llewelyn davies
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

13 November 2026

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Email and Hand

Dear Sir

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 – FI (2)
(Application No. A/YL-MP/417)

We refer to the captioned application submitted to the Town Planning Board (the Board) on 9 July 2026 and the Further Information submitted on 29 September 2026.

In response to the departmental/public comments received via the Fanling, Sheung Shui & Yuen Long East District Planning Office (DPO/FSSYLE) in October 2026, the Applicant submits herewith two Response-to-Comments (RtoC) tables **(see Attachments 1 and 2)** for the Board's consideration. The revised Air Quality Impact Review (with revisions to the texts only), the written confirmation from the traffic consultant on the traffic forecast data, as well as the relevant replacement page of the Traffic Review Report are also enclosed in **Appendices A to C**.

In addition, in response to the further comments of DPO/FSSYLE received in November 2026, we would like to provide the following clarifications for the Board's consideration:

1. The Proposed RCHE, which involves internal conversion of the Application Premises only, will not lead to any increase in the existing GFA of the Palm Springs Plaza.

2. There are some outdoor open areas within the existing Palm Springs Plaza. If considered operationally appropriate and without giving rise to any safety concerns, the elderly of the Proposed RCHE could enjoy such outdoor open areas in the company of their family members and/or staff members of the Proposed RCHE, where necessary.

3. The Applicant commits to maintaining close liaison with relevant stakeholders (including management offices, owners' committees, as well as owners, occupiers and tenants of Palm Springs/Royal Palms). In particular, the Applicant will keep close liaison on land-related issues (such as concerns on Deed of Mutual Covenant and/or relevant clauses under lease), daily operation of the Proposed RCHE, as well as estate management and maintenance matters.

.../2

4. We would like to clarify that the kindergarten previously occupying the Application Premises ceased operation in July 2025, and its tenancy agreement expired in August 2025.

5. We would like to clarify that Figures 2a and 2b showing the existing uses of Palm Springs Plaza, as included in Appendix A of Further Information (1) submitted on 29 September 2026, reflect the operational status of Palm Springs Plaza as of August 2026 only.

Please note that the current Further Information submission is made to provide minor clarifications and responses to departmental/public comments only. There are no changes to the proposed development parameters previously submitted, and no revised calculations or reassessments are involved. Accordingly, the current Further Information submission should be exempted from the publication and recounting requirements. We sincerely request that the captioned application be considered by the Board as originally scheduled on 20 November 2026.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [redacted] or our Mr Arnold Koon at [redacted] Mr Edison Law at [redacted].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Winnie Wu
Planning Director

Encl.
WW/AK/el
S:\13649 Palm Springs – S16 for RCHE (2026)\5_FI(2)\20261113_Pam Springs RCHE FI (2)_Cover Letter

cc (w/ encl)
DPO/FSS&YLE Attn.: Ms Jessie Lau (by email)

Attachment 1

Responses to Comments Table

(Departmental Comments)

Responses to Departmental Comments

	Departmental Comments	Responses to Comments
1.	**Comments of Environmental Protection Department**	
	Air Quality Impact Review	
1.1	Section 2.3.1	
	- Further to our previous comments, please confirm if there is no chimney/industrial emission source identified within 500m assessment area. If affirmative, please revise "200m from the Application Premises" in lines 3-4 to "the 500m assessment area of the proposed RCHE".	There were no chimney or industrial activities identified within the 500m assessment area of the Proposed RCHE. Section 2.3.1 has been revised accordingly **(see Appendix A)**.
	- Please delete the last sentence.	Noted. Section 2.3.1 has been revised accordingly **(see Appendix A)**.
1.2	Section 2.3	
	- Please review the potential air quality and odour impact arising from the operation of the proposed residential care home of the elderly (RCHE) (e.g. cooking fume/odour from kitchen, etc.) during operation phase. Also, please follow the guideline on "Control of Oily Fume and Cooking Odour from Restaurants and Food Business" issued by EPD for the operation of the eating place.	Noted. Clarifications has been provided in Section 2.4 to review the potential air quality impact from oily fume and cooking odour **(see Appendix A)**.
1.3	Section 2.4.1	
	- Please add "during the operation" after "impacts" in line 2.	Noted. Section 2.5.1 has been revised accordingly **(see Appendix A)**.
1.4	Section 3.1.1	
	- Please revise "whether" in line 1 to "the potential air quality impact associated with", and delete "would induce any adverse air quality impact" in lines 2-3.	Noted. Section 3.1.1 has been revised accordingly **(see Appendix A)**.

	Departmental Comments	**Responses to Comments**
1.5	Sections 3.4.1 and 3.4.2 - Further to our previous comment, the decoration and renovation works involved in the construction works of the proposed RCHE should be the excluded works defined under the Air Pollution Control (Construction Dust) Regulation, relevant control requirements should be observed and followed (i.e. control of storage of dusty materials). Please supplement the relevant mitigation measures accordingly.	Noted. Sections 3.4.2 and 3.4.3 have been revised accordingly **(see Appendix A)**.
1.6	Section 4.1.2 - Please revise the sentence as "The potential air quality impact during the operation of the proposed RCHE have been reviewed and no adverse air quality impact would be anticipated."	Noted. Section 4.1.2 has been revised accordingly **(see Appendix A)**.
1.7	Section 4.1.3 - Please revise the last sentence as "With the implementation of appropriate mitigation measures, no adverse air quality impact would be anticipated during the construction of the proposed RCHE.".	Noted. Section 4.1.3 has been revised accordingly **(see Appendix A)**.
1.8	Figure 2.1 - Please revise "200m Assessment Area" to "200m Buffer Distance" in the legend. - Please revise the title as "500m Assessment Area and 200m Buffer Distance of the Proposed RCHE".	Noted. Figure 2.1 has been revised accordingly **(see Appendix A)**.

	Departmental Comments	**Responses to Comments**
1.9	Figure 2.2 - Please add a remark "No air-sensitive use including openable window, fresh air intake and recreational use in open space shall be located within the buffer zone". <u>Noise Impact Review</u>	Noted. Figure 2.2 has been revised accordingly **(see Appendix A)**.
1.10	- Transport Department (TD)'s endorsement on the methodology of traffic forecast is noted. Please also provide written confirmation from the relevant competent party (e.g., the traffic consultant) that the TD endorsed methodology has been strictly adopted in preparing the traffic forecast data, thereby confirming the validity of the traffic data.	Noted. Written confirmation from traffic consultant has been included in **Appendix B**.

Attachment 2

Responses to Comments Table

(Public Comments)

Responses to Public Comments

	Public Comments	Responses to Comments
	<u>No Supporting Transport Facilities</u>	
1.	The applicant has failed to commit, in their Traffic Review Report that exclusive shuttle bus services would be provided to support the operation of the Proposed RCHE.	The visitors of the Proposed RCHE would take private car, taxi, bus service (Route 76K) and GMB service (Route 73) to/ from the Proposed RCHE. In view of the scale of the Proposed RCHE (with only 90 beds), it would be impractical to provide exclusive shuttle bus service for the visitors.
2.	At least one L/UL bay will be designated for the Proposed RCHE as proposed by the applicant is considered insufficient. Relevant empirical data should be submitted by the applicant.	With reference to other RCHEs (even with more than 90 beds), only 1 L/UL is provided. In our case, even with the designated L/UL bay being occupied, the RCHE vehicle can also use the remaining 6 L/UL bays serving for the remaining retail use. In conclusion, the existing 7 L/UL bays provided for the existing Palm Springs Plaza should be sufficient to serve the Proposed RCHE and the remaining retail uses.
	<u>Inaccurate Data from Traffic Review Report</u>	
3.	Reference from the number of internal transport facilities of the existing Caritas Li Ka Shing Care and Attention Home in Tuen Mun is inappropriate due to different residential densities between Tuen Mun and Mai Po.	In general, the number of internal transport facilities provided should be related to the number of beds provided. For the existing Caritas Li Ka Shing Care and Attention Home, a total of 5 carparking spaces and 1 L/UL bay are provided. With the Proposed RCHE (with only 90 beds), the 33 carparking spaces and 1 L/UL bay should be sufficient to serve for the demand. Similarly, even with those facilities being occupied, the RCHE vehicles can also use the remaining 174 carparking spaces and 6 L/UL bays serving for the remaining retail use, In conclusion, the existing 207 carparking spaces and 7 L/UL bays provided for the existing Palm Springs Plaza should be sufficient to serve the Proposed RCHE and the remaining retail uses.

