

Appendix C

Revised 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

Rev. B | September 2025

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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Contents

	Page
1 INTRODUCTION	1
1.1 Background	1
1.2 Objectives of this Report	2
1.3 Scope of Study	2
1.4 Structure of the Report	3
2 EXISTING TRAFFIC CONDITION	4
2.1 Site Characteristics	4
2.2 Existing Road Network	4
2.3 Existing Junction and Link Performance	5
2.4 Public Transport Facilities	7
2.5 Existing Pedestrian Condition	8
3 THE SUBJECT DEVELOPMENT	10
3.1 Development Schedule	10
3.2 Vehicular Access Arrangement	11
3.3 Internal Transport Facilities Provision	11
4 TRAFFIC IMPACT ASSESSMENT (FULL DEVELOPMENT OF PROPOSED SCHEME)	20
4.1 Trip Generation and Attraction of Proposed Development	20
4.2 Adjacent Developments	21
4.3 Future Traffic Growth	22
4.4 Assessment Scenarios	23
4.5 Junction Capacity Assessment	24
4.6 Link Capacity Assessment	24
4.7 Future Occupancy of Public Transport Services	25
4.8 Pedestrian Impact Assessment	30
5 TRAFFIC IMPACT ASSESSMENT (INTERIM SCENARIO)	33
5.2 Junction Capacity Assessment	34
5.3 Link Capacity Assessment	35
5.4 Public Transport Services – Interim Scenario	36
5.5 Pedestrian Walking Condition – Interim Scenario	37
6 CONCLUSION	39
6.1 Summary	39
6.2 Conclusion	41

Figures

Figure 1.1	Location of Application Site
Figure 2.1	Location of Surveyed Junctions in the Vicinity of Proposed Development
Figure 2.2	Year 2024 Existing Traffic Flow
Figure 2.3	Public Transport Facilities in the Vicinity of Proposed Development
Figure 2.4	Pedestrian Facilities Along Major Pedestrian Routes Junctions in the Vicinity of Proposed Development
Figure 3.1	Master Layout Plan of Proposed Development
Figure 3.2	Proposed Vehicular Accesses of Proposed Development
Figure 3.3	Proposed Pedestrian Crossing and Bus Stop Relocation
Figure 3.4	Swept Path Analysis at Vehicular Access
Figure 3.5	Ingress Vehicular Routes of Proposed Development
Figure 3.6	Egress Vehicular Routes of Proposed Development
Figure 4.1	Year 2035 Reference Traffic Flow
Figure 4.2	Year 2035 Design Traffic Flow
Figure 4.3	Development Traffic Flow
Figure 4.4	Year 2035 Baseline Traffic Flow
Figure 4.5	Location of Pedestrian Facilities Along Major Pedestrian Routes in the Vicinity of Proposed Development
Figure 5.1	Year 2035 Interim Scenario A Traffic Flow
Figure 5.2	Year 2035 Interim Scenario B Traffic Flow
Figure 5.3	Year 2035 Interim Scenario C Traffic Flow

Appendix

Appendix A	Junction Calculation Sheet
Appendix B	Highlighted Plans of Internal Transport Provision
Appendix C	Critical Swept Path Analysis
Appendix D	Planned Junction Improvement Schemes

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 realizing 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^[1]

- *"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

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.

- 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

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:

<u>Chapter</u>	<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 applicant
6	Conclusion	Summarize the findings of this Study

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 two-lane 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)
J6	-	Lai King Hill Road Pedestrian Crossing near Site Access	(Signalized Junction)

2.3.2 The counts were undertaken on 12th 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

Junction		Type	Performance ⁽¹⁾	
			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%
J3	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%
J6	Lai King Hill Road Pedestrian Crossing near Site Access	Signalized	>100%	>100%

Notes:

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

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.

Table 2.3.2 Year 2024 Existing Link Performance ⁽¹⁾

Road Link ⁽²⁾		Direction	Unit	Link Capacity	Traffic Flows		Volume/Capacity (V/C) Ratio	
					AM	PM	AM	PM
L1	Lai King Hill Road (10m wide section)	Two-way	pcu/hr	2,390	1,090	1,085	0.46	0.45
			veh/hr	2,200	903	895	0.41	0.41
L2	Lai King Hill Road (8m wide section)	Two-way	pcu/hr	1,850	655	515	0.35	0.28
			veh/hr	1,700	544	427	0.32	0.25
L3	Lai King Hill Road (10m wide section)	Two-way	pcu/hr	2,390	550	545	0.23	0.23
			veh/hr	2,200	452	452	0.21	0.21
L4	Lai King Hill Road (10m wide section)	Two-way	pcu/hr	2,390	700	675	0.29	0.28
			veh/hr	2,200	568	559	0.26	0.25
L5	Kwai Chung Interchange (6.8m wide section)	NB	pcu/hr	2,800	885	525	0.32	0.19
			veh/hr	2,600	731	435	0.28	0.17
L6	Kwai Chung Interchange (6m wide section)	SB	pcu/hr	1,400	425	575	0.30	0.41
			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 width of 6m and 6.8m). Data in terms 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, **but it involves steep road and crossing footbridge at different level**, which is estimated to be an 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 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 ∪ Mei Foo Station	4-6 (circular)
90P	Princess Margaret Hospital ↔ Mei Foo Station	6-8
92M	Wah Yuen Chuen ∪ 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, **despite steep road and crossing footbridge at different level**.

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 12th 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	≤ 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.
B	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.
C	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 exists, 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 speed and position. The LOS provides reasonable fluid flow; however considerable friction and interactions between pedestrians are likely to occur.
E	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 characteristic 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 pedestrians 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 (m)	Effective Clear Width ⁽¹⁾ (m)	Two-way Peak Hourly Flow (ped/hr)		Flow Rate ⁽²⁾ (ped/min/m)		LOS (Level)	
				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)	Cycle Time (s)		Green Time Proportion		Pedestrian Capacity ⁽¹⁾ (ped/hr)		Two-way Pedestrian Flow ⁽²⁾ (ped/hr)		Volume/ Capacity (V/C) Ratio	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
C1	Pedestrian Crossing Across Lai King Hill Road	6.2	90	90	19%	19%	2,240	2,240	145	90	0.07	0.04

Notes:

- (1) Crossing Capacity (ped/hr) = $K (1,900 \text{ ped/m/hr}) \times \text{Green Time Proportion} \times W$ (width of crossing)
- (2) Pedestrian flow rates are computed based on effective clear width, with 1.2 peak factor applied for the peak minute flow rate.

2.5.7 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 Development	Site Area (sqm)	Non-domestic Facilities	Domestic			
			Plot Ratio	No. of Blocks	Flat Mix	
Phase 1A	About 13,577.341	• Home Care Services for Frail Elderly Persons (HCS for Frail Elderly Persons) (4-team size non-kitchen based) • Residential Care Home for the Elderly (RCHE) (100 places) • School Social Work Office (SSWO) (Hong Kong Family Welfare Society) • Retail GFA: 2,285.323 sqm	6	5	FS≤40m ²	1,221
					40m ² <FS≤70m ²	651
					70m ² <FS≤100m ²	109
					Total	1,981
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	FS≤40m ²	910
					40m ² <FS≤70m ²	485
					70m ² <FS≤100m ²	81
					Total	1,476
Remaining Phase A	About 7,934.713	• 60-place Day Care Centre for the Elderly (DE) • Office Base of On-site Pre-school Rehabilitation Services (OPRS) (Capacity: 125) • 120-place Day Care Centre for the Elderly (DE) (non-kitchen based) • Retail GFA: 1,437.357 sqm	6	2	FS≤40m ²	714
					40m ² <FS≤70m ²	381
					70m ² <FS≤100m ²	63
					Total	1,158
Remaining Phase B	About 16,689.341	• 60-place Special Child Care Centre (SCCC) • Residential Care Home for the Elderly (RCHE) (150 places) • Child Care Centre (CCC) (100 places) • Retail GFA: 832.970 sqm	6	5	FS≤40m ²	1,502
					40m ² <FS≤70m ²	801
					70m ² <FS≤100m ²	134
					Total	2,437
Total	About 48,313.167		6	14	FS≤40m ²	4,347
					40m ² <FS≤70m ²	2,318
					70m ² <FS≤100m ²	387
					Total	7,052

3.2 Vehicular Access Arrangement

- 3.2.1 One vehicular access is proposed for the CDA site along Lai King Hill Road, entering the site via P1A as shown in **Figure 3.2**.
- 3.2.2 The vehicular access 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 and the bus stop eastwards, to provide separation distance among the proposed pedestrian crossing, the proposed bus stop and the proposed vehicular access, as shown in **Figure 3.3**.
- 3.2.3 The swept path analysis for 12m-long coach at vehicular access is shown in **Figure 3.4**.
- 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.

Table 3.3.1 HKPSG Required Internal Transport Facilities Provision – P1A

Type of Development	HKPSG Standard				Low-end Requirement (nos.)	High-end Requirement (nos.)	
Private Housing	Residential Parking Spaces						
	Global Parking Standard (GPS)	1 car space per 4 – 7 flats			Flat No.		
	Demand Adjustment Ratio (R1)	Flat Size (FS) (m ² GFA)	FS≤40	0.5	1,221	78.49	137.36
			40<FS≤70	1.2	651	100.44	175.77
			70<FS≤100	2.4	109	33.63	58.86
			100<FS≤130	4.1	-	-	-
			130<FS≤160	5.5	-	-	-
			FS>160	7	-	-	-
	Total				1,981	212.57	371.99
	Accessibility Adjustment Ratio (R2)	Within a 500m-radius of rail station		0.75		213	372
		Outside a 500m-radius of rail station		1			
	Development Intensity Adjustment Ratio (R3)	Domestic Plot Ratio (PR)	0.00<PR≤1.00	1.3			
			1.00<PR≤2.00	1.1			
			2.00<PR≤5.00	1			
			5.00<PR≤8.00	0.9			
	PR>8.00		0.75				
	Parking Requirement = GPS × R1 × R2 × R3						
Total Flat nos. 1,981	Visitor Parking Spaces						
	5 visitor spaces per block in addition to the recommendations, or as determined by the Authority.					25	25
	Block Nos. 5					238 (inclusive accessible parking spaces)	397 (inclusive accessible parking spaces)
	Total Parking Car Parking Spaces						
	Accessible Parking Spaces						
Retail GFA: 2,285.323 sqm	1 space for 1 – 50 total number of car parking space in the lot; 2 spaces for 51 – 150 total number of car parking space in the lot; 3 spaces for 151 – 250 total number of car parking space in the lot; 4 spaces for 251 – 350 total number of car parking space in the lot; 5 spaces for 351 – 450 total number of car parking space in the lot; 6 spaces for above 450 total number of car parking space in the lot					3	5
	Motorcycle Parking Spaces						
	1 motorcycle parking space per 100 – 150 flats excluding non-residential elements.					14	20
	L/UL Bay						
	Minimum of 1 loading / unloading bay for goods vehicles within the site for every 800 flats or part thereof, subject to a minimum of 1 bay for each housing block or as determined by the Authority.					3	5
	Private Car						
	1 car space per 150 – 300 m ² GFA					8	16
	Accessible Car Parking						
	1 space for total number of car parking spaces below 50					1	1
	Motorcycle						
5 to 10% of the total provision for private cars					1	2	
Loading/Unloading Bay							
1 loading/unloading bay for goods vehicles for every 800 – 1200 m ² GFA					2	3	
LGV (65%)					1	2	
HGV (35%)					1	1	

Table 3.3.2 HKPSG Required Internal Transport Facilities Provision – P1B

Type of Development	HKPSG Standard				Low-end Requirement (nos.)	High-end Requirement (nos.)	
Private Housing	Residential Parking Spaces						
	Global Parking Standard (GPS)	1 car space per 4 – 7 flats			Flat No.		
	Demand Adjustment Ratio (R1)	Flat Size (FS) (m ² GFA)	FS≤40	0.5	910	58.50	102.38
			40<FS≤70	1.2	485	74.83	130.95
			70<FS≤100	2.4	81	24.99	43.74
			100<FS≤130	4.1	-	-	-
			130<FS≤160	5.5	-	-	-
			FS>160	7	-	-	-
	Total				1,476	158.32	277.07
	Accessibility Adjustment Ratio (R2)	Within a 500m-radius of rail station		0.75		159	278
		Outside a 500m-radius of rail station		1			
	Development Intensity Adjustment Ratio (R3)	Domestic Plot Ratio (PR)	0.00<PR≤1.00	1.3			
			1.00<PR≤2.00	1.1			
			2.00<PR≤5.00	1			
			5.00<PR≤8.00	0.9			
	PR>8.00		0.75				
	Parking Requirement = GPS × R1 × R2 × R3						
Total Flat nos. 1,476	Visitor Parking Spaces						
	5 visitor spaces per block in addition to the recommendations, or as determined by the Authority.				10	10	
	Block Nos. 2				169 (inclusive accessible parking spaces)	288 (inclusive accessible parking spaces)	
	Total Parking Car Parking Spaces						
	Accessible Parking Spaces						
Block Nos. 2	1 space for 1 – 50 total number of car parking space in the lot; 2 spaces for 51 – 150 total number of car parking space in the lot; 3 spaces for 151 – 250 total number of car parking space in the lot; 4 spaces for 251 – 350 total number of car parking space in the lot; 5 spaces for 351 – 450 total number of car parking space in the lot; 6 spaces for above 450 total number of car parking space in the lot				3	4	
	Motorcycle Parking Spaces						
	1 motorcycle parking space per 100 – 150 flats excluding non-residential elements.				10	15	
	L/UL Bay						
	Minimum of 1 loading / unloading bay for goods vehicles within the site for every 800 flats or part thereof, subject to a minimum of 1 bay for each housing block or as determined by the Authority.				2	2	
	Private Car						
	1 car space per 150 – 300 m ² GFA				6	11	
Retail GFA: 1,516.286 sqm	Accessible Car Parking						
	1 space for total number of car parking spaces below 50				1	1	
	Motorcycle						
	5 to 10% of the total provision for private cars				1	2	
	Loading/Unloading Bay						
	1 loading/unloading bay for goods vehicles for every 800 – 1200 m ² GFA				2	2	
	LGV (65%)				1	1	
	HGV (35%)				1	1	

Table 3.3.3 HKPSG Required Internal Transport Facilities Provision – RPA

Type of Development	HKPSG Standard				Low-end Requirement (nos.)	High-end Requirement (nos.)		
Private Housing	Residential Parking Spaces							
	Global Parking Standard (GPS)	1 car space per 4 – 7 flats			Flat No.			
	Demand Adjustment Ratio (R1)	Flat Size (FS) (m² GFA)	FS≤40	0.5	714	45.90	80.33	
			40<FS≤70	1.2	381	58.78	102.87	
			70<FS≤100	2.4	63	19.44	34.02	
			100<FS≤130	4.1	-	-	-	
			130<FS≤160	5.5	-	-	-	
			FS>160	7	-	-	-	
	Total				1,158	124.12	217.22	
	Accessibility Adjustment Ratio (R2)	Within a 500m-radius of rail station		0.75		125	218	
		Outside a 500m-radius of rail station		1				
	Development Intensity Adjustment Ratio (R3)	Domestic Plot Ratio (PR)	0.00<PR≤1.00		1.3			
			1.00<PR≤2.00		1.1			
			2.00<PR≤5.00		1			
			5.00<PR≤8.00		0.9			
			PR>8.00		0.75			
	Parking Requirement = GPS × R1 × R2 × R3							
	Total Flat nos. 1,158	Visitor Parking Spaces						
		5 visitor spaces per block in addition to the recommendations, or as determined by the Authority.					10	10
		Total Parking Car Parking Spaces					135 (inclusive accessible parking spaces)	228 (inclusive accessible parking spaces)
		Accessible Parking Spaces						
		1 space for 1 – 50 total number of car parking space in the lot; 2 spaces for 51 – 150 total number of car parking space in the lot; 3 spaces for 151 – 250 total number of car parking space in the lot; 4 spaces for 251 – 350 total number of car parking space in the lot; 5 spaces for 351 – 450 total number of car parking space in the lot; 6 spaces for above 450 total number of car parking space in the lot					2	3
		Motorcycle Parking Spaces						
		1 motorcycle parking space per 100 – 150 flats excluding non-residential elements.					8	12
		L/UL Bay						
		Minimum of 1 loading / unloading bay for goods vehicles within the site for every 800 flats or part thereof, subject to a minimum of 1 bay for each housing block or as determined by the Authority.					2	2
Retail GFA: 1,437.357 sqm		Private Car						
	1 car space per 150 – 300 m² GFA					5	10	
	Accessible Car Parking							
	1 space for total number of car parking spaces below 50					1	1	
	Motorcycle							
	5 to 10% of the total provision for private cars					1	1	
	Loading/Unloading Bay							
	1 loading/unloading bay for goods vehicles for every 800 – 1200 m² GFA					2	2	
	LGV (65%)					1	1	
	HGV (35%)					1	1	

Table 3.3.4 HKPSG Required Internal Transport Facilities Provision –RPB

Type of Development	HKPSG Standard				Low-end Requirement (nos.)	High-end Requirement (nos.)		
Private Housing	Residential Parking Spaces							
	Global Parking Standard (GPS)	1 car space per 4 – 7 flats			Flat No.			
	Demand Adjustment Ratio (R1)	Flat Size (FS) (m ² GFA)	FS≤40	0.5	1,502	96.56	168.98	
			40<FS≤70	1.2	801	123.58	216.27	
			70<FS≤100	2.4	134	41.35	72.36	
			100<FS≤130	4.1	-	-	-	
			130<FS≤160	5.5	-	-	-	
			FS>160	7	-	-	-	
	Total				2,437	261.49	457.61	
	Accessibility Adjustment Ratio (R2)	Within a 500m-radius of rail station		0.75		262	458	
		Outside a 500m-radius of rail station		1				
	Development Intensity Adjustment Ratio (R3)	Domestic Plot Ratio (PR)	0.00<PR≤1.00		1.3			
			1.00<PR≤2.00		1.1			
			2.00<PR≤5.00		1			
			5.00<PR≤8.00		0.9			
			PR>8.00		0.75			
	Parking Requirement = GPS × R1 × R2 × R3							
Total Flat nos. 2,437	Visitor Parking Spaces							
	5 visitor spaces per block in addition to the recommendations, or as determined by the Authority.					25	25	
	Total Parking Car Parking Spaces					287 (inclusive accessible parking spaces)	483 (inclusive accessible parking spaces)	
	Accessible Parking Spaces							
Block Nos. 5	1 space for 1 – 50 total number of car parking space in the lot; 2 spaces for 51 – 150 total number of car parking space in the lot; 3 spaces for 151 – 250 total number of car parking space in the lot; 4 spaces for 251 – 350 total number of car parking space in the lot; 5 spaces for 351 – 450 total number of car parking space in the lot; 6 spaces for above 450 total number of car parking space in the lot					4	6	
	Motorcycle Parking Spaces							
	1 motorcycle parking space per 100 – 150 flats excluding non-residential elements.					17	25	
	L/UL Bay							
	Minimum of 1 loading / unloading bay for goods vehicles within the site for every 800 flats or part thereof, subject to a minimum of 1 bay for each housing block or as determined by the Authority.					4	5	
	Private Car							
	1 car space per 150 – 300 m ² GFA					3	6	
	Accessible Car Parking							
	1 space for total number of car parking spaces below 50					1	1	
	Motorcycle							
Retail GFA: 832.970 sqm	5 to 10% of the total provision for private cars					1	1	
	Loading/Unloading Bay							
	1 loading/unloading bay for goods vehicles for every 800 – 1200 m ² GFA					1	2	
	LGV (65%)					1	1	
	HGV (35%)					0	1	

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

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

Table 3.3.6 Transport Facilities Provision Summary Table

Proposed Use	Facilities (Length × Width × min. Headroom)	HKPSG Required Provision									
		P1A		P1B		RPA		RPB		Total	
		Low-end	High-end	Low-end	High-end	Low-end	High-end	Low-end	High-end	Low-end	High-end
Residential	Car parking space (5m × 2.5m × 2.4m) <i>Including residential, visitor parking</i>	238	397	169	288	135	228	287	483	<u>829</u> (inclusive accessible parking spaces)	<u>1,396</u> (inclusive accessible parking spaces)
	Accessible car parking space (5m × 3.5m × 2.4m)	3	5	3	4	2	3	4	6	<u>12</u>	<u>18</u>
	Motorcycle (2.4m × 1m × 2.4m)	14	20	10	15	8	12	17	25	<u>49</u>	<u>72</u>
	Loading/unloading bay for HGV (11m × 3.5m × 4.7m)	3	5	2	2	2	2	4	5	<u>11</u>	<u>14</u>
Retail	Car parking space (5m × 2.5m × 2.4m)	8	16	6	11	5	10	3	6	<u>22</u> (inclusive accessible parking spaces)	<u>43</u> (inclusive accessible parking spaces)
	Accessible car parking space (5m × 3.5m × 2.4m)	1	1	1	1	1	1	1	1	<u>4</u>	<u>4</u>
	Motorcycle (2.4m × 1m × 2.4m)	1	2	1	2	1	1	1	1	<u>4</u>	<u>6</u>
	Loading/unloading bay for HGV (11m × 3.5m × 4.7m)	1	1	1	1	1	1	0	1	<u>3</u>	<u>4</u>
	Loading /unloading bay for LGV (7m × 3.5m × 3.6m)	1	2	1	1	1	1	1	1	<u>4</u>	<u>5</u>
GIC Facilities	Car parking space (5m × 2.5m × 2.4m)	-		-		-		1 (RCHE)		<u>1</u>	
	Accessible parking spaces (5m × 3.5m × 2.4m)	<u>1</u> (RCHE)		1 (RCHE)		-		1 (RCHE)		<u>3</u>	
	Private car / taxi pick-up/drop-off space (5m × 2.5m × 2.4m)	<u>1</u> (RCHE)		1 (RCHE)		-		1 (RCHE)		<u>3</u>	
	L/UL bay for LGV (7m × 3.5m × 3.6m)	<u>1</u> (RCHE)		1 (RCHE)		-		1 (RCHE)		<u>3</u>	
	Parking space for private light bus (8m × 3m × 3.3m)	<u>1</u> (RCHE) 1 (HCS for Frail Elderly Persons)		1 (RCHE)		9 (DE) 1 (OPRS)		1 (RCHE)		<u>14</u>	
	Shared-use L/UL bay for private light bus with other welfare facilities (11m × 3.5m × 4.7m)	<u>1</u> (HCS for Frail Elderly Persons)		-		-		-		<u>1</u>	
	Ambulance lay-by (9m × 3m × 3.8m)	<u>1</u>		-		-		1 (CCC)		<u>1</u>	
	Shared-use L/UL bay for ambulance and private light bus (9m × 3m × 3.8m)	<u>1</u>		-		2 (DE)		-		<u>2</u>	
	Parking space for 48-seater coach (12m × 3.5m × 3.8m)	-		-		-		1 (SCCC)		<u>1</u>	
	L/UL bay for 48-seater coach (12m × 3.5m × 3.8m)	-		-		-		1 (SCCC)		<u>1</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. 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 **4** 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 **3** 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.

Goods Vehicle 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 **3** nos. LGV loading/unloading bays will be provided on ground floor for GIC Facilities according to the schedule of accommodation from Social Welfare Department.

Parking Space and Loading / Unloading Bay Provision for Private Light Bus

- 3.3.12 A total of 15 nos. parking spaces, 1 no. loading / unloading bay to be shared with other welfare facilities, and 2 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.

Parking Space and Loading / Unloading Bay Provision for Ambulance

- 3.3.13 A total of 1 no. lay-by 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.

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

Development	AM Peak		PM Peak	
	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 ² GFA) ⁽⁴⁾	0.2296	0.2434	0.3100	0.3563

Notes:

- (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 60m²
- (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 100m².
- (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 Development	Development Parameters		AM		PM	
			Generation	Attraction	Generation	Attraction
Phase 1A	FS≤40m ²	1,221	88	52	35	45
	40m ² <FS≤70m ²	651	58	34	23	31
	70m ² <FS≤100m ²	109	21	10	9	13
	Retail: 2,285.323 sqm		5	6	7	8
	Sub-total		172	102	74	97
Phase 1B	FS≤40m ²	910	65	39	26	34
	40m ² <FS≤70m ²	485	43	25	17	23
	70m ² <FS≤100m ²	81	15	8	7	10
	Retail: 1,516.286 sqm		3	4	5	5
	Sub-total		126	76	55	72
Remaining Phase A	FS≤40m ²	714	51	30	20	26
	40m ² <FS≤70m ²	381	34	20	14	18
	70m ² <FS≤100m ²	63	12	6	5	8
	Retail: 1,437.357 sqm		3	3	4	5
	Sub-total		100	59	43	57
Remaining Phase B	FS≤40m ²	1,502	108	64	43	56
	40m ² <FS≤70m ²	801	71	41	29	38
	70m ² <FS≤100m ²	134	25	13	12	16
	Retail: 832.970 sqm		2	2	3	3
	Sub-total		206	120	87	113
Proposed Feeder Service ⁽¹⁾			12	12	0	0
Total			616	369	259	339

Note:

(1) Details of proposed feeder service refer to Section 4.7.

