

**Proposed Residential Development (Flat) with Shop and Services Uses
with Minor Relaxation of Plot Ratio and Building Height Restrictions
at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
adjoining Government Land**

(Planning Application No. A/TM-LTY/502)

Further Information No. 3

Appendix II

Replacement Pages of Traffic Impact Assessment

Table 5.5 Pedestrian Impact Assessment in 2033 Design Scenario

No.	Location	AM Peak			PM Peak		
		Flow (ped/15 mins)	Flow Rate (ped/min /m)	LOS	Flow (ped/15 mins)	Flow Rate (ped/min /m)	LOS
P1	Castle Peak Road - Lam Tei Western Footpath ⁽¹⁾	292	19.47	B	95	6.33	A
P2	Footpath to Lam Tei LRT stop ⁽²⁾	295	2.81	A	105	1.00	A
P3	Footbridge across Tsing Lun Road ⁽³⁾	130	1.73	A	88	1.17	A
P4	Footpath to Siu Hong MTR Station ⁽⁴⁾	103	6.87	A	64	4.27	A

Note:

- (1) The clear footpath width = 2.0m actual width - 1m dead width = 1.0m.
- (2) The clear footpath width = 8.0m actual width - 1m dead width = 7.0m.
- (3) The clear footbridge width = 6.0m actual width - 1m dead width = 5.0m.
- (4) The clear footpath width = 2.5m actual width - 1m dead width = 1.5m.

5.4.3 The results of pedestrian assessment demonstrated that all concerned footpaths adjacent to the site will operate with ample pedestrian capacity [i.e. Level of Service “C” or above] upon the development.

5.5 Public Transport Assessment

5.5.1 The public transport demand by the development is assessed based on the pedestrian trip generation as discussed in Table 5.4. The future passenger trips for the proposed development are summarized in Table 5.6.

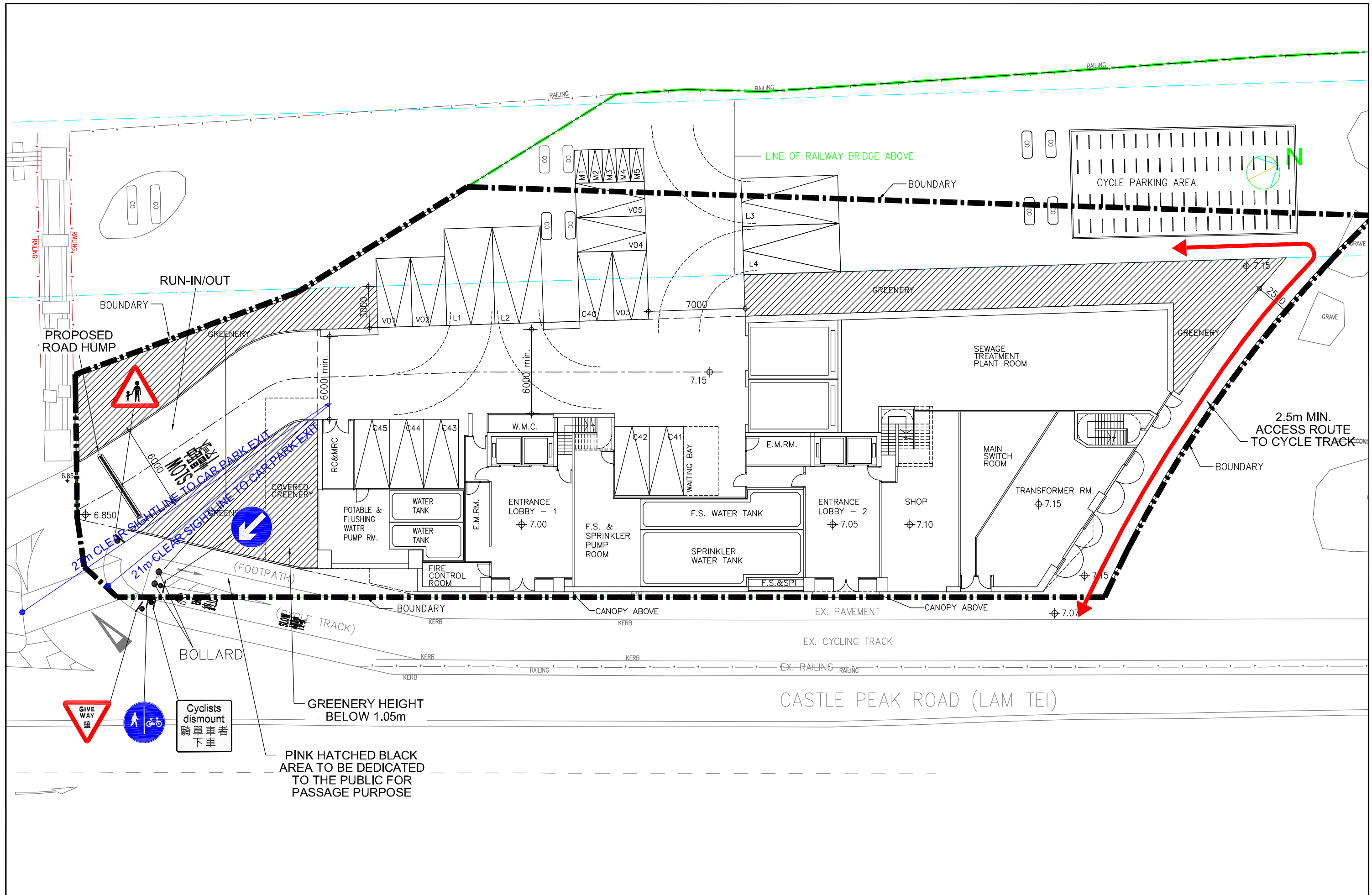
Table 5.6 Pedestrian Trip of Proposed Development Site