	Public Comments	**Responses to Comments**
4.	The calculation in trip generation is misleading, as there may also be trips generated by ambulances/rehab buses/medical transports/clinical waste disposal trucks which are different from types of vehicles relating to retail uses.	There are 137 of beds provided in the Golden Age Home for Senior citizens at Castle Paek Road – Tam Mi. The observed trip generation and the derived trip generation rate per bed have included all the observed RCHE vehicles (include trips generated by ambulances/rehab buses/medical transports/clinical waste disposal trucks).
	<u>Burden on the Existing Transport Infrastructure in Palm Springs</u>	
5.	Increased types of vehicles other than private cars / shuttle buses passing through the internal roads would cause adverse impact on the EVA.	As stated in the Traffic Review Report, the traffic generations under the Proposed Scenario (i.e., Proposed RCHE + 5,212.7 m^2 existing retail GFA) would generate the same traffic as the Existing Scenario. Hence the traffic impacts imposed on the internal roads under the Proposed Scenario is nil/minimal. Apart from that, the traffic flows on the internal roads are low and the traffic generated by the Proposed RCHE would not cause any adverse impact on the EVA.
6.	Increased number of visitors making use of the existing shuttle bus services intended exclusively for residents will lead to an abuse of the services by non-residents, and illegal sale of shuttle bus tickets.	Currently, the existing shuttle bus services serve only for the residents. The future visitors of the Proposed RCHE would take private car/ taxi/ bus/GMB and should not affect the existing operation of the shuttle bus services.
	<u>Noise Impact Review</u>	
7.	The NIR has used the centreline of the Palm springs boulevard to estimate its noise impact, which will underestimate the noise impact induced to the Proposed RCHE. As such, the Proposed RCHE might not be able to meet the 70db(A) road noise standard without any noise mitigation measures.	The assessment follows the methodology of Calculation of Road Traffic Noise, i.e. the noise source is 3.5m from the road kerb of the Palm Springs Boulevard.
8.	The traffic noise standard of the Proposed RCHE should be the same as the standard for hospital (i.e. 55db(A) at day-time and 45db(A) at night-time). The Proposed RCHE will not be able to meet such standard with its proximity to the visitor carpark and rooftop E&M facilities.	According to Table 4.1 Summary of Noise Standards of Chapter 9 of HKPSG, the traffic noise standard for **the diagnostic rooms or wards** of Residential Care homes for the Elderly (RCHE) is 55 dB(A). However, there are no diagnostic rooms or wards in the Proposed RCHE. Therefore, the 55 dB(A) noise standard is not applicable.

<table>
<tr><th></th><th>Public Comments</th><th>Responses to Comments</th></tr>
<tr><td>9.</td><td>The NIR lacks endorsement from the Transport Department on the methodology of traffic forecast.

<u>Air Quality Impact Review</u></td><td>The endorsement of the traffic forecast has been obtained from the Transport Department.</td></tr>
<tr><td>10.</td><td>The 5m buffer distance from the Palm Springs Boulevard as mentioned by the AQIR has included area of footpath, which is not in line with the definition of "buffer" as stipulated under HKPSG Chapter 9.</td><td>The buffer distance is measured from the air-sensitive use of the Proposed RCHE to the edge of road kerb of the Palm Springs Boulevard which fulfils the relevant buffer distance requirement stipulated in Table 3.1 of Chapter 9 of HKPSG.</td></tr>
<tr><td>11.</td><td>According to HKPSG Chapter 9, the recommended buffer distance for residential uses against local/district distributors should be 120m (30m with screening), instead of the 5m buffer distance as claimed by the AQIR.</td><td>The 120m buffer distance mentioned in Table 1.3 of HKPSG Chapter 9 is the general reference for road traffic noise. As the separation from the air sensitive use of the Proposed RCHE is around 10m to the Palm Springs Boulevard, a minimum separation distance of >5m setback for local distributor as stipulated in Table 3.1 of HKPSG can be fulfilled.
<table>
<tr><th>Road</th><th>Road Type</th></tr>
<tr><td>Palm Springs Boulevard</td><td>Internal Road</td></tr>
</table></td></tr>
<tr><td>12.</td><td>The buffer distance to the northern and western side of the Proposed RCHE should also be evaluated. It should be noted that the Proposed RCHE is in close proximity to the adjacent visitor carpark (i.e. with no buffer distance) as well as the sunflower path, which is the only access to the adjacent visitor carpark.</td><td>The Sunflower Path is an internal road of Palm Springs with gate bar at the entrance for restriction of access, there would be very limited number of private cars travelling along this internal road. As such, this internal road is not anticipated to induce any adverse air quality impact on the air sensitive receivers of the Proposed RCHE.

This ancillary carpark is a charged carpark with private car parking spaces for the Palm Springs Plaza. As such, mainly the visitors to the Palm Springs Plaza will use this carpark. With such limited usage, it is anticipated that this ancillary carpark would not induce any adverse air quality impact on the air sensitive receivers of the Proposed RCHE.</td></tr>
</table>

	Public Comments	**Responses to Comments**
	<u>Sewerage Impact Assessment</u>	
13.	Palm Springs's independent sewerage network is not connected to any public sewerage network and has limited sewerage capacity. The Proposed RCHE with increased sewerage demand will lead to sewerage overflow.	The Palm Springs Plaza is connected to sewers and finally to the on-site sewage treatment plant within the Palm Springs. The Sewerage Impact Assessment has demonstrated that there will be no increase of the sewage in comparing with the original design (the uses under the Approved GBP).
14.	The SIA has compared the sewage generation of the Proposed RCHE with the "Approved GBP Scenario" (i.e. Sewage generation of 128.6 m^3/day), such scenario is not practical and does not reflect the current operating situation of the Palm Springs Plaza.	The in-house sewage treatment plant is designed to accommodate the sewage flow estimated based on the approved GBP of Palm Springs Plaza and the sewage flow estimates with the proposed RCHE is less than the sewage flow estimated based on the approved GBP.
15.	The assumed sewerage generation of the Proposed RCHE is not in line with the estimated sewerage generation of the *Code of Practice for Residential Care Homes (Elderly Persons)* and the *San Tin/Lok Ma Chau Development Node EIA, Chapter 6 Sewerage and Sewage Treatment Implications*.	The Commercial and Industrial Floor Space Utilization Survey (CIFSUS) conducted by the Planning Department has been used to determine the worker density for various economic activities and planned usage types. Environmental Protection Department's (EPD's) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1 (GESF) has been referred to for the purposes of estimating the quantity of the sewage generated from the Proposed Development and the existing catchment area. Sewage flow parameters and global peaking factors in this document have been adopted for the SIA.
16.	According to *Water Pollution Control Ordinance*, the sewerage generated by the Proposed RCHE should be treated as "Trade Effluent" but not "Domestic Sewage". Relevant license should also be obtained for the discharge of trade effluent.	All necessary operational licences will be obtained before the operation of the Proposed RCHE.
17.	The methodology of the SIA is not in line with the *Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning* published by EPD.	The calculation of the sewage generation and assessments follow the EPD's Guideline for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1.

	Public Comments	**Responses to Comments**
18.	The SIA has not provide adequate drawings to illustrate the detailed sewerage discharge proposal.	The RCHE is part of the Palm Springs Plaza which is connected to sewers and finally to the on-site sewage treatment plant within the Palm Springs.

Appendix A

Revised Air Quality Impact Review

Prepared for

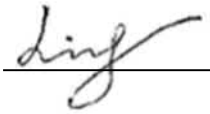
Ten Choice Development Limited

Prepared by

Ramboll Hong Kong 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

AIR QUALITY IMPACT REVIEW

Date	**11 November 2026**
Prepared by	**Tony Ling** **Environmental Consultant**
Signed	
Approved by	**Tony Cheng** **Senior Manager**
Signed	
Project Reference	**SHKPS-EHEI00**
Document No.	**R10252_v1.2**

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Ramboll Hong Kong Limited

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CHAPTERS

Page

1. INTRODUCTION 2
1.1 Background and Objectives 2
1.2 Project Location and Description 2
1.3 Air Quality Environment Appraisal 2
2. OPERATIONAL PHASE REVIEW 2
2.1 Scope of Work 2
2.2 Relevant Legislations, Standards and Guidelines 2
2.3 Potential Impacts on the Proposed RCHE – Operation Phase 4
2.4 Potential Impacts from the Proposed RCHE – Operation Phase 5
2.5 Conclusion 6
3. CONSTRUCTION PHASE REVIEW 8
3.1 Scope of Work 8
3.2 Relevant Legislations, Standards and Guidelines 8
3.3 Surrounding Air Sensitive Receivers 8
3.4 Review of the Construction Phase Impact 8
4. OVERALL CONCLUSION 11
4.1 Overall Summary 11

FIGURES

Figure 1.1 Location of Application Premises and its Environs
Figure 1.2 Layout of the Proposed RCHE
Figure 2.1 200m and 500m Assessment Area from the Proposed RCHE
Figure 2.2 Buffer Distance from the Road Kerb of Palm Springs Boulevard
Figure 3.1 Location of Nearest Air Sensitive Uses

APPENDICES

Appendix 1.1 Approved General Building Plan

1. INTRODUCTION

1.1 Background and Objectives

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"). Ramboll Hong Kong Limited (the Consultant) has been commissioned by the Applicant to conduct this Air Quality Impact Review.

