

This document is received on **13 OCT 2022**  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**  
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / YL / 296
	Date Received 收到日期	13 OCT 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

Dragon Value Investments Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

Llewelyn-Davies Hong Kong Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 .....sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 .....4,044.....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Yuen Long Outline Zoning Plan No. S/YL/25
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Public Car Park and Petrol Filling Station with Ground Floor Retail Shops"
(f) Current use(s) 現時用途	<p>Application Premises are currently vacant and under renovation</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)



- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

- ☒ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	4,044 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School (excluding free-standing purpose-designed building)' (tutorial school only) Uses on G/F (part) and M/F (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	2	Number of units involved 涉及單位數目	N/A
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米		<input type="checkbox"/> About 約
	Non-domestic part 非住用部分 ..... 4,044 sq.m 平方米		<input checked="" type="checkbox"/> About 約
	Total 總計 ..... 4,044 sq.m 平方米		<input checked="" type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F (Part)	Eating Place, Shop and Services	Eating Place, Shop and Services and School (Tutorial School Only) Uses
	M/F	Eating Place	Eating Place, Shop and Services (not elsewhere specified) and School (Tutorial School Only) Uses



**(ii) For Type (i) application 供第(ii)類申請**

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘  Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土  Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土  Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)  (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

**(iii) For Type (ii) application 供第(ii)類申請**

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate  請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="502 1355 1452 1848"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)											



**(v) For Type (v) application 供第(v)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 ..... [1]
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他(請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... sq.m 平方米 ☐About 約 [1]
- Proposed plot ratio 擬議地積比率 ..... ☐About 約 [1]
- Proposed site coverage 擬議上蓋面積 ..... % ☐About 約
- Proposed no. of blocks 擬議座數 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層  
☐ include 包括 ..... storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐About 約  
..... m 米 ☐About 約

Note 1: excluding an approvable bonus GFA of about 396.24 sq. m (equivalent to a plot ratio of about 0.423) in accordance with the Building (Planning) Regulations to be claimed from the Building Department during GBP stage



☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities <sup>[1]</sup> (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....  
 .....  
 .....

☐ other(s) 其他 (please specify the use(s) and concerned land  
 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....  
 .....  
 .....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....  
 .....  
 .....  
 .....  
 .....



**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

The Anticipated Completion Year of the Proposed Development is 2023/24

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kin Lok Street & Kin Cheung Street ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<input checked="" type="checkbox"/> # (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ # No additional parking space will be provided; parking spaces for the proposed uses will be provided within existing multi-storey car park above.
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是          No 否	<input checked="" type="checkbox"/> ^ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ ^ No additional L/UL space will be provided; L/UL spaces for the proposed uses will be provided within existing multi-storey car park above.



**9. Impacts of Development Proposal 擬議發展計劃的影響**

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/> The Proposed Development involves internal renovation only without changing the existing building bulk.</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													



## 10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Supporting Planning Statement



**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Hui Chak Hung, Dickson

Director

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員  
☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☒ HKIUD 香港城市設計學會 /  
☐ RPP 註冊專業規劃師  
Others 其他 MRTPI

on behalf of  
代表

Llewelyn-Davies Hong Kong Ltd.

Llewelyn-Davies

Hong Kong Limited

Authorized Signature

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

3/10/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

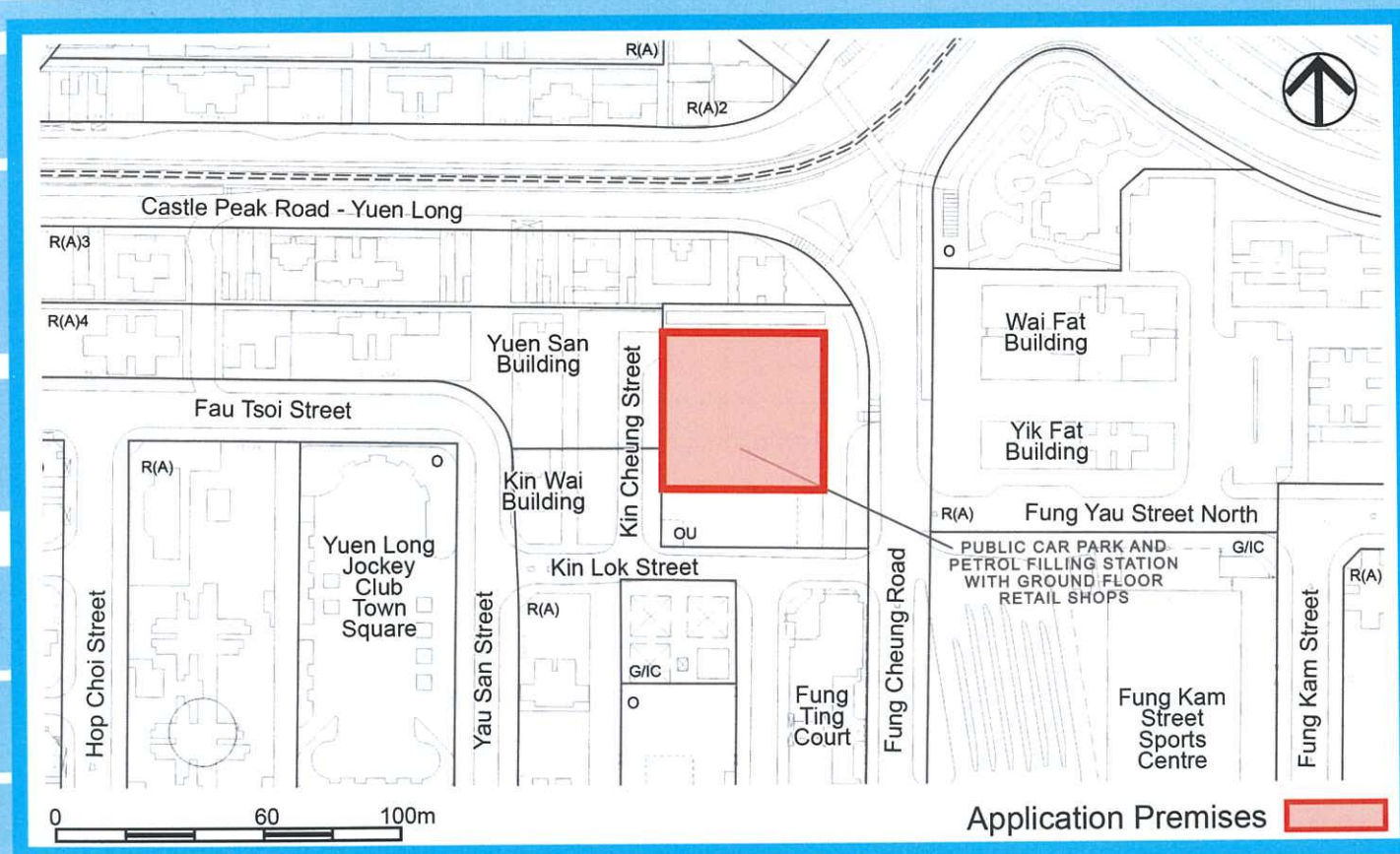
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



**Section 16 Planning Application for Proposed  
'Eating Place' , 'Shop and Services (not elsewhere specified)'  
and 'School' (tutorial school only) Uses on  
G/F (Part) and M/F at Yuen Long Town Lot No. 348,  
No. 2-6 Fung Cheung Road, Yuen Long, New Territories**



October 2022

**llewelyn  
davies**

In Association with

ARK Associates Limited

MVA Hong Kong Limited

Ramboll Hong Kong Limited



**llewelyn  
davies**

ARCHITECTS PLANNERS DESIGNERS  
Llewelyn-Davies Hong Kong Ltd

25 November 2022

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

***By Hand and Email***

Dear Sir

**Section 16 Planning Application for Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories (Application No. A/YL/296)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 3 October 2022. The Applicant would like to substantiate the subject planning application by submitting herewith 70 copies of this set of Further Information for the Board's consideration.

In response to various comments received via District Planning Office / Tuen Mun and Yuen Long West during the period from 10 November 2022 to 22 November 2022, a Responses-to-Comments (RtoC) table is enclosed with the following supplementary technical information attached:

<b>Attachment 1</b>	Replacement Pages of Sewerage Impact Assessment
<b>Attachment 2</b>	Replacement Pages of Environmental Assessment
<b>Attachment 3</b>	Revised Traffic Impact Assessment

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9603 or our Mr. Winnie Wu at 2957 9602 / Mr. Arnold Koon at 2957 9667 / Ms. Anson Ying at 2957 9612.

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd

  
Dickson Hui  
Director

DH/WY//AK/ay

S:\83969 Yuen Long Transport Plaza Study and S16\Further Information\FI1\20221125\_letter to TPB\_FI(1).doc

cc  
DPO/TMYLW

- Ms. Carmen Cheung

(email)



**Section 16 Planning Application for Proposed ‘Eating Place’,  
‘Shop and Services (not elsewhere specified)’ and ‘School’  
(tutorial school only) Uses on G/F (Part) and M/F at  
Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road,  
Yuen Long, New Territories**

**(Application No. A/YL/296)**

**Supplementary Information**

**November 2022**

**llewelyn  
davies**  
In association with

**ARK Associates Limited  
MVA Hong Kong Limited  
Ramboll Hong Kong Limited**



**Section 16 Planning Application for Proposed 'Eating Place', 'Shop & Services (Not Elsewhere Specified)' and 'School' (Tutorial School Only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories (Planning Application No. A/YL/296)**

	Departmental Comments	Responses to Comments
<b>1.</b>	<b>Comments of Drainage Services Department</b>	
1.1	Please indicate the tentative completion year for reference.	The tentative completion year is 2023. Section 1.3.3 of replacement pages of SIA in <b>Attachment 1</b> has been revised accordingly.
1.2	Please indicate in the report that the project proponent will be responsible for the implementation of the required works.	Noted. The statement has been added in Section 2.4.5 of replacement pages of SIA shown in <b>Attachment 1</b> .
1.3	Table 3, Appendix 2 – Please consider upgrading the DN 150 sewer at FHM1018492 to cope with the latest minimum pipe size requirement of Sewerage Manual.	The existing Ø150 sewer at FMH1018492 will be replaced by a new Ø200mm Concrete pipe. Table 3 of Appendix 2 (enclosed in the replacement pages of SIA in <b>Attachment 1</b> ) has been revised accordingly.
1.4	The SIA report needs to meet the satisfaction of EPD, the planning authority of sewerage infrastructure.	Noted. The replacement pages of the SIA enclosed in <b>Attachment 1</b> will also be submitted to EPD at the same time for their approval.



	Departmental Comments	Responses to Comments
<b>2.</b>	<b>Comments of Environmental Protection Department</b>	
	<u>Air Quality</u>	
2.1	Section 2.3.1 - Please note that 2021 Traffic Census is available now and please update the text accordingly.	Noted. The typo has been revised in Section 2.3.1 of replacement pages of EA in <b>Attachment 2</b> .
2.2	Section 2.3.3 - Please state clearly that no air-sensitive uses including openable window, fresh air intake and recreational uses in the open space is allowed within the buffer zone.	The 3 <sup>rd</sup> sentence of Section 2.3.3 of replacement pages of EA in <b>Attachment 2</b> has been revised.
2.3	Section 2.4.1 - We would like to remind the applicant that it should be the responsibility of the applicant and their consultants to ensure the validity of the chimney data by their own site surveys. Should the information of industrial chimneys be subsequently found to be incorrect, the assessment result as presented in the application would be invalidated.	Noted.
2.4	For a previous comment on Air Quality mentioning buffer zone from Kin Lok Street, please clearly show the buffer distance of Application Premises Boundary on G/F and M/F from Kin Lok Street in Figure 2 (as shown below for reference, no need to show in Figure 3.1 and 3.2) to identify if there is any air-sensitive uses of the proposed development located within the buffer zone.	Figure 2 in the replacement pages of EA has been revised accordingly in <b>Attachment 2</b> .
	<u>Sewerage Infrastructure</u>	
2.5	Section 2.3.1: the sewage should eventually flow to San Wai STW instead of Yuen Long STW. Please clarify.	Noted. The typo has been revised in Section 2.3.1 of replacement pages of SIA in <b>Attachment 1</b> .
2.6	Table 2.2, Table 1 and 3 of Appendix 2: According to the GESF, contributing population = calculated total average flow / 0.27, not calculated total average flow / UFF. Please revise.	Appendix 2 enclosed in the replacement pages of SIA has been updated in <b>Attachment 1</b> .



	Departmental Comments	Responses to Comments
2.7	Table 2.2 and Table 1 of Appendix 2: No. of students and staff in the tutorial school should also be taken into account when estimating the sewage generation. Please revise.	<p>As stated in Section 2.3.2 of the replacement pages of SIA in <b>Attachment 1</b>, the proposed uses at the Application Premises will be designated for 'Shop and Services (not elsewhere specified)' / 'Eating Place' / 'School' (tutorial school only). For technical assessment purpose, 60% of the non-domestic GFA of the proposed development (i.e. 2,426m<sup>2</sup>) has been assumed for 'Eating Place' (F&amp;B) use (i.e. 2,426m<sup>2</sup>); 20% of the non-domestic GFA (i.e. 809m<sup>2</sup>) assumed for 'Shop and Services (not elsewhere specified)' use; and the remaining 20% (i.e. 809m<sup>2</sup>) assumed for 'School' (tutorial school only) use.</p> <p>Reference is also made to the approved S16 application for tutorial school use in Transport Plaza (No. A/YL/292) in determining the no. of students and staff for the proposed tutorial school use. As indicated in Page 2 of the TPB Paper attached in Appendix 3 of <b>Attachment 1</b>, 8 students and 2 staff are assumed for about 64m<sup>2</sup> tutorial school GFA.</p> <p>Therefore, in this assessment, 102 students and 26 staff are assumed for about 809m<sup>2</sup> tutorial school GFA for the sewerage calculation. Table 2 in the replacement page of SIA has been updated accordingly in <b>Attachment 1</b> of the current submission.</p>
2.8	Table 2 of Appendix 2: Please specify the unit of the area	The unit of the area is m <sup>2</sup> . Table 2 of Appendix 2 (enclosed in <b>Attachment 1</b> ) has been revised accordingly.
2.9	Table 2 of Appendix 2: Please provide the percentage of area in Wang Fung Building assumed for "Community, Social & Personal Services" and "Retail" uses when calculating the worker density.	It is assumed that the areas for "Community, Social & Personal Services" and "Retail" uses in Wang Fung Building are both 160m <sup>2</sup> for calculating the worker density.
2.10	Table 3 of Appendix 2: please calculate with pipe length from FMH1018491 - FMH1018490 as referred to the assumption mentioned in note 7 of the table.	The pipe length from FMH1018493 – FMH1018490 is 13.8m. <b>Table 3 of Appendix 2</b> shown in <b>Attachment 1</b> has been revised accordingly.



	Departmental Comments	Responses to Comments
2.11	<p><u>Noise Planning</u></p> <p>From noise planning point of view, we would have no adverse comment on such application as long as (1) the operation of the eating place, shop and services would meet the noise criteria of NCO, as well as (2) the noise sensitive uses within the tutorial school will not rely on openable window for ventilation, such as connecting to the tutorial school with central air-conditioning system.</p>	Noted.



	Departmental Comments	Responses to Comments
<b>3.</b>	<b>Comments of Food and Environmental Hygiene Department</b>  <u>Advisory Comments</u>	
3.1	No Food and Environmental Hygiene Department's (FEHD) facilities will be affected.	Noted.
3.2	Proper license / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food license issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant license should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licenses should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory License should be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licenses under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the license will be issued upon compliance of all the requirements.	Noted.



	Departmental Comments	Responses to Comments
3.3	<p>If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. Please also remind the applicant that the operation of the food business place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.</p>	Noted.



	Departmental Comments	Responses to Comments
<b>4.</b>	<b>Comments of Buildings Department</b>	
	<u>Advisory Comments</u>	
4.1	It was noted that an Occupation Permit for petrol filling station, carpark maintenance officer and store, shopping area and ancillary accommodation for non-domestic use at Ground floor, shops and ancillary accommodation for non-domestic use at mezzanine floor and carparking area and ancillary accommodation for non-domestic use at 1 <sup>st</sup> to 10 <sup>th</sup> Floor (inclusive) in respect of the above was issued on 28 September 1988.	Noted.
4.2	<p>Based on the limited information provided, the applicant's attention is drawn to the following points:</p> <ul style="list-style-type: none"> <li>(i) The proposed tutorial school is subject to the issue of a license/registration, please be reminded that the subject premises intended to be used for such purpose is required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.</li> <li>(ii) Barrier free access and accessible toilet required under Regulation 72 of the Building (Planning) Regulation [B(P)R].</li> <li>(iii) The numbers of sanitary fitments required should comply with Building (Standards of sanitary fitments, plumbing, drainage works and latrines) Regulations.</li> <li>(iv) Whether the plant rooms on G/F and M/F list out can generally be considered exemptible from GFA calculation, you may wish to note that such similar areas had been exempted from GFA calculation in the latest approved Building (Alterations and Additions) plans.</li> <li>(v) If any proposal involve non-exempted alterations and additions work and/pr material change in use of a building,</li> </ul>	Noted.



	<b>Departmental Comments</b>	<b>Responses to Comments</b>
	detailed checking will be carried out during building plan submission stage.	



	Departmental Comments	Responses to Comments
<b>5.</b>	<b>Lands Department</b>	
5.1	<p>The subject premises fall within Yuen Long Town Lot No. 348 ('the Lot') which is held under New Grant No. 3071 as modified by Modification Letters dated 18.12.1987, 23.11.1988 and 21.2.1994 respectively (hereinafter collectively referred to as "the New Grant"). The New Grant contains, inter alia, the following restrictions:</p> <p>(i) The Lot shall not be used for any purpose other than (a) a multi-storey car park consisting of not less than 765 spaces; (b) a petrol filling station; and (c) remaining floor area for non-industrial purposes only, excluding residential.</p> <p>(ii) No non-domestic building erected on the Lot exceeding 36m in height shall have a plot ratio in excess of 9.5.</p>	Noted.
5.2	<p>According to the Supplementary Planning Statement (SPS) submitted by the applicant, all of the proposed uses would only involve internal renovation without any increase in plot ratio and building height. Provided that the proposal would not result in exceeding the permitted plot ratio and building height under lease, I should have no comment from land lease perspective.</p>	Noted.
5.3	<p>The various technical assessments at Appendix of the SPS such as Traffic Impact Assessment, Environmental Assessment and Sewerage Impact Assessment, etc., should be subject to comments of relevant departments.</p>	Noted.
5.4	<p>The applicant should be reminded to ensure that the proposed uses of the subject premises would be in compliance with the prevailing ordinances and regulations including but not limited to fire services and building requirements.</p>	Noted.