- 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.

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.

Territorial Population and Employment Data Matrix (TPEDM)

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
Annual Average Growth Rate	-0.19% (from 2019 to 2026)	-0.19% (from 2026 to 2031)	

- 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 × 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 × 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

Junction		Type	Performance ⁽¹⁾					
			2035 Baseline		2035 Reference		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 Terrace / 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	17%	47%	15%	32%	15%	26%
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%
J6	Lai King Hill Road Pedestrian Crossing near Site Access	Signalized	>100%	>100%	>100% (5)	>100% (5)	>100% (5)	>100% (5)

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) The junction modification scheme in approved planning application (No. A/KC/489) is incorporated for assessment.
- (5) J6 with the proposed Lai King Hill Road and pedestrian crossing rearrangement.

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 implementation of the government planned improvement works, or 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. The implementation of the approved junction scheme of the planning application (No. A/KC/489) would be subject to future traffic impact assessment.

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⁾

Road Link ⁽²⁾		Direction	Unit	Link Capacity	Traffic Flows (pcu/hr)						Volume/Capacity (V/C) Ratio					
					Baseline Scenario		2035 Reference		2035 Design		Baseline Scenario		2035 Reference		2035 Design	
					AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
L1	Lai King Hill Road (10m wide section)	Two-way	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
			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 (8m wide section)	Two-way	pcu/hr	1,850	695	540	1,247	870	1,390	957	0.38	0.29	0.67	0.47	0.75	0.52
			veh/hr	1,700	575	450	1,035	725	1,144	799	0.34	0.26	0.61	0.43	0.67	0.47
L3	Lai King Hill Road (10m wide section)	Two-way	pcu/hr	2,390	580	575	1,132	905	1,275	992	0.24	0.24	0.47	0.38	0.53	0.42
			veh/hr	2,200	477	477	937	752	1,046	826	0.22	0.22	0.43	0.34	0.48	0.38
L4	Lai King Hill Road (10m wide section)	Two-way	pcu/hr	2,390	725	710	960	853	1,014	888	0.30	0.30	0.40	0.36	0.42	0.37
			veh/hr	2,200	601	591	798	713	844	743	0.27	0.27	0.36	0.32	0.38	0.34
L5	Kwai Chung Interchange (6.8m wide section)	NB	pcu/hr	2,800	935	555	1,123	729	1,165	773	0.33	0.20	0.40	0.26	0.42	0.28
			veh/hr	2,600	773	460	930	605	965	642	0.30	0.18	0.36	0.23	0.37	0.25
L6	Kwai Chung Interchange (6m wide section)	SB	pcu/hr	1,400	450	610	775	742	843	778	0.32	0.44	0.55	0.53	0.60	0.56
			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 width of 6m and 6.8m). Data in terms 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. $19,038 \times 1.83 \times 0.12$) and 3,484 pax/hr (i.e. $19,038 \times 1.83 \times 0.10$) 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 ⁽¹⁾	
Peak Hours Trip Generation ⁽²⁾	AM	PM
	4,181 pax/hr	3,484 pax/hr

Notes:

- (1) Person Per Occupied Flat (PPOF) of 2.7 is assumed to be based on the 2021 census of Kwai Tsing District.
- (2) According to "Travel Characteristics Survey (TCS) 2011" published by Transport Department, the daily mechanized 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.

4.7.3 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	Passenger Demand from Proposed Development (pax/hr)	
		AM	PM
MTR	40.0%	1,673	1,394
Bus	30.1%	1,258	1,048
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.

4.7.7 Occupancy surveys for the existing public transport were carried out on 12th March 2024 during the periods of 07:00 – 10:00 and 17:00 – 20:00 hours 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 / Destination		Observed Peak Hour Trips (trips/hr)		Total Observed Capacity		Observed Occupancy Rate (%)		Remaining Capacity	
			AM	PM	AM	PM	AM	PM	AM	PM
KAU WA KENG BUS STOP (LAI KING HILL ROAD EAST BOUND)										
Franchised Bus										
30	Allway Gardens	Cheung Sha Wan	1	2	90	180	11%	11%	80	160
32H	Cheung Shan	Lai Chi Kok	-	1	-	76	-	5%	-	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 WA KENG BUS STOP (LAI KING HILL ROAD WEST BOUND)										
Franchised Bus										
30	Cheung Sha Wan	Allway Gardens	1	2	68	158	9%	6%	62	149
32H	Lai Chi Kok	Cheung Shan	-	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 CHI KOK BUS TERMINUS										
Franchised 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 Wa Keng Old Village and Kau Wa Keng San Tsuen 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 Wa 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

Public Transport Service	2035 Design Scenario							
	On-street Facilities (Eastbound)		On-street Facilities (Westbound)		Lai Chi Kok Bus Terminus		PT Demand Generated by Proposed Development ⁽¹⁾	
	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	19	2,326	2,176	1,172
GMB	31	423	29	98				
Total	47	2,113	45	1,879				

Note:

(1) It is assumed that all passengers 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

Public Transport Service	2035 Design Scenario							
	On-street Facilities (Eastbound)		On-street Facilities (Westbound)		Lai Chi Kok Bus Terminus		PT Demand Generated by Proposed Development ⁽¹⁾	
	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	19	2,492	1,813	976
GMB	26	135	20	178				
Total	44	1,927	39	2,389				

Note:

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

- 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 summarized 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 MTR Station / Bus 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	-

- 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 4.8.2** to **Table 4.8.5** summarized the peak pedestrian flow and the pedestrian assessment results at the critical footpaths under the Year 2035 Reference and Design Scenarios.

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

Footpath		Actual Width (m)	Effective Clear Width ⁽¹⁾ (m)	Two-way Peak Hourly Flow (ped/hr)		Flow Rate ⁽²⁾ (ped/min/m)		LOS (Level)	
				AM	PM	AM	PM	AM	PM
F1(W)	Lai King Hill Road Northern Footpath	4.5	3.5	2,265	765	12.9	4.4	A	A
F1(E)	Lai King Hill Road Northern Footpath	2	1	780	670	15.6	13.4	A	A
F2	Lai King Hill Road Southern Footpath	2.8	1.8	1,715	1,260	19.1	14.0	B	A
F3	Wa Lai Path Footpath	9.5	8.5	1,290	1,030	3.0	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 4.8.3 Design Year 2035 Level of Service in AM and PM Peaks along Key Pedestrian Crossing under Reference Scenario

Crossing Facility		Clear Width (m)	Cycle Time (s)		Green Time Proportion		Pedestrian Capacity ⁽¹⁾ (ped/hr)		Two-way Pedestrian Flow ⁽²⁾ (ped/hr)		Volume/ Capacity (V/C) Ratio	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
C1	Pedestrian Crossing Across Lai King Hill Road	6.2	90	90	20%	20%	2,360	2,360	1,715	1,260	0.73	0.53

Notes:

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

(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 Footpath under Design Scenario

Footpath		Actual Width (m)	Effective Clear Width ⁽¹⁾ (m)	Two-way Peak Hourly Flow (ped/hr)		Flow Rate ⁽²⁾ (ped/min/m)		LOS (Level)	
				AM	PM	AM	PM	AM	PM
F1(W)	Lai King Hill Road Northern Footpath	4.5	3.5	2,700	1,145	15.4	12.5	B	A
F1(E)	Lai King Hill Road Northern Footpath	2	1	920	735	18.4	14.7	B	A
F2	Lai King Hill Road Southern Footpath	2.8	1.8	2,010	1,625	22.3	18.1	B	B
F3	Wa Lai Path Footpath	9.5	8.5	1,500	1,195	3.5	2.8	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 4.8.5 Design Year 2035 Level of Service in AM and PM Peaks along Key Pedestrian Crossing under Design Scenario

Crossing Facility		Clear Width (m)	Cycle Time (s)		Green Time Proportion		Pedestrian Capacity ⁽¹⁾ (ped/hr)		Two-way Pedestrian Flow ⁽²⁾ (ped/hr)		Volume/ Capacity (V/C) Ratio	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
C1	Pedestrian Crossing Across Lai King Hill Road	6.2	90	90	20%	20%	2,360	2,360	2,010	1,625	0.85	0.69

Notes:

- (1) Crossing Capacity (ped/hr) = K (1,900 ped/m/hr) × Green Time Proportion × W (width of crossing)
- (2) Pedestrian flow rates are computed based on effective clear width, with 1.2 peak factor applied for the peak minute flow rate.

4.8.9 As shown in the tables above, the assessed footpaths and pedestrian crossing would be operating with desirable walking conditions at LOS "A" to "B" and V/C ratio less than 0.9 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)

5.1.1 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.

5.1.2 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 × 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 summarized in **Table 5.1.1**.

Table 5.1.1 Traffic Generation and Attraction of Proposed Residential Development (pcu/hr)

Proposed Development	AM		PM	
	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)	298	178	129	169
Interim Scenario B (P1A+P1B+RPA) ⁽¹⁾	398	237	172	226
Interim Scenario C (P1A+P1B+RPB) ⁽¹⁾	504	298	216	282

5.1.5 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 are presented in **Figures 5.1 to Figure 5.3**.

5.2 Junction Capacity Assessment

5.2.1 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		Type	Scenario A		Scenario B		Scenario C	
			Performance ⁽¹⁾		Performance ⁽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 ⁽²⁾	Signalized	13%	42%	8%	35%	2%	27%
J3_b	Lai King Hill Road / Kwai Chung Interchange ⁽³⁾	Signalized	16%	43%	15%	37%	15%	31%
J3_c	Lai King Hill Road / Kwai Chung Interchange ⁽⁴⁾	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%	41%	52%	37%	50%
J6	Lai King Hill Road Pedestrian Crossing near Site Access ⁽⁵⁾	Signalized	>100%	>100%	>100%	>100%	>100%	>100%

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) The junction modification scheme in approved planning application (No. A/KC/489) is incorporated for assessment.

(5) J6 with the proposed Lai King Hill Road and pedestrian crossing rearrangement.

5.2.2 The above results reveal that for all Interim Scenarios, all identified key junctions would operate within capacity in Year 2035, with implementation of the government planned improvement works, or the junction modification scheme in approved planning application (No. A/KC/489). The implementation of the approved junction scheme of the planning application (No. A/KC/489) would be subject to future traffic impact assessment.

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 5.3.1 Year 2035 Future Link Performance ⁽¹⁾

Road Link ⁽²⁾	Direction	Unit	Link Capacity	Traffic Flows (pcu/hr)						Volume/Capacity (V/C) Ratio					
				Interim Scenario A		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 (10m wide section)	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
		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 (8m wide section)	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
		veh/hr	1,700	863	627	955	685	1,052	743	0.51	0.37	0.56	0.40	0.62	0.44
L3 Lai King Hill Road (10m wide section)	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
		veh/hr	2,200	765	654	857	712	954	770	0.35	0.30	0.39	0.32	0.43	0.35
L4 Lai King Hill Road (10m wide section)	Two-way	pcu/hr	2,390	869	800	916	830	967	859	0.36	0.33	0.38	0.35	0.40	0.36
		veh/hr	2,200	722	668	762	694	804	718	0.33	0.30	0.35	0.32	0.37	0.33
L5 Kwai Chung Interchange (6.8m wide section)	NB	pcu/hr	2,800	1050	666	1088	702	1127	738	0.38	0.24	0.39	0.25	0.40	0.26
		veh/hr	2,600	869	552	901	582	933	612	0.33	0.21	0.35	0.22	0.36	0.24
L6 Kwai Chung Interchange (6m wide section)	SB	pcu/hr	1,400	644	694	709	722	778	751	0.46	0.50	0.51	0.52	0.56	0.54
		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 width of 6m and 6.8m). Data in terms 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.

5.3.2 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 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 summarized 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 ⁽¹⁾	9,333		12,459		15,912	
Peak Hours	AM	PM	AM	PM	AM	PM
Passenger Trip Generation ⁽²⁾ (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

Notes:

- (1) Person Per Occupied Flat (PPOF) of 2.7 is assumed to be based on the 2021 census of Kwai Tsing District.
- (2) According to "Travel Characteristics Survey (TCS) 2011" published by Transport Department, the daily mechanized 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.

5.4.2 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.

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

5.5.2 In view that the residents living in existing Kau Wa Keng Old Village and Kau Wa Keng San Tsuen 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. Widened public access will be provided at all times. **Diagram 1** below illustrated the proposed additional pedestrian enhancement.

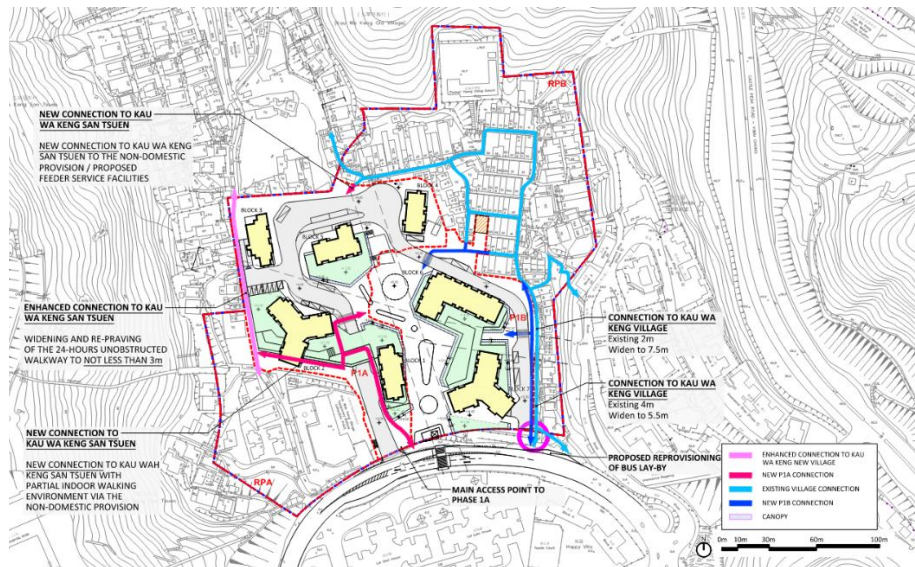


Diagram 1 Proposed Additional Pedestrian Enhancements

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 Wa Keng San Tsuen with partial indoor walking environment via the non-domestic provision and the proposed feeder service facilities will be provided within P1A.

5.5.5 The existing walkway to Kau Wa Keng Old Village from Lai King Hill Road falls entirely within RPB, which is currently 2m in width at the narrowest section. In the Interim Scenario, voluntary setbacks 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 pedestrians to/from Kau Wa Keng Old Village, widening / improvement existing staircase or new ramp at the or Kau Wa Keng Old 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^[1]

- *"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 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 implementation of the government planned improvement works, or** 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 government planned improvement works, or**

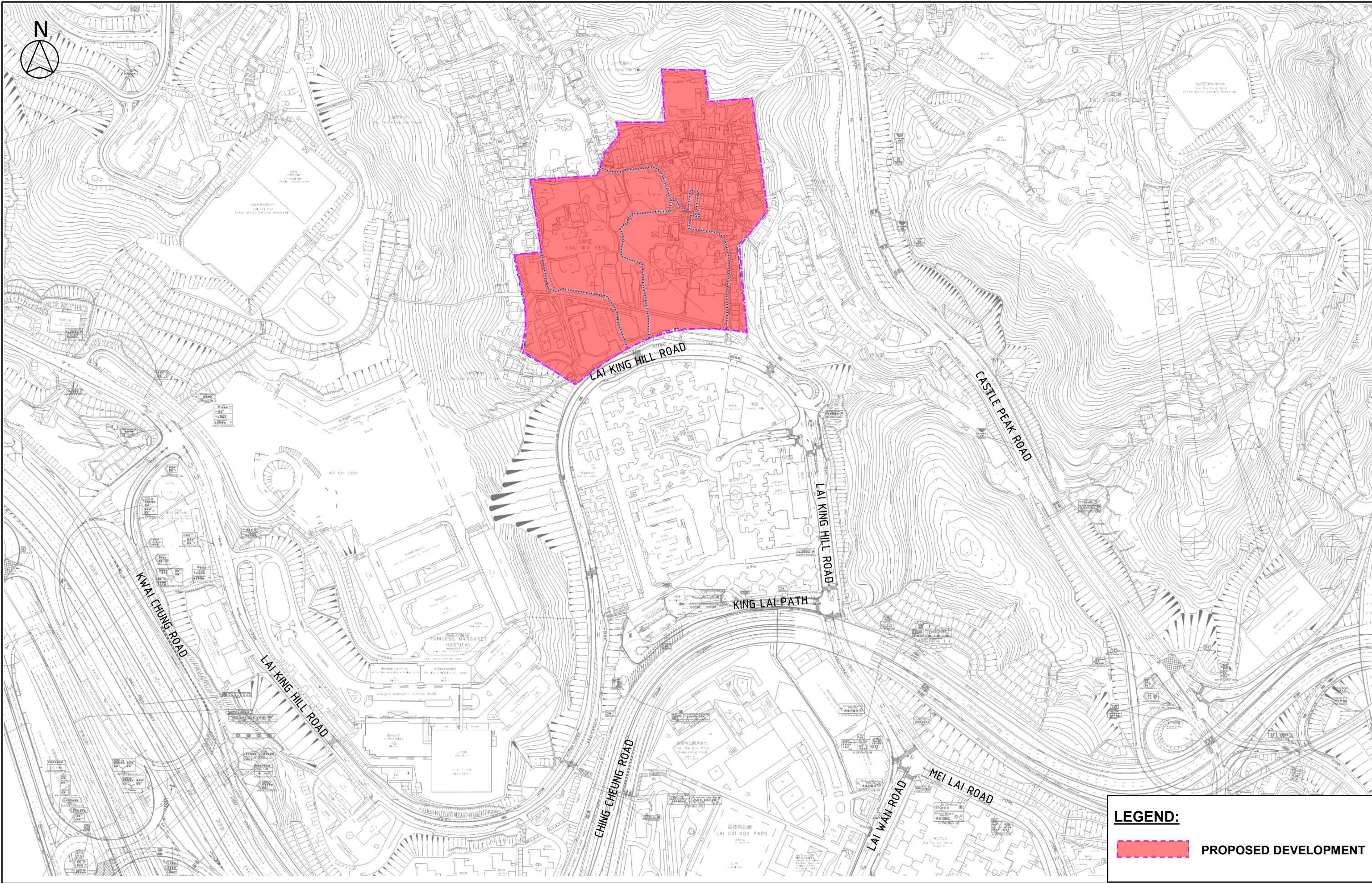
the implementation of the junction modification scheme in approved planning application (No. A/KC/489).

- 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 Old Village and Kau Wa Keng San Tsuen. 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.

Figures



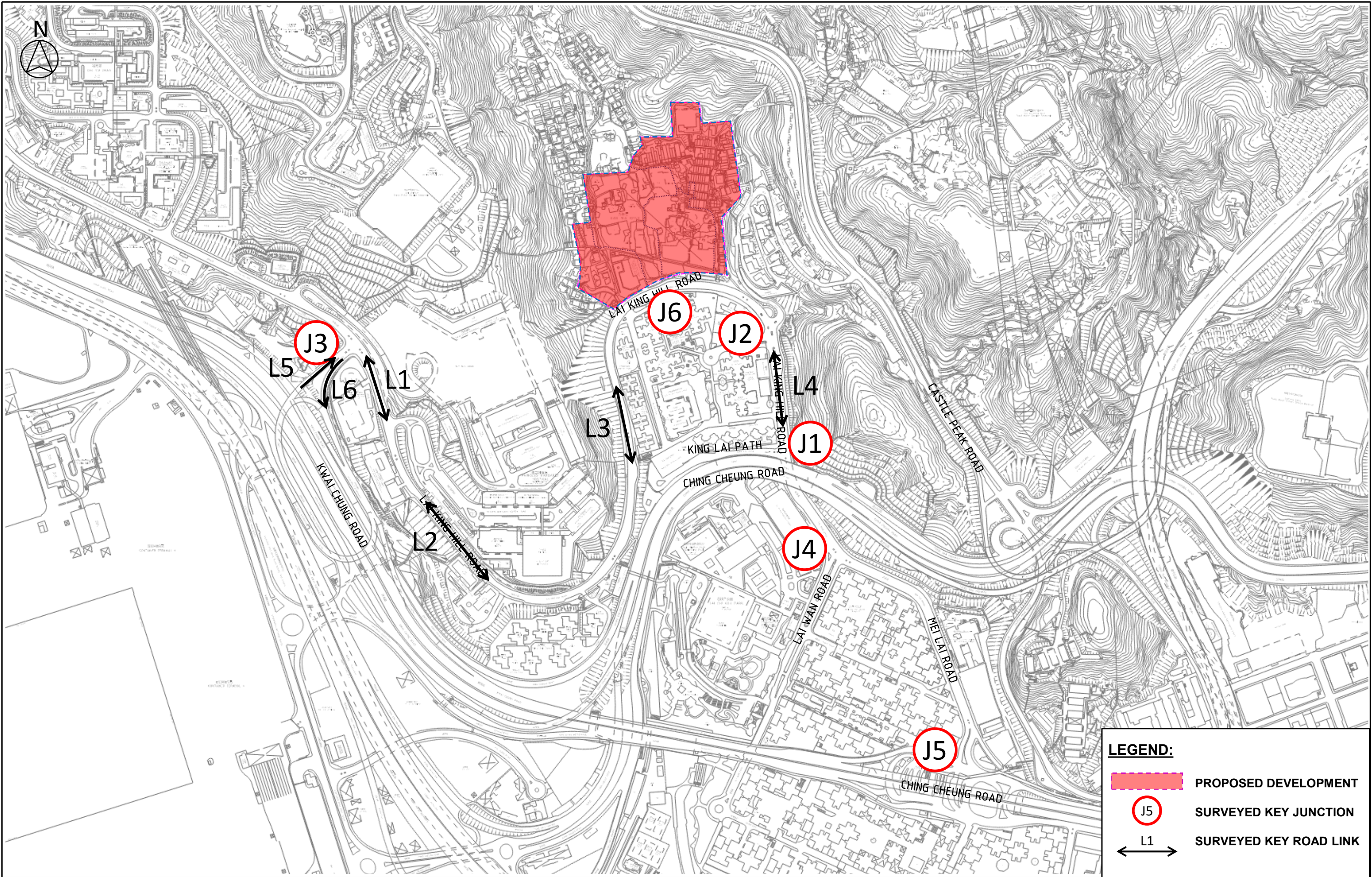
LEGEND:

PROPOSED DEVELOPMENT

Job Title			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		
Date	Scale	Drawing Title		LOCATION OF APPLICATION SITE	
JUN 24	NTS				
Drawn	Job No.				
YNNC	299277-02				

FIGURE 1.1

ARUP



LEGEND:

PROPOSED DEVELOPMENT

J5

SURVEYED KEY JUNCTION

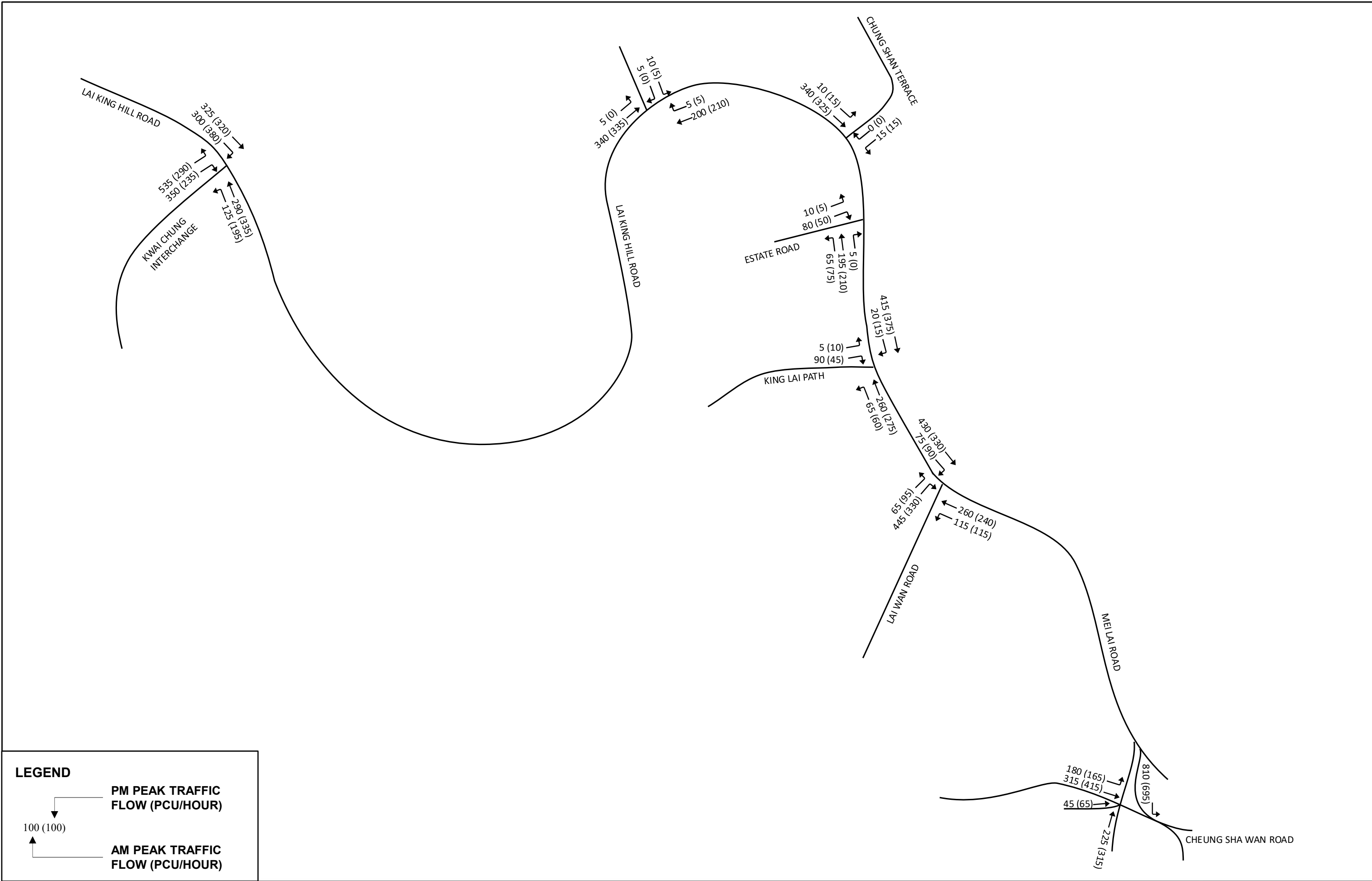
L1

SURVEYED KEY ROAD LINK

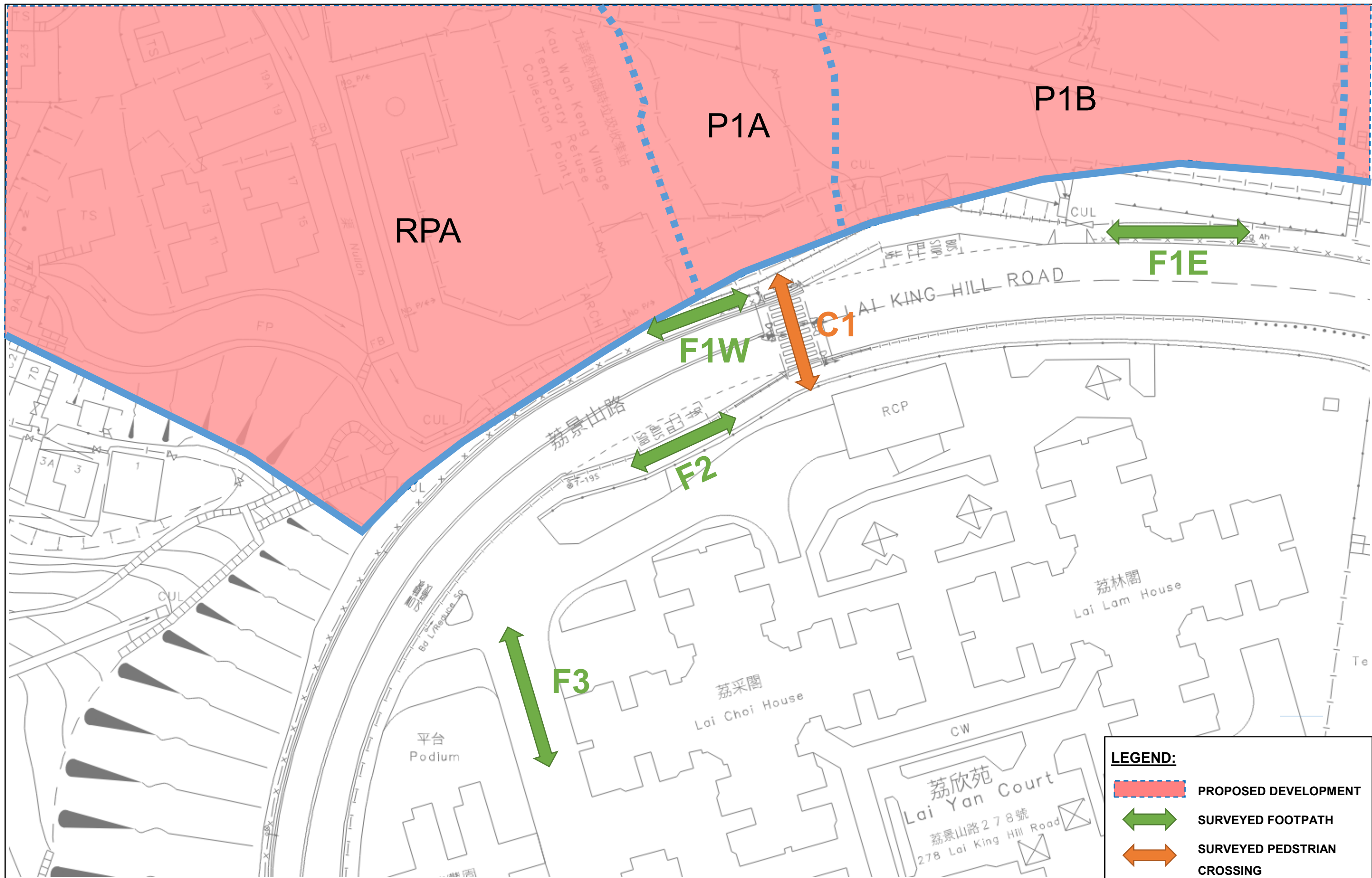
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Date	Scale	Drawing Title			
JUN 24	NTS	LOCATION OF SURVEYED JUNCTIONS IN THE VICINITY OF PROPOSED DEVELOPMENT			
Drawn	Job No.				
YNNC	299277-02				

FIGURE 2.1

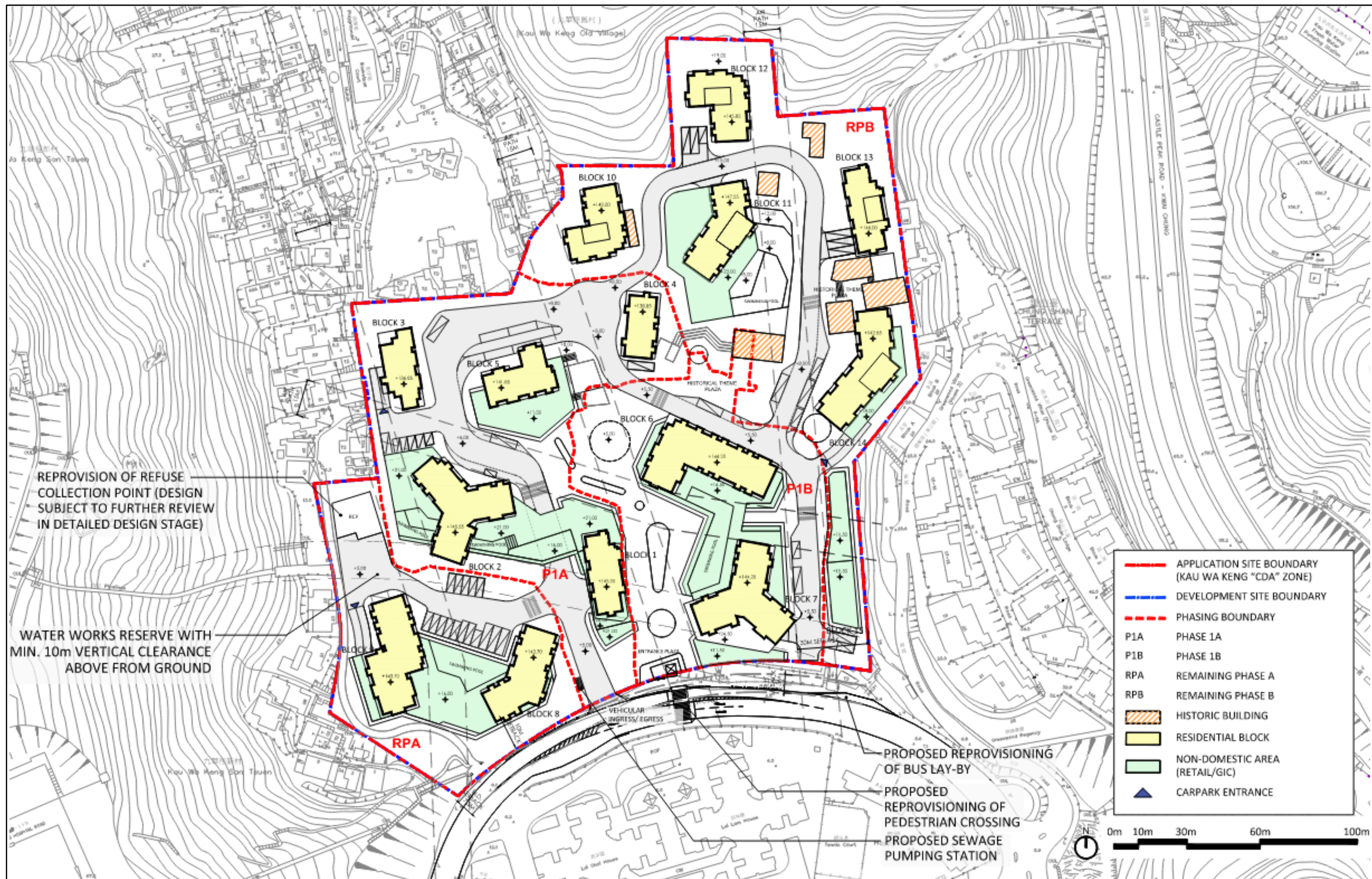
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Job Title			Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in “Comprehensive Development Area” Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung
Date	Scale	Drawing Title	
JUN 24	NTS		
Drawn	Job No.	YEAR 2024 EXISTING TRAFFIC FLOW	
YNNC	299277-02		



Job Title			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		
Date	Scale	Drawing Title			
JUN 24	NTS	PEDESTRIAN FACILITIES ALONG MAJOR PEDESTRIAN ROUTES JUNCTIONS IN THE VICINITY OF PROPOSED DEVELOPMENT			
Drawn	Job No.				
YNNC	299277-02				



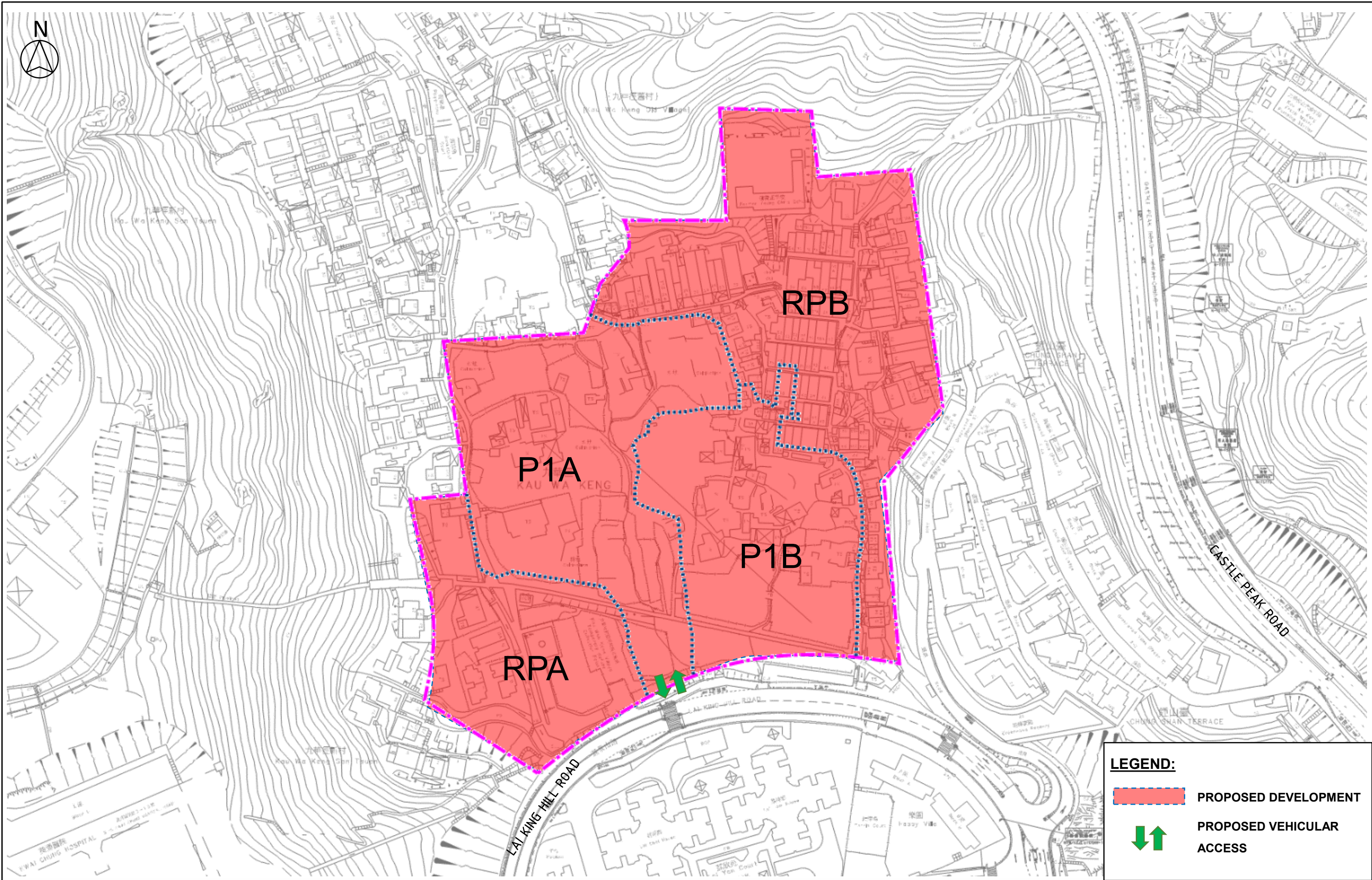
Job Title: Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in "Comprehensive Development Area" Zone at Various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

FIGURE 3.1

Date	Scale	Drawing Title
JUN 24	NTS	
Drawn	Job No.	
YNNC	299277-02	

MASTER LAYOUT PLAN OF PROPOSED DEVELOPMENT

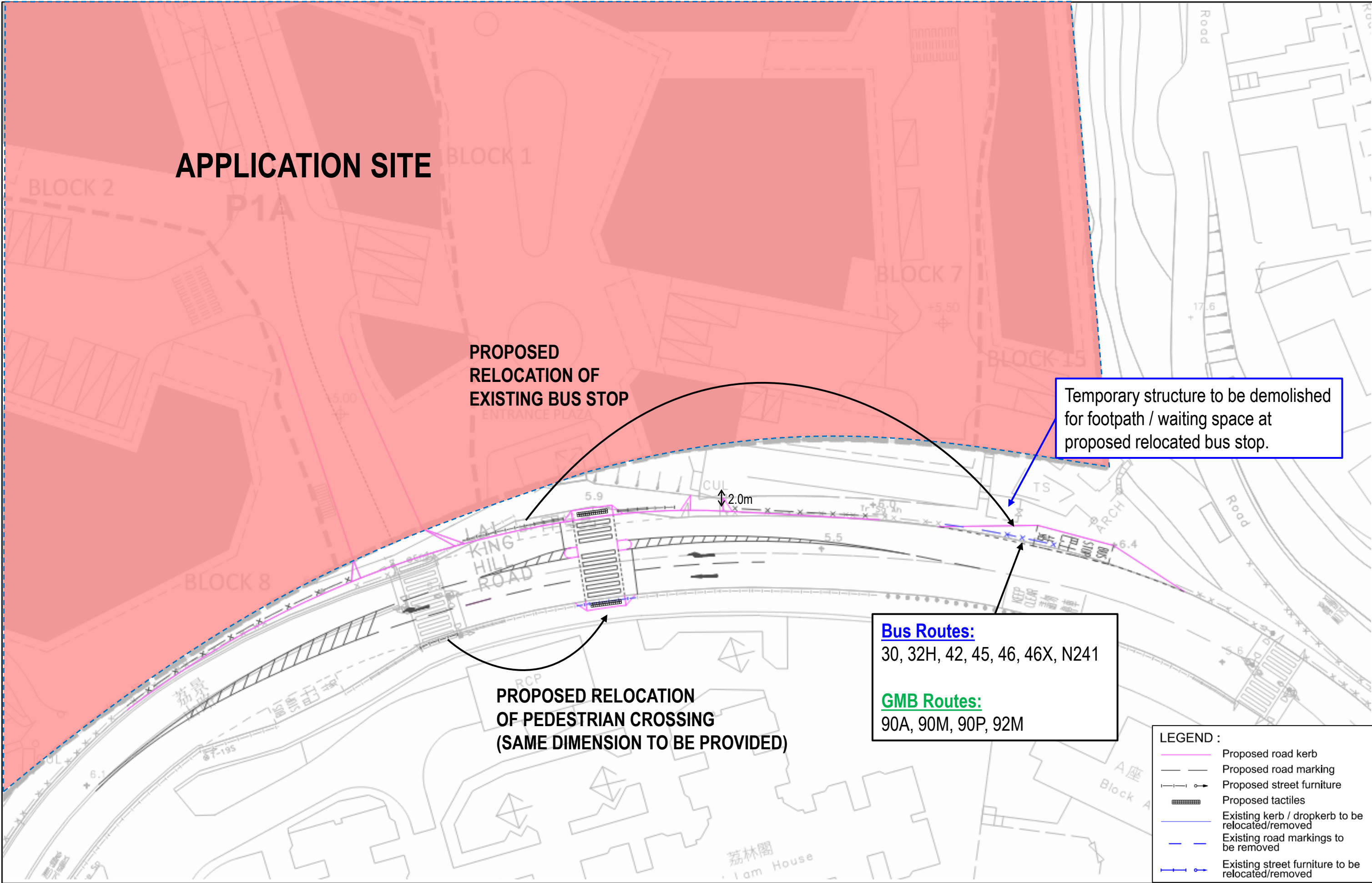
ARUP



Job Title		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	
Date	Scale	Drawing Title	
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Drawn	Job No.		
YNNC	299277-02	PROPOSED VEHICULAR ACCESSES OF PROPOSED DEVELOPMENT	

FIGURE 3.2

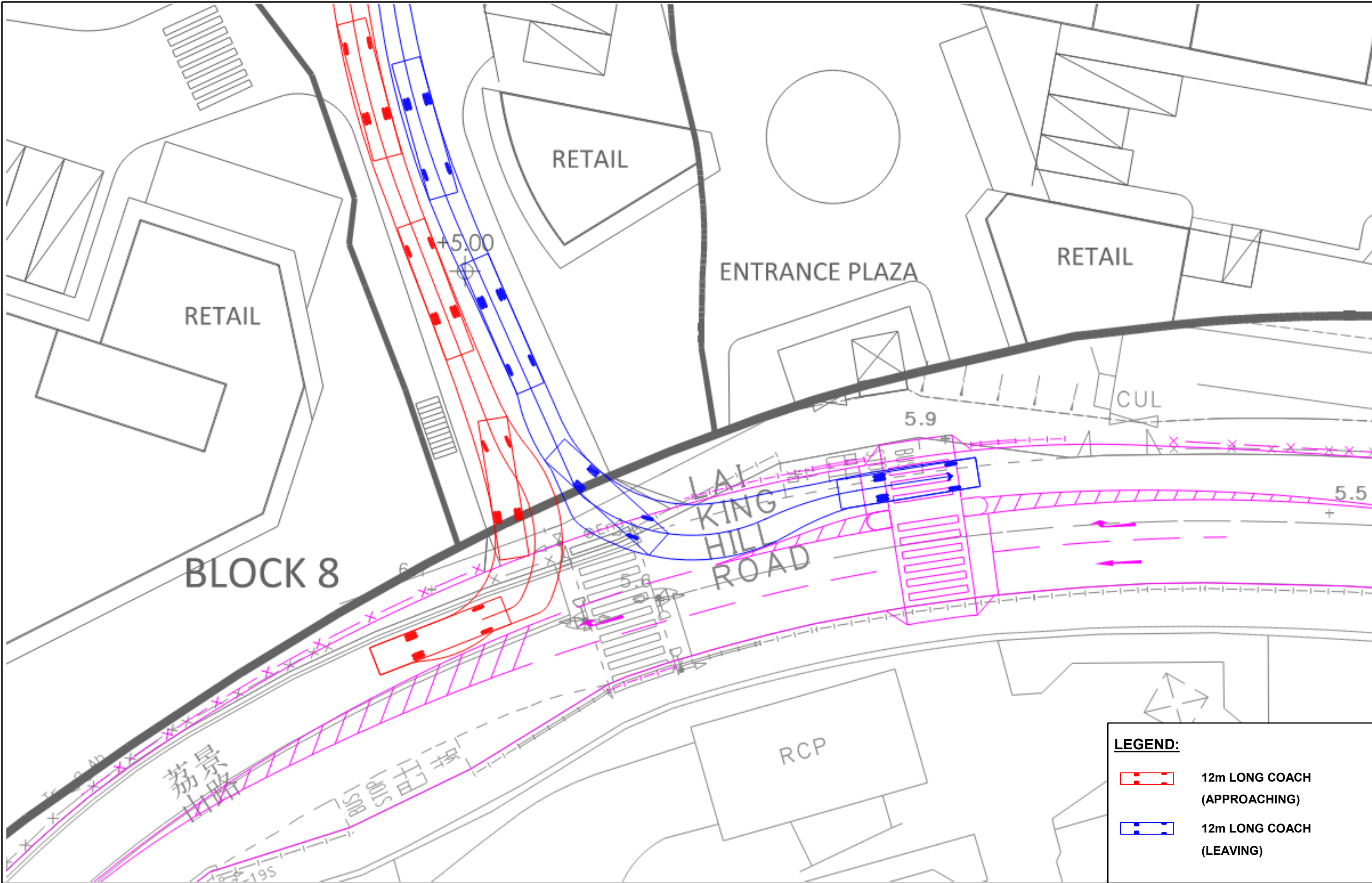
ARUP



Job Title			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
Date	Scale	Drawing Title	
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Drawn	Job No.	PROPOSED PEDESTRIAN CROSSING AND BUS STOP RELOCATION	
YNNC	299277-02		