1.2 Project Location and Description

1.2.1 The Palm Springs Plaza is located at the middle of the Palm Springs.

1.2.2 **Figure 1.1** shows the location and the environs of the Palm Springs Plaza.

1.2.3 The approved general building plan of the plaza can be found in **Appendix 1.1**.

1.2.4 The applicant proposes to convert an area of around 974m^2 on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8) to the Proposed RCHE, which will provide 90 private bed spaces. The layout of the Proposed RCHE is shown in **Figure 1.2**.

1.3 Air Quality Environment Appraisal

1.3.1 The Palm Springs Plaza is located at the middle of the Palm Springs and surrounded by residential houses. The Proposed RCHE is located at the western part of the ground floor of the plaza, i.e. there is no major construction activities involving. The construction would involve alternation and addition works of the ground floor of the plaza.

1.3.2 The major air quality source affecting the proposed RCHE is the Palm Springs Boulevard, which is a local road. The major roads in the area, such as the Castle Peak Road and San Tin Highway are located about 380m away from the proposed RCHE with clusters of residential blocks located in between.

1.3.3 The Palm Springs is supported by an on-site sewage treatment plant with internal drains connecting premises to it. The location of the on-site sewage treatment plant is at the northwestern end of the Palm Springs with a separation from the Palm Springs Plaza of around 530m with residential houses located in between.

1.3.4 Section 2 reviews whether the Proposed RCHE will be subject to any adverse air quality impact.

1.3.5 Section 3 reviews the potential construction impact to the surroundings.

2. OPERATIONAL PHASE REVIEW

2.1 Scope of Work

2.1.1 The aim of this study is to review the potential air quality impact associated with the operation of the proposed RCHE use on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8). Mitigation measures may be required if any adverse impact is identified.

2.2 Relevant Legislations, Standards and Guidelines

2.2.1 The following legislation and regulations provide the standards and guidelines for evaluation of air quality and odour impacts and the type of works that are subject to air pollution and odour control:

- Air Pollution Control Ordinance (APCO) (Cap. 311) and the Air Quality Objectives (AQO)
- Air Pollution Control (Construction Dust) Regulation
- Recommended Pollution Control Clauses for Construction Contracts
- Control of Air Pollution in Car Parks (ProPECC PN 2/96)
- Hong Kong Planning Standards and Guidelines (HKPSG)
- Criteria for Evaluating Air Quality Impact (Annex 4 of the EIAO-TM)

Air Pollution Control Ordinance (CAP 311)

2.2.2 To achieve as soon as reasonably practicable and to maintain thereafter to safeguard the health of the community, a set of Air Quality Objectives (AQOs) is established under the Air Pollution Control Ordinance (Cap. 311). The current set of AQOs that came into effect on 11 April 2025 is presented in **Table 2.1**.

Table 2.1 Current Hong Kong Air Quality Objectives (AQOs)

Pollutants	Average Time	Standard [i] (µg/m3)	No. of exceedances allowed
SO_2	10-min	500	3
	24-Hour	40	3
RSP (PM_{10}) [ii]	24-Hour	75	9
	Annual	30	NA
FSP ($PM_{2.5}$) [iii]	24-Hour	37.5	18
	Annual	15	NA
NO_2	1-Hour	200	18
	24-Hour	120	9
	Annual	40	NA
Ozone (O_3)	8-Hour	160	9
	Peak Season	100	NA
Carbon Monoxide (CO)	1-Hour	30,000	0
	8-Hour	10,000	0
	24-Hour	4,000	0
Lead (Pb)	Annual	0.5	NA

Notes:

[i] All measurements of the concentration of gaseous air pollutants, i.e. sulphur dioxide, nitrogen dioxide, ozone and carbon monoxide, are to be adjusted to a reference temperature of 293 Kelvin and a reference pressure of 101.325 kilopascal.

[ii] Respirable suspended particulates mean suspended particles in air with a nominal aerodynamic diameter of 10 μm or less.

[iii] Fine suspended particulates mean suspended particles in air with a nominal aerodynamic diameter of 2.5 μm or less.

Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation

2.2.3 The Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation, which aims to control emissions from non-road mobile machinery (NRMMs) to improve air quality, became effective on 1 June 2015. NRMMs include non-road vehicles, as well as mobile machines and equipment (regulated machines) such as crawler cranes, excavators and air compressors.

2.2.4 Under the regulation, regulated machines have to comply with the Stage IIIA emission standards of the European Union (EU). It also requires all regulated machines sold or leased for use in Hong Kong to bear an approval or exemption label issued to them by the EPD, started from 1 September 2015. It restricts specified activities and locations including construction sites, designated waste disposal facilities and specified processes to use only NRMMs that bear an approval or exemption label issued to them by the EPD, with effect from 1 December 2015.

Hong Kong Planning Standards and Guidelines (HKPSG)

2.2.5 Potential air quality impacts associated with the surrounding road carriageways and chimney emission from industrial stack shall be evaluated in accordance with the guidelines set out in the HKPSG.

2.2.6 Table 3.1 of Chapter 9 of the HKPSG provides the broad guidelines for locating open spaces close to potentially polluting uses, viz. road traffic. The recommended buffer distances are reproduced in **Table 2.2**.

Table 2.2 Recommended Minimum Buffer Distance from Roads

Pollution Source	Parameter	Buffer Distance	Permitted Uses
Road and Highways	Type of Road		
	Trunk Road and Primary Distributor	> 20 m	Active and passive recreation uses
		3 – 20 m	Passive recreational uses
		< 3 m	Amenity areas
	District Distributor	> 10 m	Active and passive recreational uses
		< 10 m	Passive recreational uses
	Local Distributor	> 5 m	Active and passive recreational uses
		< 5 m	Passive recreational uses
	Under Flyovers	-	Passive recreational uses

Source:HKPSG Chapter 9 Table 3.1: Guidelines on Usage of Open Space Site

2.2.7 Table 3.1 of Chapter 9 of the HKPSG also provides the broad guidelines for locating open spaces close to potentially polluting uses, viz. industrial chimneys emissions. The recommended buffer distances are reproduced in **Table 2.3**.

Table 2.3 Recommended Minimum Buffer Distance from Industrial Chimneys

Pollution Source	Parameter	Buffer Distance	Permitted Uses
Industrial Areas	Difference in Height between Industrial Chimney Exit and the Site		
	< 20 m	> 200 m	Active and passive recreation uses
		5 – 200 m	Passive recreational uses
	20 m – 30 m (*)	> 100 m	Active and passive recreational uses
		5 – 100 m	Passive recreational uses
	30 m – 40 m	> 50 m	Active and passive recreational uses
		5 – 50 m	Passive recreational uses
	> 40 m	10 m	Active & Passive recreational uses

Notes:

(i) In situations where the height of chimneys is not known, use the set of guidelines marked with an asterisk for preliminary planning purpose and refine as and when more information is available.

(ii) The buffer distance is the horizontal, shortest distance from the boundary of the industrial lot, the position of existing chimneys or the edge of road kerb, to the boundary of open space sites.

(iii) The guidelines are generally applicable to major industrial areas but NOT individual large industrial establishment which are likely to be significant air pollution sources. Consult EPD when planning open spaces close to such establishments.

(iv) Amenity areas are permitted in any situation.

Source: HKPSG Chapter 9 Table 3.1: Guidelines on Usage of Open Space Site

2.3 Potential Impacts on the Proposed RCHE – Operation Phase

Review on Industrial Emission Impact

2.3.1 The buffer distance of 200m from the Application Premises is shown in **Figure 2.1**. Site survey was conducted in Jun 2026 to verify the presence of chimneys. There were no chimney or industrial activities identified within the 500m assessment area of the proposed RCHE. The buffer distance requirement under the Hong Kong Planning Standards and Guidelines (HKPSG) listed in Table 2.3 above could be met, no adverse air quality impact from the chimney/industrial emission source is anticipated.

Review on Vehicular Emission Impact

2.3.2 The Palm Springs Plaza is located at the middle of the Palm Springs which is surrounded by residential houses. The major roads of the area (Castle Peak Road and San Tin Highway) are located far away from the plaza (~380m) and are separated by clusters of houses in between.

2.3.3 The Application Site is mainly bounded by the Palm Springs Boulevard to the south and the Sunflower Path to the north. The road classification of the nearby road network provided by project traffic consultant is shown in **Figure 2.2**.

2.3.4 The Sunflower Path is an internal road of Palm Springs with gate bar at the entrance for restriction of access. This road mainly serves 10 detached houses and the existing open carpark for the Palm Springs Plaza only. Although the building layout of Palm Springs Plaza imposes physical constraints on the proposed RCHE for maintaining sufficient buffer distance from Sunflower Path, there would be very limited number of private cars travelling along this internal road. As such, this internal road is not anticipated to induce any adverse air quality impact on the Proposed RCHE.