	Departmental Comments	Responses to Comments
<b>6.</b>	<b>Comments of Education Bureau</b>	
6.1	As a licensing office, the School Registration and Compliance Section is not in the position to comment on nor give policy support to the subject application at the planning stage.	Noted.
<b>7.</b>	<b>Comments of Transport Department</b>	
7.1	<p>Please include the following junctions in the assessment and updated Drawing No. 4.2:</p> <ul style="list-style-type: none"> <li>(i) Junction of Castle Peak Road – Yuen Long and Fung Cheung Road</li> <li>(ii) Junction of Yau Sun Street and Kin Lok Street</li> </ul>	<p>The two junctions of <u>(C) Fung Cheung Road / Castle Peak Road – Yuen Long</u> and <u>(D) Kin Lok Street / Yau Sun Street</u> have been included with the following updates in the revised TIA enclosed in <b>Attachment 3</b> :</p> <ul style="list-style-type: none"> <li>- Junction Layout: <b>Figures 2.3 and 2.4</b></li> <li>- Traffic Flows: <b>Figures 2.5, 4.1 and 4.2</b></li> <li>- Junction Assessment: <b>Tables 2.2 and 5.2</b></li> </ul>
7.2	In Section 3.2, please demonstrate that the existing parking and loading/unloading provisions are able to cater for the parking and loading/unloading demand generated by the proposed development.	<p>According to the latest data record, the parking and loading spaces in the existing Transport Plaza are relatively under-utilised with a peak occupancy below 75%.</p> <p>There are at least 220 spare spaces to cope with the parking and loading demand by the proposed uses with no net change in GFA.</p>
7.3	In Table 4.1, please adopt the latest AADT 2021 in your assessment.	<b>Table 4.1</b> of the revised TIA enclosed in <b>Attachment 3</b> is updated with latest AADT 2021. The same growth rate of +0.5% p.a. is adopted for the traffic forecasts.
7.4	Apart from the net traffic generation in Table 4.4, please provide breakdown of the existing traffic generation/attraction and the proposed traffic generation/attraction.	<p>The existing shopping arcade on G/F and M/F is currently under renovation and has been effectively vacated since July 2022, such that the traffic generation/attraction are negligible.</p> <p>The existing traffic generation / attraction by the multi-storey carpark and petrol filling station are reflected by the background traffic flows (without the Proposed Commercial Uses) in 2022 and 2027 as shown in <b>Figures 2.5 and 4.1</b> of the revised TIA enclosed in</p>



	Departmental Comments	Responses to Comments
7.5	Please indicate the public transport provision in the vicinity of the proposed development in drawing.	<p><b>Attachment 3</b> respectively.</p> <p>The design traffic forecasts (with Proposed Commercial Uses) are presented in <b>Figure 4.2</b> of the revised TIA enclosed in <b>Attachment 3</b> by superimposing the proposed traffic generation / attraction as shown in <b>Table 4.4</b> of the revised TIA.</p> <p>The current provisions of public transport services in the vicinity of the Subject Site are included in Section 2.3 and indicated on <b>Figure 2.6</b> of the revised TIA enclosed in <b>Attachment 3</b></p>
7.6	Please assess the pedestrian trip generation/attraction and the LOS of the nearby footpath for the proposed development.	<p>The existing pedestrian conditions along Kin Lok Street and Fung Cheung Road (P2) are observed to be excellent with “LOS A” during peak hours as shown in <b>Table 2.4</b> of the revised TIA enclosed in <b>Attachment 3</b>.</p> <p>In view of the small scale of the existing local shopping arcade / Application Premises (with a total commercial GFA of only about 4,044m<sup>2</sup>), which mainly serves the residents of the adjacent residential developments, the pedestrian conditions of nearby footpaths are expected to be maintained at LOS A after the renovation.</p>
8.	<p><b>The following departments have no comments on and no objection to the application</b></p> <ul style="list-style-type: none"> <li>• Civil Engineering and Development Department</li> <li>• Water Supplies Department</li> <li>• Highways Department</li> <li>• Leisure and Cultural Services Department</li> <li>• Hong Kong Police Force</li> </ul>	Noted.



---

**Attachment 1**

**Replacement Pages of Sewerage Impact Assessment**

---

*(amendments highlighted)*



## CHAPTERS

	Page
1. INTRODUCTION .....	1
1.1 Background .....	1
1.2 The Application Site and Its Environs .....	1
1.3 The Proposed Development.....	1
2. SEWERAGE IMPACT ASSESSMENT.....	3
2.1 Introduction.....	3
2.2 Assessment Criteria and Methodology .....	3
2.3 Assessment of Sewerage Impact .....	3
2.4 Discussion .....	6
3. OVERALL CONCLUSION.....	7

## TABLES

Table 1.1	Comparison of Floor Uses for Existing and Renovated Subject Site.....	2
Table 2.1	Worker Density by Economic Activity and Planned Usage Type .....	3
Table 2.2	Estimated Peak Flow .....	5

## FIGURES

Figure 1	Location of Subject Site and its Environs
Figure 2	Existing Sewerage System in the vicinity of the Subject Site
Figure 3	Existing Sewerage System and Catchments in the vicinity of the Subject Site

## APPENDICES

Appendix 1	Indicative Floor Plans of the Application Premises
Appendix 2	Detailed Sewerage Impact Assessment Calculations
Appendix 3	Information Extracted from RNTPC Paper No. A/YL/292



(i.e. 12 storeys) of the existing Transport Plaza due to the application. Table 1.1 shows the comparison of floor use for existing and renovated Subject Site. The indicative floor plans of the Application Premises are shown in Appendix 1.

1.3.3 The tentative completion year is 2023.

Table 1.1 Comparison of Floor Uses for Existing and Renovated Subject Site

Floor Uses	Existing/ Permitted	After Renovation
G/F (Application Premises)	Eating Place (approved under Application No. A/YL/5) / Shop & Services / Tutorial School (approved under Application No. A/YL/292)	Shop and Service/Eating Place/ School (tutorial school only)
G/F (Outside Application Premises)	Petrol Filling Station and a Shop (fronting Kin Lok Street) (NO CHANGE)	
M/F (Application Premises)	Eating Place	Shop and Service/Eating Place/ School (tutorial school only)
1/F – 10/F (Outside Application Premises)	Car Park (NO CHANGE)	



## 2. SEWERAGE IMPACT ASSESSMENT

### 2.1 Introduction

2.1.1 The aim of this study is to assess whether the capacity of the existing sewerage networking to the existing building is sufficient to cope with the sewage flow from the Proposed Uses. Drainage Record Plans from the Drainage Services Department (DSD) and Geoinfo Map (<https://www.map.gov.hk/gm/>) were obtained to facilitate the sewerage impact assessment.

### 2.2 Assessment Criteria and Methodology

2.2.1 Environmental Protection Department's (EPD's) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1 (GESF) and Planning Department's Commercial and Industrial Floor Space Utilization Survey (CIFSUS) are referred to in estimating the quantity of generated sewage from the Proposed Development. The cumulative impact from the surrounding catchments is also studied in this assessment.

2.2.2 The following unit flow factors are adopted in this SIA:

- Domestic, Private R2: 0.27m<sup>3</sup>/day
- Clubhouse, G/IC, Social Welfare and Community employees, and Retail (non-F&B) Employees: 0.28 m<sup>3</sup>/day (J4 – Wholesale & Retail; J11 – Community, Social & Personal Services)
- Restaurants Employees: 1.58 m<sup>3</sup>/day (J10 - Restaurants & Hotels)

2.2.3 The following worker density adopted in this SIA are tabulated below:

Table 2.1 Worker Density by Economic Activity and Planned Usage Type

Economic Activities	All Types (workers per GFA (in 100m <sup>2</sup> ))	Converted Worker Density (m <sup>2</sup> per worker)
Community Social & Personal Services	3.3	30.3
Retail Trade	3.5	28.6
Restaurant	5.1	19.6

2.2.4 According to the Table T-4 of GESF, catchment inflow factor of 1.0 for Yuen Long is applied in the assessment.

### 2.3 Assessment of Sewerage Impact

2.3.1 According to the Drainage Record from the Geoinfo Map, the Subject Site is surrounded by a well-developed sewerage system for connection. The exiting sewerage system in the vicinity of the Subject Site is shown in Figure 2. All the collected sewage flows within the area including the Subject Site will be eventually discharged to **San Wai Sewage Treatment Works**.

2.3.2 The total Non-Domestic GFA for the Proposed Uses at the Application Premises is about 4,044m<sup>2</sup> (i.e. 2,098m<sup>2</sup> and 1,946m<sup>2</sup> at G/F and M/F, respectively), which will be designated for 'Shop and Services (not elsewhere specified)' / 'Eating Place' / 'School' (tutorial school only) uses. In this assessment, 60% of the Non-Domestic GFA of the



Proposed Development would be assumed for 'Eating Place' (F&B) use (i.e. 2,426m<sup>2</sup>); 20 % of the Non-Domestic GFA of the Proposed Development would be assumed for 'Shop and Services (not elsewhere specified)' use (i.e. 809m<sup>2</sup>) and 20 % of the Non-Domestic GFA of the Proposed Development would be assumed for 'School' (tutorial school only) use (i.e. 809m<sup>2</sup>) are adopted for the SIA calculation.

- 2.3.3 Detailed calculation for sewage generated from the Proposed Uses at the Application Premises is given in Table 2.2 and Table 1 of Appendix 2. According to the results, the average flow rate from the Proposed Uses at the Application Premises is about 215.1m<sup>3</sup>/day.



Table 2.2 Estimated Peak Flow

Calculation for Sewage Generation Rate of the Proposed Uses at the Application Premises			
<b>1. F&amp;B</b>			
Assumed Area	=	2426	m <sup>2</sup>
Assumed Floor Area per Employee	=	19.6	m <sup>3</sup> / person/day Refer to Table 8 – Restaurants
Assumed Number of Employees	=	124	employees
Unit Flow Factor for Commercial Employees	=	0.08	m <sup>3</sup> / employee/day Refer to Table T-2 of GESF
Unit Flow Factor for Commercial Activities	=	1.50	m <sup>3</sup> / employee/day Refer to Table T-2 of GESF – J10
Sewage Generation Rate	=	195.9	m <sup>3</sup> / day
<b>2. Retail Shop</b>			
Assumed Area	=	809	m <sup>2</sup>
Assumed Floor Area per Employee	=	29	m <sup>3</sup> / person/day Refer to Table 8 of CIFSUS- Retail Trade
Assumed Number of Employees	=	57	employees
Unit Flow Factor for Commercial Employees	=	0.08	m <sup>3</sup> / employee/day Refer to Table T-2 of GESF
Unit Flow Factor for Commercial Activities	=	0.20	m <sup>3</sup> / employee/day Refer to Table T-2 of GESF – J4
Sewage Generation Rate	=	16.0	m <sup>3</sup> / day
<b>3. Tutorial School</b>			
Assumed Area	=	809	m <sup>2</sup>
Assumed Number of Students	=	102	person
Assumed Number of Staff	=	26	Reference is made to Page 2 of RNTPC Paper No. A/YL/292 (Please also see Appendix 3.3).
Unit Flow Factor for School Student	=	0.04	m <sup>3</sup> / day GESF Table T-2
Unit Flow Factor for Commercial Employees	=	0.08	m <sup>3</sup> / day GESF Table T-2
Unit Flow Factor for Commercial Activities	=	0.20	m <sup>3</sup> / day GESF Table T-2 - J4
Sewage Generation Rate	=	11.4	m <sup>3</sup> / day
<b>Peak Flow from Proposed Uses at the Application Premises</b>			
Total Flow Rate	=	215.1	m <sup>3</sup> /day
Catchment Inflow Factor P <sub>CIF</sub>	=	1.0	Refer to Table T-4 of GESF – Yuen Long
Total Flow Rate with Catchment Inflow Factor P <sub>CIF</sub>	=	215.1	m <sup>3</sup> /day
Contributing Population	=	797	people Refer to S12.1 of GESF, Contributing Population = Calculated total average flow/ UFF
Peaking factor	=	8	Refer to Table T-5 of GESF for population <1,000 incl. stormwater allowance for facility with existing upstream sewerage
Peak Flow	=	19.9	litre/sec



## 2.4 Discussion

2.4.1 Sewage from the Proposed Uses at the Application Premises will be discharged to the public sewers (Manhole FMH1018491) located on Castle Peak Road – Yuen Long as shown in Figure 2 while the sewerage catchments of upstream and downstream of the Application Premises is shown in Figure 3.

2.4.2 To cope with the latest minimum pipe size requirement of Sewerage Manual, the existing Ø150 sewer from FMH1018492 to FMH1018491 will be replaced by a new Ø200mm concrete sewer pipe.

2.4.3 Appendix 2 shows the detailed calculation on the estimated hydraulic capacity of the said existing sewer sections and the calculation of the amount of the sewage entering each segment of the said sewer network.

2.4.4 After reviewing the cumulative sewerage impacts based on sewage contributed by both the Proposed Development and the surrounding catchments, it is found that the current sewerage system is sufficient to cater sewage generated from the Proposed Uses at the Application Premises.

2.4.5 The project proponent will be responsible for the implementation of the required sewerage works



Appendix 2      Detailed Sewerage Impact Assessment Calculations



Table 1 - Calculation for Sewage Generation Rate of the Proposed Uses at the Application Premises

Proposed Uses at the Application Premises (G/F & M/F)

Subject Site Terminal Manhole (AS) to FMH1018492

Remarks

F&B

Assumed Area	=	2426	m <sup>2</sup>	60% of Non-Domestic GFA of G/F and M/F (i.e. 4044m <sup>2</sup> x 0.6 = 2426m <sup>2</sup> )
Assumed Floor Area per Employee	=	19.6	m <sup>2</sup> /person/day	CIFSUS Table 8 - Restaurants
Assumed Number of Employees	=	124	employees	
Unit Flow Factor for Commercial Employees	=	0.08	m <sup>3</sup> /day	GESF Table T-2
Unit Flow Factor for Commercial Activities	=	1.50	m <sup>3</sup> /day	GESF Table T-2 - J10
Sewage Generation Rate	=	195.9	m <sup>3</sup> /day	

Retail Shop

Assumed Area	=	809	m <sup>2</sup>	20% of Non-Domestic GFA of G/F and M/F (i.e. 4044m <sup>2</sup> x 0.2 = 809m <sup>2</sup> )
Assumed Floor Area per Employee	=	29	m <sup>2</sup> /person/day	CIFSUS Table 8 - Retail Trade
Assumed Number of Employees	=	28	employees	
Unit Flow Factor for Commercial Employees	=	0.08	m <sup>3</sup> /day	GESF Table T-2
Unit Flow Factor for Commercial Activities	=	0.20	m <sup>3</sup> /day	GESF Table T-2 - J4
Sewage Generation Rate	=	7.8	m <sup>3</sup> /day	

Tutorial School

Assumed Area	=	809	m <sup>2</sup>	20% of Non-Domestic GFA of G/F and M/F (i.e. 4044m <sup>2</sup> x 0.2 = 809m <sup>2</sup> )
Assumed Number of Students	=	102	person	Reference is made to Page 2 of RNTPC Paper No. A/YL/292 (Please also see Appendix 3.3). 8 students and 2 staff is assumed for
Assumed Number of Staff	=	26	person	64m <sup>2</sup> tutorial school GFA.
Unit Flow Factor for School Student	=	0.04	m <sup>3</sup> /day	GESF Table T-2
Unit Flow Factor for Commercial Employees	=	0.08	m <sup>3</sup> /day	GESF Table T-2
Unit Flow Factor for Commercial Activities	=	0.20	m <sup>3</sup> /day	GESF Table T-2 - J4
Sewage Generation Rate	=	11.4	m <sup>3</sup> /day	

Peak Flow from the Proposed Uses at the Application Premises

Total Flow Rate	=	215.1	m <sup>3</sup> /day	
Catchment Inflow Factor P <sub>CIF</sub>	=	1.0		Refer to Table T-4 of GESF - Yuen Long
Total Flow Rate with Catchment Inflow Factor P <sub>CIF</sub>	=	215.1	m <sup>3</sup> /day	
Contributing Population	=	797	people	Refer to S12.1 of GESF, Contributing Population = Calculated total average flow/ UFF
Peaking factor	=	8		Refer to Table T-5 of GESF for population <1,000 incl. stormwater allowance for facility with existing upstream sewerage
Peak Flow	=	<u>19.9</u>	litre/sec	



