
Appendix E
Revised Traffic Review Report

TECHNICAL NOTE

Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Residential (Group C)” Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories

SUBJECT	PROJECT NO.	DATE
Traffic Review Report	5233072	03 September 2026
AUTHOR	DISTRIBUTION	REPRESENTING
Steven HO	Transport Department	Ten Choice Development Limited
DOCUMENT REFERENCE		
140/TN001-02		

Document history

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
0.0	Draft	Various	Enoch CHEUNG	Enoch CHEUNG	Steven HO	15 06 2026
1.0	1 st Issue	Various	Enoch CHEUNG	Enoch CHEUNG	Steven HO	25 06 2026
2.0	2 nd Issue	Various	Enoch CHEUNG	Enoch CHEUNG	Steven HO	03 09 2026

Client signoff

Client	Ten Choice Development Limited					
	Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Residential (Group C)” Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories					
Project				Project No.	5233072	

1. Introduction

1.1. Objective

- 1.1.1. This planning statement is submitted to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly) use (hereafter referred to as “the Proposed RCHE”) at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories (hereafter referred to as “the Application Premises”) (see **Figure 1**). This Traffic Review Report reviews the traffic impacts of the Proposed RCHE in support of the subject Section 16 Planning Application.

2. Proposed RCHE

2.1. Development Schedule

- 2.1.1. The existing retail GFA of the Palm Springs Plaza is around 6,186.5 m². The subject planning application proposed to convert about 973.8 m² GFA (i.e., Shops Nos G1 – G3 & G5 – G8) into the Proposed RCHE with 90 private bed spaces. The remaining 5,212.7 m² GFA (i.e., 6,186.5 - 973.8) would remain as retail uses.

2.2. Internal Transport Facilities

- 2.2.1. According to the approved GBP, the requirements of the carparking spaces and loading/unloading bays for the Palm Springs Plaza are 1 carparking space per 30 m² and 1 loading/unloading bay per 1,000 m² respectively. Hence a total of 207 carparking spaces (i.e., 6,186.5÷30) and 7 loading/unloading bays (i.e., 6,186.5÷1,000) are currently provided for the existing Palm Springs Plaza.
- 2.2.2. As mentioned in **Section 2.1.1**, about 5,212.7 m² GFA would remain as retail uses. Based on the above requirements, only a total of 174 carparking spaces (i.e., 5,212.7÷30) and 6 loading/unloading bays (i.e., 5,212.7÷1000) would be required. The remaining of 33 carparking spaces (i.e., 207 - 174) and 1 loading/unloading bay (i.e., 7 - 6) could serve the Proposed RCHE.
- 2.2.3. There is no parking and loading/unloading facilities requirements for RCHE as stipulated in the latest Hong Kong Planning Standards and Guidelines (HKPSG). Reference was made to the existing Caritas Li Ka Shing Care and Attention Home in Tuen Mun (with 200 private bed spaces), in which a total of 5 carparking spaces and 1 loading/unloading bay (to serve light bus and ambulance) are provided. Hence the remaining of 33 carparking spaces and 1 loading/unloading bay should definitely be sufficient to serve for the Proposed RCHE with 90 private bed spaces. In conclusion, the existing 207 carparking spaces and 7 loading/unloading bay provided for the existing Palm Springs Plaza should be sufficient to serve the Proposed RCHE and the remaining retail uses.

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- 2.2.4. In general, the RCHE visitors may take private car, taxi, bus services (Route 76K) and GMB services (Route 75) to/from the proposed RCHE. **Figure 2** shows the pedestrian routing from the nearby bus stop to the proposed RCHE (with a walking distance of about 600 m and walking time of about 9 minutes).
- 2.2.5. The taxi would pick-up/drop-off at the layby outside the existing Palm Springs Plaza. For cars, it would park at the visitor carpark provided at the west of the Palm Springs Plaza. A total of 7 loading/unloading bays are provided for the existing Palm Springs Plaza. At least, a minimum of 1 loading/unloading bay would be exclusively used by the proposed RCHE. The lorry/light bus/ambulance would use this exclusively loading bay for the pick-up/drop-off and loading/unloading activities. **Figure 3** shows the traffic routings to/from the proposed RCHE under the above arrangement.

