the daily trips.

4.7.7 Occupancy surveys for the existing public transport were carried out on 12<sup>th</sup> March 2024 at the public transport facilities in the vicinity. The survey results and the peak hour trips of franchised bus and GMB routes in the vicinity are presented in **Table 4.7.3**.

Table 4.7.3 Peak Hour Trips of Franchised Bus and GMB routes

Route No.	Origin / D	Observed Peak Total Hour Trips Observed (trips/hr) Capacity				Rate	pancy	Remaining Capacity		
		AM	PM		PM	AM	PM	AM	PM	
	WAH KENG BUS S	TOP(LAI KING H	ILL RO	AD EAS	T BOU	(ND)				
Franc	hised Bus	T	ı	Т						
30	Allway Gardens	Cheung Sha Wan	1	2	90	180	11%	11%	80	160
32H	Cheung Shan	Lai Chi Kok	-	1	ı	76	-	5%	ı	72
42	Tsing Yi (Cheung Hong Estate)	Shun Lee	3	3	398	383	17%	20%	332	308
45	Lai Yiu	Kowloon City Ferry B/T	2	2	250	250	28%	37%	179	158
46	Lai Yiu	Jordan (West Kowloon Station)	3	4	339	501	36%	27%	218	368
46X	Hin Keng	Mei Foo	7	6	953	817	8%	11%	881	726
GMB										
90M	Highland Park	Mei Foo Station	5	5	89	83	38%	46%	55	45
90P	Princess Margaret Hospital	Mei Foo Station	21	17	372	299	15%	82%	317	53
92M	Wah Yuen Chuen	Mei Foo Station	5	4	80	64	36%	42%	51	37
KAU	WAH KENG BUS S	TOP (LAI KING H	IILL RO	AD WE	ST BO	UND)				
Franc	hised Bus									
30	Cheung Sha Wan	Allway Gardens	1	2	68	158	9%	6%	62	149
32H	Lai Chi Kok	Cheung Shan	-	1	1	76	-	11%	-	68
42	Shun Lee	Tsing Yi (Cheung Hong Estate)	3	3	396	411	9%	7%	359	381
45	Kowloon City Ferry B/T	Lai Yiu	2	2	250	250	10%	10%	225	226
46	Jordan (West Kowloon Station)	Lai Yiu	3	2	340	215	7%	7%	315	199
46X	Mei Foo	Hin Keng	7	9	943	1228	13%	3%	820	1188
GMB										
90M	Mei Foo Station	Highland Park	6	4	99	67	74%	61%	26	26
90P	Mei Foo Station	Princess Margaret Hospital	18	13	309	223	86%	35%	43	144
92M	Mei Foo Station	Wah Yuen Chuen	5	3	80	48	64%	83%	29	8

Route No.				Origin / Destination  Observed Peak Hour Trips (trips/hr)		Total Observed Capacity		Observed Occupancy Rate (%)		Remaining Capacity		
			AM	PM	AM	PM	AM	PM	AM	PM		
LAI C	LAI CHI KOK BUS TERMINUS											
Franc	hised Bus											
6	Lai Chi Kok	Star Ferry	5	5	631	676	19%	10%	513	611		
171	Lai Chi Kok	South Horizons	4	6	543	813	6%	1%	510	808		
904	Lai Chi Kok	Kennedy Town (Belcher Bay)	2	3	268	375	3%	1%	260	373		
905	Lai Chi Kok	Exhibition Centre Station	6	5	826	702	6%	0%	777	700		
905P	Lai Chi Kok	Wan Chai (Harbour Road)	2	-	273	-	3%	-	266	-		

- 4.7.8 The distance from the subject site to Lai Chi Kok Bus Terminus is approximate 350m which is within a reasonable walking distance. According to the interview survey conducted in July 2022, approx. 35% of residents of Kau Wah Keng Old Village and Kau Wah Keng New Village are currently using the franchise bus service at the Lai Chi Kok Bus Terminus. The composition 65% and 35% of estimated public transport demand would use the public transport services at Lai King Hill Road and Lai Chi Kok Bus Terminus respectively.
- 4.7.9 For conservative assessment purpose, only one traffic bound of the bus routes at the enroute stop at the Kau Wah Keng Bus Stop with Lai Chi Kok Bus Terminus are taken into account for the public transport assessment. The assessment results in AM and PM Peak are summarized in **Table 4.7.4** and **Table 4.7.5** below respectively.

Table 4.7.4 Year 2035 Public Transport Occupancy and Public Transport Demand Associated with the Proposed Development in AM Peak

		2035 Design Scenario										
Public Transport	On-street Facilities (Eastbound)		On-street Facilities (Westbound)			Kok Bus ninus	PT Demand Generated by Proposed Development <sup>(1)</sup>					
Service	No. of trips	Total Spare Capacity	No. of trips	Total Spare Capacity	No. of trips	Total Spare Capacity	On-street Facilities	Lai Chi Kok Bus Terminus				
Franchised Bus	16	1,690	16	1,781				1,172				
GMB	31	423	29	98	19	2,326	2,176					
Total	47	2,113	45	1,879								

Notes:

 It is assumed that all passenger heading to Lai King or Mei Foo MTR station will take bus/GMB for interchange for conservative assessment of the public transport demand.

Table 4.7.5 Year 2035 Public Transport Occupancy and Public Transport Demand Associated with the Proposed Development in PM Peak

		2035 Design Scenario										
Public Transport	On-street Facilities (Eastbound)		On-street Facilities (Westbound)		Lai Chi Tern		PT Demand Generated by Proposed Development <sup>(1)</sup>					
Service	No. of trips	Total Spare Capacity	No. of trips	Total Spare Capacity	No. of trips	Total Spare Capacity	On-street Facilities	Lai Chi Kok Bus Terminus				
Franchised Bus	18	1,792	19	2,211								
GMB	26	135	20	178	19	2,492	1,813	976				
Total	44	1,927	39	2,389								

Notes:

4.7.10 Referring to **Table 4.7.4** and **Table 4.7.5** above, the results reveal that the overall spare capacity of the assessed franchised bus and GMB routes would not be adequate to cater for the public transport demand associated with Proposed Development in the AM Peak Hour.

#### **Proposal of Feeder Service**

- 4.7.11 According to the **Table 4.7.4** and **Table 4.7.5**, it is estimated that the passenger demand of public transport associated with the proposed development on street facilities would be approximate 2,176 pax/hr in the AM peak hour, which would overload the existing public service, with the available spare capacity of approximate 1,879 pax/hr (WB) and 2,113 pax/hr (EB) in the AM peak hour. Since there is less spare capacity on the WB traffic, WB is selected for comparison for conservative purpose.
- 4.7.12 To cater for the shortage in public transport services, the applicant proposed to provide feeder services to the nearby MTR station or bus interchange and to minimise adverse impact to the existing public transport services. Feeder service from the application site to Lai King Station is proposed. Detail of the proposed feeder service is summarised below in **Table 4.7.6.** The layby for the feeder service is shown in the MLP in drawing **Figure 3.1**.

Table 4.7.6 Proposed Feeder Service for the Application Site

Item	AM	PM					
Routing	To/from Application Site and nearby MTI Interchange						
Average Handing Capacity	50 Passengers						
Headway	10 minutes (subject to road traffic condition)	-					
Level of Service in Peak Hour	6 trips/hr	-					
Hourly Capacity	Approx. 300 pax/hr	-					

<sup>(1)</sup> It is assumed that all passenger heading to Lai King or Mei Foo MTR station will take bus/GMB for interchange for conservative assessment of the public transport demand.

Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in "Comprehensive Development Area" Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung Traffic Impact Assessment Report

- 4.7.13 The proposed feeder service would provide adequate capacity (approx. 300 pax/hr in the AM peak) to cater for the exceeded peak hour passenger trip generation (approx. 297 pax/hr).
- 4.7.14 Subject to the actual demand, the proposed feeder service could be reviewed and adjusted accordingly.

# 4.8 Pedestrian Impact Assessment

#### **Pedestrian Generation**

4.8.1 Similar to **Chapter 4.7 Section 4.7.2**, pedestrian generation from the Proposed Development for AM and PM Peak is estimated with reference to "Travel Characteristics Survey (TCS) 2011" published by Transport Department and "2021 Population Census" published by Census and Statistics Department. The pedestrian generation is shown in **Table 4.8.1** below.

**Table 4.8.1 Pedestrian Generation by the Proposed Development** 

Pedestrian Generation (ppl/hr) (1)								
AM Peak PM Peak								
3,787	3,155							

Note: (1) Pedestrian generation by the Proposed Development is assumed to be people who will take MTR, road-based transport and walk. The pedestrian trip generation and attraction been derived based on the modal split in **Table 4.7.2**.

#### **Assessment Scenarios**

- 4.8.2 Similar to the traffic impact assessment, year 2035 is adopted as the design year of pedestrian assessment. Annual growth rate of +0.5% p.a. is adopted to produce the pedestrian forecasts for 2024–2035 to derive year 2035 peak hour background pedestrian flows. Additionally, the future pedestrian volumes generated by the proposed development are taken into account for year 2035 pedestrian flows.
- 4.8.3 Similarly, to evaluate the associated pedestrian impact likely to be induced by the proposed development, two scenarios were analysed and compared.
- 4.8.4 The first scenario (i.e. Year 2035 Reference Scenario) refers to the future pedestrian flows assumed the existing land lot to be developed as the **Approved Scheme** overall PR of not more than 5, while the second scenario (i.e. Year 2035 Design Scenario) refers to the future pedestrian flow with the **Proposed Scheme** with domestic PR of not more than 6 and non-domestic PR of not more than 0.5 is in place.
- 4.8.5 As mentioned in **Chapter 3.2**, it is proposed to shift the pedestrian crossing due to conflict with proposed western vehicular access of the Proposed Development.
- 4.8.6 Having considered the location of public transport facilities, it is expected the pedestrians generated by the development would mainly pass through the pedestrian crossing at Lai King Hill Road, then access to the bus stops at Lai King Hill Road westbound or to the Mei Foo MTR Station via Lai Yan Court. The assumed route for pedestrian flow generated and the locations of assessed pedestrian facilities are shown in **Figure 4.5**.

#### Performance of Pedestrian Facilities in Year 2035

- 4.8.7 In order to address the performance of the concerned pedestrian facilities, Level of Service (LOS) assessment of the critical footpaths have been conducted for Year 2035 Reference and Design Scenarios.
- 4.8.8 **Table 4.8.1** to **Table 4.8.4** summarized the peak pedestrian flow and the pedestrian assessment results at the critical footpaths under the Year 2035 Reference and Design Scenarios.

Table 4.8.1 Design Year 2035 Level of Service in AM and PM Peaks along Key Footpath under Reference Scenario

Footpath		Actual Width	Effective Clear Width (1)	Housely Flore			Rate <sup>(2)</sup> nin/m)	LOS (Level)	
		( <b>m</b> )	(m)	AM	PM	AM	PM	AM	PM
F1(W)	Lai King Hill Road Northern Footpath	2.5	1.5	1,115	765	14.9	10.2	A	A
F1(W)a	Lai King Hill Road Northern Footpath (at bus stop)	3.8	1.8	1,115	765	12.4	8.5	A	A
F1(E)	Lai King Hill Road Northern Footpath	2.5	1.5	945	670	12.6	8.9	A	A
F2	Lai King Hill Road Southern Footpath	2.8	1.8	1,840	1,260	20.4	14.0	В	A
F2a	Lai King Hill Road Southern Footpath (at bus stop)	3.5	1.5	1,840	1,260	24.5	16.8	C	В
F3	Wa Lai Path Footpath	9.5	8.5	1,515	1,030	3.6	2.4	A	A

#### Notes:

- (1) Effective clear width = Actual width (on-site measurement) minus 0.5m dead width on both sides, and minus the width of passengers queuing at bus stops.
- (2) Pedestrian flow rates are computed based on effective clear width, with 1.2 peak factor applied for the peak minute flow rate.

Table 4.8.2 Design Year 2035 Level of Service in AM and PM Peaks along Key Pedestrian Crossing under Reference Scenario

Crossing Facility		Clear Width (m)	•	Time s)	Ti	een me ortion	Capa	strian city <sup>(1)</sup> l/hr)	Pede: Flo	-way strian ow l/hr)	Capa (V	ume/ acity /C) atio
		(112)	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
C1	Pedestrian Crossing Across Lai King Hill Road	4.2	60	60	28%	28%	2,230	2,230	1,755	1,430	0.79	0.64

#### Notes:

(1) Crossing Capacity (ped/hr) = K (1,900 ped/m/hr) x Green Time Proportion x W (width of crossing)

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Table 4.8.3 Design Year 2035 Level of Service in AM and PM Peaks along Key Footpath under Design Scenario

Footpath		Actual Width	Effective Clear Width (1)	Hourl	ay Peak y Flow l/hr)	Flow l (ped/n		L( (Le	OS vel)
		( <b>m</b> )	( <b>m</b> )	AM	PM	AM	PM	AM	PM
F1(W)	Lai King Hill Road Northern Footpath	2.5	1.5	1,235	1,145	16.5	15.3	В	A
F1(W)a	Lai King Hill Road Northern Footpath (at bus stop)	3.8	1.8	1,235	1,145	13.7	12.7	A	A
F1(E)	Lai King Hill Road Northern Footpath	2.5	1.5	1,055	1,055	14.1	14.1	A	A
F2	Lai King Hill Road Southern Footpath	2.8	1.8	1,915	1,235	21.3	13.7	В	A
F2a	Lai King Hill Road Southern Footpath (at bus stop)	3.5	1.5	1,915	1,235	25.5	16.5	С	В
F3	Wa Lai Path Footpath	9.5	8.5	1,570	975	3.7	2.3	A	A

#### Notes:

- (1) Effective clear width = Actual width (on-site measurement) minus 0.5m dead width on both sides, and minus the width of passengers queuing at bus stops.
- (2) Pedestrian flow rates are computed based on effective clear width, with 1.2 peak factor applied for the peak minute flow rate.

Table 4.8.4 Design Year 2035 Level of Service in AM and PM Peaks along Key Pedestrian Crossing under Design Scenario

Crossing Facility		Clear Width (m)	_	e Time	Ti	een me ortion	Capa	strian city <sup>(1)</sup> l/hr)	Pedes Flo	-way strian ow l/hr)	Capa (V	ime/ acity /C) itio
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
C1	Pedestrian Crossing Across Lai King Hill Road	4.2	60	60	28%	28%	2,230	2,230	1,830	1,180	0.82	0.53

#### Notes:

- (1) Crossing Capacity (ped/hr) = K (1,900 ped/m/hr) x Green Time Proportion x W (width of crossing)
- As shown in the tables above, the assessed footpaths and pedestrian crossing would be operating with desirable walking conditions at LOS "A" to "C" and V/C ratio less than 0.85 under both Reference and Design Scenario in year 2035. The pedestrian facilities would hence be adequate to cater for the additional pedestrian demand generated from the Proposed Development in design year 2035.

# 5 TRAFFIC IMPACT ASSESSMENT (INTERIM SCENARIO)

- As the applicant is currently not the only land owner of this Application Site, phased development of this Application Site is proposed with Phase 1A, Phase 1B developments to be developed by the Applicant. The implementation of the Remaining Phases A and B will be subject to actual development plan by third-parties.
- Interim traffic assessment is conducted to reveal the traffic impact with only completion and population intake of the proposed Phase 1A, Phase 1B developments to be developed by the Applicant, and the development of Remaining Phase A and Remaining Phase B by third-parties.

#### **Assessment Scenarios**

5.1.3 To evaluate the associated traffic impact likely to be induced by the partial completion of the site, interim scenarios assuming the phased development are set up as below

Interim Scenario A, assuming only completion of P1A & P1B

Year 2035 Interim Scenario A

= Year 2024 observed traffic flows  $\times$  growth factor during the period of year 2024-2035

plus traffic generations of adjacent major planned/committed developments in the vicinity

plus trip generation and attraction of the proposed P1A and P1B

Interim Scenario B, assuming only completion of P1A & P1B & RPA

Year 2035 Interim Scenario B

= Year 2035 Interim Scenario A

plus trip generation and attraction of Remaining Phase A

Interim Scenario C, assuming only completion of P1A & P1B & RPB

Year 2035 Interim Scenario C

= Year 2035 Interim Scenario A

plus trip generation and attraction of Remaining Phase B

#### **Trip Generation and Attraction**

5.1.4 The traffic generation and attraction trips for the interim scenarios in year 2035 is summarised in **Table 5.1.1**.

<b>Table 5.1.1</b>	Traffic	Generation	and	Attraction	of	Proposed	Residential
	Develop	ment (pcu/hr	.)				

Dron good Davidanment	A	M	PM		
Proposed Development	Gen	Att	Gen	Att	
Phase 1A	172	102	74	97	
Phase 1B	126	76	55	72	
Remaining Phase A	100	59	43	57	
Remaining Phase B	206	120	87	113	
Interim Scenario A (P1A+P1B)	<u>298</u>	<u>178</u>	<u>129</u>	<u>169</u>	
Interim Scenario B (P1A+P1B+RPA) <sup>(1)</sup>	398	237	<u>172</u>	226	
Interim Scenario C (P1A+P1B+RPB)(1)	504	298	216	282	

- As indicated in **Table 5.1.1**, the total trip generated by the proposed development in the morning and evening peak would be around 476 pcu/hr and 298 pcu/hr (two-way) under Interim Scenario A, 635 pcu/hr and 398 pcu/hr (two-way) under Interim Scenario B, and 802 pcu/hr and 498 pcu/hr (two-way) under Interim Scenario C respectively.
- 5.1.6 The forecasted traffic flows for the above assessment scenario is presented in **Figures 5.1** to **Figure 5.3**.

## **5.2 Junction Capacity Assessment**

Junction capacity assessment was carried out at the identified key junctions for Year 2035 Interim Scenario A, Interim Scenario B and Interim Scenario C. Assessment results for the key junctions are summarized in **Table 5.2.1** below and the detailed calculations are appended in **Appendix A**.

Table 5.2.1 Year 2035 Future Junction Performance

Junction			Scenario A			rio B	Scena	rio C	
		Type	Type Performance (1)		Perforn	nance (1)	Performance (1)		
			AM	PM	AM	PM	AM	PM	
J1	Lai King Hill Road / King Lai Path	Signalized	>100%	>100%	>100%	>100%	>100%	>100%	
J2	Lai King Hill Road / Ching Shan Terrance / Estate Road	Signalized	>100%	>100%	>100%	>100%	>100%	>100%	
J3_a	Lai King Hill Road / Kwai Chung Interchange <sup>(2)</sup>	Signalized	13%	42%	8%	35%	2%	27%	
J3_b	Lai King Hill Road / Kwai Chung Interchange <sup>(3)</sup>	Signalized	-13%	4%	-17%	-1%	-21%	-6%	
J3_c	Lai King Hill Road / Kwai Chung Interchange <sup>(4)</sup>	Signalized	16%	39%	15%	34%	15%	30%	
J4	Mei Lai Road/ Lai Wan Road	Signalized	>100%	>100%	>100%	>100%	>100%	>100%	
J5	Mei Lai Road/ Cheung Sha Wan Road	Signalized	45%	54%	42%	52%	38%	50%	

#### Notes:

- (1) Figures shown represent "Reserve Capacity" (RC) in % for signalized junctions.
- (2) J3 under existing junction configuration.
- (3) J3 with TD planned improvement works.
- (4) Junction modification scheme in approved planning application (No. A/KC/489) is incorporated for assessment.

5.2.2 The above results reveal that for all Interim Scenarios, all identified key junctions would operate within capacity in Year 2035, with the junction modification scheme in approved planning application (No. A/KC/489).

## 5.3 Link Capacity Assessment

5.3.1 Link capacity assessment was carried out at the identified road links for Year 2035 Interim Scenarios. Assessment results are summarized in **Table 5.3.1** below.

Table 5 2 1	Vac- 2025 E-4-	I : l- Dafa	(1)
Table 5.5.1	Year 2035 Futu	re Link Performand	:e 🗥

					Traffic Flows (pcu/hr)						Volume/Capacity (V/C) Ratio						
	Road Link <sup>(2)</sup>	Direction	Unit	Link Capacity	Inte Scena		Interim Scenario B		Interim Scenario C		Interim Scenario A		Interim Scenario B		Interim Scenario C		
					AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	
L1	Lai King Hill Road	Two-way	pcu/hr	2,390	1,517	1,356	1,628	1,425	1,744	1,495	0.63	0.57	0.68	0.60	0.73	0.63	
LI	(10m wide section)	1 wo-way	veh/hr	2,200	1,246	1,124	1,340	1,183	1,435	1,241	0.57	0.51	0.61	0.54	0.65	0.56	
L2	Lai King Hill Road	Two-way	pcu/hr	1,850	1,052	751	1,163	820	1,279	890	0.57	0.41	0.63	0.44	0.69	0.48	
L2	(8m wide section)		veh/hr	1,700	863	627	955	685	1,052	743	0.51	0.37	0.56	0.40	0.62	0.44	
1.2	Lai King Hill Road	Two-way	pcu/hr	2,390	937	786	1,048	855	1,164	925	0.39	0.33	0.44	0.36	0.49	0.39	
LS	(10m wide section)		veh/hr	2,200	765	654	857	712	954	770	0.35	0.30	0.39	0.32	0.43	0.35	
T 4	Lai King Hill Road	T	pcu/hr	2,390	869	800	916	830	967	859	0.36	0.33	0.38	0.35	0.40	0.36	
L4	(10m wide section)	Two-way	veh/hr	2,200	722	668	762	694	804	718	0.33	0.30	0.35	0.32	0.37	0.33	
1.5	Kwai Chung	ND	pcu/hr	2,800	1050	666	1088	702	1127	738	0.38	0.24	0.39	0.25	0.40	0.26	
L5	Interchange (6.8m wide section)	NB	veh/hr	2,600	869	552	901	582	933	612	0.33	0.21	0.35	0.22	0.36	0.24	
1.6	Kwai Chung	SB	pcu/hr	1,400	644	694	709	722	778	751	0.46	0.50	0.51	0.52	0.56	0.54	
L6	Interchange (6m wide section)	SD	veh/hr	1,300	534	571	588	595	645	619	0.41	0.44	0.45	0.46	0.50	0.48	

#### Notes:

- (1) Link capacity estimated according to TPDM Vol.2 Ch.2.4, for single 2-lane carriageway (for L1 to L4 with road width of 8m and 10m) or for dual 2-lane carriageway (for L5 and L6 with road with of 6m and 6.8m). Data in term of veh/hr and pcu/hr are converted according to survey pcu factor.
- (2) For conservative approach, the road links are assessed based on the greatest traffic flows at the road sections of corresponding roads within AOI.
- As shown in the table above, the identified road section would continue to have sufficient link capacity to cater for the future traffic demand with the proposed development by Year 2035. The proposed development would not induce adverse traffic impact to the surrounding road network during the interim stage.

## **5.4** Public Transport Services – Interim Scenario

5.4.1 The increase in demand on public transport service under the Interim Scenarios are estimated with the same methodology as presented in **Chapter 4.7.** and summarised in **Table 5.4.1** below.

**Table 5.4.1 Passenger Trips Generated from Proposed Development in Interim Scenario** 

	Interim Scenario A Interim Scenario B				Interim Scenario C			
No. of Flats	3,457	flats	4,615	flats	5,894 flats			
Population *	9,33	33	12,4	.59	15,9	12		
Peak Hours	AM	PM	AM	PM	AM	PM		
Passenger Trip Generation** (pax/hr)	2,050	1,708	2,736	2,280	3,495	2,912		
Passenger Demand from Proposed Development for On-street Facilities (pax/hr)	1,067 889		1,424	1,187	1,819	1,516		
Total Spare Capacity for On-Street Facilities (EB)	2,113	1,927	2,113	1,927	2,113	1,927		
Total Spare Capacity for On-Street Facilities (WB)	1,879	2,389	1,879	2,389	1,879	2,389		

<sup>\*</sup> Person Per Occupied Flat (PPOF) of 2.7 is assumed based on the 2021 census of Kwai Tsing District

Referring to **Table 5.4.1** above, the results reveal that the overall spare capacity of the assessed franchised bus and GMB routes would be adequate to cater for the public transport demand associated with Proposed Development in the AM and PM peak hours under Interim Scenarios A, B, and C.

<sup>\*\*</sup> According to "Travel Characteristics Survey (TCS) 2011" published by Transport Department, the daily mechanised trip rate is 1.83 trips per person and the morning peak and evening peak accounted for about 12% and 10% of the daily trips.

## 5.5 Pedestrian Walking Condition – Interim Scenario

5.5.1 In **Chapter 4.8**, it is revealed that under the ultimate stage, the assessed footpaths and pedestrian crossing would be operating with desirable walking conditions. The pedestrian facilities would hence be adequate to cater for the additional pedestrian demand generated from the P1A and P1B of the Proposed Development.

#### **Additional Pedestrian Enhancements**

In view that the residents living in existing Kau Wa Keng San Tsuen and Kau Wah Keng Old Village will be using the existing footpaths adjacent to the boundary of P1A and P1B to/from Lai King Hill Road, the Applicant would take the opportunity of the Phase 1A, Phase 1B accessibility for these two existing villages. The widened public access will be provided at all times. **Diagram 1** below illustrated the proposed additional pedestrian enhancement.

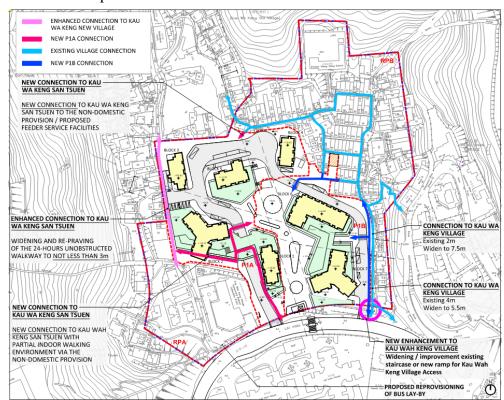


Diagram 1 Proposed Additional Pedestrian Enhancements

- 5.5.3 Kau Wa Keng San Tsuen is currently accessible from Lai King Hill Road via the existing footpath along the nullah at the western fringe of the P1A and RPA. In the Interim Scenario, the footpath section within P1A is proposed to be widened from the existing 1.5 m width to not less than 3m wide (through zone) in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) width standard for footpaths/walkways in rural land use, and to be open for public access at all times, and connects with the existing footpath within RPA.
- 5.5.4 In addition, new connections to Kau Wah Keng New Village with partial indoor walking environment via the non-domestic provision and the proposed feeder service facilities will be provided within P1A.

- The existing walkway to Kau Wa Keng Old Village from Lai King Hill Road falls entirely within RPB, which is currently of 2m in width at the narrowest section. In the Interim Scenario, voluntary setback will be provided along the eastern boundary of P1B such that the walkway will be widened from the current minimum of 2m to a minimum of 5.5 m. To further enhance walkability of pedestrian to/from Kau Wa Keng Old Village, widening / improvement existing staircase or new ramp at the or Kau Wah Keng Village Access will be provided. Street furniture and landscaping features such as path lighting and tree planting will be provided along the widened part of walkway within P1B.
- 5.5.6 With the above additional pedestrian enhancement, it is expected that the performance of the existing pedestrian facilities would be maintained if not improved.

### 6 CONCLUSION

## 6.1 Summary

- 6.1.1 The Application Site falls within the "Comprehensive Development Area" zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung on the Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32.
- 6.1.2 The Applicant submitted a S16 Planning Application No. A/KC/489. The comprehensive development proposed in the Planning Application No. A/KC/489 ("**Approved Scheme**"), comprises 14 residential blocks with an overall PR of not more than 5 and maximum BH of not more than +120mPD.
- 6.1.3 The Planning Application No. A/KC/489 was deliberated in the TPB Metro Planning Committee Meeting held on 14 July 2023 (the TPB Meeting). During the TPB meeting, TPB members raised concerns on the provision of social welfare facilities and retail shops, as quoted from the meeting minutes<sup>[1]</sup>
  - "Some Members considered that retail facilities should be provided in the proposed development to cater for the daily needs of the future residents." and "Some Member shared the view that the provision of social welfare facilities in the proposed development was inadequate...".
  - "the development intensity of the proposed development could be increased for better land utilisation, e.g. provision of retail and more GIC facilities.".

After deliberation, the Planning Application No. A/KC/489 was approved with conditions.

[1] Minutes of 722nd Meeting of the Metro Planning Committee held at 9:00 a.m. on 14.7.2023

- 6.1.4 The Applicant takes the initiative to review the **Approved Scheme** and endeavours to take forward the provision of more of social welfare facilities and retail shops. The **Proposed Scheme**, keeping the phasing strategy adopted in the **Approved Scheme**, comprises 15 building blocks (including 14 building blocks with residential use) with domestic PR of not more than 6 and maximum BH of not more than +147.55mPD. Non-domestic PR of not more than 0.5 is designated for proposed retail shops, existing historical buildings, and social welfare facilities to nurture an inclusive and liveable community in the convenient location of Kwai Chung Area.
- 6.1.5 A Traffic Impact Assessment (TIA) study was carried out to evaluate the likely traffic impact associated with the proposed development, in support of the Section 16 application for the application site.
- 6.1.6 The proposed provision of internal parking and servicing facilities for each site of the subject development is in full compliance with the HKPSG requirements and will be self-contained within the respective site boundary. Vehicles will access to/from each site of the subject

 development through the respective vehicular access at Lai King Hill Road.

- 6.1.7 The identified key junctions in the vicinity were assessed with respect to traffic generation of the proposed development upon Year 2035 (3 years after the target Completion Year 2032), taking into account the traffic generation by the major planned/recently constructed developments in the vicinity.
- 6.1.8 Traffic impact assessment scenarios were set up for the proposed development, namely Year 2035 Reference scenario (the existing land lot to be developed as the **Approved Scheme** overall PR of not more than 5) and Year 2035 Design scenario (the existing land lot to be developed as the **Proposed Scheme** with domestic PR of not more than 6 and non-domestic PR of not more than 0.5 is in place).
- 6.1.9 The junction assessment results revealed that the identified key junctions would operate within capacity with the proposed development in Year 2035, with the junction modification scheme in approved planning application (No. A/KC/489). It is anticipated that the implication to the road network with the proposed development would be minimal.
- 6.1.10 Assessment results also revealed that the identified key road links would continue to operate within capacity under both Reference and Design scenarios with the proposed development by Year 2035.
- 6.1.11 Based on the public transport utilization assessment, the results reveal that the overall spare capacity of the assessed franchised bus and GMB routes would not be adequate to cater for the public transport demand associated with Proposed Development.
- 6.1.12 To cater for the shortage in public transport services, the applicant proposed to provide feeder services to the nearby MTR station or bus interchange to minimise adverse impact to the existing public transport services. Feeder service from the application site to Lai King Station is proposed. Detail of the proposed feeder service is discussed in **Chapter 4.7**.
- 6.1.13 Pedestrian impact assessment has been conducted and the walking condition on the critical footpath in vicinity of the application site is desirable during both AM and PM peaks in Year 2035. No adverse pedestrian impact will be generated by the proposed development.
- 6.1.14 Interim traffic assessment is conducted to reveal the traffic impact with only completion and population intake of the proposed Phase 1A, Phase 1B developments to be developed by the Applicant, and the development of Remaining Phase A and Remaining Phase B by third-parties
- 6.1.15 The interim junction assessment results revealed that all identified key junctions would operate within capacity with the completion and population intake of Remaining Phase A and Remaining Phase B, with the implementation of the junction modification scheme in approved planning application (No. A/KC/489).

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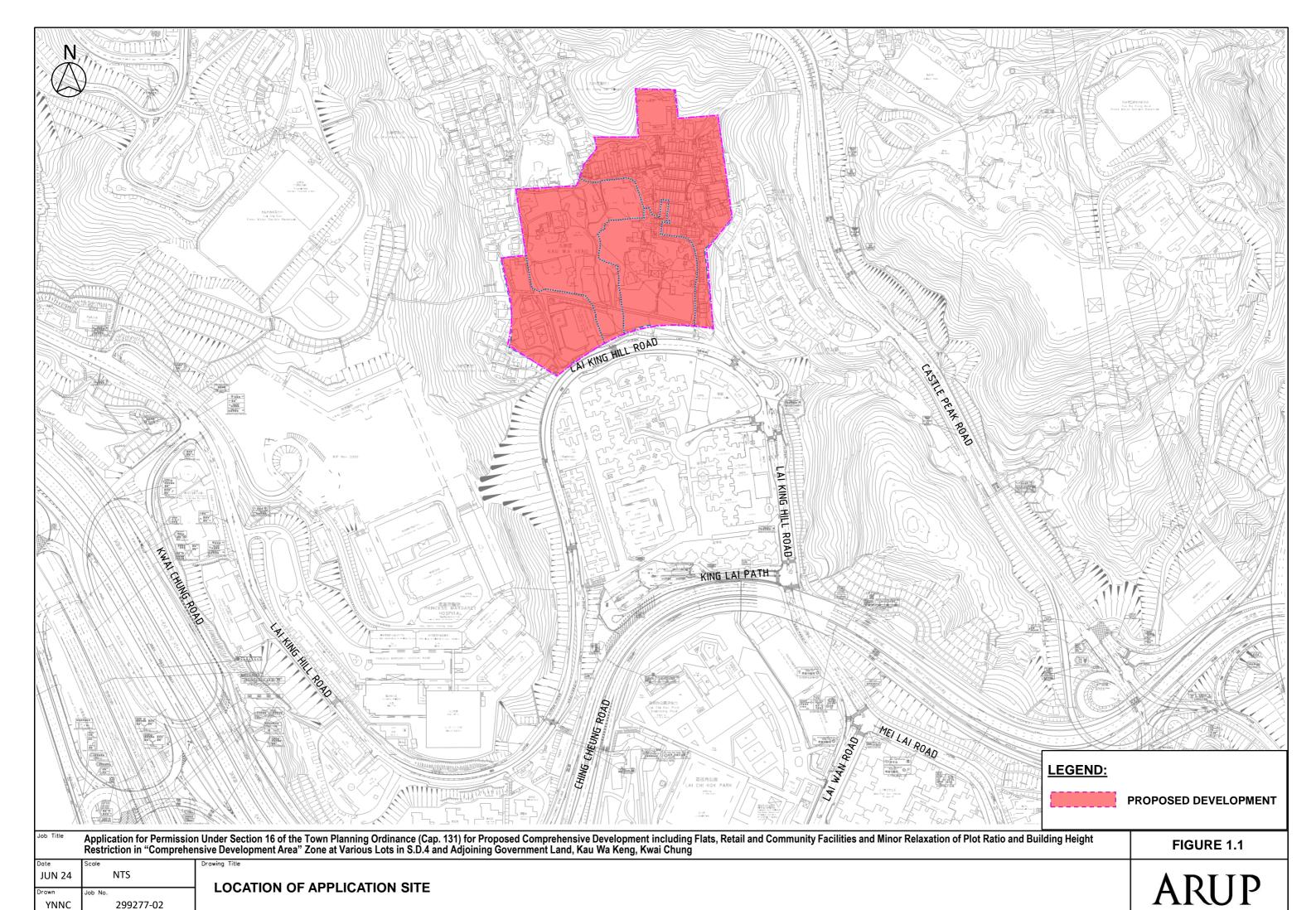
- 6.1.16 The interim link capacity assessment results revealed that the identified key road links would continue to operate within capacity under interim scenarios with the proposed development by Year 2035.
- 6.1.17 It is viewed that both the public transport services and the pedestrian facilities would be sufficient to cater for the pedestrian demand in the interim scenarios given that it had be assessed that there is no capacity issue in the ultimate stage.
- 6.1.18 Additional pedestrian enhancement schemes have been proposed to improve the accessibility and walking condition for the residents living in existing Kau Wa Keng San Tsuen and Kau Wah Keng Old Village. With the additionally proposed pedestrian enhancements, it is expected that the performance of the existing pedestrian facilities would be maintained if not improved.

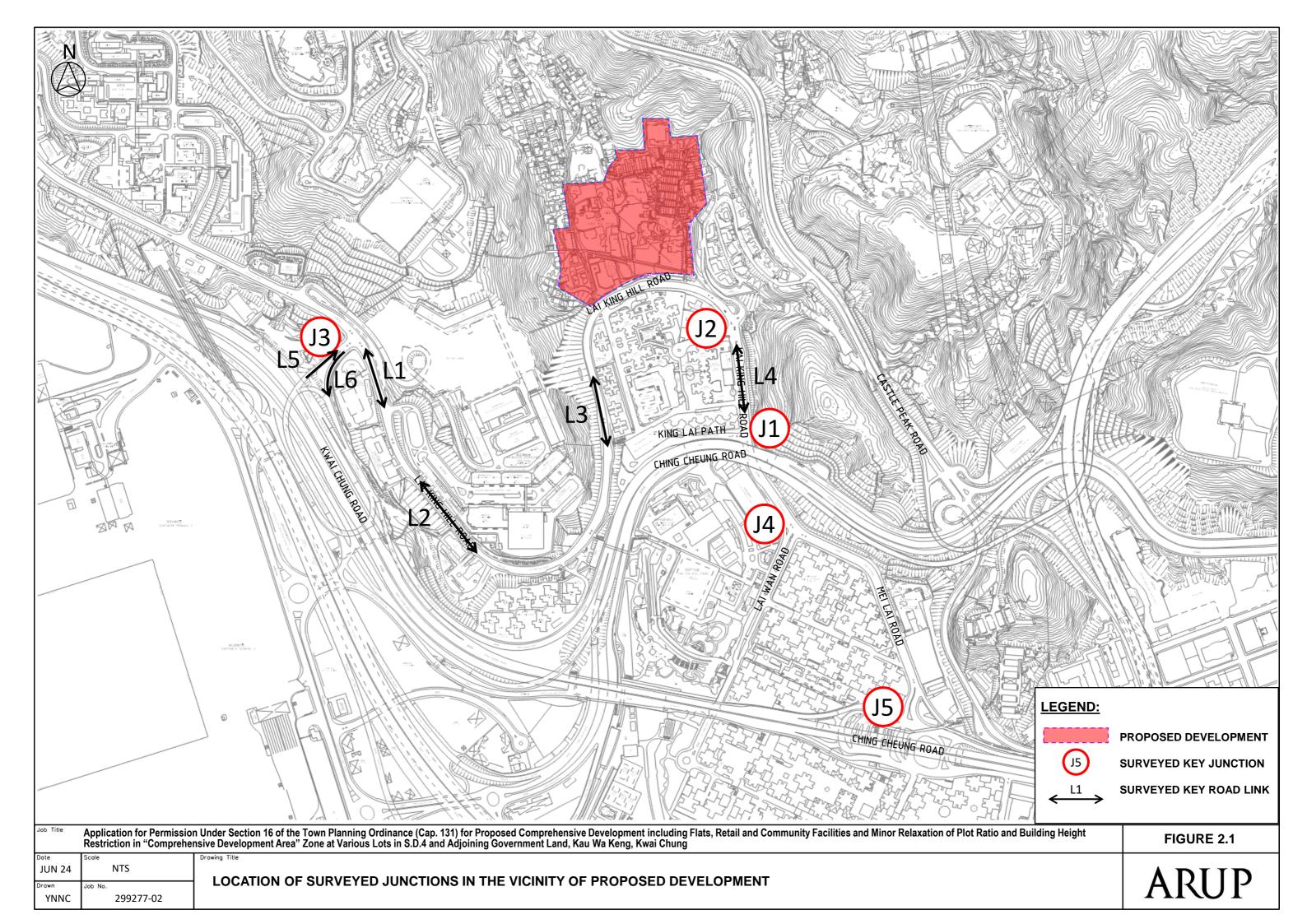
#### 6.2 Conclusion

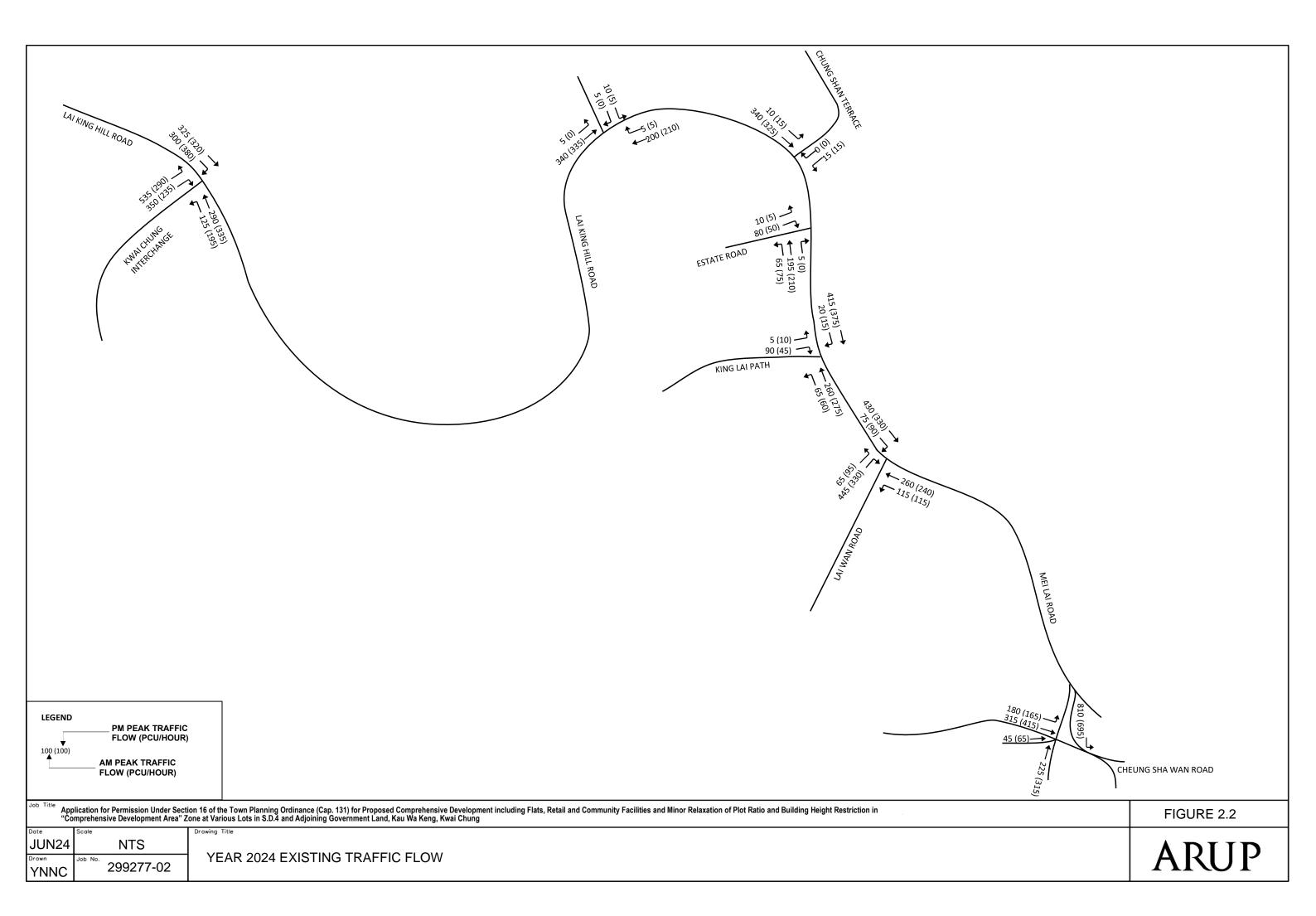
6.2.1 It could be concluded that the proposed development will not induce insurmountable traffic impact on the surrounding road network and thus is feasible from the traffic engineering point of view.

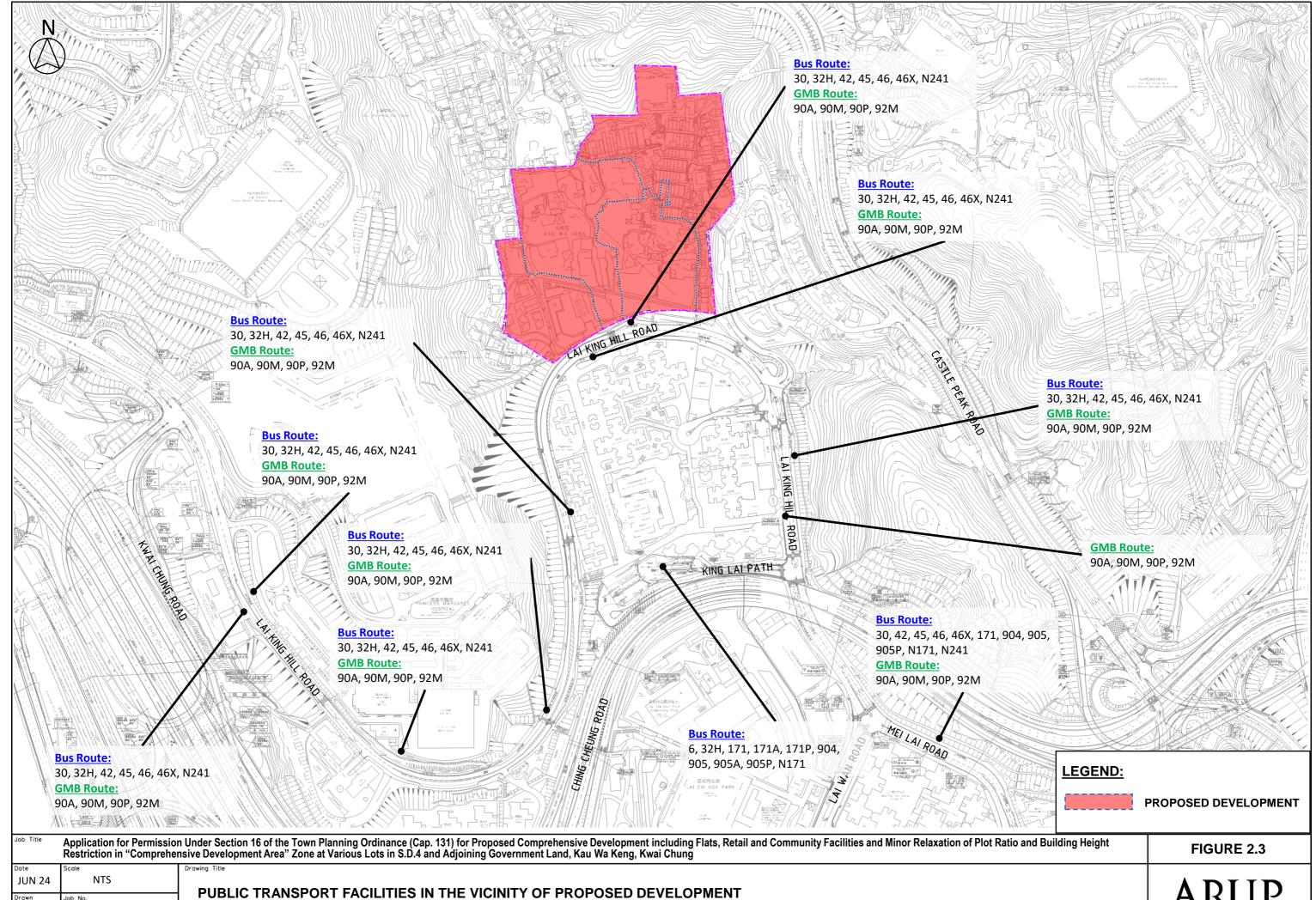
Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in "Comprehensive Development Area" Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung Traffic Impact Assessment Report