Table 2 - Estimated Sewage Flow for Catchment Areas

Catchment	Description	Location	Use	Flat Unit	Restaurant & Hotel	Retail / Community/ Office	Person/ Unit	worker (worker/100sqm) <sup>[4]</sup>			ADWF in m <sup>3</sup> /day <sup>[1][2]</sup>			Catchment Inflow Factor <sup>[3]</sup>	Catchment Flows with Catchment Inflow Factor in m <sup>3</sup> /day		Remarks
				unit	area, m <sup>2</sup>	area, m <sup>2</sup>	Resident	Restaurants	Community, Social & Personal Services	Retail Trade	Private R2	J10	J4/J11		A	B	
A	Wang Fung Building	14 Fau Tsoi Street	R(B) & Commerical	104	300	320	292	16	6	6	78.8	25.3	3.4	1	107.5	-	4 Flats x 26 storeys = 104 Units <a href="https://www.midland.com.hk/zh-hk/estate/%E6%96%B0%E7%95%8C-%E5%85%83%E6%9C%97-%E5%AE%8F%E8%B1%90%E5%A4%A7%E5%BB%88-E09368">https://www.midland.com.hk/zh-hk/estate/%E6%96%B0%E7%95%8C-%E5%85%83%E6%9C%97-%E5%AE%8F%E8%B1%90%E5%A4%A7%E5%BB%88-E09368</a>
A	Yat Sun Building	5 Yat Sun Street	R(B) & Commerical	28	-	1270	79	-	32	12	21.3	-	12.3	1	33.7	-	4 Flats x 7 Storeys = 28 Units <a href="https://www.oneday.com.hk/zh_HK/buildings/yat-sun-building/">https://www.oneday.com.hk/zh_HK/buildings/yat-sun-building/</a>
A	Opulence Heights	50 Castle Peak Road	R(B)	112	550	650	314	29	22	-	84.8	45.8	6.2	1	136.8	-	4 Flats x 28 Storeys = 112 Units 3 Storeys for Restaurant (1/F) and Community, Social & personal Services (G/F & 2/F) <a href="https://www.midland.com.hk/zh-hk/estate/%E6%96%B0%E7%95%8C-%E5%85%83%E6%9C%97-%E8%B1%90%E8%A3%95%E8%BB%92-E000003288">https://www.midland.com.hk/zh-hk/estate/%E6%96%B0%E7%95%8C-%E5%85%83%E6%9C%97-%E8%B1%90%E8%A3%95%E8%BB%92-E000003288</a>
A	Sun Ga Building	58 Castle Peak Road	R(B)	22	-	360	62	-	-	13	16.7	-	3.6	1	20.4	-	2 Flats x 11 Storeys = 22 Units <a href="https://www.midland.com.hk/en/estate/New-Territories-Yuen-Long-Sun-Ga-Building-E08103">https://www.midland.com.hk/en/estate/New-Territories-Yuen-Long-Sun-Ga-Building-E08103</a>
A	Hang Heung Cake Shop	64-66 Castle Peak Road	Restaurant & Retail	-	192	64	-	10	-	3	-	15.8	0.8	1	16.6	-	Based on desktop review
A	Kam Yuen Building	22-26 Castle Peak Road	R(B)	24	100	150	68	6	5	-	18.4	9.5	1.4	1	29.2	-	2 Flats x 12 Storeys = 24 Units <a href="https://www.midland.com.hk/zh-hk/estate/%E6%96%B0%E7%95%8C-%E5%85%83%E6%9C%97-%E9%87%91%E6%BA%90%E5%A4%A7%E5%BB%88-E04798">https://www.midland.com.hk/zh-hk/estate/%E6%96%B0%E7%95%8C-%E5%85%83%E6%9C%97-%E9%87%91%E6%BA%90%E5%A4%A7%E5%BB%88-E04798</a>
A	Yam On Lau	32-34 Castle Peak Road	R(B)	10	150	-	28	8	-	-	7.6	12.6	-	1	20.2	-	<a href="https://hk.centanet.com/estate/en/Yam-On-Lau/1-VCRJURRJO">https://hk.centanet.com/estate/en/Yam-On-Lau/1-VCRJURRJO</a>
A	-	36 Castle Peak Road	Retail	-	-	222	-	-	-	8	-	-	2.2	1	2.2	-	Based on desktop review
A	-	38 Castle Peak Road	Retail	-	-	148	-	-	-	6	-	-	1.7	1	1.7	-	Based on desktop review
A	Hang Fat Mansion	12 Castle Peak Road	R(B)	44	110	420	124	6	14	-	33.5	9.5	3.9	1	46.9	-	<a href="https://www.midland.com.hk/zh-hk/estate/%E6%96%B0%E7%95%8C-%E5%85%83%E6%9C%97-%E6%81%92%E7%99%BC%E6%A8%93-E03583">https://www.midland.com.hk/zh-hk/estate/%E6%96%B0%E7%95%8C-%E5%85%83%E6%9C%97-%E6%81%92%E7%99%BC%E6%A8%93-E03583</a>
A	Po On Building	2 Castle Peak Road	R(B)	40	-	-	112	-	-	-	30.2	-	-	1	30.2	-	<a href="https://www.midland.com.hk/en/estate/New-Territories-Yuen-Long-Po-On-Building-E07166">https://www.midland.com.hk/en/estate/New-Territories-Yuen-Long-Po-On-Building-E07166</a>
B	Pearl House	1-11 On Lok Road	R(B)	40	592	592	112	31	20	-	30.2	49.0	5.6	1	-	84.8	10 Flats x 4 storeys = 40 Units; 2 storeys for restaurants (G/F) and church (1/F) <a href="https://www.midland.com.hk/zh-hk/estate/%E6%96%B0%E7%95%8C-%E5%85%83%E6%9C%97-%E6%98%8E%E7%8F%A0%E6%A8%93-E10472?buildingId=B000037733">https://www.midland.com.hk/zh-hk/estate/%E6%96%B0%E7%95%8C-%E5%85%83%E6%9C%97-%E6%98%8E%E7%8F%A0%E6%A8%93-E10472?buildingId=B000037733</a>

Notes:

[1] Refer to Table T-1 of GESF - Private R2

[2] Refer to Table T-2 of GESF - J10 &amp; J11

[3] Refer to Table T-4 of GESF - 1.00 Catchment Inflow Factor for Yuen Long

[4] Refer to Table 8 of CIFSUS

[5] Locations of the sewage catchment areas are shown in Figure 3



Table 3 - Sewerage Capacity Calculation  
A. Hydraulic Capacity of Sewers and Comparison of Sewer Capacity to Sewage Generated from the Proposed Uses at the Application Premises

Catchment	Sewer Pipe ID	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	US CL	DS CL	US IL	DS IL	Gradient	g	k <sub>s</sub> <sup>[9]</sup>	s	v	V	Area	Perimeter	R=A/P (Full Bore Radius)	Q (Full)	Estimated Capacity	Remarks on Material Assumption	Catchment Carried			Swage from: Catchment (ADWF in m <sup>3</sup> /day) including Catchment Inflow Factor (Cif) <sup>[2]</sup>			Total ADWF	Safety Factor <sup>[2]</sup>	Contributing Population	Peaking	Peak Flow (L/s)	% Capacity Occupied	Status
				mm	m	mPD	mPD	mPD	mPD	1 in	m/s <sup>2</sup>	m		m <sup>2</sup> /s	m/s	m <sup>2</sup>	m	m	m <sup>3</sup> /s	L/s					1	2	3	m <sup>3</sup> /day	1		Factor			
AS	Development	FMH1018492	FMH1018491	200 <sup>[1]</sup>	8.5	-	4.15	3.49 <sup>[3]</sup>	3.07	20	9.81	0.003 <sup>[1]</sup>	0.049	1.00E-06	2.1	0.03	0.63	0.05	0.07	66	Concrete <sup>[1]</sup>	AS			215.1			215.1	215.1	797	8	19.9	30%	OK
AS + Catchment A	FWD1019670	FMH1018491	FMH1050002	300	13.8 <sup>[7]</sup>	4.15	-	2.67	2.67 <sup>[4]</sup>	-	9.81	-	-	-	-	0.07	0.94	0.08	-	-	Concrete <sup>[1]</sup>	AS	A		215.1	445.4		660.5	660.5	2446	6	45.9	- <sup>[7]</sup>	-
	FWD1065862	FMH1050002	FMH1050003	300		-	-	2.67	2.67 <sup>[5]</sup>	-	9.81	-	-	-	-	0.07	0.94	0.08	-	-	Concrete <sup>[1]</sup>	AS	A		215.1	445.4		660.5	660.5	2446	6	45.9	- <sup>[7]</sup>	-
	FWD1065863	FMH1050003	FMH1018490	300		-	4.40	2.67	2.50 <sup>[6]</sup>	0	9.81	0.003	0.012 <sup>[7]</sup>	1.00E-06	1.4	0.07	0.94	0.08	0.10	98	Concrete <sup>[1]</sup>	AS	A		215.1	445.4		660.5	660.5	2446	6	45.9	47%	OK
	FWD1019669	FMH1018490	FMH1018489	375	6.7	4.40	4.40	2.50	2.49	670	9.81	0.006	0.001	1.00E-06	0.5	0.11	1.18	0.09	0.05	55	Concrete <sup>[1]</sup>	AS	A		215.1	445.4		660.5	660.5	2446	6	45.9	84%	OK
	FWD1019668	FMH1018489	FMH1018488	375	5.4	4.40	4.20	2.49	2.36	42	9.81	0.003	0.024	1.00E-06	2.2	0.11	1.18	0.09	0.25	247	Concrete <sup>[1]</sup>	AS	A		215.1	445.4		660.5	660.5	2446	6	45.9	19%	OK
	FWD1019667	FMH1018488	FMH1018486	375	2.6	4.20	4.40	2.36	2.35	260	9.81	0.006	0.004	1.00E-06	0.8	0.11	1.18	0.09	0.09	88	Concrete <sup>[1]</sup>	AS	A		215.1	445.4		660.5	660.5	2446	6	45.9	52%	OK
	FWD1019665	FMH1018486	FMH1018487	750	33.6	4.40	-	2.10	2.07	1120	9.81	0.006	0.001	1.00E-06	0.6	0.44	2.36	0.19	0.27	269	Concrete <sup>[1]</sup>	AS	A		215.1	445.4		660.5	660.5	2446	6	45.9	17%	OK
	FWD1019666	FMH1018487	FMH1018442	750	11.6	-	4.70	2.07	2.04	387	9.81	0.003	0.003	1.00E-06	1.2	0.44	2.36	0.19	0.51	510	Concrete <sup>[1]</sup>	AS	A		215.1	445.4		660.5	660.5	2446	6	45.9	9%	OK
AS + Catchment A & B	FWD1019625	FMH1018442	FMH1018443	750	51.7	4.70	4.36	2.04	1.99	1034	9.81	0.006	0.001	1.00E-06	0.6	0.44	2.36	0.19	0.28	280	Concrete <sup>[1]</sup>	AS	A		215.1	445.4		660.5	660.5	2446	6	45.9	16%	OK
	FWD1019626	FMH1018443	FMH1018444	750	5.7	4.36	4.47	2.00 <sup>[8]</sup>	1.99	570	9.81	0.006	0.002	1.00E-06	0.9	0.44	2.36	0.19	0.38	378	Concrete <sup>[1]</sup>	AS	A	B	215.1	445.4	84.8	745.3	745.3	2760	6	51.8	14%	OK

Notes:

- [1] According to the latest minimum pipe size requirement of Sewerage Manual, an existing Ø150 sewer from FMH1018492 to FMH1018491 will be replaced by a new Ø200mm concrete sewer pipe.
- [2] Catchment Inflow Factor of 1.0 applied to existing catchments respectively.
- [3] According to the existing Drainage Plans obtained from Buildings Department, the outgoing level of the terminal manhole within site is 3.49mPD.
- [4] According to DSD Records, the incoming invert level of Manhole FMH1050002 is missing. Therefore, the outgoing level of 2.67mPD is used instead.
- [5] According to DSD Records, the incoming invert level of Manhole FMH1050003 is missing. Therefore, the outgoing level of 2.67mPD is used instead.
- [6] According to DSD Records, the incoming invert level of Manhole FMH1018490 is missing. Therefore, the outgoing level of 2.50mPD is used instead.
- [7] As the incoming invert level and outgoing level of Manhole FMH1050002 and FMH1050003 are the same, which would result in a flat gradient. Therefore, Manhole FMH1050002 and FMH1050003 are omitted and Manhole FMH1018491 is assumed to connect with Manhole FMH1018490 directly. The pipe length from FMH1018491 to FMH1018490 is 13.8m.
- [8] According to DSD Records, both the invert levels of Manhole FMH1018443 is 1.99mPD, which is the same as Manhole FMH1018444 and would cause a flat gradient. Therefore, the invert levels have been adjusted to 2.00mPD to allow gradient flow.
- [9] According to Table 5 (Recommended roughness values) in Sewerage Manual (Part 1), roughness coefficient for concrete sewer under poor condition is adopted. The ks values for concrete sewer are 3.0mm for velocities greater than 1.2m/s, otherwise 6.0mm.



Appendix 3

Information Extracted from RNTPC Paper No. A/YL/292



1.2 According to the submission, the proposal will include a reception and one classroom within the premises of a total floor area of about 64m<sup>2</sup> which is intended to accommodate a maximum of 8 students and 2 staff. The operation hours are from 8:30a.m. to 6:00p.m. from Mondays to Fridays, 8:30a.m. to 1:00p.m. on Saturdays, and there will be no operation on Sundays. The location plan and layout plan submitted by the applicant are at **Drawings A-1 and A-2** respectively.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application form with attachments received (Appendix I)  
on 20.4.2022
- (b) Further Information (FI) received on (Appendix Ia)  
30.5.2022  
*(exempted from the publication and recounting requirements)*

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I**. They can be summarised as follows:

- (a) New residential developments have attracted new population to the Yuen Long Town area in recent years, including young families, and thus there is an imminent need for tutorial school services in the area.
- (b) The convenient location of the Transport Plaza with existing pedestrian connections to the nearby residential areas makes the premises to be a favourable location to offer tutorial school services. It is also anticipated that no additional traffic will be generated by the proposed tutorial school. The proposed use will not cause any adverse impact to the surrounding as it is relatively small in size and aims to serve the local population only.
- (c) The proposed use will not cause any adverse impact on the Means of Escape and structural stability of the Transport Plaza as it is located on the G/F. Lavatories and access for people with disability are also available at the proximity of the premises.

## 3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by obtaining the consent from the current premises owner. Detailed information would be deposited at the meeting for Members’ inspection.



---

**Attachment 2**

**Replacement Pages of the Environmental Assessment**

---

*(amendments highlighted)*



## 1. INTRODUCTION

### 1.1 Background

- 1.1.1 This environmental assessment (EA) is prepared in support of a S.16 planning application for 3 proposed commercial uses [i.e. 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) uses (hereafter referred to as the "Proposed Uses")] to be provided in the existing shopping arcade located at G/F (part) and M/F of an existing multi-storey car park building named Transport Plaza at Yuen Long Town Lot No. 348, No. 2 - 6 Fung Cheung Road, Yuen Long (hereafter referred to as the "Application Premises").

### 1.2 The Subject Site and Its Environs

- 1.2.1 The Application Premises concerns the existing shopping arcade located at G/F (part) and M/F of an existing building named Transport Plaza (hereafter referred to as the "Subject Site"), which is currently zoned as "Other Specified Uses (Public Car Park and Petrol Filling Station with Ground Floor Retail Shops)" ("OU") under approved Yuen Long Outline Zoning Plan (OZP) (No. S/YL/25). This shopping arcade is a small, local shopping arcade serving mainly the residents of the adjacent housing sites.
- 1.2.2 The Subject Site abuts a cul-de-sac named Kin Cheung Street along its western boundary, Kin Lok Street at the southern boundary and Fung Cheung Road at the eastern boundary which connects to the major carriageway of Castle Peak Road – Yuen Long Section and the rest of Yuen Long. The surroundings of the Subject Site are predominantly residential in character. Figure 1 shows the location of the Subject Site and its environment.

### 1.3 The Proposed Development

- 1.3.1 It is noteworthy that all the 3 proposed commercial uses are actually permitted within the existing shopping arcade at present. However, their locations so permitted are rather constrained or isolated due to the relevant OZP restriction and the relevant planning approvals granted in different years for different parts of the same shopping arcade [e.g. 'Shop & Service' use always permitted on the whole G/F of the existing shopping arcade, 'Eating Place' / restaurant use approved for the whole M/F and part of G/F of the shopping arcade under Application No. A/YL/5, and 'School' (tutorial school only) approved for part of G/F of the arcade under Application No. A/YL/292].
- 1.3.2 By taking the opportunity of the upcoming holistic renovation works for the shopping arcade which is aged over 30, the Applicant proposes to enhance the flexibility and variety of the commercial provisions in this Application Premises to better serve the local community. A planning application is therefore prepared to seek a broad-brush approval from TPB for provision of these 3 permitted commercial uses on both G/F & M/F of the existing shopping arcade instead of on a particular floor or particular shop within the shopping arcade. The Proposed Development actually only concerns the flexibility required under the upcoming renovation works for the change in the mix of the 3 commercial uses currently permitted in different parts of the existing shopping arcade. There will be no increase in the GFA of the existing shopping arcade due to this S.16 application. There will also be no change in the building bulk, the total NGFA (i.e. not more than 28,709m<sup>2</sup> or plot ratio of not more than 9.5) or the building height (i.e. 12 storeys) of the existing Transport Plaza due to the application. Table 1.1 shows the comparison of floor use for existing and renovated shopping arcade. The indicative floor plans of the Application Premises are shown in Appendix 1.

- 1.3.3 The tentative completion year is **2023**.



Table 2.2 Guidelines on Usage of Open Space Site

Pollution Source	Parameter	Buffer Distance	Permitted Uses
Road and Highways	Type of Road		
	Trunk Road and Primary Distributor	>20 m	Active and passive recreational 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
Industrial Areas	Difference in Height between Industrial Chimney Exit and the Site		
	<20 m	>200 m	Active and passive recreational uses
		5 – 200 m	Passive recreational uses
	20 – 30 m (*)	>100 m	Active and passive recreational uses
		5 – 100 m	Passive recreational uses
	30 – 40 m	>50 m	Active and passive recreational uses
		5 – 50m	Passive recreational uses
	>40 m	>10 m	Active and passive recreational uses
Construction and Earth Moving Activities	-	<50 m	Passive recreational uses
		>50 m	Active and passive recreational uses

Note:

- (1) 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.
- (2) 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.
- (3) 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.
- (4) Amenity areas are permitted in any situation.