FIGURE 3.3

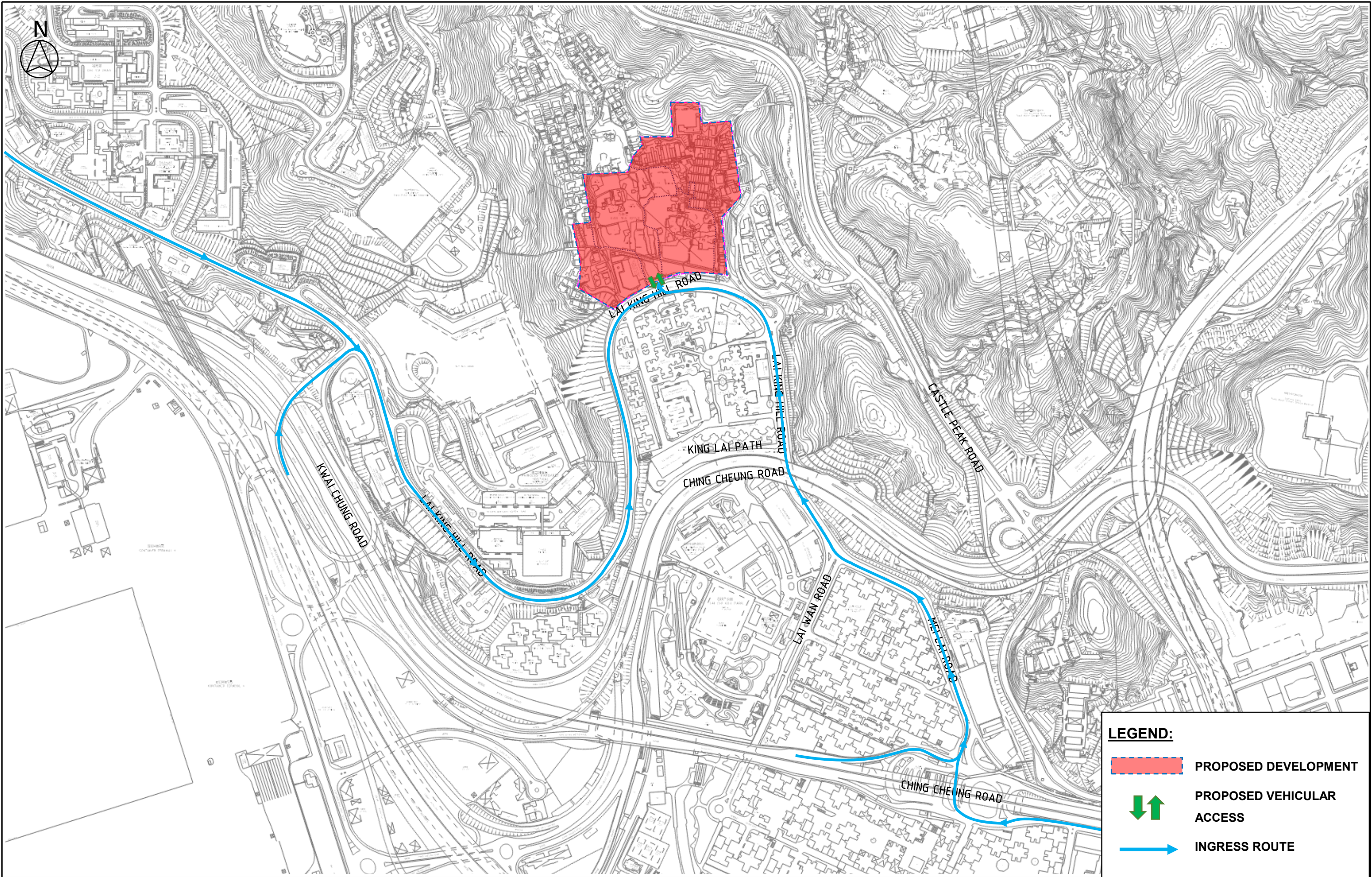
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Job Title			Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in "Comprehensive Development Area" Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung
Date	Scale	Drawing Title	
JUN 24	NTS	SWEPT PATH ANALYSIS AT VEHICULAR ACCESS	
Drawn	Job No.		
YNNC	299277-02		

FIGURE 3.4

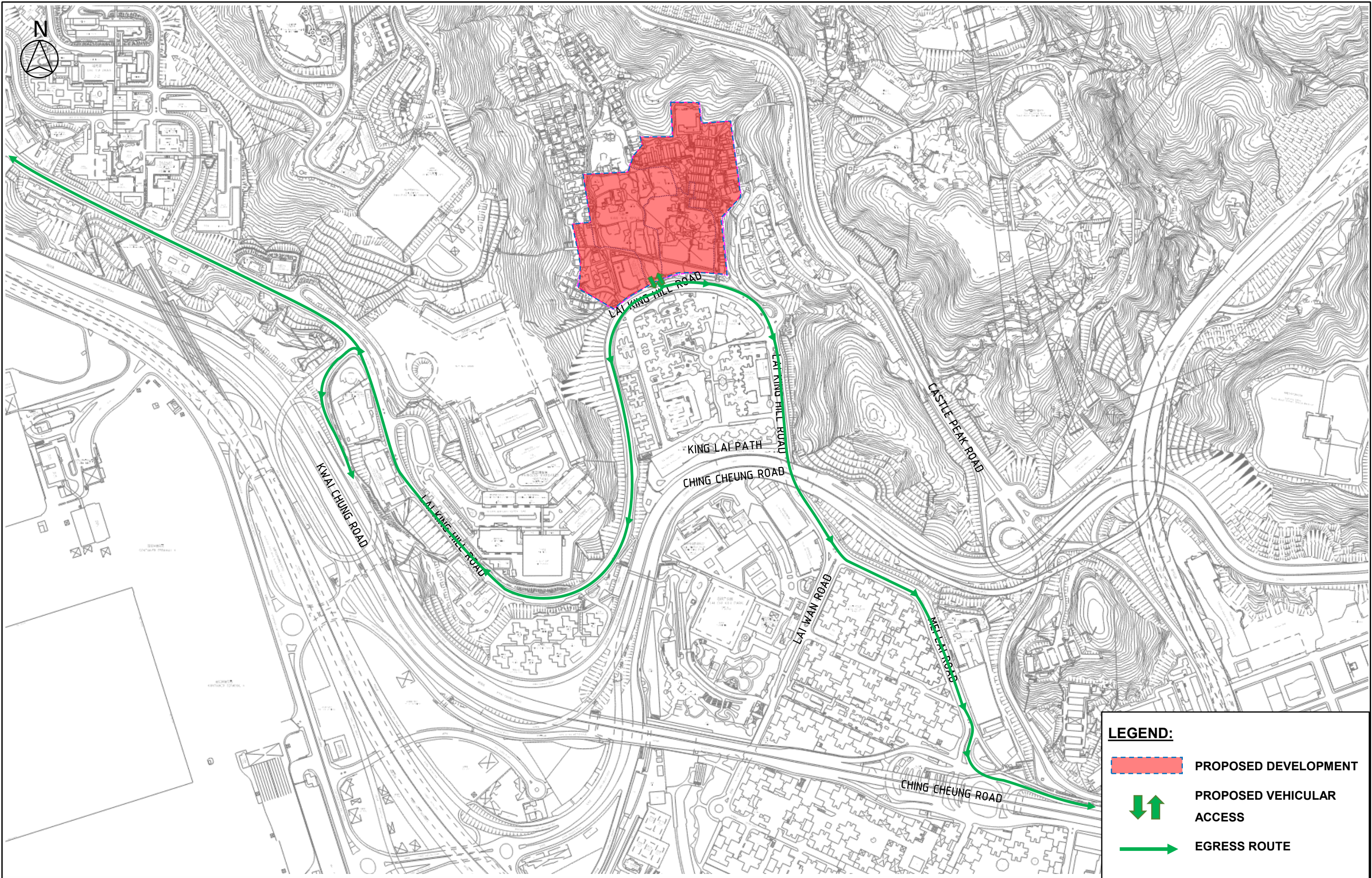
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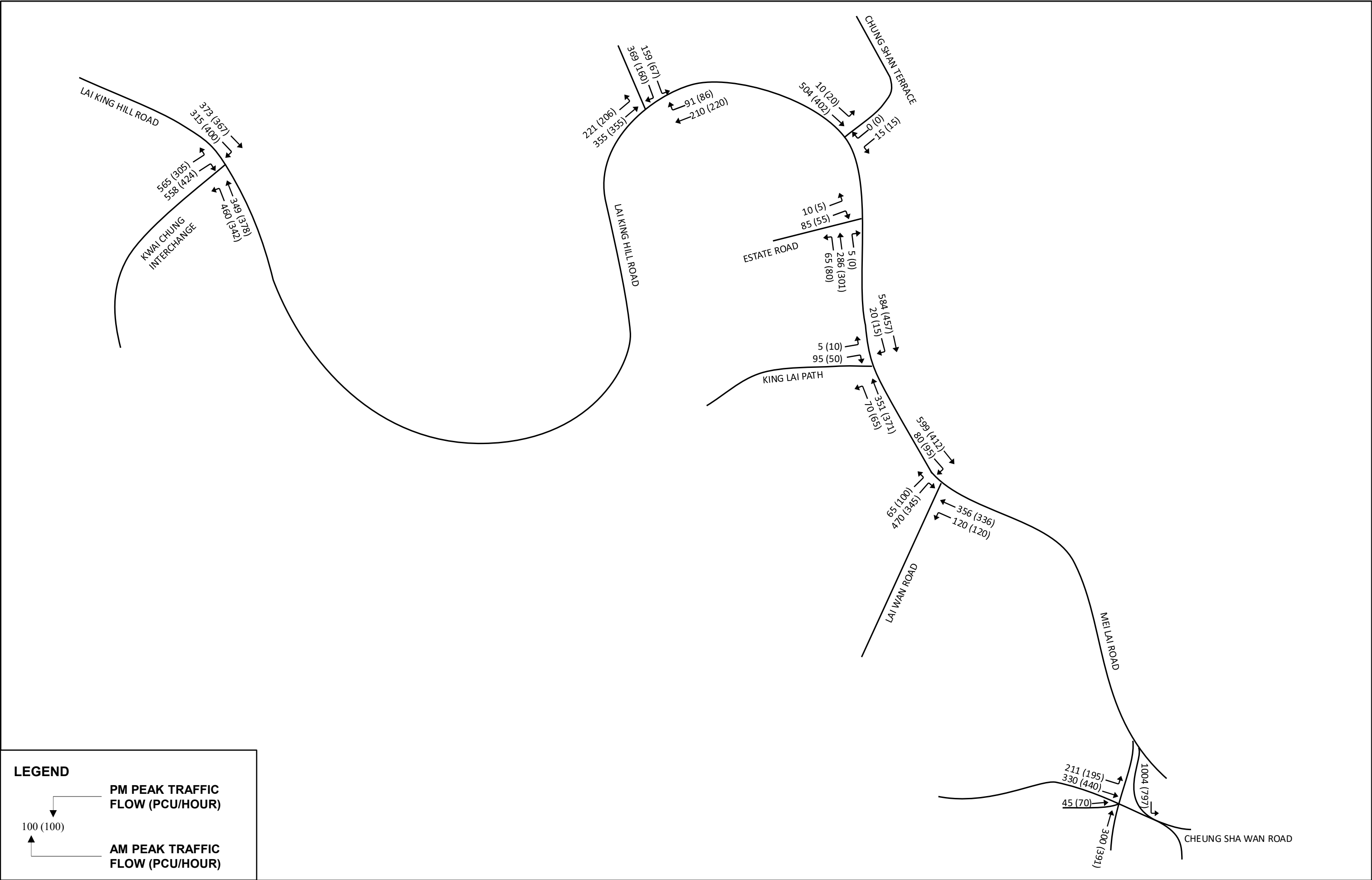
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Date	Scale	Drawing Title	
JUN 24	NTS	INGRESS VEHICULAR ROUTES OF PROPOSED DEVELOPMENT	
Drawn	Job No.		
YNNC	299277-02		

FIGURE 3.5

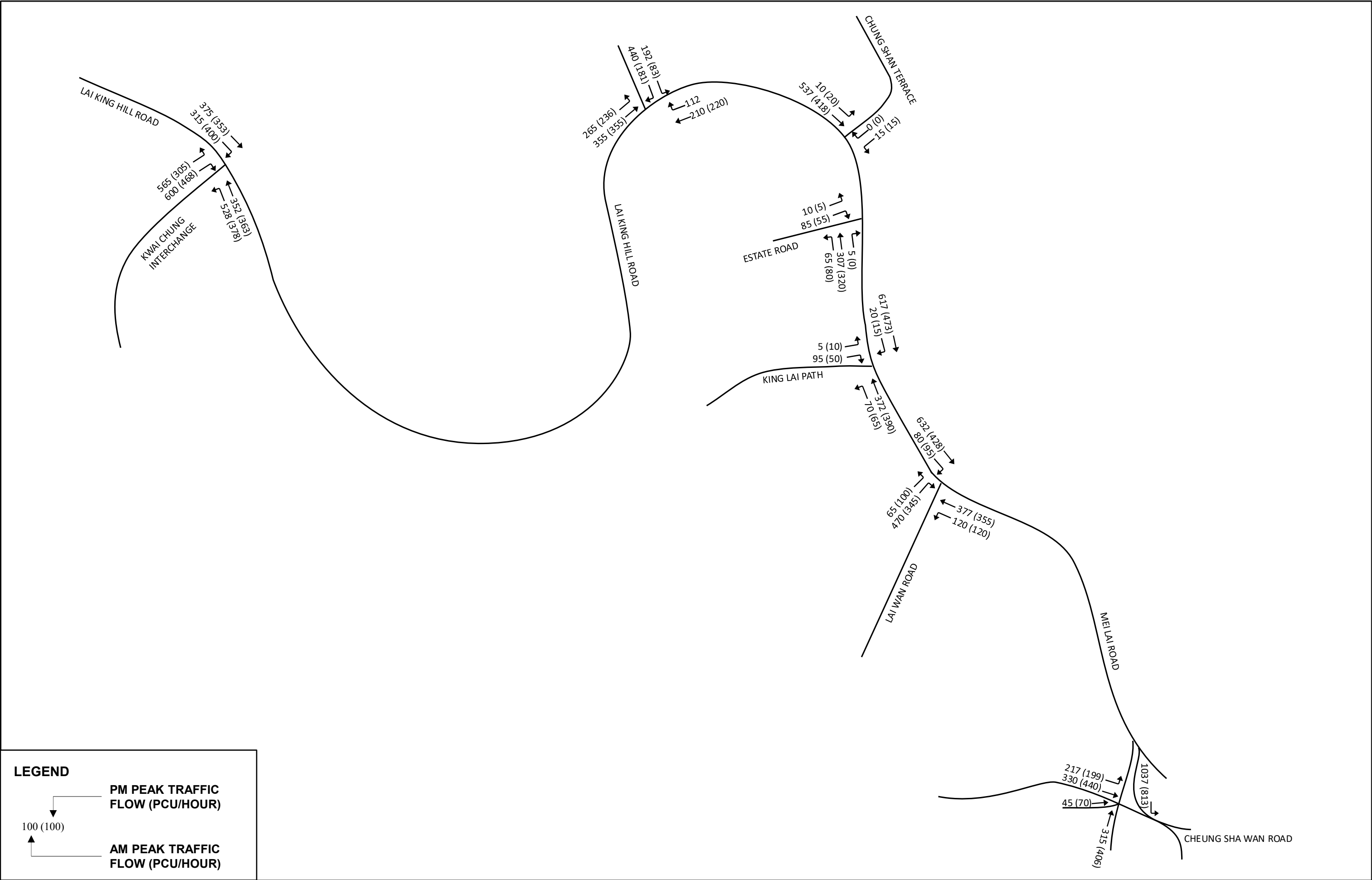
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Job Title			Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in "Comprehensive Development Area" Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung
Date	Scale	Drawing Title	
JUN 24	NTS	EGRESS VEHICULAR ROUTES OF PROPOSED DEVELOPMENT	
Drawn	Job No.		
YNNC	299277-02		



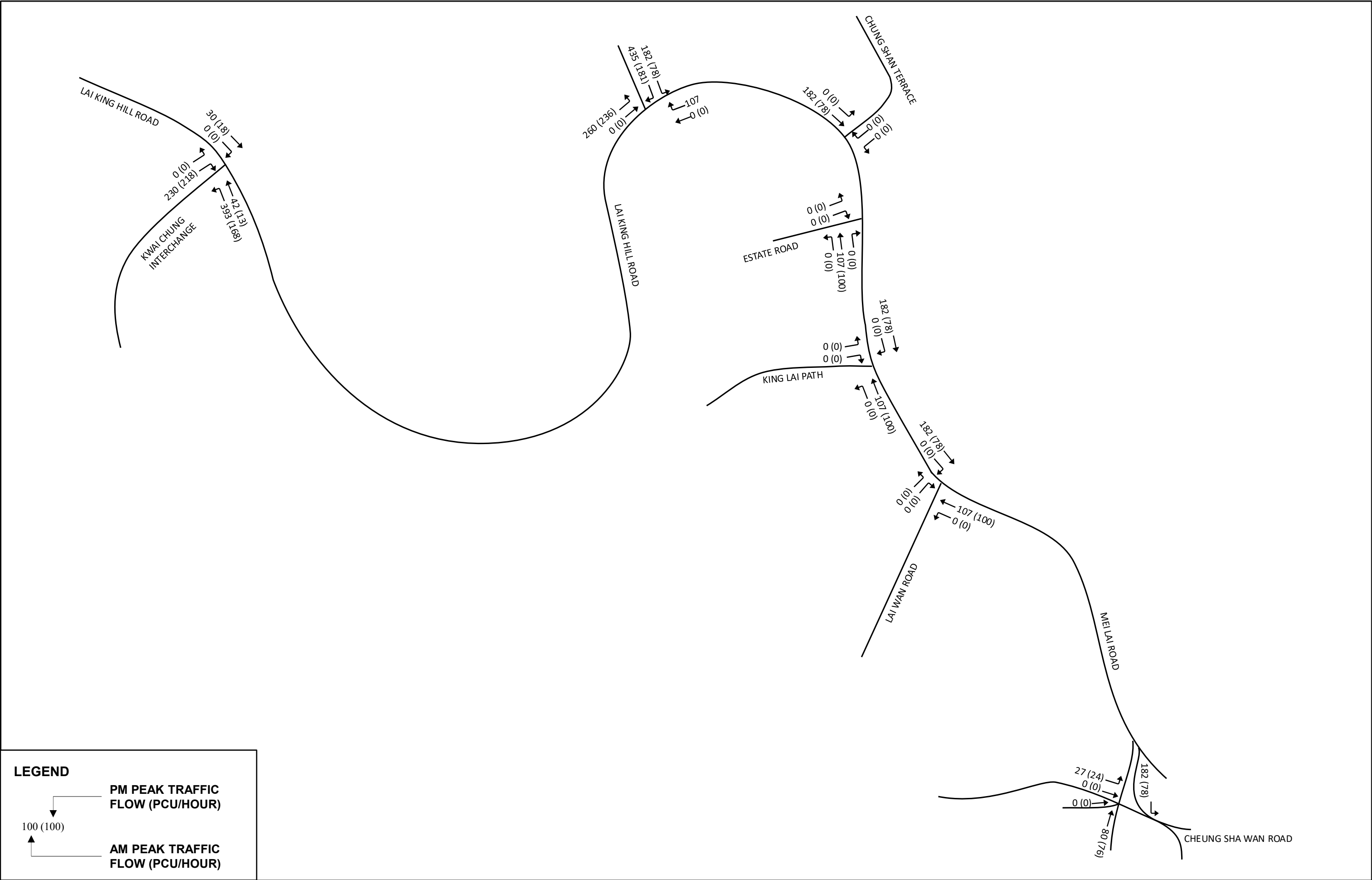
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Drawn	Job No.	YEAR 2035 REFERENCE TRAFFIC FLOW	
YNNC	299277-02		



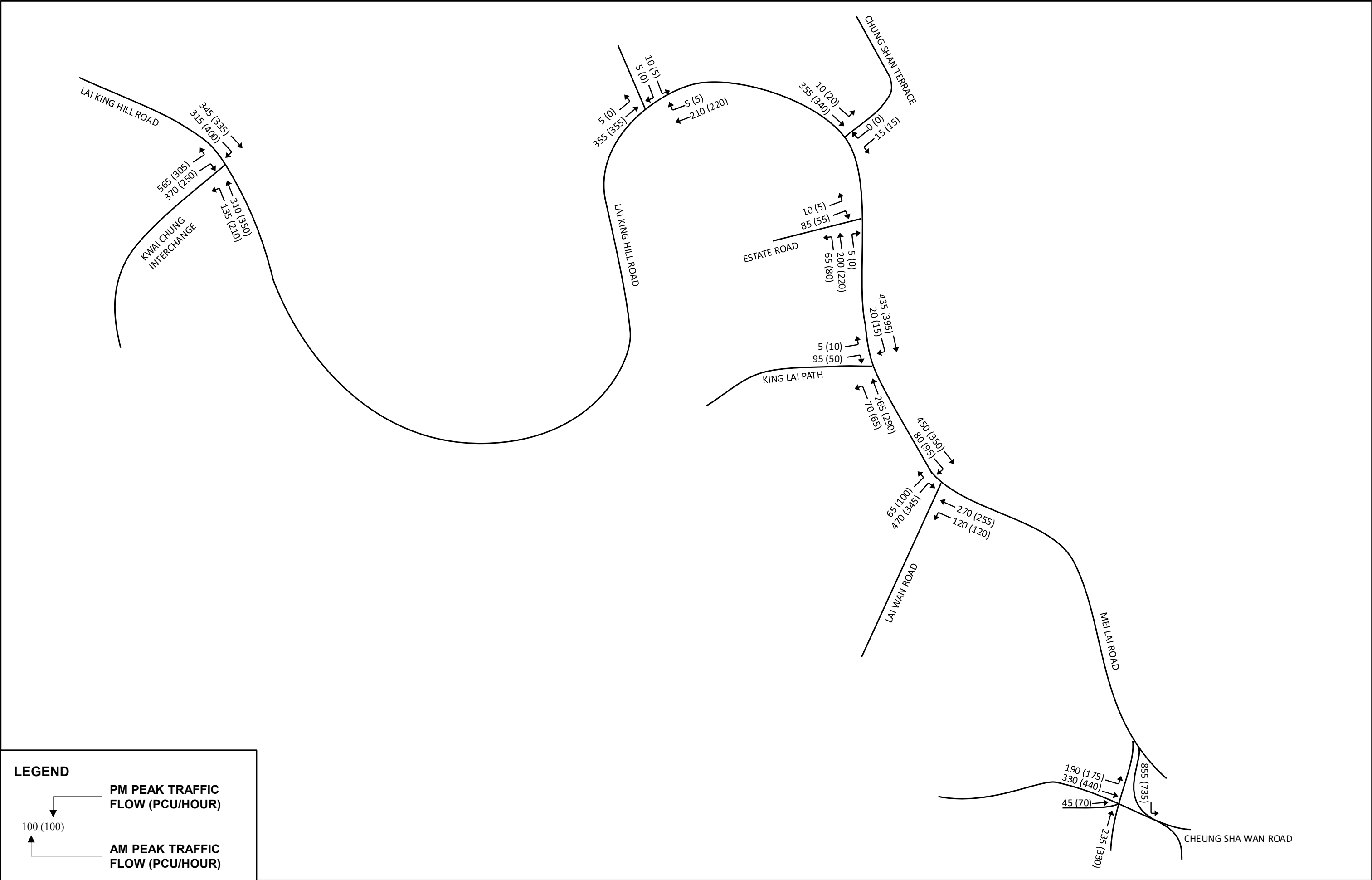
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Date	Scale	Drawing Title	
JUN 24	NTS	YEAR 2035 DESIGN TRAFFIC FLOW	
Drawn	Job No.		
YNNC	299277-02		