# **Figures**



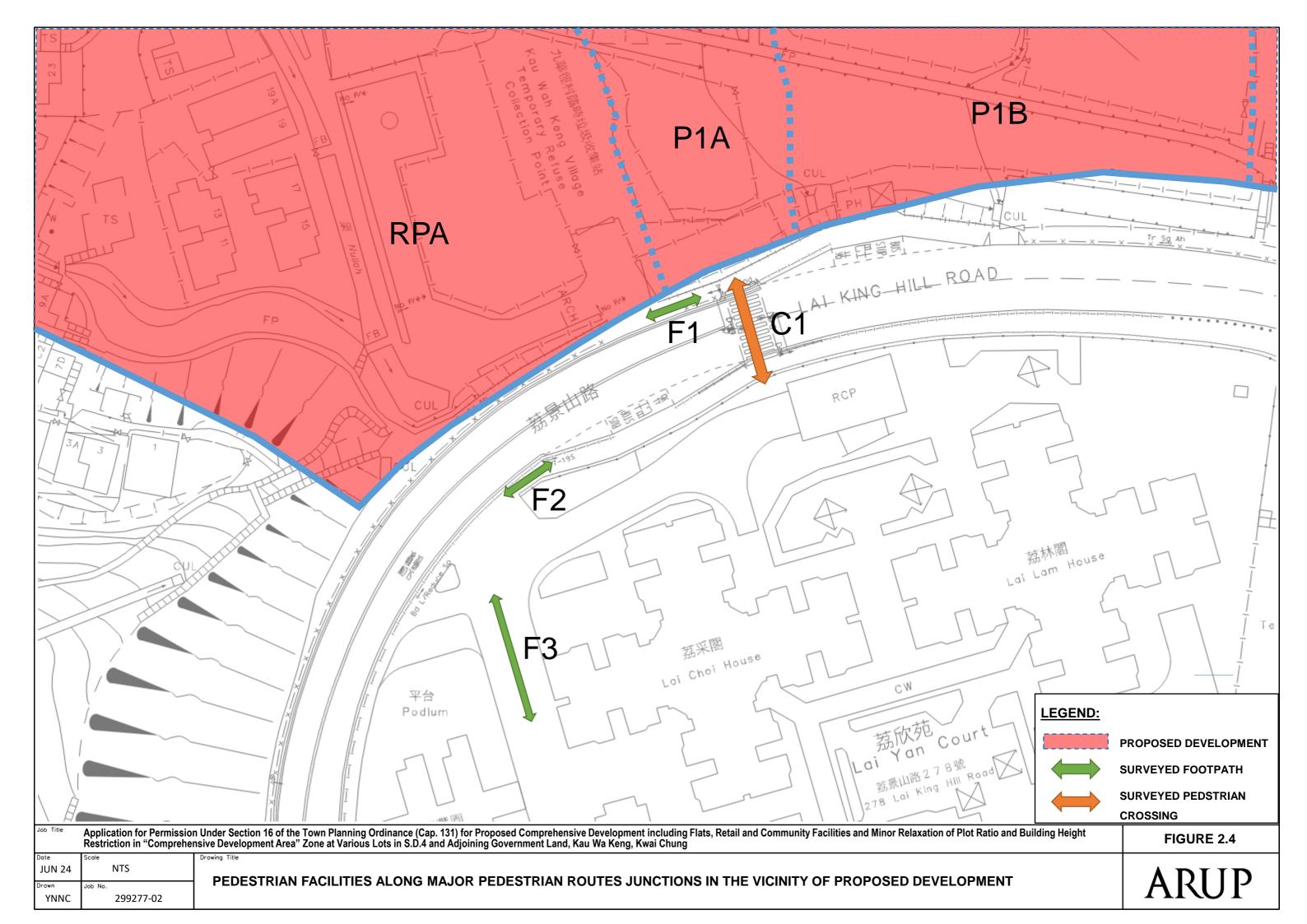


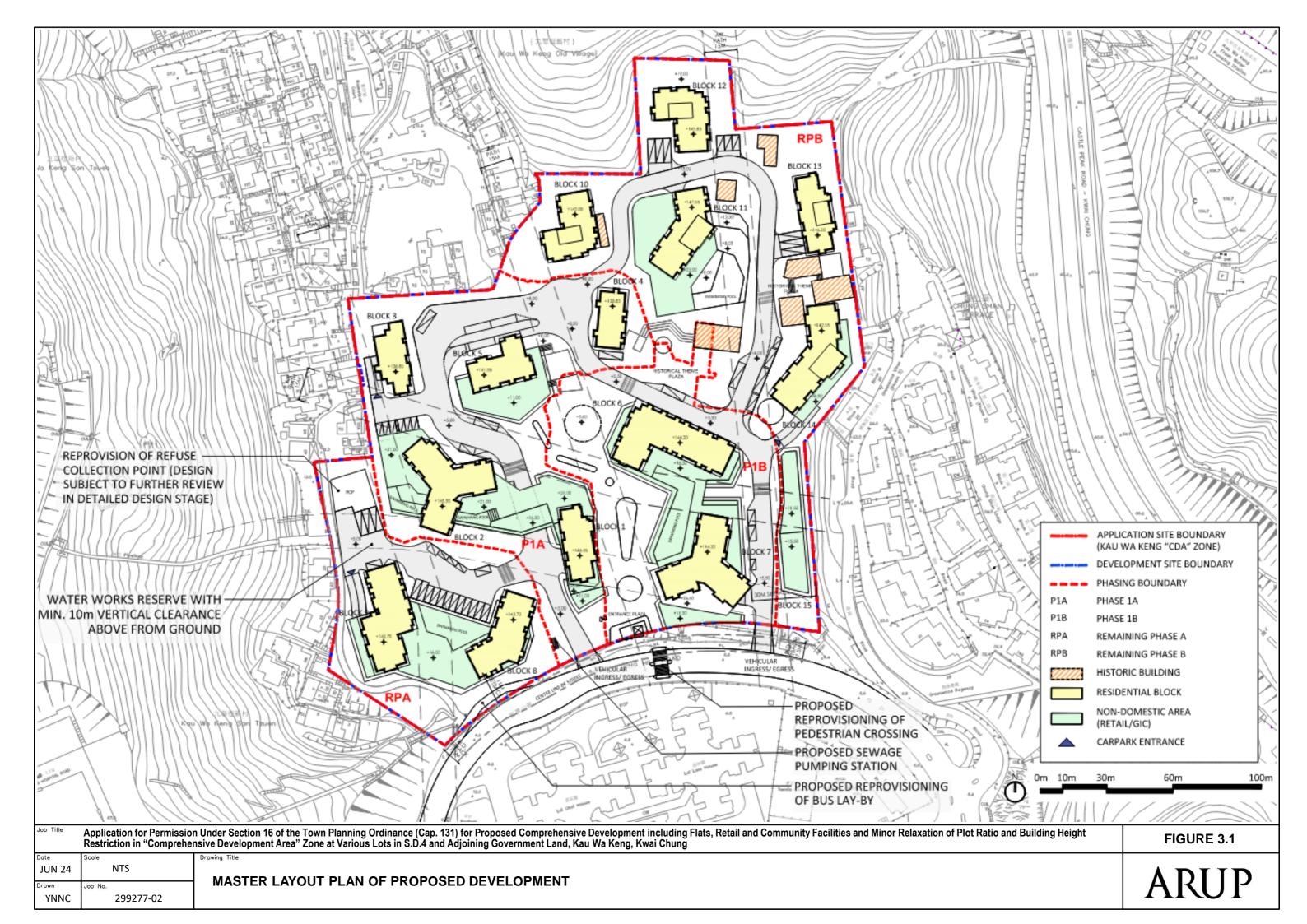


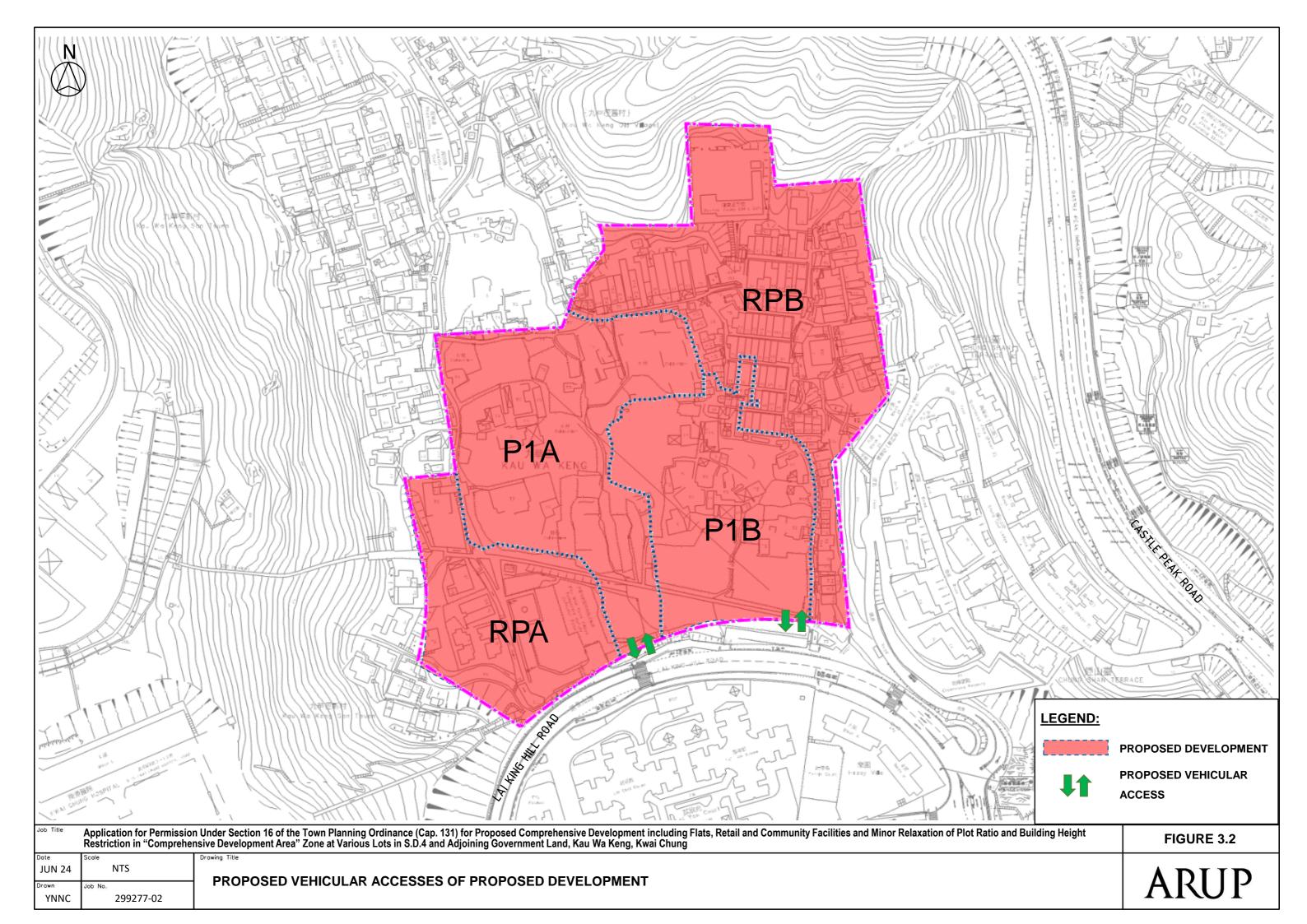


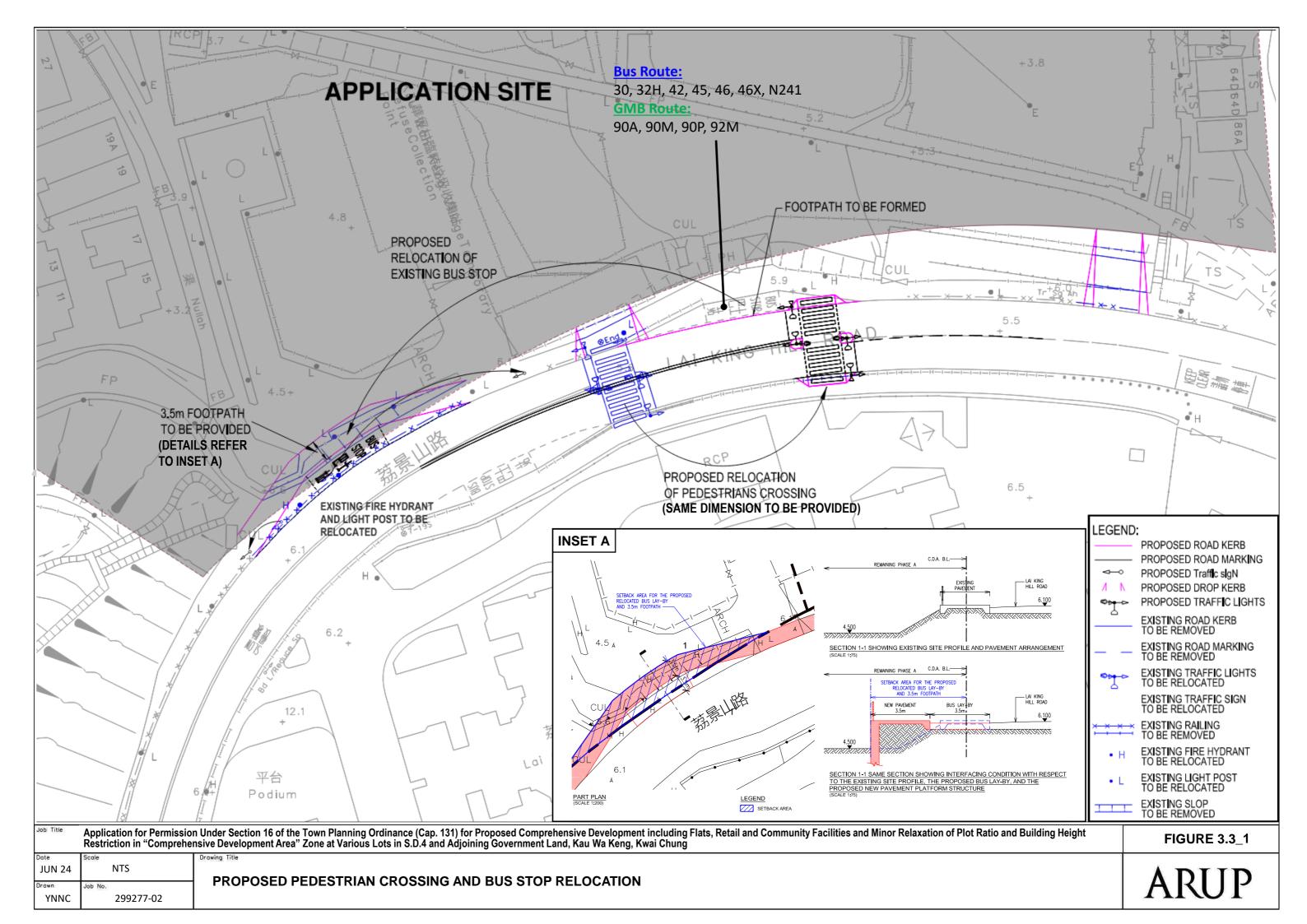
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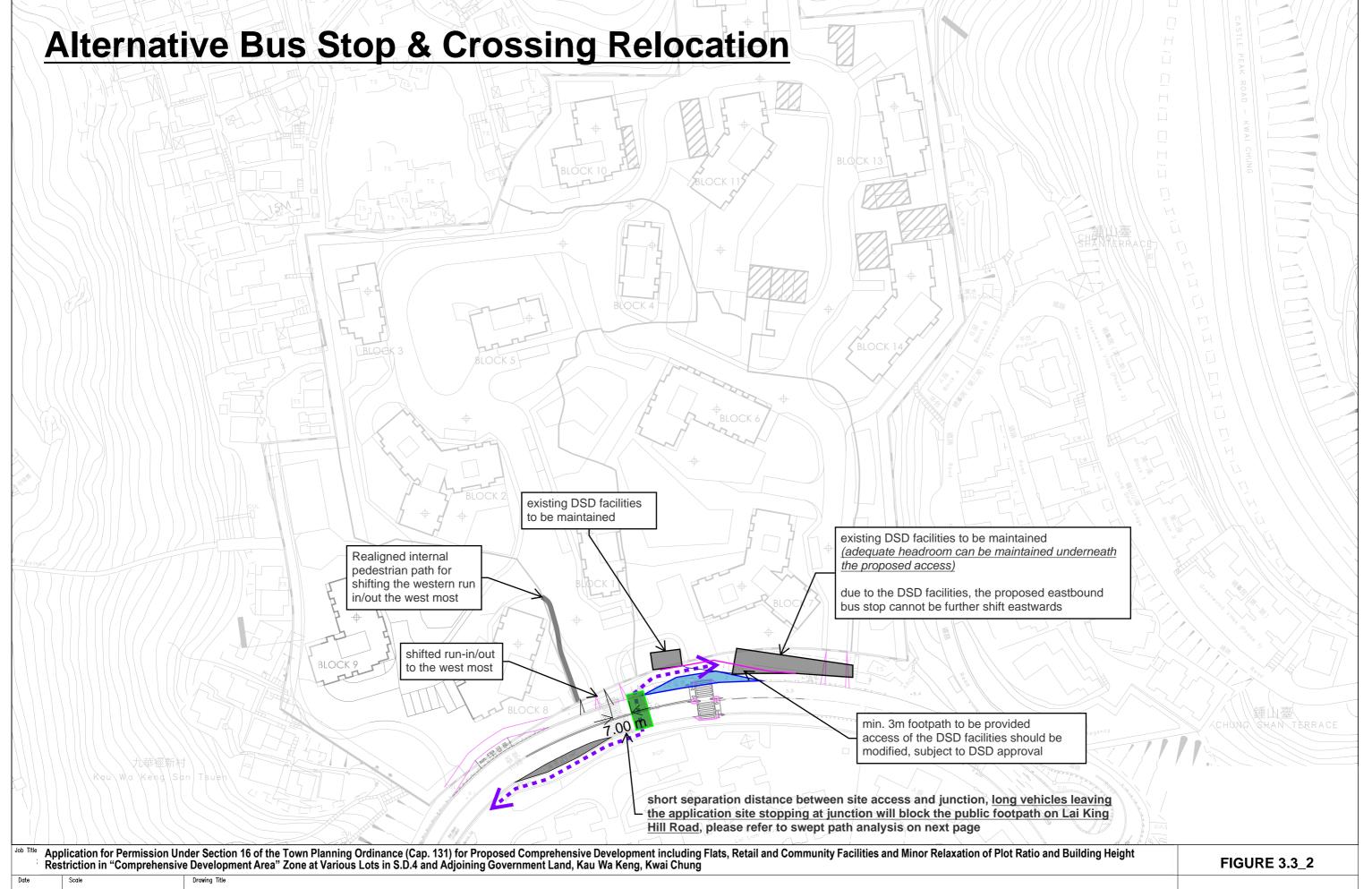
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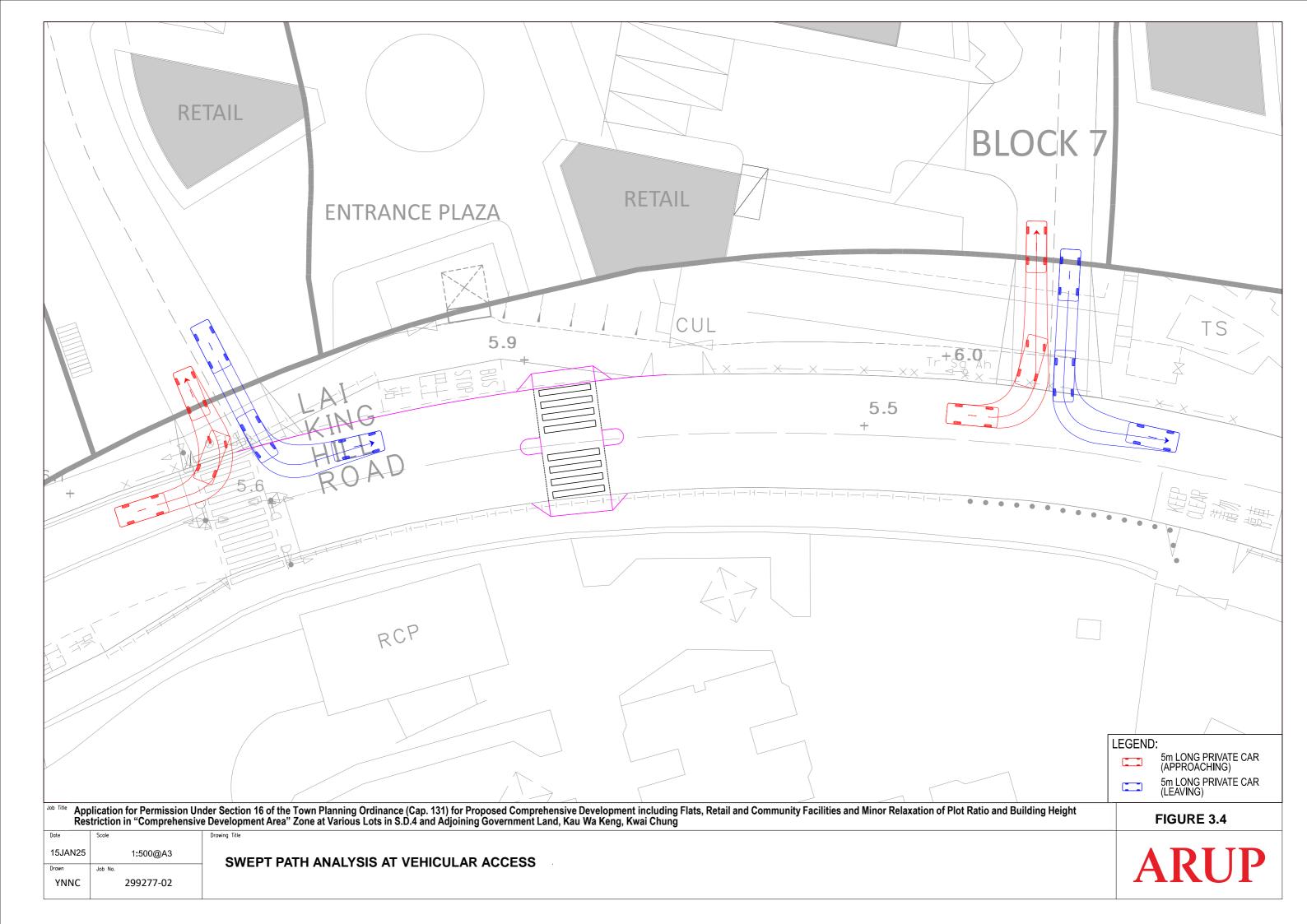
INDICATIVE POSSIBLE ALTERNATIVE LAI KING HILL ROAD TRAFFIC ARRANGEMENT - CROSSING FACILITY BETWEEN BUS STOPS

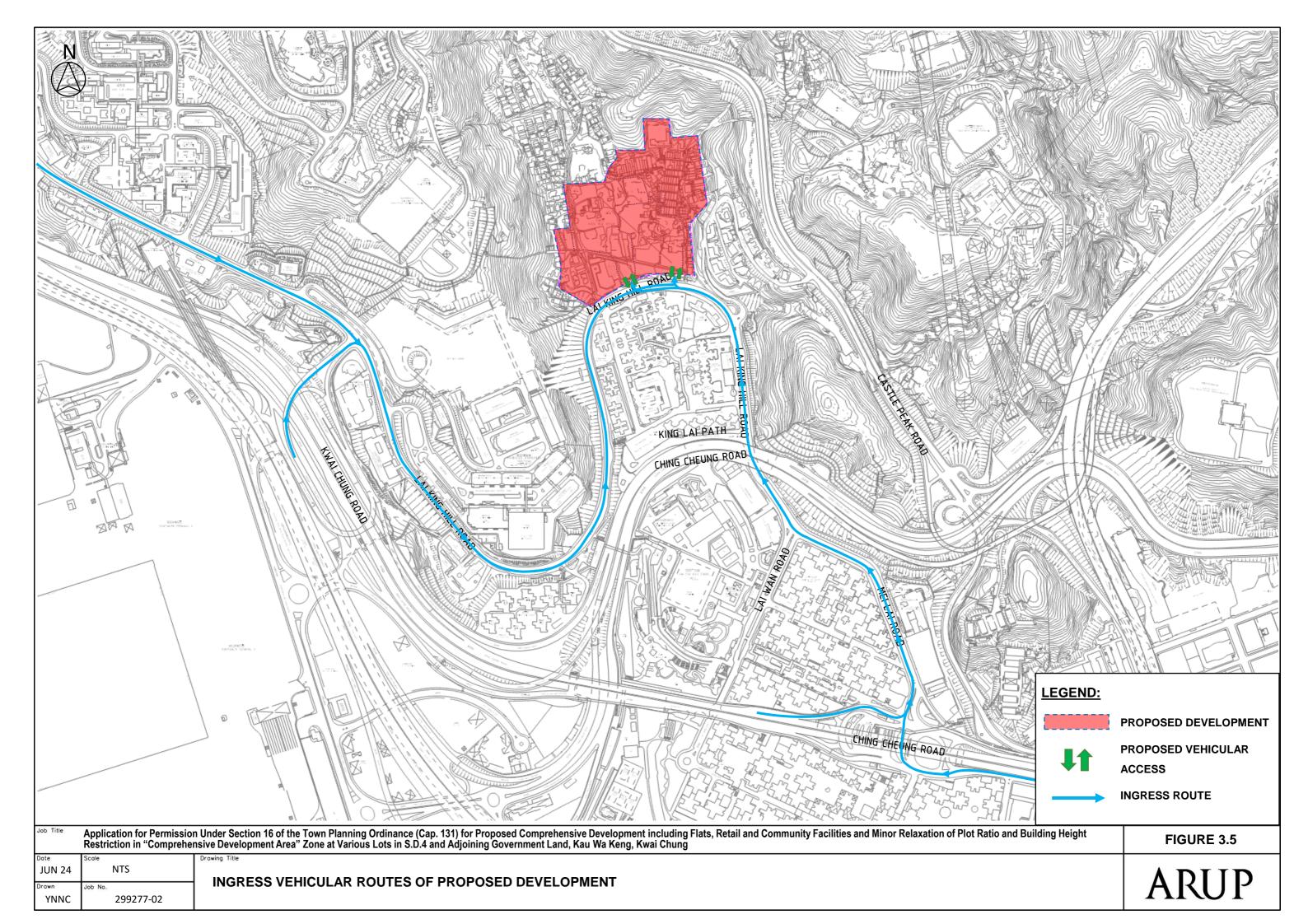
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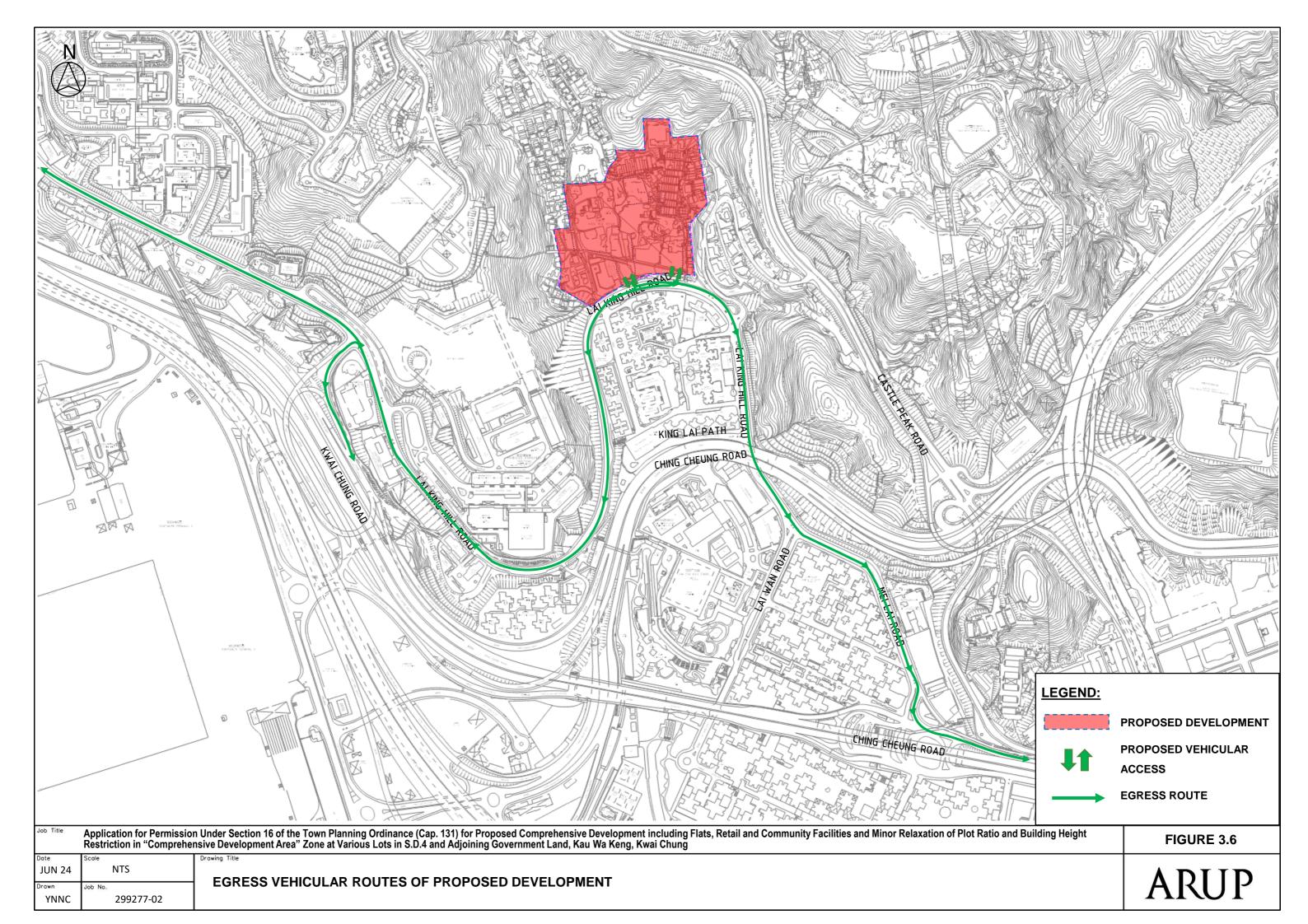
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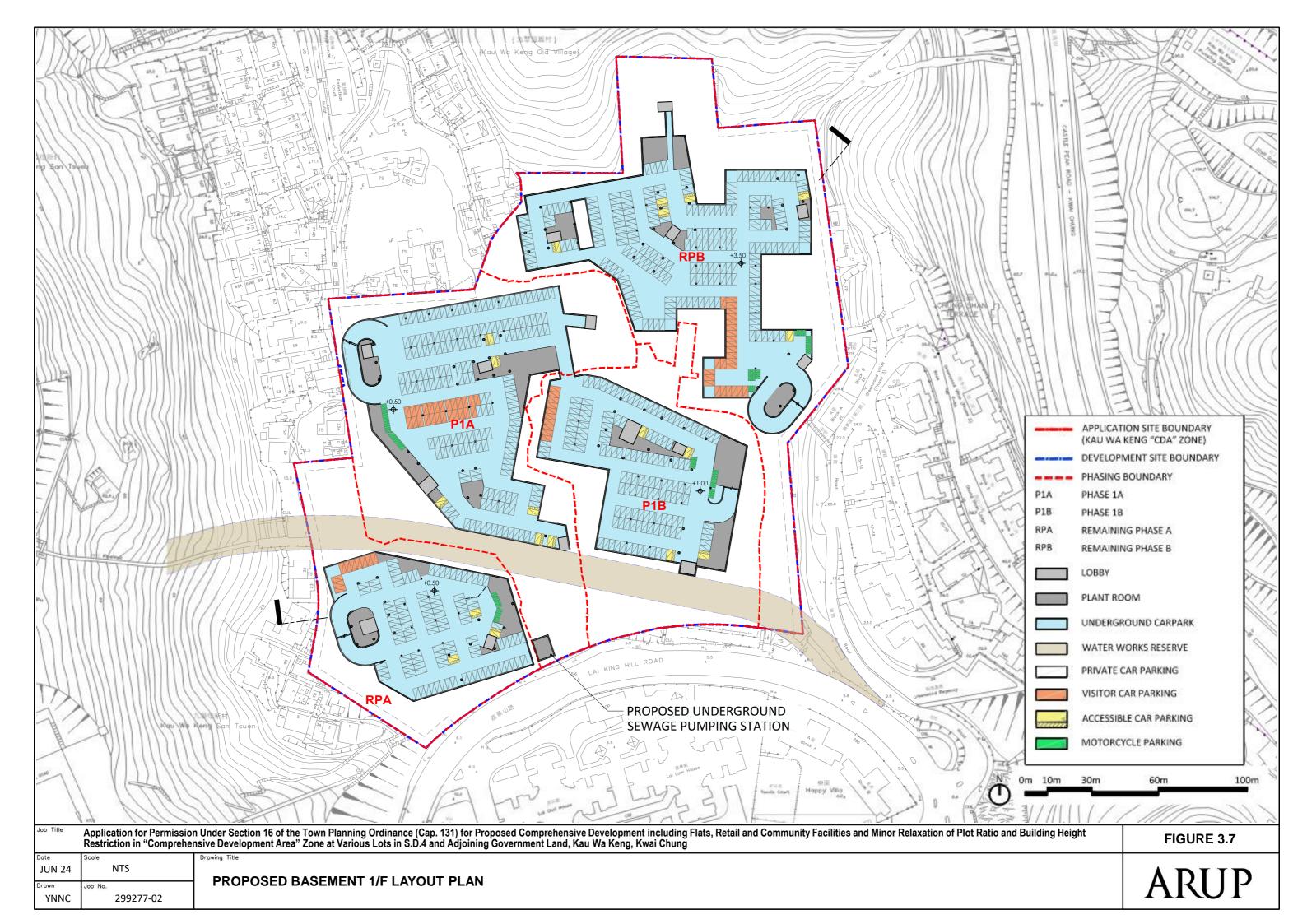
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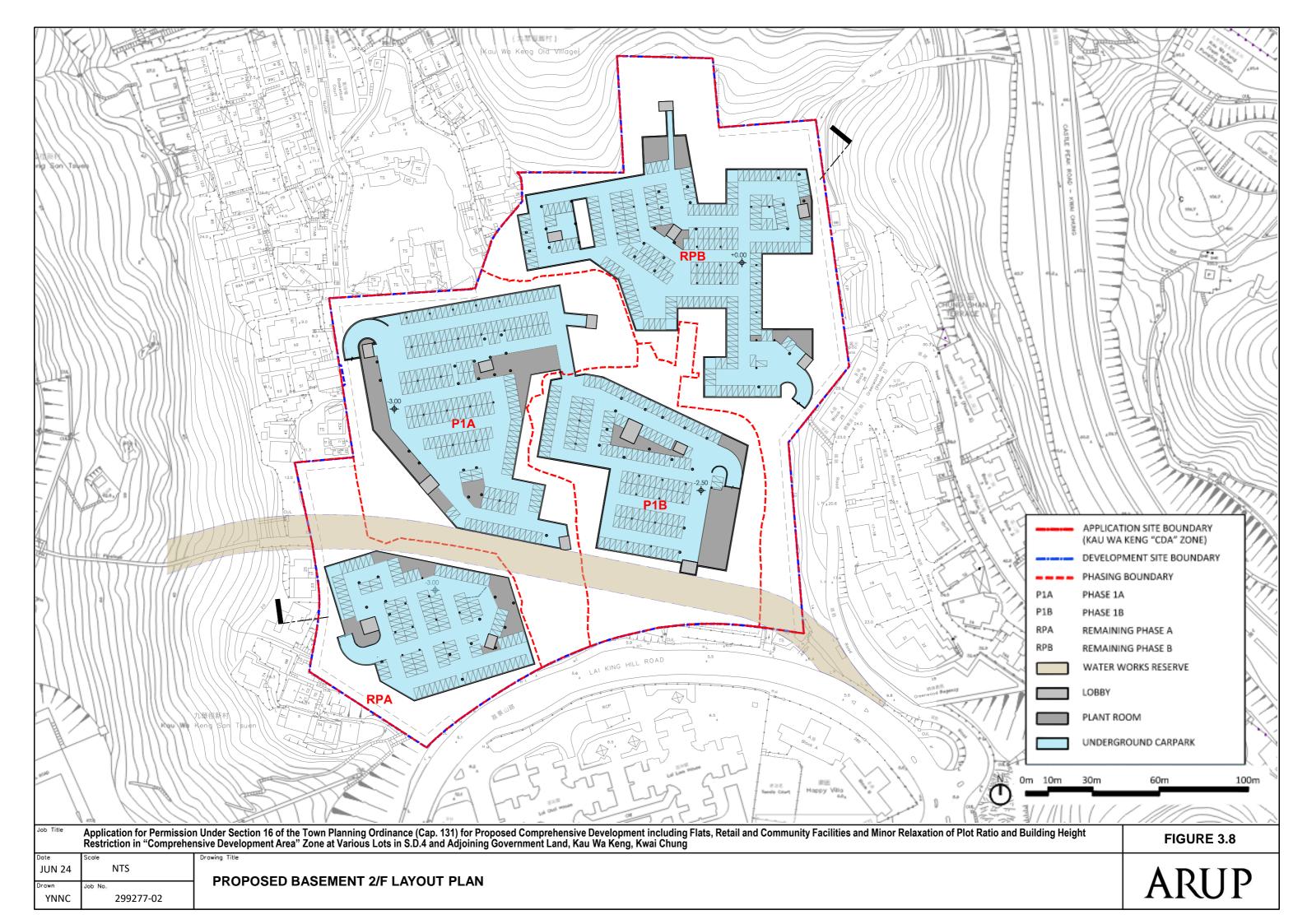
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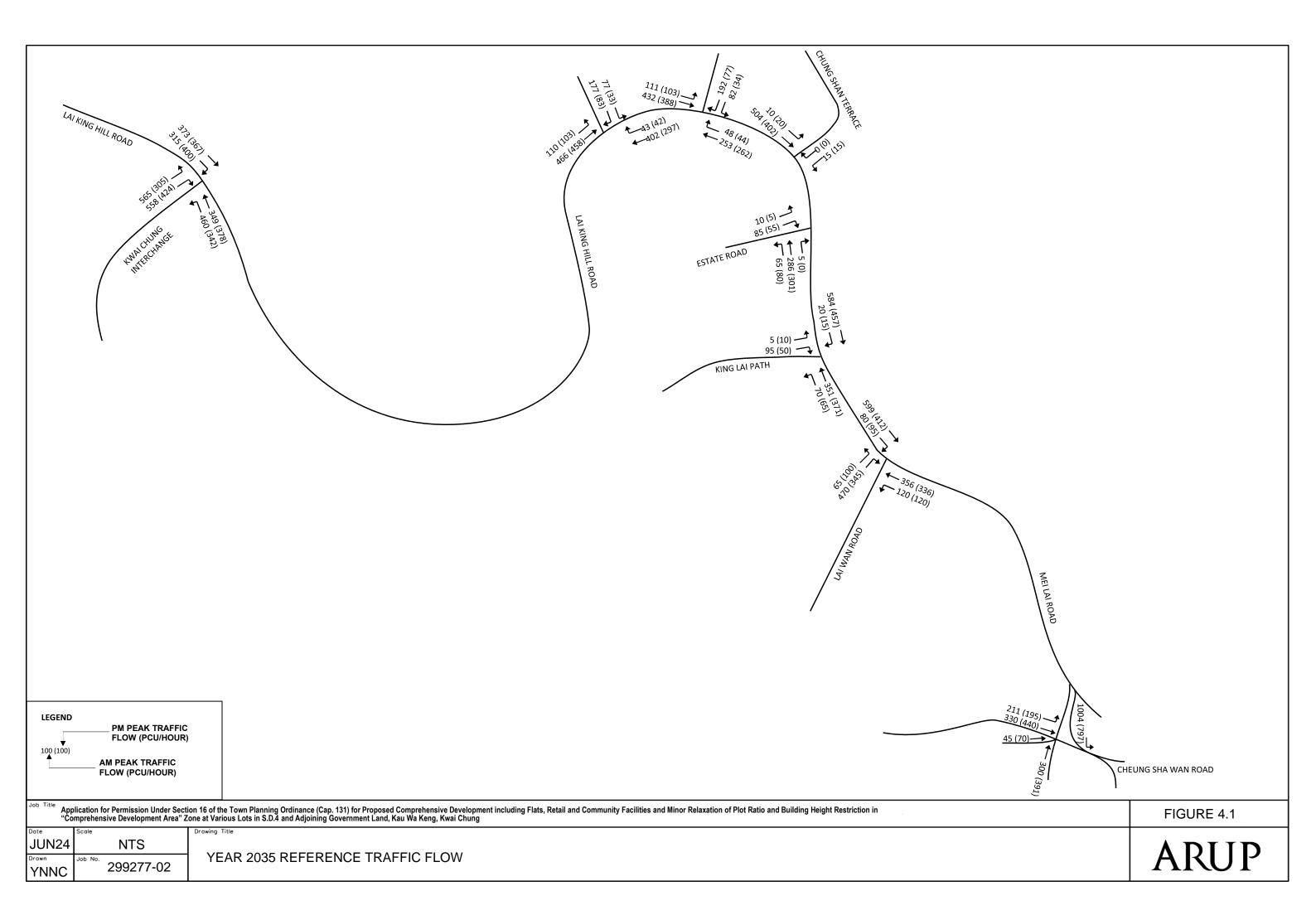