## 2.3 Impact of Vehicular Emission

- 2.3.1 The Subject Site is bounded by Fung Cheung Street from the east, Kin Lok Street from the south and Kin Cheung Street from the west. According to the traffic census 2021 issued by Transport Department (TD), Fung Cheung Road is classified as "District Distributor" (DD) while Kin Lok Street and Kin Cheung Street are the local road and they are considered to classify as "Local Distributor" (LD).
- 2.3.2 According to the Table 3.1 of the Chapter 9 (Environment) of the HKPSG, there is a recommended buffer distance on vehicular emission in relation to different types of road. The recommended buffer distance for "LD" and "DD" are 5m and 10m, respectively.
- 2.3.3 Figure 2 shows the buffer distance between the Subject Site and kerb side of the nearest carriageways. As shown in Figure 2, a small portion along the southern side of Subject Site falls within the buffer zone. It is confirmed that there is no air-sensitive uses including openable window, fresh air intake and recreational uses located within



## 4. OVERALL CONCLUSION

- 4.1.1 This environmental assessment (EA) has been carried out to examine the potential impacts (e.g. air quality, fixed noise, and land contamination) of the 3 proposed commercial uses [i.e. 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) uses] in the existing shopping arcade (Application Premises) located on G/F (part) and M/F of Transport Plaza at Yuen Long Town Lot No. 348, No. 2 - 6 Fung Cheung Road, Yuen Long.
- 4.1.2 It is noteworthy that all the 3 proposed commercial uses are actually permitted within the existing shopping arcade at present. However, their locations so permitted are rather constrained or isolated due to the relevant OZP restriction and the relevant planning approvals granted in different years for different parts of the same shopping arcade [e.g. 'Shop & Service' use always permitted on the whole G/F of the existing shopping arcade, 'Eating Place' / restaurant use approved for the whole M/F and part of G/F of the shopping arcade under Application No. A/YL/5, and 'School' (tutorial school only) approved for part of G/F of the arcade under Application No. A/YL/292]. By taking the opportunity of the upcoming holistic renovation works for the shopping arcade which is aged over 30, a planning application is therefore prepared to seek a broad-brush approval from TPB for provision of these 3 permitted commercial uses on both G/F & M/F of the existing shopping arcade so that flexibility would be allowed under the renovation works for change in the mix of the 3 commercial uses within this small local shopping arcade. There will be no increase in the GFA of the existing shopping arcade due to this S.16 application. There will also be no change in the total NGFA or building height of the existing Transport Plaza due to the application.

### Air Quality

- 4.1.3 A small portion along the southern side of Subject Site falls within the buffer zone. It is confirmed that there is no air-sensitive uses including openable window, fresh air intake and recreational uses located within the buffer zone for the existing shopping arcade / Application Premises to meet the requirement for air quality as stipulated under the HKPSG. As such, it will not subject to adverse vehicular emission impact.
- 4.1.4 There was no chimney, or industrial activities identified within 200m from the Subject Site. As such, it is anticipated that the Application Premises would not be subject to adverse industrial emission impact.

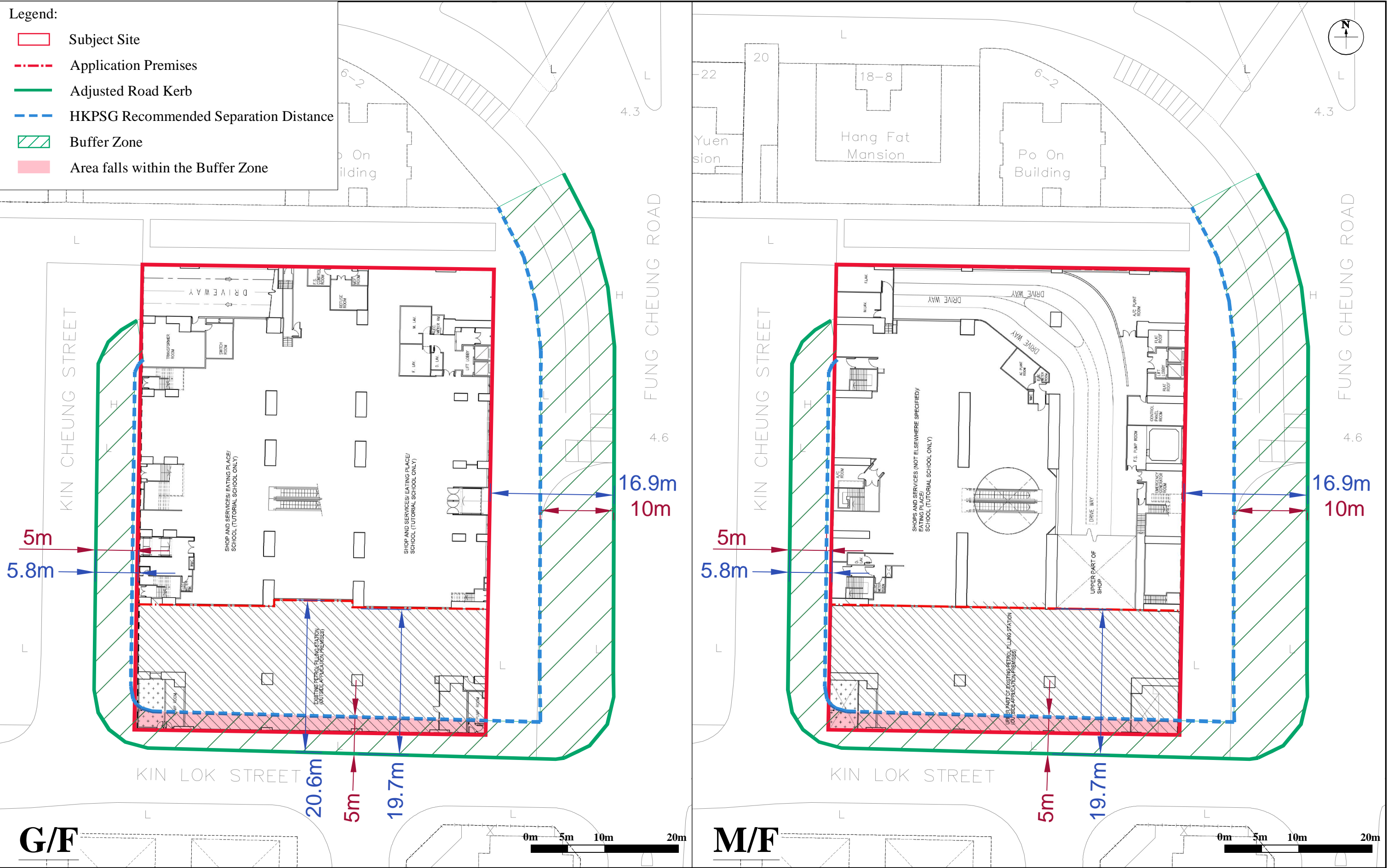
### Fixed Noise

- 4.1.5 The existing shopping arcade is and will continue to be equipped with central air-conditioning system and would not rely on openable windows for ventilation. Therefore, the Proposed Uses within the Application Premises would not be considered as an NSR and the future occupants would not be subject to any adverse noise impact.
- 4.1.6 At this planning stage, there is no information on the addition of fixed noise sources (if any) at the Subject Site. However, the future fixed noise sources would be designed and installed to meet the relevant noise criteria in the HKPSG.

### Land Contamination

- 4.1.7 The current planning application actually only concerns the flexibility required for provision of the 3 commercial uses on both floors of the existing shopping arcade. The existing uses outside the shopping arcade (e.g. the existing ground floor PFS) would be unaffected by the application. There will be no excavation works carried out and no change in the building bulk, total NGFA or building height of the existing Transport Plaza due to the Proposed Development under the current proposal. Therefore, land contamination issue should not be a concern for the Project and study of land contamination is not required.





<b>Figure:</b> 2		RAMBOLL	
<b>Title:</b> Buffer Distance between the Application Site and Kerb Side of the Nearest Carriageways		Drawn by: WT	
<b>Project:</b> Section 16 Planning Application For Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories		Checked by: TC	
		Rev.: 1.1	
		Date: Nov 2022	



---

**Attachment 3**

**Revised Traffic Impact Assessment**

---

*(amendments highlighted)*



**SECTION 16 PLANNING APPLICATION FOR PROPOSED  
'EATING PLACE', 'SHOP AND SERVICES (NOT  
ELSEWHERE SPECIFIED)' AND 'SCHOOL' (TUTORIAL  
SCHOOL ONLY) USES ON G/F (PART) AND M/F AT  
YUEN LONG TOWN LOT NO. 348, NO. 2-6 FUNG  
CHEUNG ROAD, YUEN LONG, NEW TERRITORIES**



**TRAFFIC IMPACT ASSESSMENT REPORT**



## TABLE OF CONTENTS

<b>1.</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>1.1</b>	<b>BACKGROUND</b>	<b>1</b>
<b>1.2</b>	<b>STUDY OBJECTIVES</b>	<b>2</b>
<b>1.3</b>	<b>STRUCTURE OF THE REPORT</b>	<b>2</b>
<b>2.</b>	<b>EXISTING TRAFFIC CONDITIONS</b>	<b>3</b>
<b>2.1</b>	<b>EXISTING ROAD NETWORK</b>	<b>3</b>
<b>2.2</b>	<b>EXISTING JUNCTION PERFORMANCE</b>	<b>3</b>
<b>2.3</b>	<b>PUBLIC TRANSPORT SERVICES</b>	<b>4</b>
<b>2.4</b>	<b>EXISTING PEDESTRIAN CONDITIONS</b>	<b>6</b>
<b>3.</b>	<b>THE PROPOSED DEVELOPMENT</b>	<b>7</b>
<b>3.1</b>	<b>PLANNED DEVELOPMENT SCHEDULE</b>	<b>7</b>
<b>3.2</b>	<b>PROVISIONS OF INTERNAL TRANSPORT FACILITIES</b>	<b>8</b>
<b>4.</b>	<b>FUTURE TRAFFIC CONDITIONS</b>	<b>9</b>
<b>4.1</b>	<b>DESIGN YEAR</b>	<b>9</b>
<b>4.2</b>	<b>REFERENCE TRAFFIC FORECASTS</b>	<b>9</b>
<b>4.3</b>	<b>DEVELOPMENT TRAFFIC GENERATION</b>	<b>11</b>
<b>4.4</b>	<b>DESIGN TRAFFIC FORECASTS</b>	<b>11</b>
<b>5.</b>	<b>TRAFFIC IMPACT ASSESSMENT</b>	<b>12</b>
<b>5.1</b>	<b>OPERATIONAL ASSESSMENT</b>	<b>12</b>
<b>6.</b>	<b>SUMMARY AND CONCLUSION</b>	<b>13</b>
<b>6.1</b>	<b>SUMMARY</b>	<b>13</b>
<b>6.2</b>	<b>CONCLUSION</b>	<b>14</b>

## ANNEXES

### ANNEX A CALCULATION DETAILS OF JUNCTION ASSESSMENT



## LIST OF FIGURES

Figure 1.1	Site Location
Figure 2.1	Existing Road Network
Figure 2.2	Junction Layout of Kin Lok Street / Kin Cheung Street (A) and Kin Lok Street / Fung Cheung Road / Fung Yau Street North (B)
Figure 2.3	Junction Layout of Fung Cheung Road / Castle Peak Road – Yuen Long (C)
Figure 2.4	Junction Layout of Kin Lok Street / Yau San Street (D)
Figure 2.5	Observed Traffic Flows (SEP 2022)
Figure 2.6	Current Provision of Public Transport Services
Figure 3.1	Indicative Floor Plans (G/F and M/F)
Figure 4.1	2027 Reference Traffic Forecast (Without Proposed Uses)
Figure 4.2	2027 Design Traffic Forecast (With Proposed Uses)

## LIST OF TABLES

Table 2.1	Identified Critical Junctions for Assessment	3
Table 2.2	Operational Performance of Critical Junctions in 2022	4
Table 2.3	Existing Public Transport Services in the Vicinity	5
Table 2.4	Existing Pedestrian Conditions in 2022	6
Table 3.1	Indicative Development Schedule	7
Table 4.1	ATC Counting Station Records in the Local Area	9
Table 4.2	Population Distribution Projection in terms of Tertiary Planning Unit (TPU)	10
Table 4.3	Adopted Trip Rates for the Proposed Development	11
Table 4.4	Net Traffic Generations of the Proposed Development	11
Table 5.1	Layout and Arrangement of Critical Junctions in 2027	12
Table 5.2	Operational Performance of Critical Junctions in 2027	12



# 1. INTRODUCTION

## 1.1 Background

- 1.1.1 This planning application is submitted to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance (the Ordinance) (CAP. 131) in support of the 3 proposed commercial uses [i.e. 'Eating Place', 'Shop & Services (not elsewhere specified)' and 'School' (tutorial school only) uses (hereafter referred to as the "Proposed Development")] in the existing shopping arcade (hereafter referred to as the "Application Premises") located on G/F (part) and M/F of Transport Plaza at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long. The location of the Application Premises is in **Figure 1.1**.
- 1.1.2 Transport Plaza is an existing building completed in 1988. It falls within an 'Other Specified Uses' annotated 'Public Car Park and Petrol Filling Station with Ground Floor Retail Shops' (i.e. "OU(PCP & PFS w/GFRS)") zone under the Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/25. Currently, the building is functionally separated into two main portions – the lowest two floors (i.e. G/F & M/F) mainly serving as a small, neighbourhood shopping arcade plus a ground floor PFS, whereas 1/F and the floors above serving as public vehicle park (PVP).
- 1.1.3 The proposed 'Shop & Services' use is always permitted on G/F of the existing shopping arcade, whereas the other 2 proposed commercial uses – 'Eating Place' and 'School' (tutorial school only) uses are also permitted on part of G/F & M/F, and part of G/F of the same shopping arcade respectively under the relevant S.16 planning applications (A/YL/5 and A/YL/292 respectively). In other words, **all the 3 proposed commercial uses are currently permitted in the existing shopping arcade**. However, their locations so permitted within the shopping arcade are rather constrained or isolated due to the relevant OZP restriction and the previous planning permissions granted under separate planning applications which were submitted in different years for different parts of the same shopping arcade.
- 1.1.4 By taking the opportunity of the upcoming renovation works for the existing shopping arcade which is aged over 30, the Applicant proposes to enhance the flexibility and variety of the commercial provisions in this shopping arcade to better serve the local community. A planning application is therefore prepared to seek a broad-brush approval from TPB for provision of the said 3 permitted commercial uses on both G/F & M/F of the existing shopping arcade so that flexibility would be allowed for the renovation works and interior design in terms of the re-sizing, re-configuration and redistribution of the shops to accommodate these 3 permitted commercial uses on both floors of the existing shopping arcade.
- 1.1.5 The Traffic Impact Assessment (TIA) is prepared to examine the potential traffic impact of the 3 proposed commercial uses in the existing shopping arcade on the local road network.



## 1.2 Study Objectives

1.2.1 The main objectives of the study are as follows:

- To examine the existing baseline traffic conditions by junction performance of the adjacent road network with the vacated shopping arcade under renovation;
- To estimate the provision of internal transport facilities and the likely traffic generated by the Proposed Development;
- To forecast future traffic flows in the vicinity of the site for the design year;
- To assess the impacts of traffic generated by the Proposed Development on the adjacent road network and to recommend any improvement measures to alleviate the foreseeable traffic problem on the local road network, if necessary.

## 1.3 Structure of the Report

1.3.1 Following this introductory chapter, there are five further chapters.

1.3.2 **Chapter 2 – Existing Traffic Conditions**, which describes the existing transport context in the vicinity of the Application Premises, including the traffic conditions by junction performance.

1.3.3 **Chapter 3 – The Proposed Development**, which briefs the planning parameters of the Proposed Development, including the access arrangements and internal transport provision.

1.3.4 **Chapter 4 – Future Traffic Conditions**, which presents the traffic forecasting methodology and estimates the future traffic conditions with the potential traffic generation and attraction of the Proposed Uses.

1.3.5 **Chapter 5 – Traffic Impact Assessment**, which presents the potential traffic impacts in terms of junction performance in the future design year. Recommendation of improvement measures will be included if necessary.

1.3.6 **Chapter 6 – Summary and Conclusion**, which summarises the findings of the study and presents the conclusion regarding the traffic issues of the Proposed Uses.



## 2. EXISTING TRAFFIC CONDITIONS

### 2.1 Existing Road Network

- 2.1.1 The existing building of Transport Plaza in Yuen Long is a multi-storey carpark with 'Eating Places' and 'Shop & Services' at G/F and M/F.
- 2.1.2 A petrol filling station (PFS) is located at G/F to the south of the Subject Site abutting Kin Lok Street and Kin Cheung Street.
- 2.1.3 The existing road network in the vicinity is shown in **Figure 2.1**, which comprises the following:
- Fung Cheung Road;
  - Kin Lok Street; and
  - Kin Cheung Street
- 2.1.4 Fung Cheung Road is a single 2-lane carriageway running in the north-south direction. The local distributor connects to Castle Peak Road – Yuen Long for Yuen Long Town in the north, and intersects with Fung Ki Road/ Ma Tong Road for Shap Pat Heung in the south.
- 2.1.5 Kin Lok Street is a rural feeder road serving the local traffic in east-west direction. The single 2-lane carriageway intersects with Fung Cheung Road in a form of priority junction near the Application Premises.
- 2.1.6 Kin Cheung Road is a local access road with the vehicular access for the multi-storey carpark at the end of cul-de-sac. The single 2-lane carriageway forms a priority junction at Kin Lok Street to the southwest of the Application Premises.

### 2.2 Existing Junction Performance

- 2.2.1 The critical junctions identified for traffic impact assessment due to the proposed amendment of uses are listed in **Table 2.1** below:

Ref.	Junction	Type	Figure No.
A	Kin Lok Street / Kin Cheung Street	Priority	<b>Figure 2.2</b>
B	Kin Lok Street / Fung Cheung Road / Fung Yau Street North	Priority	<b>Figure 2.2</b>
<b>C</b>	<b>Fung Cheung Road / Castle Peak Road – Yuen Long</b>	<b>Signal</b>	<b>Figure 2.3</b>
<b>D</b>	<b>Kin Lok Street / Yau San Street</b>	<b>Priority</b>	<b>Figure 2.4</b>

- 2.2.2 The locations of the above junctions are illustrated in **Figure 2.1**. The existing junction layout and corresponding traffic arrangements are shown in **Figures 2.2 to 2.4**.
- 2.2.3 In order to appraise the existing traffic conditions of these junctions, a traffic survey in form of manual classified count was conducted at a typical weekday in September 2022. The Year 2022 peak hour traffic flows are shown in **Figure 2.5**.