3. Traffic Impact

3.1. Trip Generation and Attraction

- 3.1.1. To compare the development traffic generations between the scenario which the Proposed RCHE is implemented (i.e., Proposed RCHE + 5,212.7 m² existing retail GFA) and the existing Palm Springs Plaza (i.e., 6,186.5 m² retail GFA), references were made to the trip generation and attraction rates as stipulated in Annex C of Transport Planning and Design Manual (TPDM) Volume 1 Chapter 3 published by Transport Department. The adopted trip rates are presented in **Table 3-1**.

Table 3-1 - Adopted Trip Rates

Land Use	Unit	Trip Rates			
		AM Peak		PM Peak	
		Gen.	Att.	Gen.	Att.
Retail	pcu/hr/100 m ² GFA	0.2296	0.2434	0.3100	0.3563
RCHE ⁽¹⁾	pcu/hr/bed	0.0220	0.0220	0.0320	0.0320

Remarks

(1) Reference to Golden Age Home for Senior Citizens at Castle Peak Road – Tam Mi in Yuen Long

- 3.1.2. Based on the existing and the proposed development schedule of Palm Springs Plaza as mentioned in **Section 2.1**, the estimated trips are presented in **Table 3-2**.

Table 3-2 – Trip Generation and Attraction

Land Use	Trip Generation / Attraction (pcus/hr)				
	Parameters	AM Peak		PM Peak	
		Gen.	Att.	Gen.	Att.
<i>Proposed Scenario (A)</i>					
Retail	5,213 m²	12	13	16	19
Proposed RCHE	90 beds	2	2	3	3

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NOTE

<i>Total (A)</i>		<i>14</i>	<i>15</i>	<i>19</i>	<i>22</i>
<i>Existing Scenario (B)</i>					
Retail	6,187 m ²	14	15	19	22
<i>Total (B)</i>		<i>14</i>	<i>15</i>	<i>19</i>	<i>22</i>
<i>Total (A) - Total (B)</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>