2.3.5 There is an open carpark for the Palm Springs Plaza to the west of the air sensitive receivers of the Proposed RCHE. This ancillary carpark is a charged carpark with private car parking spaces for the Palm Springs Plaza. As such, only the visitors to the Palm Springs Plaza will use this carpark. With such limited usage, it is anticipated that this ancillary carpark would not induce any adverse air quality impact on the air sensitive receivers of the Proposed RCHE.

2.3.6 The western section of the Palm Springs Boulevard that falls within the same private lot of Palm Springs Plaza is the internal road of Palm Springs. The traffic is considered limited since it is mainly induced by the private cars of the residents of detached houses. Also, the separation from the air sensitive use of the Proposed RCHE is around 10m to the Palm Springs Boulevard. Therefore, a minimum separation distance of >5m setback for local distributor under the HKPSG in **Table 2.2** can be fulfilled. As shown in **Figure 2.2**, the setback from the road kerb of Palm Springs Boulevard is around 10m which is well above the HKPSG recommended buffer distance for vehicular emission. With limited traffic travelling on this internal road and with sufficient buffer distance, it is anticipated that this internal road would not induce any adverse air quality impact on the air sensitive receivers of the Proposed RCHE.

2.3.7 In view of above, the proposed RCHE would not be subject to adverse air quality impacts.

Review on Odour Impact

2.3.8 According to site survey carried in Jun 2026, there is no odour emission source within 500m assessment area from the proposed RCHE. The location of the on-site sewage treatment plant for Palm Springs is at the northwestern end of the Palm Springs with the separation from the Palm Springs Plaza is around 530m with residential houses located in between, such that the buffer distance requirement of 200m under Chapter 9 of HKPSG can be fulfilled. Therefore, no adverse odour impact is anticipated. Location of the Palm Springs On-Site Sewage Treatment Plant is also shown in **Figure 2.1**.

2.4 Potential Impacts from the Proposed RCHE – Operation Phase

Review on Potential Air Quality Impact from Oily Fume and Cooking Odour

2.4.1 Kitchen will be provided within the proposed RCHE. Exhaust hoods and appropriate Air Pollution Control Equipment and grease trap will be provided and the air change rate for the kitchen area will be designed according to the standard of kitchen as stipulated in Building Department's Practice Note for Authorized Persons (PNAP). Potential odour emissions will be minimised as far as practicable. The following considerations recommended in EPD's Control of Oil Fume and Cooking Odour from Restaurant and Food Business shall be taken into account in the detailed design when positioning the exhaust outlets:

- Locate the outlet at such a place where the ventilation is good and the emissions from them can be adequately dispersed without hindrance
- Provide sufficient separation distance from any sensitive receptor in the vicinity so that the emissions will not cause, or contribute to, an odour nuisance or other type of air pollution to the public
- Ensure the emissions from the exhaust system will be directed vertically upwards, unless it can be demonstrated by an environmental professional that other direction is more advantageous in preventing emissions from causing air pollution problems

- Ensure that emissions from the exhaust system will not be restricted nor deflected by, for example, the use of plates or caps

2.5 Conclusion

2.5.1 In view of above, the proposed RCHE would not be subject to any adverse air quality impacts during the operation.

3. CONSTRUCTION PHASE REVIEW

3.1 Scope of Work

3.1.1 The aim of this study is to review the potential air quality impact associated with the construction of the proposed RCHE use on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8) upon the surrounding air sensitive use. Mitigation measures may be required if any adverse impact is identified. The construction works for the proposed RCHE involves decoration and renovation works only.

3.2 Relevant Legislations, Standards and Guidelines

3.2.1 The following legislation and regulations provide the standards and guidelines for evaluation of air quality and odour impacts and the type of works that are subject to air pollution and odour control:

- Air Pollution Control Ordinance (APCO) (Cap. 311) and the Air Quality Objectives (AQO)
- Recommended Pollution Control Clauses for Construction Contracts

Air Pollution Control (Construction Dust) Regulation

3.2.2 Made under Section 43 of the APCO, this Regulation defines notifiable and regulatory works for achieving the purpose of dust control for a number of activities. The Regulation requires that any notifiable work shall give advance notice to EPD, and the Contractors shall ensure that the notifiable and regulatory works are carried out in accordance with the Schedule of the Regulation. Dust control and suppression measures are also provided in the Schedule.

3.2.3 The proposed construction works for the proposed Project involve alternation and addition works within the premises. Therefore, piling works nor excavation works would not be required. Dusty material handling is likely be the potential sources of fugitive dust emissions as detailed under Parts I to IV of the Schedule on Dust Control Requirements.

Air Pollution Control (Fuel Restriction) Regulations

3.2.4 The Air Pollution Control (Fuel Restriction) Regulations was enacted in 1990 to impose legal control on the type of fuels allowed for use and their sulphur contents in commercial and industrial processes to reduce sulphur dioxide (SO2) emissions. In June 2008, the Regulation was amended to tighten the control requirements of liquid fuels. On 1 April 2025, the sulphur content of liquid fuel is further tightened to 0.001% by weight.

3.3 Surrounding Air Sensitive Receivers

3.3.1 Figure 3.1 shows the nearest surrounding air sensitive uses. The nearest air sensitive uses is the House no. 11 of Palm Springs north of the proposed RCHE.

3.4 Review of the Construction Phase Impact

3.4.1 The proposed RCHE is located at the western end of the ground floor of the Palm Springs Plaza, i.e. the project is located at indoor area of the plaza. The Proposed RCHE only involves alteration and addition (A&A) works to the ground floor of the Palm Springs Plaza. All the works will be carried out indoor, and the works would involve mainly the decoration or renovation works. Therefore, it is anticipated that no major construction works or dusty works will be involved and there would be any significant dusty construction works to be carried out.

3.4.2 A&A works are classified as excluded works under the Air Pollution Control (Construction Dust) Regulation. The following general dust suppression (such as control of storge of dusty materials, etc) requirements would be required to be followed.

- Covering stockpiles of dusty materials with impervious sheeting.
- Wetting surfaces before concrete breaking, cutting, or drilling.
- Minimizing dust emissions so they do not cause a public nuisance

3.4.3 Further, during the construction, just like the common commercial mall renovation works, the external façade will be enclosed by hoarding that if there is any dust generated during the renovation works. Also, with implementation of the control requirements under the Air Pollution Control (Construction Dust) Regulation, the potential dust impact to the surrounding air sensitive uses will be minimized.

4. OVERALL CONCLUSION

4.1 Overall Summary

4.1.1 The Applicant proposed to convert an area of around 974m^2 on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8) to the Proposed RCHE, which will provide 90 private bed spaces. Surrounding the Palm Springs Plaza, residential houses are the uses.

4.1.2 The potential air quality impact during the operation of the proposed RCHE have been reviewed and no adverse air quality impact would be anticipated.

4.1.3 The construction of the Proposed RCHE will involve only alternation and addition works, i.e. similar to renovation activities. There are no major construction activities that would generate dust. Also, all the works will be carried out at indoor. With the implementation of appropriate mitigation measures, no adverse air quality impact would be anticipated during the construction of the proposed RCHE.