- 2.2.4 With consideration of the outbreak of COVID-19 and the regulations of group gathering (Cap. 599G), the observed traffic flows in 2022 have been reviewed against the past survey records, among which the traffic volumes and pattern are appeared to be comparable.
- 2.2.5 Operational performance of the critical junctions have been assessed in accordance with the existing traffic flows and the results are summarised in **Table 2.2** below.
- 2.2.6 All critical junctions in the vicinity are currently operating within capacities. Details of junction assessment are enclosed in the **Annex A**.

**Table 2.2 Operational Performance of Critical Junctions in 2022**

Ref.	Junction	Type	RC <sup>(1)</sup> / DFC <sup>(2)</sup>	SEP 2022	
				AM Peak	AM Peak
A	Kin Lok Street / Kin Cheung Street	Priority	DFC	0.14	0.12
B	Kin Lok Street / Fung Cheung Road / Fung Yau Street North	Priority	DFC	0.73	0.73
C	Fung Cheung Road / Castle Peak Road – Yuen Long	Signal	RC	36%	50%
D	Kin Lok Street / Yau San Street	Priority	DFC	0.14	0.15

Notes:

(1) RC = Reserve Capacity; (2) DFC = Design Flow/Capacity

## 2.3 Public Transport Services

- 2.3.1 The major public transport corridor along Castle Peak Road – Yuen Long is within walking distance from the Subject Site, which is well served by the LRT Stop near Tai Tong Road, as well as the bus stops near Kuk Ting Street (Bus Stop A) and Yau San Street (Bus Stop B).
- 2.3.2 Numerous bus and GMB routes are also available along Fung Cheung Road, with on-street bus stops near Fung Ting Court (Bus Stop C) and Hop Yick Road (Bus Stop D), as well as a bus terminus (Bus Stop E) to the east of the Subject Site.
- 2.3.3 It is also understood that the existing footbridge system across Castle Peak Road – Yuen Long will be enhanced with a direct connection to Yuen Long MTR Station, which is currently under construction with anticipated completion by 2023.
- 2.3.4 The existing public transport services in the vicinity of Subject Site are indicated on **Drawing 2.6** and summarised **Table 2.3** below.



**Table 2.3 Existing Public Transport Services in the Vicinity**

Bus Route	Destinations		Stop <sup>(1)</sup>
KMB 53	Yuen Long (Yoho Mall)	Tsuen Wan (Nina Tower)	(A) (B)
KMB 54	Yuen Long (West)	Sheung Tsuen	(A) (B)
KMB 64K	Yuen Long (West)	Tai Po Market Station	(A) (B)
KMB 64X	Yuen Long (West)	Hong Kong Science Park	(A)
KMB 68E	Yuen Long Park	Tsing Yi Station	(C) (D)
KMB 68F	Yuen Long Park	Park Yoho	(C) (D)
KMB 68M	Yuen Long (West)	Tsuen Wan Station	(A) (B)
KMB 68X	Hung Shui Kiu (Hung Fuk Estate)	Mong Kong (Park Avenue)	(A) (B)
KMB 76K	Long Ping Estate	Sheung Shui (Ching Ho)	(A) (B)
KMB 77K	Yuen Long (Fung Cheung Road)	Sheung Shui	(E)
KMB 264R	Tin Shui Wai (Tin Yiu Estate)	Tai Po Market Station	(A) (B)
KMB 265S	Tin Shui Wai Town Centre	Tai Po Industrial Estate	(A)
KMB 268B	Long Ping Station	Hung Hom (Hung Luen Road)	(A) (B)
KMB 268C	Long Ping Station	Kwun Tong Ferry	(A) (B)
KMB 268P	Yuen Long (Ma Wang Road)	Kwun Tong Ferry	(A) (B)
KMB 268X	Hung Shui Kiu (Hung Fuk Estate)	Jordan (West Kowloon Station)	(A) (B)
KMB 269D	Tin Fu	Lek Yuen	(A) (B)
KMB 276	Tin Tsz	Sheung Shui	(A) (B)
KMB 276C	Tin Shui Wai Station	Fanling (Cheung Wah)	(A) (B)
KMB 276P	Tin Shui Wai Station	Sheung Shui	(A) (B)
KMB 968	Yuen Long (West)	Causeway Bay (Tin Hau)	(A) (B)
KMB 968X	Yuen Long (Tak Yip Street)	Quarry Bay (King's Road)	(A) (B)
KMB P968	Yuen Long (West)	Causeway Bay (Tin Hau)	(A) (B)
KMB B1	Tin Tsz	Lok Ma Chau Station	(A) (B)
NLB B2	Yuen Long Station	Shenzhen Bay Port	(A) (B)
LWB A36	Kam Sheung Road Station	Airport	(A) (B)
LWB E36	Pat Heung Road	Airport	(A) (B)
LWB E36S	Yuen Long (Ma Wang Road)	Airport	(A) (B)
MTR K65	Yuen Long Station	Lau Fau Shan	(A) (B)
NR945	Yuen Long (Fung Cheung Road)	North Point	(E)
GMB Route	Destinations		Stop <sup>(1)</sup>
GMB 36	Yuen Long (Fook Hong Street)	Tai Shang Wai	(A) (B)
GMB 37	Yuen Long (Fook Hong Street)	Yau Tam Mei	(A) (B)
GMB 38	Yuen Long (Fook Hong Street)	Ha Chuk Yuen	(A) (B)
GMB 39	Yuen Long (Fung Cheung Road)	Kung Um	(E)
GMB 71	Yuen Long (Tai Hang Street)	Shek Wu Tong (Ho Pui)	(B)
GMB 72	Yuen Long (Tai Hang Street)	Lui Kung Tin	(B)
GMB 75	Yuen Long (Fook Hong Street)	Ha Wan Tsuen	(A) (B)
GMB 76	Yuen Long (Fook Hong Street)	Siu Hum Tsuen	(A) (B)
GMB 601	Yuen Long (Fung Cheung Road)	Pak Wai Tsuen	(B) (E)
GMB 601C	Yuen Long (Fung Cheung Road)	Kam Sheung Road Station	(B) (E)
GMB 602	Yuen Long (Fung Cheung Road)	Tai Kong Po	(B) (E)
GMB 603	Yuen Long (Fung Cheung Road)	Fung Kat Heung	(B) (E)
GMB 604	Yuen Long (Fung Cheung Road)	Shan Ha Tsuen	(E)
GMB 608	Yuen Long (Fung Cheung Road)	Wang Toi Shan (Pat Heung)	(B) (E)
GMB 609	Yuen Long Stadium	Pok Oi Hospital	(A) (B)
GMB 609S	Yuen Long Station	Long Shin Estate	(B)
GMB 623	Yuen Long (Fung Cheung Road)	Kong Tau Tsuen	(E)

Note (1):

Stop (A): Kuk Ting Street (Castle Peak Road eastbound); Stop (B): Yau San Street (Castle Peak Road westbound);  
 Stop (C): Fung Ting Court (Fung Cheung Road northbound); Stop (D): Hop Yick Road (Fung Cheung Road southbound);  
 Stop (E): Fung Cheung Road Bus Terminus

Section 16 Planning Application for Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories



## 2.4 Existing Pedestrian Conditions

2.4.1 The major pedestrian movements are identified along footpaths of Kin Lok Street (P1) and Fung Cheung Road (P2). Pedestrian surveys were conducted to establish the current pedestrian demand in the vicinity of the Subject Site as summarised in **Table 2.4**.

**Table 2.4 Existing Pedestrian Conditions in 2022**

Index	Location	Actual Width (m)	Effective Width (m) <sup>(1)</sup>	AM Peak			PM Peak		
				Ped Flow (Ped/min)	Flow Rate (Ped/min/m)	LOS <sup>(2)</sup>	Ped Flow (Ped/min)	Flow Rate (Ped/min/m)	LOS <sup>(2)</sup>
P1	Kin Lok Street	2.5	1.5	3.0	2.0	A	3.9	2.6	A
P2	Fung Cheung Road	5.0	4.0	10.0	2.5	A	9.3	2.3	A

Notes:

(1) Effective width is derived by excluding the dead widths of the existing railings (0.5m) and building edge (0.5m) on each side in the "Through Zone" respectively.

(2) In general, LOS C is desirable for most design at streets with dominant 'living' pedestrian activities.

- LOS A: Flow Rate <16 Ped/min/m
- LOS B: Flow Rate = 16-23 Ped/min/m
- LOS C: Flow Rate = 23-33 Ped/min/m

2.4.2 Based on the Level-of-Service ("LOS") criteria as stipulated in *TPDM Volume 6 Chapter 10.5.2*, the existing pedestrian conditions of nearby footpaths are excellent with "LOS A".



### 3. THE PROPOSED DEVELOPMENT

#### 3.1 Planned Development Schedule

- 3.1.1 The shopping arcade on G/F and M/F is currently under renovation since July 2022. The proposed 3 commercial uses [i.e. 'Shop & Services', 'Eating Place' and 'School' (tutorial school only)] were individually permitted within the Application Premises under formerly approved S16 planning applications.
- 3.1.2 To enhance the flexibility and variety of the commercial provisions in the subject shopping arcade, a planning application is prepared to seek for a broad-brush approval from TPB for the 3 commercial uses [i.e. 'Eating Place', 'Shop & Services (not elsewhere specified)' and 'School' (tutorial school only)] for the Application Premises.
- 3.1.3 There will be no change to the total GFA of the existing shopping arcade due to the current planning application for flexibility to reallocate / redistribute the 3 permitted commercial uses within the 2 floors of the shopping arcade. The indicative floor plans of G/F and M/F are shown in **Figure 3.1**.
- 3.1.4 The existing uses and GFA outside the Application Premises, including of the Petrol Filling Station (PFS) on G/F and multi-storey car park for private cars, light vans and goods vehicles on 1/F to 10/F will be maintained unchanged. The overall GFA of the entire site will be the same as the existing (i.e. about 28,709m<sup>2</sup>) and in compliance with the statutory plot ratio restriction of no more than 9.5 under the OZP.
- 3.1.5 The details of development parameters are summarised in **Table 3.1** below.

**Table 3.1 Indicative Development Schedule**

Planning Parameters	Existing / Permitted Uses	Proposed Uses (After Renovation)
<b>Lot Area</b> (YLTL No. 348)	Approx. 3,022 m <sup>2</sup>	
<b>Maximum Plot Ratio</b>	Not more than 9.5	
<b>Maximum Non-Domestic GFA</b>	Not more than 28,709 m <sup>2</sup> (for entire lot) Including approx. 4,044 m <sup>2</sup> (for Application Premises on G/F and M/F only)	
Floor	Existing / Permitted Uses	Proposed Uses (After Renovation)
G/F (Outside Application Premises)	Petrol Filling Station and a Shop (fronting Kin Lok Street) <b>(NO CHANGE)</b>	
G/F (Within Application Premises)	Commercial Uses (Approx. 2,098m <sup>2</sup> ) • Shop & Services • Eating Place <sup>(1)</sup> • School (tutorial school only) <sup>(2)</sup>	Commercial Uses (Approx. 2,098m <sup>2</sup> ) • Shop & Services • Eating Place • School (tutorial school only)
M/F (Within Application Premises)	Commercial Uses (Approx. 1,946m <sup>2</sup> ) • Eating Place <sup>(1)</sup>	Commercial Uses (Approx. 1,946m <sup>2</sup> ) • Shop & Services • Eating Place • School (tutorial school only)
1/F to 10/F (Outside Application Premises)	Multi-Storey Car Park <b>(NO CHANGE)</b>	

Notes: (1) Approved under Application No. A/YL/5  
(2) Approved under Application No. A/YL/292

Section 16 Planning Application for Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories



### 3.2 Provisions of Internal Transport Facilities

- 3.2.1 The multi-storey carpark in the existing Transport Plaza currently provides a total of 880 parking spaces, including 780 for private cars and light vans and 100 for goods vehicles.
- 3.2.2 The current provision is more than the lease conditions, which requires a minimum of 665 parking spaces for private cars and light vans and 100 parking spaces for goods vehicles respectively.
- 3.2.3 According to the latest data record, the parking and loading spaces in the existing Transport Plaza are relatively under-utilised with a peak occupancy below 75%. **There are at least 220 spare spaces to cope with the parking and loading demand by the proposed uses.**
- 3.2.4 There will be no change in GFA of shopping arcade in the Application Premises (G/F and M/F) before and after renovation, thus the parking provision would still comply with the lease conditions.



## 4. FUTURE TRAFFIC CONDITIONS

### 4.1 Design Year

- 4.1.1 The scheduled completion year is anticipated to be 2023-2024. For a conservative approach, year 2027 is adopted to be the design year, which is 3 years upon the latter completion year.

### 4.2 Reference Traffic Forecasts

#### Future Transport Context

- 4.2.1 It is understood that there is a comprehensive development site under construction near Yuen Long MTR Station, which is anticipated to be completed by 2023 with enhanced footbridge connections to the Subject Site across Castle Peak Road – Yuen Long.
- 4.2.2 For the conservative approach, it is assumed that road network in the vicinity of the existing car park building will remain the same as per the existing arrangement for assessment purpose.
- 4.2.3 The reference traffic flows for the design year (without the Proposed Development) would be derived from the expected growth of traffic in the area with reference to the historical growth trend and planning data.

#### Historical Growth Trend

- 4.2.4 The Transport Department has traffic count stations in the vicinity of the Subject Site. The past six years traffic counts reported in the Annual Traffic Census (ATC) for the relevant stations are summarised in **Table 4.1**.

**Table 4.1 ATC Counting Station Records in the Local Area**

ATC Station No.	Road Name	From	To	Average Annual Daily Traffic (A.A.D.T) <sup>(1)</sup>							Annual Growth <sup>(2)</sup>
				2015	2016	2017	2018	2019	2020	2021	2015-2021
5019	Castle Peak Rd - Yuen Long	Yuen Long On Lok Rd	Kam Tin Rd	34,380	31,990	30,040	29,300	30,160	27,640	29,600	-2.6%
5233	Fung Cheung Rd	Castle Peak Rd - Yuen Long	Hop Yick Rd	25,240*	26,290*	25,580*	24,600	24,280	23,280*	24,210*	-1.5%
5440	Castle Peak Rd - Yuen Long	Fung Cheung Rd	Yuen Long On Lok Rd	43,320	45,120*	44,420*	45,510*	45,570	45,860	47,700	1.2%
5711	Shap Pat Heung Rd	Shap Pat Heung INT	Tai Tong Rd	23,020	21,960	21,810*	22,500*	23,400*	26,860	29,360	4.4%
6030	Hop Yick Rd	Fung Cheung Rd	Tai Tong Rd	10,950*	11,400*	10,210	10,340	10,260*	9,840*	10,230*	-1.7%
<b>Overall</b>				<b>136,910</b>	<b>136,760</b>	<b>132,060</b>	<b>132,250</b>	<b>133,670</b>	<b>133,480</b>	<b>141,100</b>	<b>0.2%</b>

Note: (1) \* denotes AADT estimated by Growth Factor in Annual Traffic Census (ATC);  
 (2) The best-fitted growth is adopted by an exponential trend line (i.e.  $y = b * m^x$ ) by regression analysis;



4.2.5 As indicated in **Table 4.1**, the traffic pattern in the area shows a marginal increment between 2015 and 2021. The historical traffic growth between 2015 and 2021 is represented by a positive rate of +0.2% per annum.

*Population Projection in the Vicinity Area in terms of Tertiary Planning Unit (TPU)*

4.2.6 With reference to the Population Distribution Projections published by Planning Department dated March 2021, of which the latest Census and Statistics Department's projections of territorial population released in September 2020 was adopted as the control totals, the population projection for 2021-2026 in Yuen Long Town Centre are reviewed in **Table 4.2**.

**Table 4.2 Population Distribution Projection in terms of Tertiary Planning Unit (TPU)**

New Towns / Other Areas in the New Territories	Population <sup>(1)</sup>	
	Year 2021	Year 2026
Yuen Long New Town	169,700	166,900
Average Growth (p.a.) 2021-2026	-0.3%	

Notes:

(1) Population refers to Table 2 in "Projections of Population Distribution" published by Planning Department dated March 2021

4.2.7 The population projection in Yuen Long Town Centre is anticipated with a declining trend between 2021 and 2026, which is represented by a negative rate of -0.3% per annum.

Adopted Growth Rate

4.2.8 In view of the **marginal variations** among both historical traffic data and future population projection, there is no clear indication for an apparent future traffic growth.

4.2.9 For a conservative approach, the nominal growth rate of +0.5% per annum is adopted for the purpose of this study between years 2022 and 2027.

4.2.10 The anticipated 2027 reference traffic flows, as presented in **Figure 4.1** can be derived by the equation below:

$$\begin{aligned} \text{2027 Reference Flows} &= \text{2022 Observed Flows (with Application Premises under renovation)} \\ &\quad \times \text{Growth Factor of 0.5\% p.a. for 5 years} \end{aligned}$$



### 4.3 Development Traffic Generation

- 4.3.1 The shopping arcade on G/F and M/F is currently under renovation, such that the Application Premises have been effectively vacated since July 2022.
- 4.3.2 With reference to *Transport and Planning Design Manual (T.P.D.M.) Volume 1 Chapter 3*, the trip rates adopted for assessment are extracted in **Table 4.3** below.

**Table 4.3 Adopted Trip Rates for the Proposed Development**

Adopted Trip Rates (pcu/hr)		AM Peak		PM Peak	
Development Parameters	Level	Generation	Attraction	Generation	Attraction
<b>Proposed Commercial Uses at G/F and M/F</b>					
Retail / Shopping Complex (per 100 sqm GFA)	Upper	0.3307	0.3342	0.3839	0.4504
	<b>Mean</b>	<b>0.2296</b>	<b>0.2434</b>	<b>0.3100</b>	<b>0.3563</b>
	Lower	0.1285	0.1525	0.2360	0.2622

Source: TPDM 2021, Volume 1 Chapter 3, Appendix 1, Annex C, Table 1

- 4.3.3 The number of trips generated by the proposed commercial uses are derived as summarised in **Table 4.4** below.