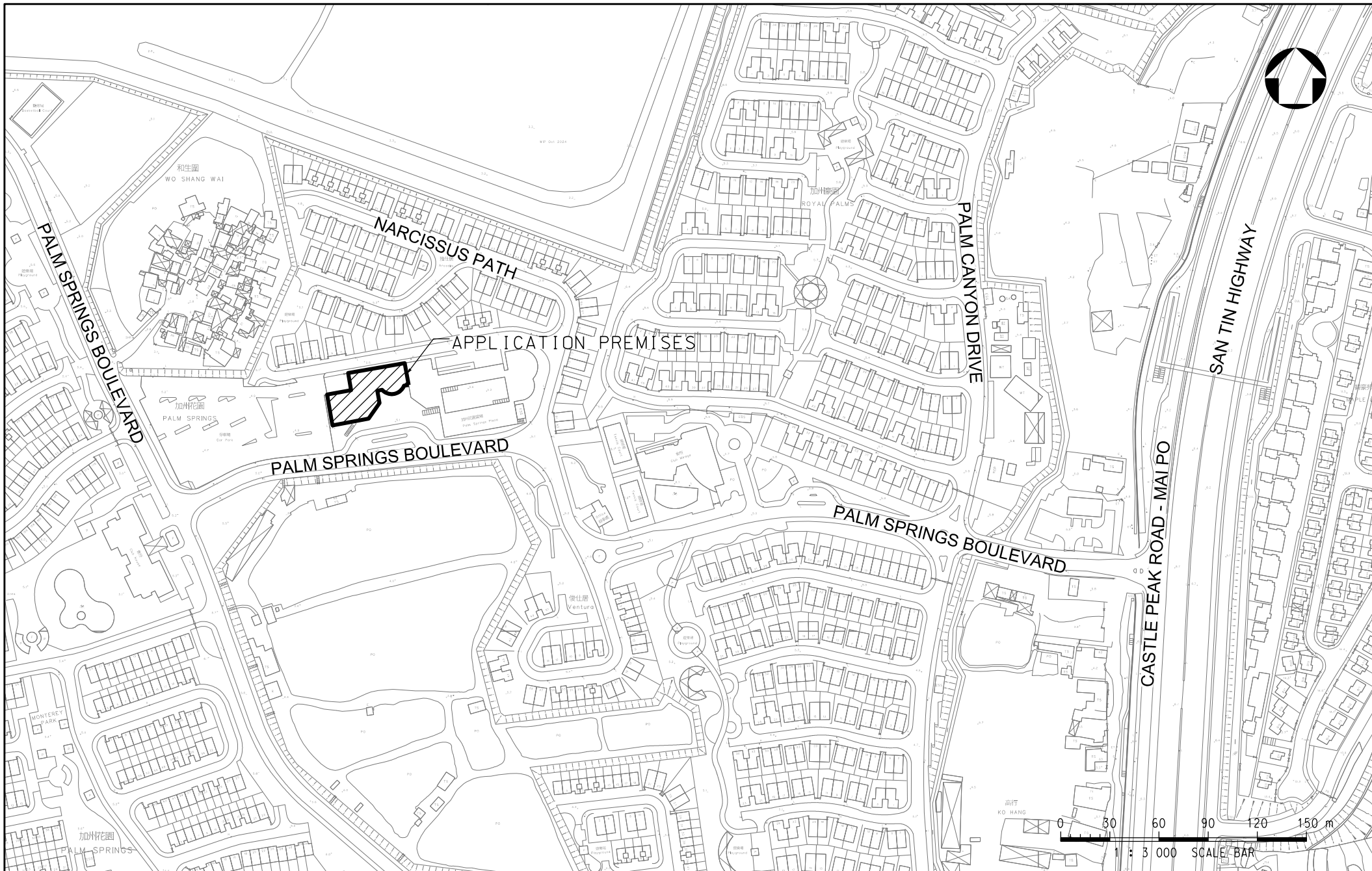
TECHNICAL NOTE

- 3.1.3. As shown in **Table 3-2**, the traffic generations under the Proposed Scenario (i.e., Proposed RCHE + 5,212.7 m² existing retail GFA) would generate the same traffic as the Existing Scenario. Hence the traffic impacts imposed on the local road network under the Proposed Scenario is nil/minimal and there should not be any insurmountable traffic impact imposed on the surrounding road network.

4. Conclusion

- 4.1.1. In light of findings of this traffic review, it is concluded that there is no insurmountable traffic impact imposed on the surrounding road network due to the Proposed RCHE. In conclusion, the existing 207 carparking spaces and 7 loading/unloading bay provided for the existing Palm Springs Plaza should be sufficient to serve for the Proposed RCHE and the remaining retail uses.

Figures



SECTION 16 PLANNING APPLICATION FOR PROPOSED
SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME
FOR THE ELDERLY) IN "RESIDENTIAL (GROUP C)" ZONE
AT PALM SPRINGS PLAZA (SHOP NOS. G1-G3 & G5-G8),
YUEN LONG, NEW TERRITORIES