Figures

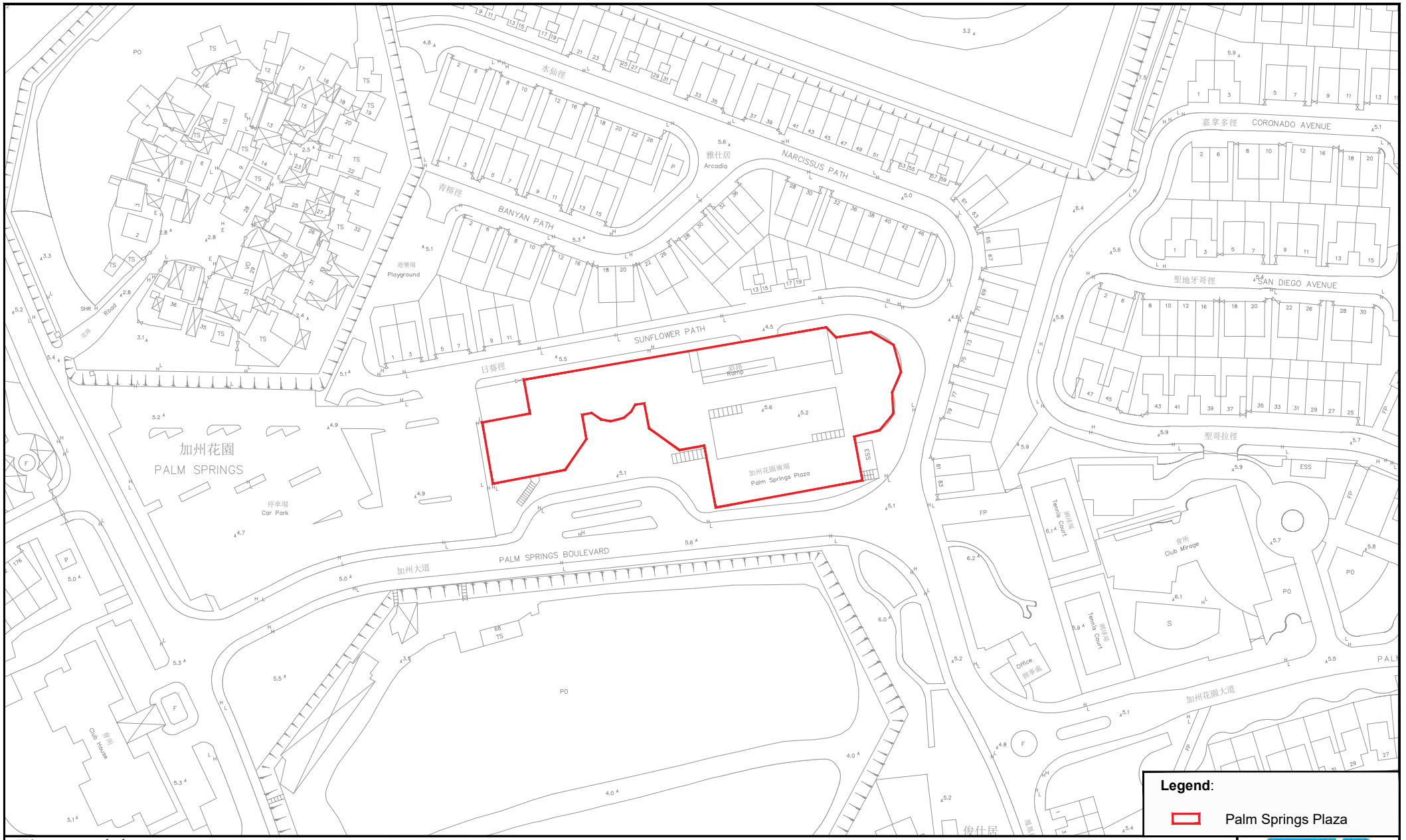


Figure: 1.1	RAMBOLL
Title: Location of Palm Springs Plaza and its Environs	Drawn by: TL Checked by: TC
Project: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories	Rev.: 1.0 Date: Jul 2026

Q:\Projects\SHKPS-EHEI00\05 Assessments\01 Air\AQIA_v1.0.dwg



Figure: 1.2	RAMBOLL
Title: Layout of the Proposed RCHE	Drawn by: TL
	Checked by: TC
Project: 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	Rev.: 1.0
	Date: Jul 2026

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Figure: 2.1

Title: 500m Assessment Area and 200m Buffer Distance of the Proposed RCHE

RAMBOLL

Drawn by: TL

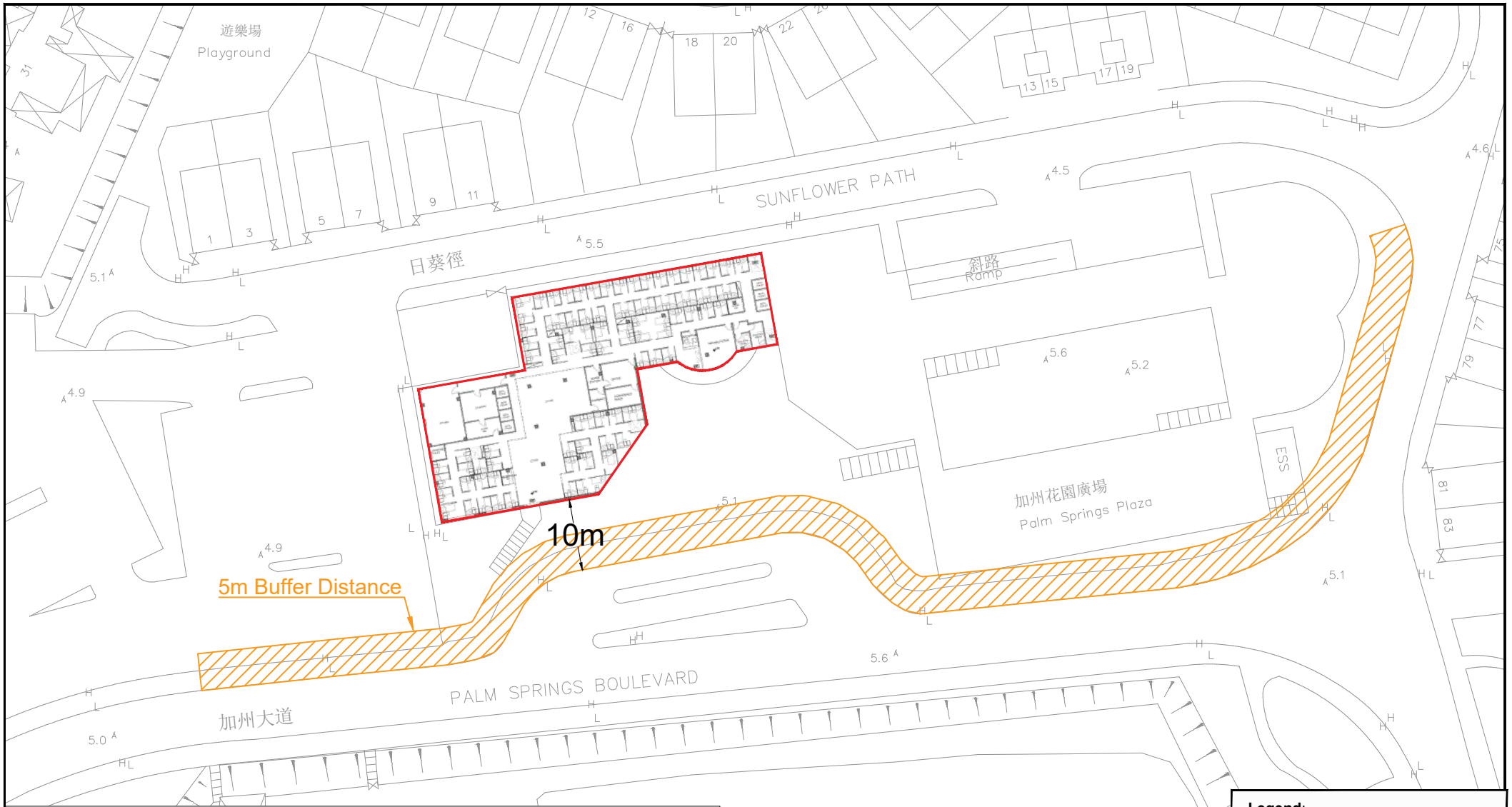
Checked by: TC

Project: 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

Rev.: 1.0

Date: Jul 2026

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Remarks:
No air-sensitive use including openable window, fresh air intake and recreational use in open space shall be located within the buffer zone.

Legend:
- Applications Premises
- 5m Buffer Distance

Figure: 2.2	RAMBOLL
Title: Buffer Distance from the Road Kerb of Palm Springs Boulevard	Drawn by: TL Checked by: TC
Project: 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	Rev.: 1.0 Date: Jul 2026