#### With Proposed Commercial Uses After Renovation

**Table 4.4 Net Traffic Generations of the Proposed Development**

Estimated Number of Trips (pcu/hr)			AM Peak		PM Peak	
Land Use	GFA (m <sup>2</sup> )	TPDM Trip Rate	Generation	Attraction	Generation	Attraction
<b>Proposed Commercial Uses at G/F and M/F</b>						
Commercial	4,044m <sup>2</sup>	Retail (Upper)	13	14	16	18
		<b>Retail (Mean)</b>	<b>9</b>	<b>10</b>	<b>13</b>	<b>14</b>
		Retail (Lower)	5	6	10	11
		<b>Adopted<sup>(1)</sup></b>	<b>10</b>	<b>10</b>	<b>15</b>	<b>15</b>

Notes:

(1) The estimated no. of trips were rounded to the nearest 5.

- 4.3.4 In view of the scale of commercial GFA (approx. 4,044m<sup>2</sup>) for the Application Premises, the adopted traffic generation and attraction by the proposed commercial uses are very minimal.
- 4.3.5 Nevertheless, there is no change in the total GFA in the Application Premises (G/F and M/F) before and after renovation. The performance of the identified junctions are unlikely affected by the proposed uses.

### 4.4 Design Traffic Forecasts

- 4.4.1 By superimposing the above development traffic flows and the 2027 reference traffic forecast (without Proposed Amendment), the design traffic forecasts in 2027 can be derived as below:
- 2027 Design Flows = 2027 Reference Flows + Traffic by the Proposed Commercial Uses
- 4.4.2 The 2027 AM and PM peak design traffic forecasts (with Proposed Commercial Uses) are presented in **Figure 4.2**.



## 5. TRAFFIC IMPACT ASSESSMENT

### 5.1 Operational Assessment

5.1.1 The existing layouts will be adopted in design year 2027 for the operational assessments of the critical junctions were summarised in **Table 5.1**.

**Table 5.1 Layout and Arrangement of Critical Junctions in 2027**

Ref.	Junction	Type	Layout	Figure No.
A	Kin Lok Street / Kin Cheung Street	Priority	Existing	Figure 2.2
B	Kin Lok Street / Fung Cheung Road / Fung Yau Street North	Priority	Existing	Figure 2.2
C	Fung Cheung Road / Castle Peak Road – Yuen Long	Signal	Existing	Figure 2.3
D	Kin Lok Street / Yau San Street	Priority	Existing	Figure 2.4

5.1.2 To assess the traffic impact due to the Proposed Amendment, capacity analysis of the identified critical junctions in the study area for both reference and design scenarios in year 2027 has been carried out. The results are summarised and presented in **Table 5.2**.

**Table 5.2 Operational Performance of Critical Junctions in 2027**

Ref.	Junction	Type	RC <sup>(1)</sup> / DFC <sup>(2)</sup>	Operational Performance			
				Reference 2027 (Without Application Premises)		Design 2027 (With Proposed Commercial Uses)	
				AM Peak	PM Peak	AM Peak	PM Peak
A	Kin Lok Street / Kin Cheung Street	Priority	DFC	0.14	0.12	0.16	0.15
B	Kin Lok Street / Fung Cheung Road / Fung Yau Street North	Priority	DFC	0.75	0.75	0.76	0.77
C	Fung Cheung Road / Castle Peak Road – Yuen Long	Signal	RC	33%	46%	32%	45%
D	Kin Lok Street / Yau San Street	Priority	DFC	0.14	0.15	0.15	0.16

Notes:

(1) RC = Reserve Capacity;

(2) DFC = Design Flow/Capacity

5.1.3 For the design scenario in Year 2027, all identified junctions will be operating with ample capacity with RFC less than 0.85.

5.1.4 With the minimal traffic generation/ attraction and redistribution of traffic pattern by the proposed uses, the performance of the identified junctions and nearby footpaths are expected to have the similar results between Reference scenario and Design scenario.

5.1.5 Nevertheless, it can be concluded that the proposed uses would not cause any adverse traffic impact to the local road network from a traffic point of view.



## 6. SUMMARY AND CONCLUSION

### 6.1 Summary

#### Planning Background

- 6.1.1 This TIA is prepared in support of a S.16 planning application for the 3 proposed commercial uses [i.e. 'Eating Place', 'Shop & Services (not elsewhere specified)' and 'School' (tutorial school only) uses (hereafter referred to as the "Proposed Development")] in the existing shopping arcade (hereafter referred to as the "Application Premises") located on G/F (part) and M/F of Transport Plaza at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long.
- 6.1.2 All the 3 proposed **commercial uses are in fact currently permitted in the existing shopping arcade / Application Premises**. However, their locations so permitted within the shopping arcade are rather constrained or isolated due to the relevant OZP restriction and the previous planning permissions granted under separate planning applications which were submitted in different years for different parts of the same shopping arcade.
- 6.1.3 By taking the opportunity of the upcoming renovation works for the existing shopping arcade which is aged over 30, the Applicant proposes to enhance the flexibility and variety of the commercial provisions in this shopping arcade to better serve the local community. A planning application is therefore prepared to seek a broad-brush approval from TPB for provision of the said 3 permitted commercial uses on both G/F & M/F of the existing shopping arcade so that flexibility would be allowed for the renovation works and interior design in terms of the re-sizing, re-configuration and redistribution of the shops to accommodate these 3 permitted commercial uses on both floors of the existing shopping arcade.
- 6.1.4 The current S.16 application concerns only the existing shopping arcade. There will be no change in the total GFA of the shopping arcade to accommodate the 3 proposed (or actually individually permitted) commercial uses. The existing uses and GFA outside the shopping arcade (including the PFS on G/F and the multi-storey car park on 1/F and the floors above) will remain unchanged.

#### Internal Transport Facilities

- 6.1.5 The multi-storey carpark in the existing Transport Plaza currently provides a total of 880 parking spaces, including 780 for private cars and light vans and 100 for goods vehicles. According to the latest data record, the parking and loading spaces in the existing multi-storey carpark are relatively under-utilised with a peak occupancy below 75%. **There are at least 220 spare spaces to cope with the parking and loading demand by the proposed uses.**
- 6.1.6 Since GFA of shopping arcade in the Application Premises (G/F and M/F) before and after renovation will remain unchanged, thus the parking provision would still comply with the lease conditions.



### Traffic Impact Assessment for the Proposed Uses

- 6.1.7 The scheduled completion year of the renovation works is anticipated to be 2023-2024. For a conservative approach, year 2027 is adopted to be the design year, which is 3 years upon the completion year.
- 6.1.8 The existing shopping arcade on G/F and M/F is currently under renovation, such that the Application Premises have been effectively vacated since July 2022.
- 6.1.9 In view of the small scale of the existing local shopping arcade / Application Premises (with a total commercial GFA of only about 4,044 m<sup>2</sup>), which mainly serves the residents of the adjacent residential developments, the adopted traffic generation and attraction by the 3 proposed commercial uses within this shopping arcade are very minimal. Since there will be no change in the total GFA of the existing shopping arcade before and after renovation, the performance of the identified junctions and footpaths are unlikely affected by the proposed uses.

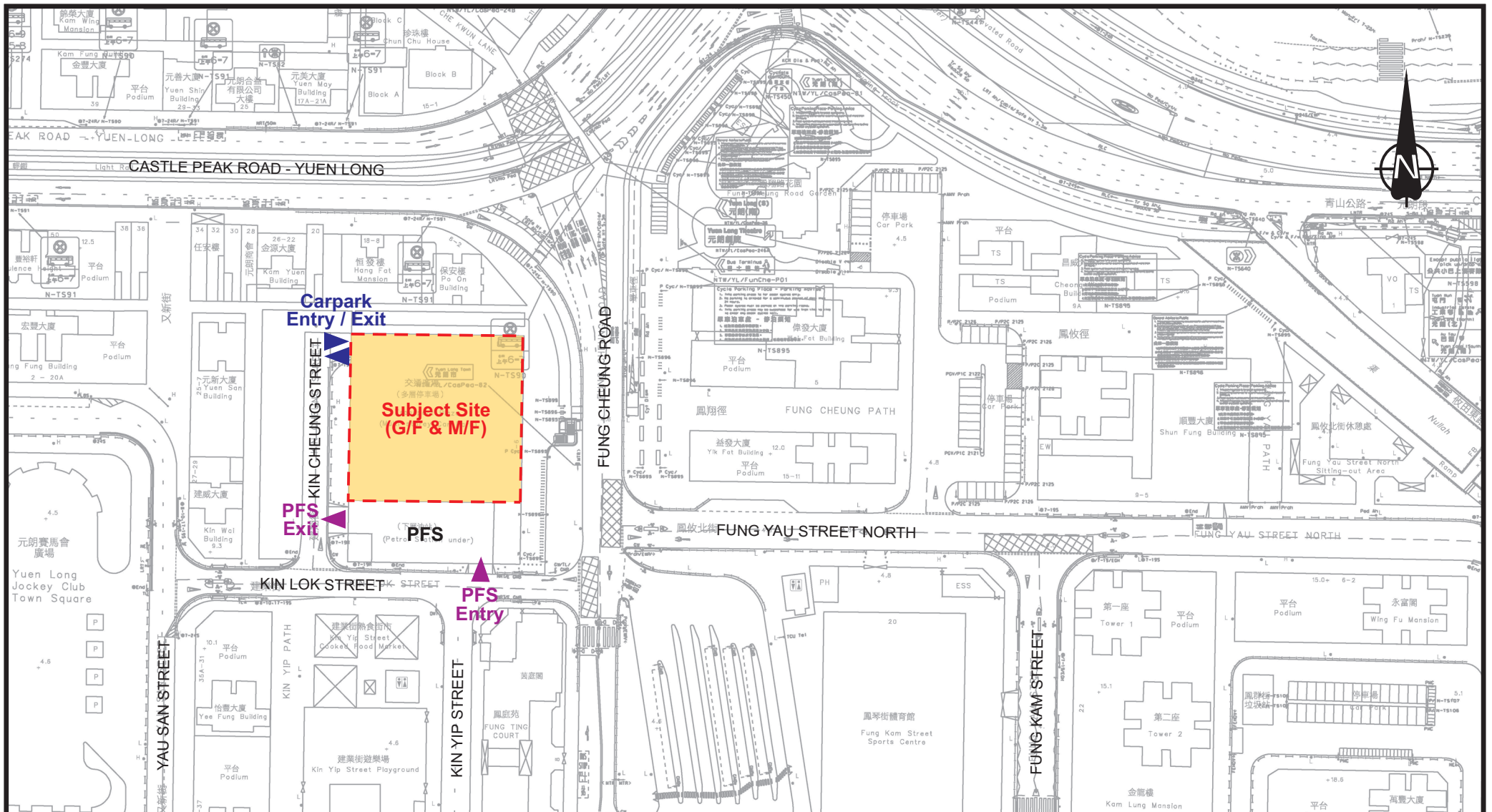
## **6.2 Conclusion**

- 6.2.1 The current S.16 application concerns only the existing shopping arcade. All the 3 proposed commercial uses within the arcade / Application Premises are in fact permitted under the relevant OZP and the previous planning applications approved in different years for different parts of the same shopping arcade. The current planning application is to allow design flexibility for the upcoming renovation works and interior design in re-sizing, re-configuration and redistribution of the shops to accommodate all the 3 permitted commercial uses on both floors of the existing shopping arcade. There will be no change in the total GFA of the shopping arcade due to the proposed accommodation of the 3 permitted commercial uses in the shopping arcade.
- 6.2.2 The TIA has demonstrated that traffic generation and attraction by the proposed commercial uses are very minimal. The potential traffic impact by the Proposed Development will be acceptable by the local road network, whilst there will be no change in the total GFA in the Application Premises (G/F and M/F) before and after renovation.
- 6.2.3 In terms of internal transport facilities, the provision of parking spaces can comply with the lease conditions.
- 6.2.4 From the above, it can be concluded that the Proposed Development would not cause any adverse traffic impact to the local road network from a traffic engineering point of view.



## FIGURES

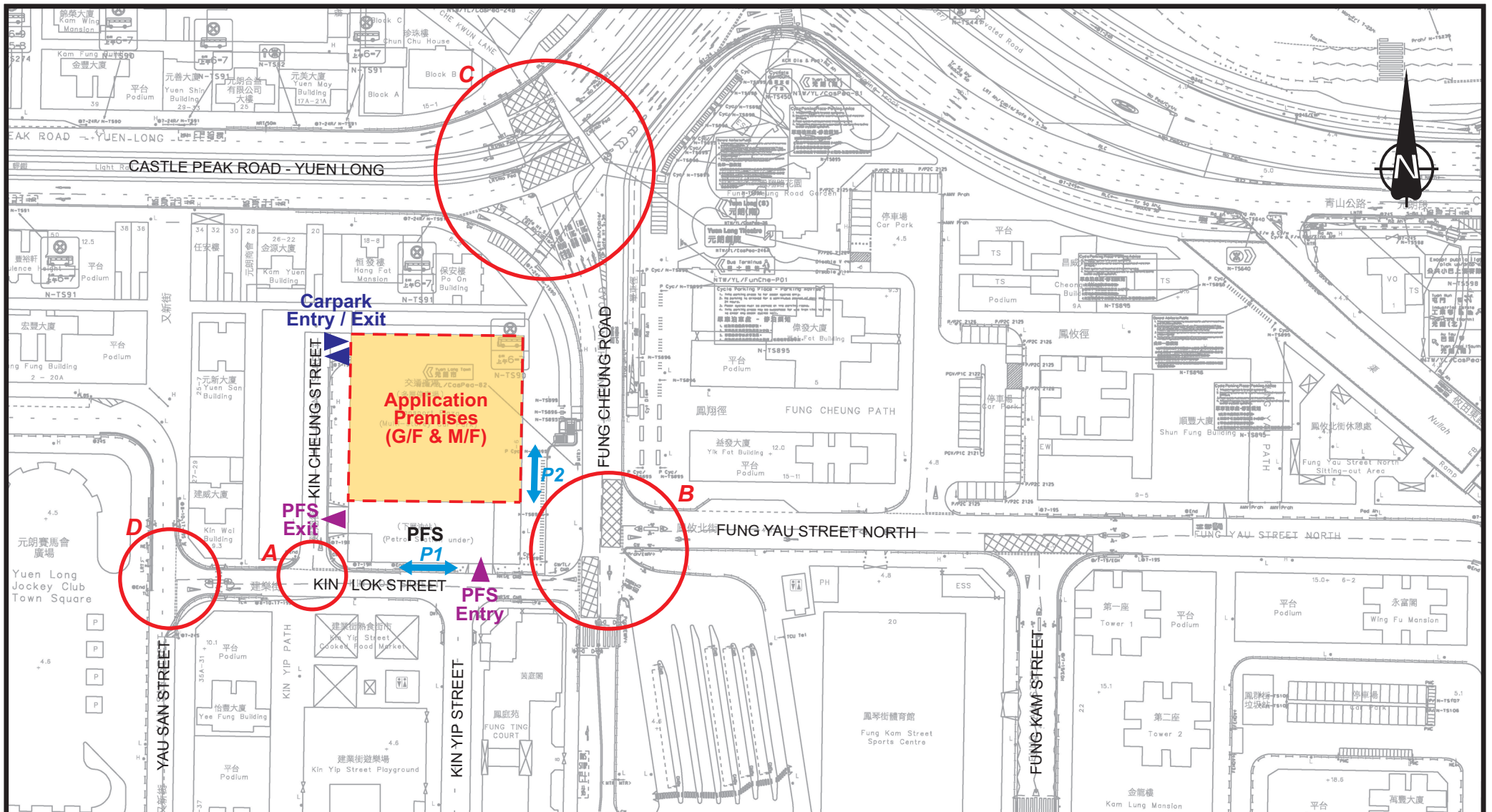




Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
Project Title				Drawing Title							
SECTION 16 PLANNING APPLICATION FOR PROPOSED 'EATING PLACE', 'SHOP AND SERVICES (NOT ELSEWHERE SPECIFIED)' AND 'SCHOOL' (TUTORIAL SCHOOL ONLY) USES ON G/F (PART) AND M/F AT YUEN LONG TOWN LOT NO. 348, NO. 2-6 FUNG CHEUNG ROAD, YUEN LONG, NEW TERRITORIES				SITE LOCATION							
Designed	SCW	Checked	LHW	Scale	NTS	Date	SEP 2022	Drawing No.	1.1	Rev.	-