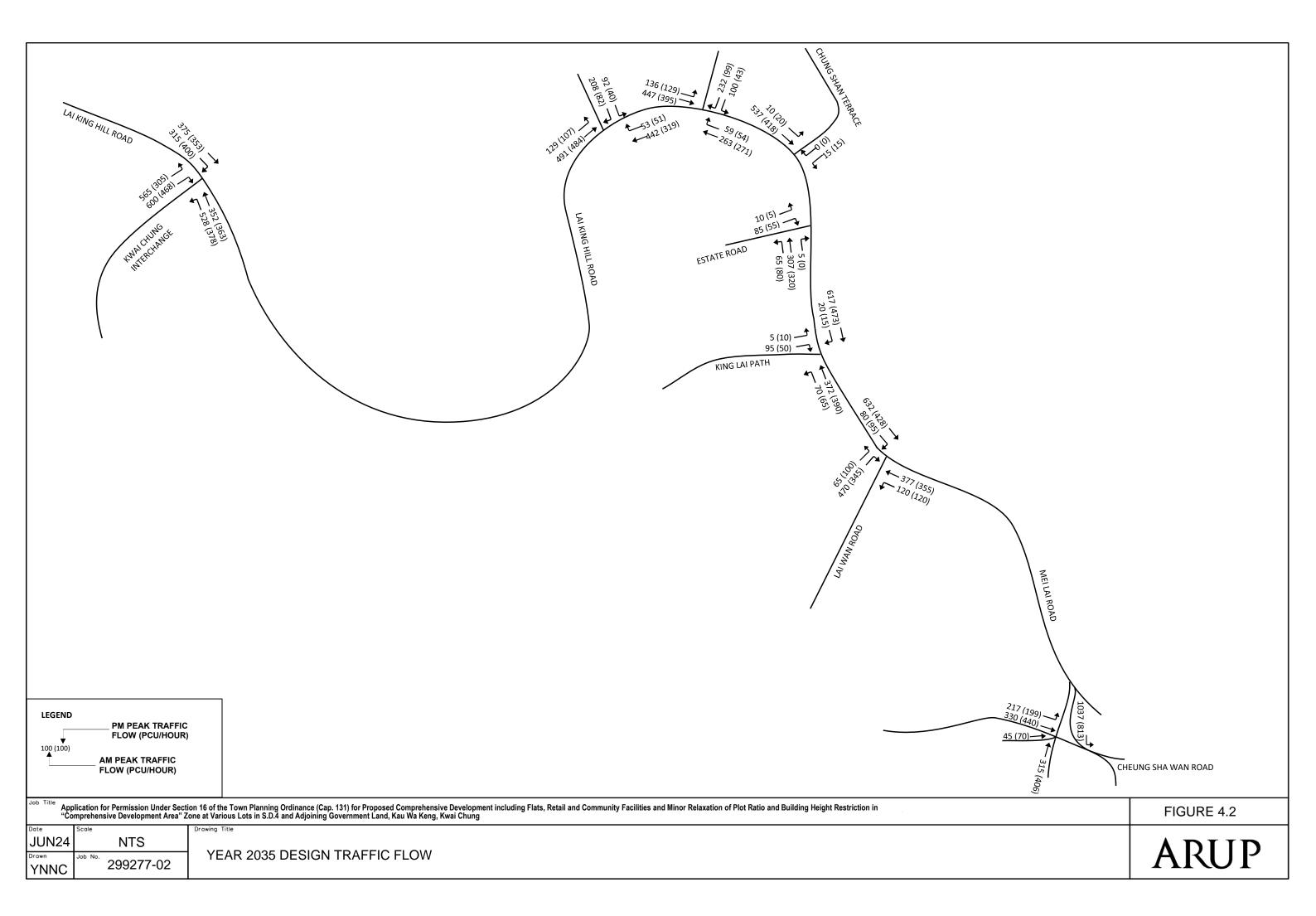


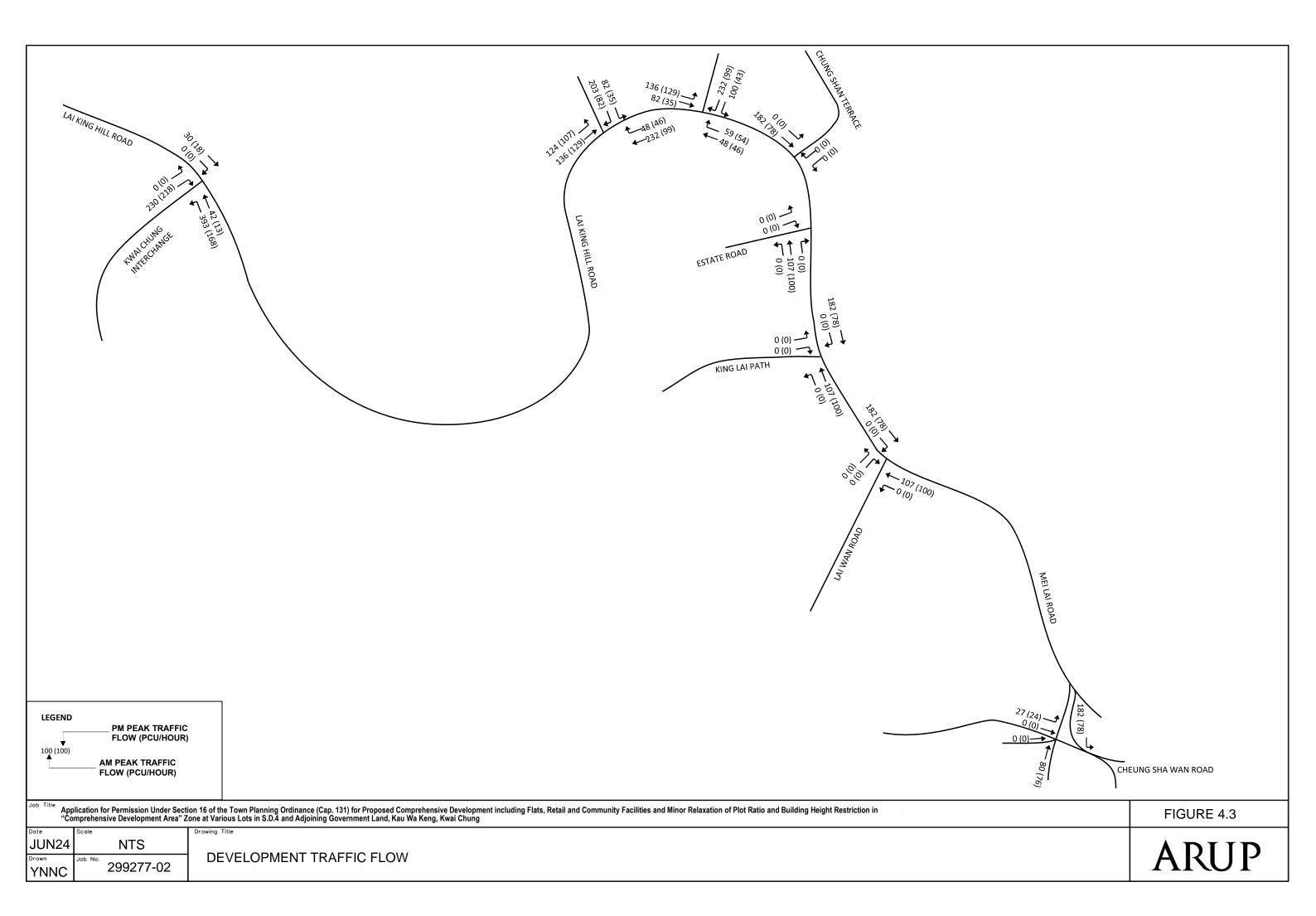


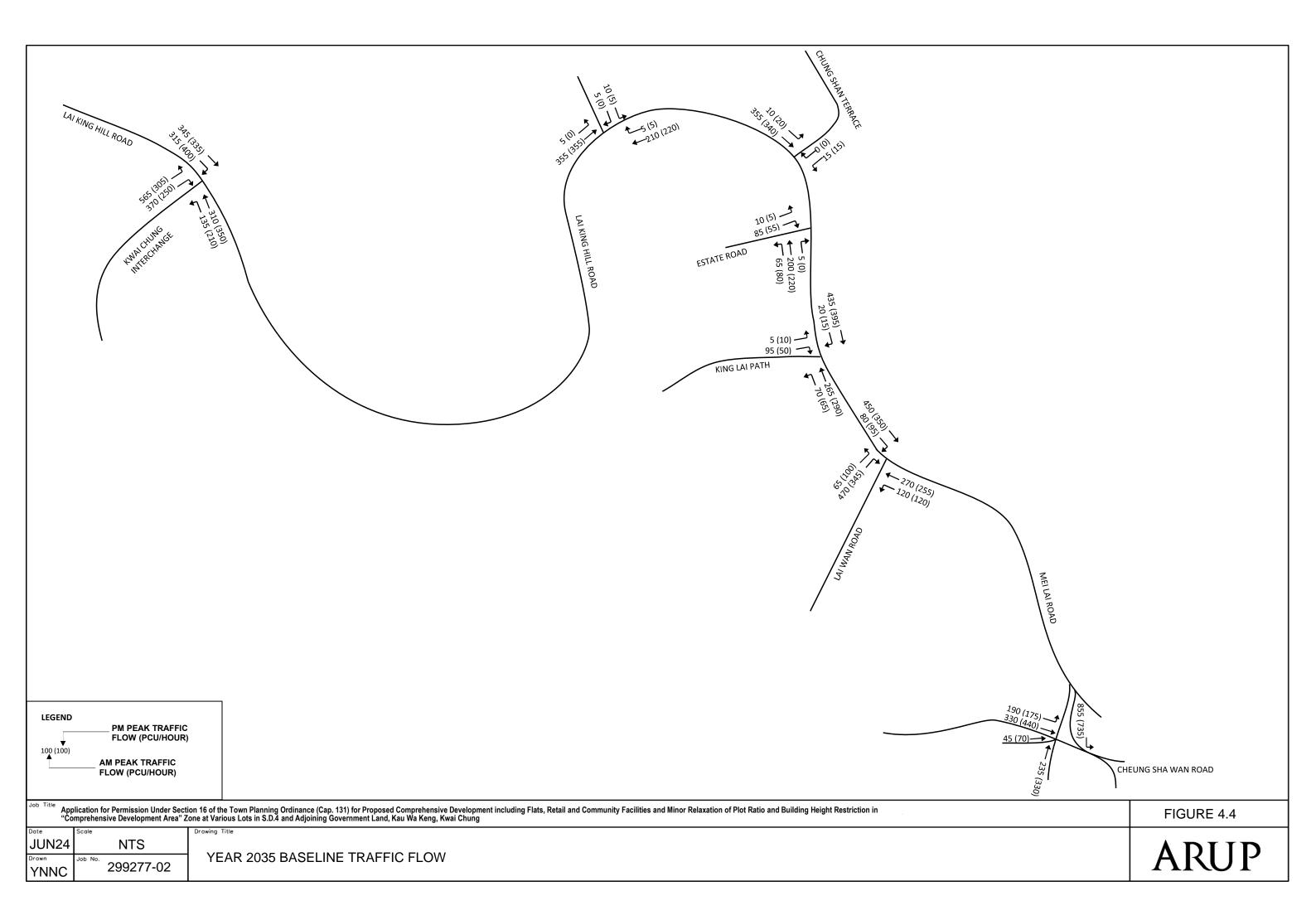


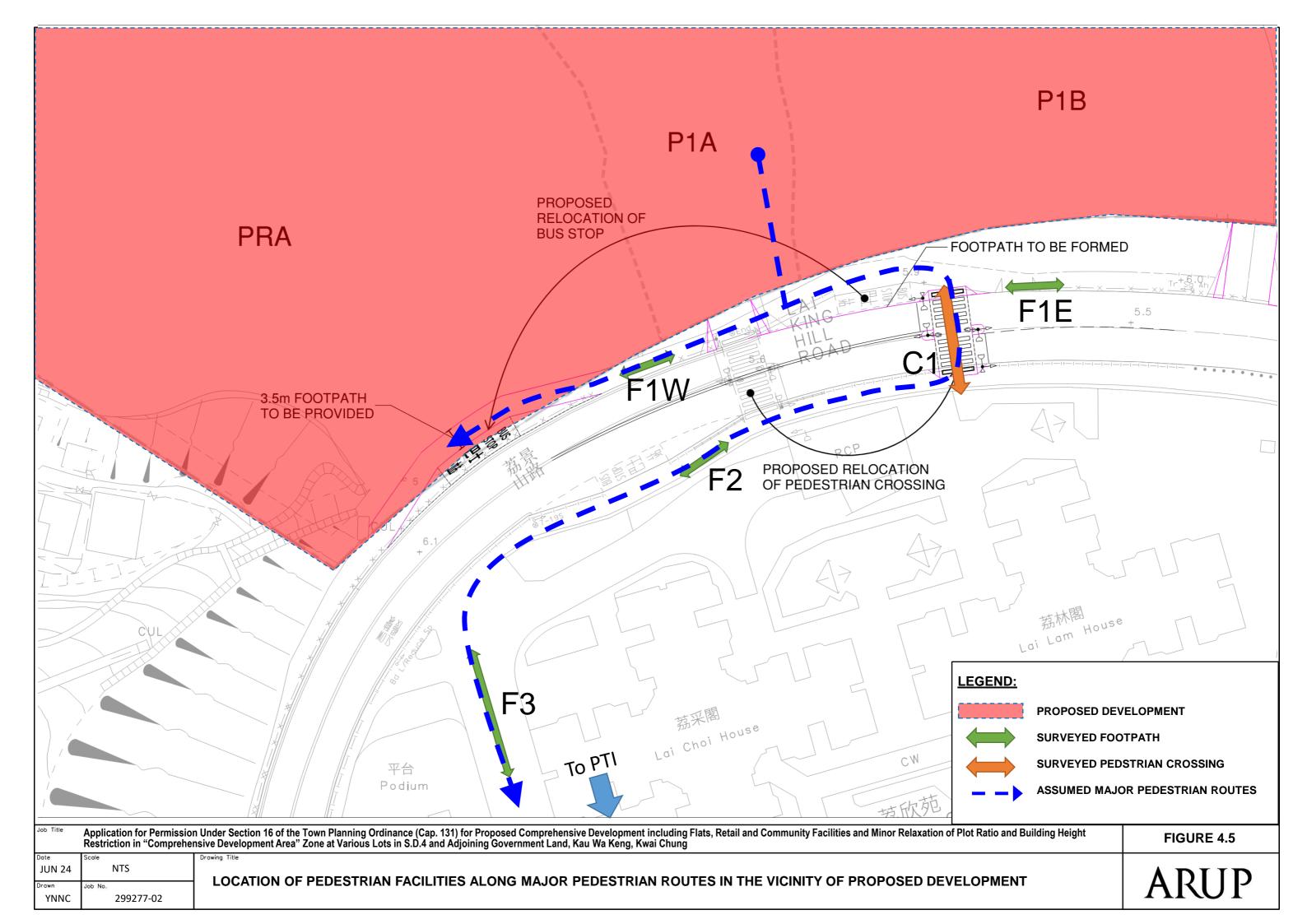


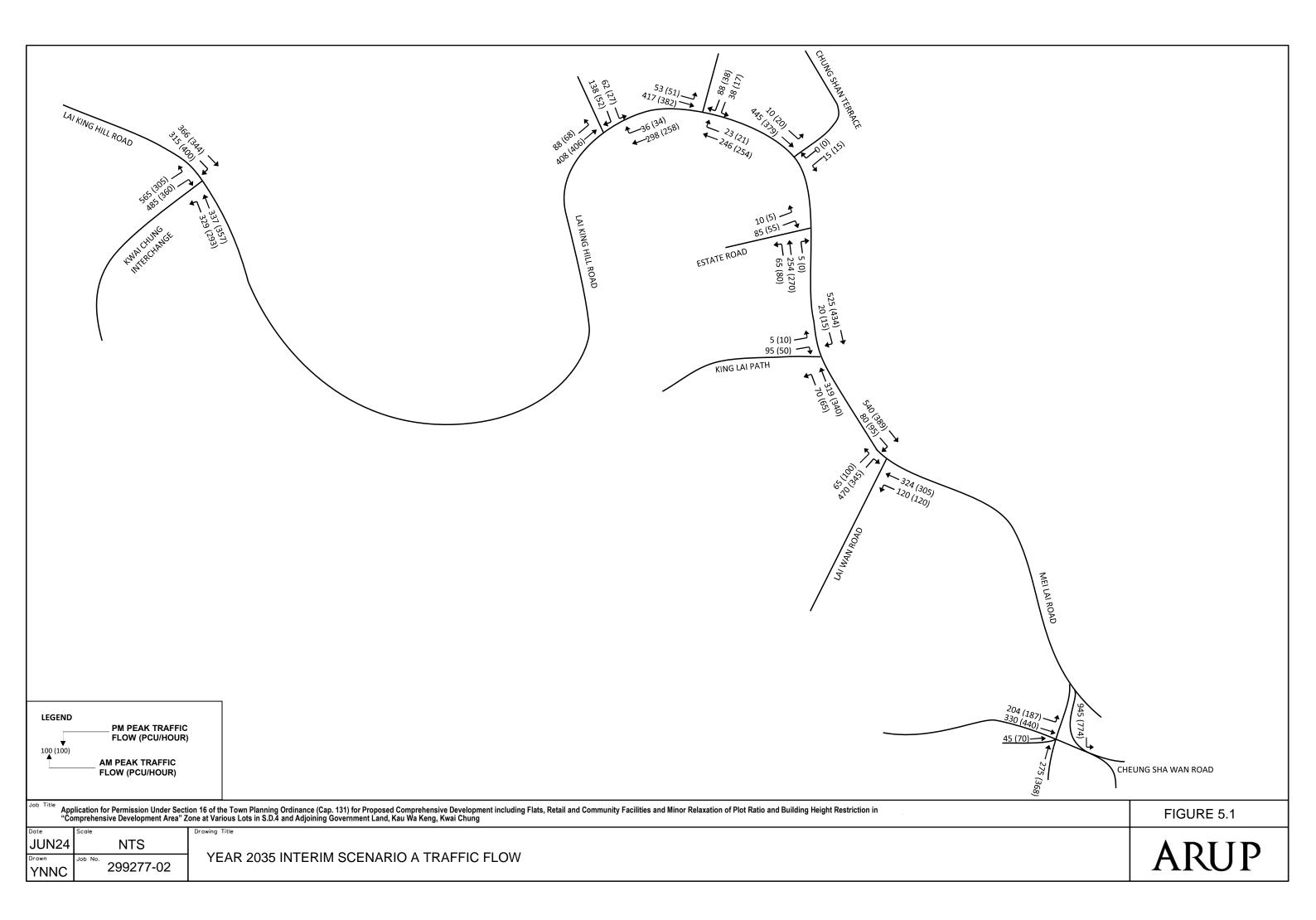


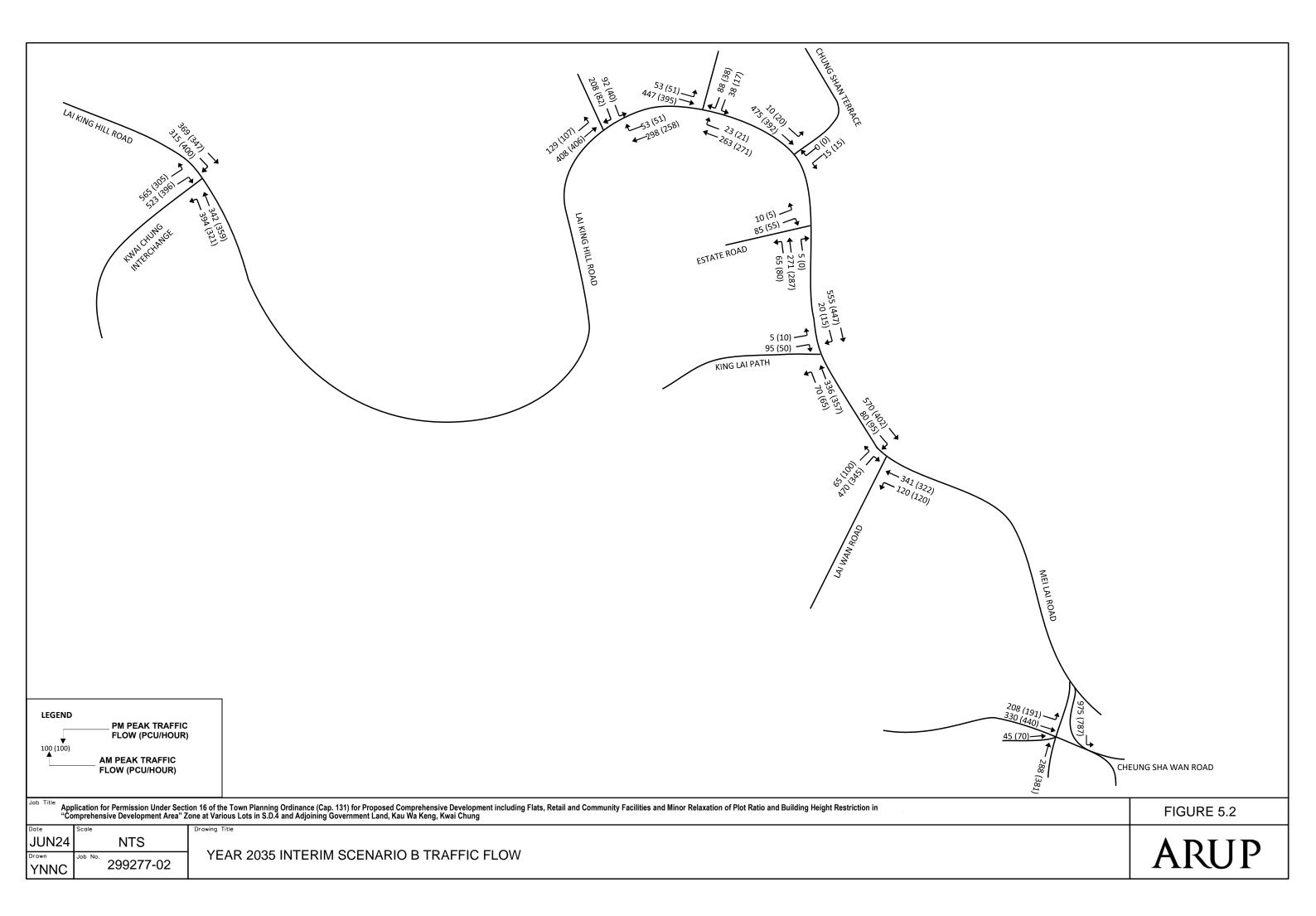


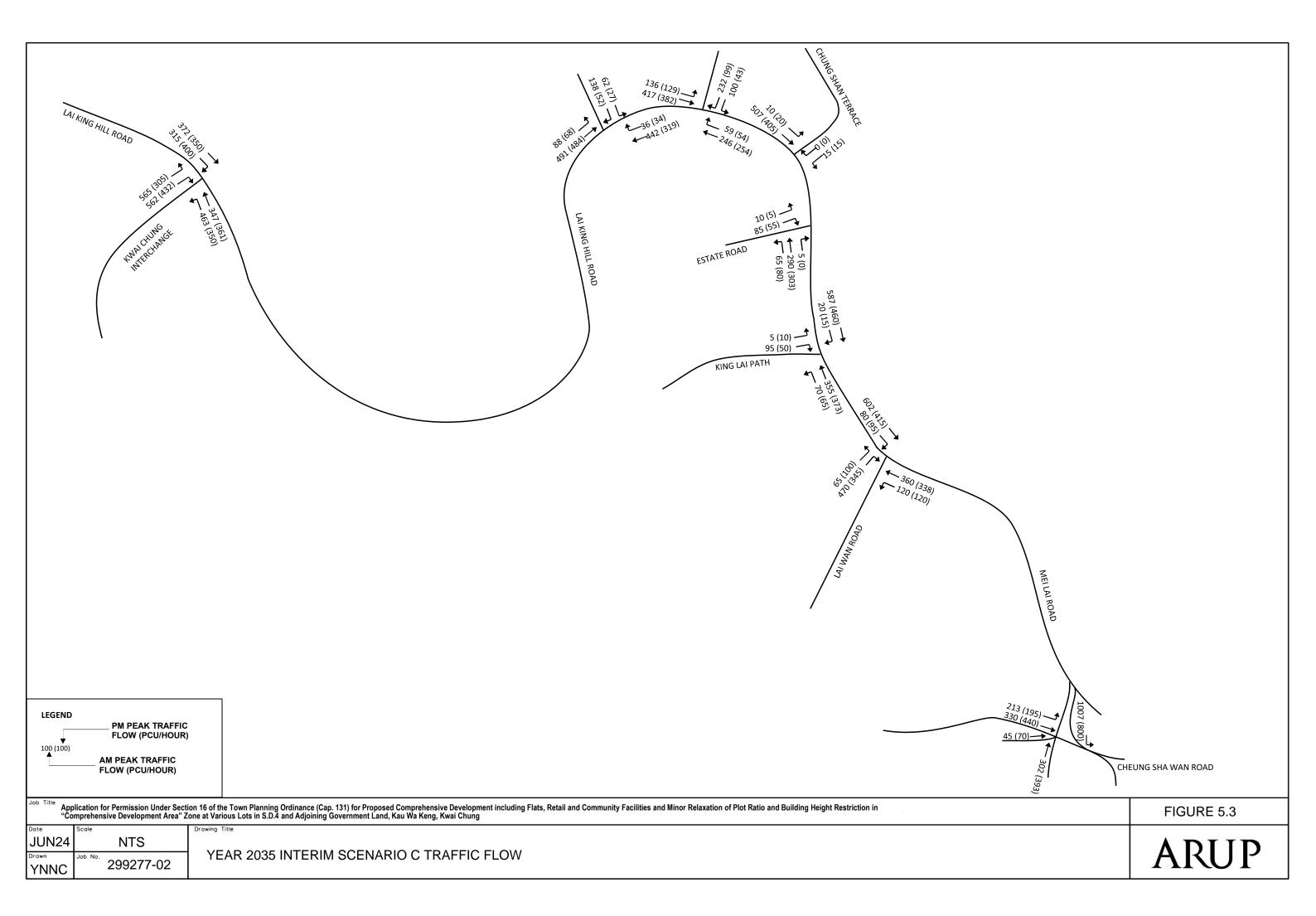








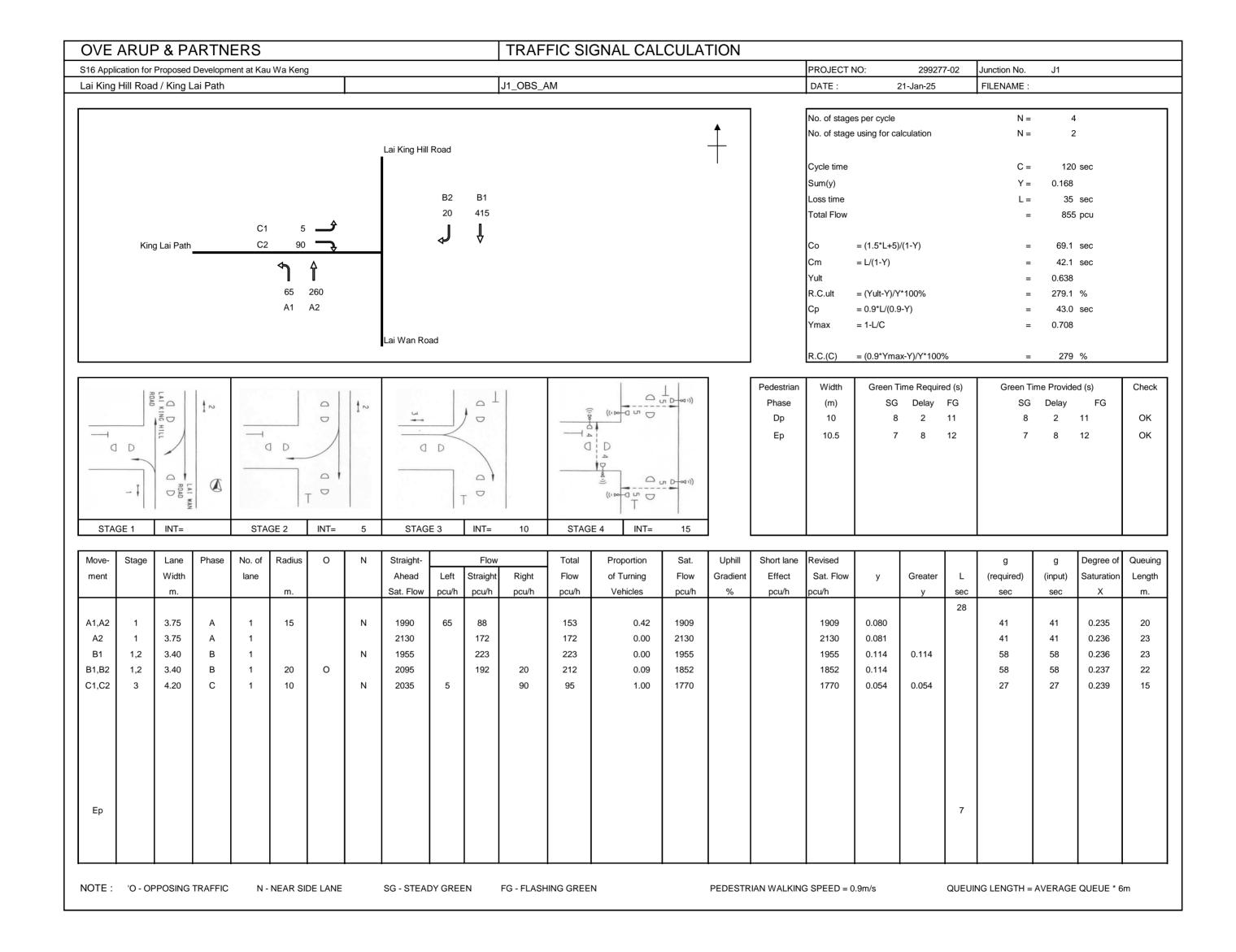




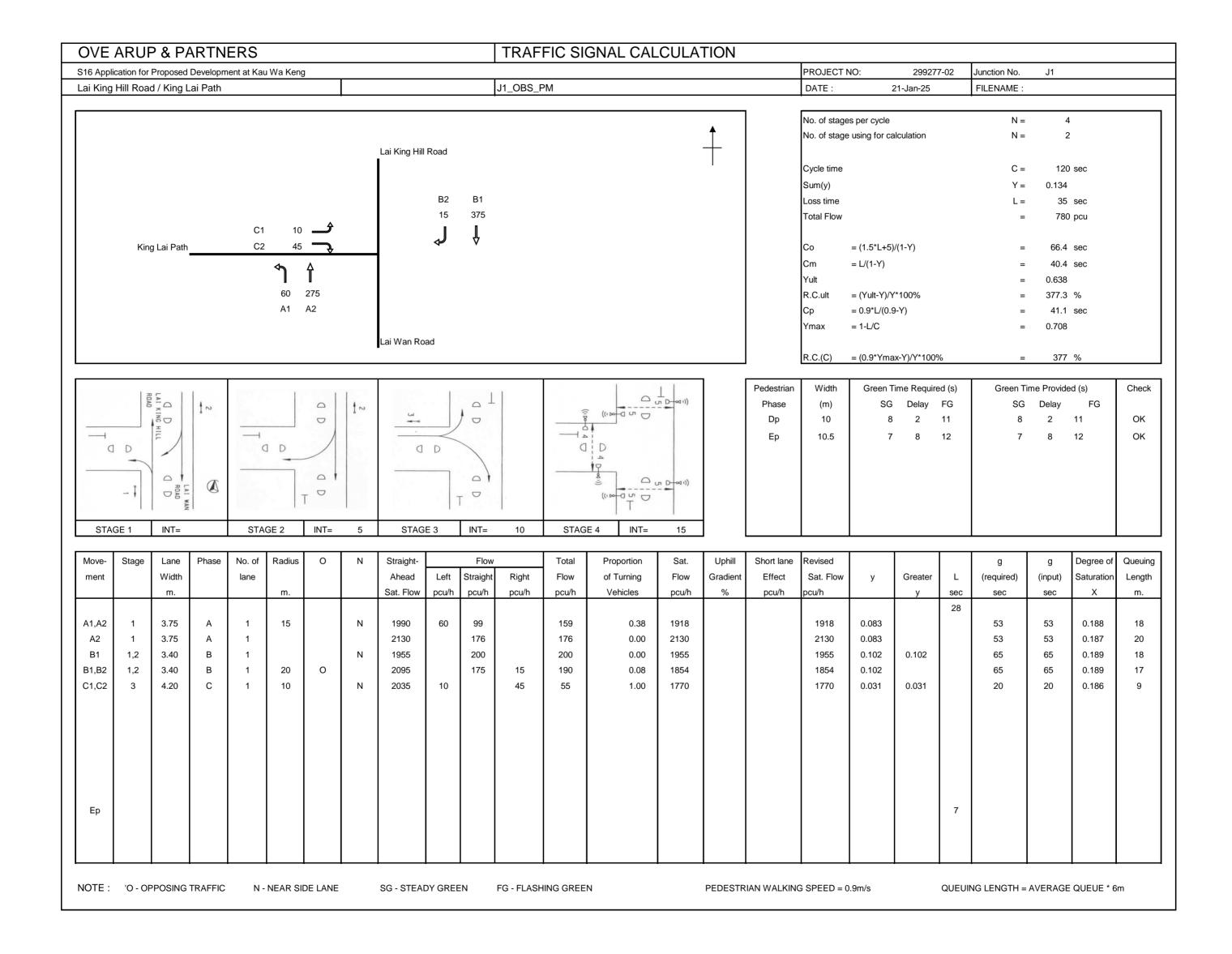
# **Appendix A**

# **Junction Calculation Sheets**

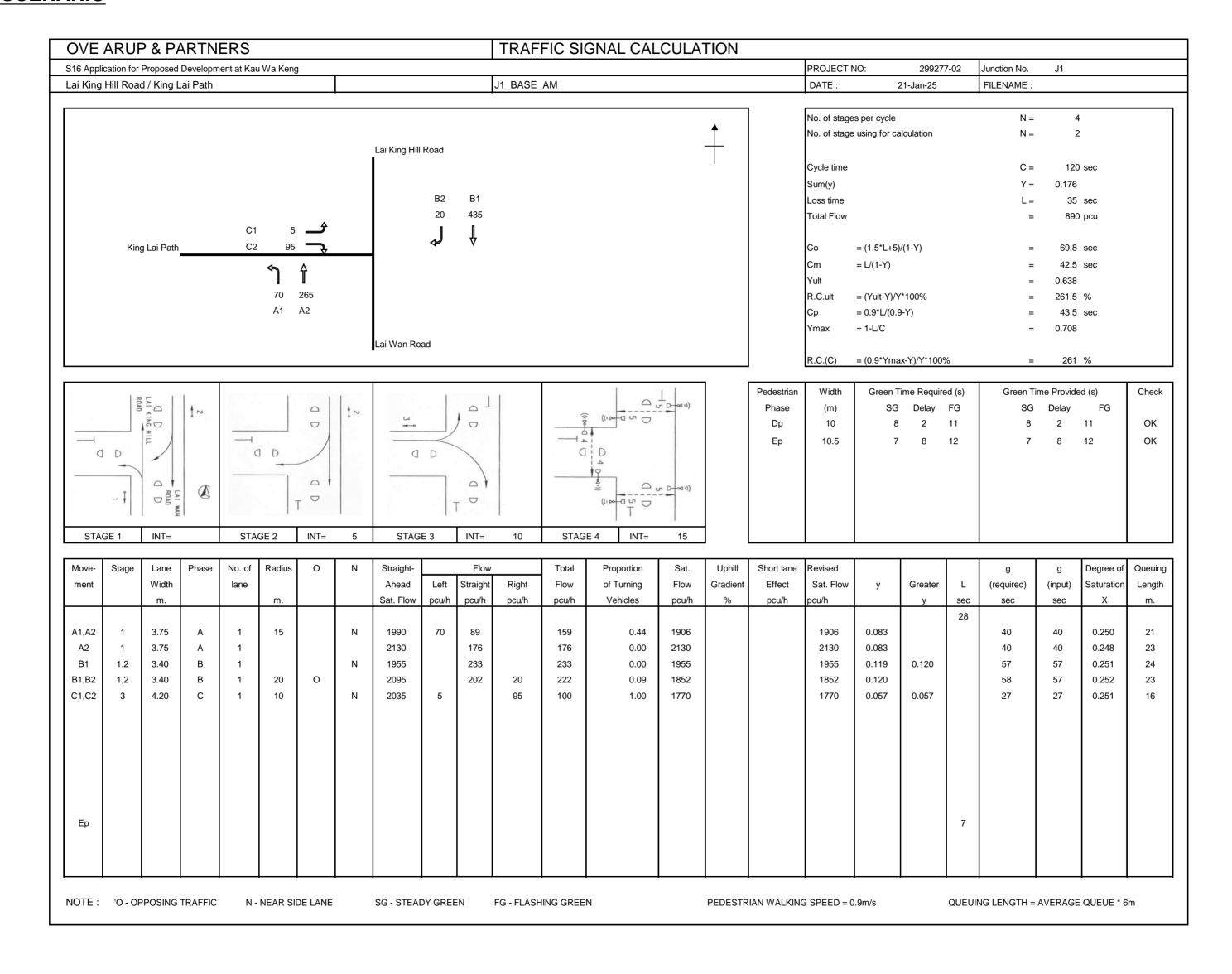
# J1 YEAR 2024 AM TRAFFIC FLOW



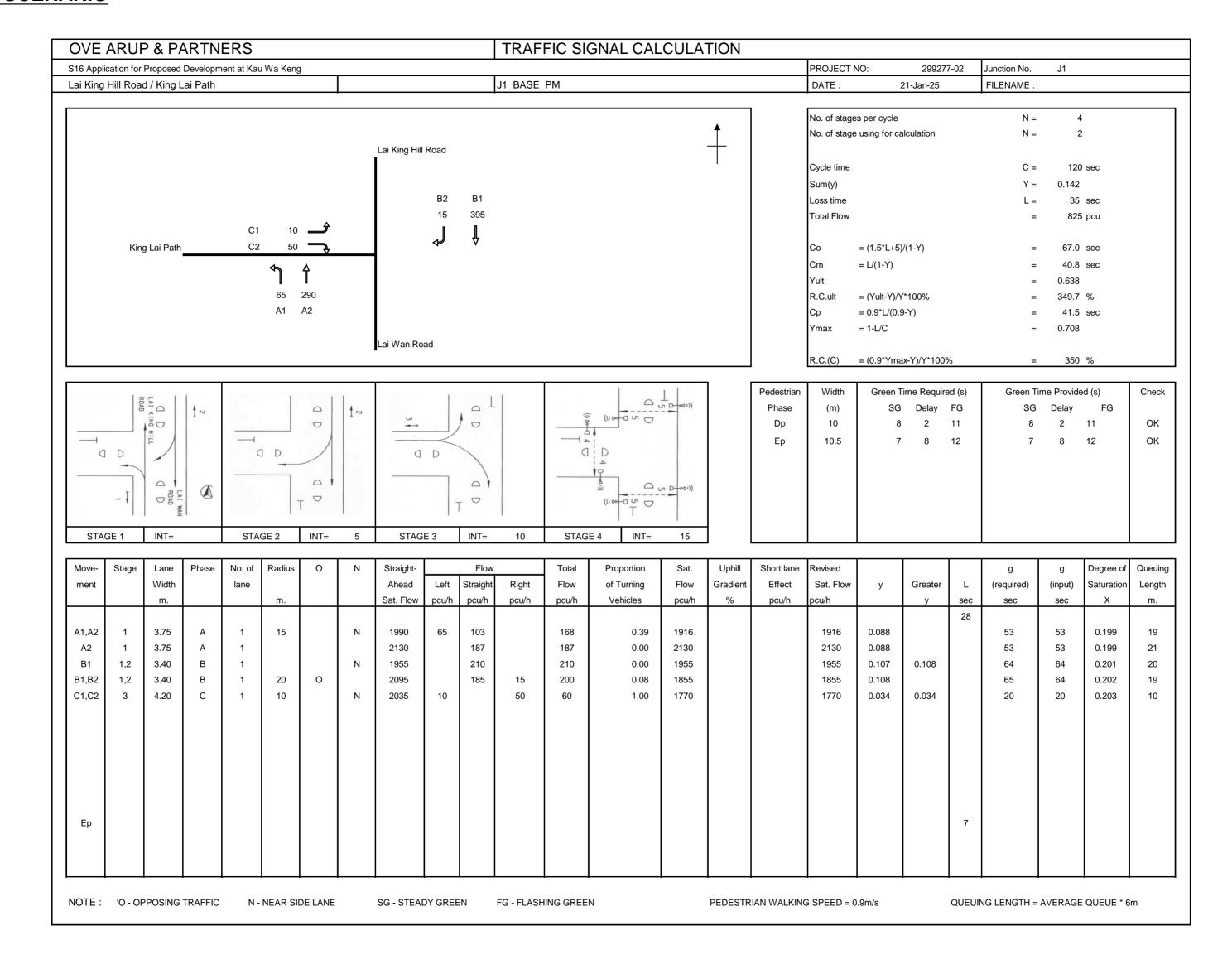
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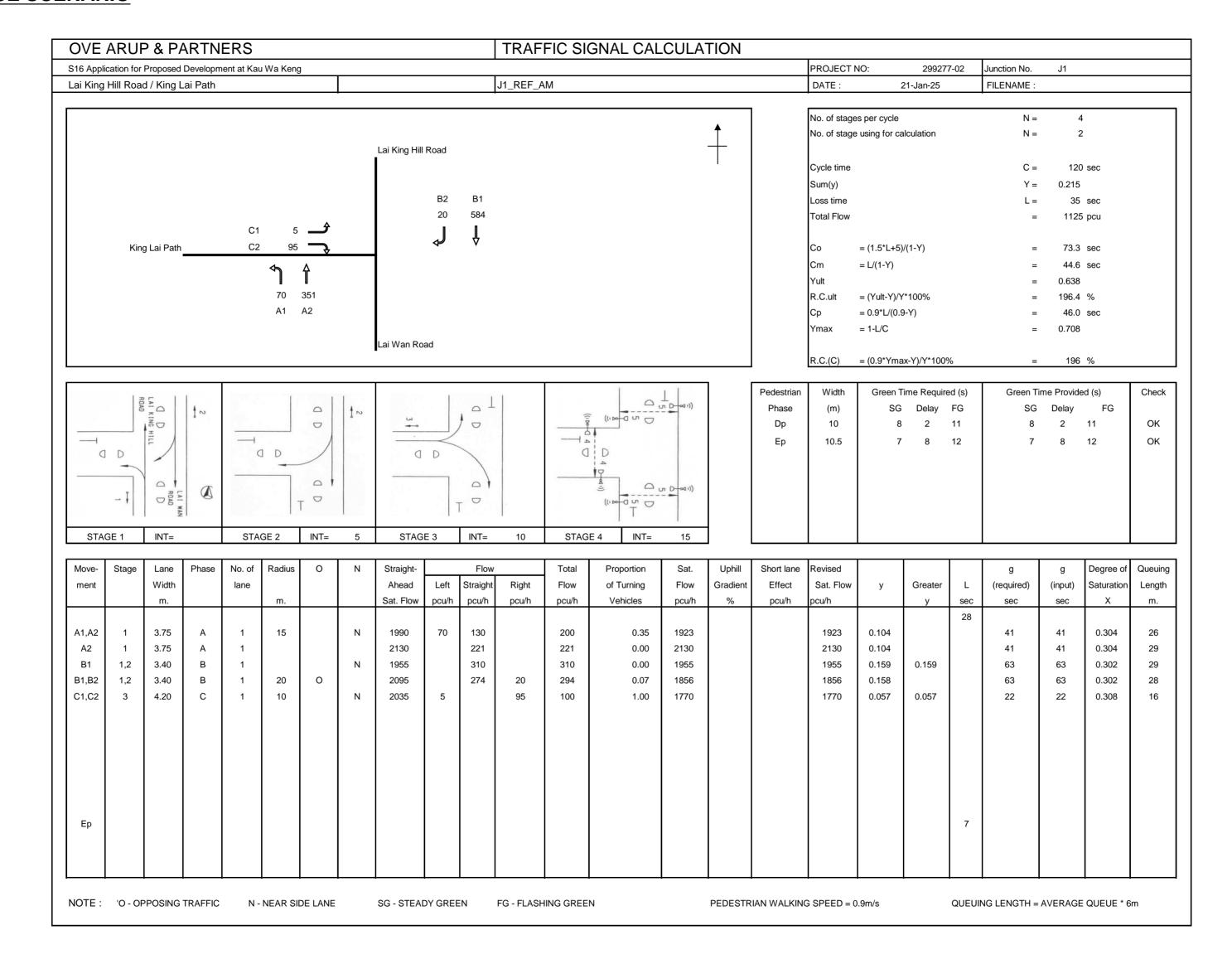
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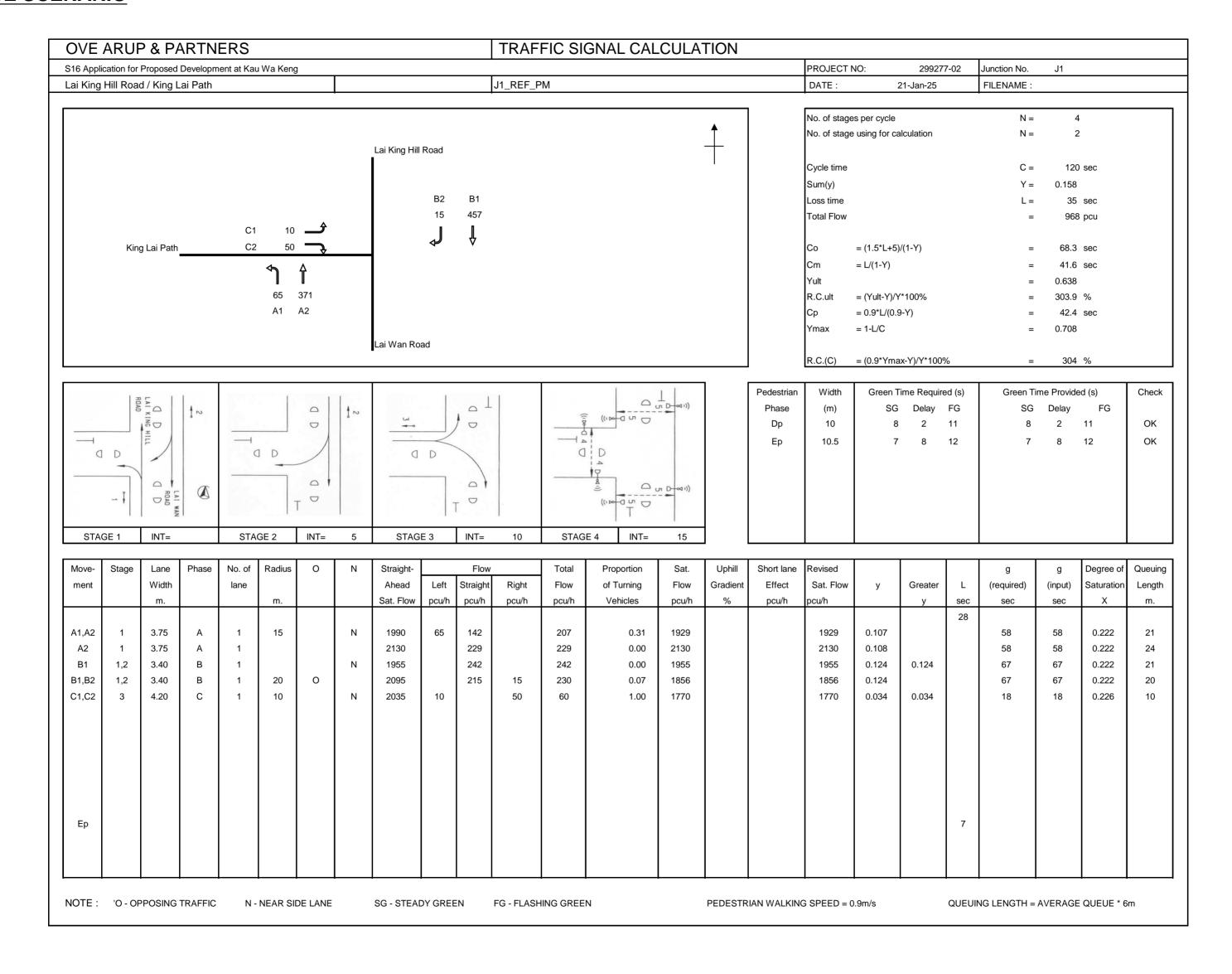
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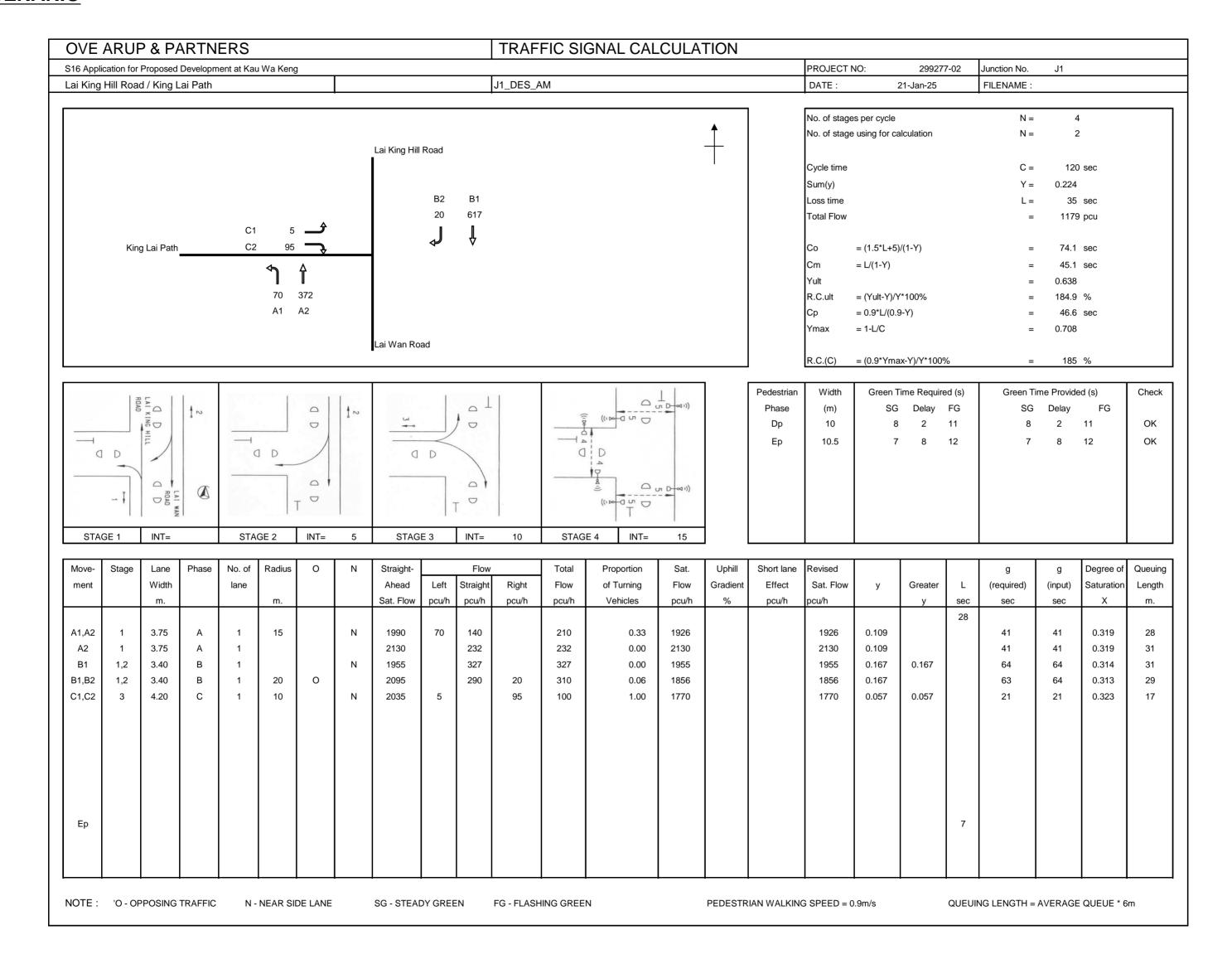
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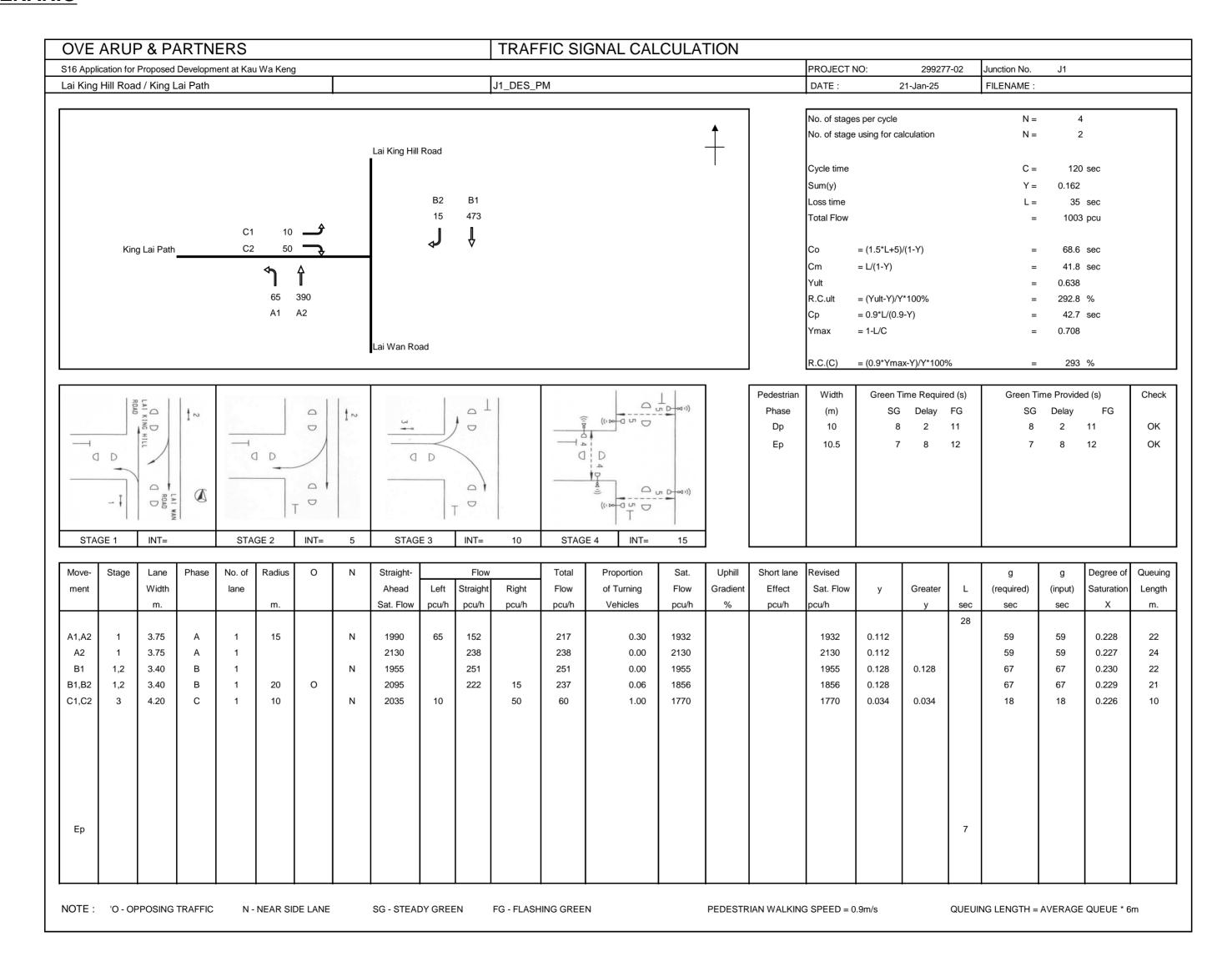
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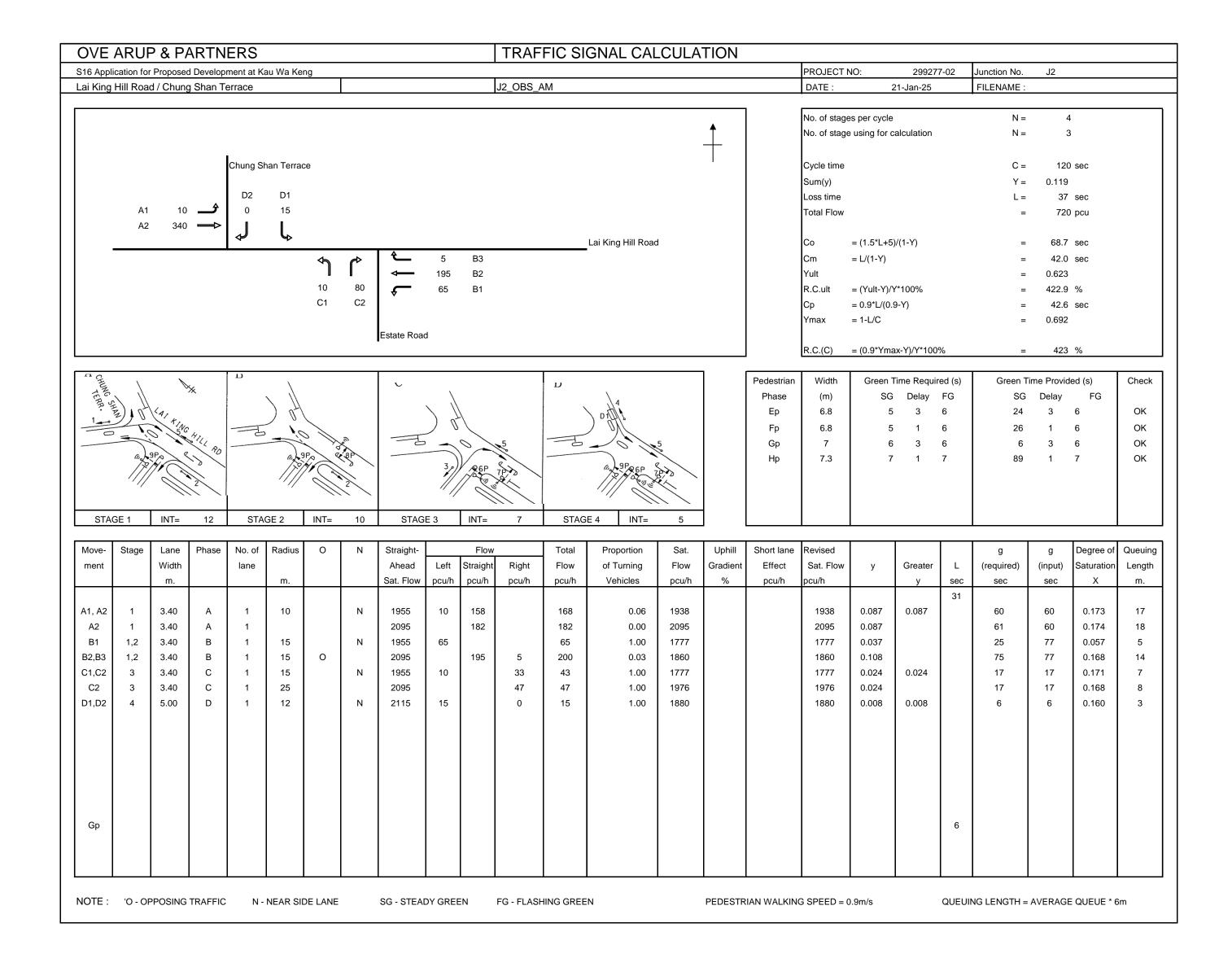


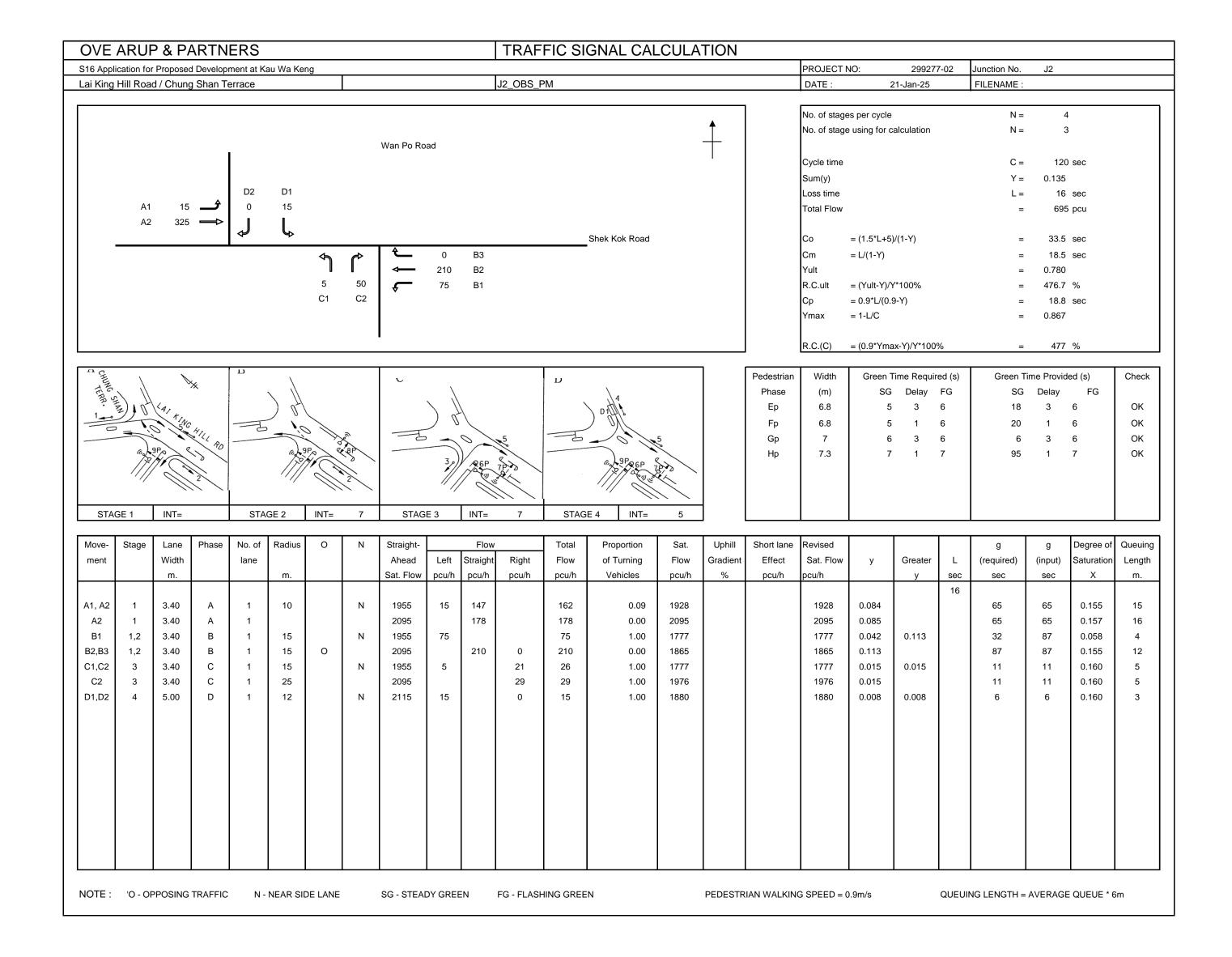
#### J1 YEAR 2035 AM TRAFFIC FLOW DESIGN SCENARIO



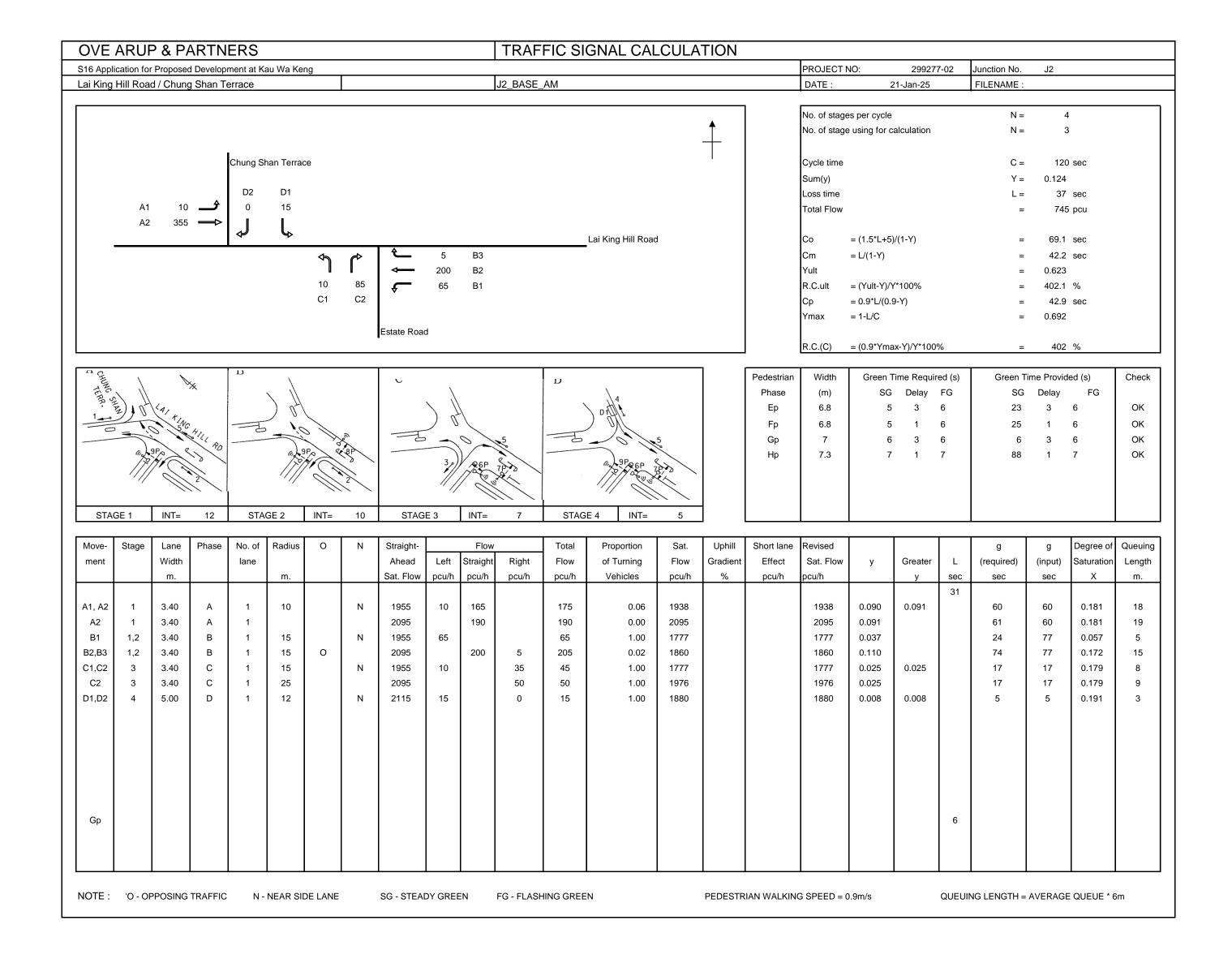
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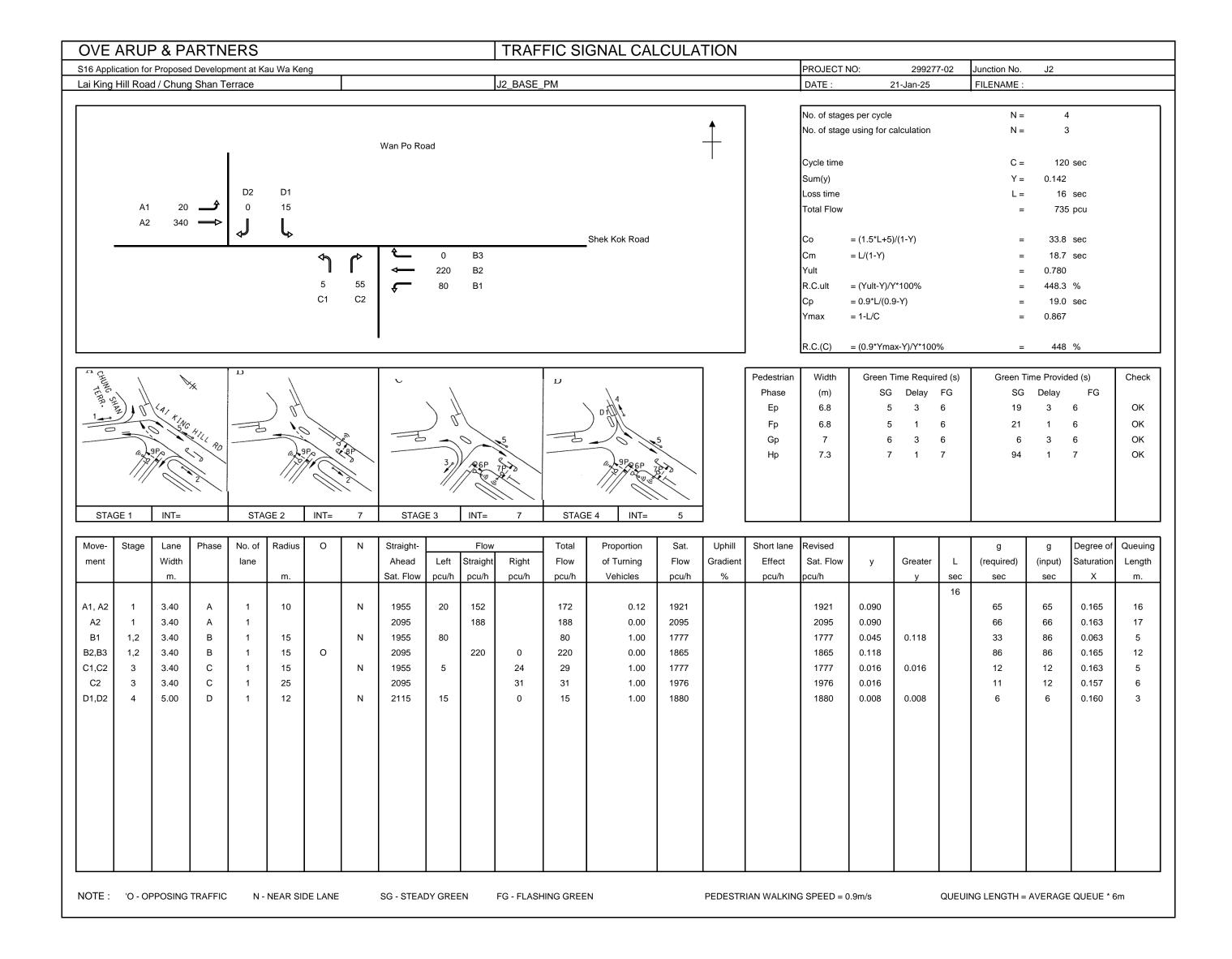