FIGURE 4.2

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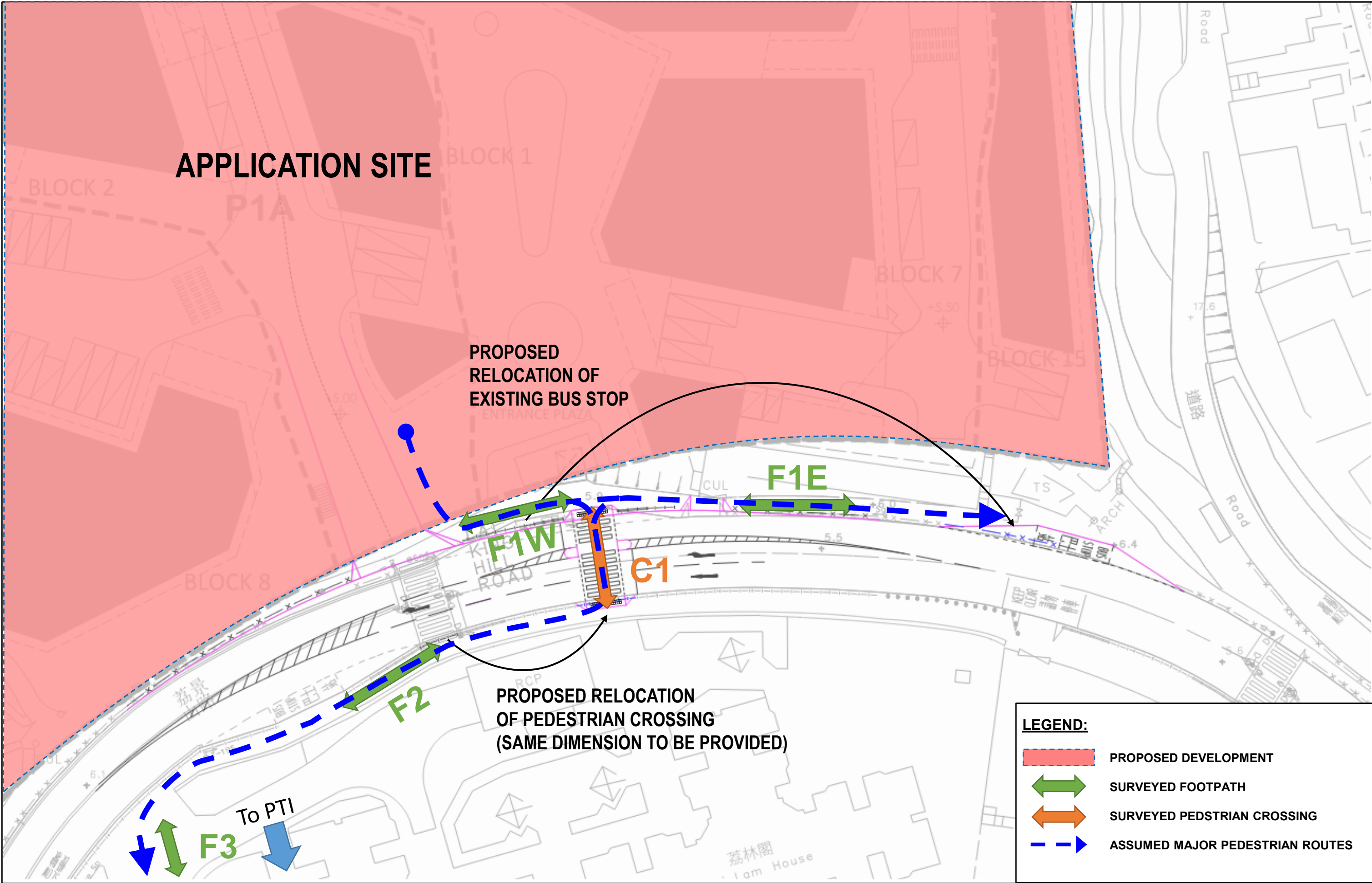
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Date	Scale	Drawing Title	
JUN 24	NTS		
Drawn	Job No.		
YNNC	299277-02		



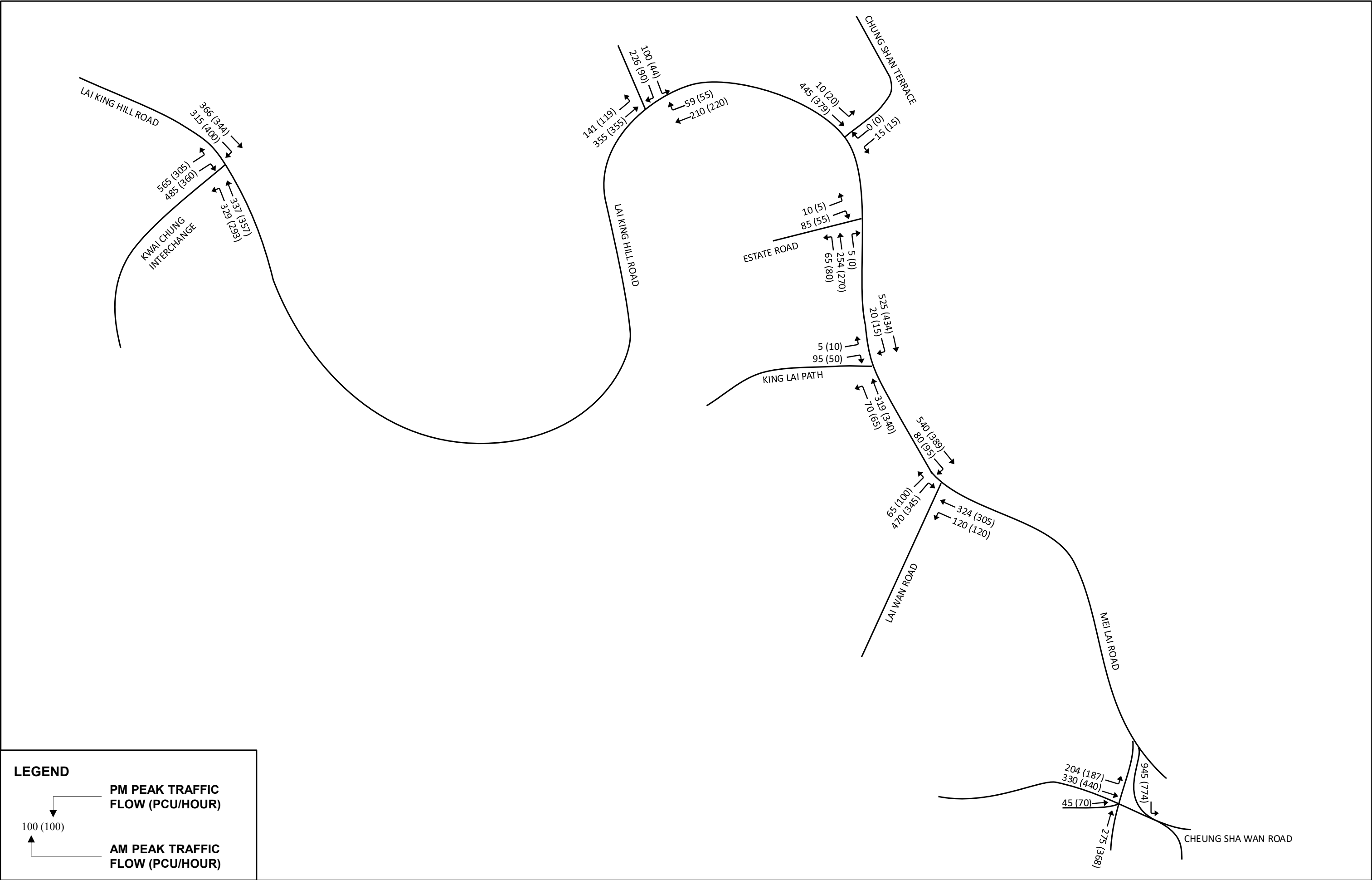
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Date	Scale	YEAR 2035 BASELINE TRAFFIC FLOW		Drawing Title	
JUN 24	NTS				
Drawn	Job No.				
YNNC	299277-02				

FIGURE 4.4

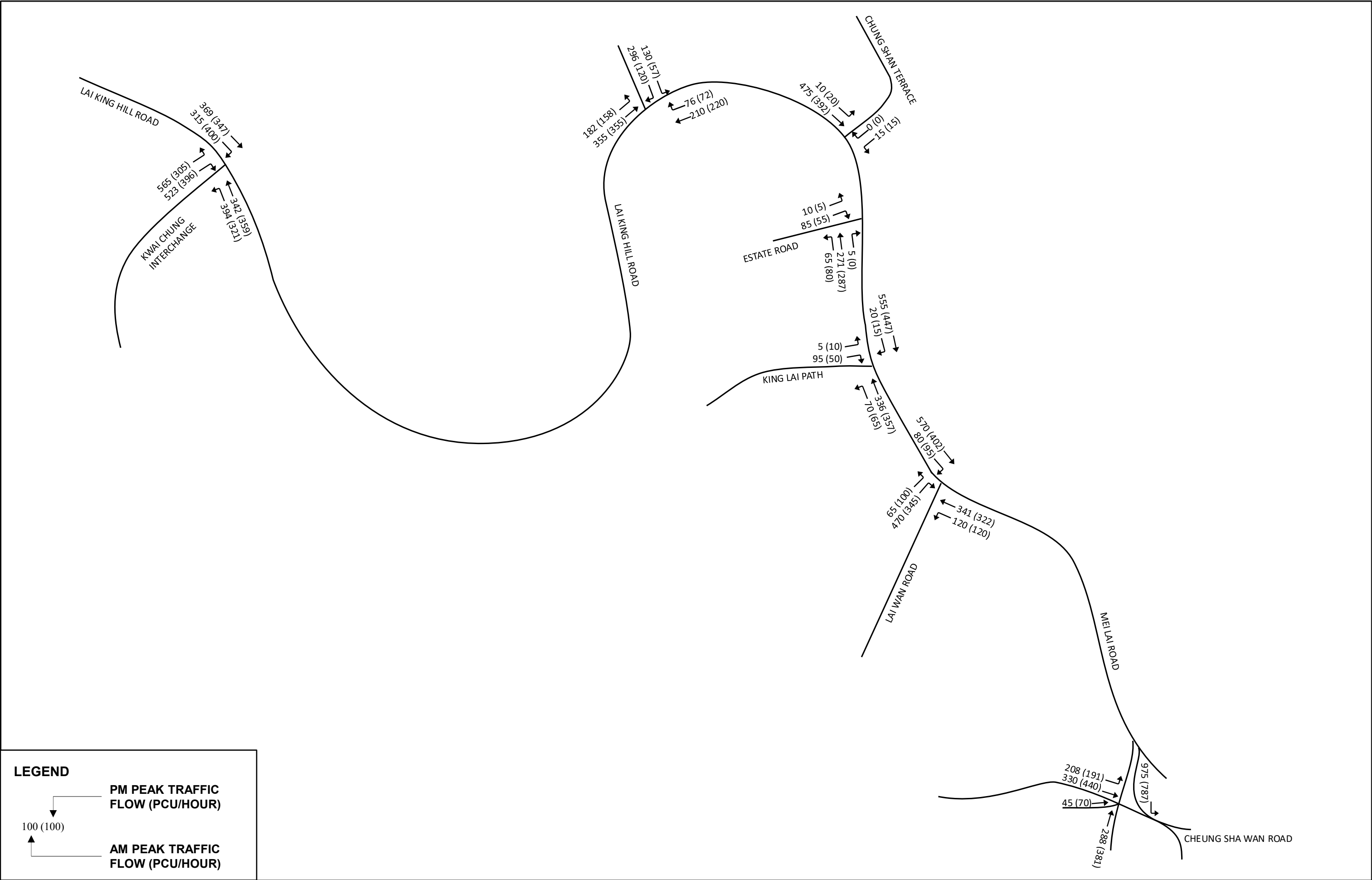
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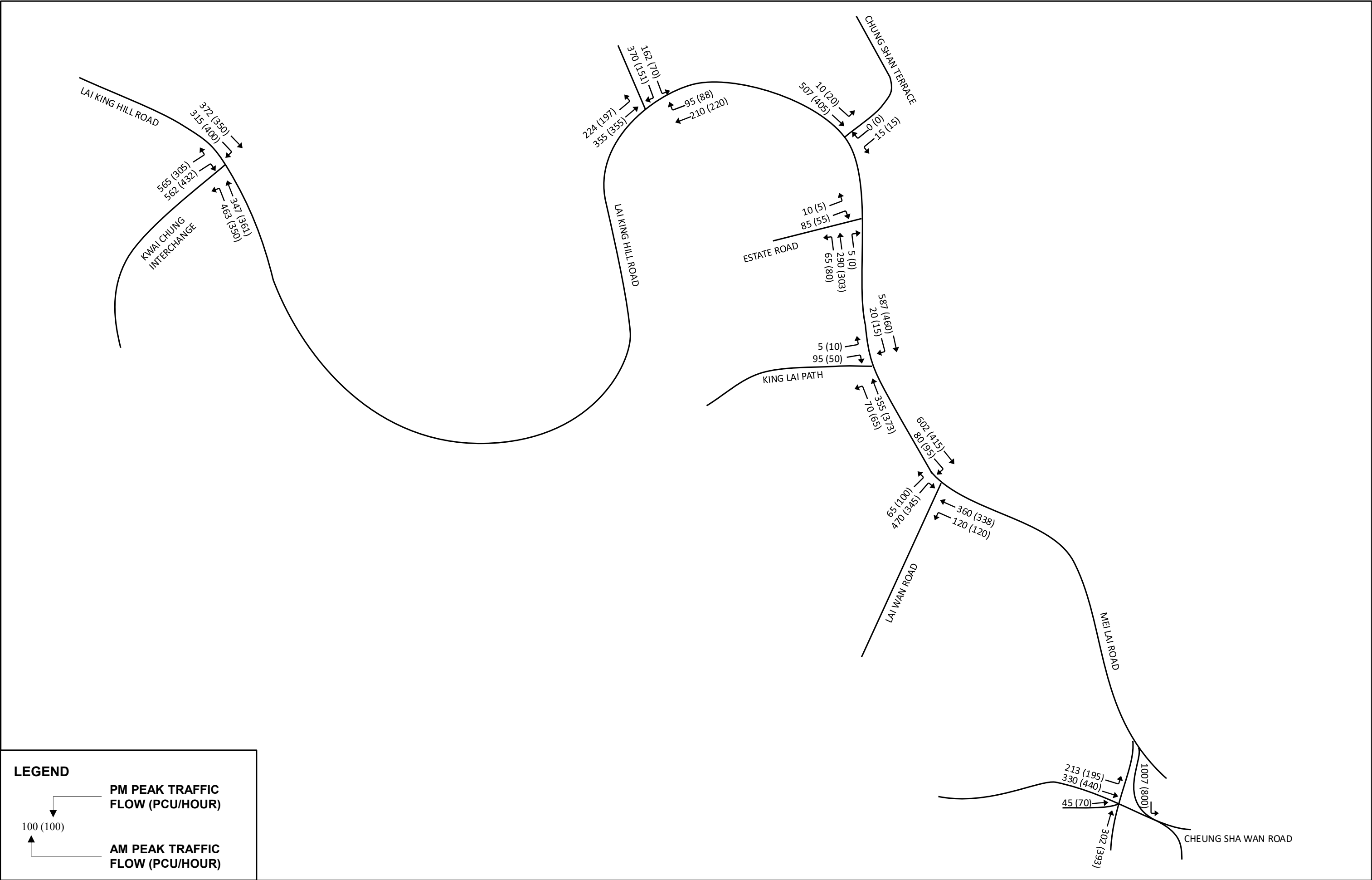
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Date	Scale	Drawing Title		LOCATION OF PEDESTRIAN FACILITIES ALONG MAJOR PEDESTRIAN ROUTES IN THE VICINITY OF PROPOSED DEVELOPMENT			
JUN 24	NTS						
Drawn	Job No.						
YNNC	299277-02						



Job Title			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
Date	Scale	Drawing Title	
JUN 24	NTS		
Drawn	Job No.	YEAR 2035 INTERIM SCENARIO A TRAFFIC FLOW	
YNNC	299277-02		



Job Title			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
Date	Scale	Drawing Title	
JUN 24	NTS		
Drawn	Job No.	YEAR 2035 INTERIM SCENARIO B TRAFFIC FLOW	
YNNC	299277-02		



Job Title			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		
Date	Scale	Drawing Title			
JUN 24	NTS	YEAR 2035 INTERIM SCENARIO C TRAFFIC FLOW			
Drawn	Job No.				
YNNC	299277-02				

FIGURE 5.3

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Appendix A

Junction Calculation Sheets

J1 - YEAR 2024 - PM TRAFFIC FLOW

OYE ARUP & PARTNERS										TRAFFIC SIGNAL CALCULATION																																																
S16 Application for Proposed Development at Kau Wa Keng										PROJECT NO.: 299277-02 Junction No: J1																																																
Lai King Hill Road / King Lai Path										DATE : 18-Sep-25 FILENAME :																																																
Lai King Hill Road B2 15 375 B1 375 King Lai Path C1 10 C2 45 A1 60 275 A2 275 Lai Wan Road										<table style="width: 100%; font-family: monospace; font-size: x-small;"> <tr><td>No. of stages per cycle</td><td>N =</td><td>4</td></tr> <tr><td>No. of stage using for calculation</td><td>N =</td><td>2</td></tr> <tr><td>Cycle time</td><td>C =</td><td>120 sec</td></tr> <tr><td>Sum(y)</td><td>Y =</td><td>0.134</td></tr> <tr><td>Loss time</td><td>L =</td><td>35 sec</td></tr> <tr><td>Total Flow</td><td>=</td><td>780 pcu</td></tr> <tr><td>Co</td><td>= (1.5*L*S)/(1-Y)</td><td>= 66.4 sec</td></tr> <tr><td>Cm</td><td>= L/(1-Y)</td><td>= 40.4 sec</td></tr> <tr><td>Yult</td><td>=</td><td>0.638</td></tr> <tr><td>R.C.ult</td><td>= (Yult-Y)*Y*100%</td><td>= 377.3 %</td></tr> <tr><td>Cp</td><td>= 0.9*L/(0.9-Y)</td><td>= 41.1 sec</td></tr> <tr><td>Ymax</td><td>= 1-L/C</td><td>= 0.708</td></tr> <tr><td>R.C.C.</td><td>= (0.9*Ymax-Y)*Y*100%</td><td>= 377 %</td></tr> </table>										No. of stages per cycle	N =	4	No. of stage using for calculation	N =	2	Cycle time	C =	120 sec	Sum(y)	Y =	0.134	Loss time	L =	35 sec	Total Flow	=	780 pcu	Co	= (1.5*L*S)/(1-Y)	= 66.4 sec	Cm	= L/(1-Y)	= 40.4 sec	Yult	=	0.638	R.C.ult	= (Yult-Y)*Y*100%	= 377.3 %	Cp	= 0.9*L/(0.9-Y)	= 41.1 sec	Ymax	= 1-L/C	= 0.708	R.C.C.	= (0.9*Ymax-Y)*Y*100%	= 377 %
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Pedestrian Phase	Width (m)	Green Time Required (s)	Green Time Provided (s)	Check																																																						
Dp	10	SG 8 2 11	SG 8 2 11 FG	OK																																																						
Ep	10.5	7 8 12	7 8 12	OK																																																						
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Movement	Stage	Lane Width m.	Phase	No. of lane	Radius m.	O	N	Straight-Ahead Sat. Flow	Flow			Total Flow pcu/h	Proportion of Turning Vehicles	Sat. Flow pcu/h	Uphill Gradient %	Short lane Effect pcu/h	Revised Sat. Flow pcu/h	y	Greater y	L sec	g (required)		Degree of Saturation X	Queuing Length m.																																		
									Left pcu/h	Straight pcu/h	Right pcu/h										g (input) sec	g (output) sec																																				
A1,A2	1	3.75	A	1	15		N	1990	60	99		159	0.38	1918			1918	0.083		28	53	53	0.188	18																																		
A2	1	3.75	A	1			N	2130		176		176	0.00	2130			2130	0.083			53	53	0.187	20																																		
B1	1,2	3.40	B	1		O		1955		200		200	0.00	1955			1955	0.102	0.102		65	65	0.189	18																																		
B1,B2	1,2	3.40	B	1	20			2095		175	15	190	0.08	1854			1854	0.102			65	65	0.189	17																																		
C1,C2	3	4.20	C	1	10		N	2035	10		45	55	1.00	1770			1770	0.031	0.031		20	20	0.186	9																																		
Ep																			7																																							

NOTE : O - OPPOSING TRAFFIC N - NEAR SIDE LANE SG - STEADY GREEN FG - FLASHING GREEN PEDESTRIAN WALKING SPEED = 0.9m/s QUEUING LENGTH = AVERAGE QUEUE * 6m

BASELINE SCENARIO

OVE ARUP & PARTNERS										(TRAFFIC SIGNAL CALCULATION)																																													
S16 Application for Proposed Development at Kau Wa Keng										PROJECT NO.: 299277-02 Junction No.: J1																																													
Lai King Hill Road / King Lai Path										DATE : 18-Sep-25 FILENAME :																																													
										No. of stages per cycle N = 4 No. of stage using for calculation N = 2 Cycle time C = 120 sec Sum(y) Y = 0.176 Loss time L = 35 sec Total Flow = 890 pcu Co = (1.5*L+5)/(1-Y) = 69.8 sec Cm = L/(1-Y) = 42.5 sec Yult = 0.638 R.C.ult = (Yult-Y)*Y*100% = 261.5 % Cp = 0.9*L/(0.9-Y) = 43.5 sec Ymax = 1-L/C = 0.708 R.C.(C) = (0.9*Ymax-Y)*Y*100% = 261 %																																													
										<table border="1"> <thead> <tr> <th>Pedestrian Phase</th> <th>Width (m)</th> <th colspan="3">Green Time Required (s)</th> <th colspan="3">Green Time Provided (s)</th> <th>Check</th> </tr> <tr> <th></th> <th></th> <th>SG</th> <th>Delay</th> <th>FG</th> <th>SG</th> <th>Delay</th> <th>FG</th> <th></th> </tr> </thead> <tbody> <tr> <td>Dp</td> <td>10</td> <td>8</td> <td>2</td> <td>11</td> <td>8</td> <td>2</td> <td>11</td> <td>OK</td> </tr> <tr> <td>Ep</td> <td>10.5</td> <td>7</td> <td>8</td> <td>12</td> <td>7</td> <td>8</td> <td>12</td> <td>OK</td> </tr> </tbody> </table>										Pedestrian Phase	Width (m)	Green Time Required (s)			Green Time Provided (s)			Check			SG	Delay	FG	SG	Delay	FG		Dp	10	8	2	11	8	2	11	OK	Ep	10.5	7	8	12	7	8	12	OK
Pedestrian Phase	Width (m)	Green Time Required (s)			Green Time Provided (s)			Check																																															
		SG	Delay	FG	SG	Delay	FG																																																
Dp	10	8	2	11	8	2	11	OK																																															
Ep	10.5	7	8	12	7	8	12	OK																																															
Movement	Stage	Lane Width m.	Phase	No. of lane	Radius m.	O	N	Straight-Ahead Sat. Flow	Flow			Total Flow pcu/h	Proportion of Turning Vehicles	Sat. Flow pcu/h	Uphill Gradient %	Short lane Effect pcu/h	Revised Sat. Flow pcu/h	y	Greater y	L sec	g (required) sec	g (input) sec	Degree of Saturation X	Queuing Length m.																															
A1,A2	1	3.75	A	1	15		N	1990	70	89		159	0.44	1906			1906	0.083		28	40	40	0.250	21																															
A2	1	3.75	A	1			N	2130		176		176	0.00	2130			2130	0.083			40	40	0.248	23																															
B1	1,2	3.40	B	1			N	1955		233		233	0.00	1955			1955	0.119	0.120		57	57	0.251	24																															
B1,B2	1,2	3.40	B	1	20	O	N	2095		202	20	222	0.09	1852			1852	0.120			58	57	0.252	23																															
C1,C2	3	4.20	C	1	10		N	2035	5		95	100	1.00	1770			1770	0.057	0.057		27	27	0.251	16																															
Ep																			7																																				

NOTE : O - OPPOSING TRAFFIC N - NEAR SIDE LANE SG - STEADY GREEN FG - FLASHING GREEN PEDESTRIAN WALKING SPEED = 0.9m/s QUEUING LENGTH = AVERAGE QUEUE * 6m

J2 - YEAR 2035 - AM TRAFFIC FLOW

BASELINE SCENARIO

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REFERENCE SCENARIO

[illegible]

DESIGN SCENARIO

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EXISTING LAYOUT

EXISTING LAYOUT

EXISTING LAYOUT - REFERENCE SCENARIO

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J3 - YEAR 2035 - PM TRAFFIC FLOW

EXISTING LAYOUT - REFERENCE SCENARIO

OVE ARUP & PARTNERS TRAFFIC SIGNAL CALCULATION										PROJECT NO: 29277-02 Junction No. J3									
S16 Application for Proposed Development at Kau Wa Keng Lai King Hill Road / Kwai Chung Interchange										JSA_REF_PM DATE: 18-Sep-25 FILENAME:									

No. of stages per cycle	N = 3
No. of stage using for calculation	N = 3
Cycle time	C = 120 sec
Sum(y)	Y = 0.629
Loss time	L = 12 sec
Total Flow	= 2216 pcu
Co	= (1.5*L+5)/(1-Y) = 62.0 sec
Cm	= L/(1-Y) = 32.3 sec
Yult	= 0.810
R.C.ult	= (Yult-Y)/Y*100% = 28.8 %
Cp	= 0.9*L/(0.9-Y) = 39.9 sec
Ymax	= 1-L/C = 0.900
R.C.(C)	= (0.9*Ymax-Y)/Y*100% = 29 %

STAGE 1	INT# 5	STAGE 2	INT# 5
STAGE 3	INT# 5		

Pedestrian Phase	Width (m)	Green Time Required (s)		Green Time Provided (s)		Check
		SG	FG	SG	FG	