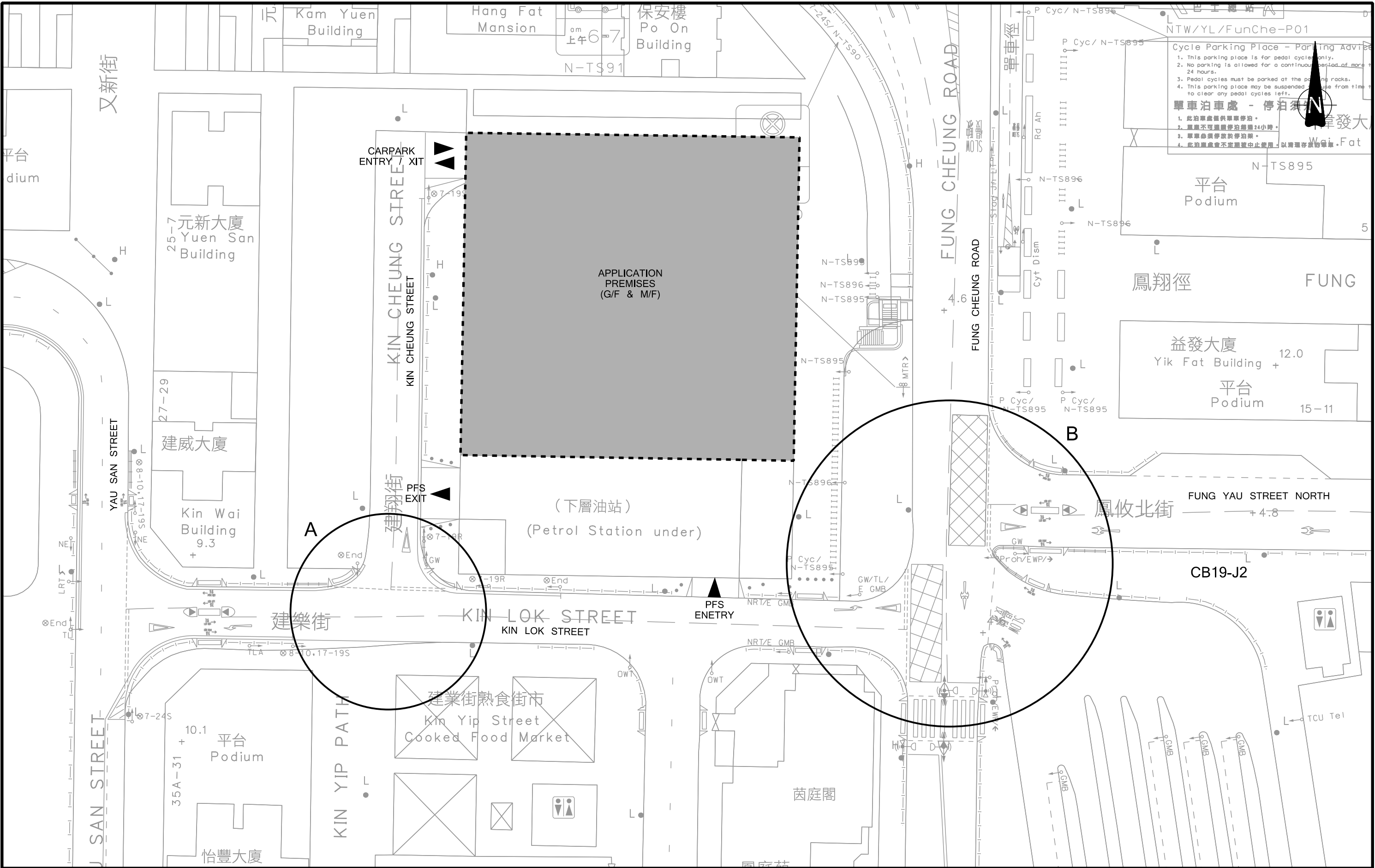




A	TD'S COMMENTS	LHW	24NOV22	-	-	-	-	-	-	-	-
Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
Project Title				Drawing Title							
SECTION 16 PLANNING APPLICATION FOR PROPOSED 'EATING PLACE', 'SHOP AND SERVICES (NOT ELSEWHERE SPECIFIED)' AND 'SCHOOL' (TUTORIAL SCHOOL ONLY) USES ON G/F (PART) AND M/F AT YUEN LONG TOWN LOT NO. 348, NO. 2-6 FUNG CHEUNG ROAD, YUEN LONG, NEW TERRITORIES				EXISTING ROAD NETWORK							
Designed	SCW	Checked	LHW	Scale	NTS	Date	SEP 2022	Drawing No.	2.1	Rev.	A







-	-	-	-
-	-	-	-
-	-	-	-
A	TD COMMENTS	LHW	23NOV22
Rev.	Description	Checked	Date

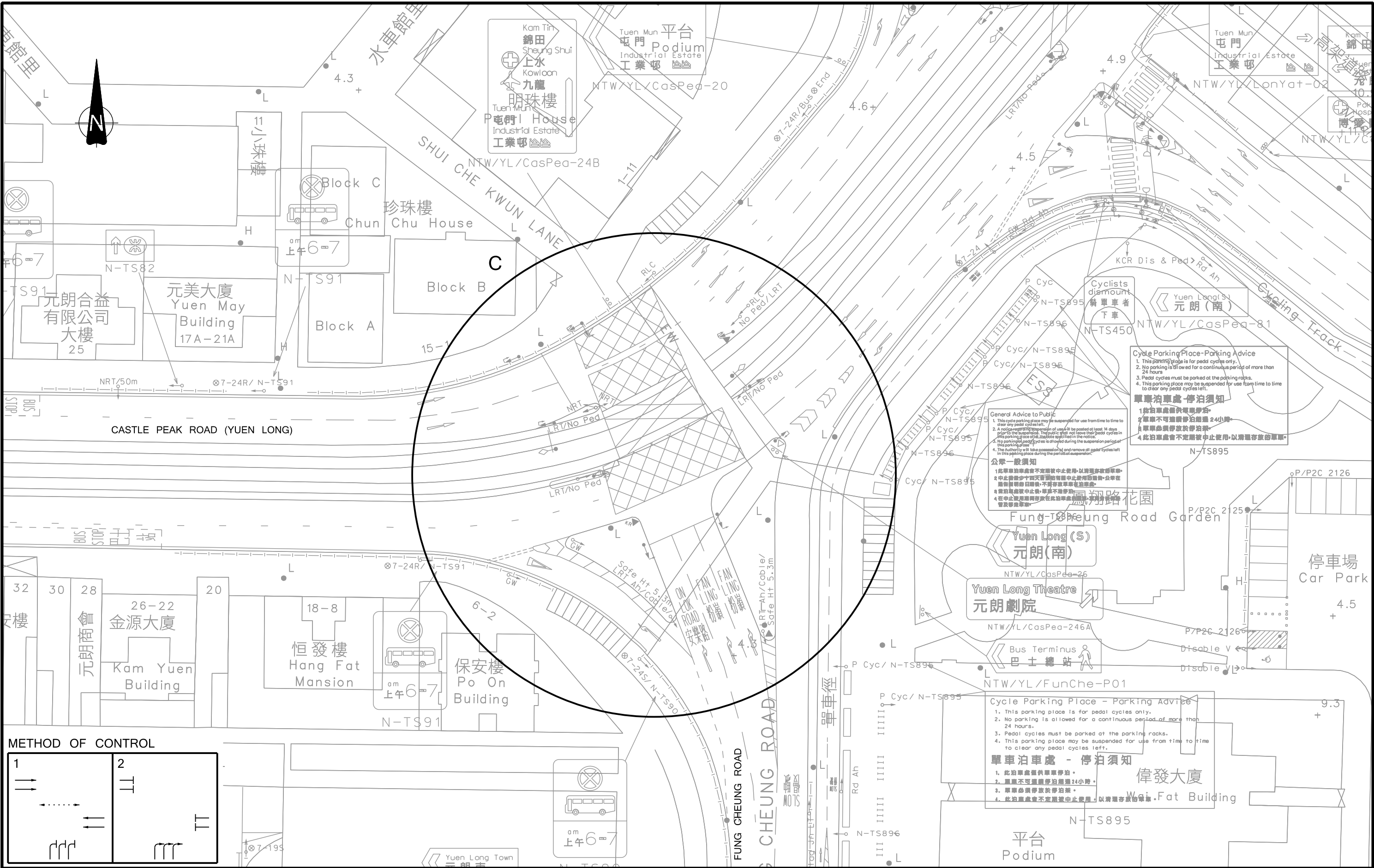
Project Title

SECTION 16 PLANNING APPLICATION FOR PROPOSED 'EATING PLACE', 'SHOP AND SERVICES (NOT ELSEWHERE SPECIFIED)' AND 'SCHOOL' (TUTORIAL SCHOOL ONLY) USES ON G/F (PART) AND /F AT YUEN LONG TOWN LOT NO. 348, NO. 2-6 FUNG CHEUNG ROAD, YUEN LONG, NEW TERRITORIES

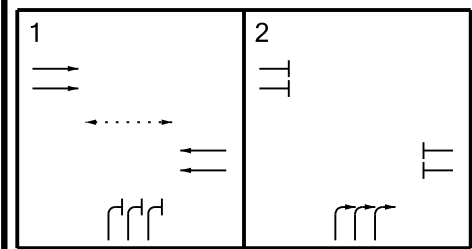
Drawing Title			
JUNCTION LAYOUT OF KIN LOK STREET / KIN CHEUNG STREET (A) AND KIN LOK STREET / FUNG CHEUNG ROAD / FUNG YAU STREET NORTH (B)			
Designed	SCW	Checked	LHW
Scale	1:500(A3)	Date	NOV 2022
Drawing No.	2.2	Rev.	A







METHOD OF CONTROL



-	-	-	-
-	-	-	-
-	-	-	-
A	TD COMMENTS	LHW	23NOV22
Rev.	Description	Checked	Date

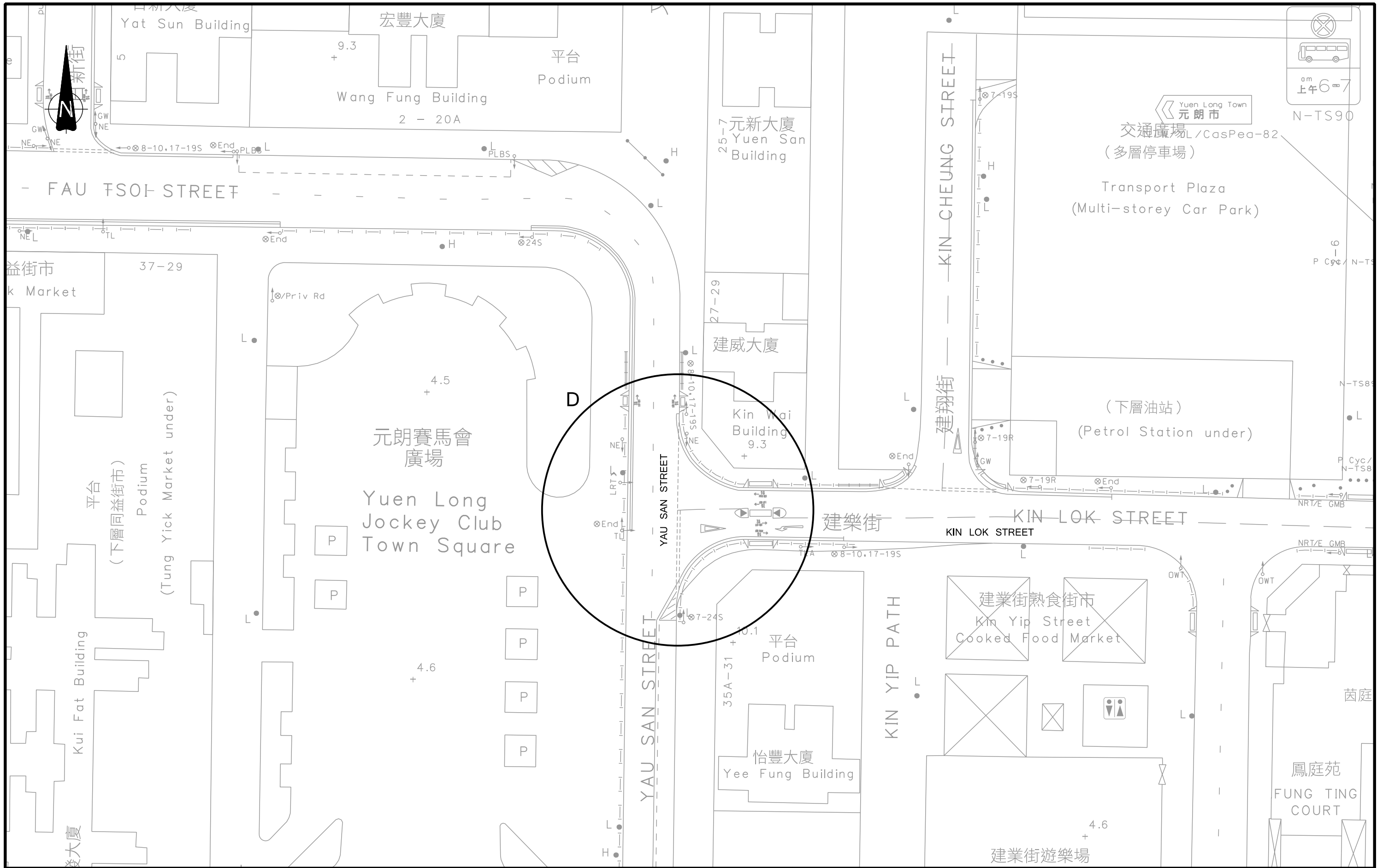
Project Title


SECTION 16 PLANNING APPLICATION FOR PROPOSED 'EATING PLACE', 'SHOP AND SERVICES (NOT ELSEWHERE SPECIFIED)' AND 'SCHOOL' (TUTORIAL SCHOOL ONLY) USES ON G/F (PART) AND /F AT YUEN LONG TOWN LOT NO. 348, NO. 2-6 FUNG CHEUNG ROAD, YUEN LONG, NEW TERRITORIES

Drawing Title			
JUNCTION LAYOUT OF FUNG CHEUNG ROAD / CASTLE PEAK ROAD - YUEN LONG (C)			
Designed	SCW	Checked	LHW
Scale	1:500(A3)	Date	NOV 2022
Drawing No.	2.3	Rev.	A

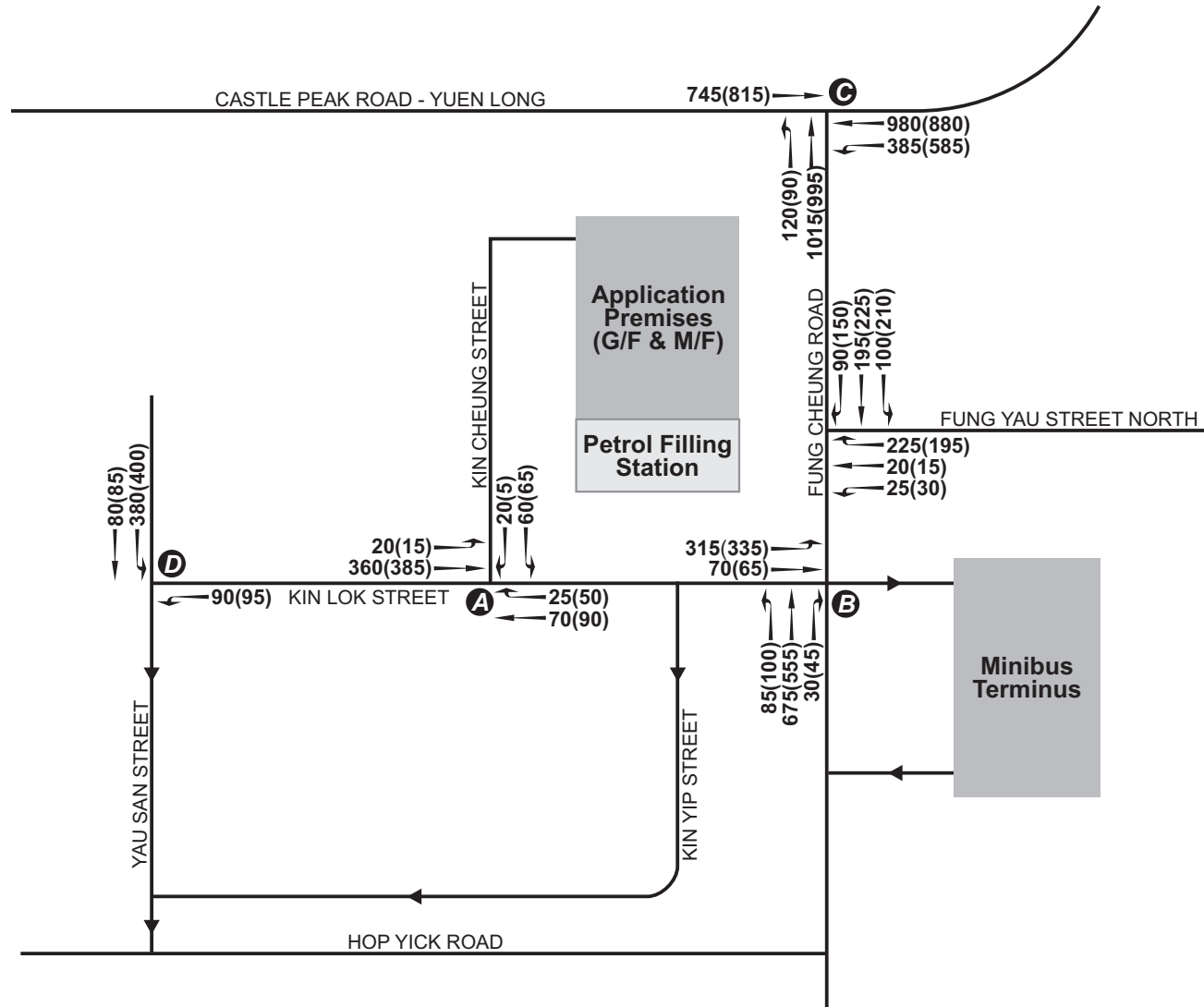






-	-	-	-	Project Title  SECTION 16 PLANNING APPLICATION FOR PROPOSED 'EATING PLACE', 'SHOP AND SERVICES (NOT ELSEWHERE SPECIFIED)' AND 'SCHOOL' (TUTORIAL SCHOOL ONLY) USES ON G/F (PART) AND ,/F AT YUEN LONG TOWN LOT NO. 348, NO. 2-6 FUNG CHEUNG ROAD, YUEN LONG, NEW TERRITORIES	Drawing Title  <b>JUNCTION LAYOUT OF KIN LOK STREET / YAU SAN STREET (D)</b>							
-	-	-	-									
-	-	-	-									
-	-	-	-									
Rev.	Description	Checked	Date		Designed SCW    Checked LHW    Scale 1:500(A3)    Date NOV 2022    Drawing No. <b>2.4</b> Rev. -							