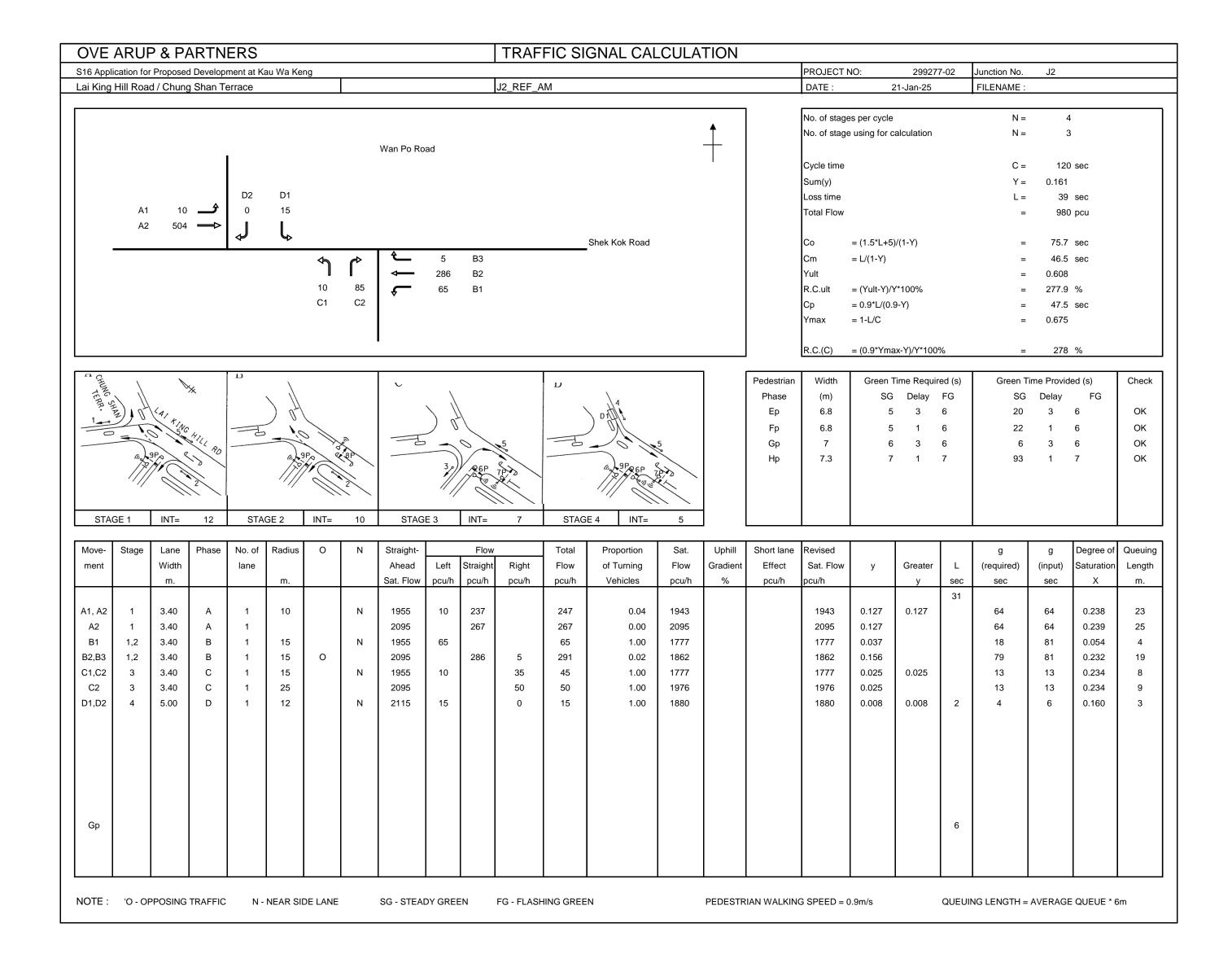
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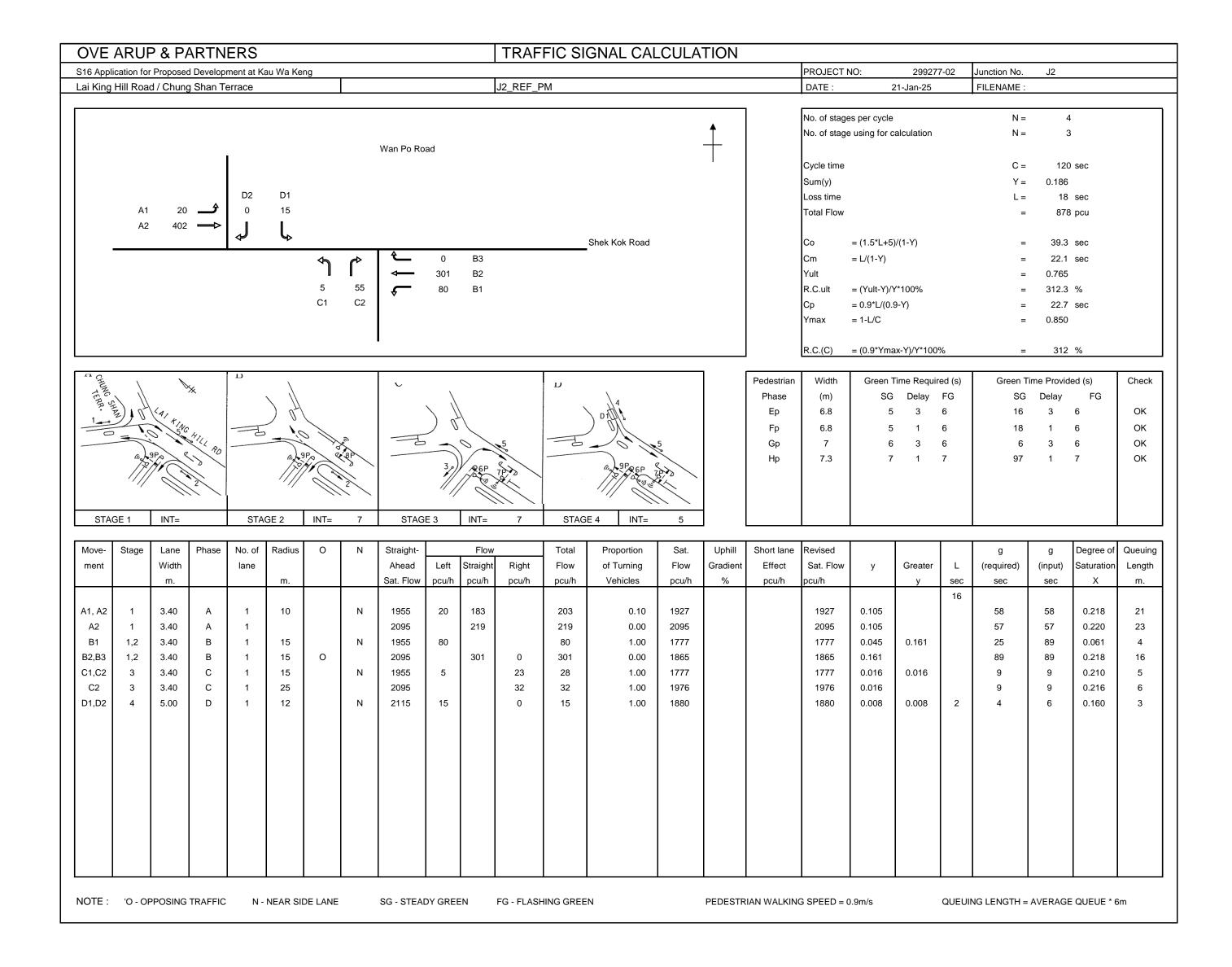
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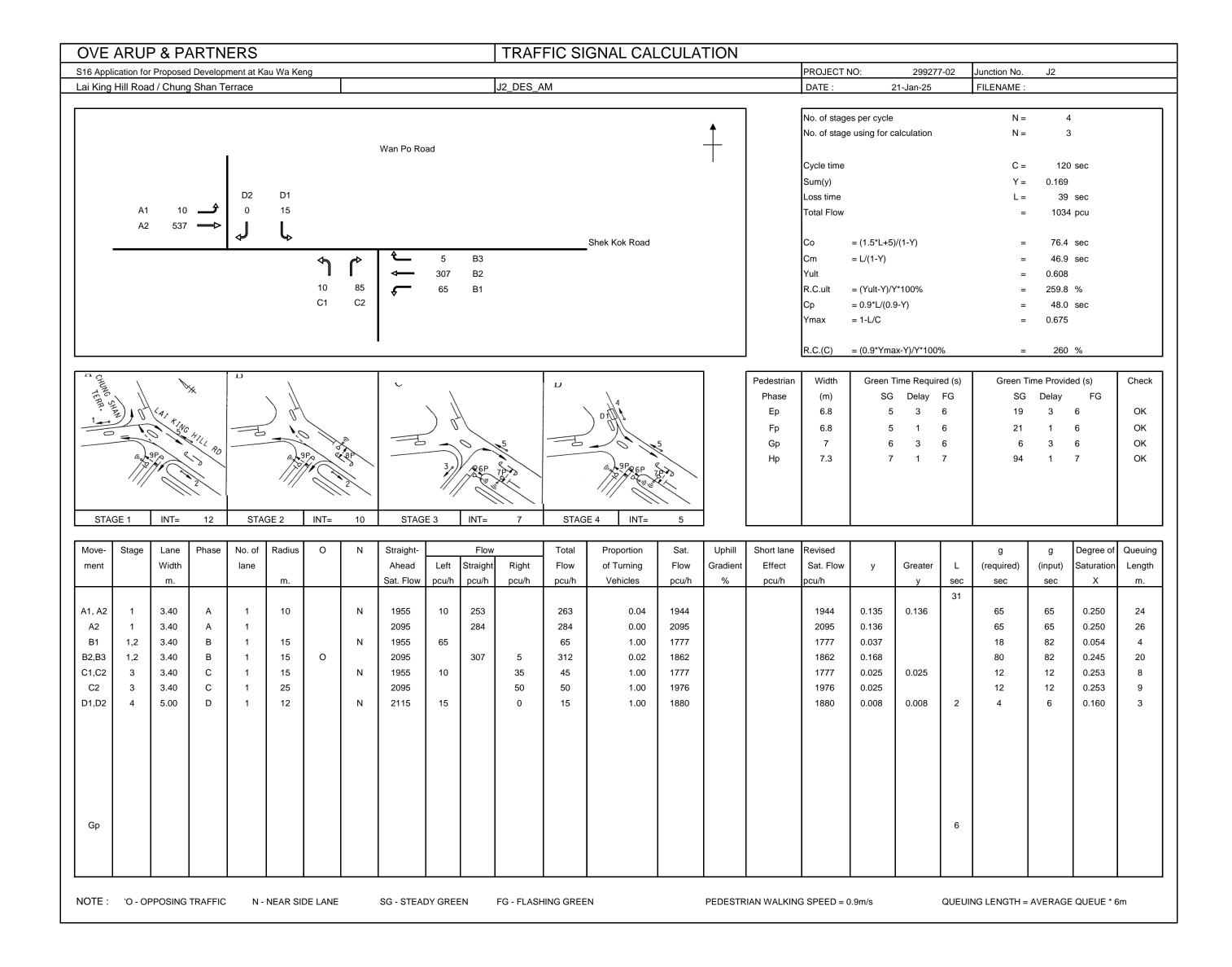
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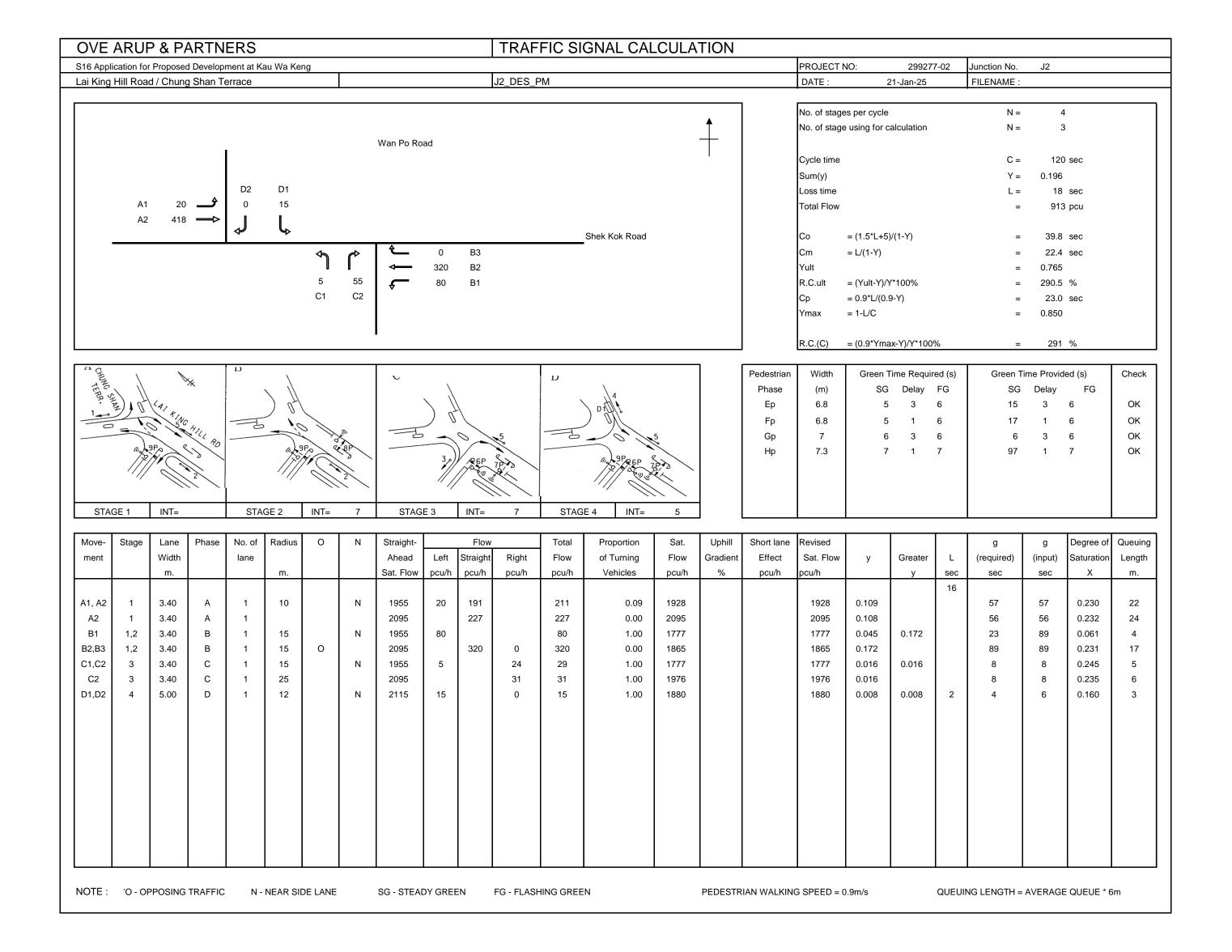
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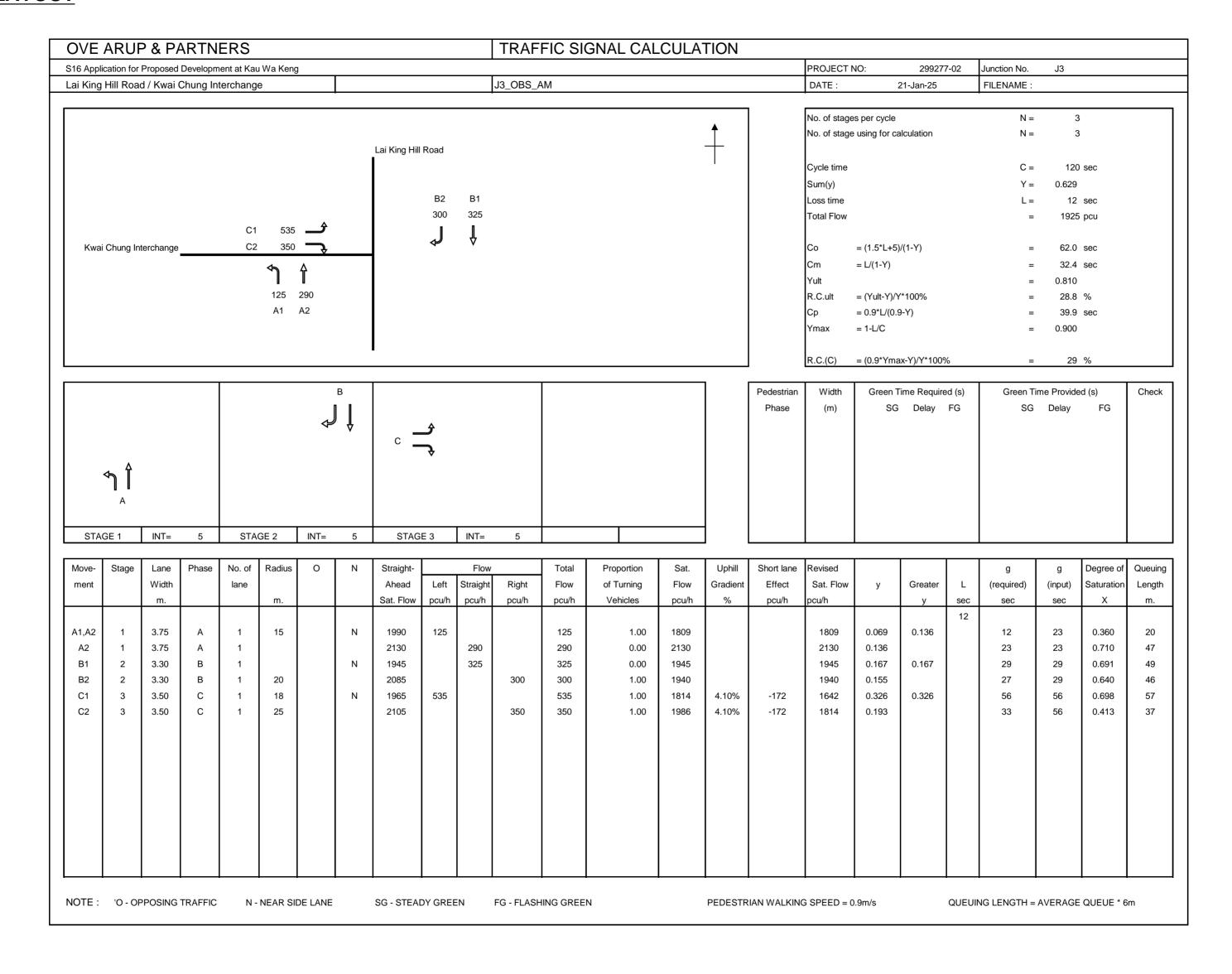
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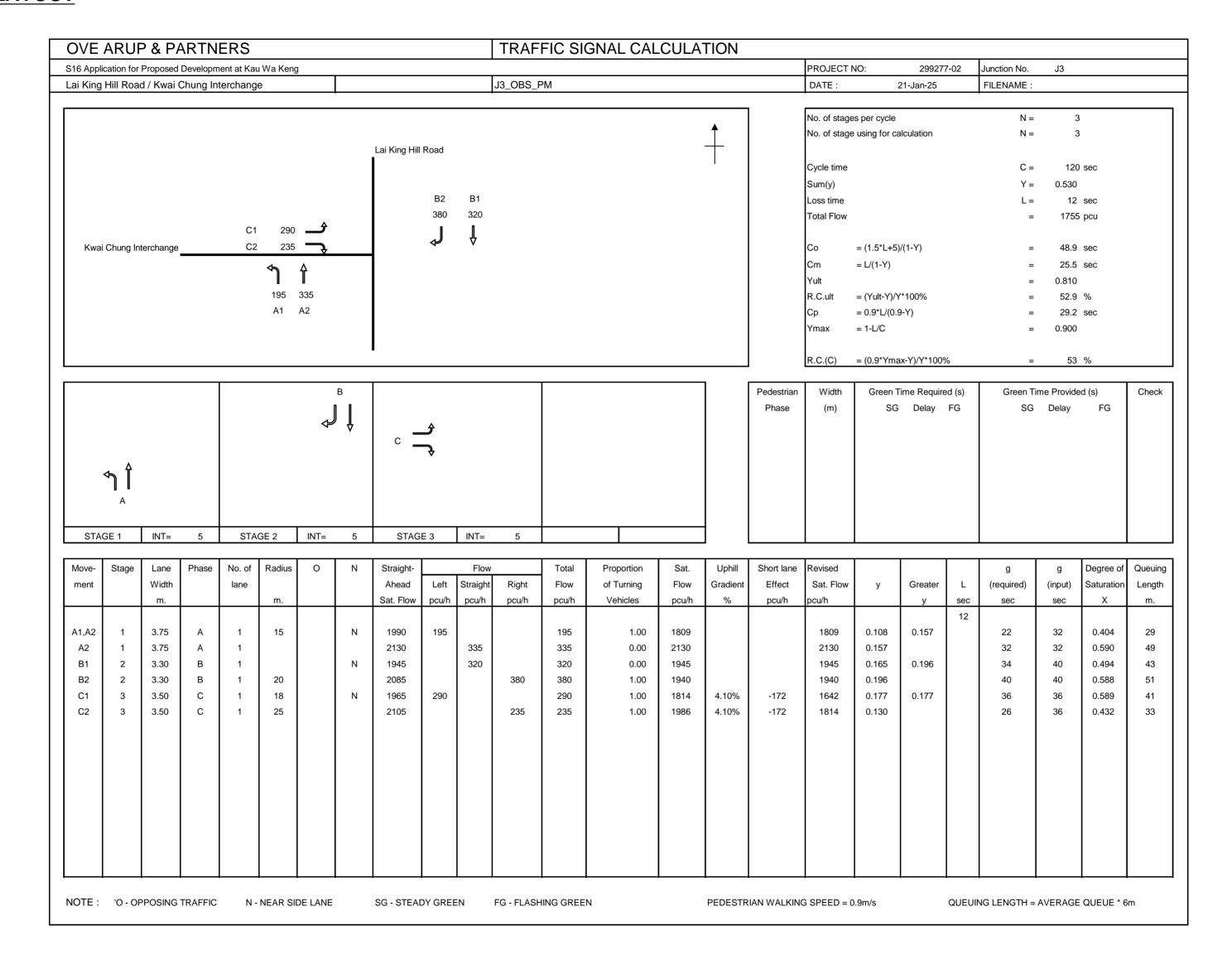
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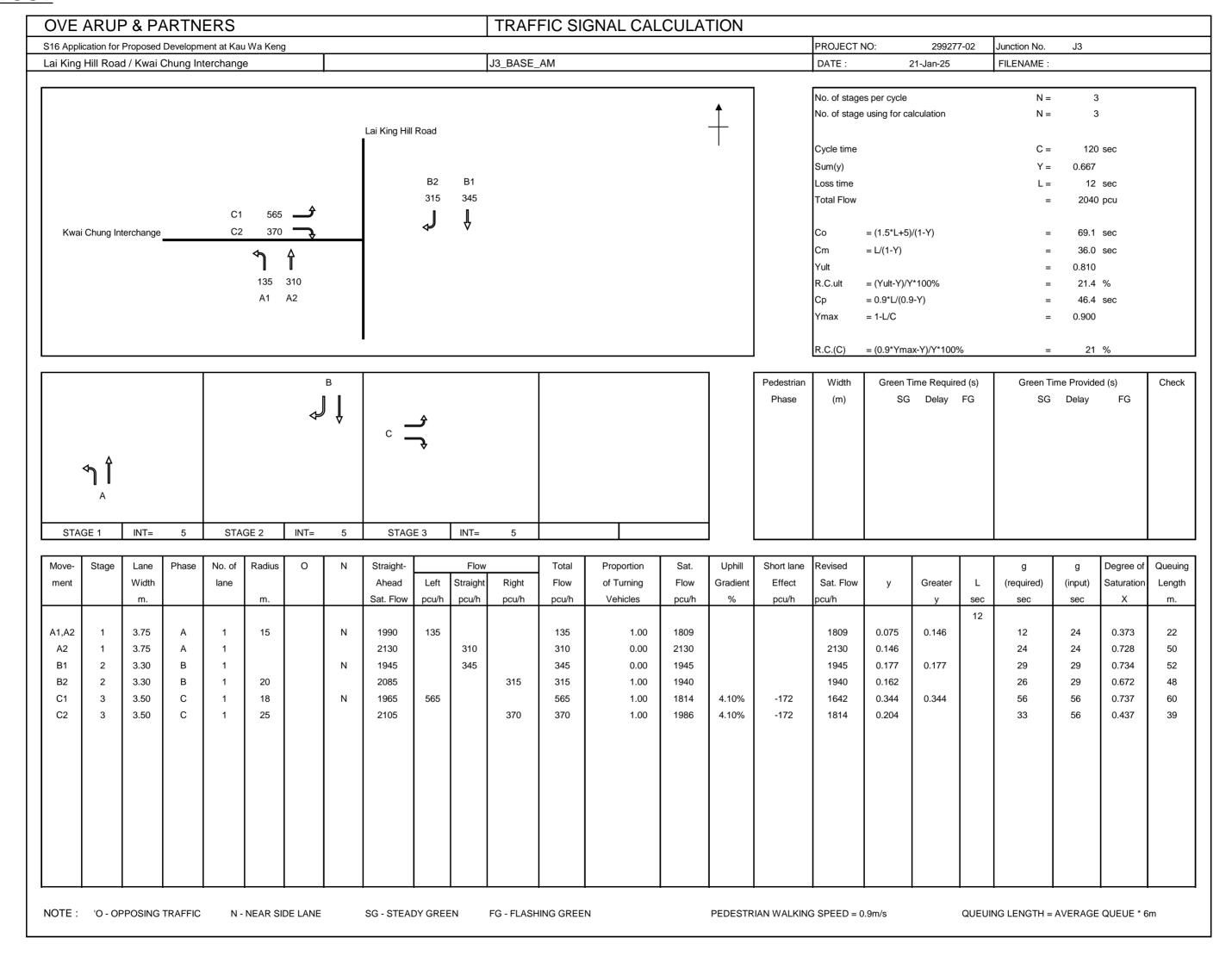
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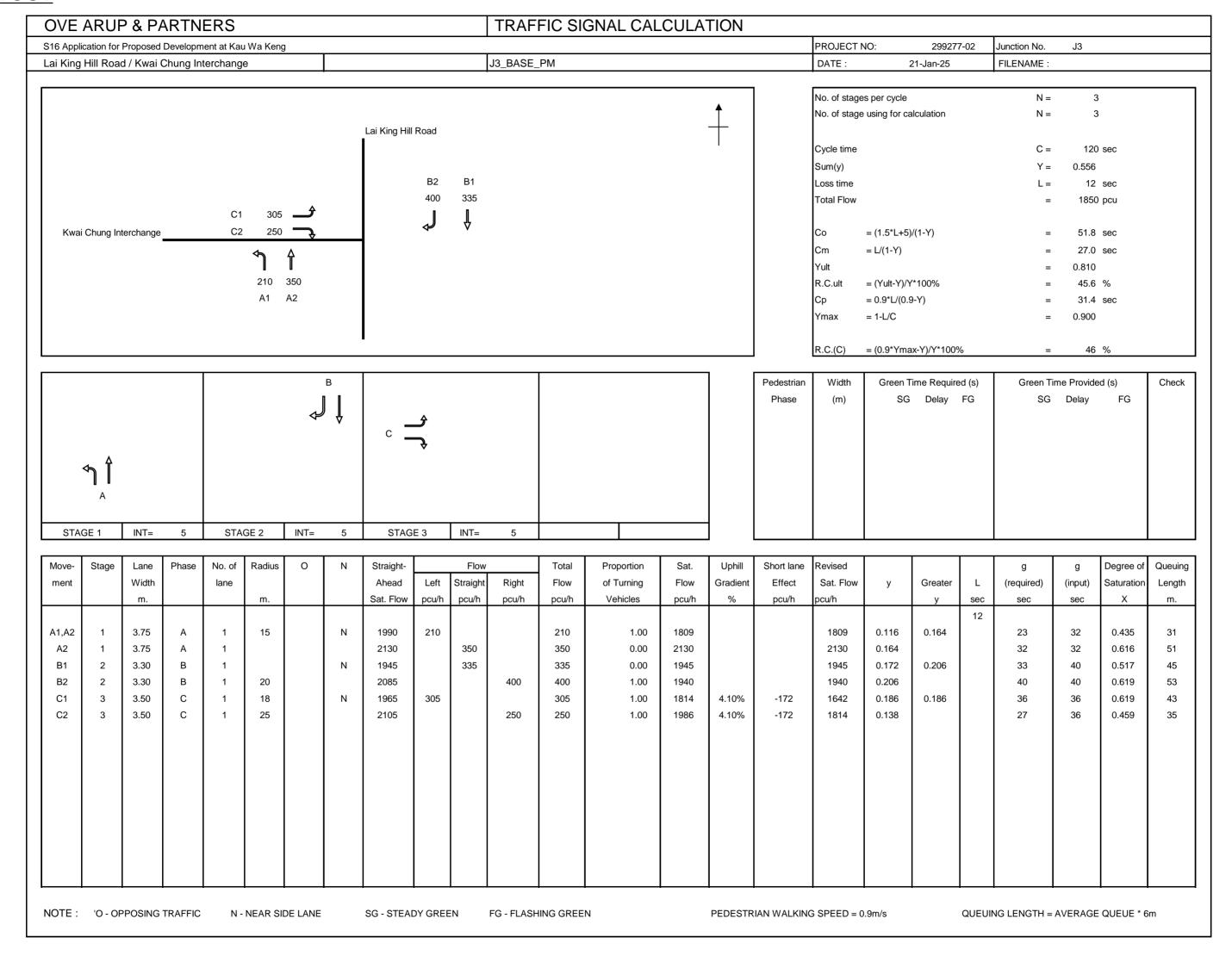
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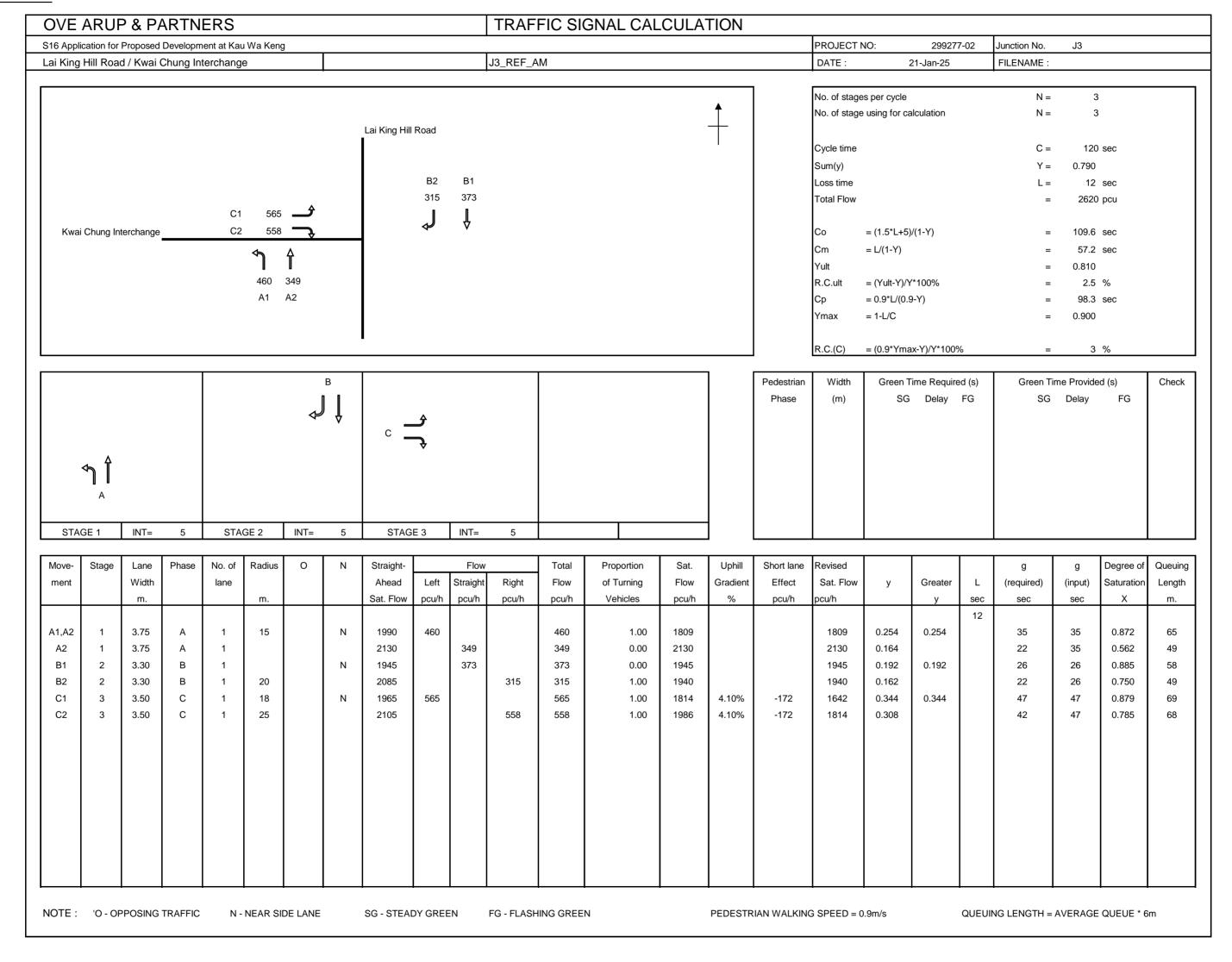
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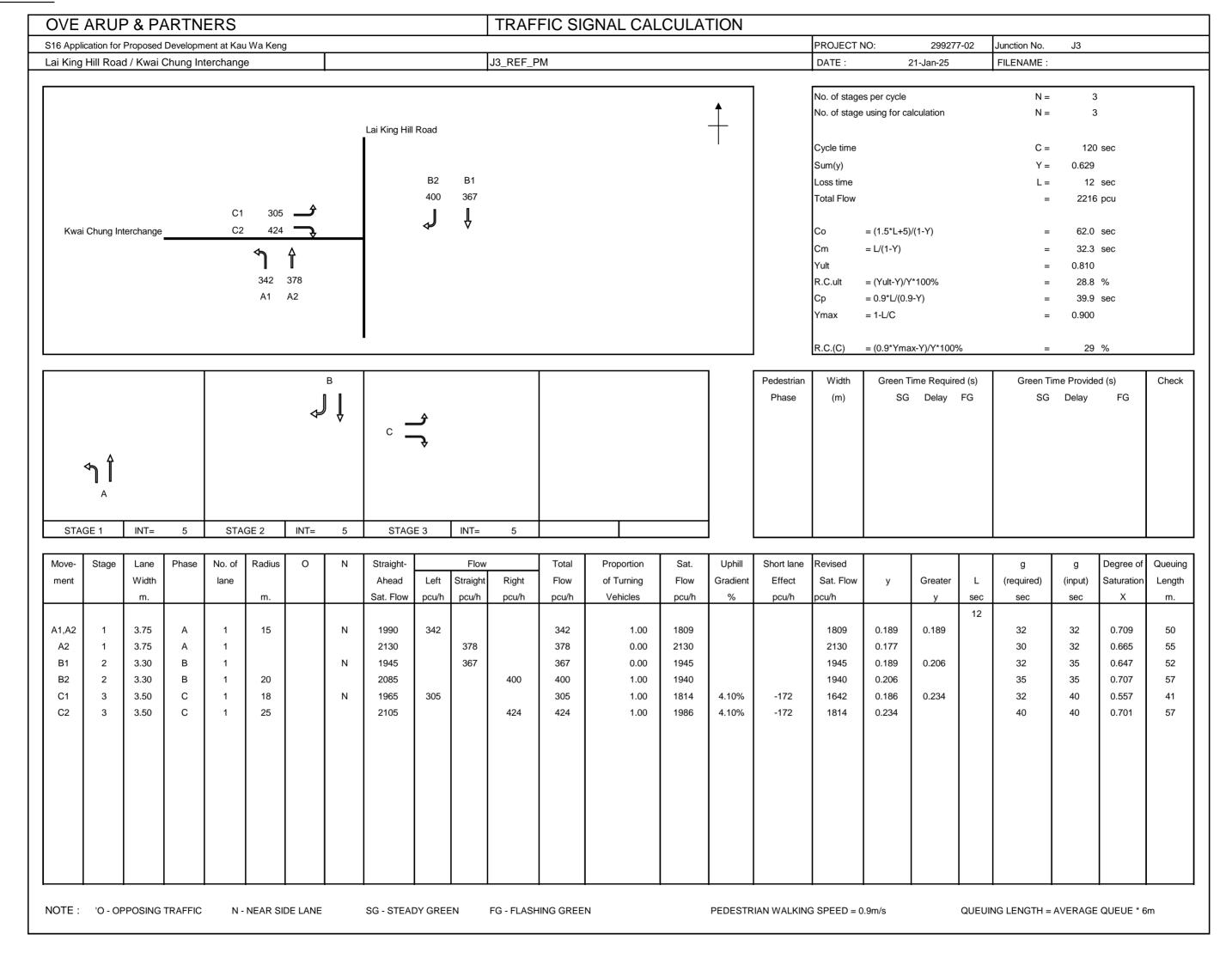
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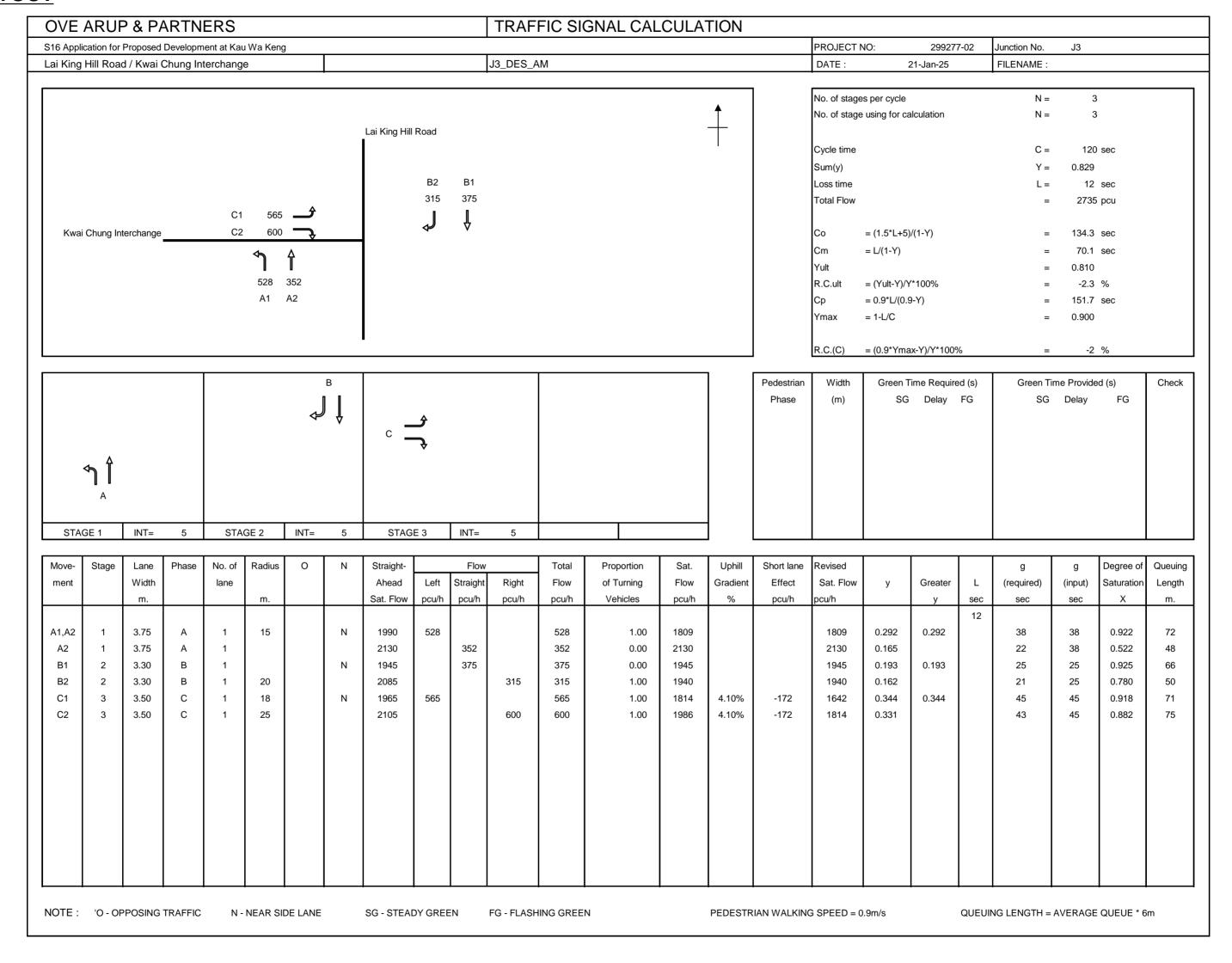
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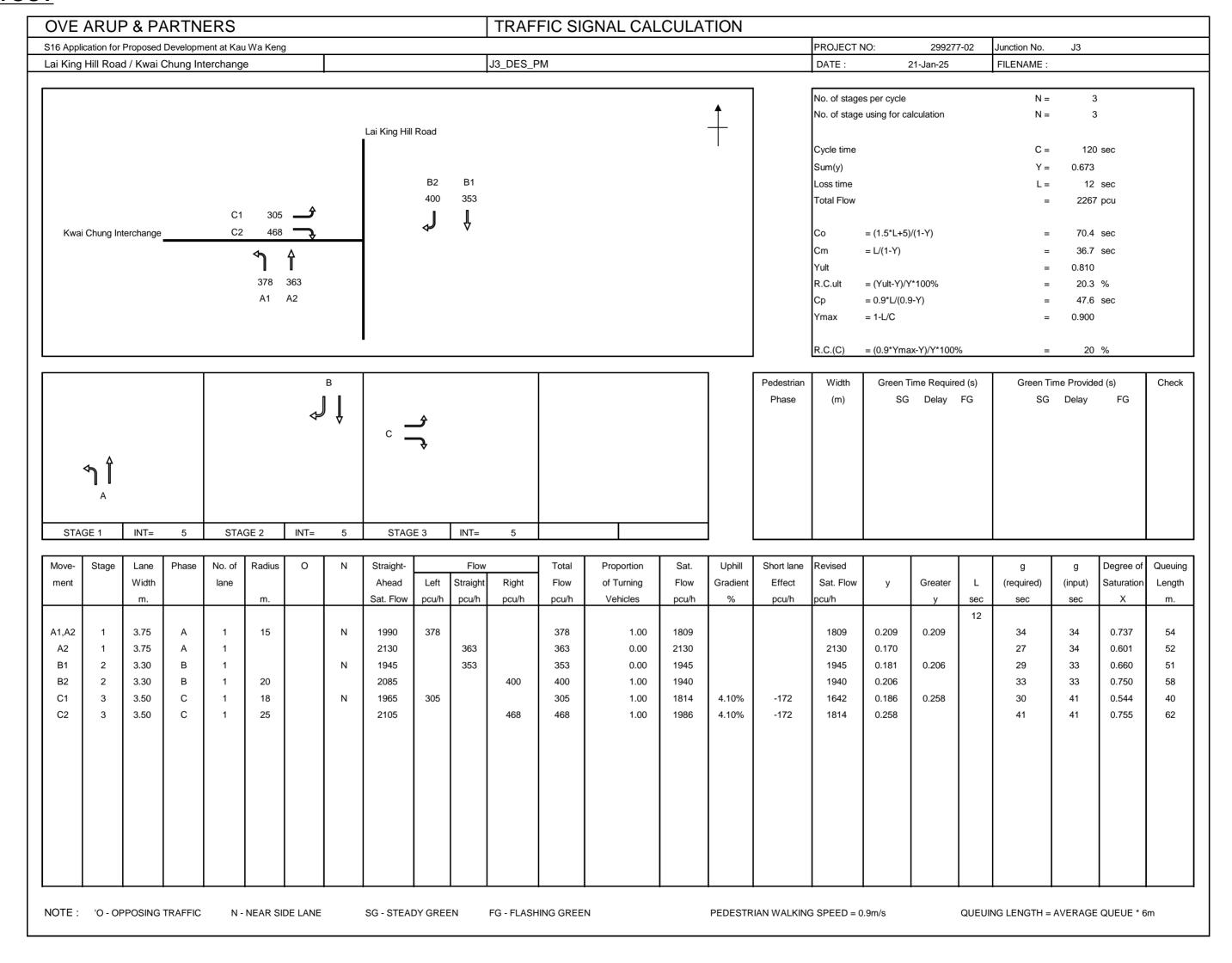
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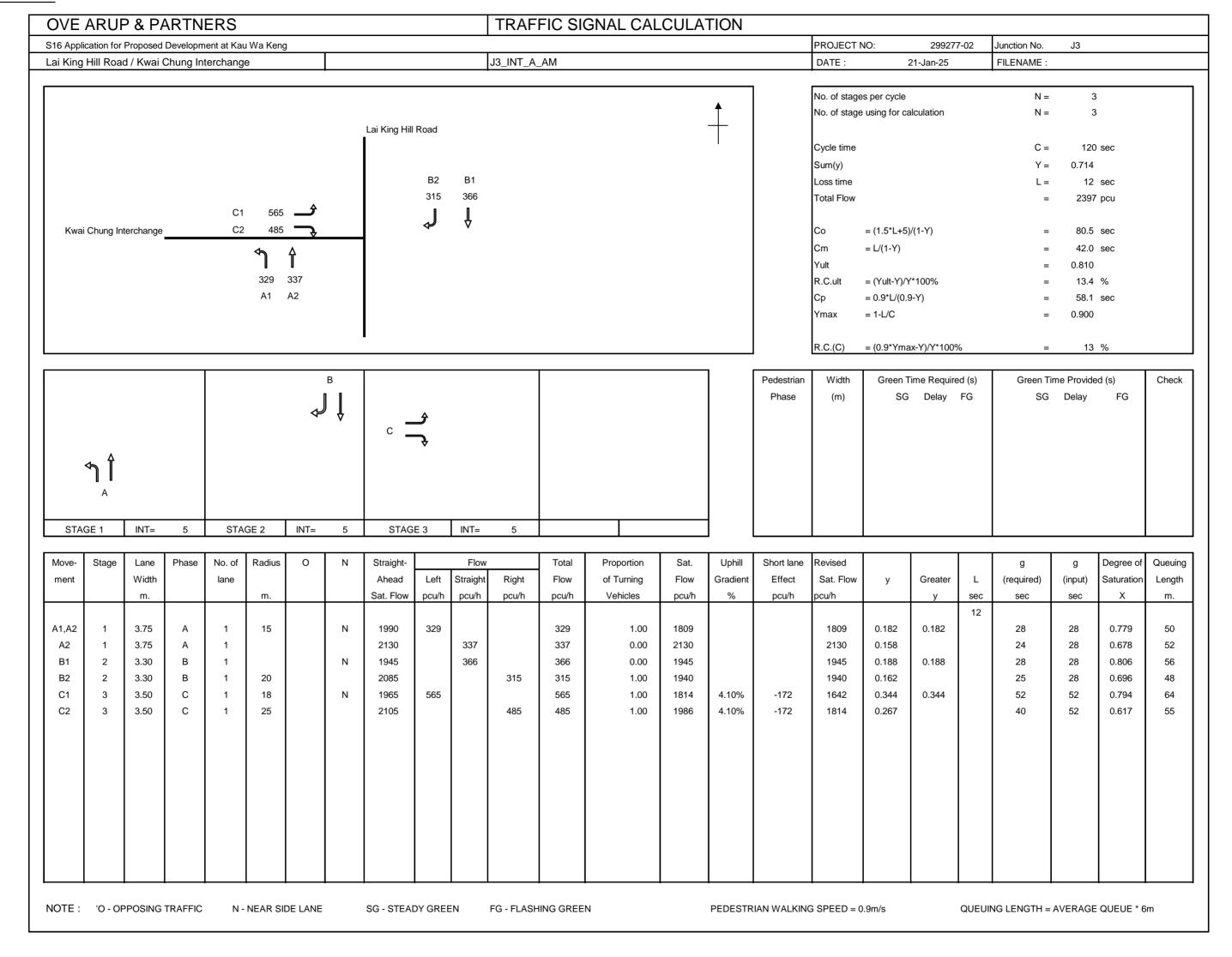
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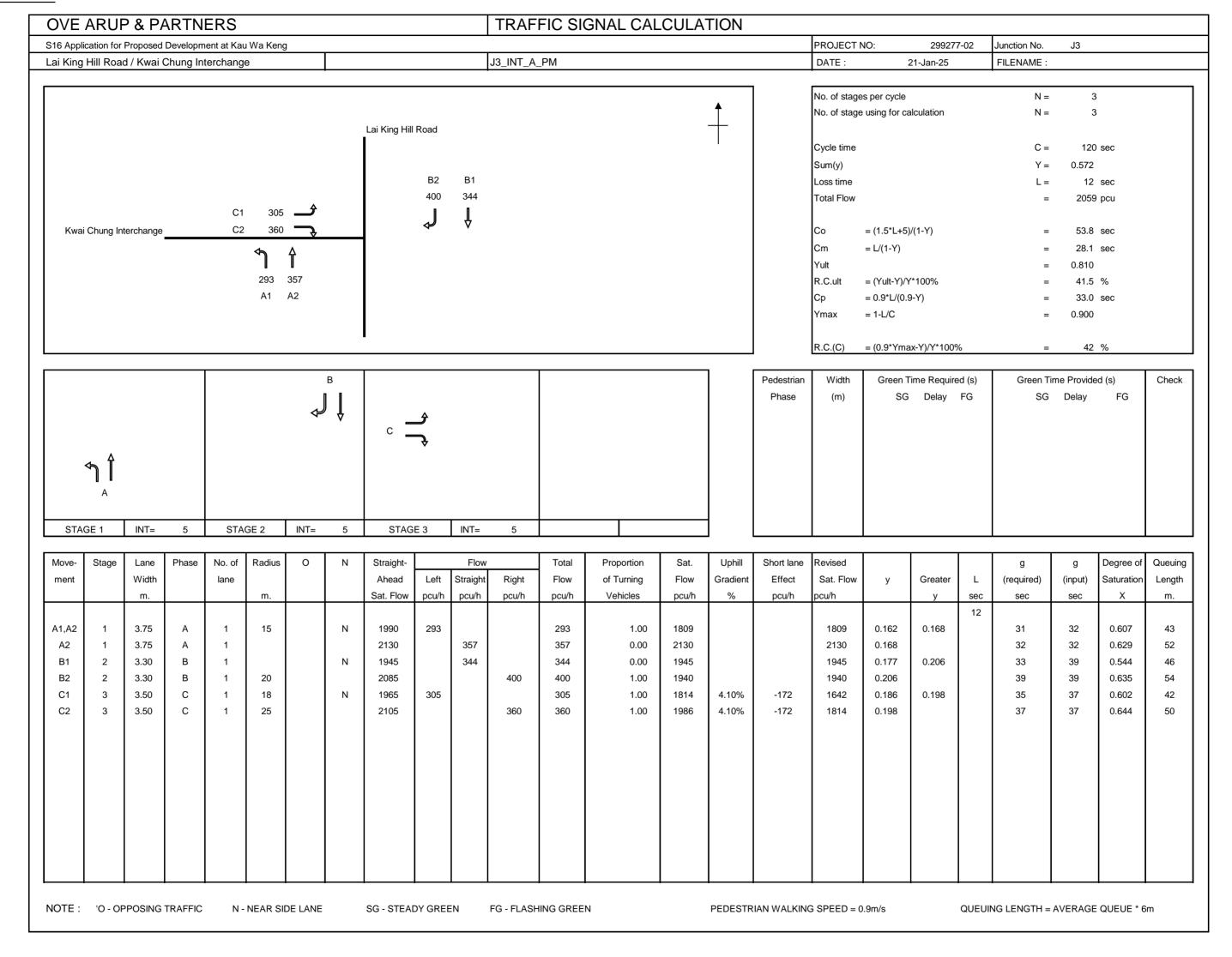
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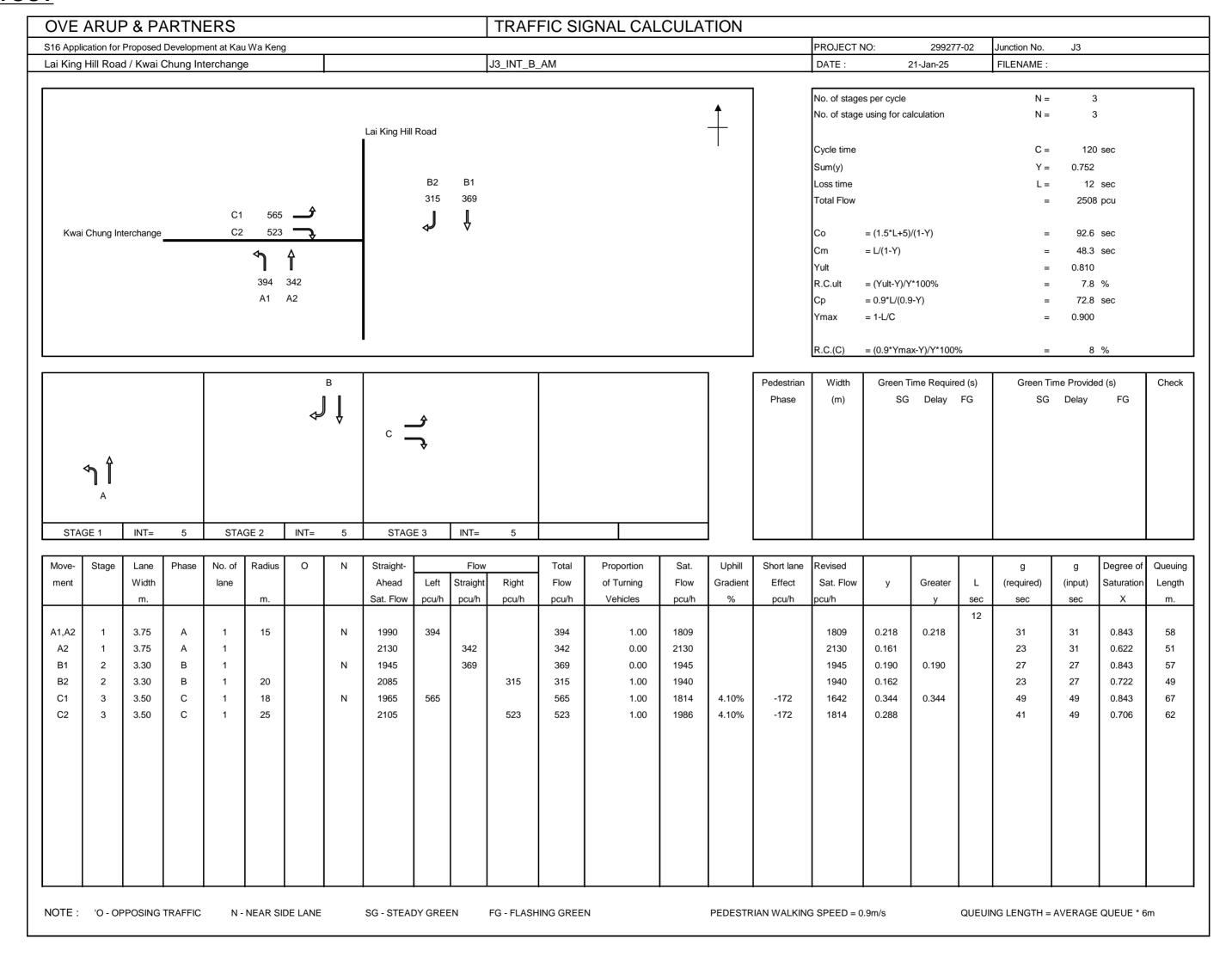
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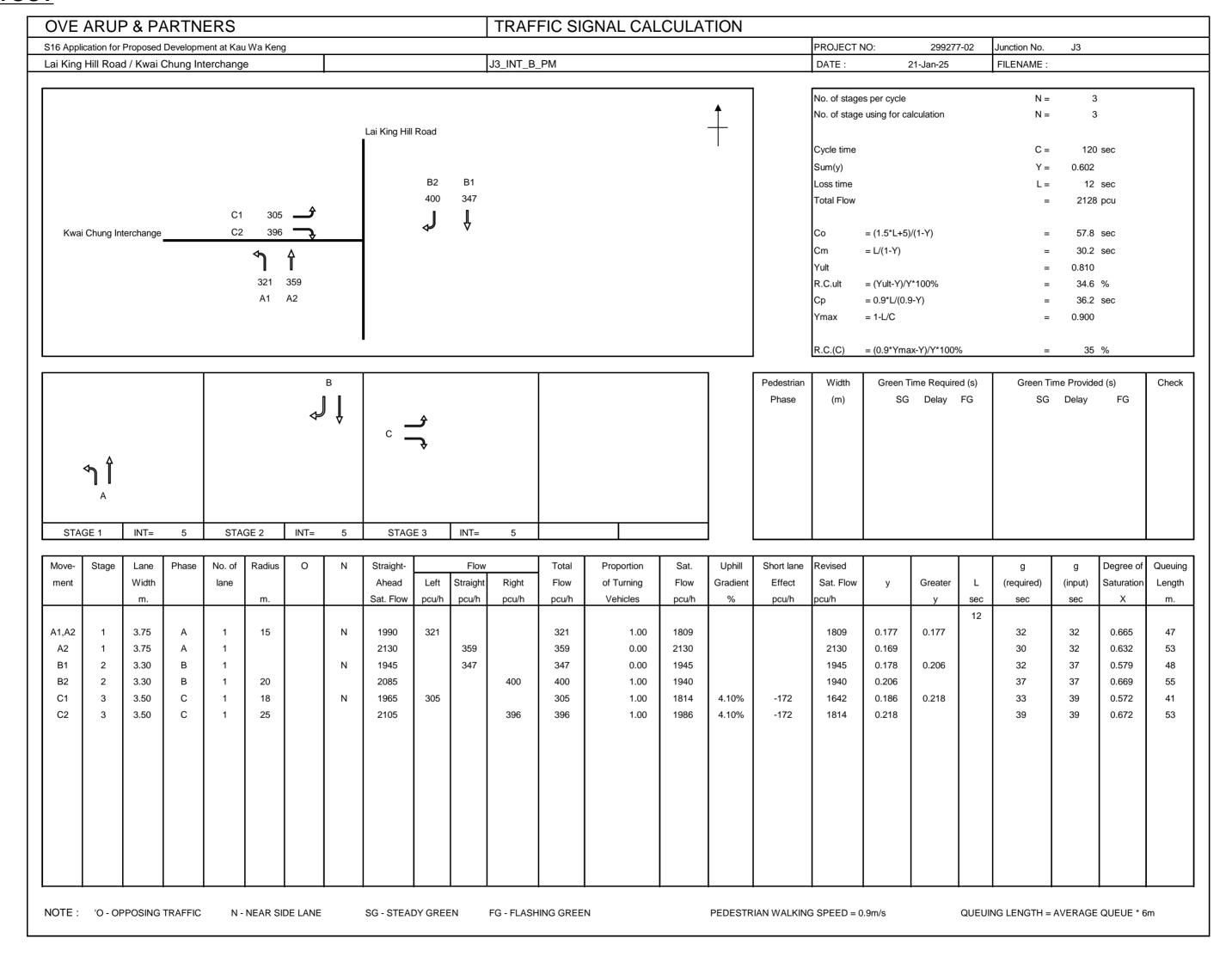
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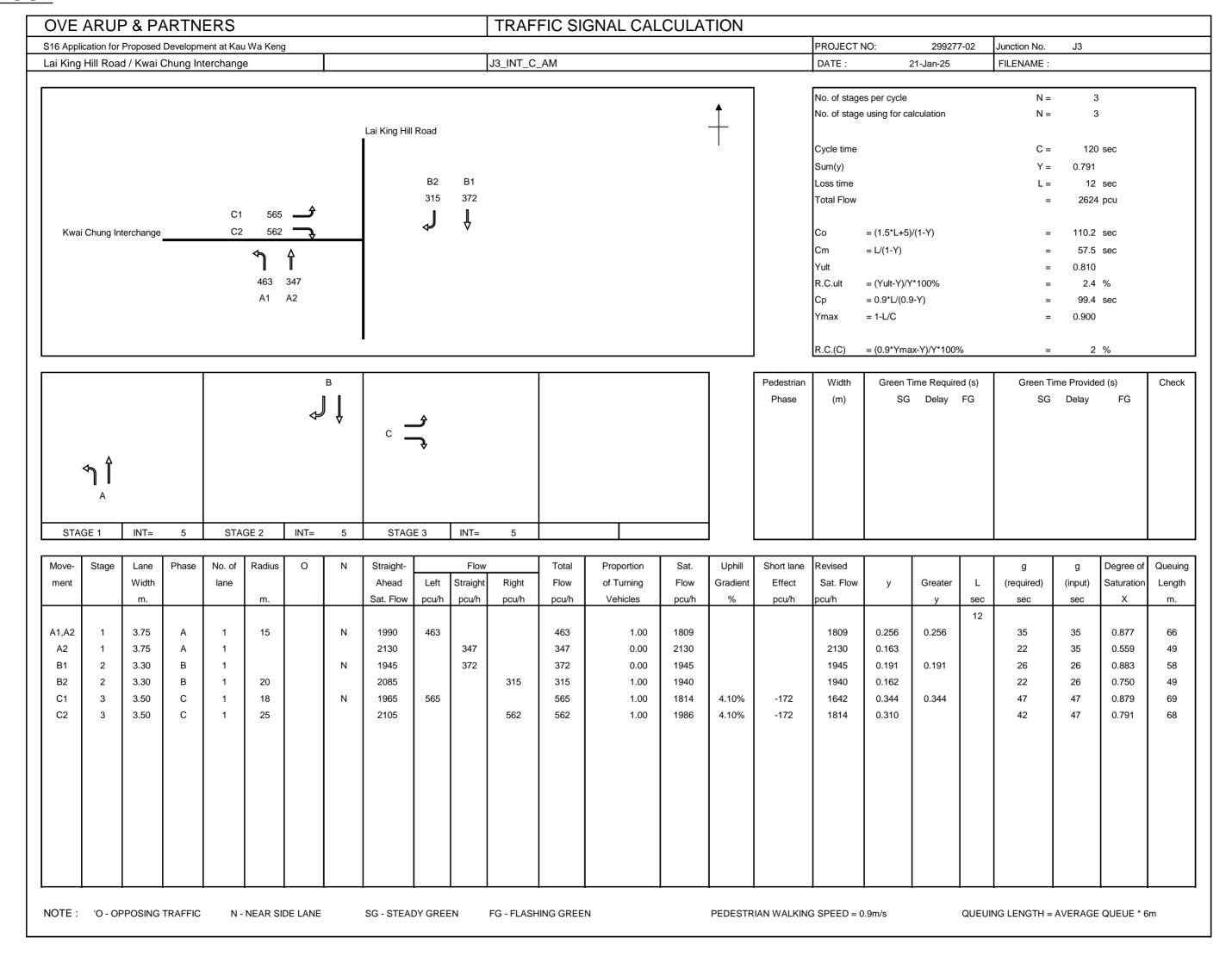
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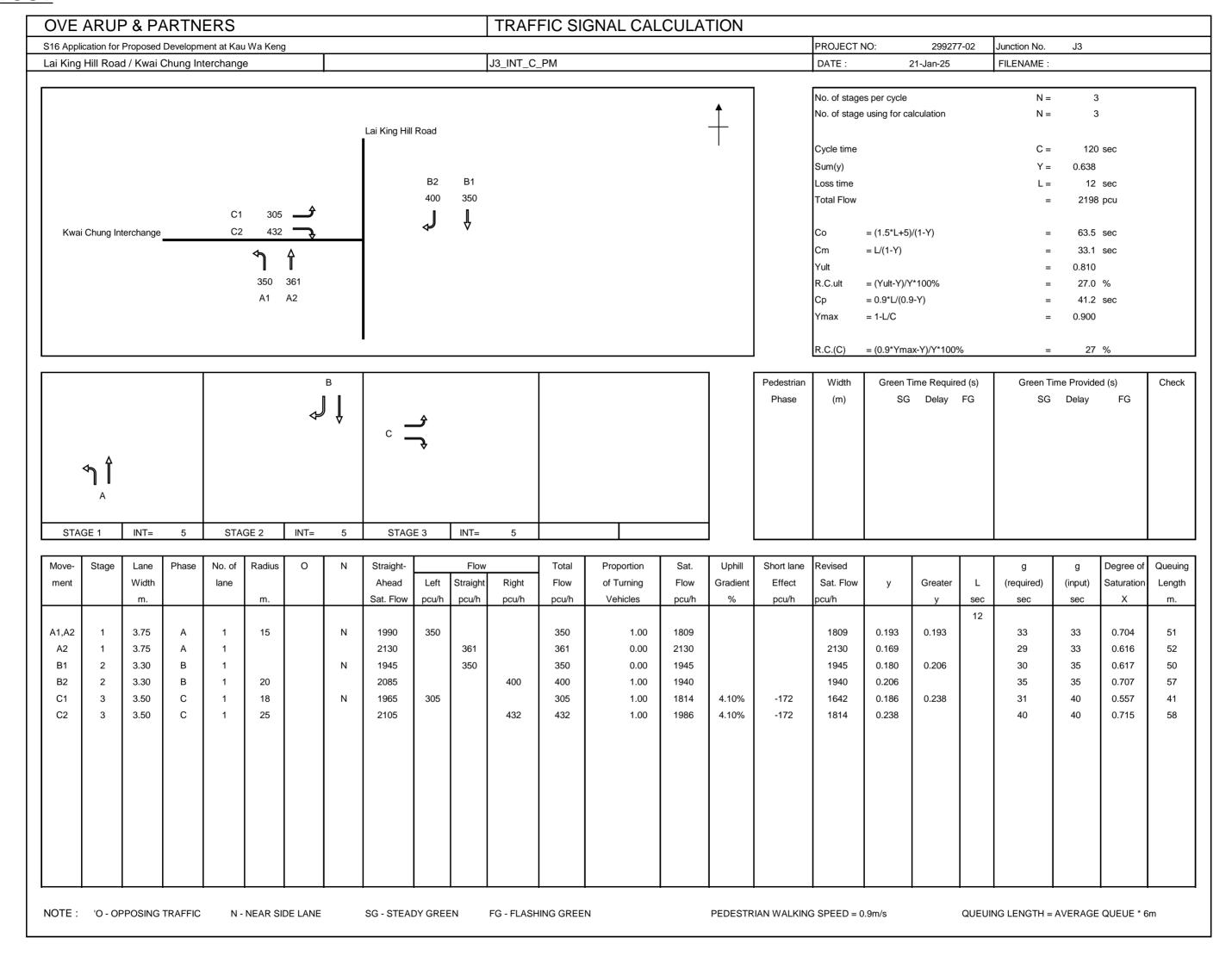
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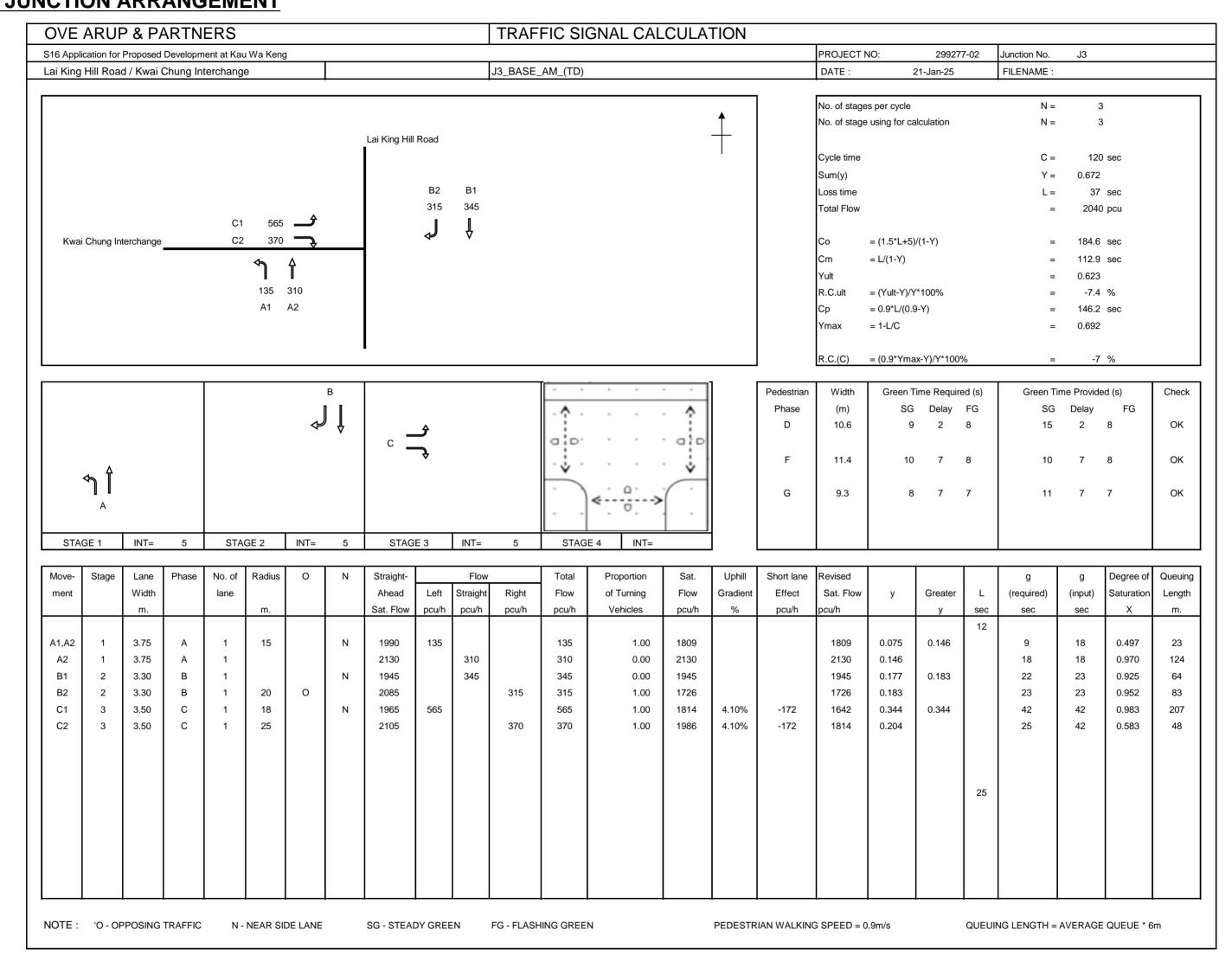
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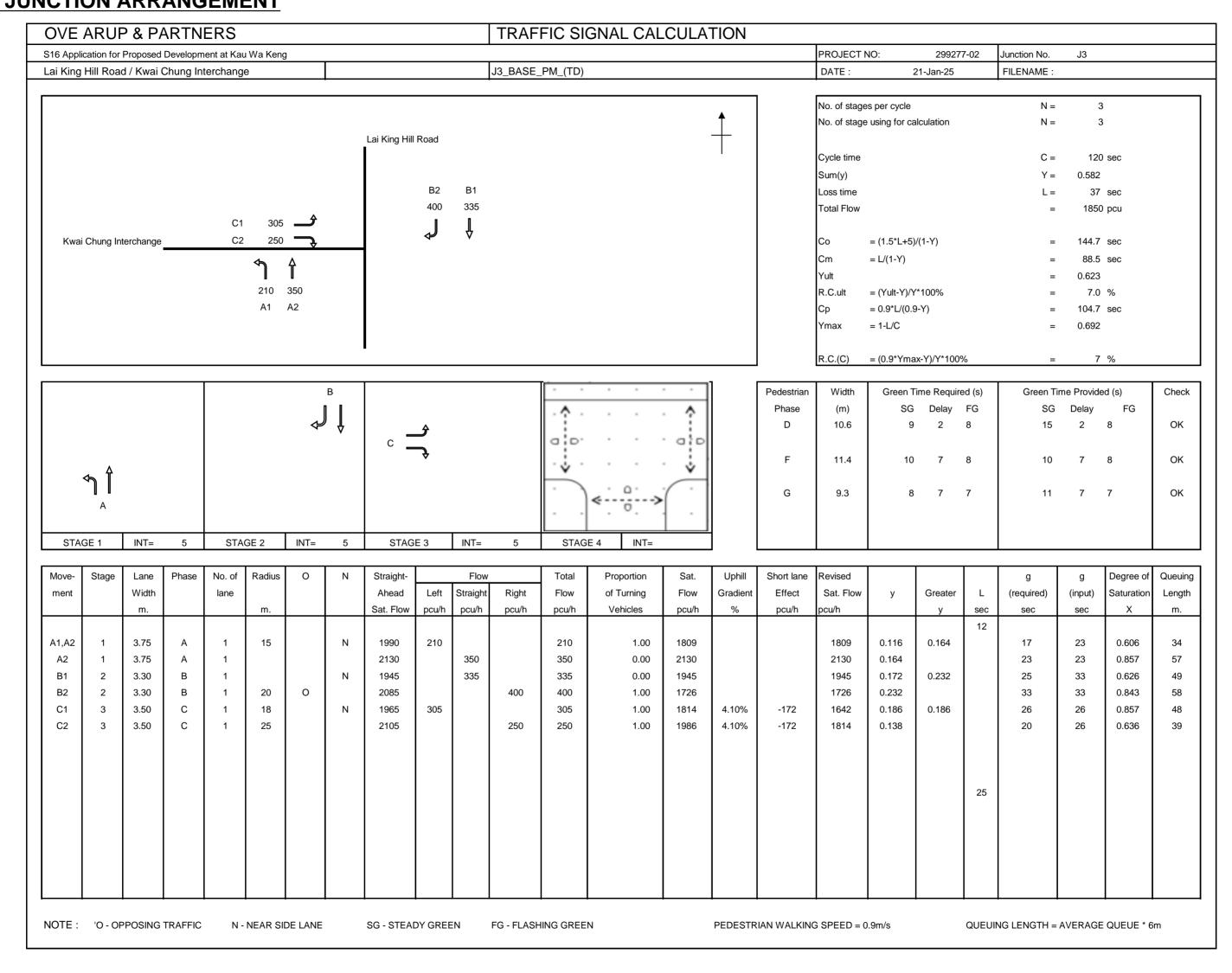
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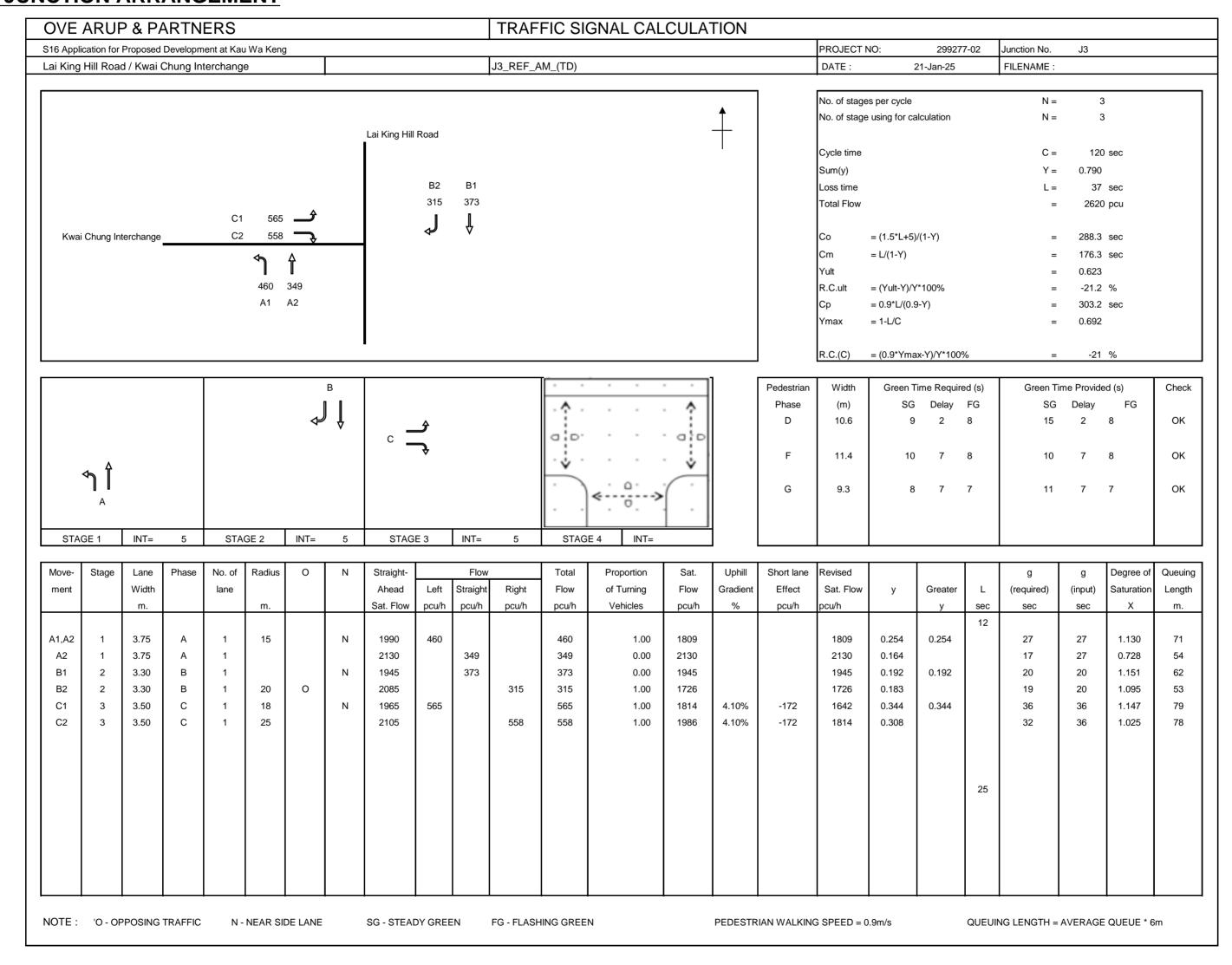
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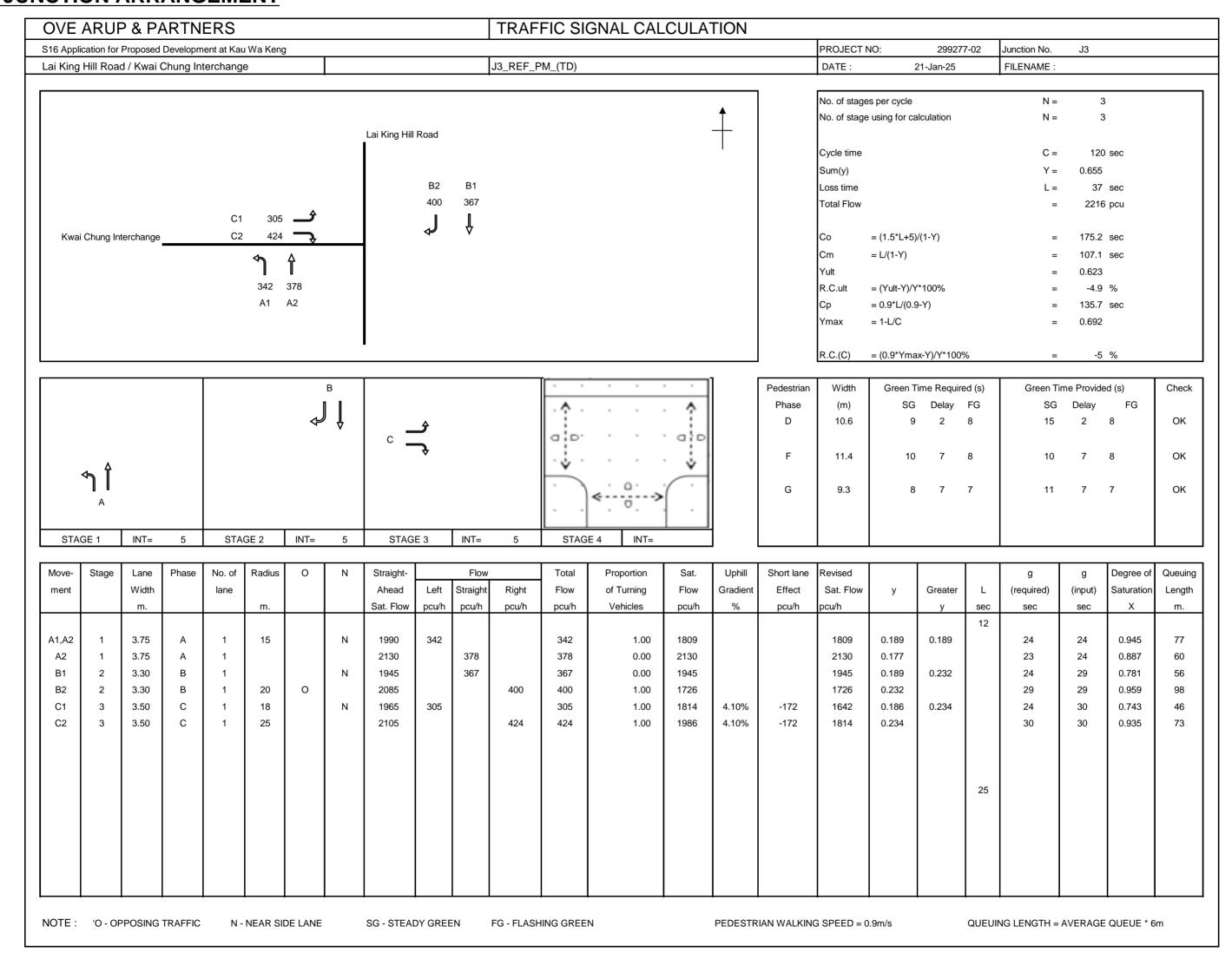
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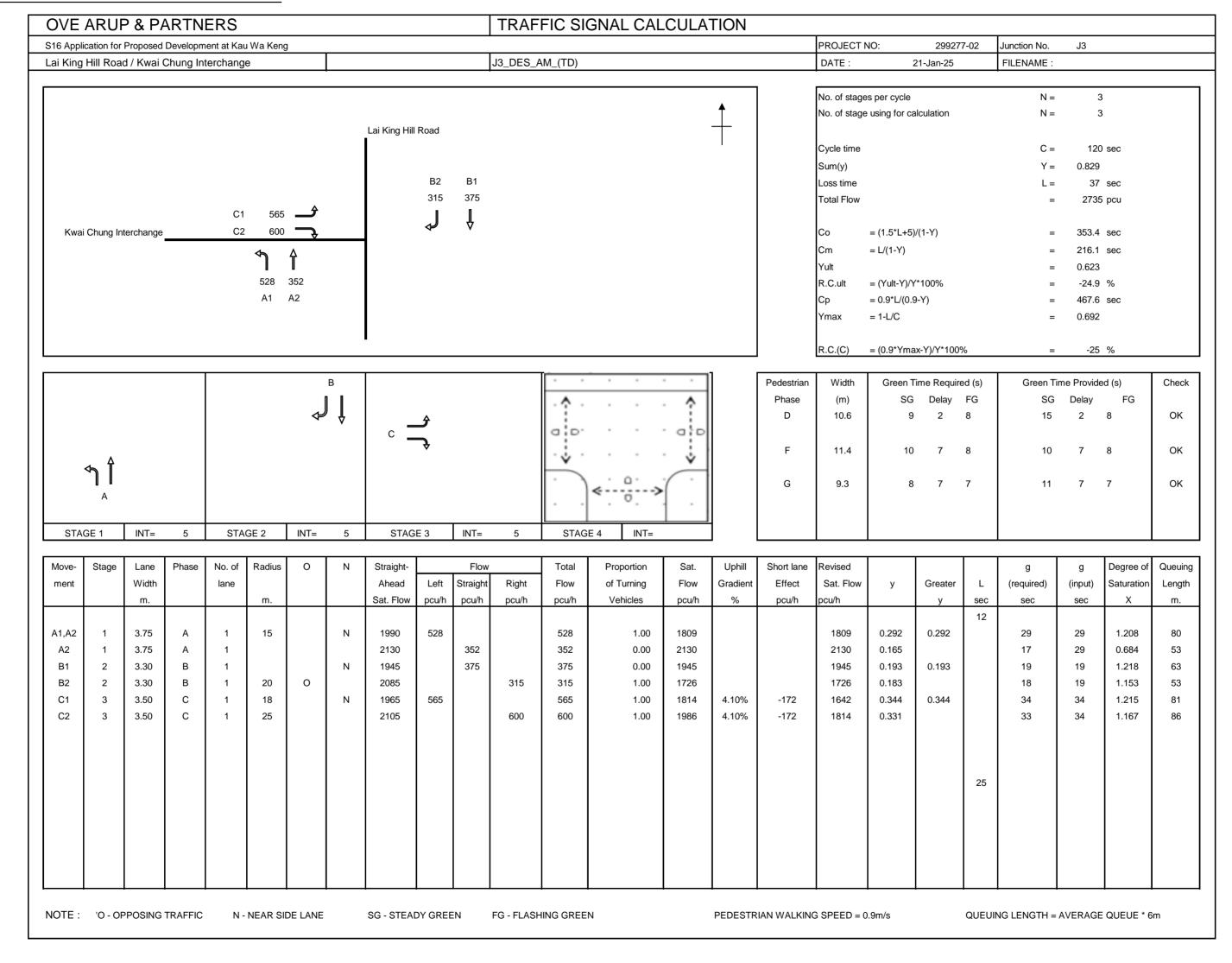