Q:\Projects\SHKPS-EHEI00\05 Assessments\01 Air\AQIA_v1.0.dwg

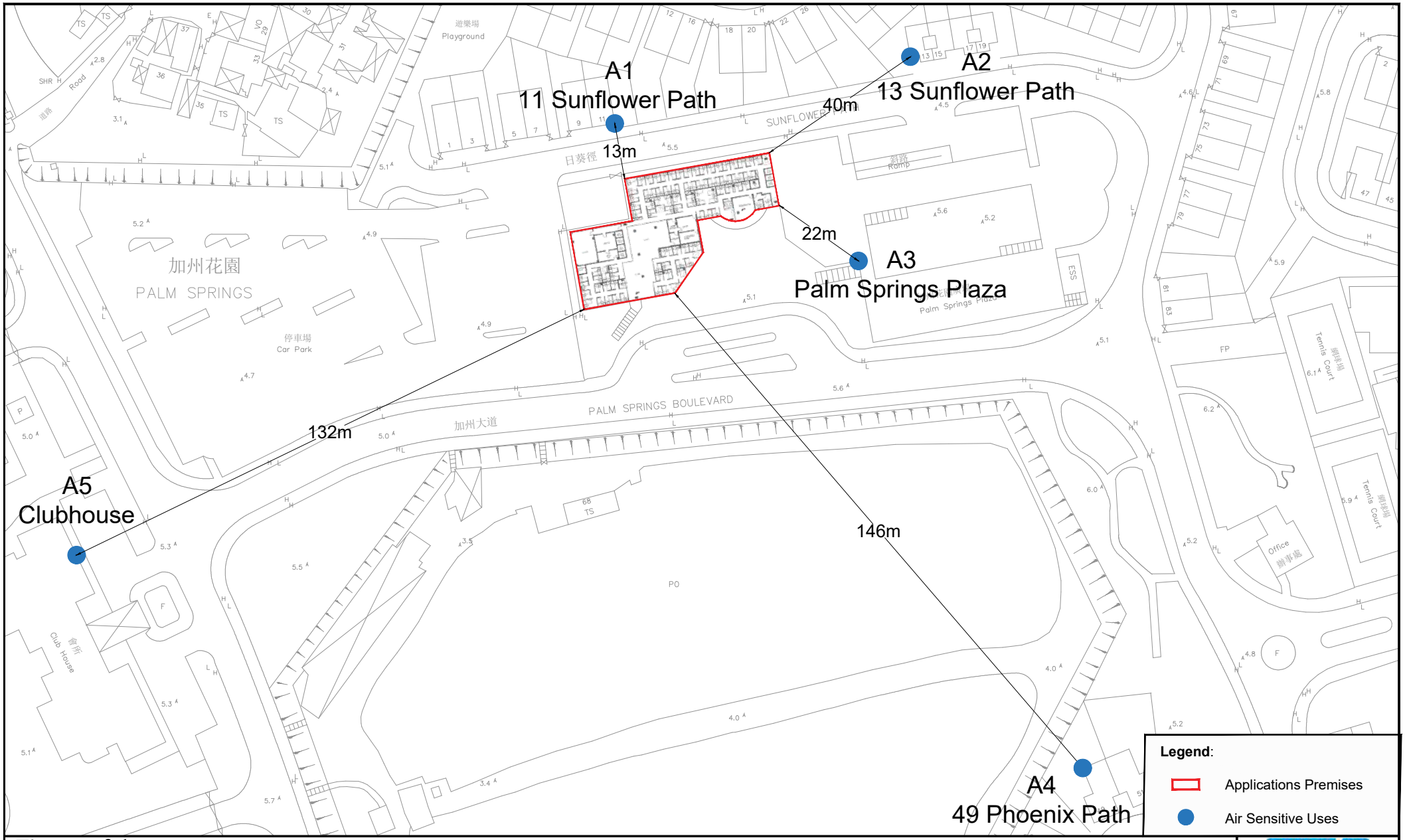


Figure: 3.1	RAMBOLL
Title: Location of Nearest Air Sensitive Uses	Drawn by: TL
	Checked by: TC
Project: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories	Rev.: 1.0
	Date: Jul 2026

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Appendix 1.1 Approved General Building Plan

PHASE E
(PLANS TO BE SUBMITTED SEPARATELY)

STAGE 2 | STAGE 1

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5850 2850 5000 5000 5000 5000 5000 5000 5000 5000 5600 5000 5000

10 9 8 7 6 5 4 3 2 1

ACCESS ROAD (11 m WIDE)

FOOTPATH (2.75m WIDE)

CARPARK SPACE (11000 x 3500E)

SUPERMARKET

TRANSFORMER RM. (capacity =1,500 KVA)

LOADING/UNLOADING AREA

SHOPS

ARCADE

COURTYARD

RESTAURANT

KITCHEN

REFUSE RM.

PLANTER

PAVEMENT

MINI-BUS TERMINAL

LANDSCAPING AREA

BOUNDARY LINE

ACCESS ROAD (12.8 m WIDE)

FOOTPATH (2.75m WIDE)

MM2 838 574 34N 823 673 67E

MM3 838 539 43N 823 693 45E

MM4 838 55' 823 69'

MM5 838 519 43N 823 693 45E

MM6 838 519 92N 823 670 37E

128.02 m

51.96

R6100

R7800

96.88

91.65

134.33

CARPARK LAYOUT PLAN (TO BE READ WITH REF CARPARK LAYOUT DWG No. 207)

GROUND FLOOR PLAN

THIS IS A TRUE COPY OF THE PLAN SUBMITTED BY MA KIM SEE AUTHORIZED PERSON, AND APPROVED BY THE BUILDING AUTHORITY ON 5 AUG 1994
DATED
B. L. D. REF. 2/9024/90
AUTHORIZED PERSON

NOTES:
1. ALL PIPEWORK TO BE ENCLOSED IN FALSE CEILING, OR CONCEALED INSIDE COLUMN, WALL WHEREVER PRACTICABLE.

RECORD PLAN

RECEIVED BY BUILDING DEPARTMENT 2 12 PM MAY 24 1994

B.L.D. REFERENCE 2/9024/90
F.S.D. REFERENCE 8/21357
W.W.O. REFERENCE

NO.	REVISIONS / NOTES	DATE	BY
A	GENERAL REVISION AS PER LATEST ARCH. PLAN	1/94	ST.
B	GENERAL REVISION TO SUIT SITE SITUATION	6/94	TC.
C	DRAINAGE LAYOUT REVISED AT ENTRANCE PLAZA	3/94	TC
D	DRAINAGE LAYOUT AT ENTRANCE PLAZA HAS BEEN REVISED	4/94	ST
E	STAGE 2 DRAINAGE LAYOUT HAS BEEN GENERALLY REVISED	7/94	TC

ARCHITECT
MA LEUNG & ASSOCIATES ARCHITECTS & ENGINEERS (HONG KONG) LTD. 馬黎理查顧問工程師(香港)有限公司

PLANNING & LANDSCAPE CONSULTANT
URBIS Urbis Travers Morgan Limited

CIVIL & STRUCTURAL CONSULTANT
何田建築工程師有限公司 HO TIN & ASSOCIATES ARCHITECTS ENGINEERS LIMITED

E & M CONSULTANT
CONSOLIDATED CONSULTING ENGINEERS LTD. 幸益顧問工程師有限公司

PROJECT
WO SHANG WAI DEVELOPMENT PHASE I

21 NOV 1994

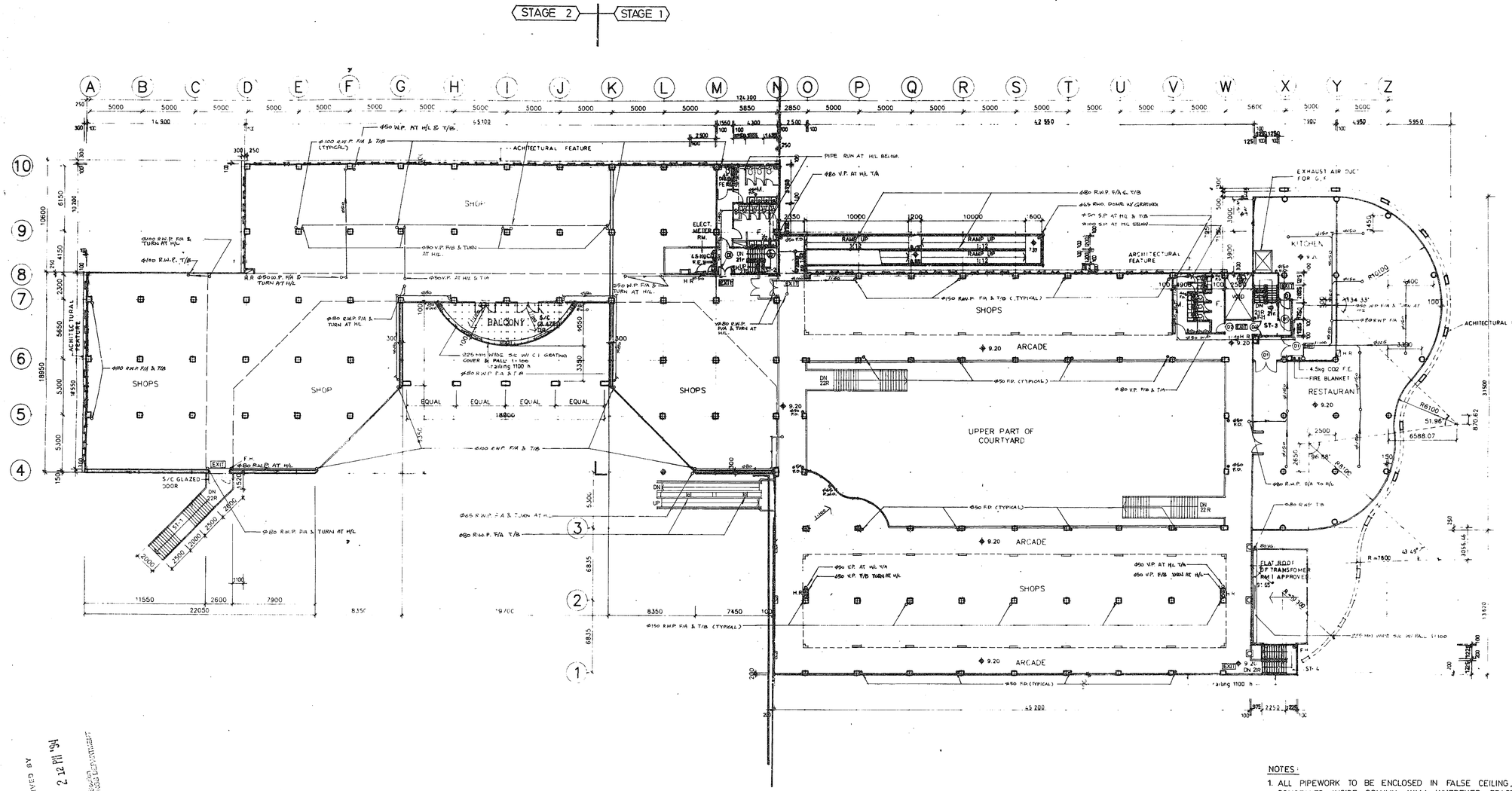
ALL MEASUREMENT MUST BE CHECKED AT THE WORK BY THE CONTRACTOR

DO NOT SCALE DRAWINGS

ALL PRINTS SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECTS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK

DRAINAGE LAYOUT FOR GROUND FLOOR (COMMERCIAL CENTRE)

SCALE	DATE
1 : 200	SEPT, 92
DRAWN BY	CHECKED BY
JOB NO. CCE 484/CC/	DRAWING NO. D-6 REV. E.