Movement	Stage	Lane Width m.	Phase	No. of lane	Radius m.	O	N	Straight-Ahead Sat. Flow	Flow		Total Flow pcuh	Proportion of Turning Vehicles	Sat. Flow pcuh	Uphill Gradient %	Short lane Effect pcuh	Revised Sat. Flow pcuh	y	Greater y	L sec	g (required) sec	g (input) sec	Degree of Saturation X	Queuing Length m.
									Left pcuh	Right pcuh													
A1A2	1	3.75	A	1	15		N	1990	342		342	1.00	1809			1809	0.189		12	32	32	0.709	50
A2	1	3.75	A	1			N	2130		378	378	0.00	2130			2130	0.177			30	32	0.665	55
B1	2	3.30	B	1			N	1945		367	367	0.00	1945			1945	0.189	0.206		32	35	0.647	52
B2	2	3.30	B	1	20			2085			400	1.00	1940			1940	0.206			35	35	0.707	57
C1	3	3.50	C	1	18		N	1965	305		305	1.00	1814	4.10%	-172	1642	0.186	0.234		32	40	0.557	41
C2	3	3.50	C	1	25			2105			424	1.00	1986	4.10%	-172	1814	0.234			40	40	0.701	57

NOTE: 'O' - OPPOSING TRAFFIC
N - NEAR SIDE LANE
SG - STEADY GREEN
FG - FLASHING GREEN
PEDESTRIAN WALKING SPEED = 0.9m/s
QUEUING LENGTH = AVERAGE QUEUE + 6m

J3 - YEAR 2035 - AM TRAFFIC FLOW

EXISTING LAYOUT - DESIGN SCENARIO

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J3 - YEAR 2035 - PM TRAFFIC FLOW
EXISTING LAYOUT - DESIGN SCENARIO

OVE ARUP & PARTNERS				TRAFFIC SIGNAL DESIGN			
S16 Application for Proposed Development at Klu Wa Keng							
Lai King Hill Road / Kwai Chung Interchange				J3A_DES_PM		PROJECT NO: 299277-02 Junction No: J3	
				DATE: 18-Sep-25		FILENAME:	

No. of stages per cycle	N =	3
No. of stage using for calculation	N =	3
Cycle time	C =	120 sec
Sum(y)	Y =	0.673
Loss time	L =	12 sec
Total Flow	=	2267 pcu
Co	= (1.5*L+5)/(1-Y)	= 70.4 sec
Cm	= L/(1-Y)	= 36.7 sec
Yult	= (Yult-Y)*Y*100%	= 0.810
R.C.ult	= (Yult-Y)*Y*100%	= 20.3 %
Cp	= 0.9*L/(0.9-Y)	= 47.6 sec
Ymax	= 1-L/C	= 0.900
R.C.(C)	= (0.9*Ymax-Y)*Y*100%	= 20 %

Pedestrian Phase	Width (m)	Green Time Required (s)		Green Time Provided (s)		Check
		SG	FG	SG	FG	

STAGE 1	INT*	5	STAGE 2	INT*	5	STAGE 3	INT*	5	
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Movement	Stage	Lane Width m.	Phase	No. of lane	Radius m.	O	N	Straight-Ahead Sat. Flow	Flow		Total Flow pcu/h	Proportion of Turning Vehicles	Sat. Flow pcu/h	Uplift Gradient %	Short lane Effect pcu/h	Revised Sat. Flow pcu/h	y	Greater y	L sec	g (required) sec	g (input) sec	Degree of Saturation X	Queuing Length m.
									Left pcu/h	Right pcu/h													
A1,A2	1	3.75	A	1	15		N	1990	378		378	1.00	1809			1809	0.209	0.209	12	34	34	0.737	54
A2	1	3.75	A	1				2130		363	2130	0.00	2130			2130	0.170			27	34	0.801	52
B1	2	3.30	B	1			N	1945		353	1945	0.00	1945			1945	0.181	0.206		29	33	0.860	51
B2	2	3.30	B	1	20			2085			400	1.00	1940			1940	0.206			33	33	0.750	58
C1	3	3.50	C	1	18		N	1965	305		305	1.00	1814	4.10%	-172	1642	0.186	0.258		30	41	0.544	40
C2	3	3.50	C	1	25			2105		488	488	1.00	1986	4.10%	-172	1814	0.258			41	41	0.755	62

NOTE : 'O'- OPPOSING TRAFFIC 'N'- NEAR SIDE LANE 'SG'- STEADY GREEN 'FG'- FLASHING GREEN PEDESTRIAN WALKING SPEED = 0.9m/s
QUEUING LENGTH = AVERAGE QUEUE * 6m

J3 - YEAR 2035 - AM TRAFFIC FLOW

OVE ARUP & PARTNERS				TRAFFIC SIGNAL ANALYSIS			
S16 Application for Proposed Development at Kaku Wa Keng							
Lai King Hill Road / Kwai Chung Interchange				J3A_INT_A_AM		PROJECT NO: 299277-02 Junction No: J3	
				DATE: 18-Sep-25		FILENAME:	

No. of stages per cycle	N =	3
No. of stage using for calculation	N =	3
Cycle time	C =	120 sec
Sum(y)	Y =	0.714
Loss time	L =	12 sec
Total Flow	=	2397 pcu
Co	= (1.5*L+5)/(1-Y)	= 80.5 sec
Cm	= L/(1-Y)	= 42.0 sec
Yult	= (Yult-Y)*Y*100%	= 0.810
R.C.ult	= (Yult-Y)*Y*100%	= 13.4 %
Cp	= 0.9*L/(0.9-Y)	= 58.1 sec
Ymax	= 1-L/C	= 0.900
R.C.(C)	= (0.9*Ymax-Y)*Y*100%	= 13 %

Pedestrian Phase	Width (m)	Green Time Required (s)		Green Time Provided (s)		Check
		SG	Delay FG	SG	Delay FG	

STAGE 1	INT*	5	STAGE 2	INT*	5	STAGE 3	INT*	5		
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Movement	Stage	Lane Width m.	Phase	No. of lane	Radius m.	O	N	Straight-Ahead Sat. Flow	Flow		Total Flow pcu/h	Proportion of Turning Vehicles	Sat. Flow pcu/h	Uplift Gradient %	Short lane Effect pcu/h	Revised Sat. Flow pcu/h	y	Greater y	L sec	g (required) sec	g (input) sec	Degree of Saturation X	Queuing Length m.
									Left pcu/h	Right pcu/h													
A1,A2	1	3.75	A	1	15		N	1990	329		329	1.00	1809			1809	0.182	0.182	12	28	28	0.779	50
A2	1	3.75	A	1				2130		337	2130	0.00	2130			2130	0.158			24	28	0.678	52
B1	2	3.30	B	1			N	1945		366	1945	0.00	1945			1945	0.188	0.188		28	28	0.806	56
B2	2	3.30	B	1	20			2085			2085	0.00	1940			1940	0.162			25	28	0.696	48
C1	3	3.50	C	1	18		N	1965	565		565	1.00	1814	4.10%	-172	1642	0.344	0.344		52	52	0.794	64
C2	3	3.50	C	1	25			2105		485	2105	1.00	1986	4.10%	-172	1814	0.267			40	52	0.617	55

NOTE : 'O'- OPPOSING TRAFFIC 'N'- NEAR SIDE LANE 'SG'- STEADY GREEN 'FG'- FLASHING GREEN

PEDESTRIAN WALKING SPEED = 0.9m/s

QUEUING LENGTH = AVERAGE QUEUE * 6m

J3 - YEAR 2035 - PM TRAFFIC FLOW
EXISTING LAYOUT - INTERIM SCENARIO B

OVE ARUP & PARTNERS

SIS Application for Proposed Development at Kau Wa Keng

Lai King Hill Road / Kwai Chung Interchange

TRAFFIC SIGNAL CALCULATION

PROJECT NO.	299277-02	Junction No.	J3
DATE	18-Sep-25	FILENAME	
No. of stages per cycle	N =	3	
No. of stage using for calculation	N =	3	
Cycle time	C =	120 sec	
Sum(γ)	Y =	0.602	
Loss time	L =	12 sec	
Total Flow	=	2128 pcu	
C_0	= $(1.5 \cdot L + 5)(1 - Y)$	=	57.8 sec
C_m	= $L/(1 - Y)$	=	30.2 sec
Y_{ult}	=	0.810	
R.C.ult	= $(Y_{ult} \cdot Y) / Y^{**} 100\%$	=	34.6 %
C_p	= $0.9 \cdot L / (0.9 - Y)$	=	36.2 sec
Y_{max}	= $1 - L/C$	=	0.900
R.C.(C)	= $(0.9 \cdot Y_{max} - Y) / Y^{**} 100\%$	=	35 %

Pedestrian Phase	Width (m)	Green Time Required (s) SG Delay FG	Green Time Provided (s) SG Delay FG	Check

Movement	Stage	Lane Width m.	Phase	No. of lane	Radius m.	O	N	Straight-Ahead Sat. Flow	Flow Left pcuh Straight pcuh Right pcuh	Total Flow pcuh	Proportion of Turning Vehicles	Sat. Flow pcuh	Uplift Gradient %	Short lane Effect pcuh	Revised Sat. Flow pcuh	y	Greater y	L sec	g (required) sec	g (input) sec	Degree of Saturation X	Queuing Length m.
A1,A2	1	3.75	A	1	15		N	1990	321	321	1.00	1809			1809	0.177	0.177	12	32	32	0.665	47
A2	1	3.75	A	1			N	2130	359	359	0.00	2130			2130	0.169			30	32	0.632	53
B1	2	3.30	B	1				1945	347	347	0.00	1945			1945	0.178	0.206		32	37	0.579	48
B2	2	3.30	B	1	20			2085	400	400	1.00	1940			1940	0.206			37	37	0.669	55
C1	3	3.50	C	1	18		N	1965	305	305	1.00	1814	4.10%	-172	1642	0.186	0.218		33	39	0.572	41
C2	3	3.50	C	1	25			2105	396	396	1.00	1986	4.10%	-172	1814	0.218			39	39	0.672	53

NOTE : O - OPPOSING TRAFFIC N - NEAR SIDE LANE SG - STEADY GREEN FG - FLASHING GREEN PEDESTRIAN WALKING SPEED = 0.9m/s QUEUING LENGTH = AVERAGE QUEUE * 6m

EXISTING LAYOUT - INTERIM SCENARIO C

[illegible]

TD PLANNED JUNCTION ARRANGEMENT - BASELINE SCENARIO

TD PLANNED JUNCTION ARRANGEMENT - BASELINE SCENARIO

TD PLANNED JUNCTION ARRANGEMENT - REFERENCE SCENARIO

TD PLANNED JUNCTION ARRANGEMENT - REFERENCE SCENARIO

TD PLANNED JUNCTION ARRANGEMENT - DESIGN SCENARIO

TD PLANNED JUNCTION ARRANGEMENT - DESIGN SCENARIO

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TD PLANNED JUNCTION ARRANGEMENT - INTERIM SCENARIO A

TD PLANNED JUNCTION ARRANGEMENT - INTERIM SCENARIO B

TD PLANNED JUNCTION ARRANGEMENT - INTERIM SCENARIO B

TD PLANNED JUNCTION ARRANGEMENT - INTERIM SCENARIO C

TD PLANNED JUNCTION ARRANGEMENT - INTERIM SCENARIO C

PROPOSED JUNCTION IMPROVEMENT - BASELINE SCENARIO

[illegible]

PROPOSED JUNCTION IMPROVEMENT - BASELINE SCENARIO

PROPOSED JUNCTION IMPROVEMENT - REFERENCE SCENARIO

PROPOSED JUNCTION IMPROVEMENT - REFERENCE SCENARIO

PROPOSED JUNCTION IMPROVEMENT - DESIGN SCENARIO

J3 - YEAR 2035 - PM TRAFFIC FLOW

PROPOSED JUNCTION IMPROVEMENT - DESIGN SCENARIO

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PROPOSED JUNCTION IMPROVEMENT - INTERIM SCENARIO A

OVERVIEW & PARTNERS										TRAFFIC SIGNAL CALCULATION																																																																										
S16 Application for Proposed Development at Kau Wa Keng										PROJECT NO: 299277-02																																																																										
Lai King Hill Road / Kwai Chung Interchange										Junction No: J3																																																																										
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A1	1	3.75	X1	1	15		N	1990	329			329	1.00	1809			1809	0.182		12	28	53	0.412	37																																																												
C1	1	3.50	X2	1	18		N	1965	565			565	1.00	1814	4.10%	-172	1642	0.344	0.344		53	53	0.779	63																																																												
C2	1	3.50	X2	1	25		N	2105			485	337	0.00	1988	4.10%	-172	1914	0.267		41	53	0.805	54																																																													
A2	3																																																																																			

PROPOSED JUNCTION IMPROVEMENT - INTERIM SCENARIO B

PROPOSED JUNCTION IMPROVEMENT - INTERIM SCENARIO B

PROPOSED JUNCTION IMPROVEMENT - INTERIM SCENARIO C

OVE ARUP & PARTNERS **TRAFFIC SIGNAL CALCULATION**

S16 Application for Proposed Development at Kau Wa Keng

Lai King Hill Road / Kwai Chung Interchange

J3C_INT_C_IMP_AM

PROJECT NO: 299277-02 Junction No: J3

DATE: 18-Sep-25 FILENAME:

Signal Timing Summary:

No. of stages per cycle	N = 3
No. of stage using for calculation	N = 3
Cycle time	C = 120 sec
Sum(y)	Y = 0.698
Loss time	L = 13 sec
Total Flow	= 2624 pcu
Co	= (1.5*L+5)/(1-Y) = 81.1 sec
Cm	= L/(1-Y) = 43.0 sec
Yult	= 0.803
R.C.ult	= (Yult-Y)/Y*100% = 15.0 %
Cp	= 0.9*L/(0.8-Y) = 57.9 sec
Ymax	= 1-L/C = 0.892
R.C.(C)	= (0.9*Ymax-Y)/Y*100% = 15 %

Signal Phases and Timing:

Pedestrian Phase	Width (m)	Green Time Required (s)			Green Time Provided (s)			Check
		SG	Delay	FG	SG	Delay	FG	
P	5	6	1	5	5	1	5	OK
Q	10	6	2	11	17	2	11	OK
R	12	13	5	12	13	5	12	OK
S	11	12	5	11	17	5	11	OK

Stage and Intensity Summary:

STAGE	INT*	STAGE	INT*	STAGE	INT*
1	5	2	5	3	5

Movement and Flow Data:

Movement	Stage	Lane Width m.	Phase	No. of lane	Radius m.	O	N	Straight-Ahead Sat. Flow	Flow			Total Flow pcuh	Proportion of Turning Vehicles	Sat. Flow pcuh	Uphill Gradient %	Short lane Effect pcuh	Revised Sat. Flow pcuh	y	Greater y	L sec	g (required) sec	g (input) sec	Degree of Saturation X	Queuing Length m.
									Left pcuh	Straight pcuh	Right pcuh													
A1	1	3.75	X1	1	15		N	1990	463			463	1.00	1809			1809	0.256						52
C1	1	3.50	X2	1	18		N	1965	565			565	1.00	1814	4.10%	-172	1642	0.344	0.344	39	53	53	0.779	63
C2	1	3.50	X2	1	25		N	2105			562	562	1.00	1986	4.10%	-172	1814	0.310		48	53	53	0.702	63
A2	3	3.75	Z1	1			N	2130		347		347	0.00	2130			2130	0.163		25	29	29	0.674	53
B1	3	3.30	Z2	1			N	1945		372		372	0.00	1945			1945	0.191	0.191	29	29	29	0.791	56
B2	2	3.30	Y	1	20		N	2085			315	315	1.00	1940			1940	0.162	0.162	25	26	26	0.750	49

NOTE: O - OPPOSING TRAFFIC N - NEAR SIDE LANE SG - STEADY GREEN FG - FLASHING GREEN PEDESTRIAN WALKING SPEED = 0.9m/s QUEUING LENGTH = AVERAGE QUEUE * 6m

J4 - YEAR 2024 - AM TRAFFIC FLOW

TRAFFIC SIGNAL CALCULATION

PROJECT NO:		299277-02		Junction No: J4	
DATE:		18-Sep-25		FILENAME:	

No. of stages per cycle	N =	3
No. of stage using for calculation	N =	2
Cycle time	C =	120 sec
Sum(y)	Y =	0.271
Loss time	L =	10 sec
Total Flow		= 1390 pcu
Co	= $(1.5 \cdot L \cdot S) / (1 - Y)$	= 27.4 sec
Cm	= $L / (1 - Y)$	= 13.7 sec
Yult		= 0.825
R.C.ult	= $(Y_{ult} - Y) / Y \cdot 100\%$	= 204.5 %
Cp	= $0.9 \cdot L / (0.9 - Y)$	= 14.3 sec
Ymax	= $1 - L/C$	= 0.917
R.C.C	= $(0.9 \cdot Y_{max} - Y) / Y \cdot 100\%$	= 204 %

Pedestrian Phase	Width (m)	Green Time Required (s)			Green Time Provided (s)			Check
		SG	Delay	FG	SG	Delay	FG	
Dp	9.6	11	2	9	50	2	9	OK
Ep	7.3	5	1	8	50	1	8	OK
Fp	7.3	5	7	8	46	7	8	OK

Movement	Stage	Lane Width m.	Phase	No. of lane	Radius m.	O	N	Straight-Ahead Sat. Flow	Flow		Total Flow pcu/h	Proportion of Turning Vehicles	Sat. Flow pcu/h	Uphill Gradient %	Short lane Effect pcu/h	Revised Sat. Flow pcu/h	y	Greater y	L sec	g (required) sec	g (input) sec	Degree of Saturation X	Queuing Length m.
									Left pcu/h	Right pcu/h													
C1,C2	1	3.30	C	1	16		N	1945	65	177	242	1.00	1778			1778	0.136	0.136	10	55	55	0.297	26
C2	1	4.00	C	1	16		N	2155		268	268	1.00	1970			1970	0.136			55	55	0.297	29
B1,B2	2	2.70	B	1	6		N	1805	115	49	164	0.70	1604			1604	0.102			42	42	0.293	21
B2	2	3.00	B	1			N	2055		211	211	0.00	2055			2055	0.103			42	42	0.293	27
A1	2.3	3.20	A	1			N	1935		261	261	0.00	1935			1935	0.135	0.135		55	55	0.294	28
A1,A2	2.3	3.20	A	1	25	O		2075		169	75	0.31	1812			1812	0.135			55	55	0.294	26

NOTE: 'O' - OPPOSING TRAFFIC 'N' - NEAR SIDE LANE SG - STEADY GREEN FG - FLASHING GREEN PEDESTRIAN WALKING SPEED = 0.9m/s QUEUING LENGTH = AVERAGE QUEUE * 6m

BASELINE SCENARIO

REFERENCE SCENARIO

REFERENCE SCENARIO

J4 - YEAR 2035 - AM TRAFFIC FLOW

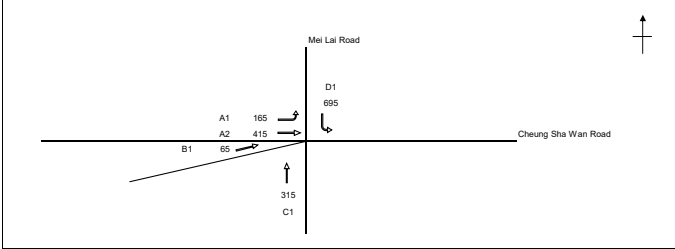
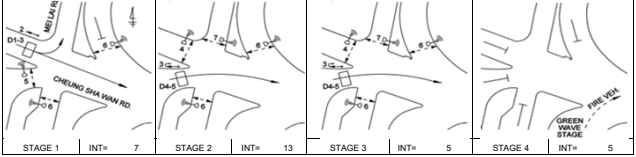
J4 - YEAR 2035 - PM TRAFFIC FLOW

DESIGN SCENARIO

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J5 - YEAR 2024 - AM TRAFFIC FLOW

J5 - YEAR 2024 - PM TRAFFIC FLOW

OVE ARUP & PARTNERS										TRAFFIC SIGNAL CALCULATION																																																																										
S16 Application for Proposed Development at Kau Wa Keng										PROJECT NO: 29277-02		Junction No. J5																																																																								
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A1, A2	1	3.20	A	1	6.5		N	1935	165	66		231	0.71	1661			1661	0.139	0.140	28	23	24	0.521	25																																																												
A2	1	3.40	A	1			N	2095		349		349	0.00	2095		400	2495	0.140			24	24	0.525	38																																																												
B1	2	3.80	B	1			N	1995		31		31	0.00	1995			1995	0.016			3	14	0.100	4																																																												
B1	2	3.80	B	1			N	2135		34		34	0.00	2135			2135	0.016			3	14	0.102	4																																																												
C1	3	3.00	C	1			N	1915		151		151	0.00	1915			1915	0.079	0.168		13	28	0.253	16																																																												
C1	3	3.40	C	1			N	2095		164		164	0.00	2095			2095	0.078			13	28	0.252	17																																																												
D1	3	3.20	C	1	30		N	1935	310			310	1.00	1843			1843	0.168			28	28	0.541	32																																																												
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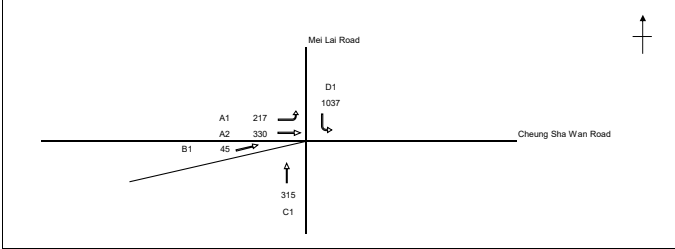
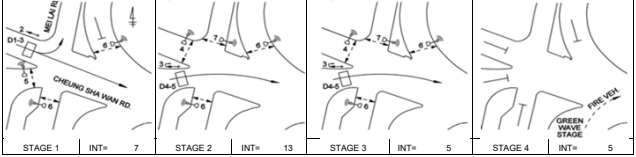
J5 - YEAR 2035 - AM TRAFFIC FLOW

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J5 - YEAR 2035 - PM TRAFFIC FLOW

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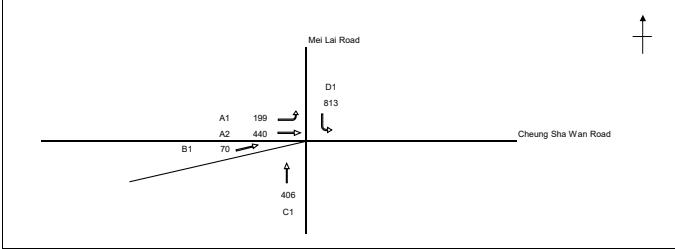
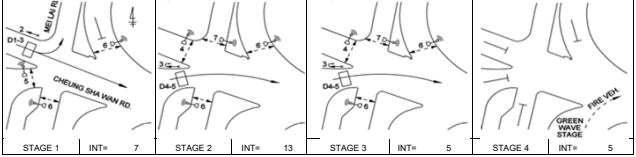
J5 - YEAR 2035 - AM TRAFFIC FLOW
DESIGN SCENARIO

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Pedestrian Phase	Width (m)	Green Time Required (s)			Green Time Provided (s)			Check																																																													
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Movement	Stage	Lane Width m.	Phase	No. of lane	Radius m.	O	N	Straight-Ahead Sat. Flow	Flow			Total Flow pcu/h	Proportion of Turning Vehicles	Sat. Flow pcu/h	Uphill Gradient %	Short lane Effect pcu/h	Revised Sat. Flow pcu/h	y	Greater y	L sec	g (required) sec	g (input) sec	Degree of Saturation X	Queuing Length m.																																													
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A1, A2	1	3.20	A	1	6.5		N	1935	217	0		217	1.00	1572			1572	0.138	0.138	28	18	18	0.690	26																																													
A2	1	3.40	A	1			N	2095		330		330	0.00	2095		400	2495	0.132			18	18	0.661	40																																													
B1	2	3.80	B	1			N	1995		22		22	0.00	1995			1995	0.011			1	14	0.071	3																																													
B1	2	3.80	B	1			N	2135		23		23	0.00	2135			2135	0.011			1	14	0.069	3																																													
C1	3	3.00	C	1			N	1915		150		150	0.00	1915			1915	0.078	0.251		10	34	0.207	14																																													
C1	3	3.40	C	1			N	2095		165		165	0.00	2095			2095	0.079			11	34	0.208	15																																													
D1	3	3.20	C	1	30		N	1935	461			461	1.00	1843			1843	0.250			33	34	0.662	43																																													
D1	3	3.20	C	1	30		N	2075	576			576	1.00	1976		320	2296	0.251			34	34	0.664	54																																													
X	4																			5		5																																															
Hp																																																																					