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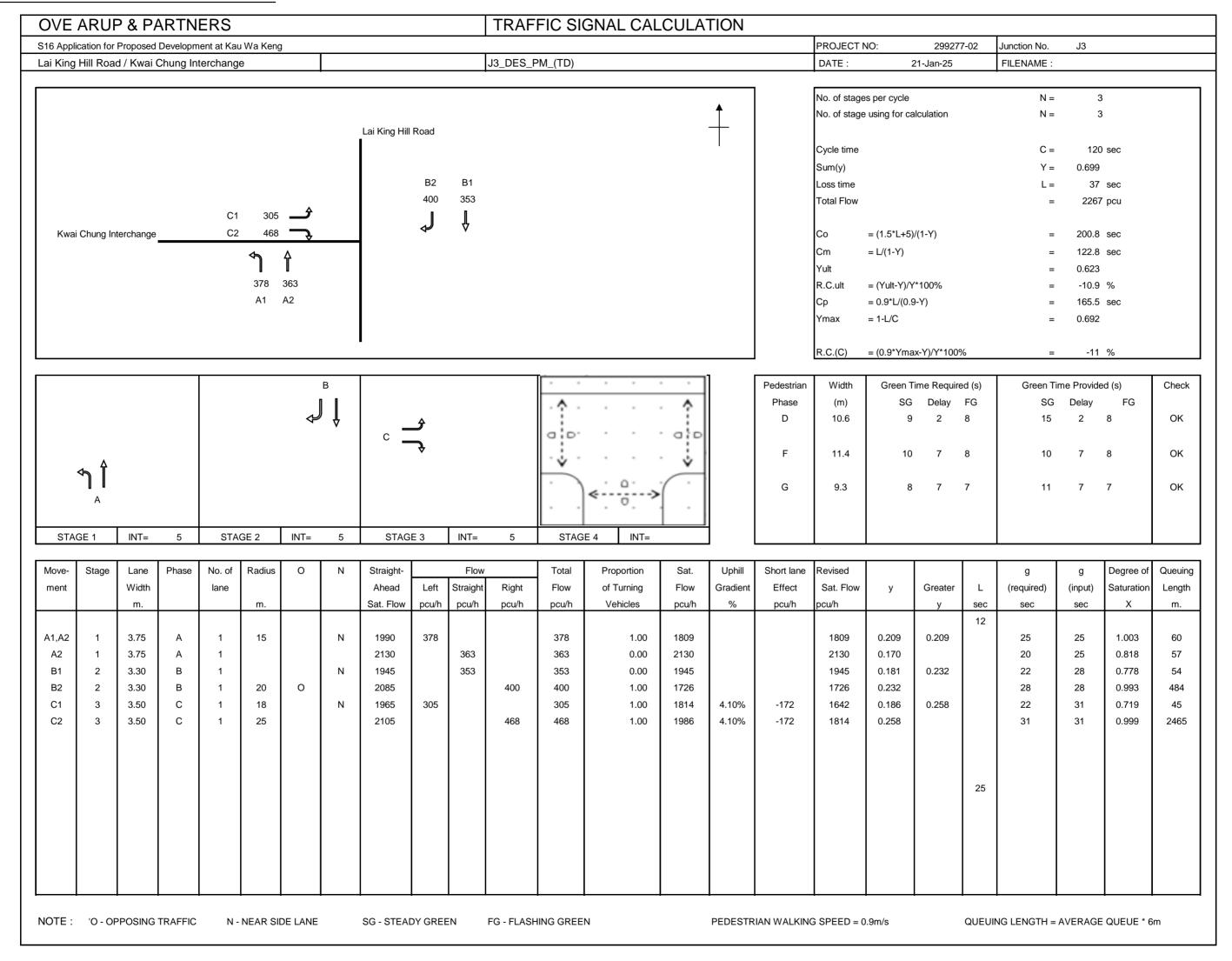
### J3 YEAR 2035 AM TRAFFIC FLOW DESIGN SCENARIO