FIRST FLOOR PLAN

1 : 200

SUPERIMPOSED LOAD = 4kPa
AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED

NOTES :

1. ALL PIPEWORK TO BE ENCLOSED IN FALSE CEILING, OR CONCEALED INSIDE COLUMN, WALL WHEREVER PRACTICABLE.

RECEIVED BY
Nov 24 2 12 PM '94
B.D.(K&N) DEPARTMENT

THIS IS A TRUE COPY OF THE PLAN SUBMITTED BY MA KIM BEE AUTHORIZED PERSON, AND APPROVED BY THE BUILDING AUTHORITY
DATED 5 AUG 1994
B. L. D. REF. 2/9024/90
AUTHORIZED PERSON

RECORD PLAN

B.L.D. REFERENCE
2/9024/90
F.S.D. REFERENCE
8/21357
W.W.O. REFERENCE

NO.	REVISIONS / NOTES	DATE	BY
A	GENERAL REVISION AS PER LATEST ARCH. PLAN	1/94	ST
B	GENERAL REVISION TO SUIT SITE SITUATION	6/94	TC
C	STAGE 2 DRAINAGE LAYOUT HAS BEEN GENERALLY REVISED	5/94	ST
D	STAGE 2 DRAINAGE LAYOUT HAS BEEN GENERALLY REVISED	7/94	TC

ARCHITECT

MA LEUNG & ASSOCIATES
ARCHITECTS & ENGINEERS (HONG KONG) LTD.
馬慧德機師事務所(香港)有限公司

PLANNING & LANDSCAPE CONSULTANT

URBIS Urbis Baron Morgan Limited 城市策劃有限公司

CIVIL & STRUCTURAL CONSULTANT

何田建築工程師有限公司
HO TIN & ASSOCIATES
ARCHITECTS ENGINEERS LIMITED

E & M CONSULTANT

CONSOLIDATED CONSULTING ENGINEERS LTD.
集益顧問工程師有限公司

PROJECT

WO SHANG WAI DEVELOPMENT PHASE I

21 NOV 1994

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DRAINAGE LAYOUT FOR FIRST FLOOR (COMMERCIAL CENTRE)

SCALE	DATE
1 : 200	SEPT, 92
DRAWN BY	CHECKED BY
JOB NO	DRAWING NO / REV.
CCE484/CC/	D / D

Appendix B

Written Confirmation from Traffic Consultant

[redacted]

From: Cheung, Enoch [redacted]
Sent: Thursday, 15 October 2026 4:36 PM
To: Tony Cheng
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

Categories: Traffic

Dear Tony,

We write to **confirm** that the **Methodology of Traffic Forecasting for Noise Impact Assessment**, as prepared by AtkinsRéalis Asia Limited and endorsed by the Transport Department, has been strictly adopted in the preparation of the traffic forecast data. Accordingly, the validity of the traffic data is confirmed.

For your reference and record, please find below the Transport Department's endorsement. This endorsement should be duly documented in the Noise Impact Review.

Thank you.

Best Regards,

Enoch Cheung [redacted]

[redacted]

AtkinsRéalis

From: [redacted]@td.gov.hk>
Sent: 28 September 2026 17:10
To: Ho, Steven [redacted]
Cc: [redacted]
Subject: Re: Fw: Planning Application No. A/YL-MP/417 - Methodology of Traffic Forecasting for Noise Impact Assessment

Dear Steven,

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

Best regards,

[redacted]

Transport Department
[redacted]

From: "Ho, Steven" [redacted]
To: [redacted]@td.gov.hk
Cc: [redacted]
Date: 21/09/2026 02:50 PM
Subject: Fw: Planning Application No. A/YL-MP/417 - Methodology of Traffic Forecasting for Noise Impact Assessment

---

Dear [redacted]

As discussed , see you have any comment on the below traffic forecasting methodology as given in the below email.

Thanks

Steven Ho

From: Cheung, Enoch [redacted]
Sent: Wednesday, August 19, 2026 3:25 PM
To: [redacted]@td.gov.hk [redacted]
Cc: [redacted]
Subject: Planning Application No. A/YL-MP/417 - Methodology of Traffic Forecasting for Noise Impact Assessment

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

Methodology of Traffic Forecasting for Noise Impact Assessment

Dear [redacted]

We are the traffic consultant for Planning Application No. A/YL-MP/417. A traffic forecast has been undertaken to support the Noise Impact Assessment (NIA) for the proposed development and to facilitate the assessment of potential environmental impacts. The traffic forecasting methodology adopted for the NIA is outlined below. The methodology establishes the future traffic demand and forecasts traffic flows on road links within the study area, as shown in **Figure 001.pdf**.

The application site is located at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories. The existing retail GFA of the Palm Springs Plaza is around 6,186.5 m^2. The subject planning application proposed to convert about 973.8 m^2 GFA (i.e., Shops Nos G1 – G3 & G5 – G8) into the Proposed RCHE (Residential Care Home for the Elderly) with **90 private bed spaces**. The remaining 5,212.7 m^2 GFA (i.e., 6,186.5 - 973.8) would remain as retail uses. The tentative conversion is targeted to be completed by **2027**.

For the purpose of the NIA, a long-term traffic forecast has been prepared for the road links within the study area. **Year 2042**, being **15 years after the anticipated completion year**, has been adopted as the design year for the assessment in accordance with the NIA requirements.

Manual traffic count surveys were undertaken on a typical weekday in **May 2026**, during the periods of **07:00-09:00** and **17:00-19:00**. Based on the survey findings, the identified peak hours were **07:30-08:30** for the morning peak and **18:00-19:00** for the evening peak.

To derive the future background traffic demand, a general traffic growth rate of **0.5% per annum** has been applied between **2026 and 2042**. Given that the study area is located within the Palm Springs development, the adopted growth rate is considered conservative and appropriate for the assessment.

The traffic generation associated with the proposed development has been compared against that of the existing retail use based on reference trip rates obtained from the Transport Planning and Design Manual (TPDM) and supporting traffic survey data. The assessment indicates that the proposed RCHE development would result in **no net increase** in peak-hour traffic generation and attraction when compared with the existing approved retail use.

Adopted Trip Rates

Land Use	Trip Rates				
	Unit	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

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

Traffic Generation Comparation

Land Use	Trip Generation / Attraction (pcus/hr)				
	Parameters	AM Peak		PM Peak	
		Gen.	Att.	Gen.	Att.
Proposed Scenario (A)					
Retail	5,213 m^2	12	13	16	19
Proposed RCHE	90 beds	2	2	3	3
	Total (A)	*14*	*15*	*19*	*22*
Existing Scenario (B)					
Retail	6,187 m^2	14	15	19	22
	Total (B)	*14*	*15*	*19*	*22*
	Total (A) - Total (B)	***0***	***0***	***0***	***0***

As the assessment demonstrates **no net increase** in peak-hour traffic generation and attraction, no additional development traffic has been assumed in the future-year traffic forecast.

Accordingly, the surveyed traffic flows (vehicles/hour) were projected to Year 2042 by applying the background traffic growth rate of **0.5% per annum** between 2026 and 2042. As the proposed development would result in **zero net traffic impact**, no additional development traffic was added, and the Year 2042 design traffic flows comprise background growth traffic only.

The composition of heavy vehicles (HV%) for each road link was established based on vehicle classification data collected during the traffic survey. The HV% was calculated as the combined percentage of vehicle types (LGV, MGV, HGV, Container Truck, Light Bus, Double Deck Bus, Single Deck Bus, Coach and Tram/LRT), with all other vehicle types classified as Non-HV%.

Based on the methodology described above, the **Year 2042 design traffic flows** for the AM and PM peak hours, together with the corresponding composition of heavy vehicles (HV%) for key road links, have been prepared for the NIA. The forecast traffic data are attached for your reference in **NIA-00.pdf**.

Should you have no comments on the above traffic forecasting methodology, we would be grateful if you could provide a **no-comment response** to facilitate our onward submission to the Environmental Protection Department (EPD).

Given the tight programme of the Planning Application, your reply by **26 August 2026** would be highly appreciated.