Proposed Development (336 Flats)	AM Peak		PM Peak	
	Generation	Attraction	Generation	Attraction
Estimated Pedestrian Trips (ped/hr)	312	32	72	128

5.5.2 The adopted growth rate in section 4.1.5 for the franchised bus occupancy from 2026 to 2033 is presented as follows:

$$2033 \text{ Occupancy} = 2026 \text{ Observed Occupancy [Table 3.6]} \times (1+0.92\%)^{(2031-2026)} \times (1+0.50\%)^{(2033-2031)} + \text{Pedestrian Flows generated from the Site [Table 5.6]}$$

5.5.3 Based on the published franchised bus services schedule, there are 11 and 12 bus routes serving Castle Peak Road - Lam Tei Yuen Long and Tuen Mun bound respectively near the development. The existing bus frequencies for these bus routes along Castle Peak Road- Lam Tei bus stops during the AM and PM peak hours are presented in Table 5.7.

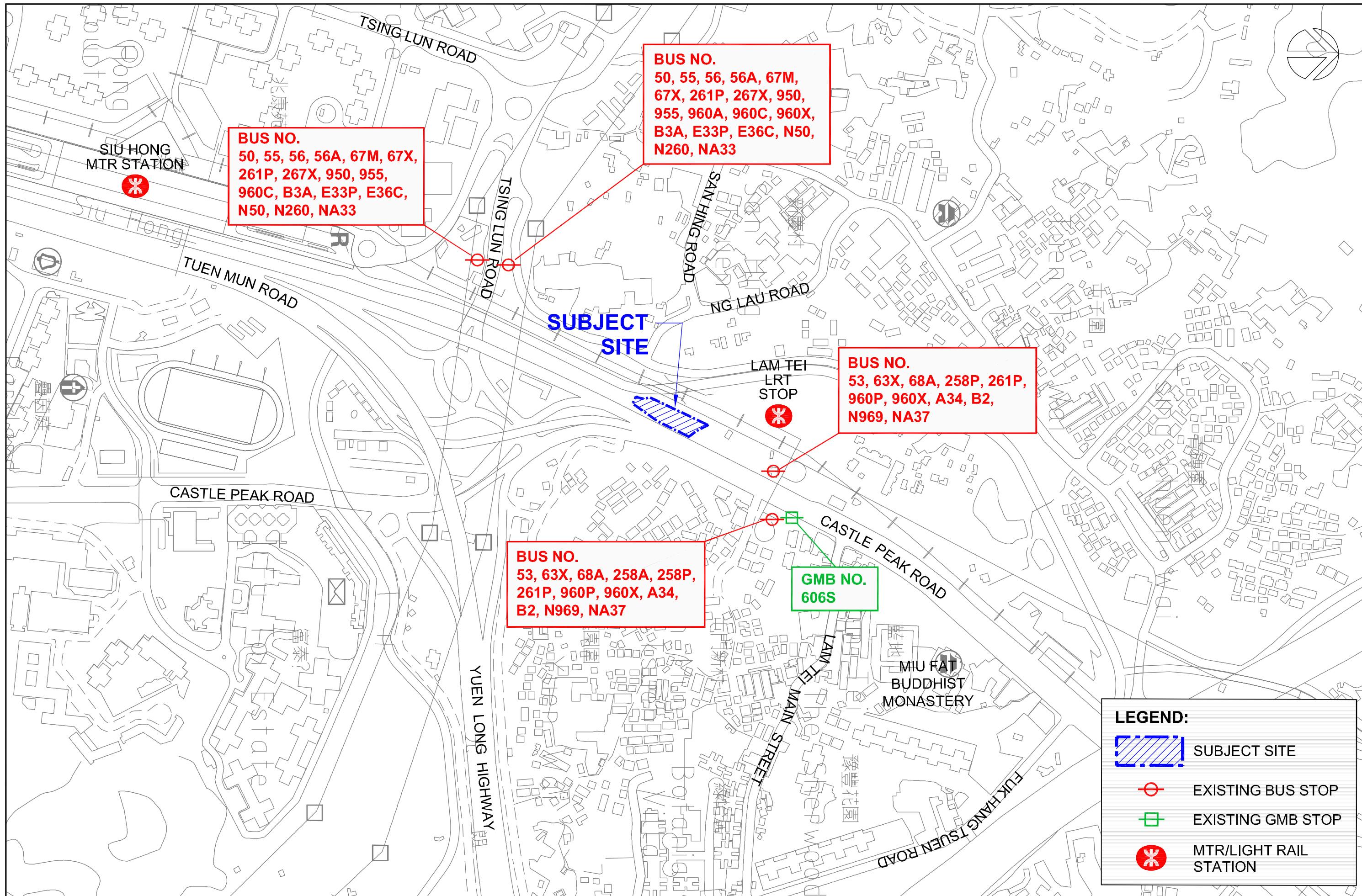


Project Title SECTION 16 PLANNING APPLICATION FOR THE PROPOSED FLAT DEVELOPMENT, MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION, LOTS 531 RP, 532 S.D. RP AND 532 RP IN D.D. 130 AND ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN, NEW TERRITORIES

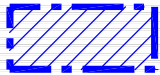



Figure Title PROPOSED G/F LAYOUT PLAN

Scale 1 : 250	Date MAR 2026	Figure No. 2.2
Project No. J977.4	CAD Ref. J977.4/TIA1/F22C/2026-03-18	Rev. C

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LEGEND:

-  SUBJECT SITE
-  EXISTING BUS STOP
-  EXISTING GMB STOP
-  MTR/LIGHT RAIL STATION



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Figure Title PUBLIC TRANSPORT FACILITIES IN THE VICINITY OF THE SUBJECT SITE

Scale N. T. S.	Date MAR 2026	Figure No. 3.2
Project No. J977.4	CAD Ref. J977.4/TIA1/F32A/2026-03-17	Rev. A

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