#### **TD PLANNED JUNCTION ARRANGEMENT**

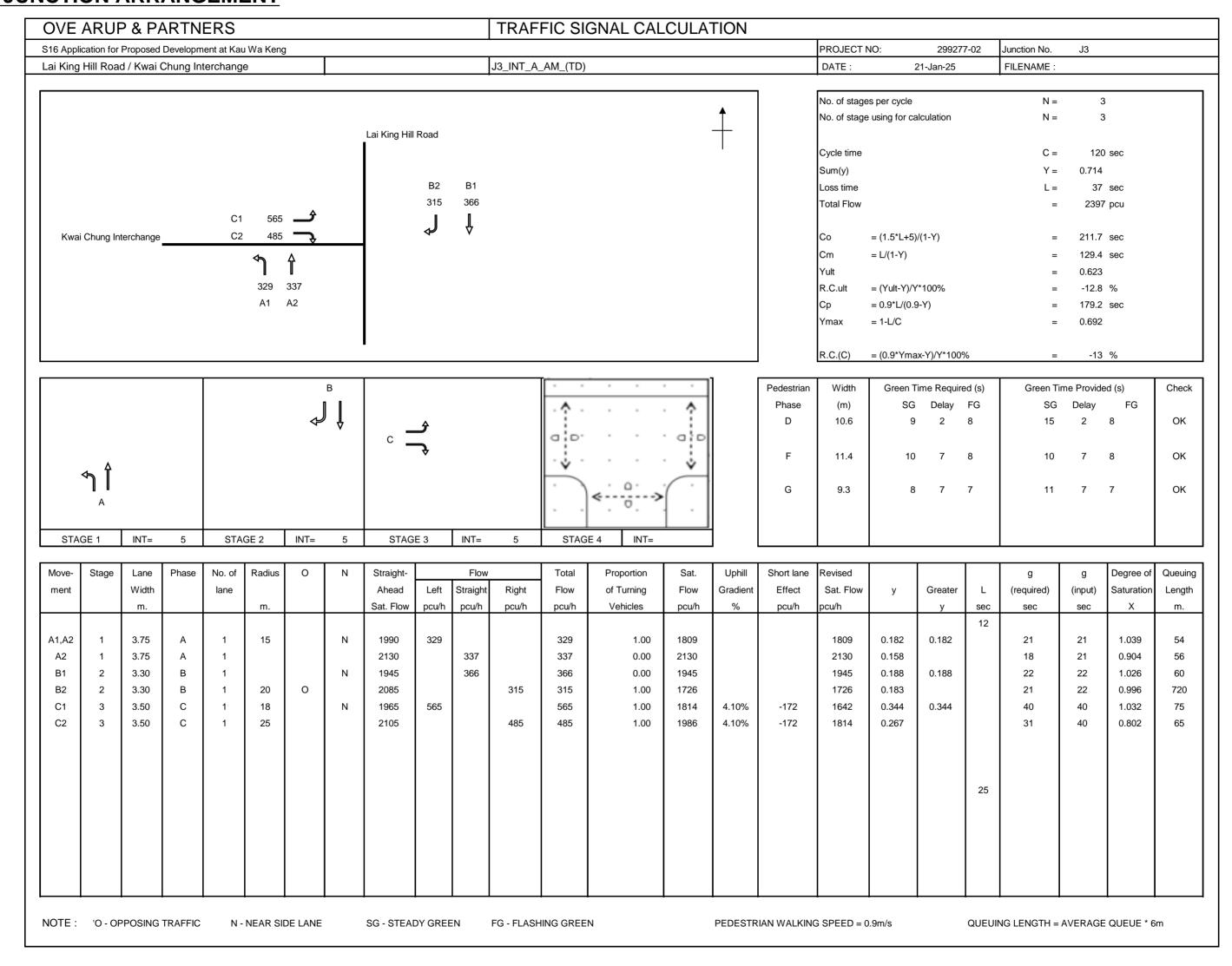


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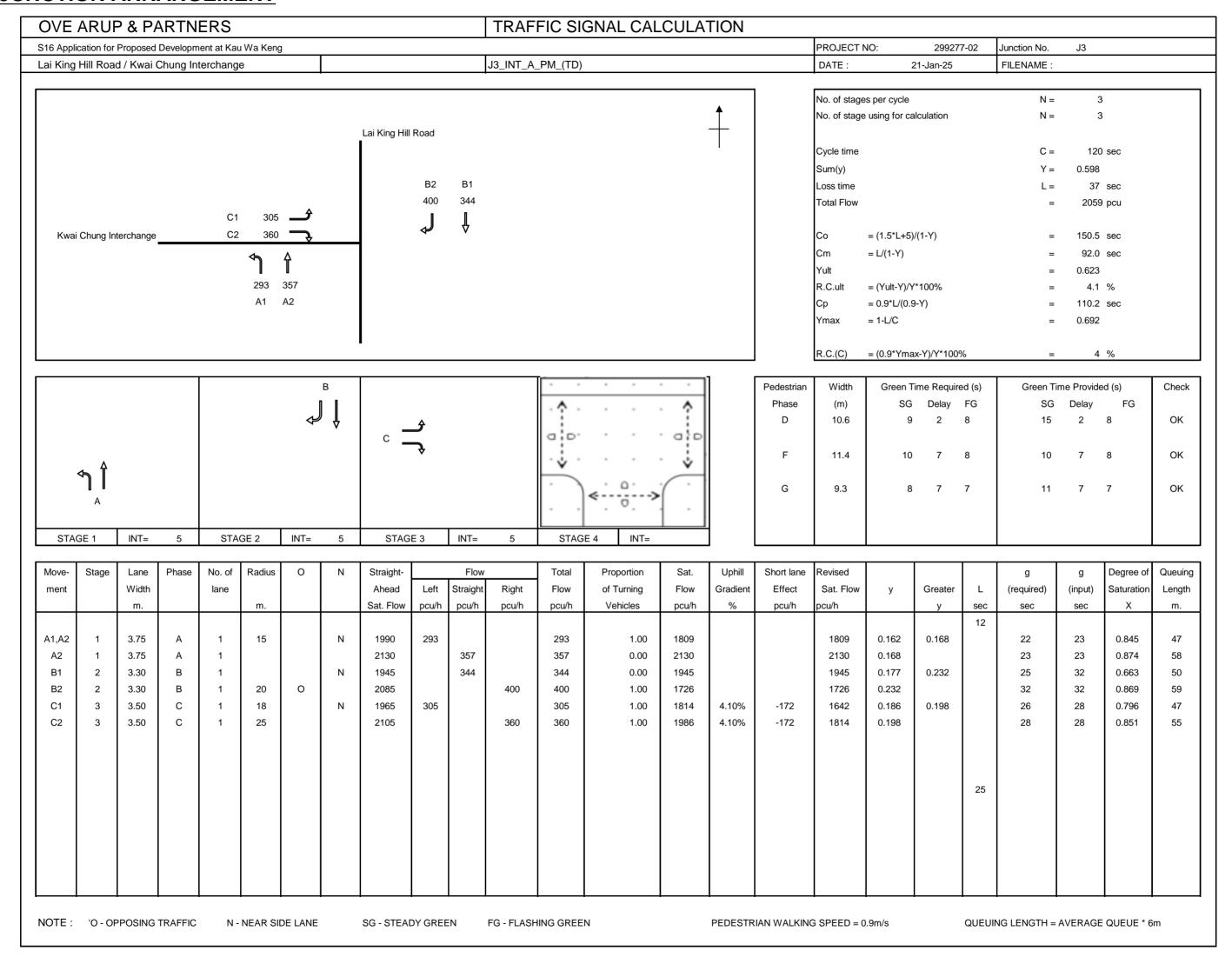
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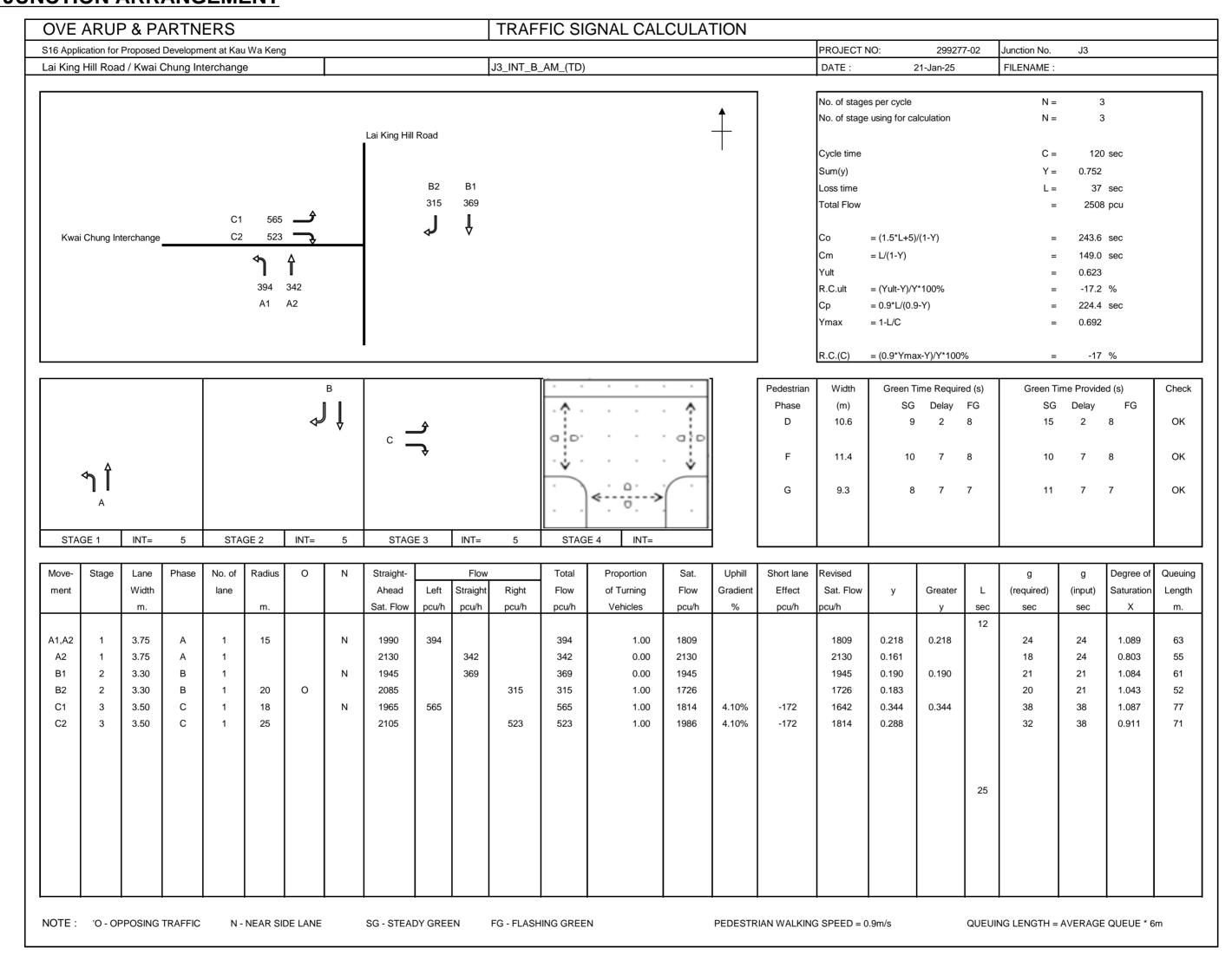
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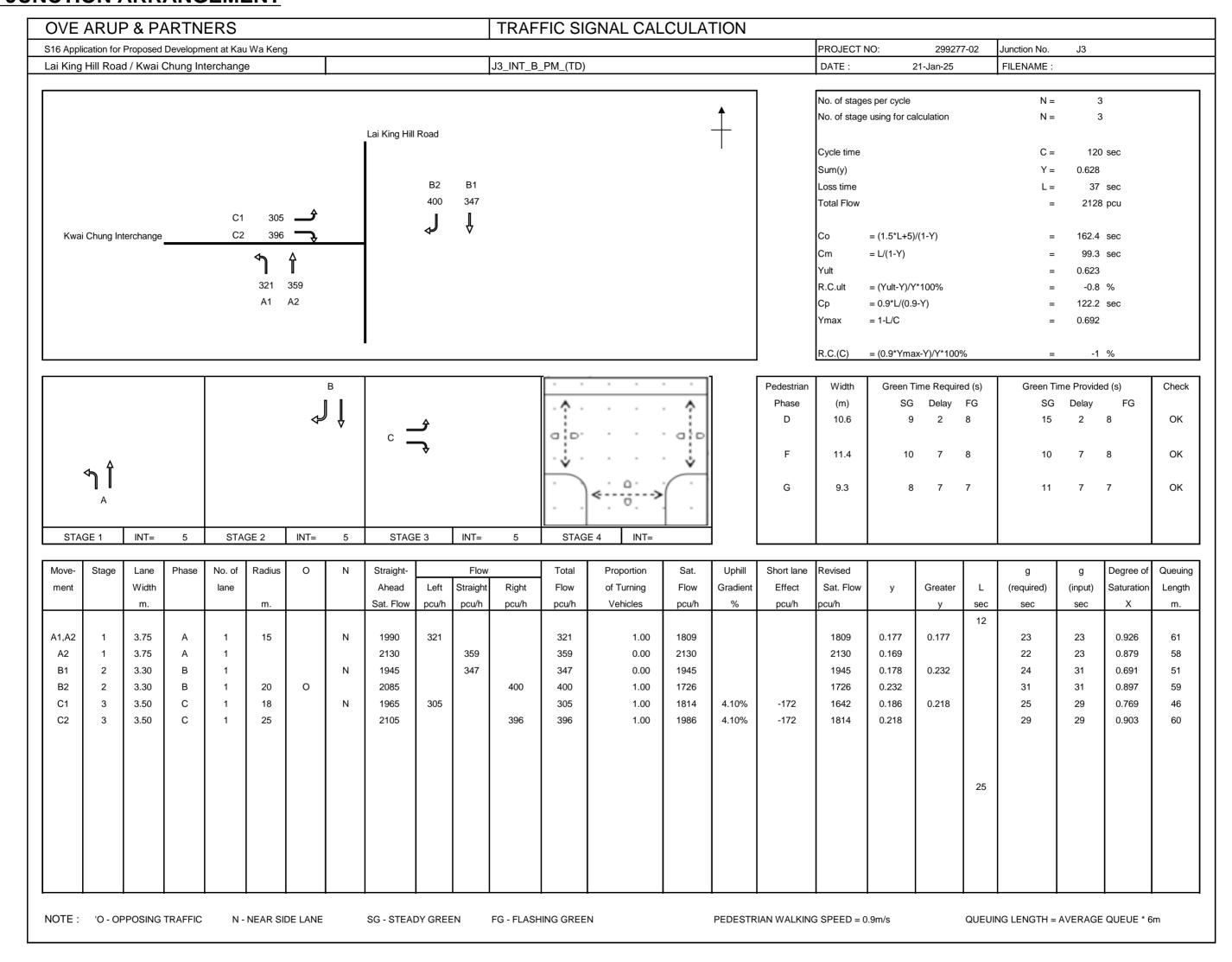
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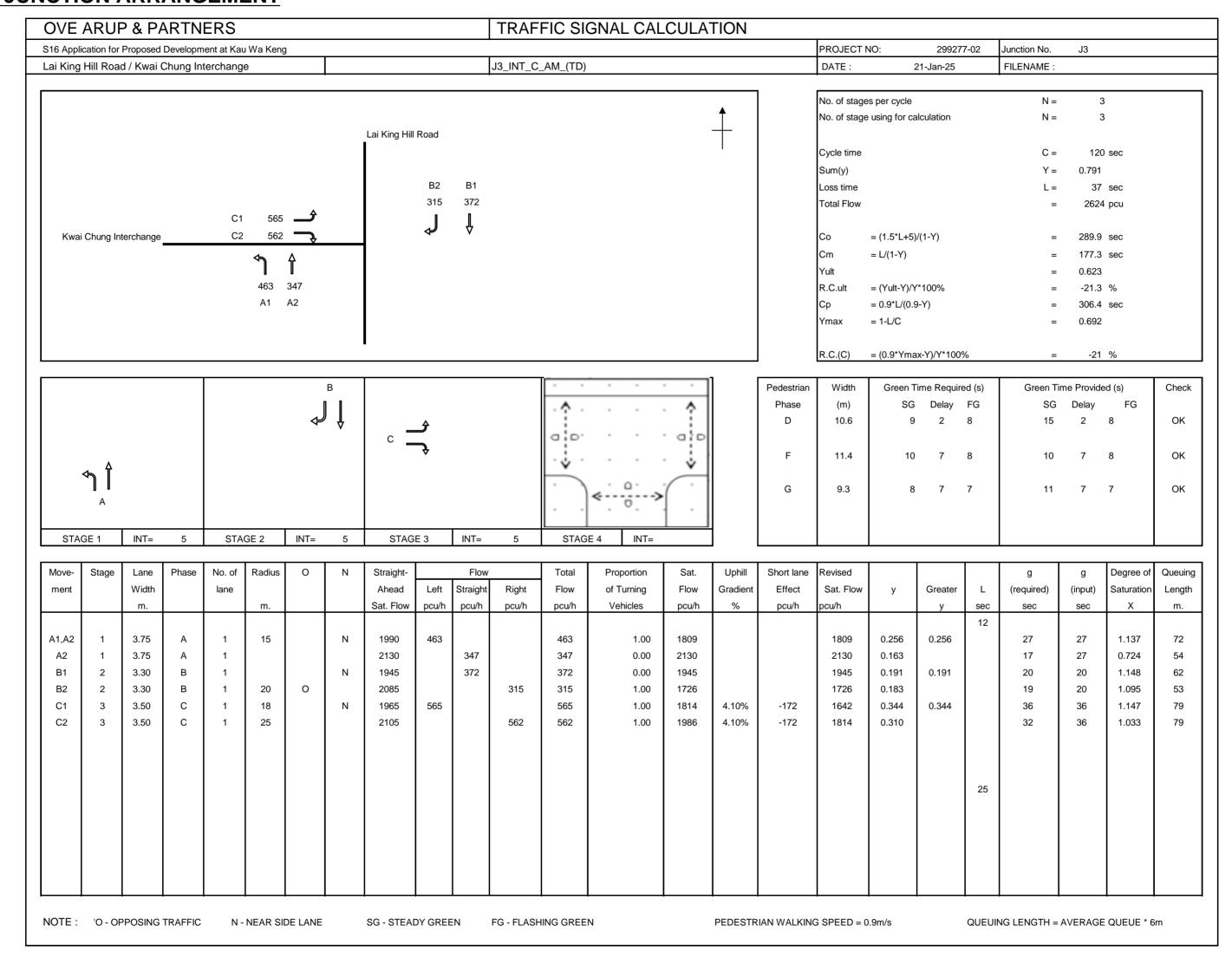
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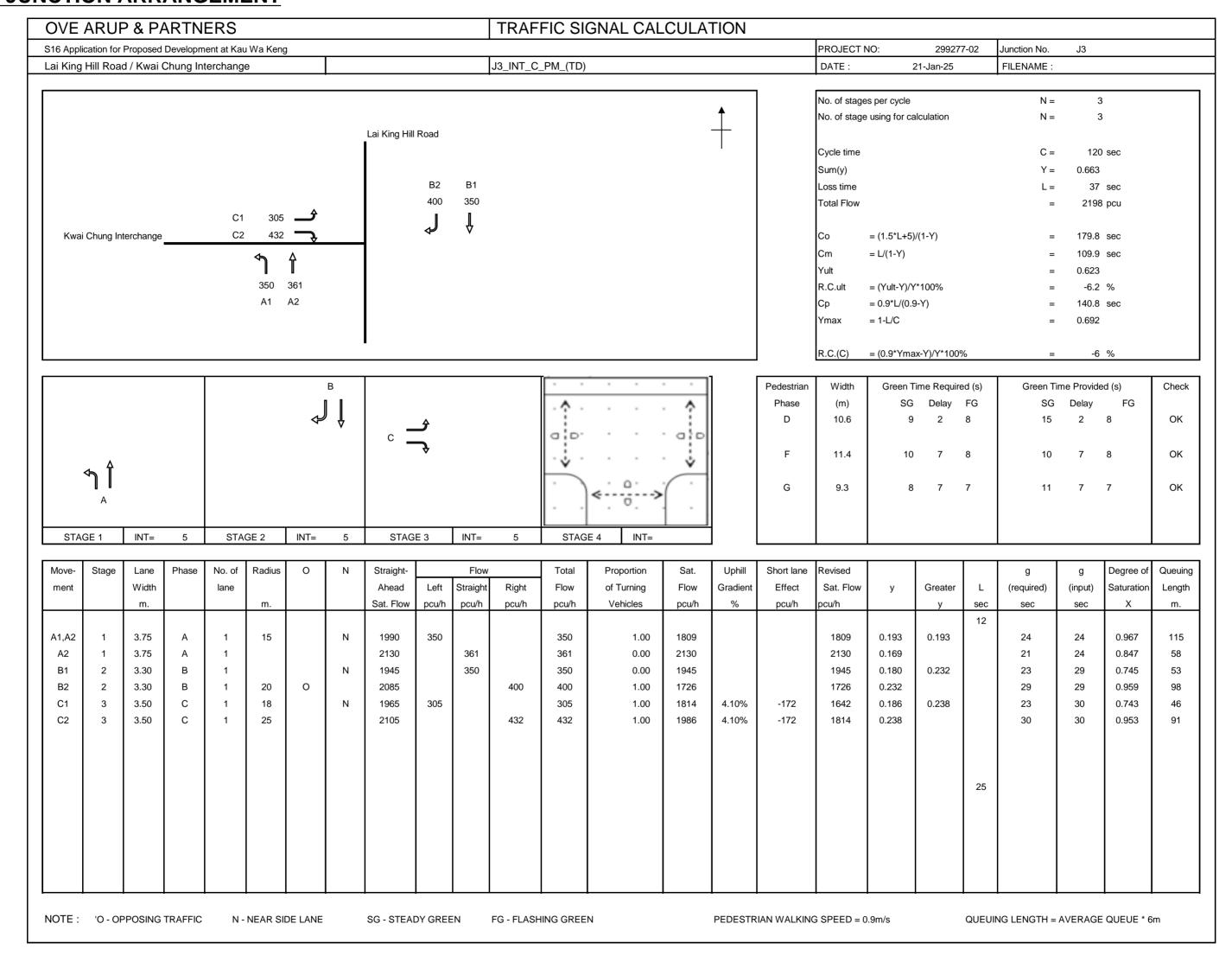
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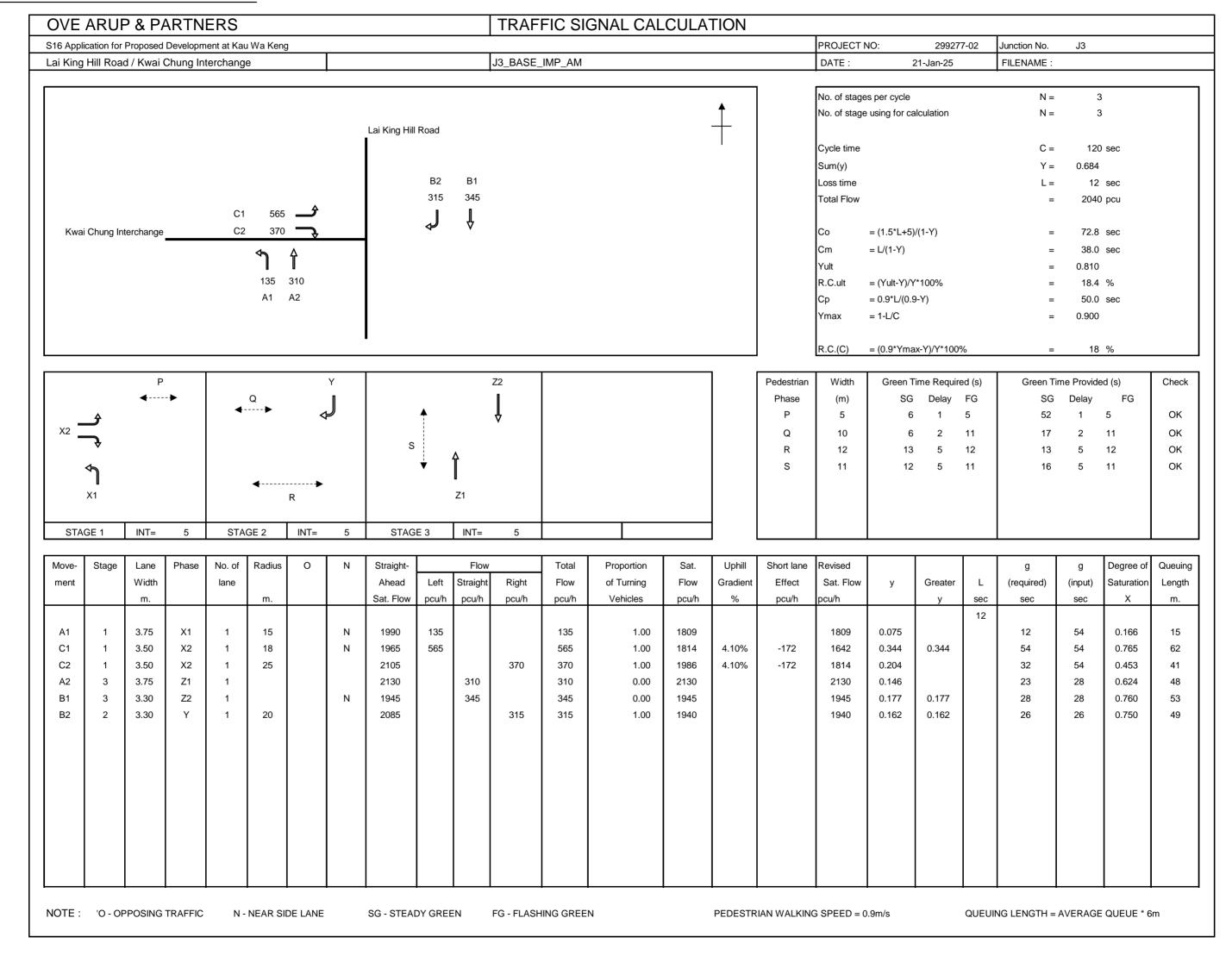
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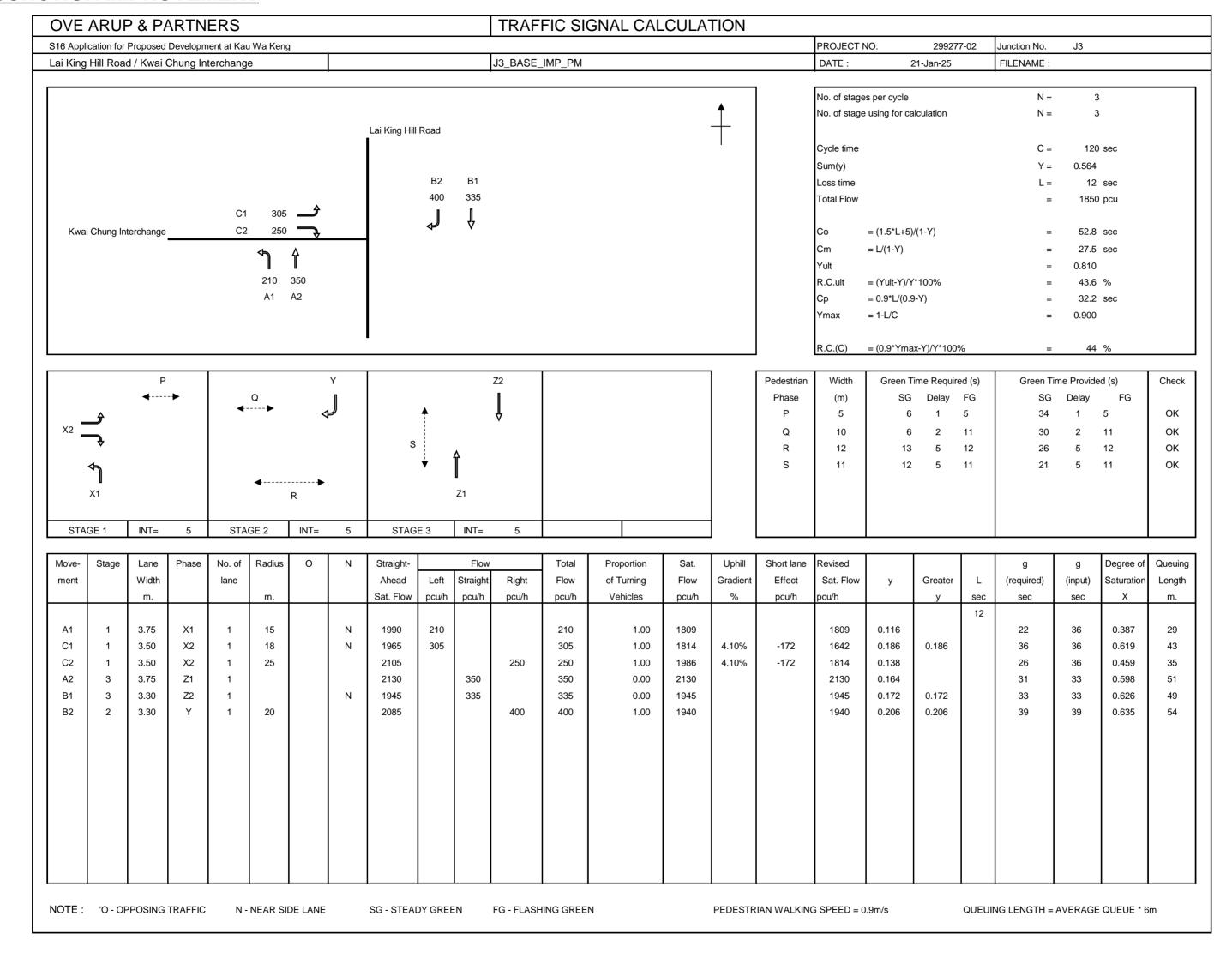
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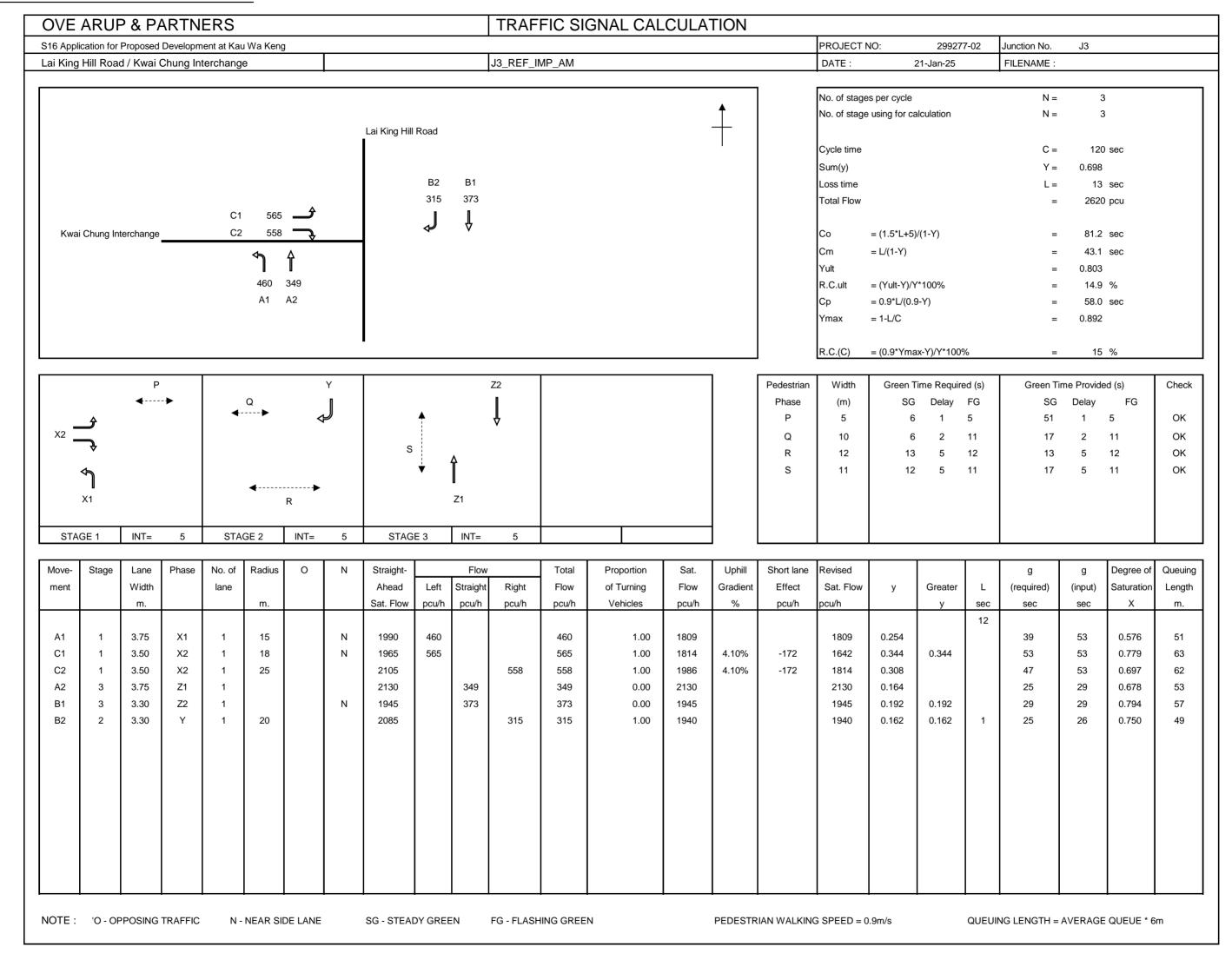
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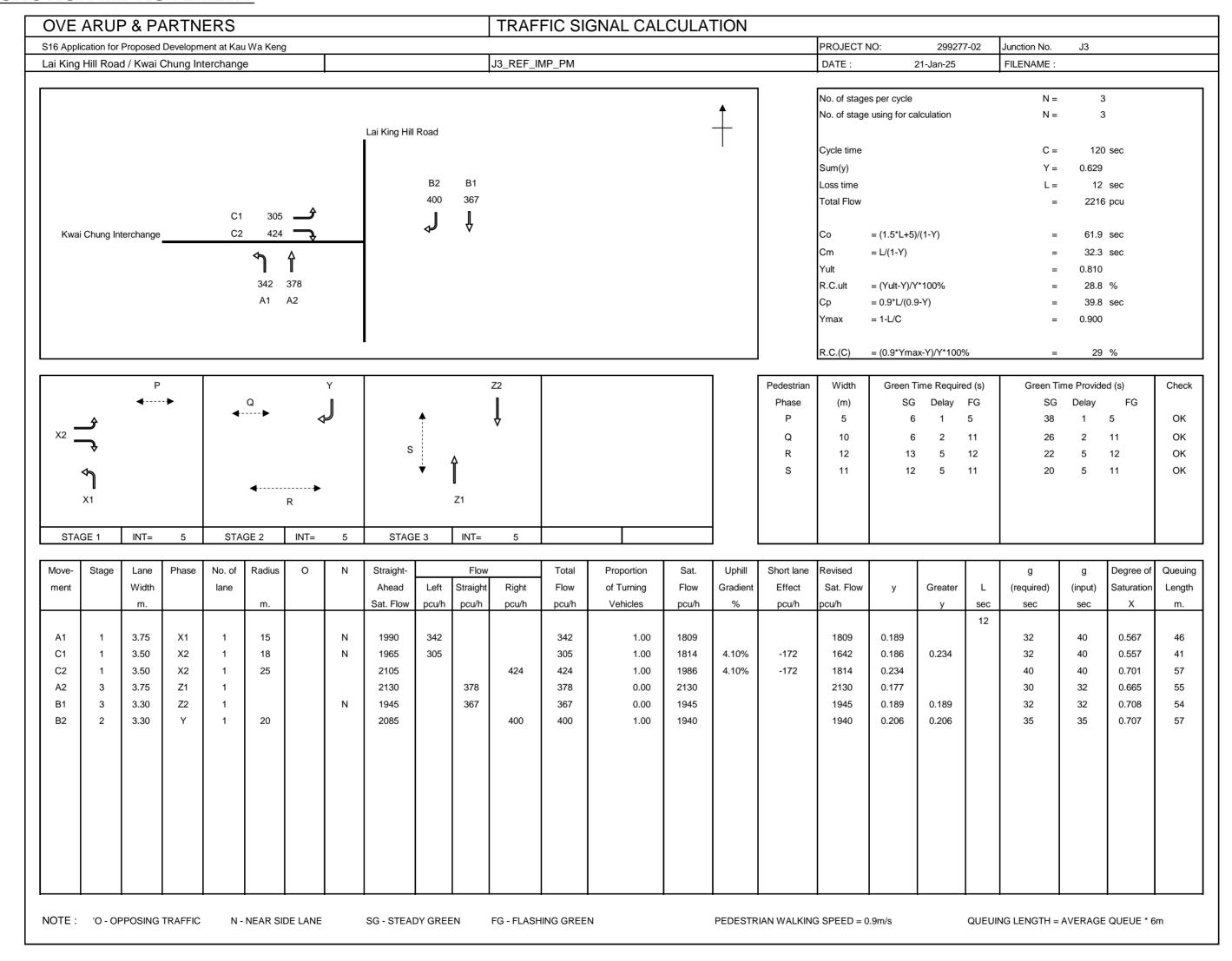
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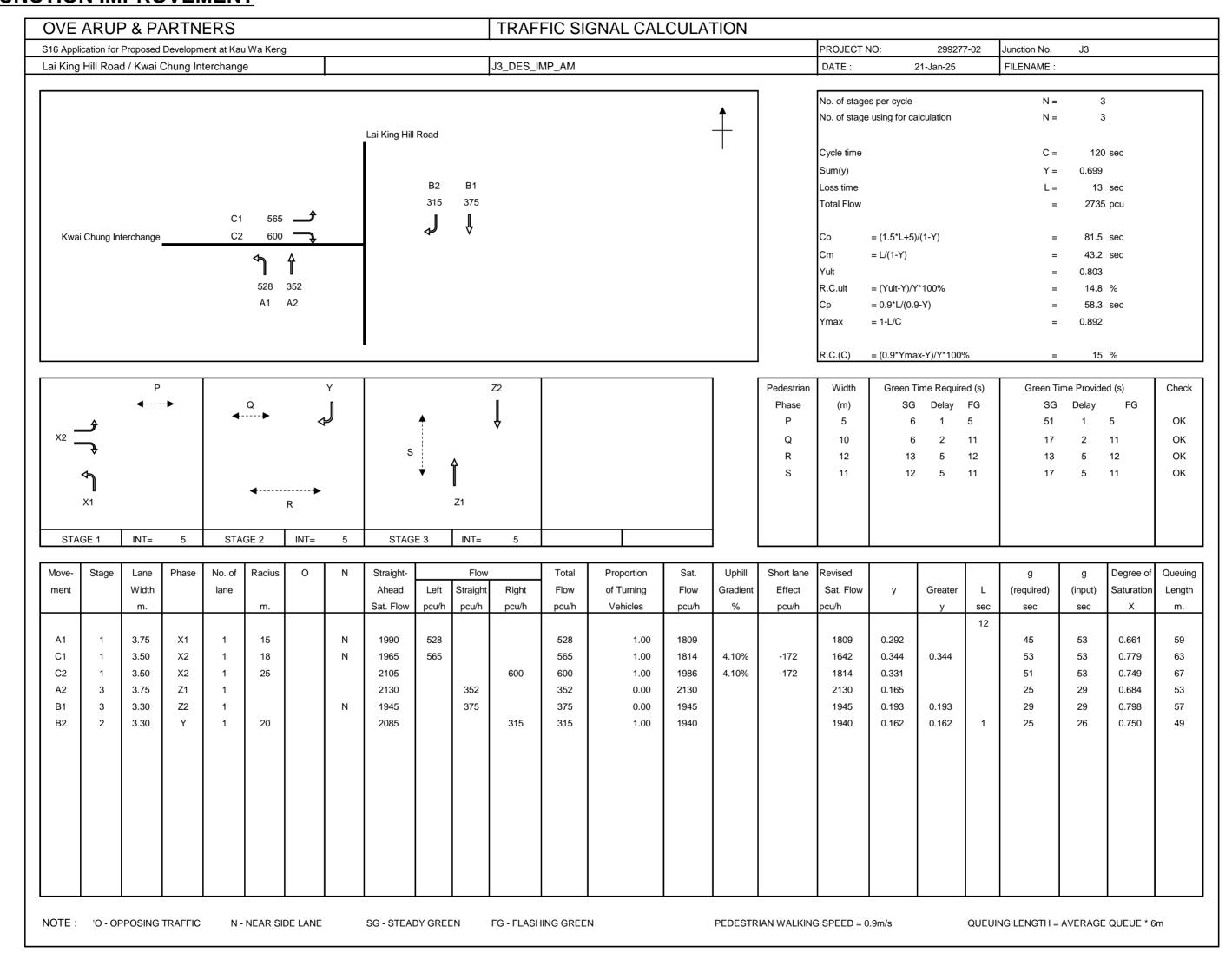
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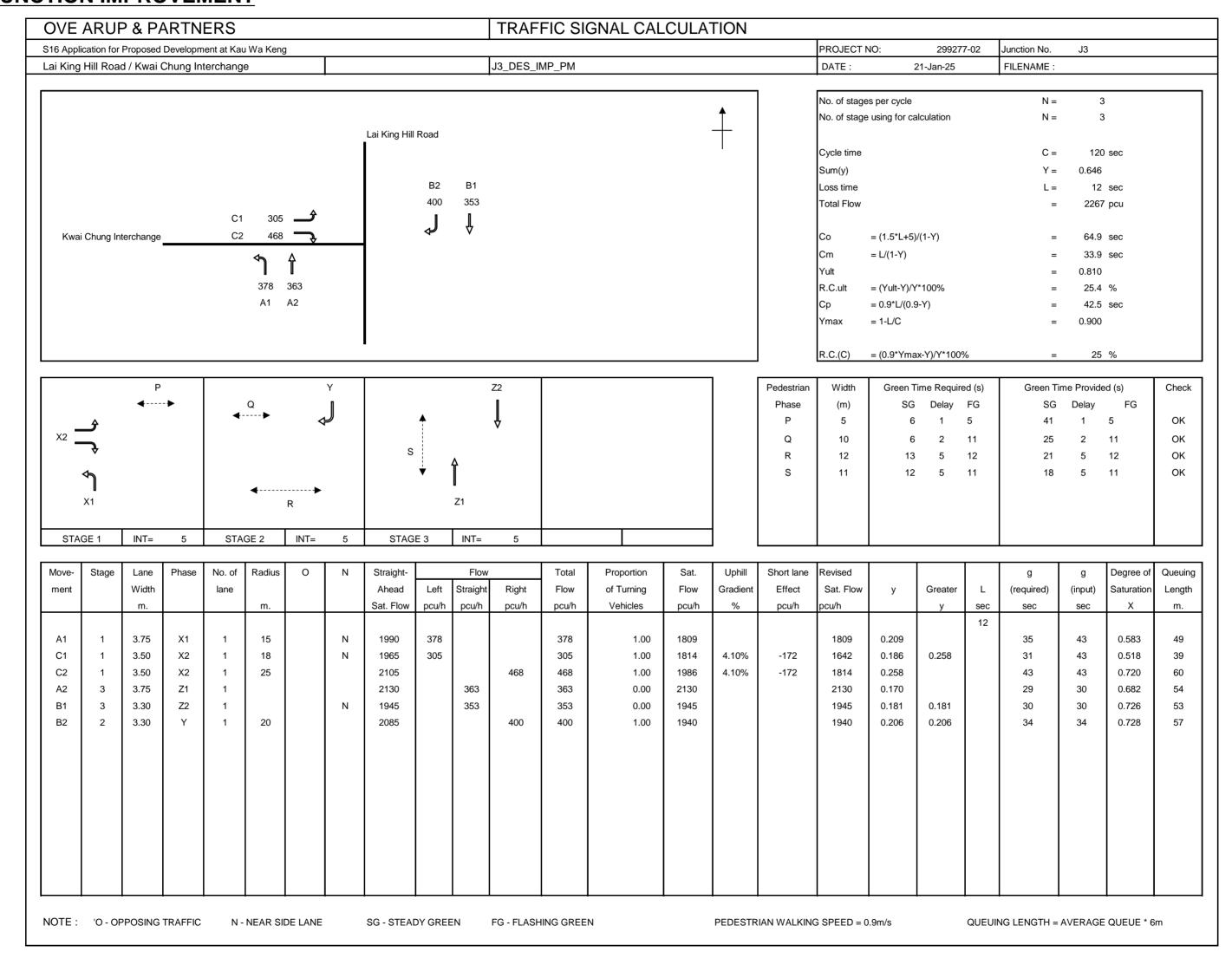
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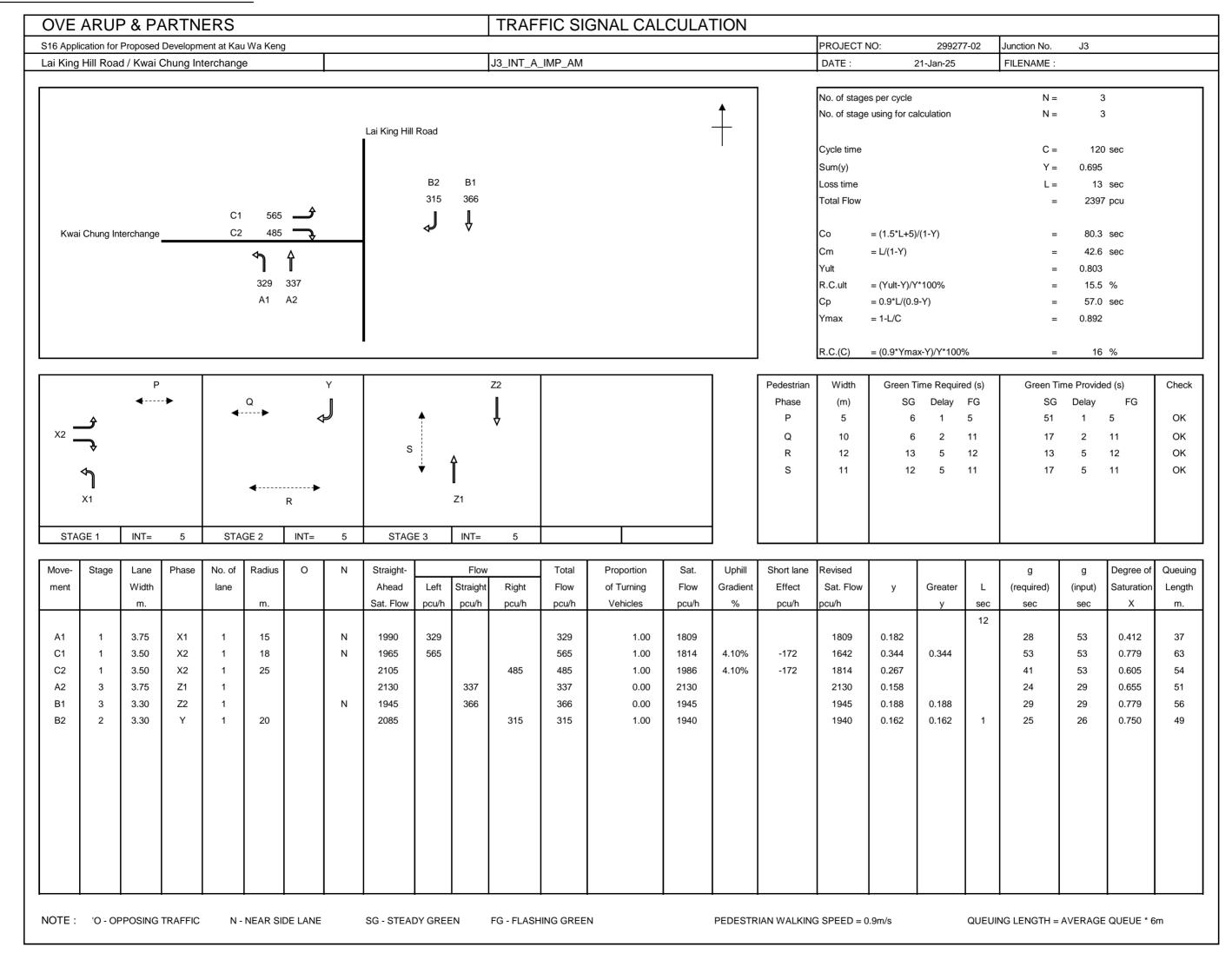
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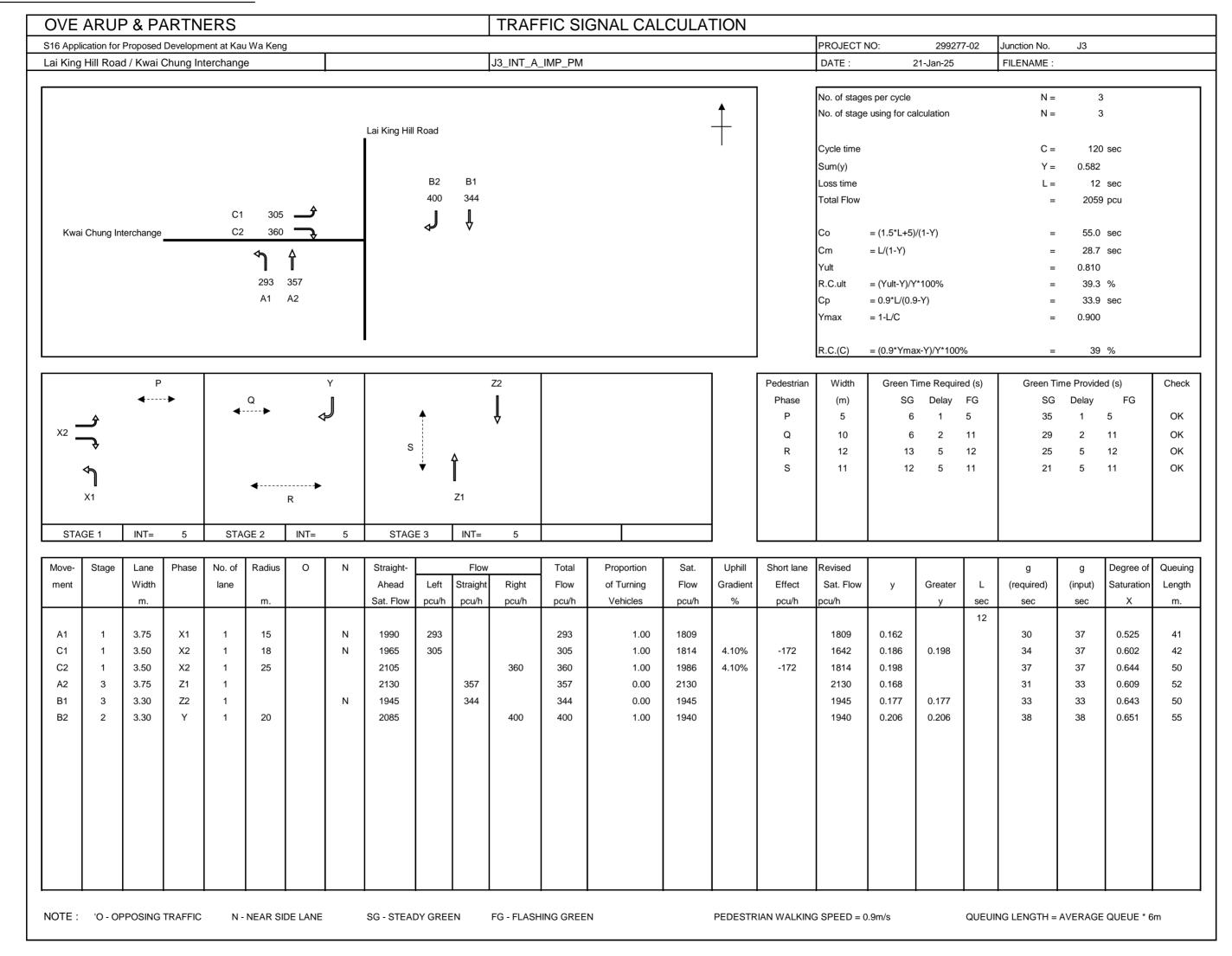
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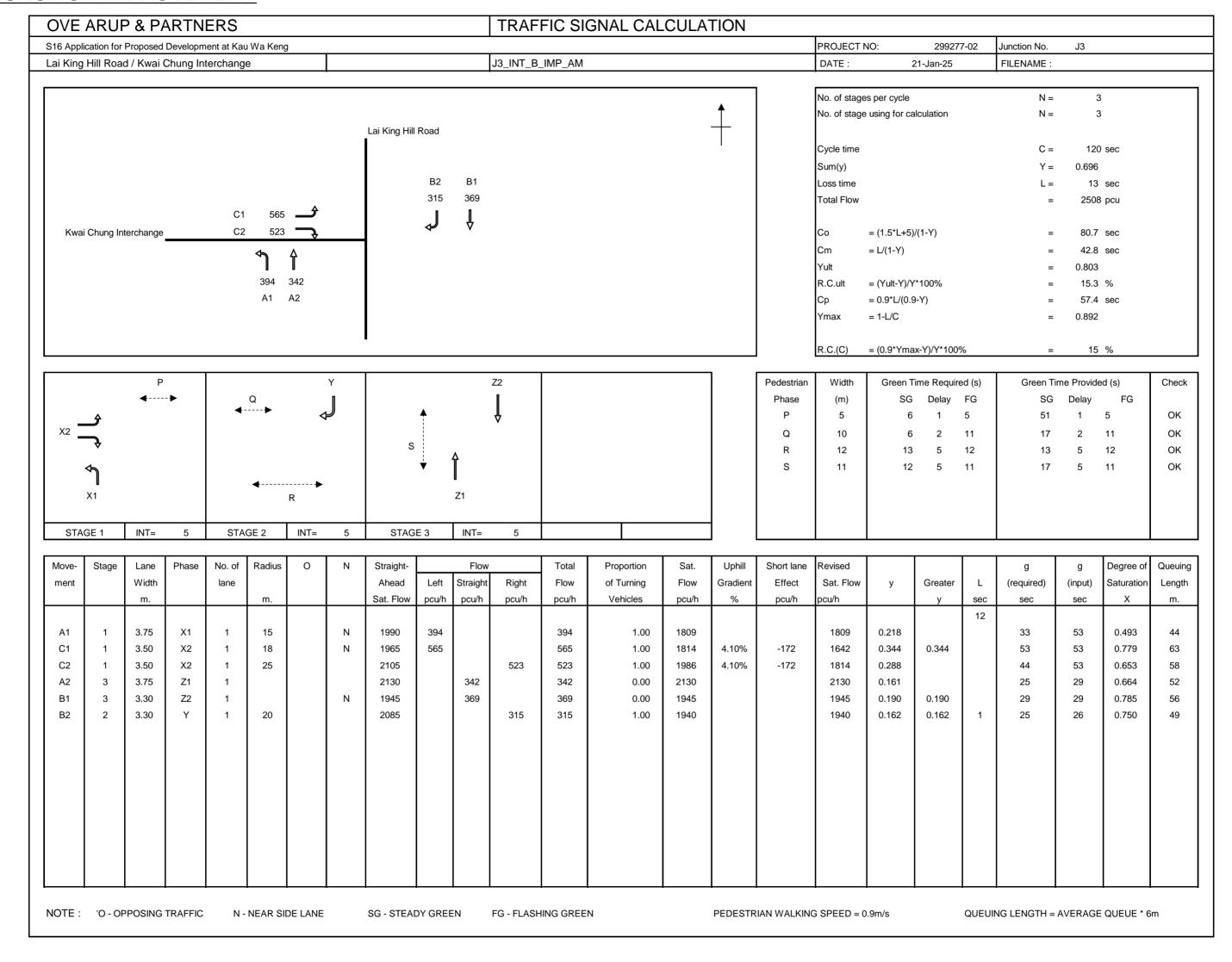
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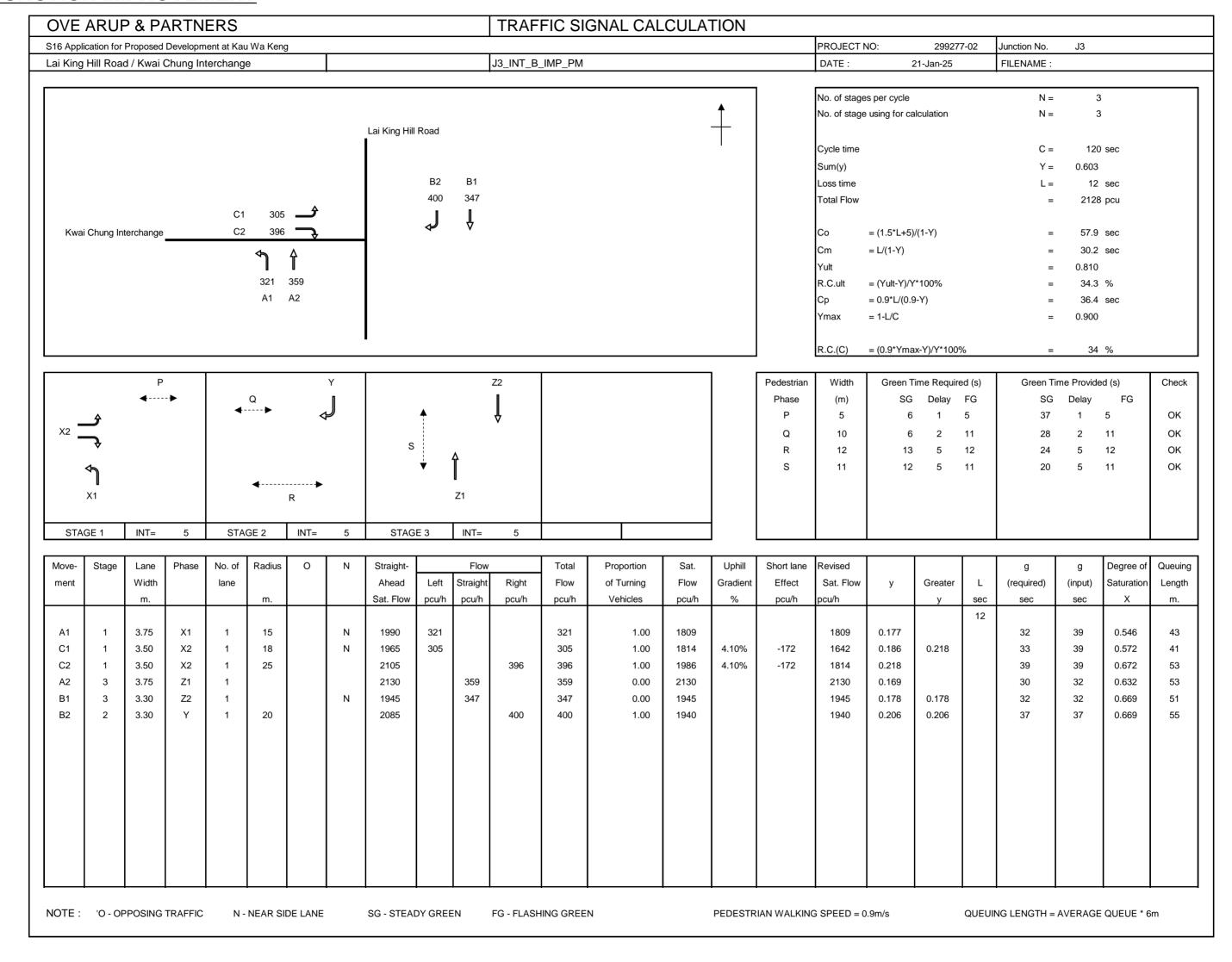
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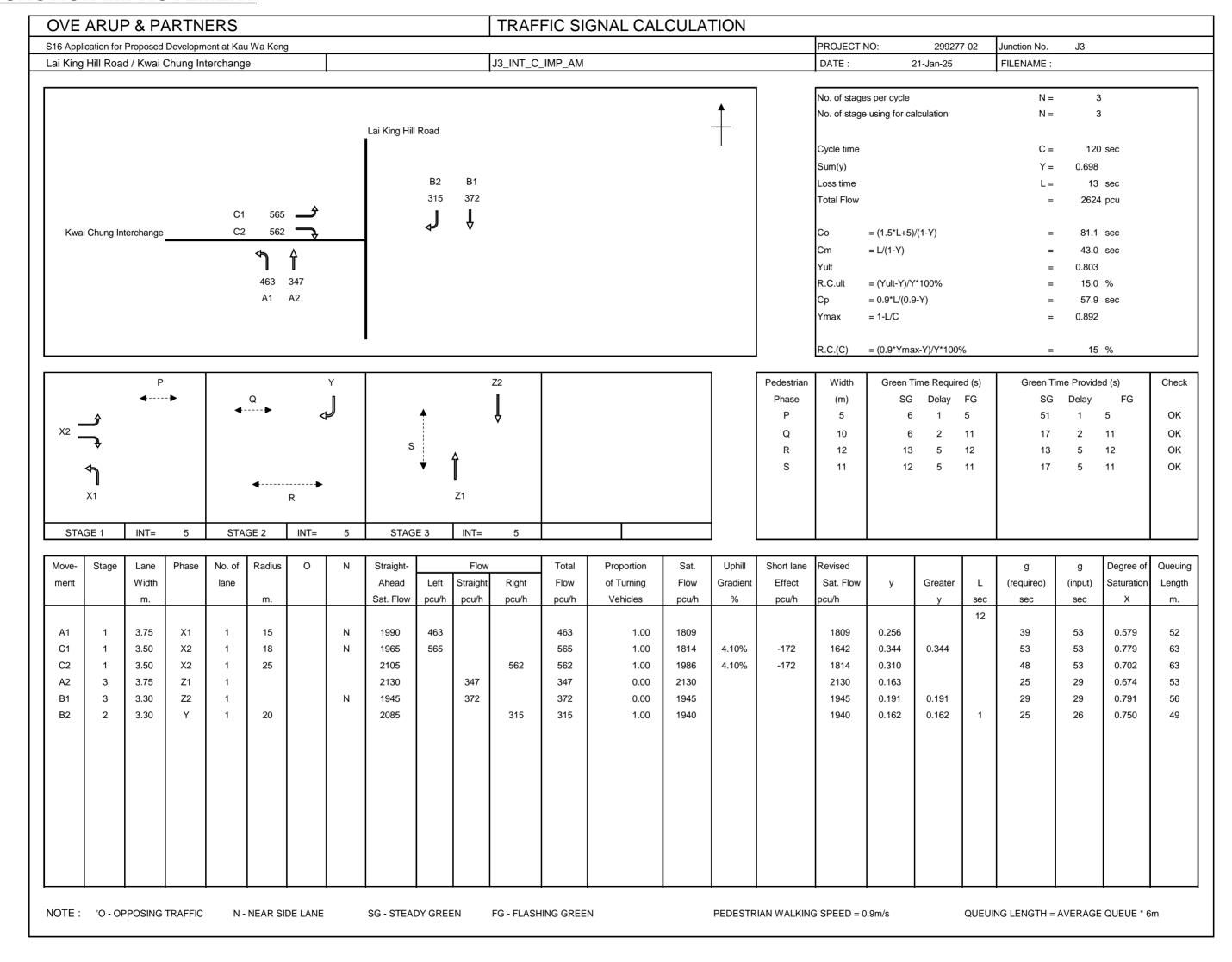
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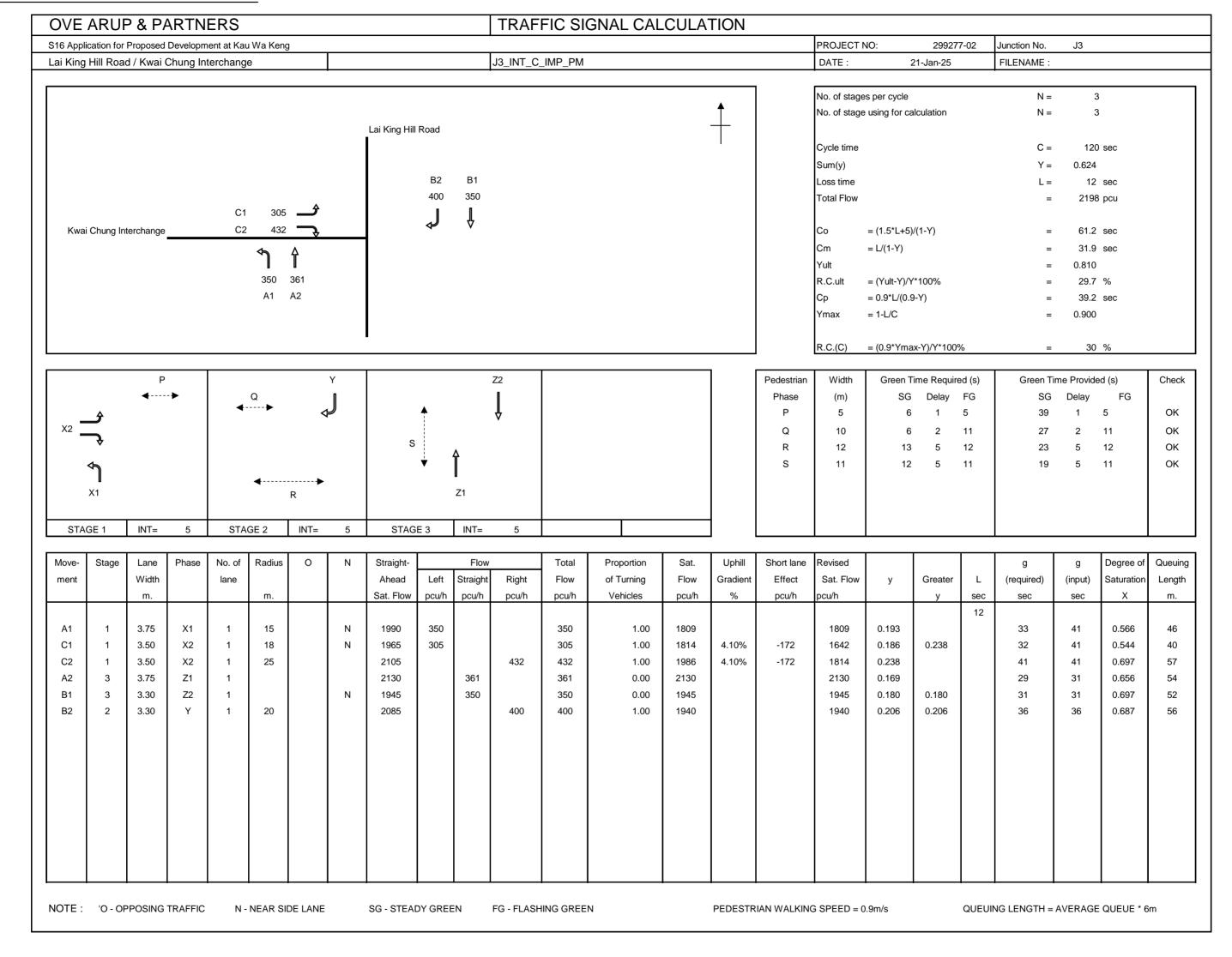
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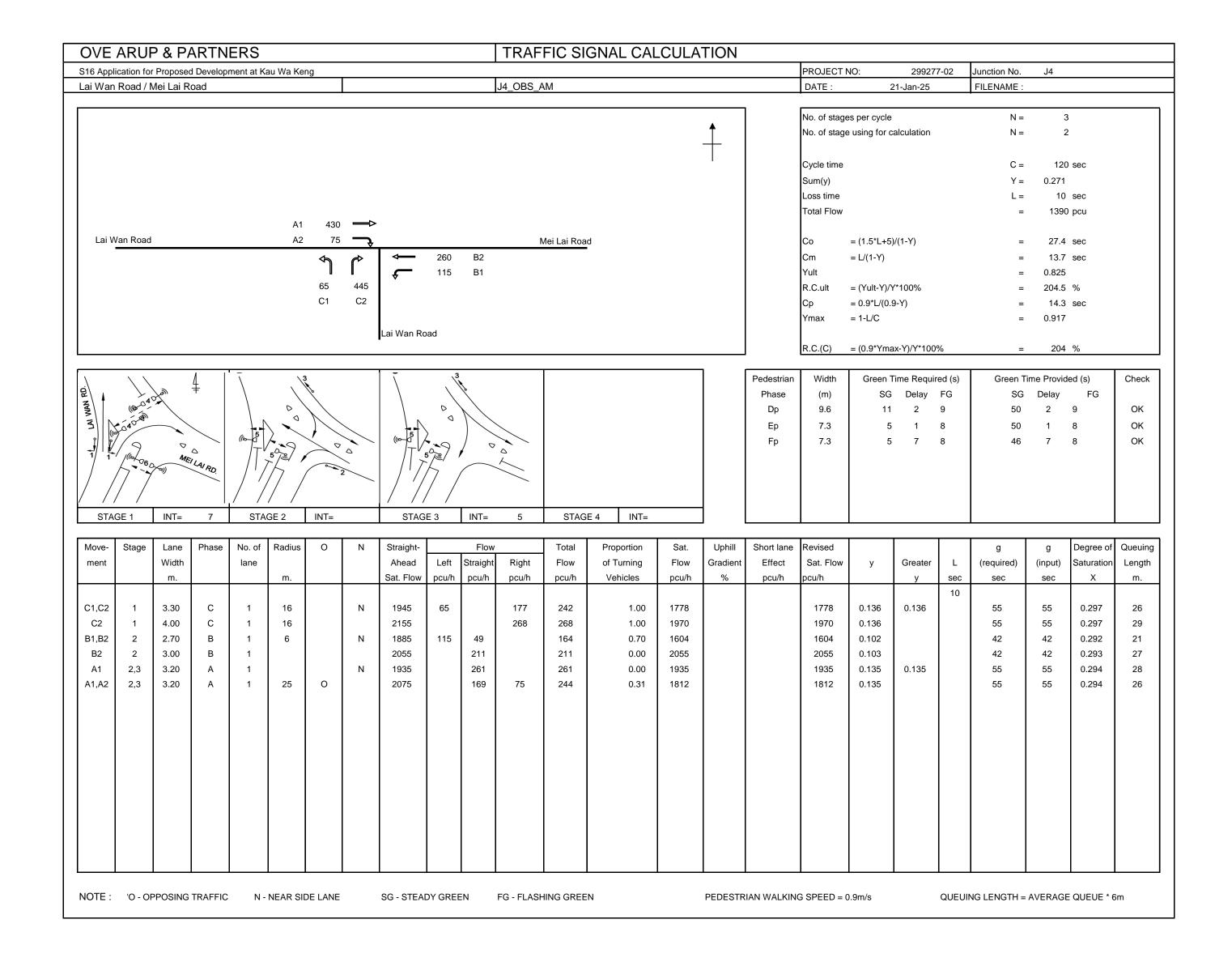