Should you have any queries regarding the above, please feel free to contact Mr. Steven Ho at [redacted] or reply to this email for further liaison.

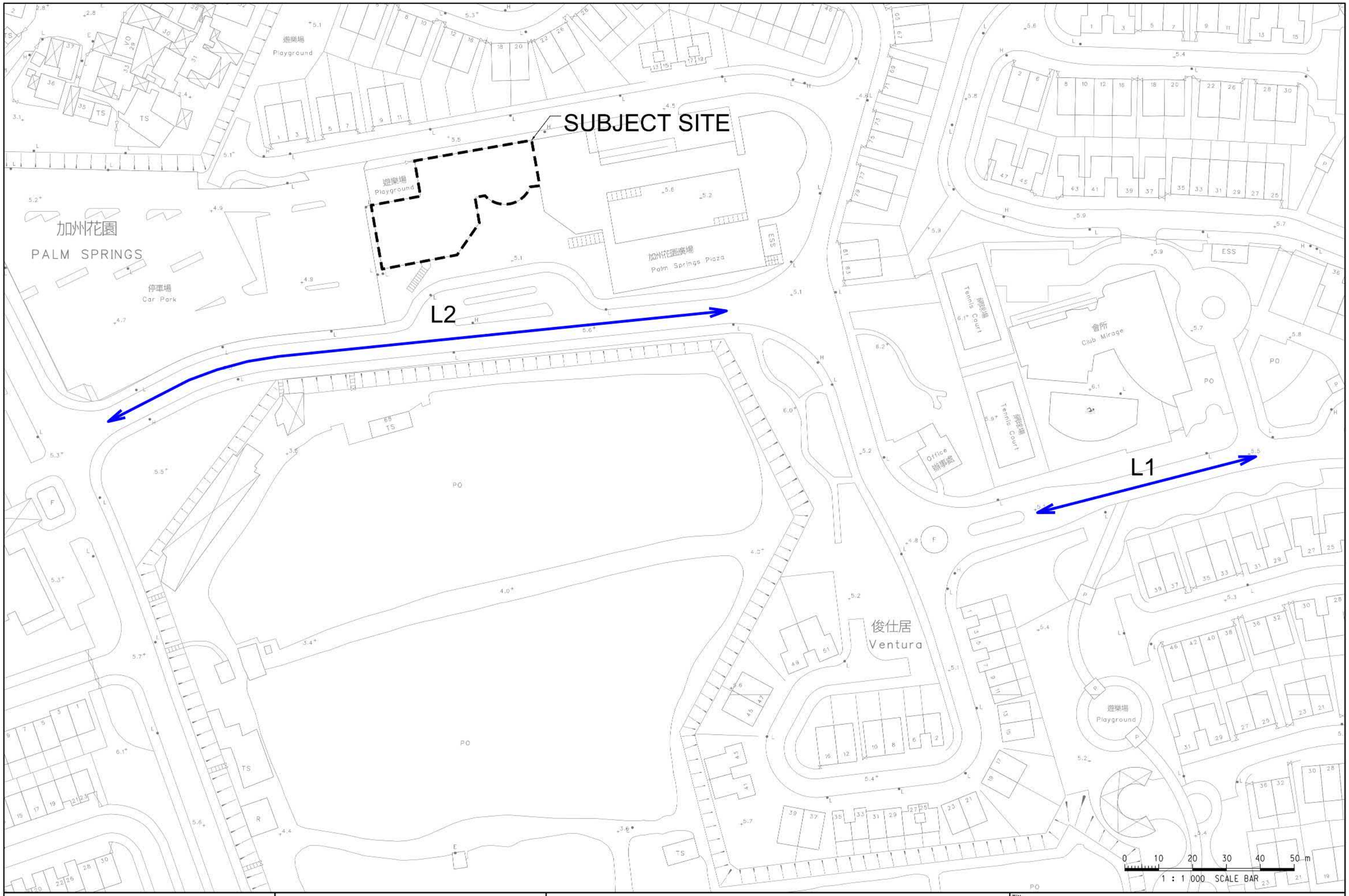
Thank you for your kind attention.

Best Regards,

Enoch Cheung [redacted]

[redacted]

AtkinsRéalis



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AtkinsRéalis

SECTION 16 PLANNING APPLICATION
FOR PROPOSED RCHE IN EXISTING
COMMERCIAL CENTRE OF PALM SPRINGS

Title
ROAD INDEX

Scale at A3	Date	Figure No.
1 : 1,000	JUN 2026	001

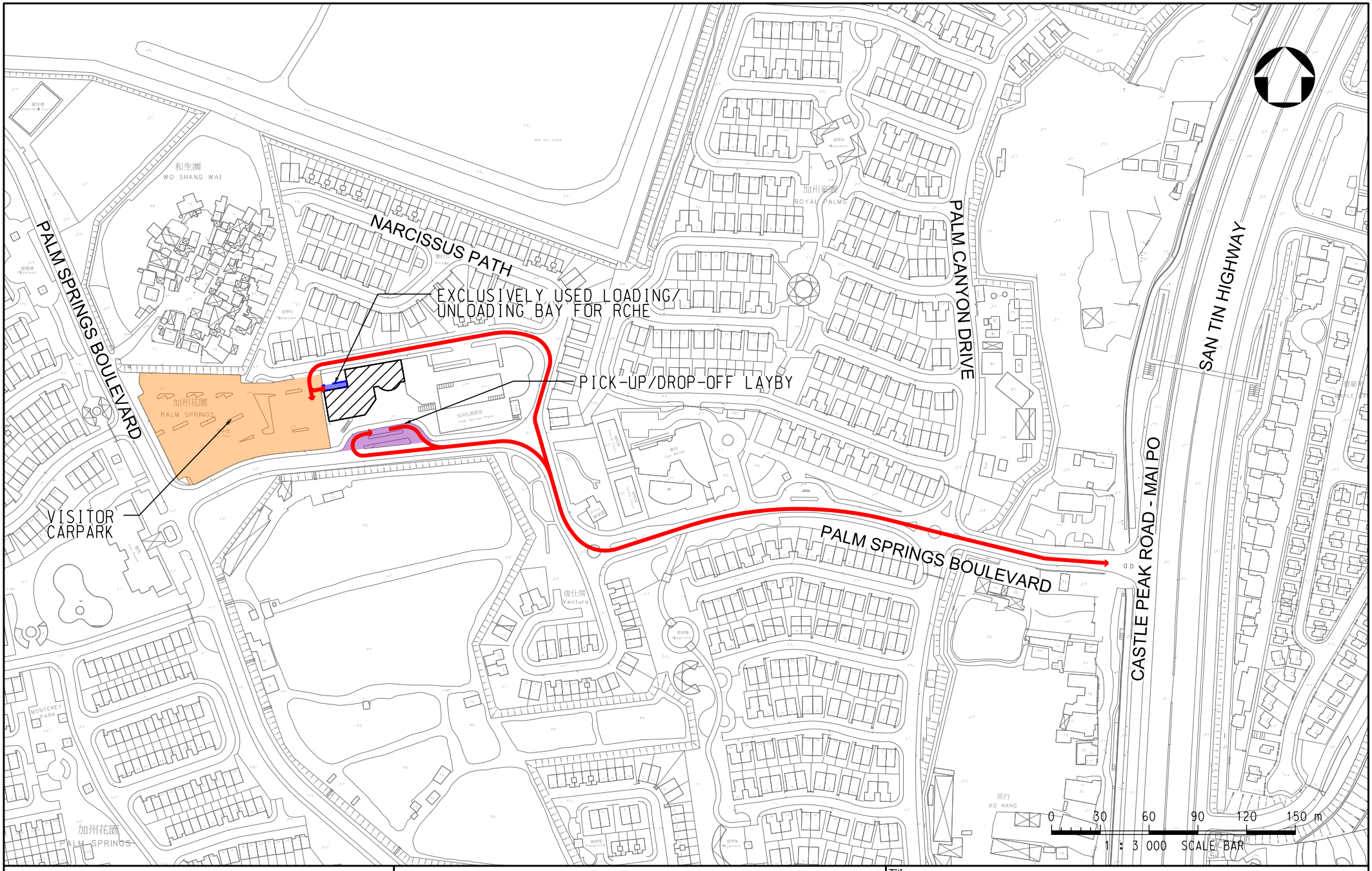
NIA-00.pdf

2042 Peak Hour Traffic Flows and HV%

Link No.	Road	Road Type	Speed Limit (kph)	Weekday AM Peak		Weekday PM Peak	
				Total Vehicle (veh/hr)	HV%	Total Vehicle (veh/hr)	HV%
L1	Palm Springs Boulevard	Internal Road	50	290	20%	345	17%
L2	Palm Springs Boulevard	Internal Road	50	230	18%	270	16%

Appendix C

Replacement Pages of Traffic Review Report



AtkinsRéalis

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	Date	Figure No.
1 : 3,000	SEP 2026	3

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