Title

LOCATION OF APPLICATION PREMISES

Scale at A4

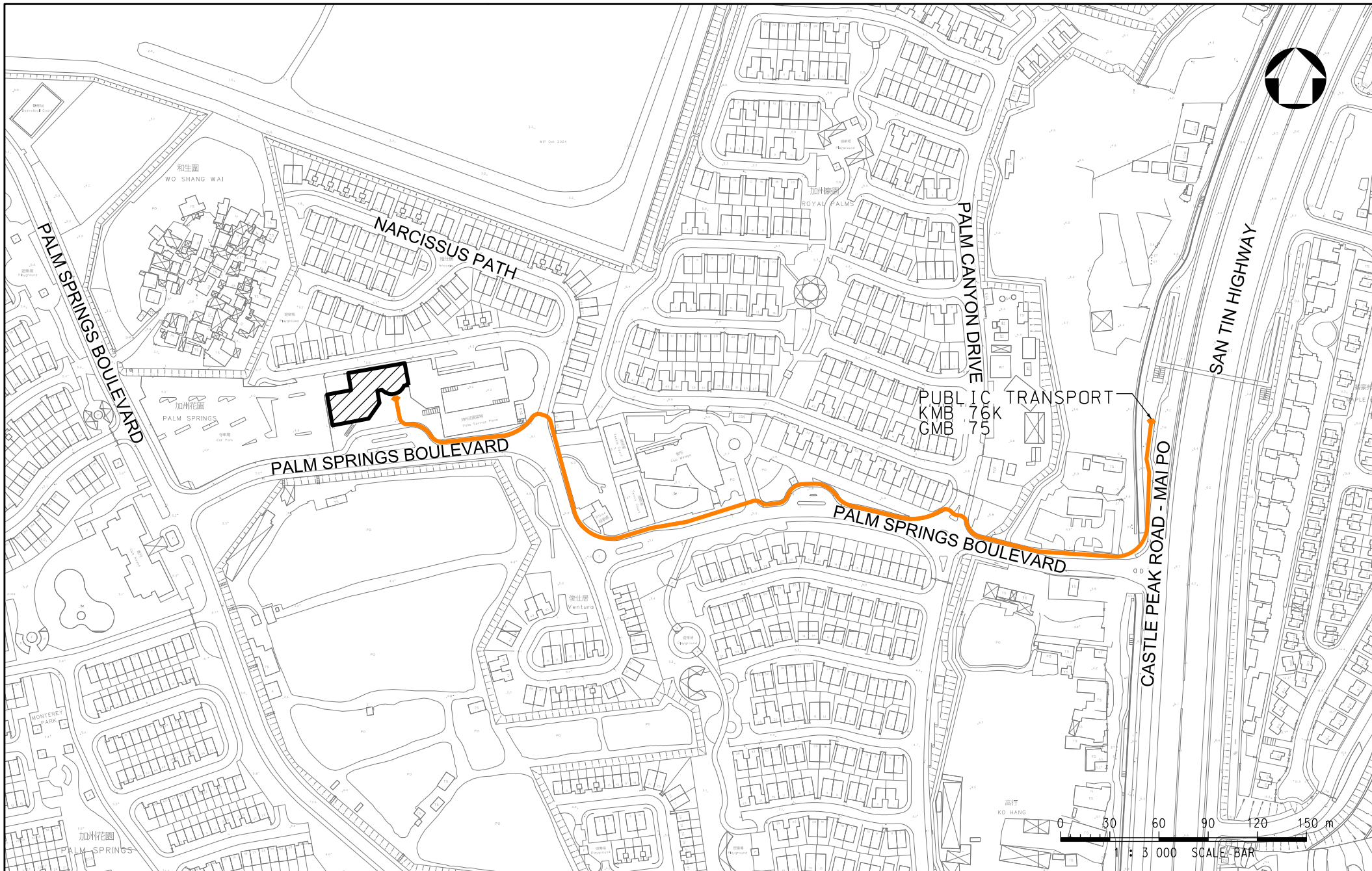
1 : 3,000

Date

JUN 2026

Figure No.

1



SECTION 16 PLANNING APPLICATION FOR PROPOSED
SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME
FOR THE ELDERLY) IN "RESIDENTIAL (GROUP C)" ZONE
AT PALM SPRINGS PLAZA (SHOP NOS. G1-G3 & G5-G8),
YUEN LONG, NEW TERRITORIES