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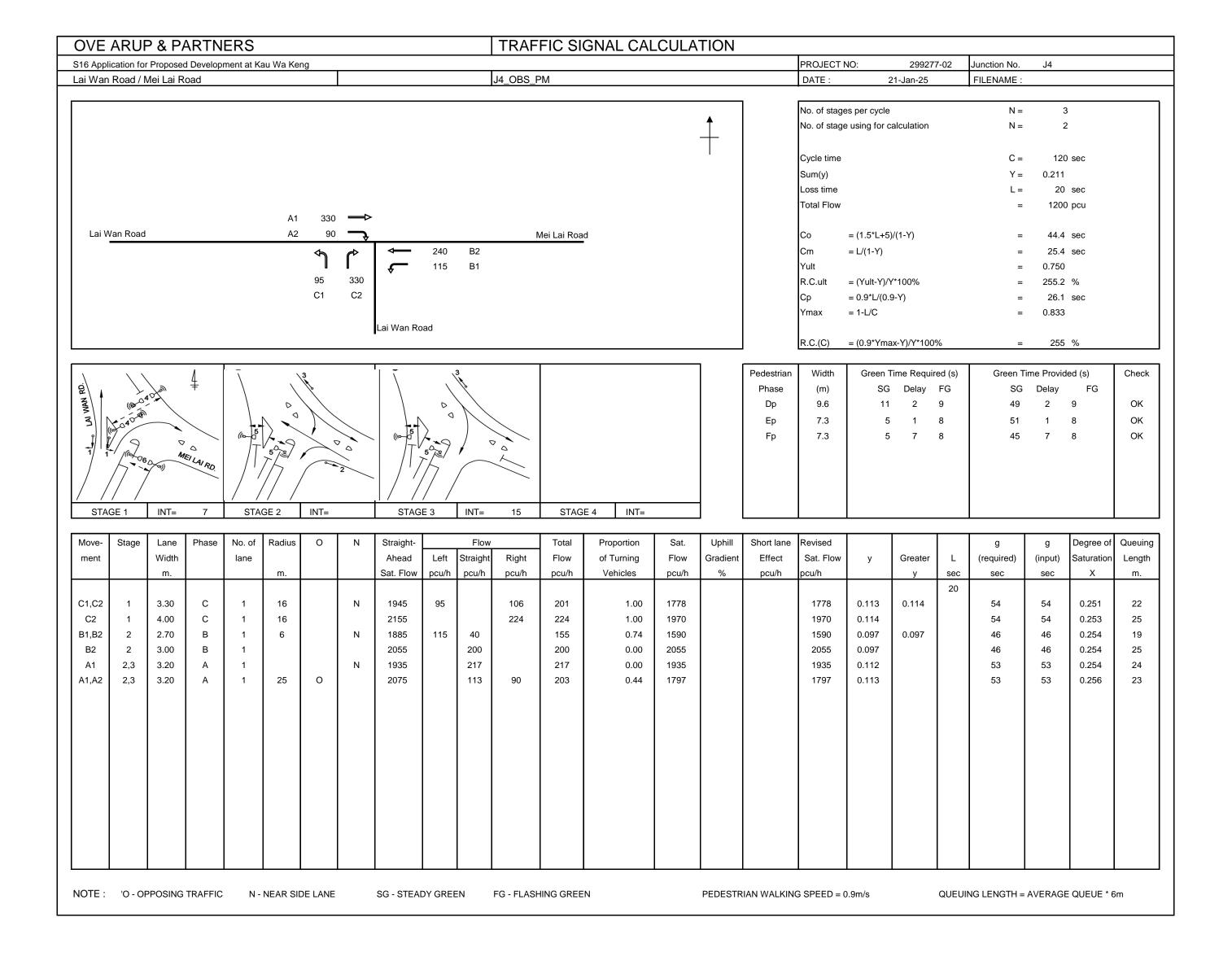


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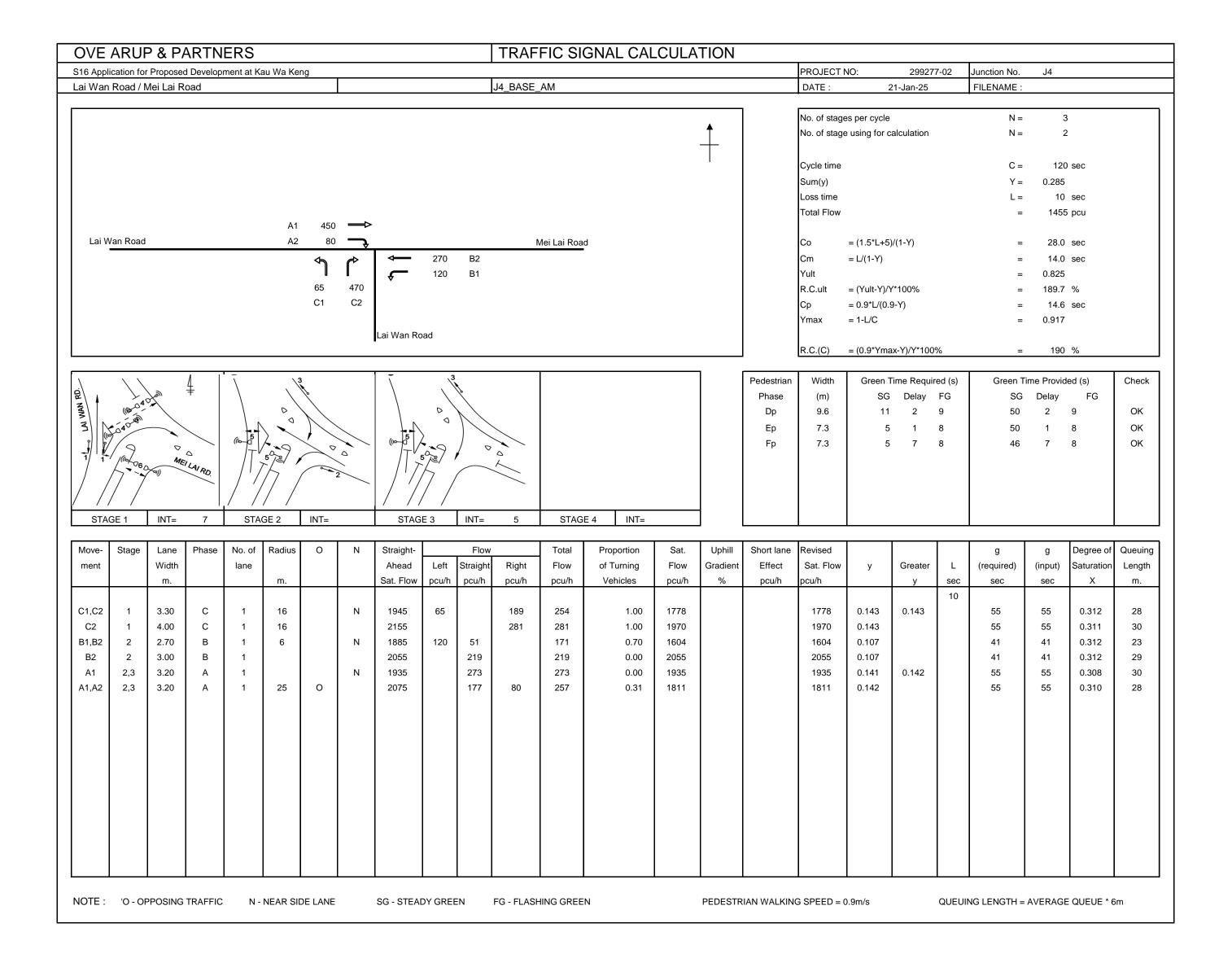




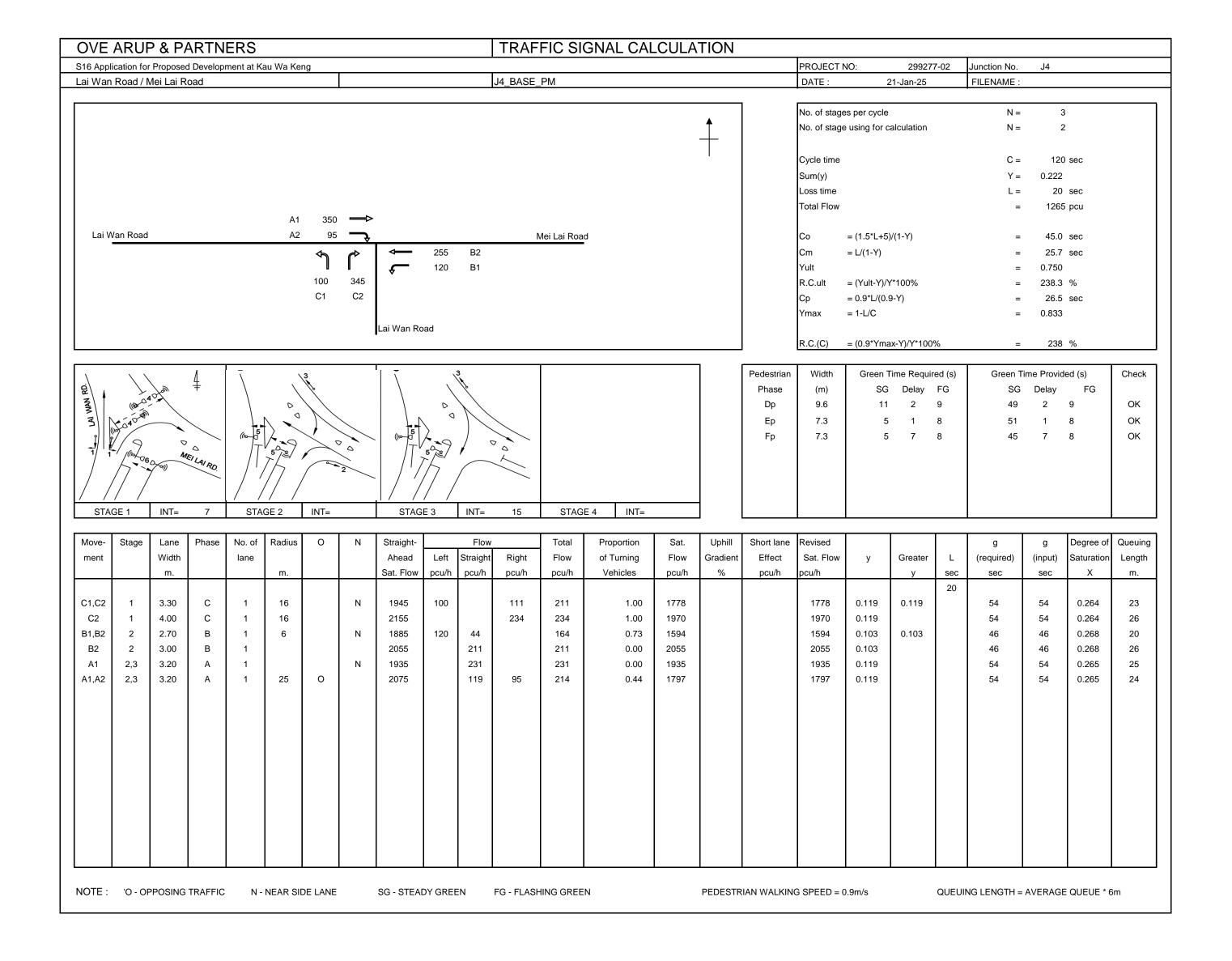
#### J4 YEAR 2024 PM TRAFFIC FLOW



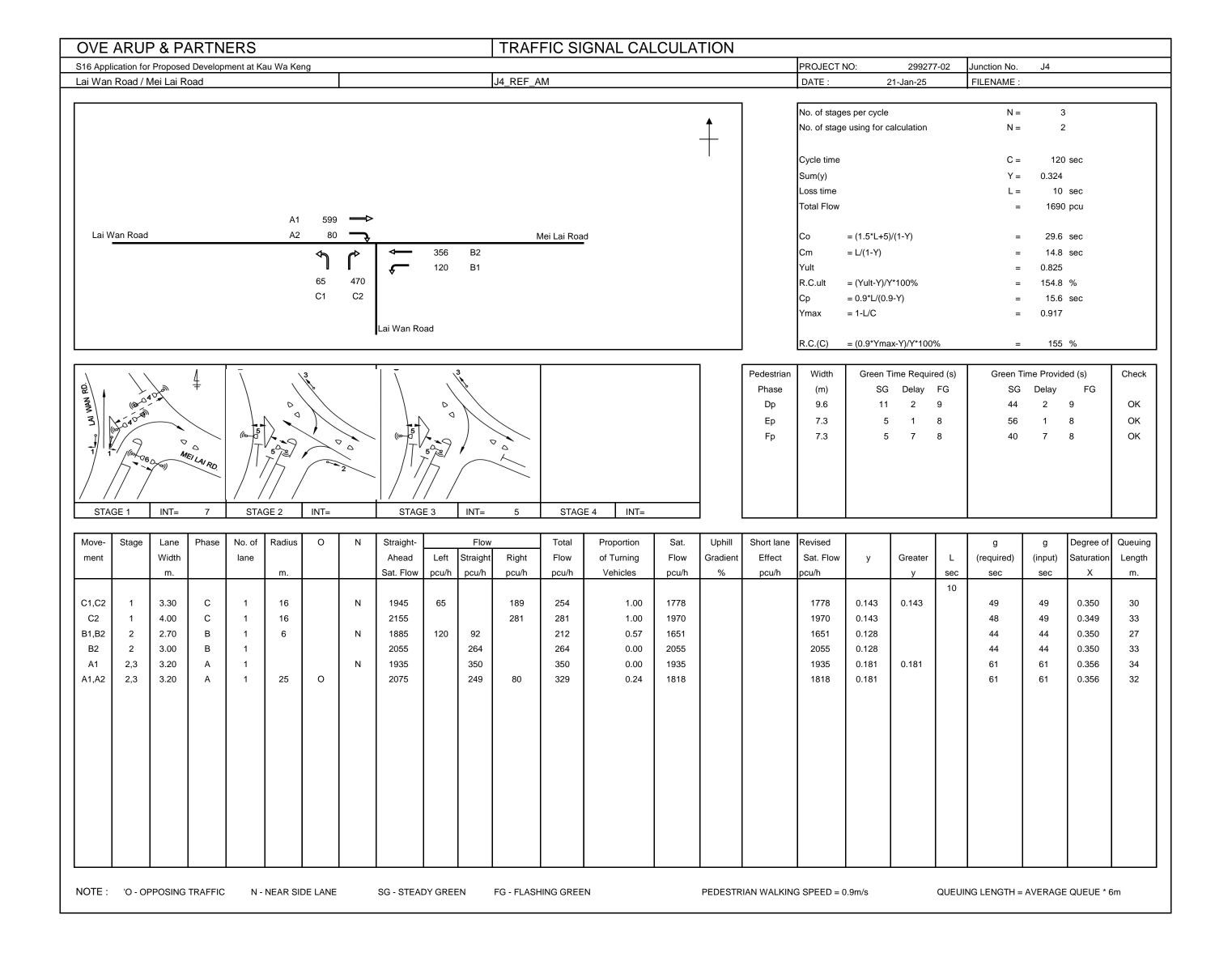
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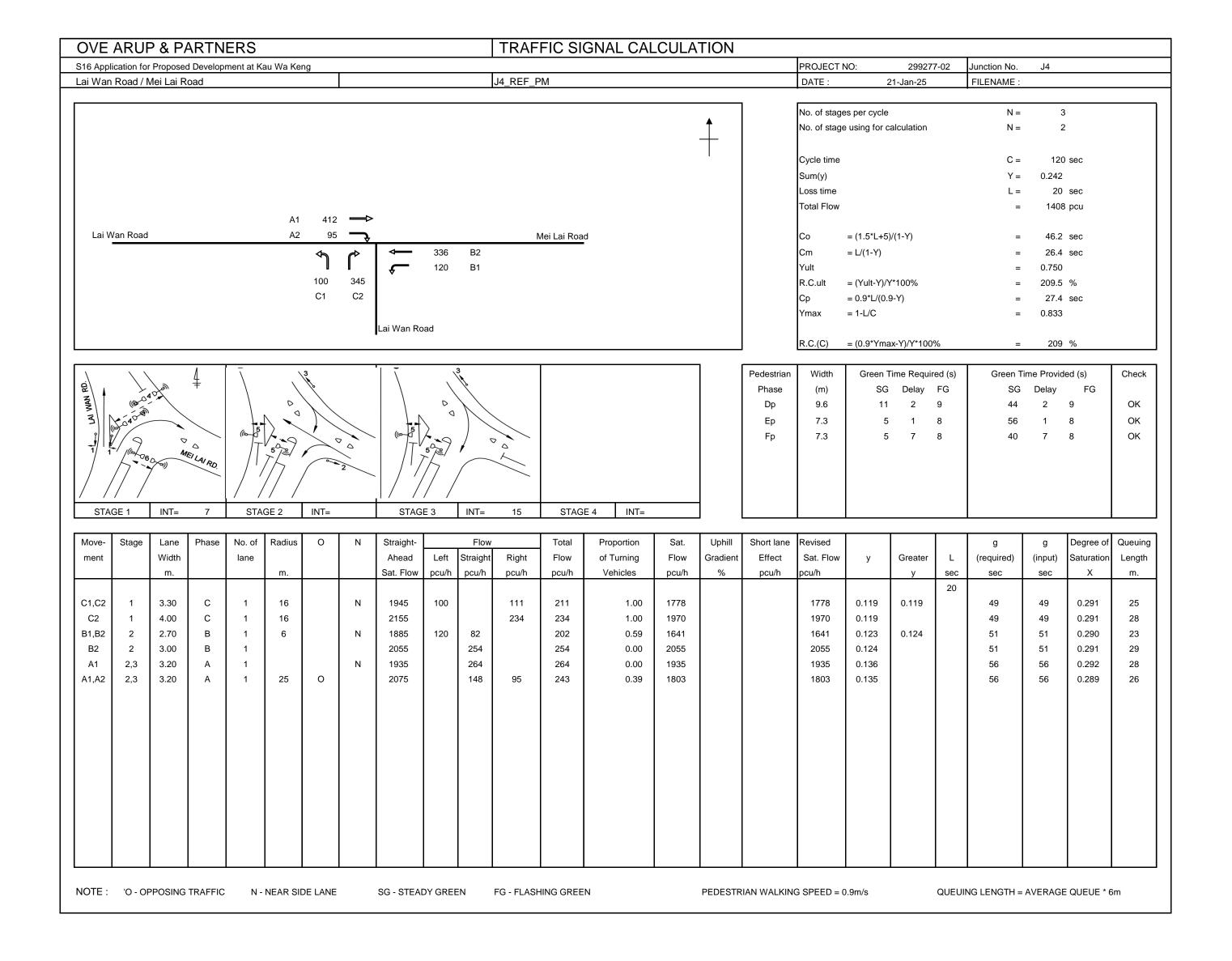
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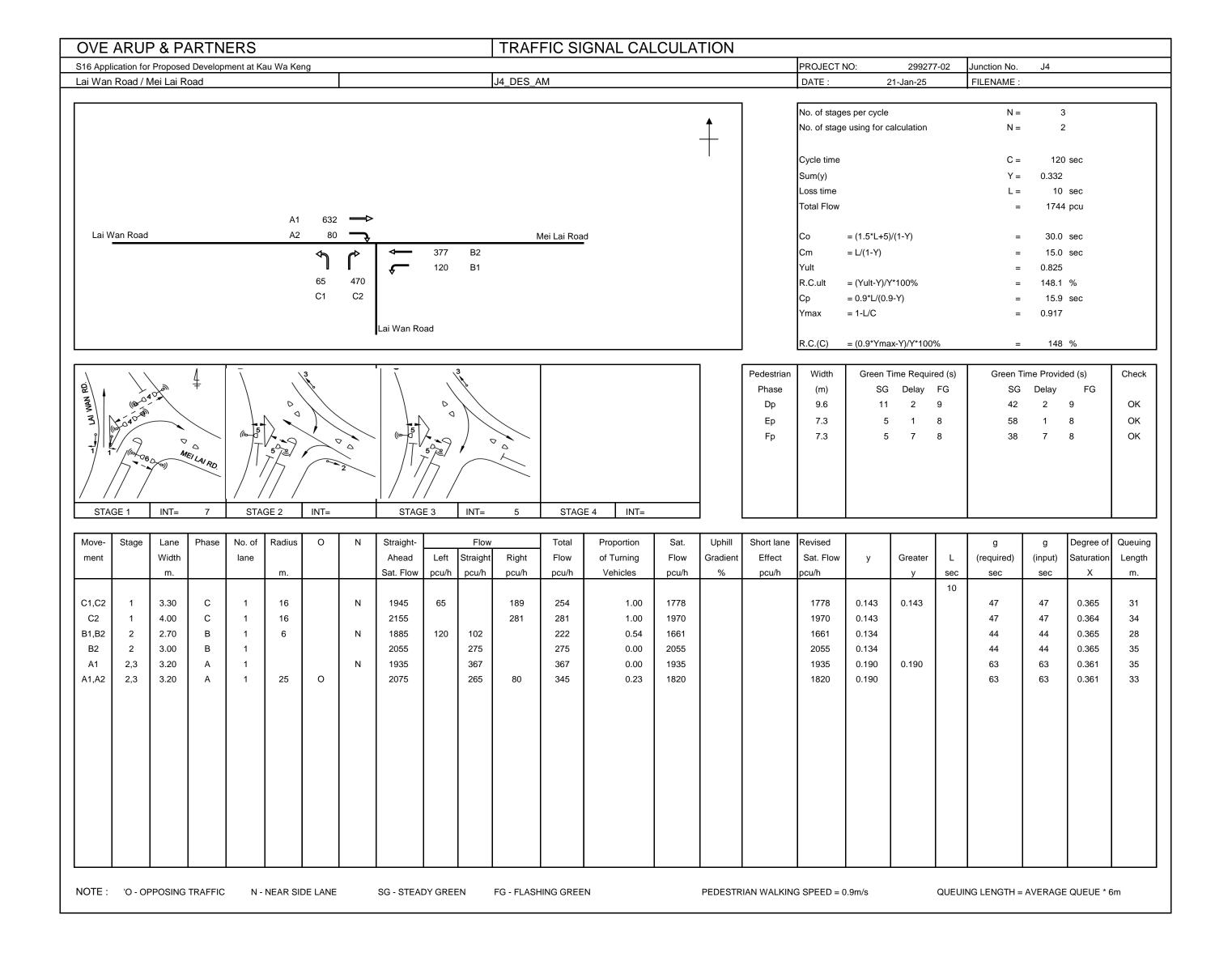
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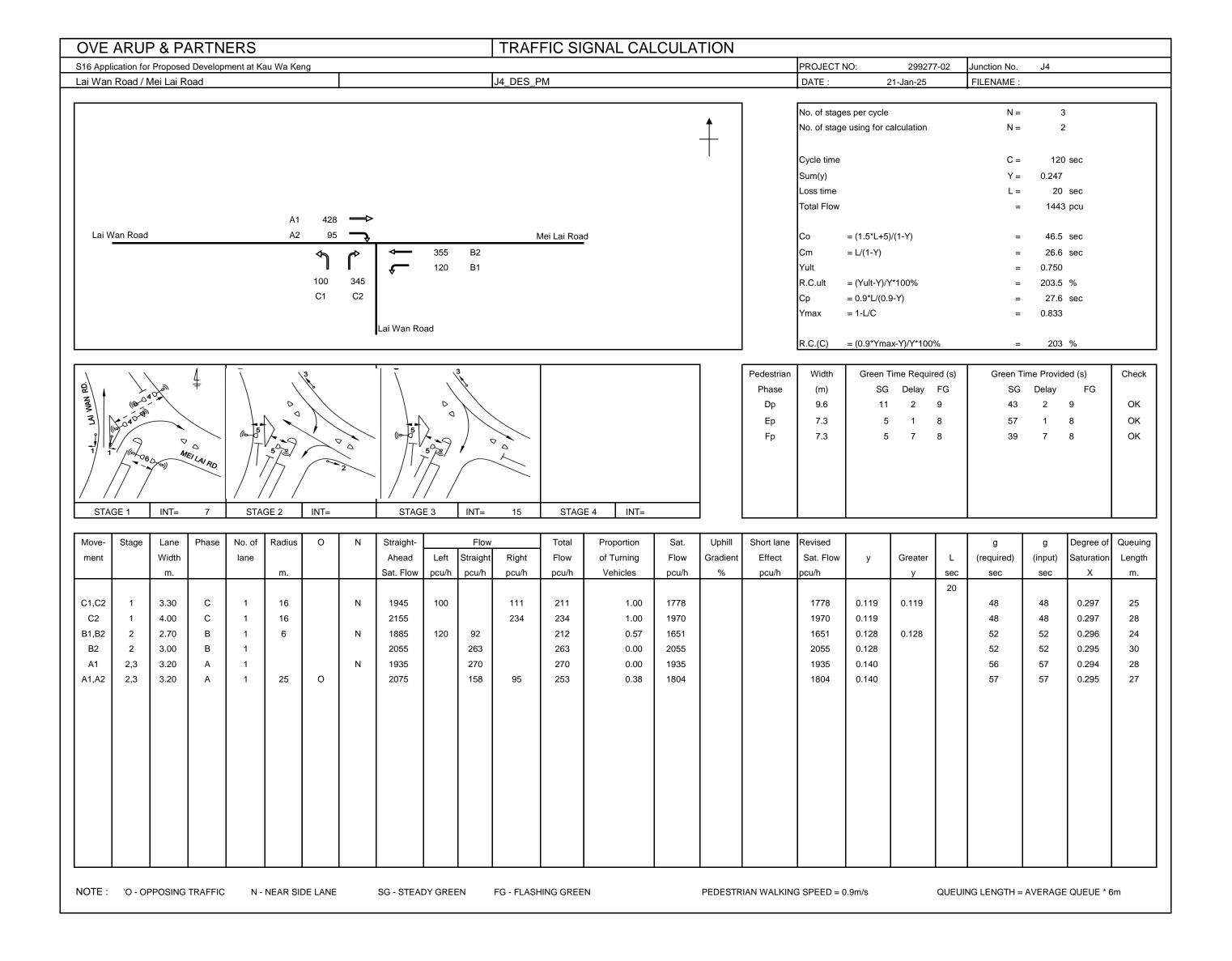
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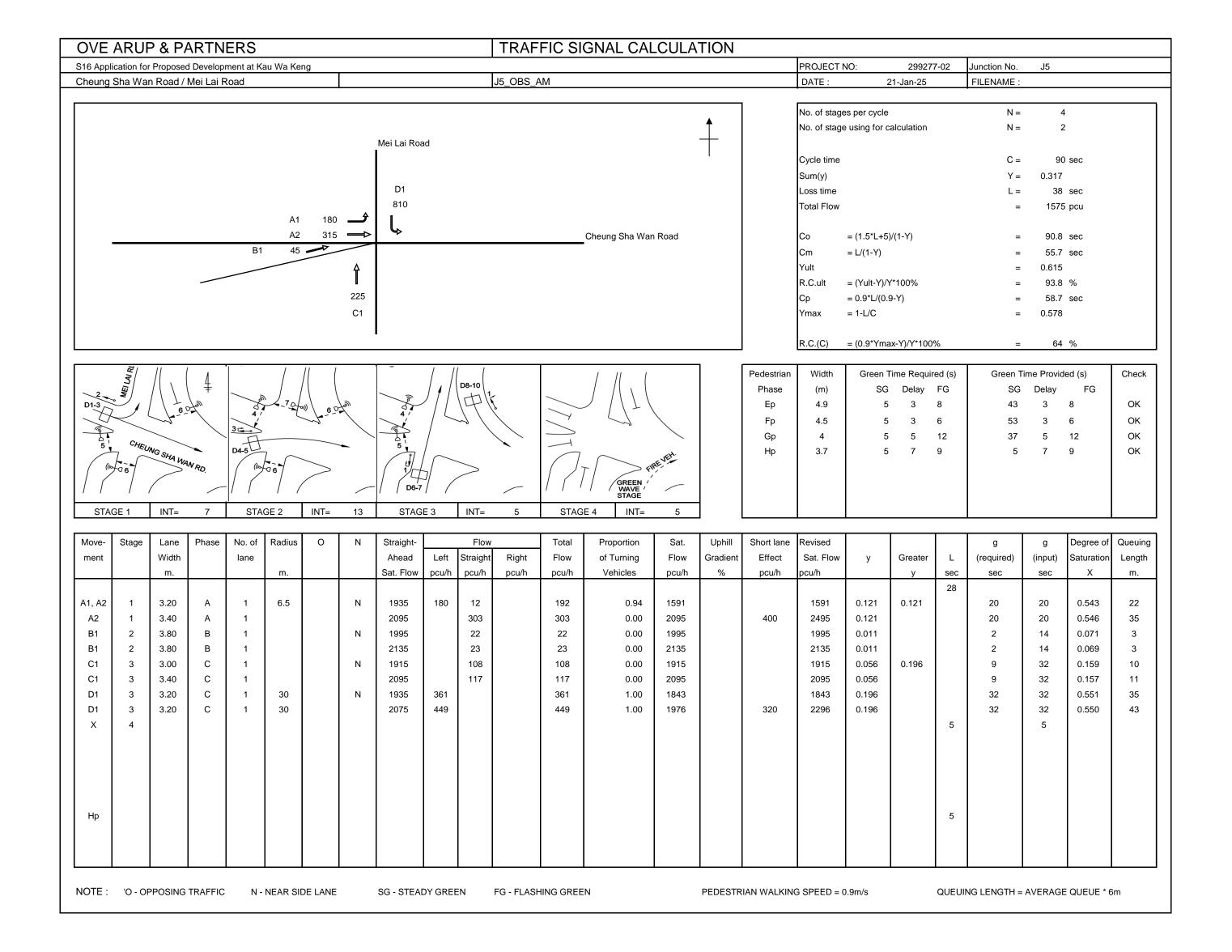


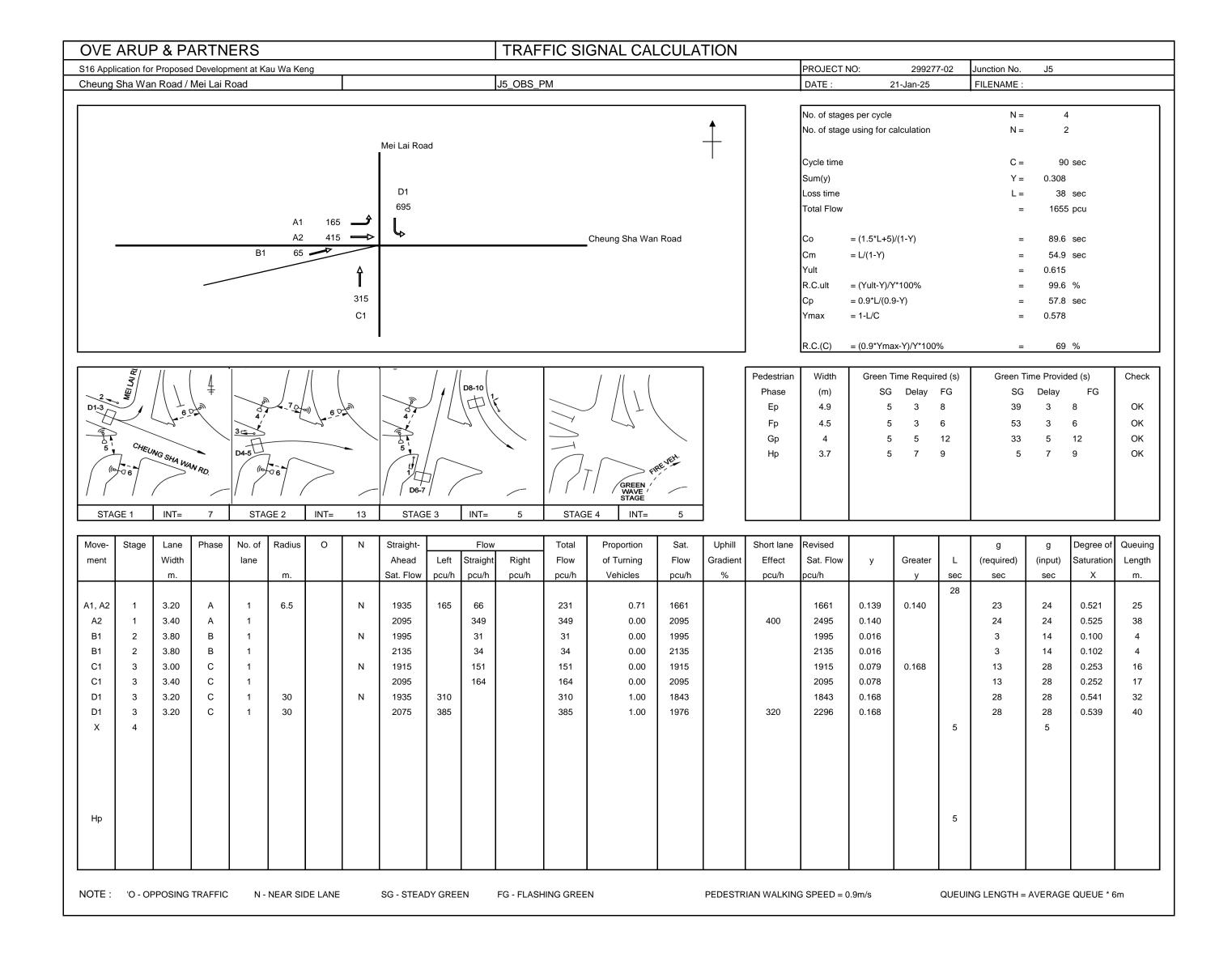
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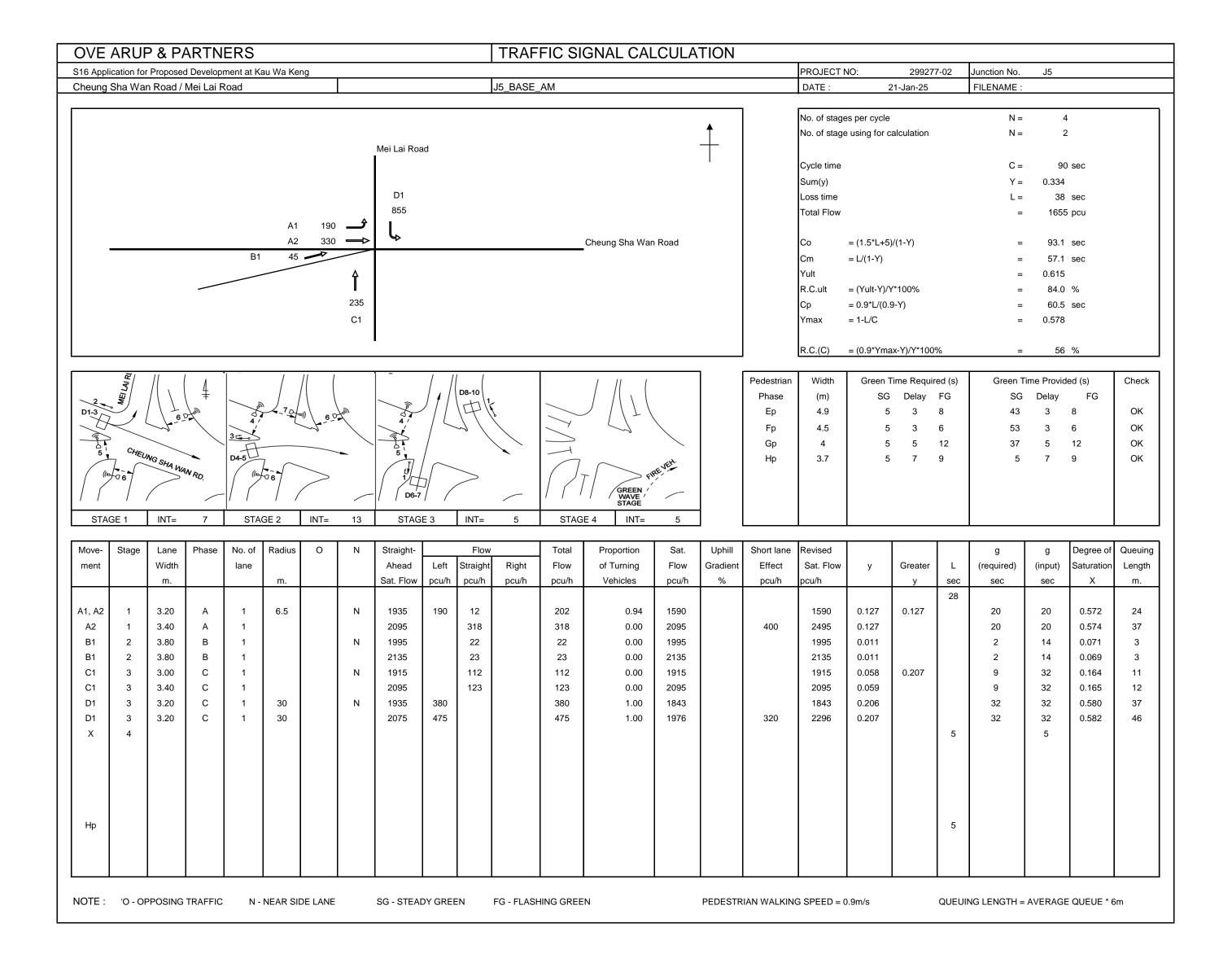
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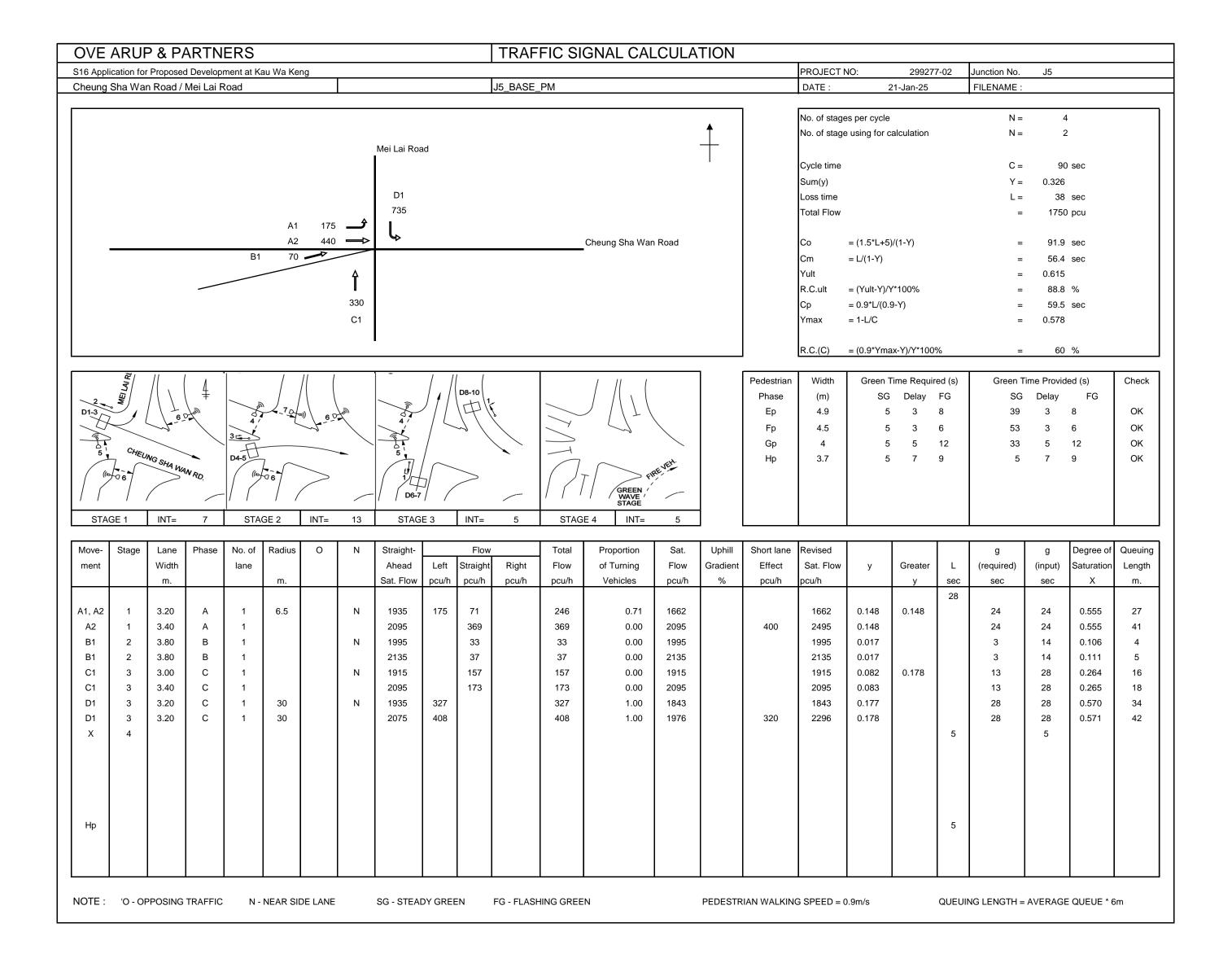