NOTE: 'O' - OPPOSING TRAFFIC N - NEAR SIDE LANE SG - STEADY GREEN FG - FLASHING GREEN PEDESTRIAN WALKING SPEED = 0.9m/s QUEUEING LENGTH = AVERAGE QUEUE * 6m

J5 - YEAR 2035 - PM TRAFFIC FLOW

DESIGN SCENARIO

OVE ARUP & PARTNERS										TRAFFIC SIGNAL CALCULATION																																																																										
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A1, A2	1	3.20	A	1	6.5		N	1935	199	54		253	0.79	1638			1638	0.154	0.155	28	23	23	0.604	28																																																												
A2	1	3.40	A	1			N	2095		386		386	0.00	2095			2495	0.155			23	23	0.605	43																																																												
B1	2	3.80	B	1			N	1995		33		33	0.00	1995			1995	0.017			2	14	0.106	4																																																												
B1	2	3.80	B	1			N	2135		37		37	0.00	2135			2135	0.017			3	14	0.111	5																																																												
C1	3	3.00	C	1			N	1915		194		194	0.00	1915			1915	0.101	0.196		15	29	0.314	20																																																												
C1	3	3.40	C	1			N	2095		212		212	0.00	2095			2095	0.101			15	29	0.314	22																																																												
D1	3	3.20	C	1	30		N	1935	362			362	1.00	1843			1843	0.196			29	29	0.610	37																																																												
D1	3	3.20	C	1	30		N	2075	451			451	1.00	1976		320	2296	0.196			29	29	0.610	46																																																												
X	4																			5		5																																																														
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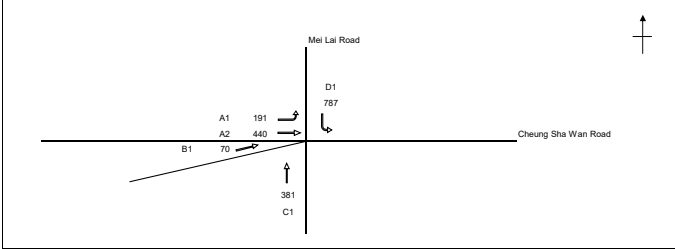
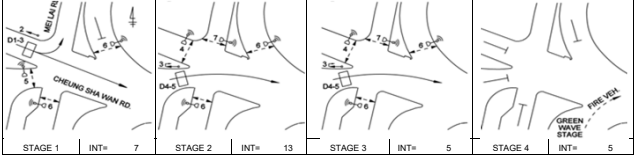
J5 - YEAR 2035 - AM TRAFFIC FLOW

<

INTERIM SCENARIO A

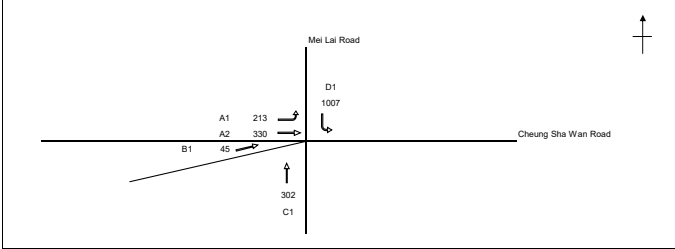
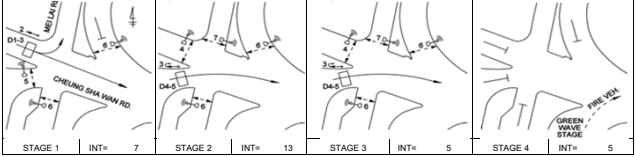
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J5 - YEAR 2035 - PM TRAFFIC FLOW
INTERIM SCENARIO B

OVE ARUP & PARTNERS										TRAFFIC SIGNAL CALCULATION																																																																										
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A1, A2	1	3.20	A	1	6.5		N	1935	191	60		251	0.76	1646			1646	0.152	0.152	28	23	23	0.597	28																																																												
A2	1	3.40	A	1			N	2095		380		380	0.00	2095			2495	0.152			23	23	0.596	42																																																												
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B1	2	3.80	B	1			N	2135		37		37	0.00	2135			2135	0.017			3	14	0.111	5																																																												
C1	3	3.00	C	1			N	1915		182		182	0.00	1915			1915	0.095	0.190		14	29	0.295	19																																																												
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D1	3	3.20	C	1	30		N	1935	351			351	1.00	1843			1843	0.190			29	29	0.591	36																																																												
D1	3	3.20	C	1	30		N	2075	436			436	1.00	1976		320	2296	0.190			29	29	0.589	44																																																												
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J5 - YEAR 2035 - AM TRAFFIC FLOW
INTERIM SCENARIO C

OVE ARUP & PARTNERS										TRAFFIC SIGNAL CALCULATION																																																																										
S16 Application for Proposed Development at Kau Wa Keng										PROJECT NO: 29277-02		Junction No. J5																																																																								
Mei Lai Road / Cheung Sha Wan Road					J5_INT_C_AM					DATE: 18-Sep-25		FILENAME:																																																																								
										<table><tr><td>No. of stages per cycle</td><td colspan="2">N =</td><td colspan="2">4</td></tr><tr><td>No. of stage using for calculation</td><td colspan="2">N =</td><td colspan="2">2</td></tr><tr><td>Cycle time</td><td colspan="2">C =</td><td colspan="2">90 sec</td></tr><tr><td>Sum(y)</td><td colspan="2">Y =</td><td colspan="2">0.379</td></tr><tr><td>Loss time</td><td colspan="2">L =</td><td colspan="2">38 sec</td></tr><tr><td>Total Flow</td><td colspan="2"></td><td colspan="2">= 1897 pcu</td></tr><tr><td>Co</td><td colspan="2">= (1.5*L+5)*(1-Y)</td><td colspan="2">= 99.8 sec</td></tr><tr><td>Cm</td><td colspan="2">= L/(1-Y)</td><td colspan="2">= 61.2 sec</td></tr><tr><td>Yult</td><td colspan="2"></td><td colspan="2">= 0.615</td></tr><tr><td>R.C.ult</td><td colspan="2">= (Yult-Y)/Y*100%</td><td colspan="2">= 62.3 %</td></tr><tr><td>Cp</td><td colspan="2">= 0.9*L/(0.9-Y)</td><td colspan="2">= 65.6 sec</td></tr><tr><td>Ymax</td><td colspan="2">= 1-L/C</td><td colspan="2">= 0.578</td></tr><tr><td>R.C.(C)</td><td colspan="2" rowspan="2">= (0.9*Ymax*Y)/Y*100%</td><td colspan="2" rowspan="3">= 37 %</td></tr></table>										No. of stages per cycle	N =		4		No. of stage using for calculation	N =		2		Cycle time	C =		90 sec		Sum(y)	Y =		0.379		Loss time	L =		38 sec		Total Flow			= 1897 pcu		Co	= (1.5*L+5)*(1-Y)		= 99.8 sec		Cm	= L/(1-Y)		= 61.2 sec		Yult			= 0.615		R.C.ult	= (Yult-Y)/Y*100%		= 62.3 %		Cp	= 0.9*L/(0.9-Y)		= 65.6 sec		Ymax	= 1-L/C		= 0.578		R.C.(C)	= (0.9*Ymax*Y)/Y*100%		= 37 %	
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Movement	Stage	Lane Width m.	Phase	No. of lane	Radius m.	O	N	Straight-Ahead Sat. Flow	Flow			Total Flow pcu/h	Proportion of Turning Vehicles	Sat. Flow pcu/h	Uphill Gradient %	Short lane Effect pcu/h	Revised Sat. Flow pcu/h	y	Greater y	L sec	g (required) sec	g (input) sec	Degree of Saturation X	Queuing Length m.																																																												
									Left pcu/h	Straight pcu/h	Right pcu/h																																																																									
A1, A2	1	3.20	A	1	6.5		N	1935	213	0		213	1.00	1572			1572	0.135	0.135	28	19	19	0.642	25																																																												
A2	1	3.40	A	1			N	2095		330		330	0.00	2095		400	2495	0.132			18	19	0.627	39																																																												
B1	2	3.80	B	1			N	1995		22		22	0.00	1995			1995	0.011			2	14	0.071	3																																																												
B1	2	3.80	B	1			N	2135		23		23	0.00	2135			2135	0.011			1	14	0.069	3																																																												
C1	3	3.00	C	1			N	1915		144		144	0.00	1915			1915	0.075	0.243		10	33	0.205	14																																																												
C1	3	3.40	C	1			N	2095		158		158	0.00	2095			2095	0.075			10	33	0.206	15																																																												
D1	3	3.20	C	1	30		N	1935	448			448	1.00	1843			1843	0.243			33	33	0.663	43																																																												
D1	3	3.20	C	1	30		N	2075	559			559	1.00	1976		320	2296	0.243			33	33	0.664	53																																																												
X	4																			5		5																																																														
Hp																																																																																				

NOTE: 'O' - OPPOSING TRAFFIC N - NEAR SIDE LANE SG - STEADY GREEN FG - FLASHING GREEN PEDESTRIAN WALKING SPEED = 0.9m/s QUEUING LENGTH = AVERAGE QUEUE * 6m

J6 - YEAR 2024 - AM TRAFFIC FLOW

OVE ARUP & PARTNERS												TRAFFIC SIGNAL CALCULATION																																			
S16 Application for Proposed Development at Kau Wa Keng												PROJECT NO.: 299277-02 Junction No. J6																																			
Lai King Hill Road near Vehicular Access of the Proposed Development												DATE : 22-Sep-25 FILENAME :																																			
↑ + A1 340 → ← 215 B1 Lai King Hill Road												No. of stages per cycle N = 2 No. of stage using for calculation N = 1 Cycle time C = 90 sec Sum(y) Y = 0.161 Loss time L = 24 sec Total Flow = 555 pcu Co = (1.5*L+5)/(1-Y) = 48.9 sec Cm = L/(1-Y) = 28.6 sec Yult = 0.720 R.C.ult = (Yult-Y)/Y*100% = 347.9 % Cp = 0.9*L/(0.9-Y) = 29.2 sec Ymax = 1-L/C = 0.733 R.C.(C) = (0.9*Ymax-Y)/Y*100% = 311 %																																			
												<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Pedestrian Phase Cp</th> <th rowspan="2">Width (m)</th> <th colspan="3">Green Time Required (s)</th> <th colspan="3">Green Time Provided (s)</th> <th rowspan="2">Check OK</th> </tr> <tr> <th>SG</th> <th>Delay</th> <th>FG</th> <th>SG</th> <th>Delay</th> <th>FG</th> </tr> </thead> <tbody> <tr> <td></td> <td>8.6</td> <td>10</td> <td>2</td> <td>8</td> <td>10</td> <td>2</td> <td>8</td> <td></td> </tr> </tbody> </table>												Pedestrian Phase Cp	Width (m)	Green Time Required (s)			Green Time Provided (s)			Check OK	SG	Delay	FG	SG	Delay	FG		8.6	10	2	8	10	2	8	
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		SG	Delay	FG	SG	Delay	FG																																								
	8.6	10	2	8	10	2	8																																								
		STAGE 1	INT=	5			STAGE 2	INT=	4			STAGE 3	INT=			STAGE 4	INT=																														
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									Left pcu/h	Straight pcu/h	Right pcu/h																																				
A1	1	5.00	A	1			N	2115		340		340	0.00	2115			2115	0.161	0.161	4	66	66	0.219	14																							
B1	1	5.20	A	1			N	2135		215		215	0.00	2135			2135	0.101			41	66	0.137	9																							
ped	2		Cp																	20																											

BASELINE SCENARIO

JOVE ARUP & PARTNERS

TRAFFIC SIGNAL CALCULATION

S16 Application for Proposed Development at Kau Wa Keng

PROJECT NO: 29277-02

Junction No. J6

Lai King Hill Road near Vehicular Access of the Proposed Development

DATE: 22-Sep-25

FILENAME:

</

J6 - YEAR 2035 - AM TRAFFIC FLOW

REFERENCE SCENARIO

REFERENCE SCENARIO

DESIGN SCENARIO

[illegible]

INTERIM SCENARIO A

OVER ARUP & PARTNERS

TRAFFIC SIGNAL CALCULATION

S16 Application for Proposed Development at Kau Wa Keng

PROJECT NO: 299277-02Junction No: J6

Lai King Hill Road near Vehicular Access of the Proposed Development

J6_INT_A_AM

DATE: 22-Sep-25

FILENAME:

INTERIM SCENARIO A

INTERIM SCENARIO B

INTERIM SCENARIO B

[illegible]

INTERIM SCENARIO C

OVER ARUP & PARTNERS

S16 Application for Proposed Development at Kau Wa Keng

TRAFFIC SIGNAL CALCULATION

PROJECT NO: 299277-02Junction No. J6

Lai King Hill Road near Vehicular Access of the Proposed DevelopmentJ6_INT_C_AMDATE : 22-Sep-25FILENAME :

<

INTERIM SCENARIO C

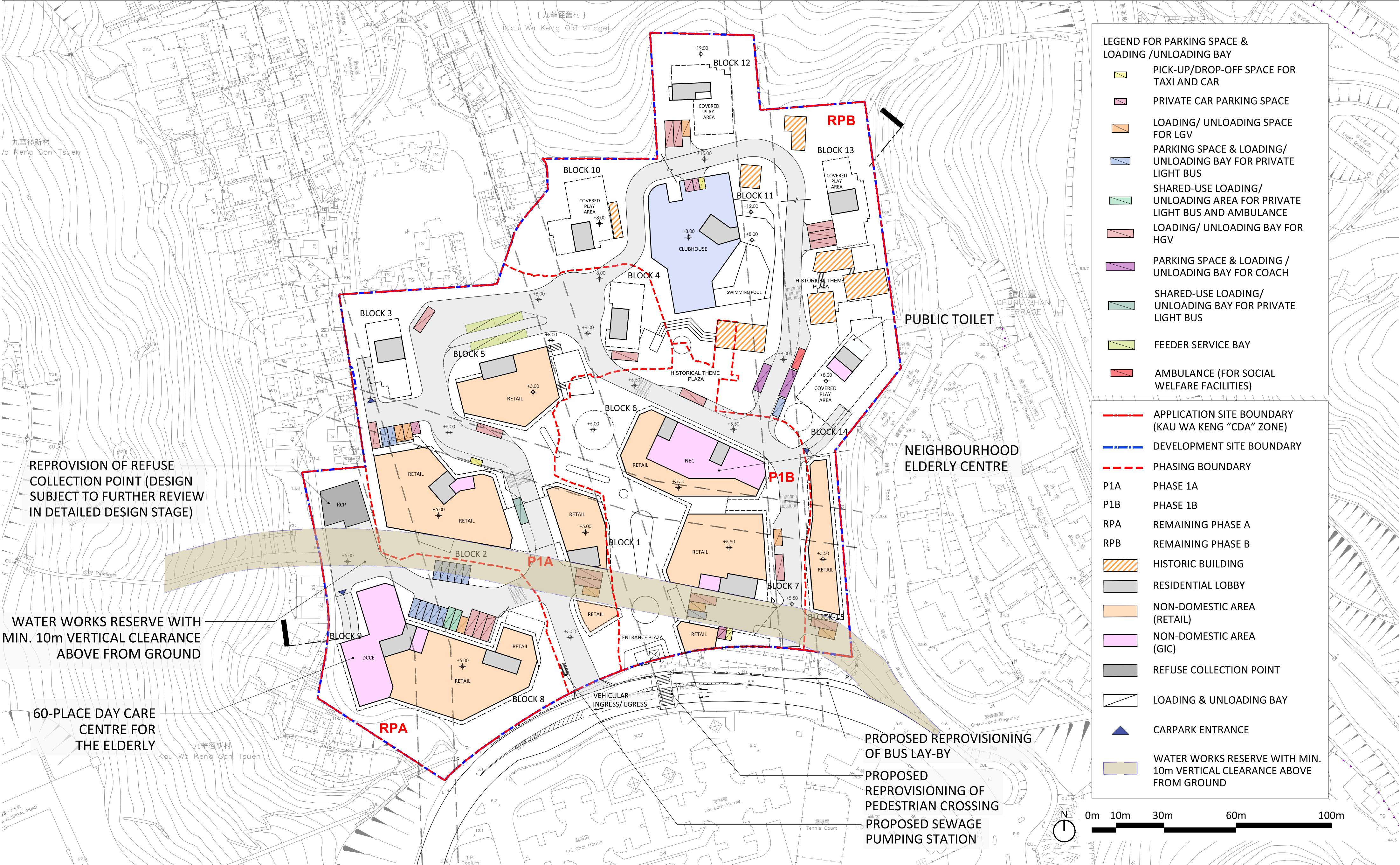
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Appendix B

Highlighted Plans of Internal Transport Provision

GROUND FLOOR LAYOUT PLAN

1:500@A0 1:1000@A2



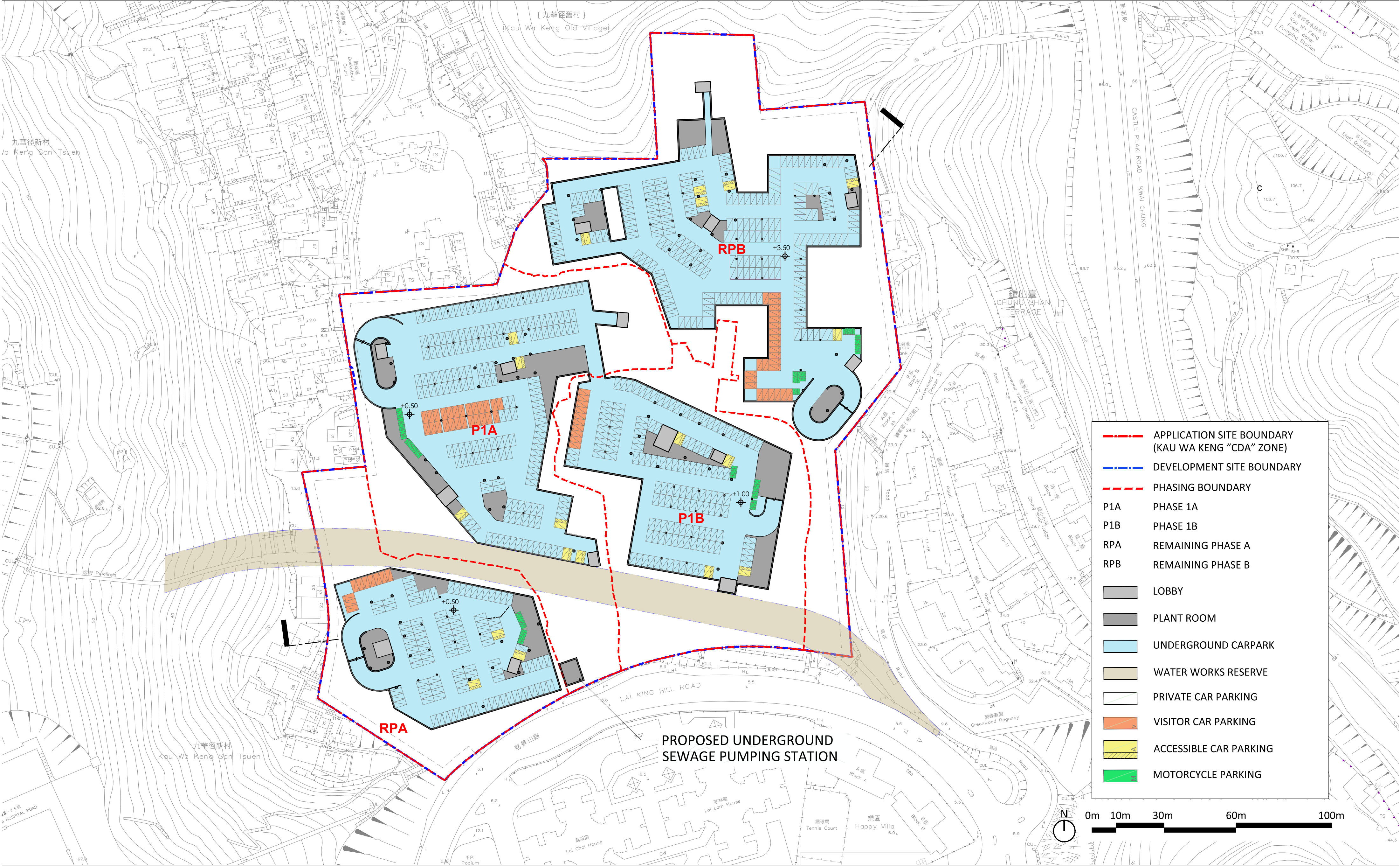
PROPOSED COMPREHENSIVE DEVELOPMENT INCLUDING FLATS, RETAIL AND COMMUNITY FACILITIES AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION IN "COMPREHENSIVE DEVELOPMENT AREA" ZONE AT VARIOUS LOTS IN S.D.4 AND ADJOINING GOVERNMENT LAND, KAU WA KENG, KWAI CHUNG

22 SEPTEMBER 2025

DRAWING NO.: MLP-SK01\01-R9

BASEMENT 1/F FLOOR LAYOUT PLAN

1:500@A0 1:1000@A2



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
21 FEBRUARY 2025

DRAWING NO.: MLP-SK03\02-R6

BASEMENT 2/F FLOOR LAYOUT PLAN

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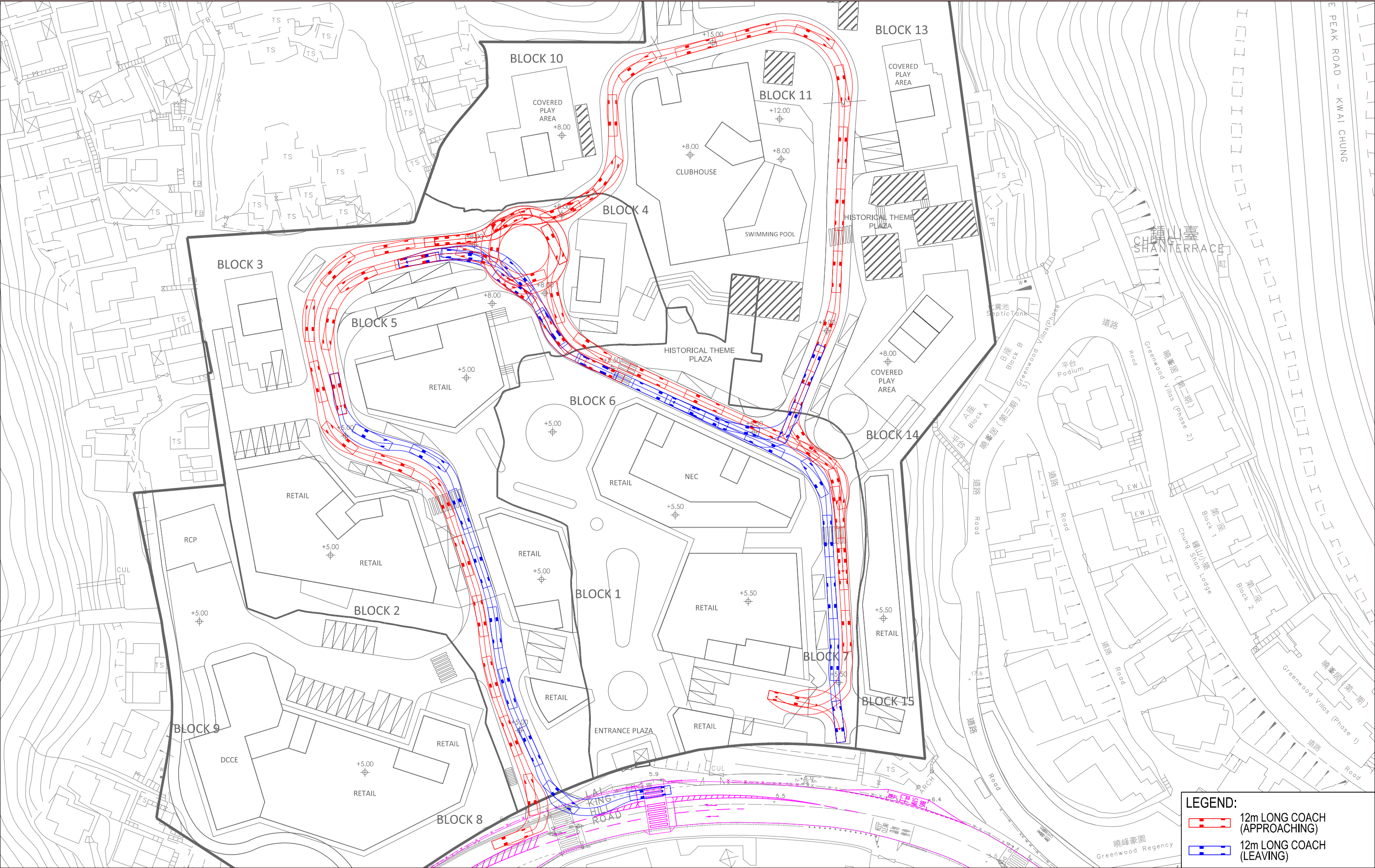