Title

PEDESTRIAN ROUTE TO
NEARBY PUBLIC TRANSPORT

Scale at A4

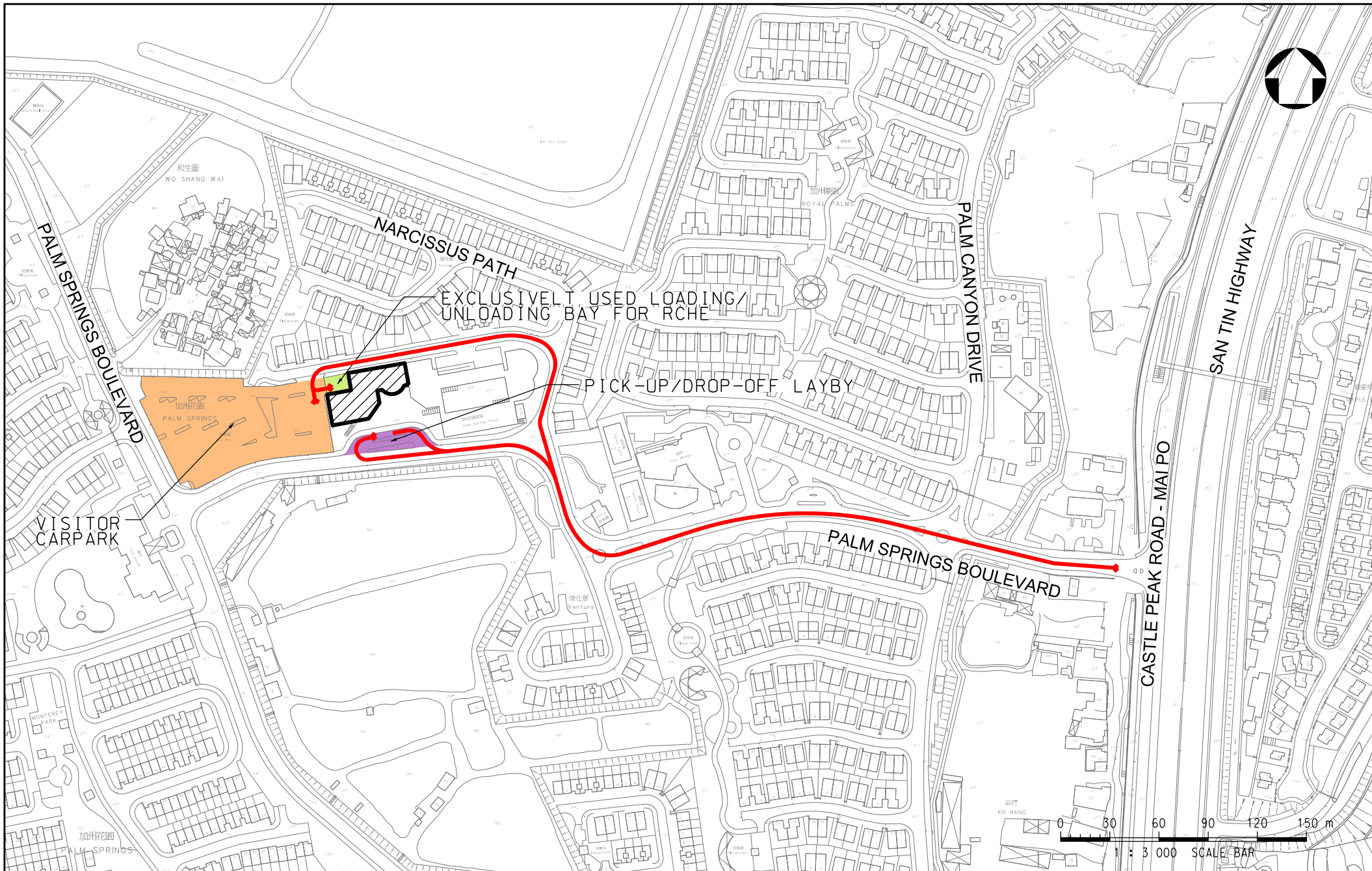
1 : 3,000

Date

SEP 2026

Figure No.

2



SECTION 16 PLANNING APPLICATION FOR PROPOSED
SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME
FOR THE ELDERLY) IN "RESIDENTIAL (GROUP C)" ZONE
AT PALM SPRINGS PLAZA (SHOP NOS. G1-G3 & G5-G8),
YUEN LONG, NEW TERRITORIES

Title

TRAFFIC ROUTINGS TO/FROM
THE PROPOSED RCHE

Scale at A4

1 : 3,000

Date

SEP 2026

Figure No.

3

From: [REDACTED] <[REDACTED]@td.gov.hk>
Sent: 2026年9月28日星期一 下午 5:10
To: Ho, Steven
Cc: [REDACTED]
Subject: Re: Fw: Planning Application No. A/YL-MP/417 - Methodology of Traffic Forecasting for Noise Impact Assessment
Attachments: Figure 001.pdf; NIA-00.pdf

Dear Steven,

We have no comment on the proposed peak hour traffic forecast for the captioned assessment from traffic engineering perspective.

Best regards,

[REDACTED]

[REDACTED]

Transport Department

[REDACTED]