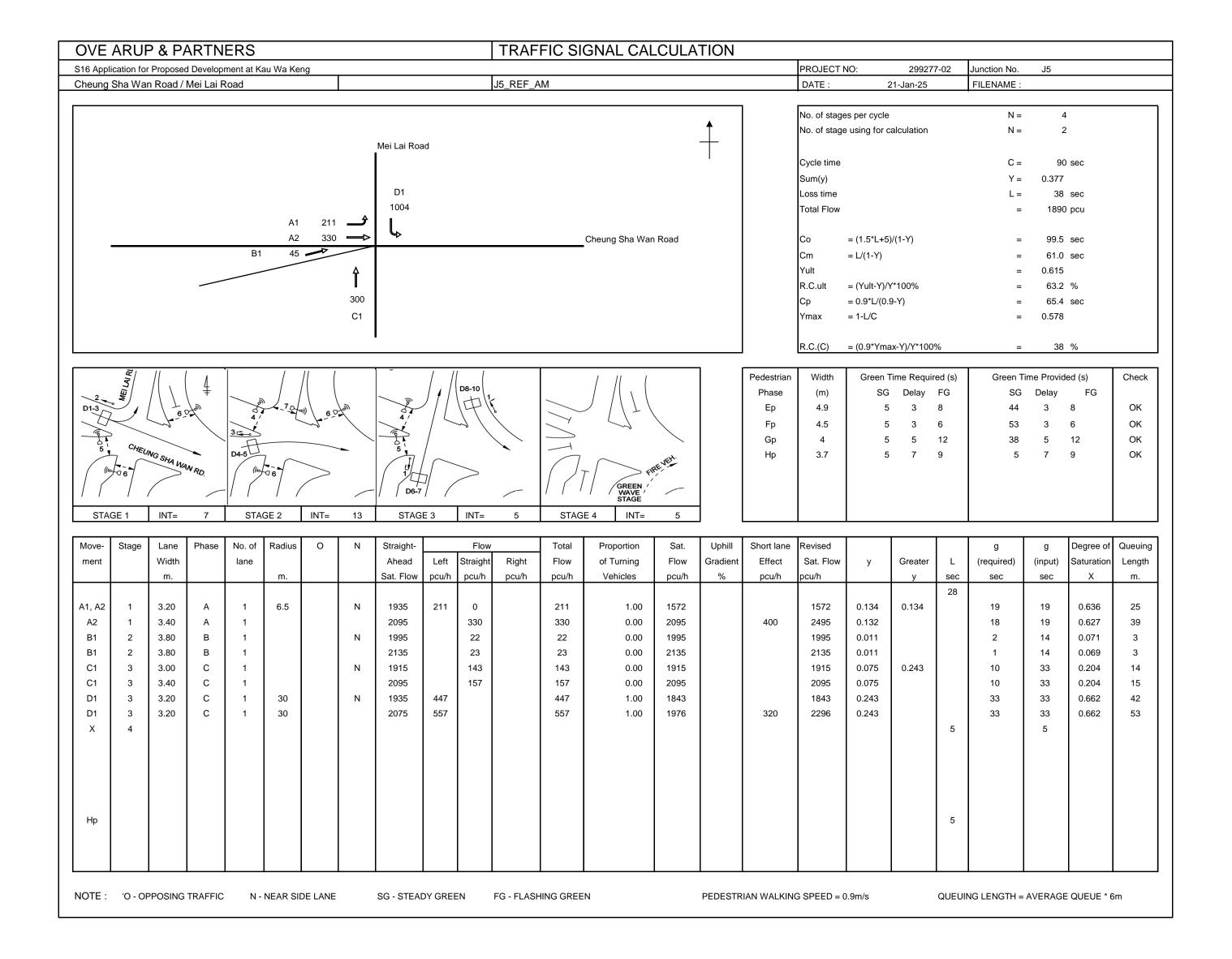
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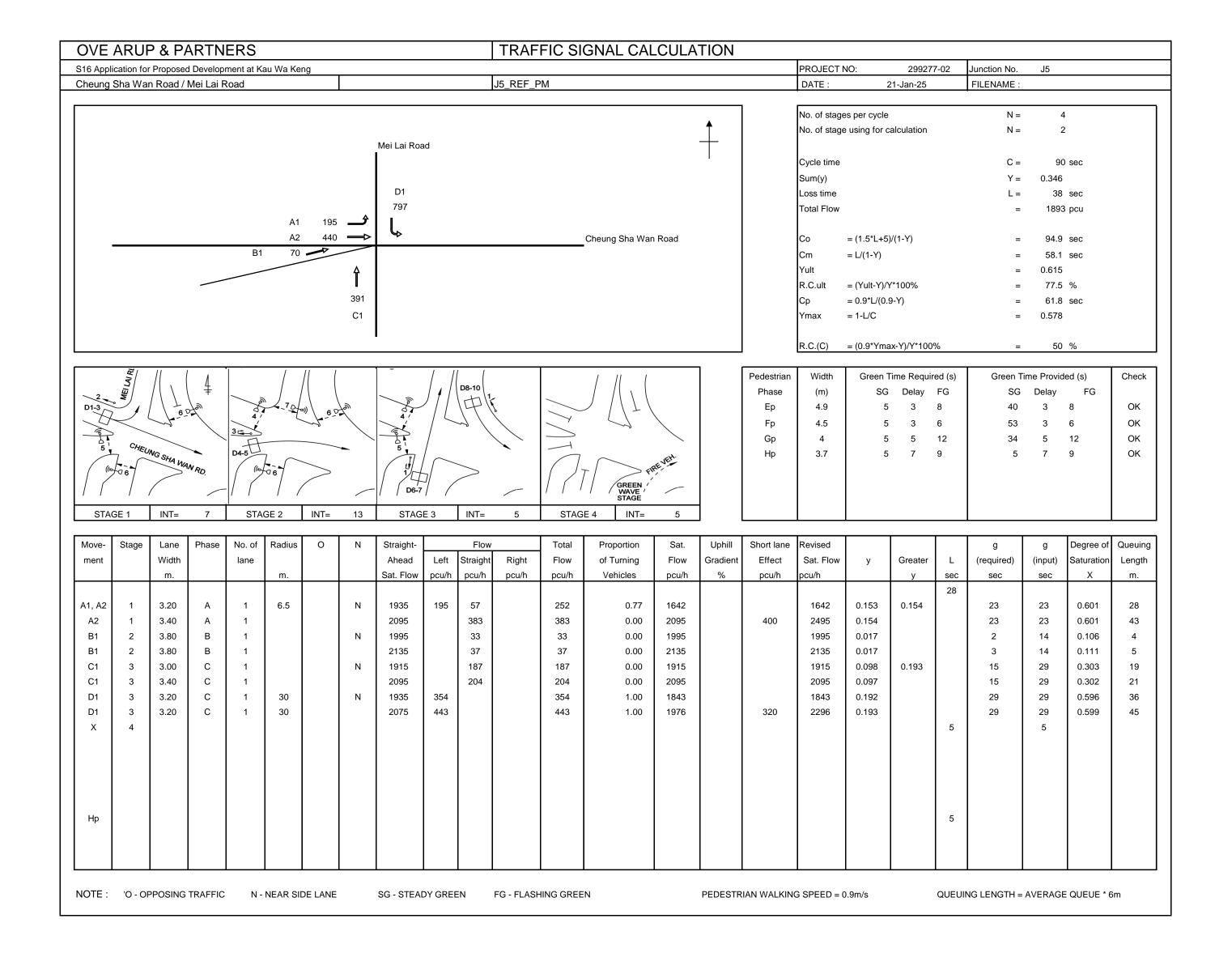
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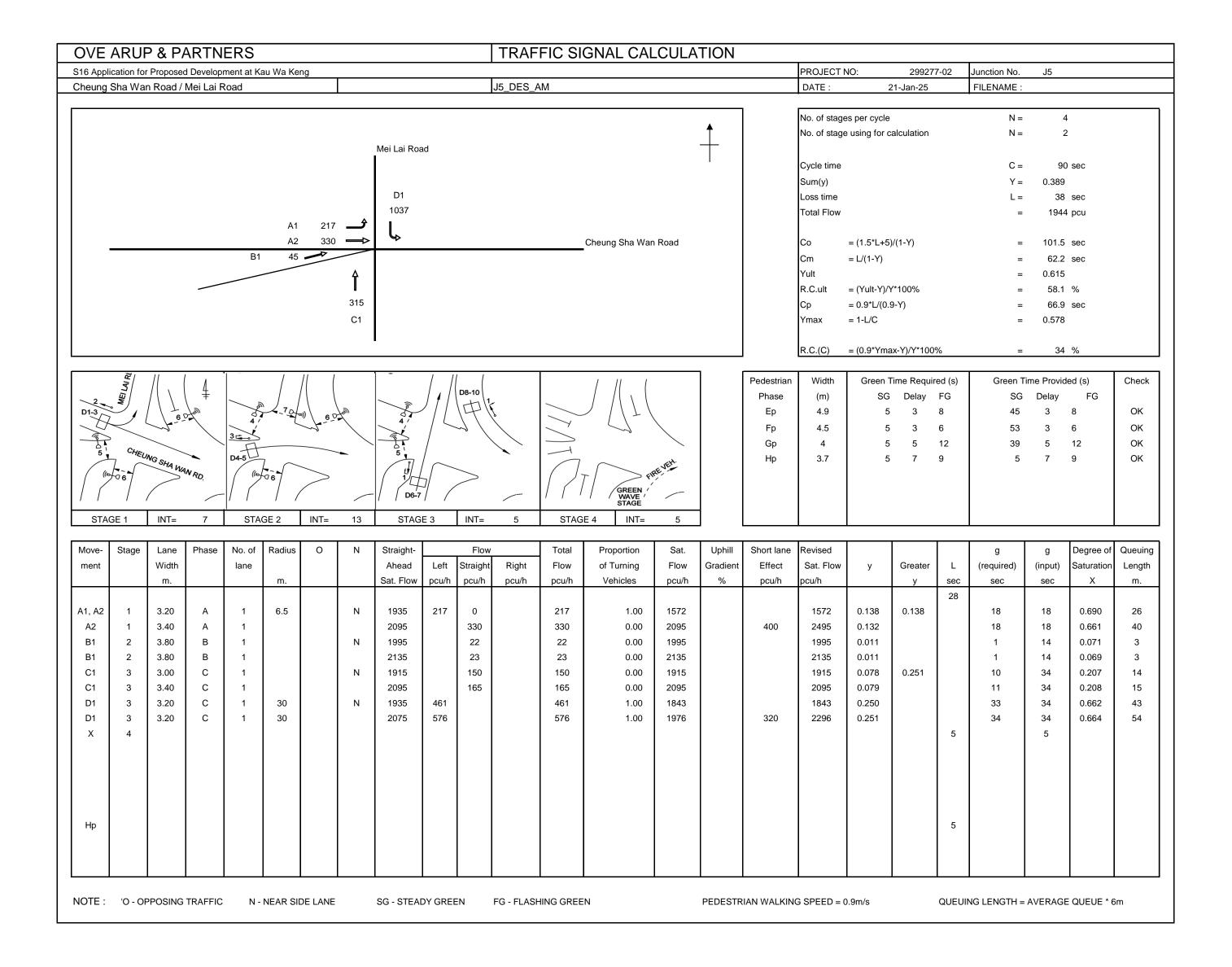
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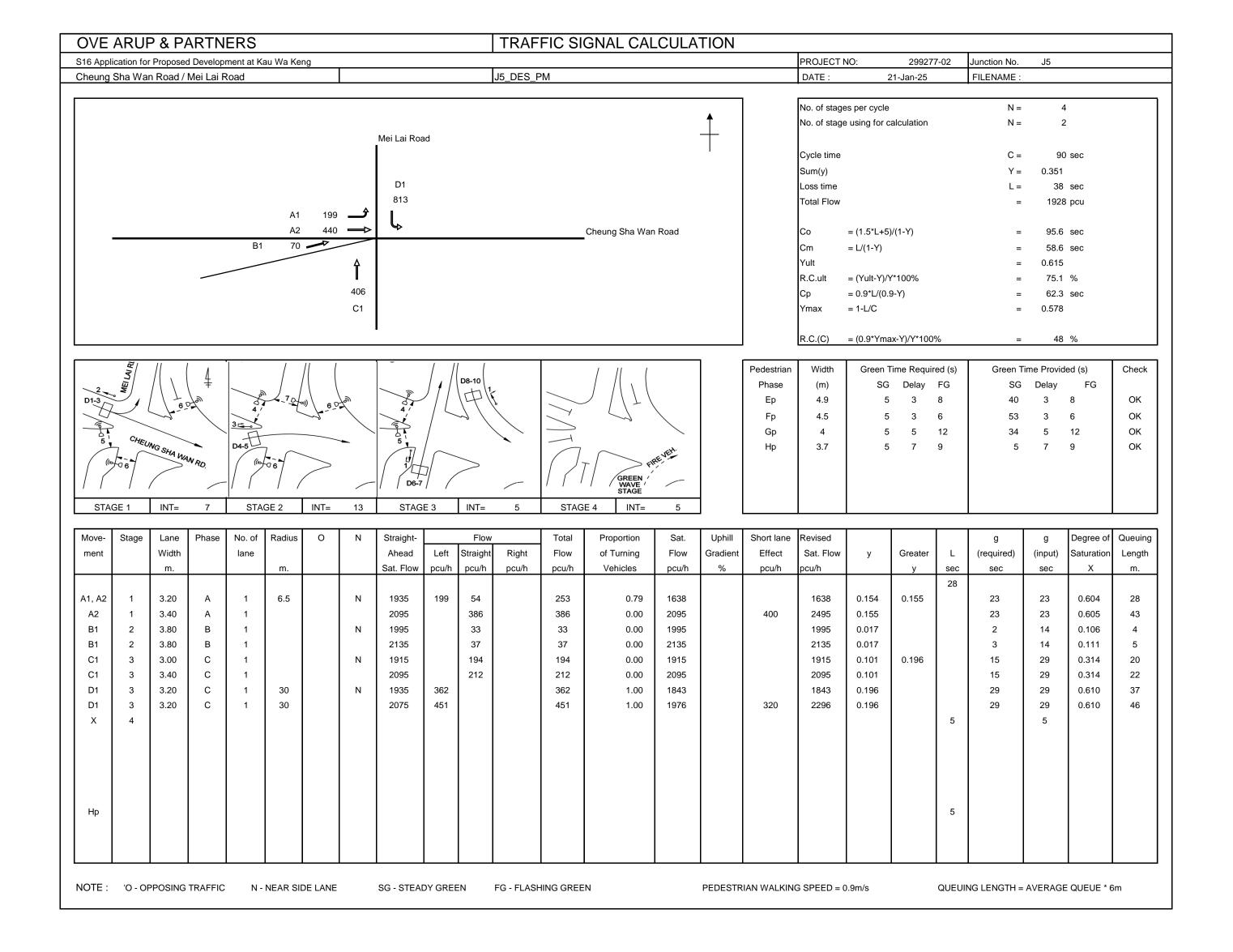
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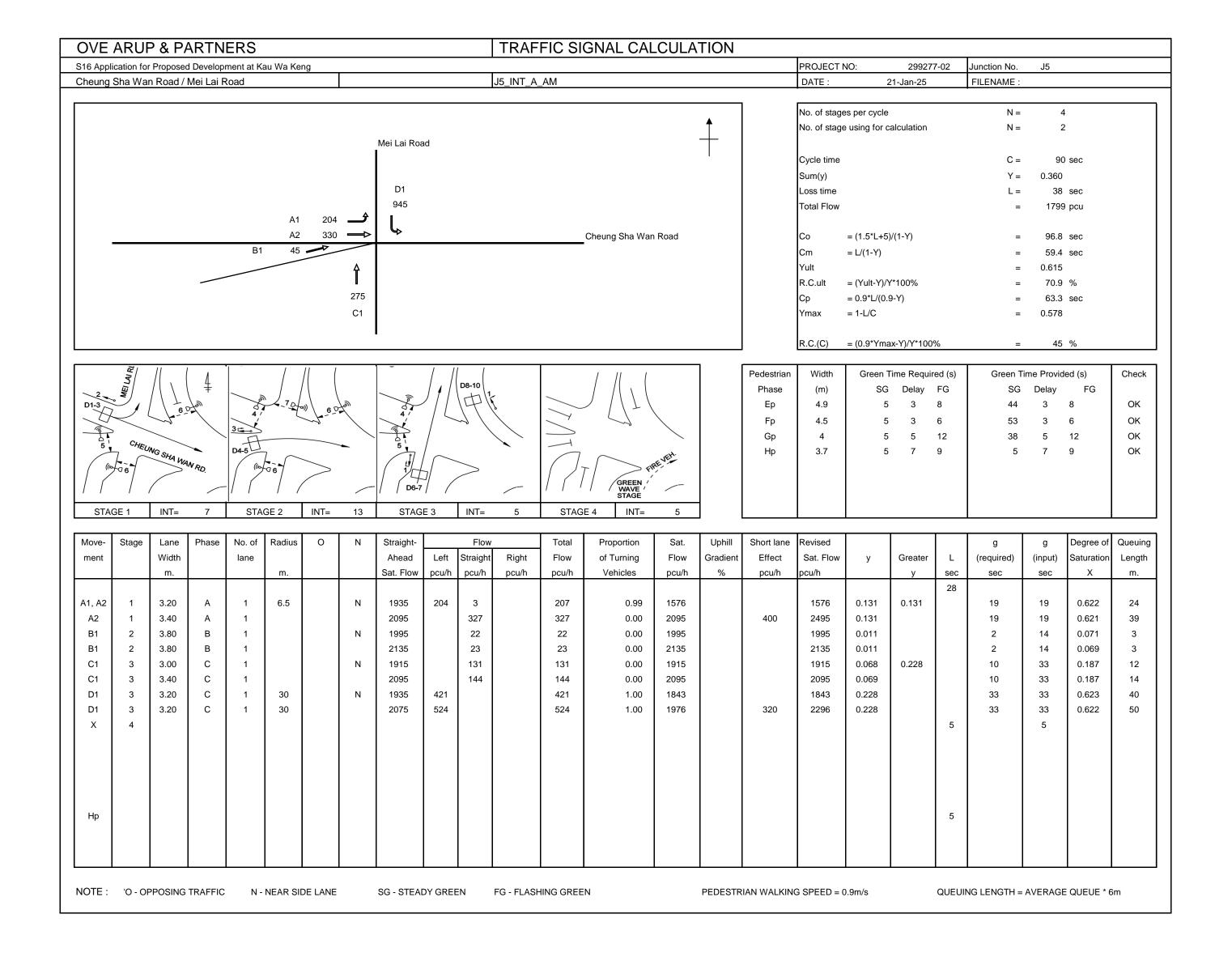
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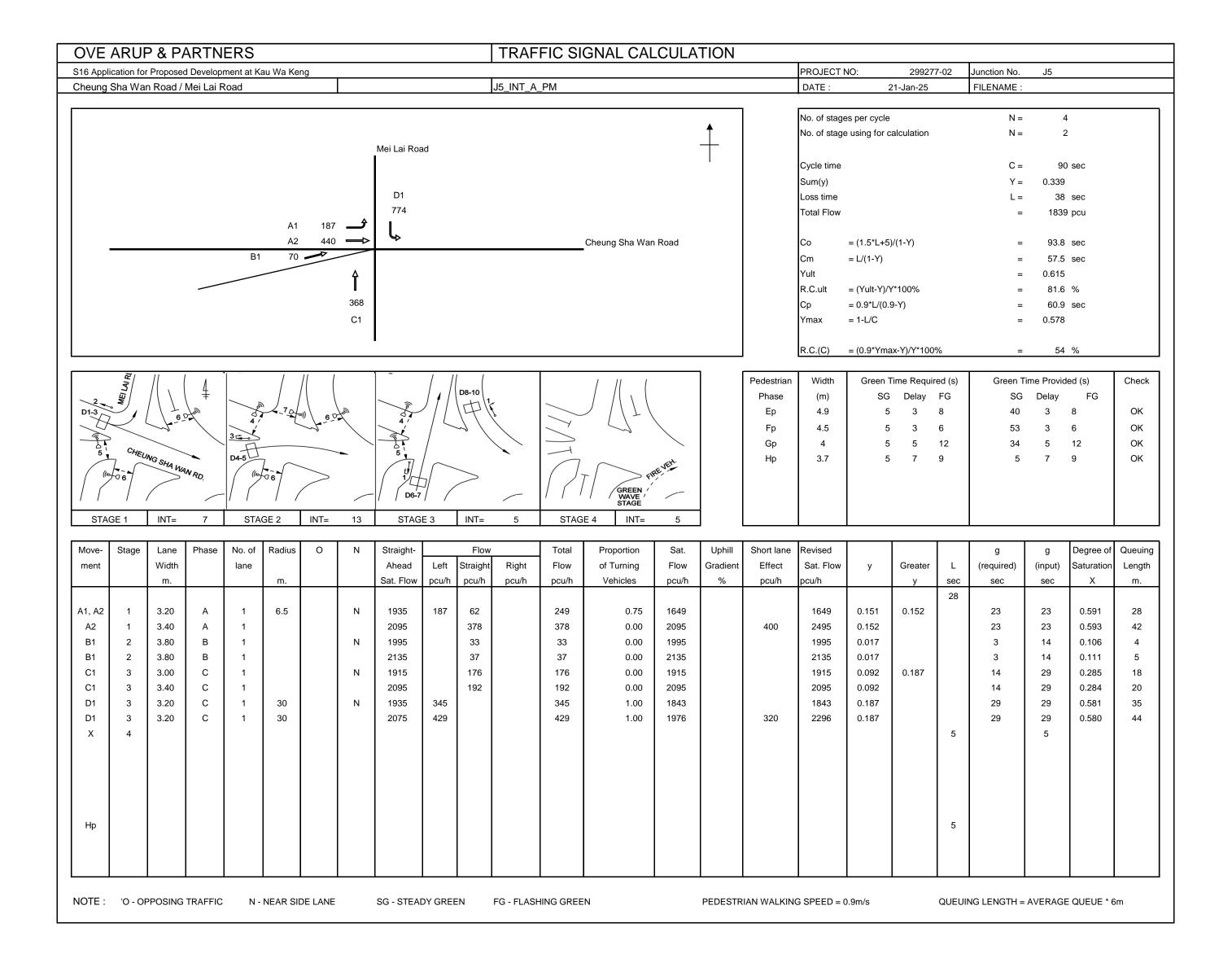
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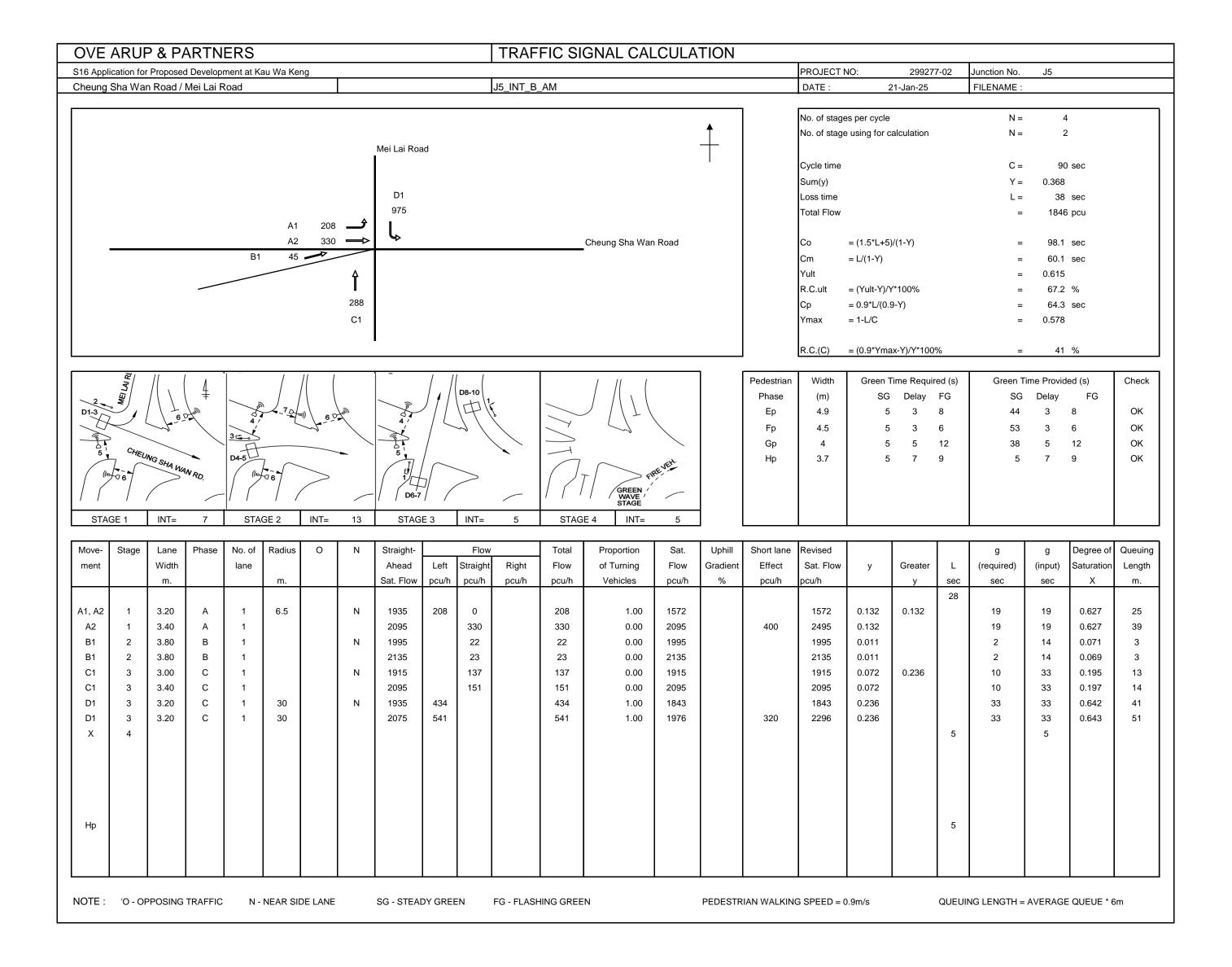
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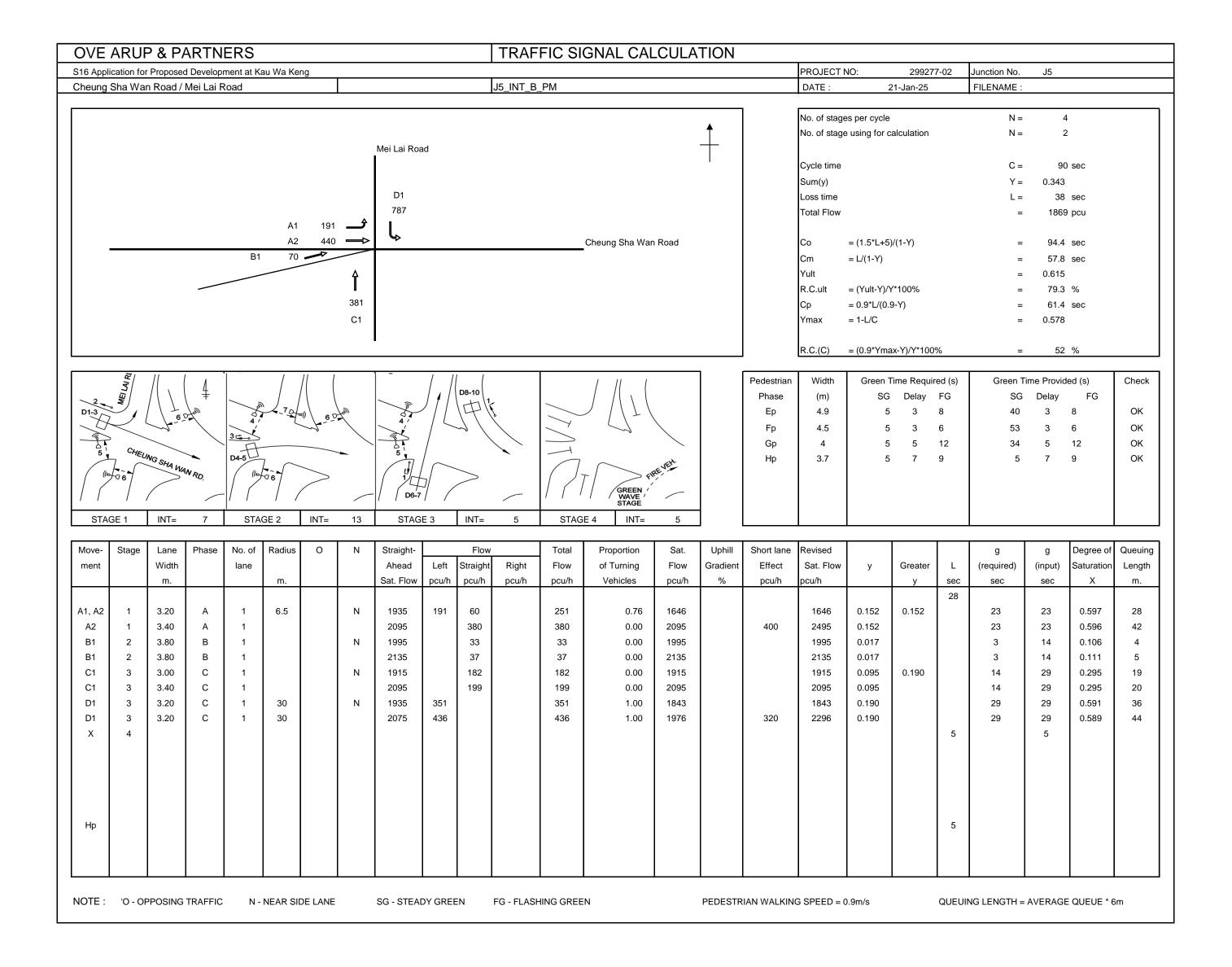
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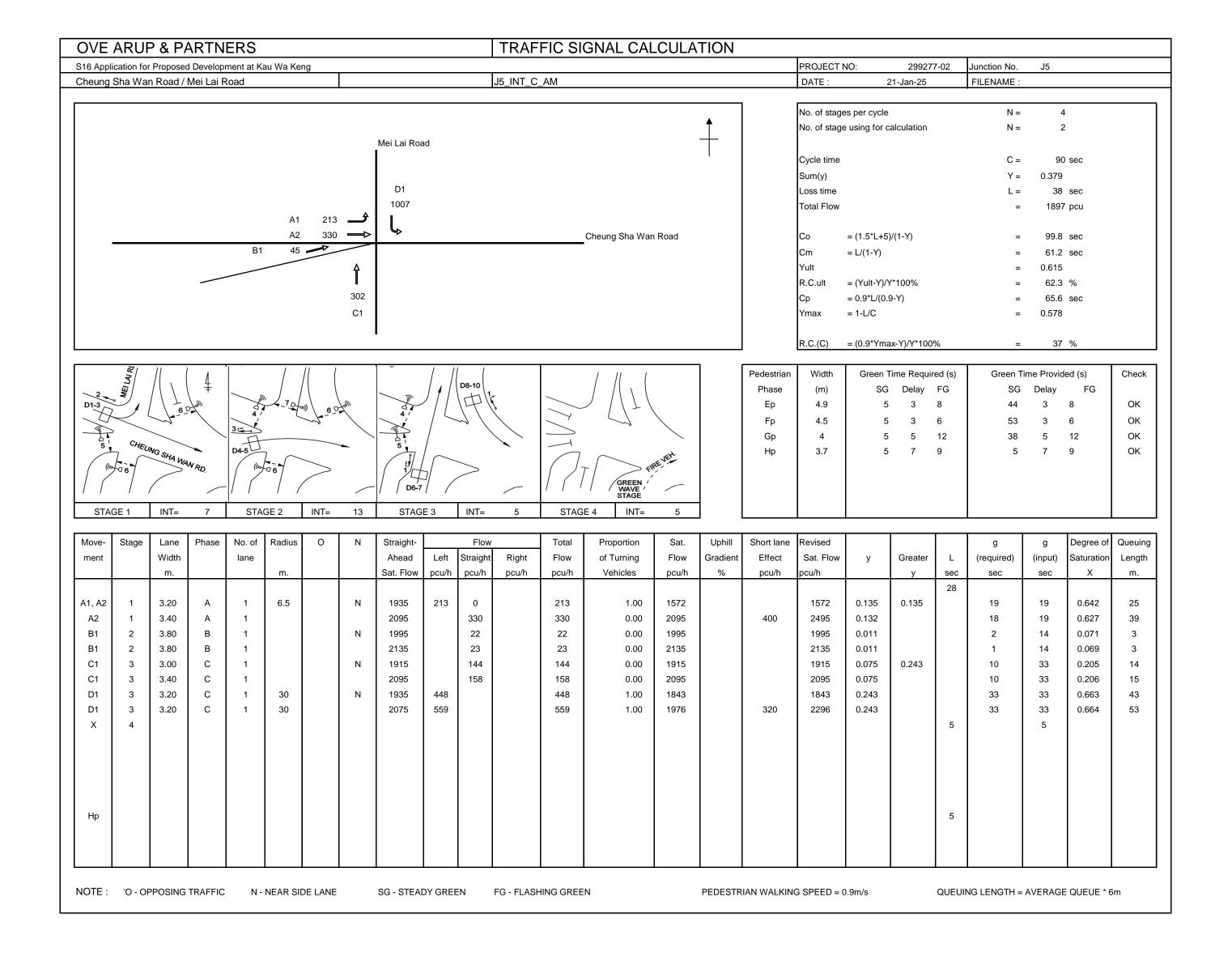
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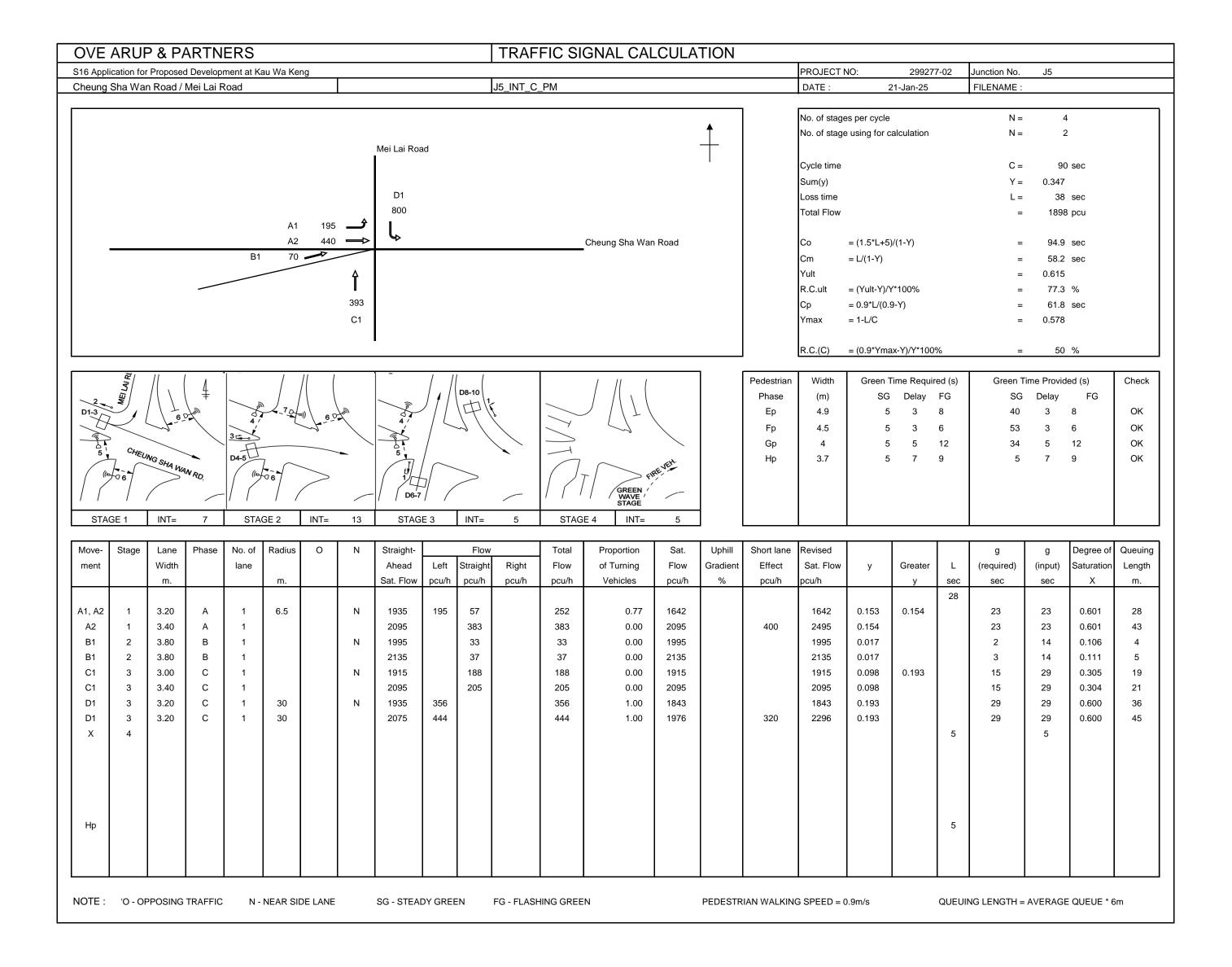
### J5 YEAR 2035 PM TRAFFIC FLOW INTERIM SCENARIO B



## J5 YEAR 2035 AM TRAFFIC FLOW INTERIM SCENARIO C



## J5 YEAR 2035 PM TRAFFIC FLOW INTERIM SCENARIO C

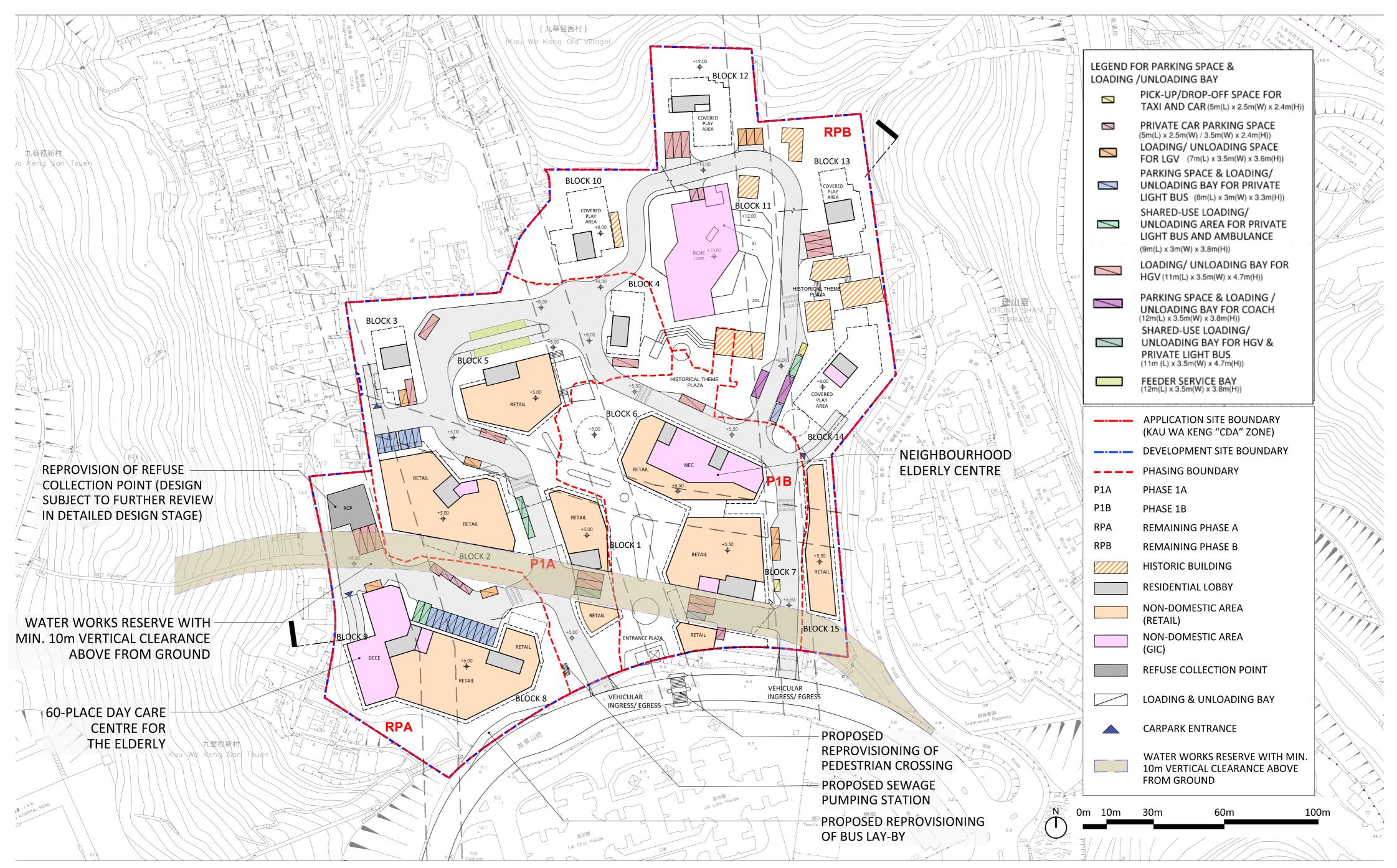


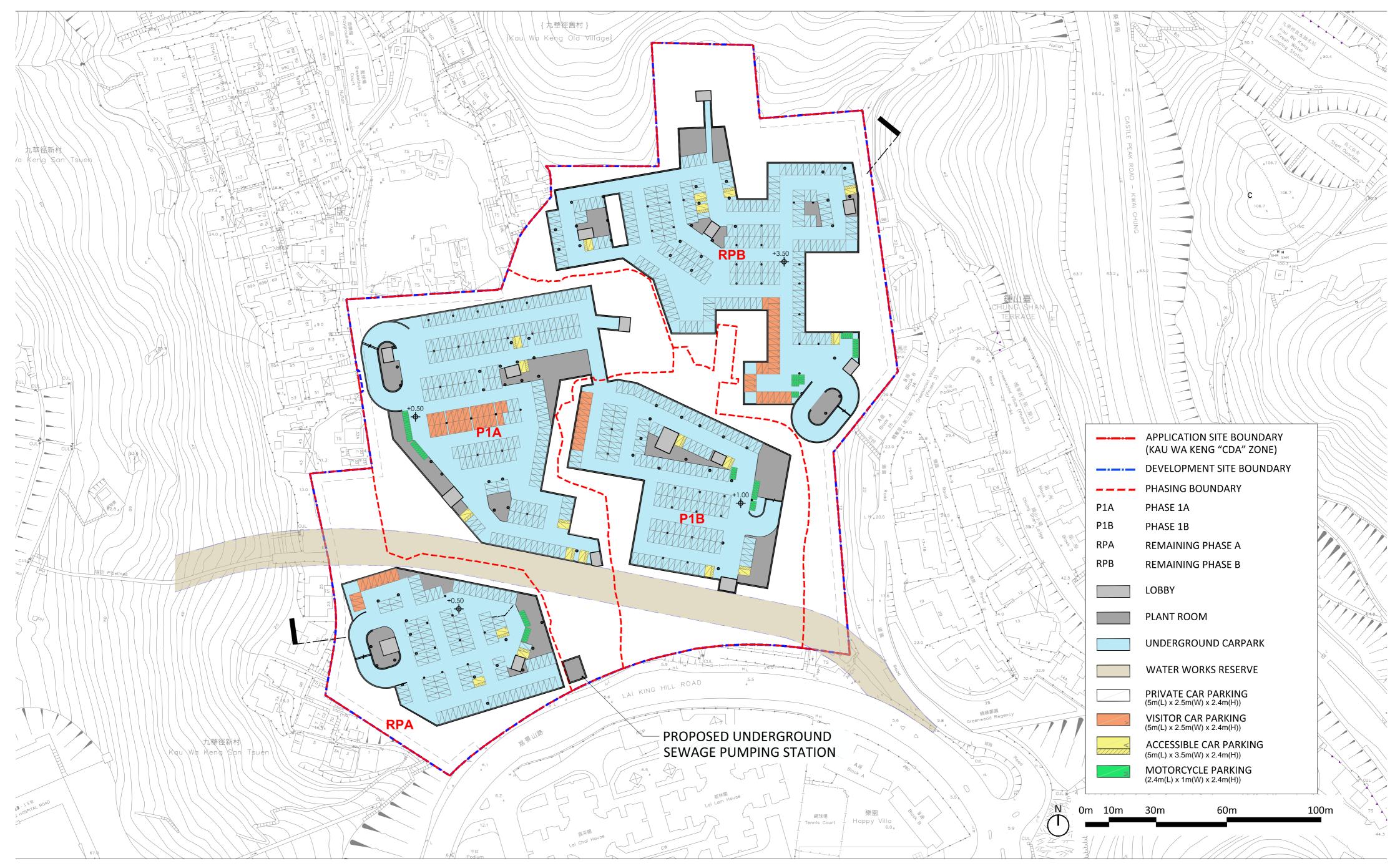
Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in "Comprehensive Development Area" Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung Traffic Impact Assessment Report

#### **Appendix B**

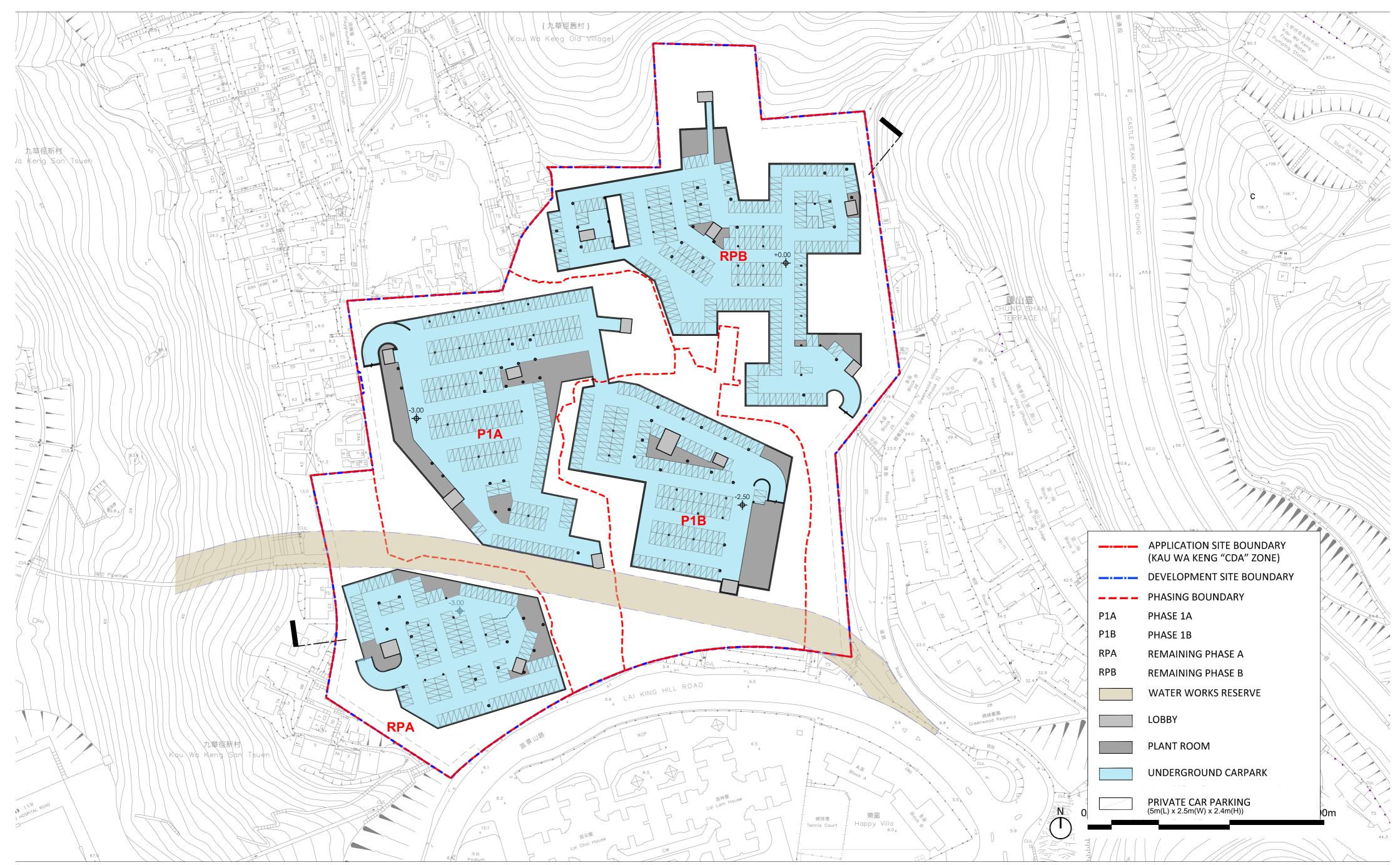
# Highlighted Plans of Internal Transport Provision

**GROUND FLOOR LAYOUT PLAN** 



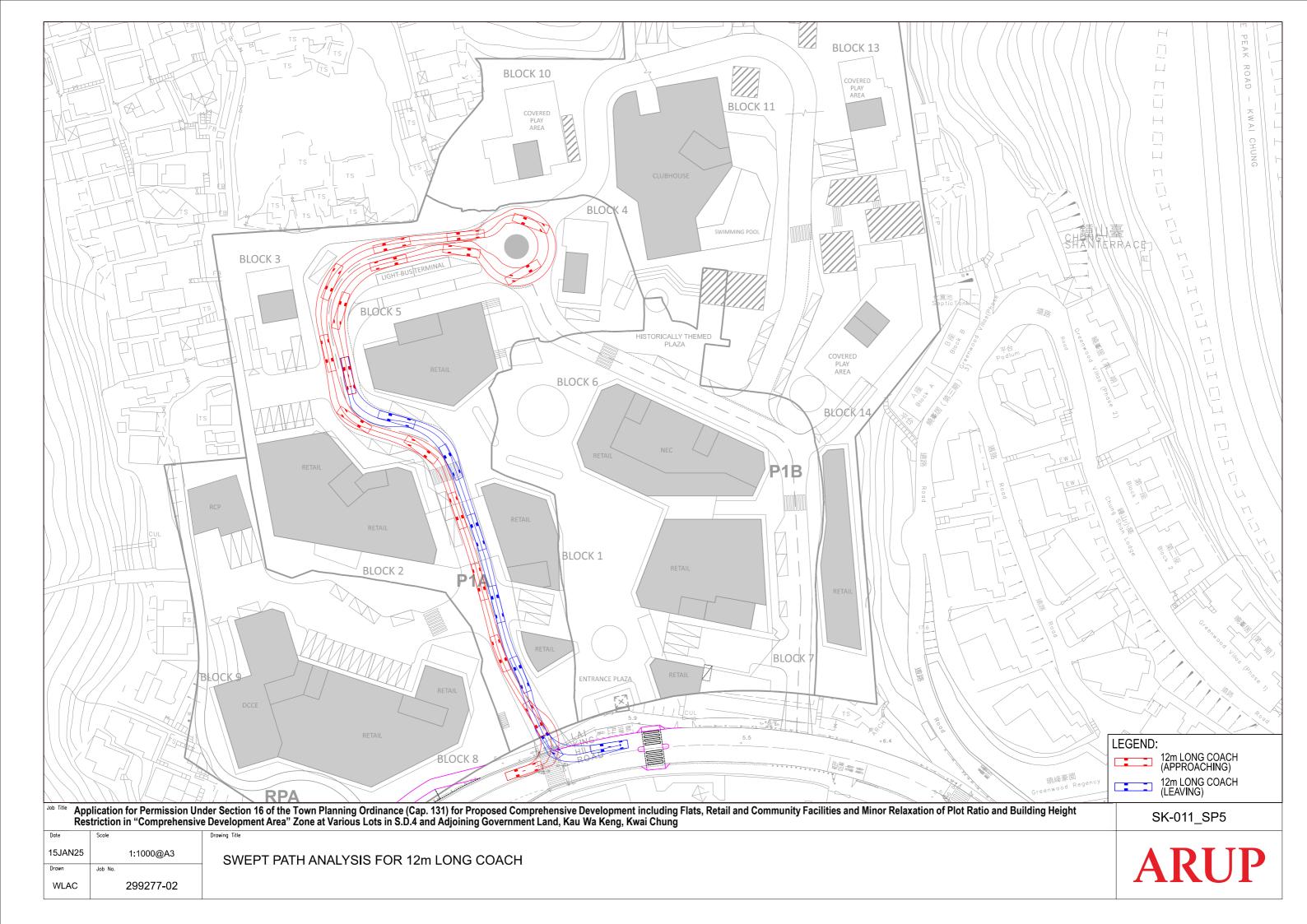


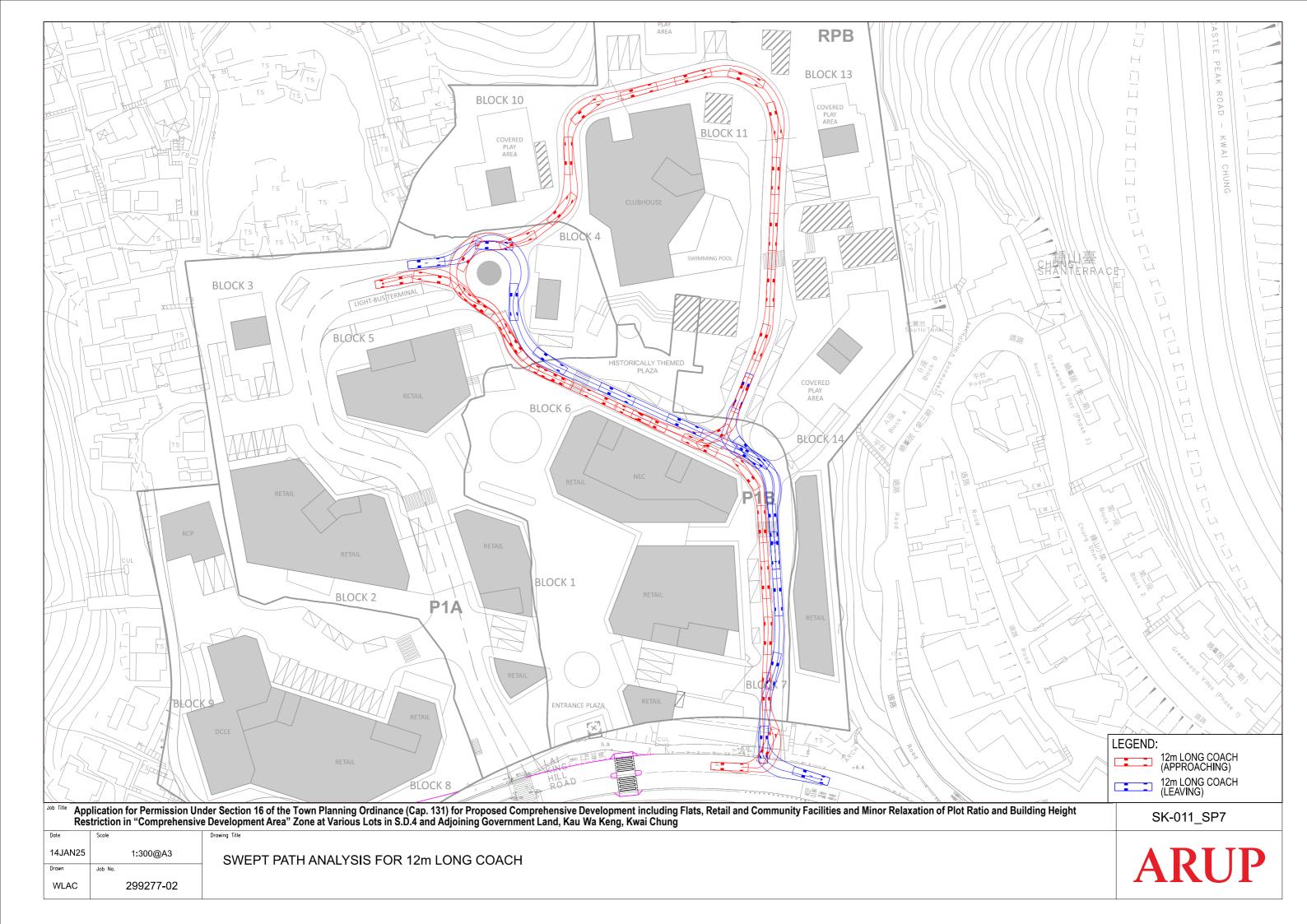
PROPOSED COMPREHENSIVE DEVELOPMENT INCLUDING FLAT AND COMMUNITY FACILITIES IN "COMPREHENSIVE DEVELOPMENT AREA" ZONE AT VARIOUS LOTS IN S.D.4 AND ADJOINING GOVERNMENT LAND, KAU WA KENG, KWAI CHUNG

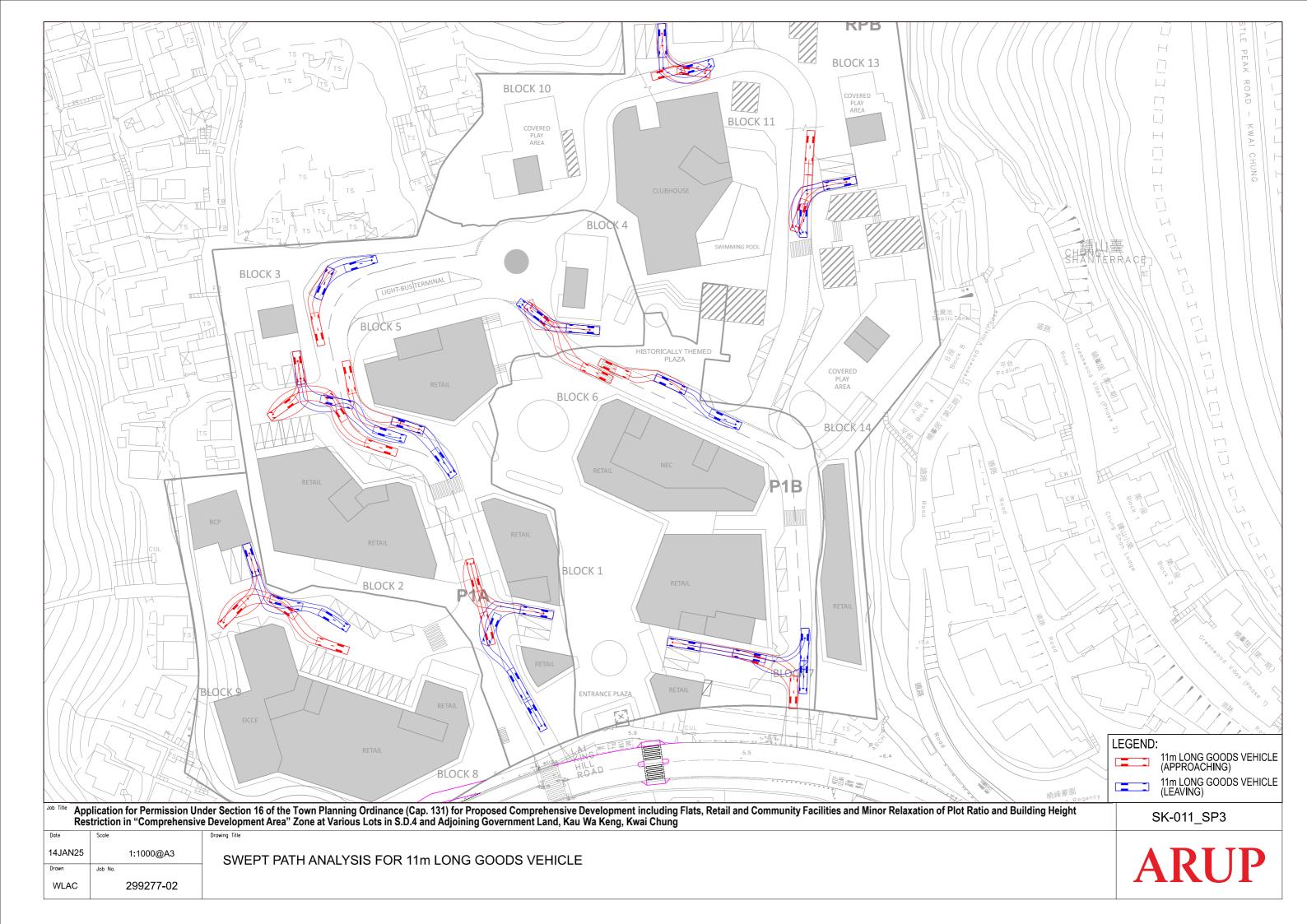


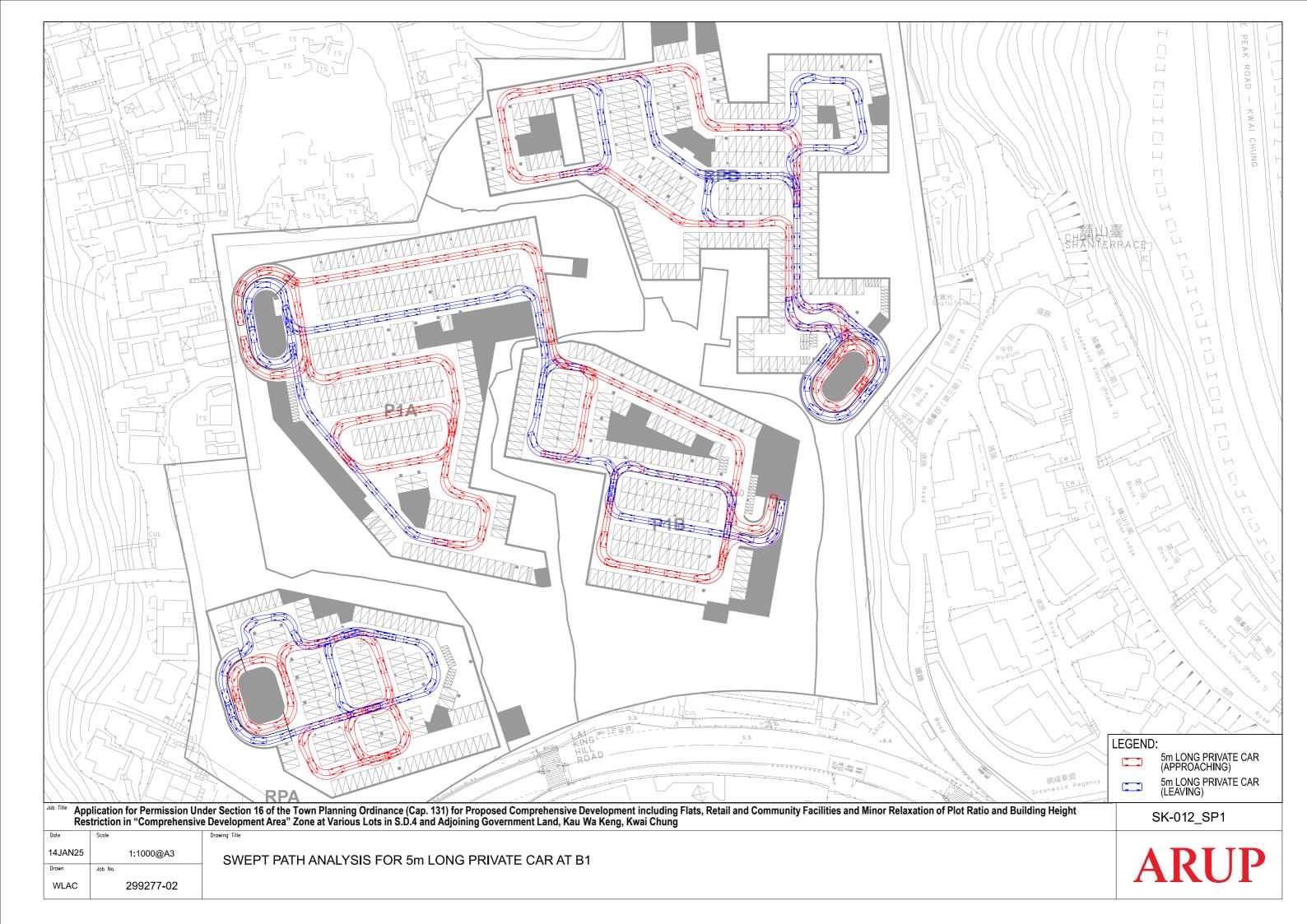
#### **Appendix C**

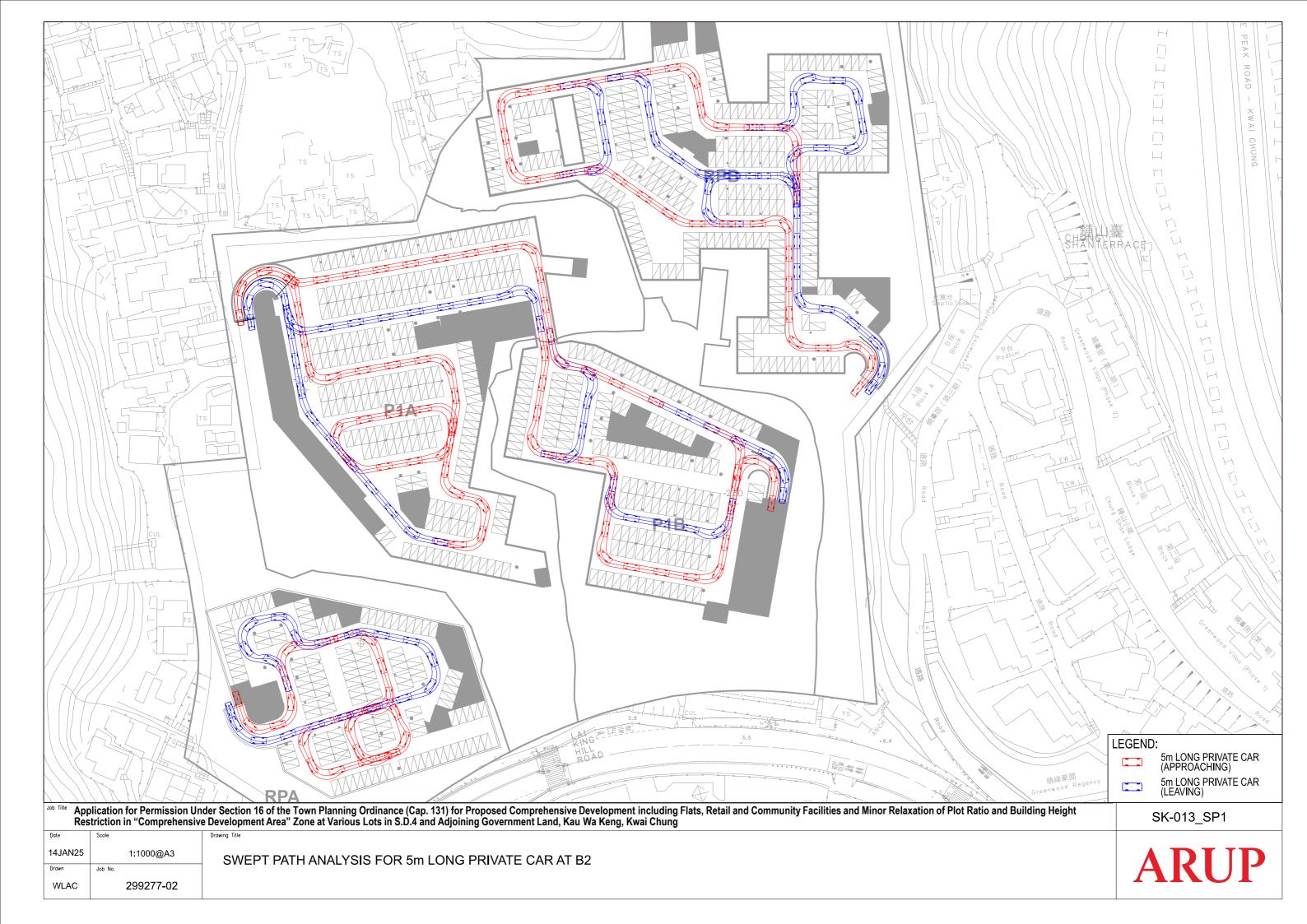
### Critical Swept Path Analysis











Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in "Comprehensive Development Area" Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung Traffic Impact Assessment Report

#### **Appendix D**

### Planned Junction Improvement Schemes

#### TD's planned junction improvement scheme

