

Attachment III

Replacement Pages of Traffic Impact Assessment

Table 4.2.1 Annual Average Growth Rate by TPEDM (Tai Po District)

Year	2021	2026	2031
Population	316,450	348,900	343,250
Employment	96,600	94,800	89,800
Total	413,050	443,700	433,050
Annual Average Growth Rate	+0.47% (from 2021 to 2031)	-0.48% (from 2026 to 2031)	---

4.2.6 As shown **Table 4.2.1**, the annual average growth rate of population and employment in Tai Po District from 2021 to 2031 is +0.47% and that from 2026 to 2031 is -0.48%.

4.2.7 For a conservative assessment, the annual growth rate of **+1.0% p.a.** was adopted in the matrix projection from 2031 to 2033.

Adjacent Developments

4.2.8 In addition to the development and public transport traffic flow, the traffic generated and attracted by adjacent major planned/committed developments in the vicinity as shown in **Table 4.2.2**, were taken into account for the traffic forecast.

Table 4.2.2 List of Adjacent Major Planned/Committed Developments

Development	Type	Parameters	Anticipated Intake Year
Fanling North New Development Area (NDA) ⁽¹⁾	Residential (Public and Private)	57,500 Public Housing units and 28,700 Private Housing units (Total 86,200 units)	2031
Kwu Tung North New Development Area (NDA) ⁽¹⁾	Residential (Public and Private)		
Proposed Public Housing Development at Queen's Hill Extension, Fanling ⁽²⁾	Public Rental Housing	About 4,030 units	2030 / 2031
Phase 1 and Phase 2 of Public Housing Development in Chung Nga Road West ⁽³⁾	Subsidised Sales Flat	About 1,550 units	Phase 1: 2029 / 2030 Phase 2: 2030 / 2031
Proposed Public Housing Development at Tai Hang ⁽⁴⁾	Public Rental Housing	Assumed 3,900 units	Assumed to be completed by 2033
Public Housing Development in Fanling Area 48 ⁽⁵⁾	Public Rental Housing	About 4,200 units	Assumed to be completed by 2033
Public Housing Development at To Yuen Tung, Ma Wo Road ⁽⁶⁾	Public Rental Housing	About 2,300 units	2032 / 2033
Redevelopment of Bus Depot at the Junction of Dai Fuk Street and Dai Wah Street, Tai Po ⁽⁷⁾	Bus Depot Development	About 52,360 m ² non-domestic GFA	2025

Development	Type	Parameters	Anticipated Intake Year
Land Sharing Pilot Scheme at Lo Fai Road and Ting Kok Road, Wong Yue Tan, Tai Po ⁽⁸⁾	Residential (Public and Private)	1,290 Public Housing units and 460 Private Housing units (Total 1,750 units)	2033
Pak Shek Kok Station Development ⁽⁹⁾	Residential (Public and Private)	About 10,000 units	Assumed to be completed by 2033
Proposed Shuen Wan Golf Course ⁽¹⁰⁾	Recreational	About 50 hectares	Assumed to be completed by 2033
Proposed Social Welfare Facility at Wong Yi Au ⁽¹¹⁾	Social Welfare Facility	About 3,980 m ² non-domestic GFA	2026
Proposed Social Welfare Complex at Tai Po Kau ⁽¹²⁾	Social Welfare Facility	About 12,520 m ² non-domestic GFA	2030

Notes:

- (1) Refer to LC Paper No. PWSC(2024-25)6 (dated 5 June 2024) available on Legislative Council's website.
- (2) Refer to Approved Planning Brief (dated 19 May 2023) available on Planning Department's website.
- (3) Refer to Hong Kong Housing Authority's Sales Booklets of Phase 1 and Phase 2 of Chung Nga Road West, Tai Po (dated 13 April 2026).
- (4) Refer to LC Paper No. CB(1)463/19-20(01) (dated March 2020) available on Legislative Council's website. The number of housing units is estimated by the site area and maximum domestic plot ratio of 6.5 according to the LC paper with an assumed average flat size of 50m².
- (5) Refer to DC Discussion Paper No. 3/2023 (dated 16 January 2021) available on North District Council's website.
- (6) Refer to LC Paper No. CB(1)520/2024(03) dated 6 May 2024 available on Legislative Council's website.
- (7) Refer to Approved Planning Application No. A/TP/685 available on Town Planning Board's website.
- (8) Refer to RNTPC Paper No. 2/25 for Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/30.
- (9) Refer to LC Paper No. CB(1)693/2022(03) (dated 25 October 2022) available on Legislative Council's website.
- (10) Refer to DC Discussion Paper No. 3/2020 (dated 24 April 2020) available on Tai Po District Council's website.
- (11) Refer to Approved Planning Application No. A/TP/694 available on Town Planning Board's website.
- (12) Refer to Approved Planning Application No. A/TP/702 available on Town Planning Board's website.