PROPOSED COMPREHENSIVE DEVELOPMENT INCLUDING FLATS, RETAIL AND COMMUNITY FACILITIES AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION IN "COMPREHENSIVE DEVELOPMENT AREA" ZONE AT VARIOUS LOTS IN S.D.4 AND ADJOINING GOVERNMENT LAND, KAU WA KENG, KWAI CHUNG
21 FEBRUARY 2025

DRAWING NO.: MLP-SK03\01-R6

Appendix C

Critical Swept Path Analysis

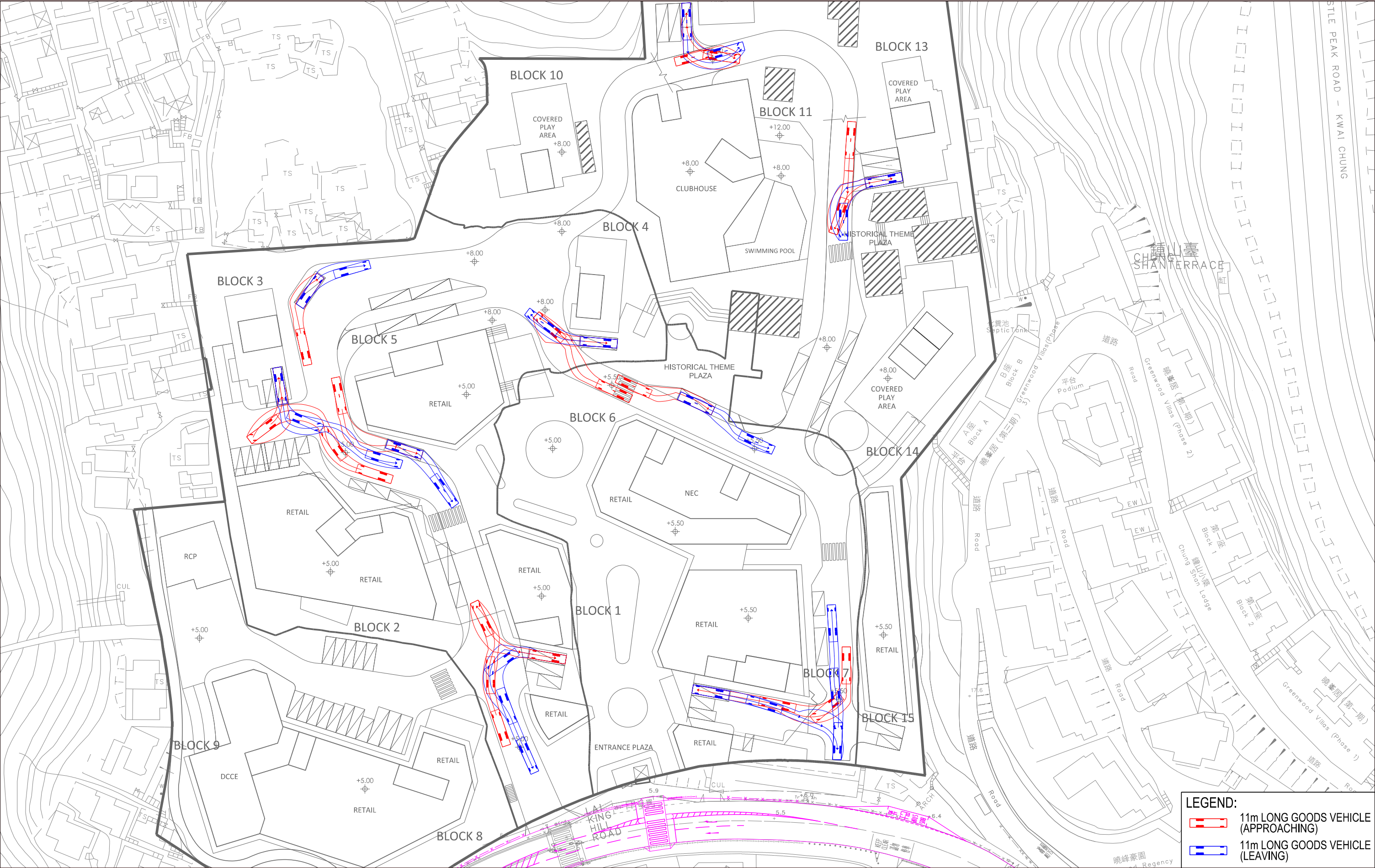


Job Title			Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in "Comprehensive Development Area" Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung		
Date	Scale	Drawing Title			
17SEP25	1:1000@A3	SWEPT PATH ANALYSIS FOR 12m LONG COACH			
Drawn	Job No.				
WLAC	299277-02				

- LEGEND:
- 12m LONG COACH (APPROACHING)
 - 12m LONG COACH (LEAVING)

SK-021_SP2

ARUP



Job Title **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**

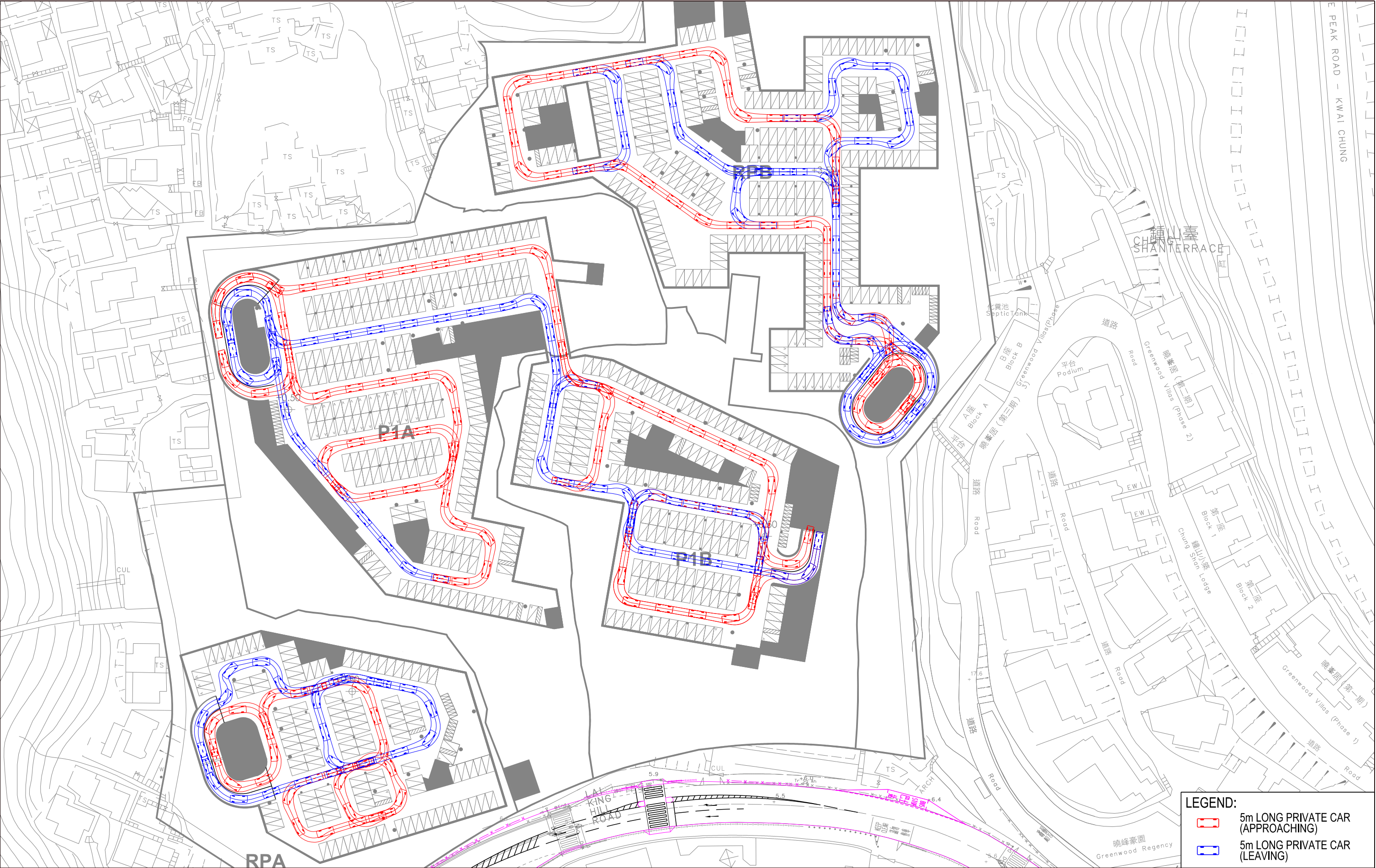
SK-021_SP4

Date	Scale
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Drawn	Job No.
WLAC	299277-02

Drawing Title

SWEPT PATH ANALYSIS FOR 11m LONG GOODS VEHICLE





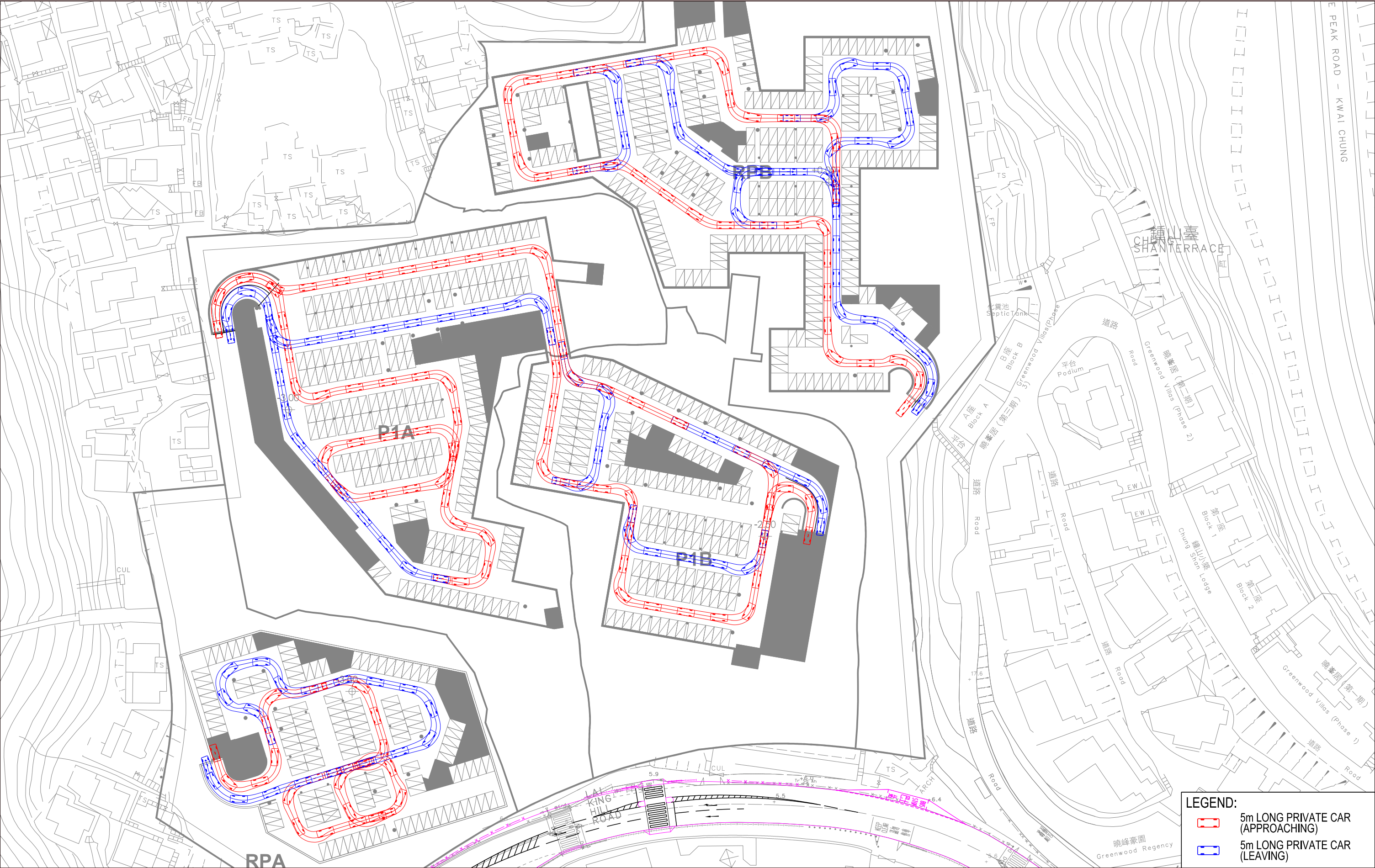
Job Title **Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in “Comprehensive Development Area” Zone at Various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

SK-020_SP1

Date	Scale
17SEP25	1:1000@A3
Drawn	Job No.
WLAC	299277-02

Drawing Title
SWEPT PATH ANALYSIS FOR 5m LONG PRIVATE CAR AT B1





Job Title			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		
Date	Scale	Drawing Title			
17SEP25	1:1000@A3	SWEPT PATH ANALYSIS FOR 5m LONG PRIVATE CAR AT B2			
Drawn	Job No.				
WLAC	299277-02				

SK-013_SP1

ARUP

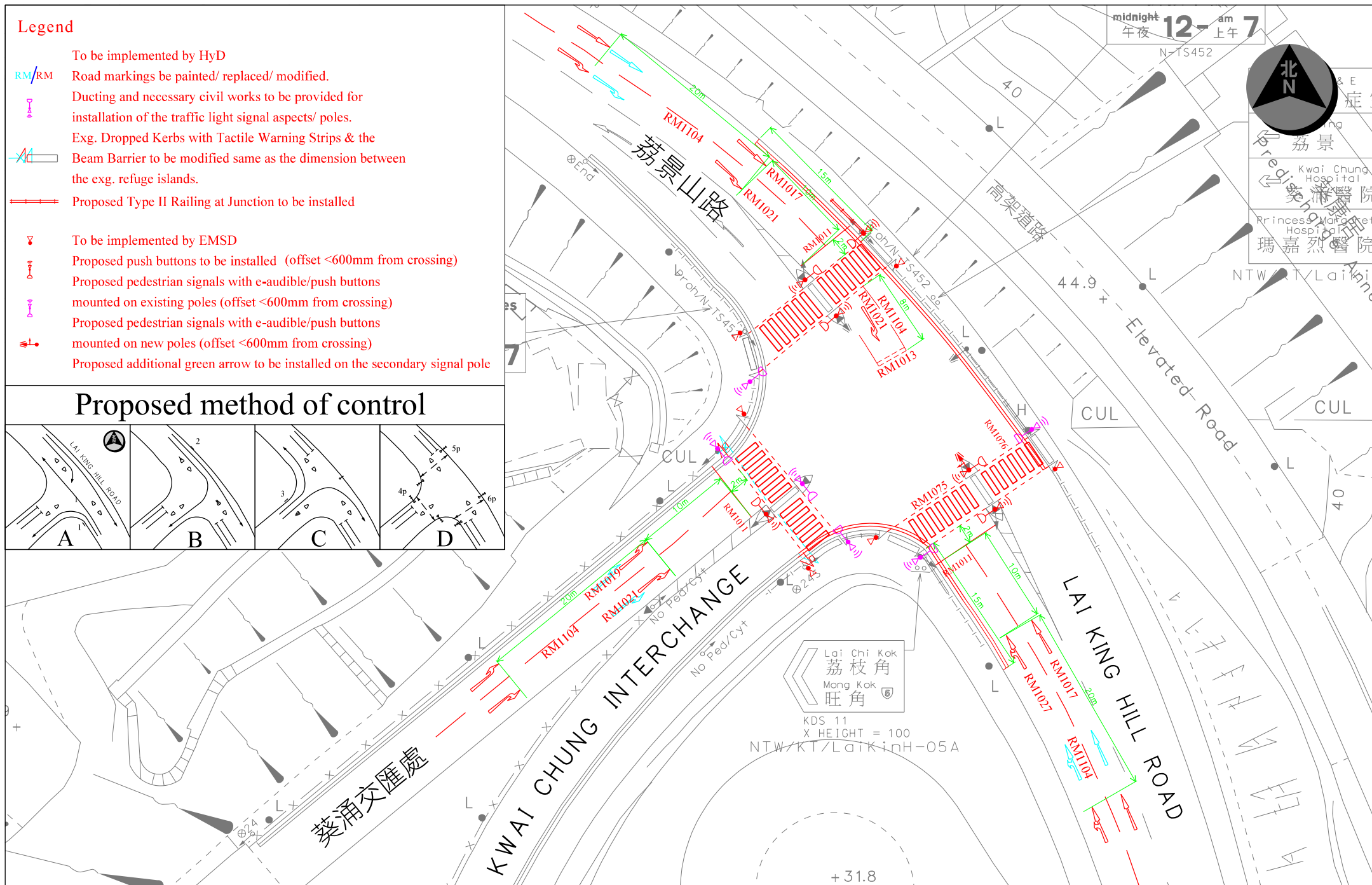
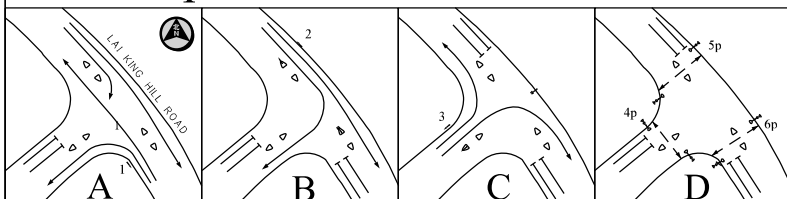
Appendix D

Planned Junction Improvement Schemes

Legend

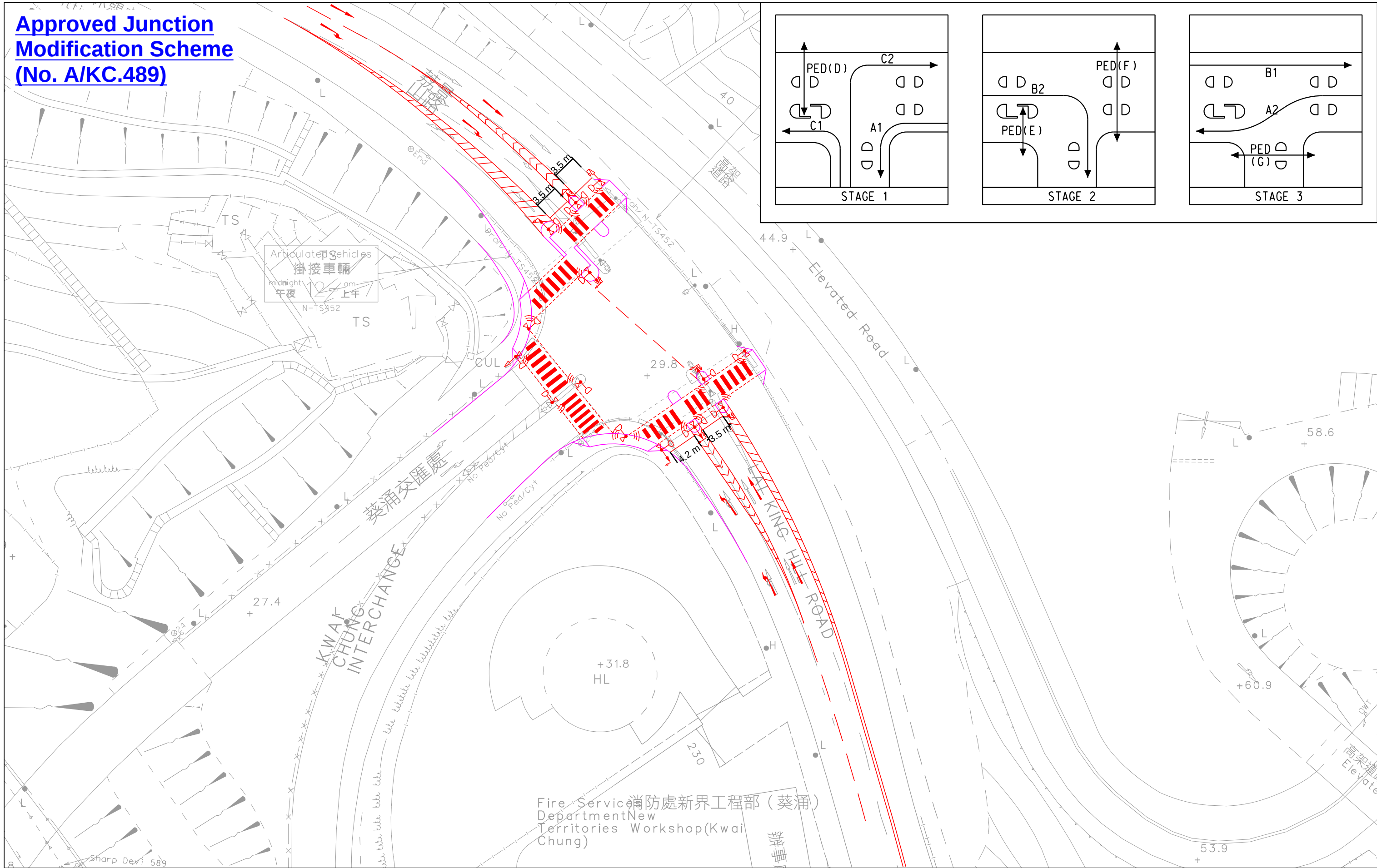
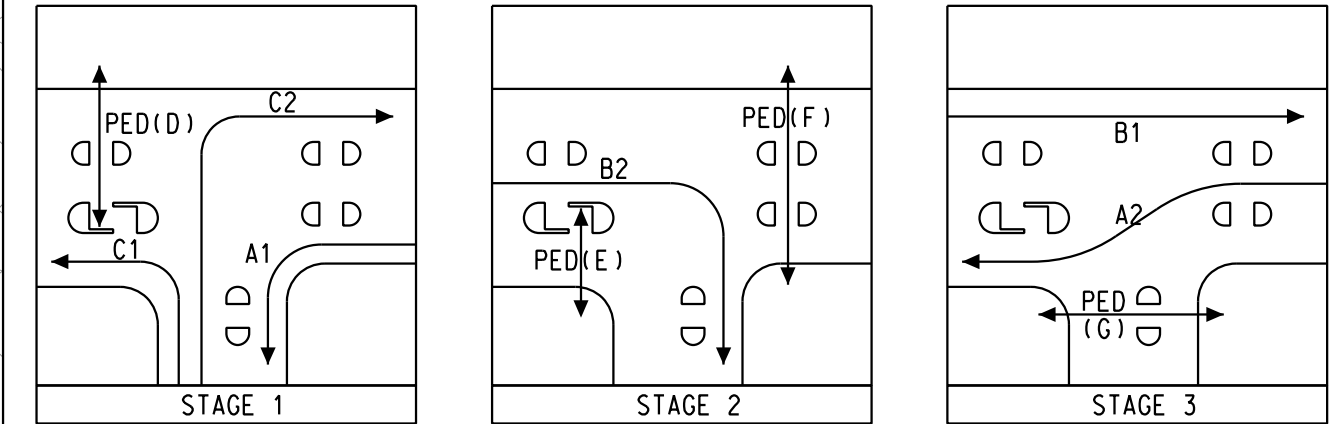
- To be implemented by HyD
- RM/RM Road markings be painted/ replaced/ modified.
- Ducting and necessary civil works to be provided for installation of the traffic light signal aspects/ poles.
- Exg. Dropped Kerbs with Tactile Warning Strips & the Beam Barrier to be modified same as the dimension between the exg. refuge islands.
- Proposed Type II Railing at Junction to be installed
- To be implemented by EMSD
- Proposed push buttons to be installed (offset <600mm from crossing)
- Proposed pedestrian signals with e-audible/push buttons mounted on existing poles (offset <600mm from crossing)
- Proposed pedestrian signals with e-audible/push buttons mounted on new poles (offset <600mm from crossing)
- Proposed additional green arrow to be installed on the secondary signal pole

Proposed method of control



Approved Junction
Modification Scheme
(No. A/KC.489)

Articulated Vehicles
掛接車輛
midnight
午夜 12 上午
N-TS452



Job Title			S16 Planning Application for 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			FIGURE 4.4			
Date	Scale	Drawing Title					ARUP		
DEC 21	NTS								
Drawn	Job No.	PROPOSED JUNCTION MODIFICATION FOR J3							
KSiy									