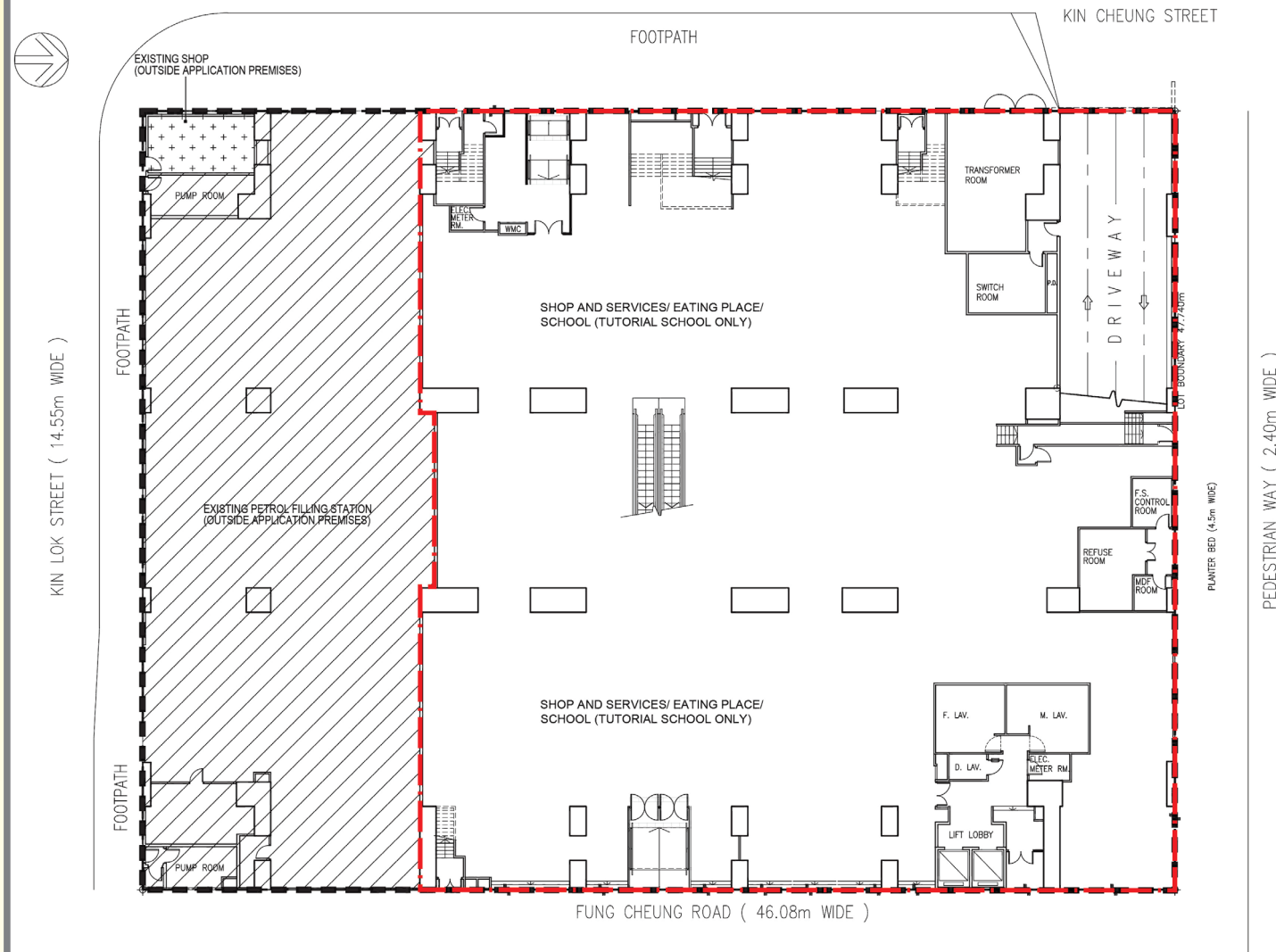


-	-	-	-	-	-	-	-	-	-	-	
Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
Project Title				Drawing Title						<div>SYSTRA</div> <div>MVA</div>	
SECTION 16 PLANNING APPLICATION FOR PROPOSED 'EATING PLACE', 'SHOP AND SERVICES (NOT ELSEWHERE SPECIFIED)' AND 'SCHOOL' (TUTORIAL SCHOOL ONLY) USES ON G/F (PART) AND M/F AT YUEN LONG TOWN LOT NO. 348, NO. 2-6 FUNG CHEUNG ROAD, YUEN LONG, NEW TERRITORIES				2022 OBSERVED TRAFFIC FLOWS							
Designed	SCW	Checked	LHW	Scale	NTS	Date	NOV 2022	Drawing No.	2.5		









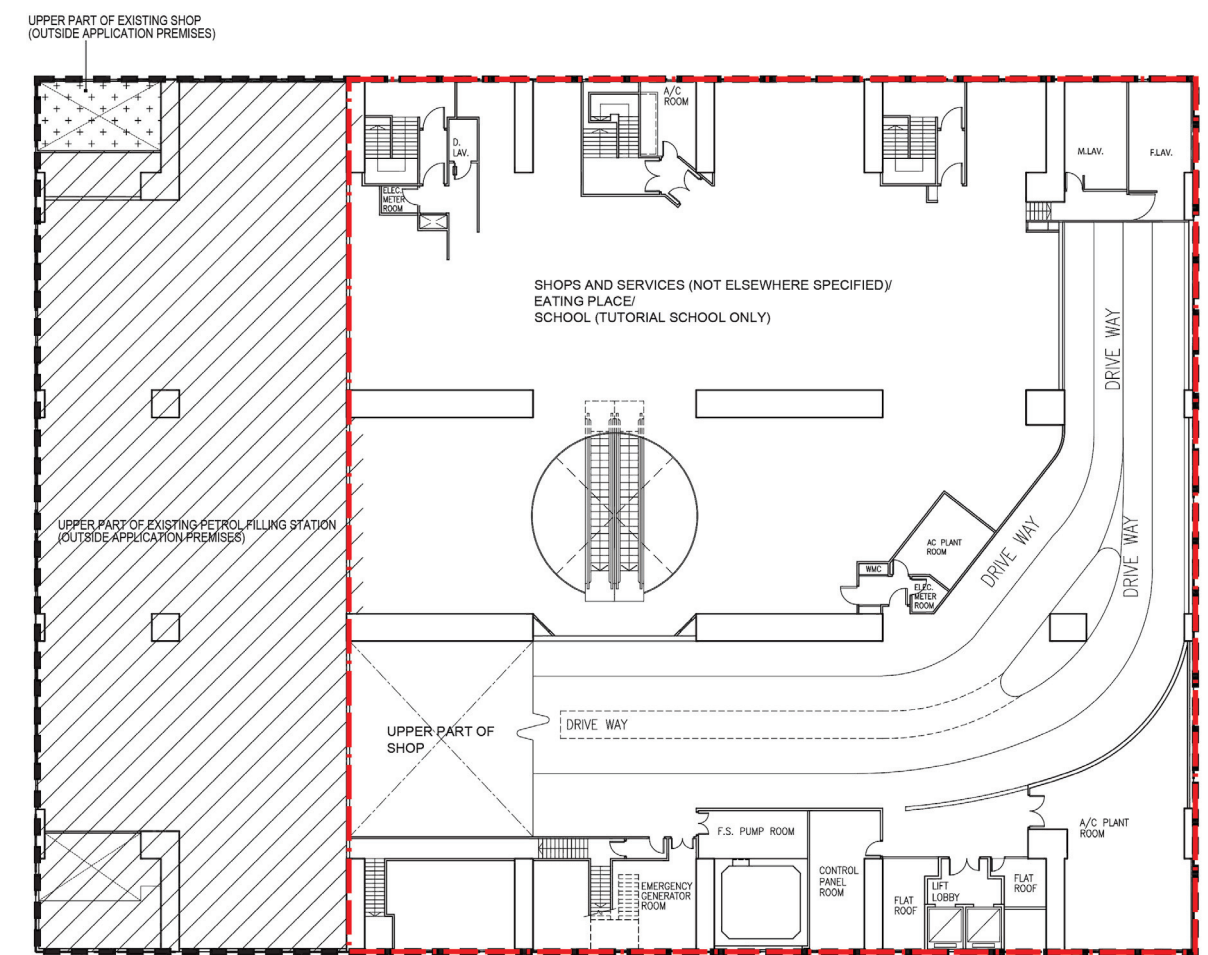
Remark: 'Shop & Services' use on G/F is always permitted according to the Notes of OZP, whereas 'Eating Place' and 'School' (Tutorial School only) uses have been previously approved on part of G/F under Planning Application Nos. A/YL/5 and A/YL/292 respectively. Please refer to Annex A for their respective extent on G/F.

Legend

YLTL No. 348 Boundary

Application Premises Boundary on G/F

Indicative Floor Plan (G/F)



Remark: 'Eating Place' use has been previously approved for the whole of M/F under Planning Application No. A/YL/5. Please refer to Annex A for its extent on M/F.

Legend

YLTL No. 348 Boundary

Application Premises Boundary on M/F

Indicative Floor Plan (M/F)

-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Rev.	Description	Checked	Date

Project Title

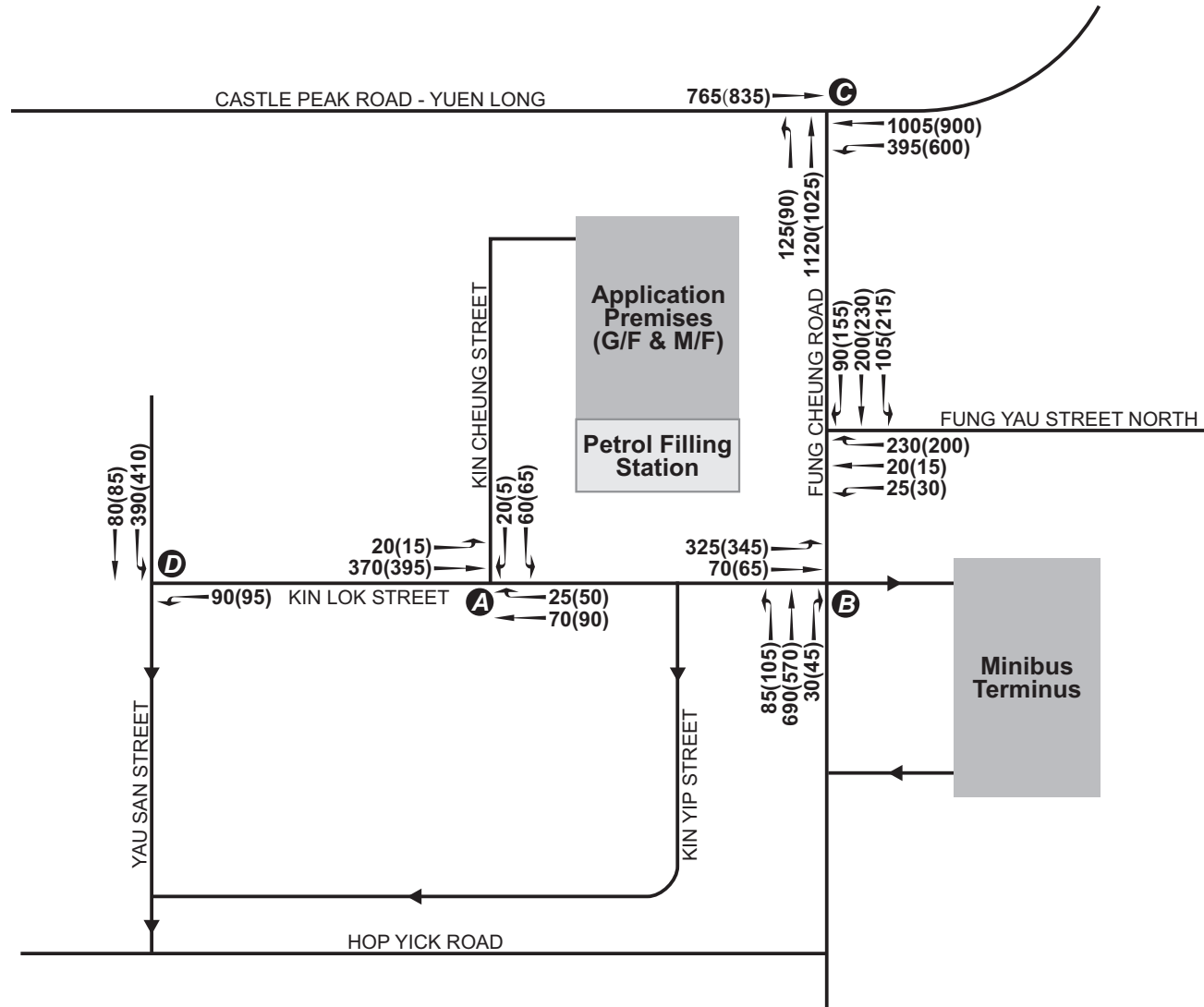
SECTION 16 PLANNING APPLICATION FOR PROPOSED 'EATING PLACE', 'SHOP AND SERVICES (NOT ELSEWHERE SPECIFIED)' AND 'SCHOOL' (TUTORIAL SCHOOL ONLY) USES ON G/F (PART) AND M/F AT YUEN LONG TOWN LOT NO. 348, NO. 2-6 FUNG CHEUNG ROAD, YUEN LONG, NEW TERRITORIES

Drawing Title							
MASTER LAYOUT PLAN (G/F AND M/F)							
Designed	SCW	Checked	LHW	Scale	NTS	Date	SEP 2022
Drawing No.						3.1	Rev.
							-

SYSTRA MVA

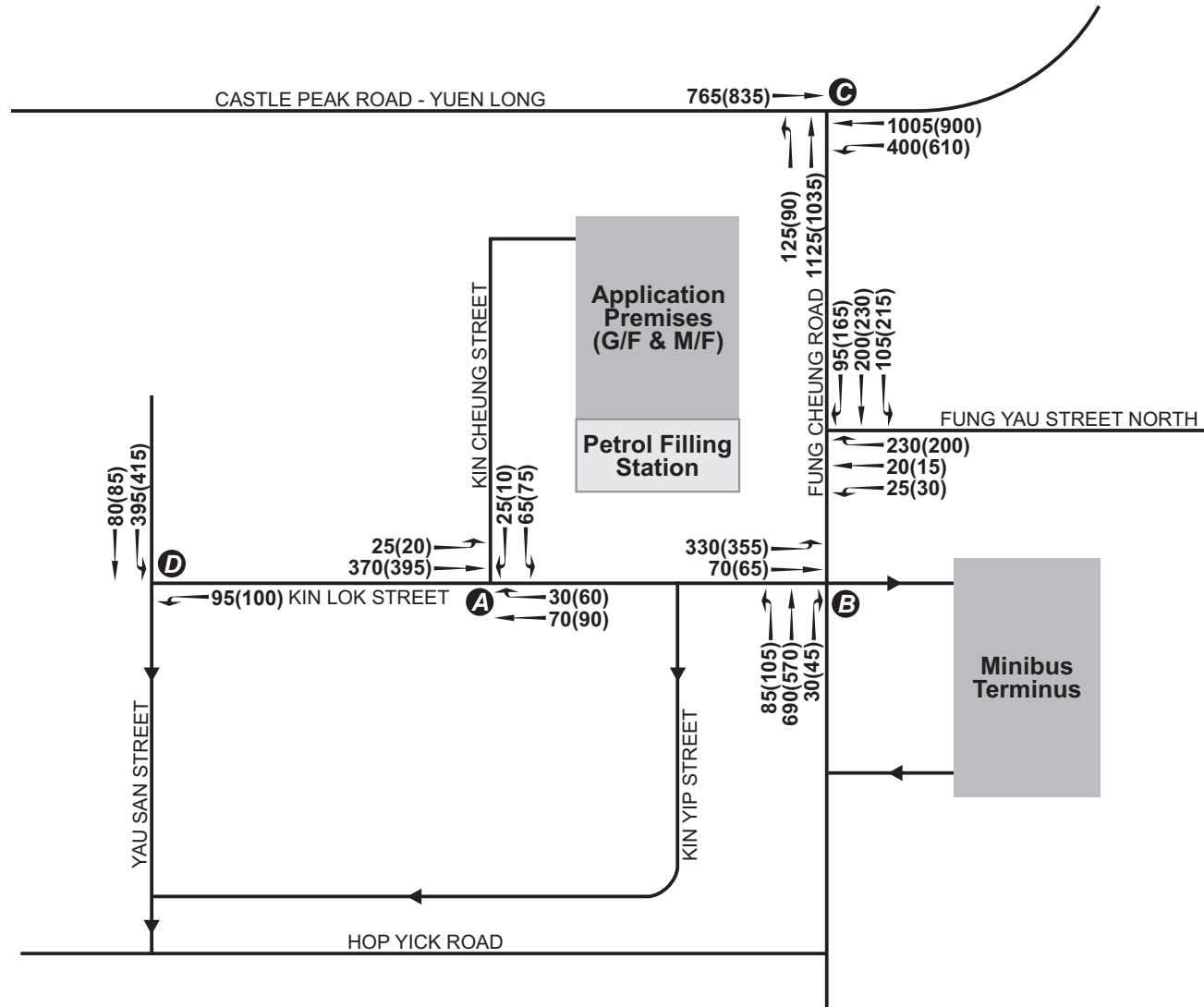
Original Size : A3





A	TD'S COMMENTS	LHW	24NOV22	-	-	-	-	-	-	-	-	
Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	
Project Title				Drawing Title							<div>SYSTRA MVA</div>	
SECTION 16 PLANNING APPLICATION FOR PROPOSED 'EATING PLACE', 'SHOP AND SERVICES (NOT ELSEWHERE SPECIFIED)' AND 'SCHOOL' (TUTORIAL SCHOOL ONLY) USES ON G/F (PART) AND M/F AT YUEN LONG TOWN LOT NO. 348, NO. 2-6 FUNG CHEUNG ROAD, YUEN LONG, NEW TERRITORIES				2027 REFERENCE TRAFFIC FLOWS								
Designed	SCW	Checked	LHW	Scale	NTS	Date	SEP 2022	Drawing No.	4.1	Rev.		





A	TD'S COMMENTS	LHW	24NOV22	-	-	-	-	-	-	-	-	
Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	
Project Title				Drawing Title							<div>SYSTRA</div> <div>MVA</div>	
SECTION 16 PLANNING APPLICATION FOR PROPOSED 'EATING PLACE', 'SHOP AND SERVICES (NOT ELSEWHERE SPECIFIED)' AND 'SCHOOL' (TUTORIAL SCHOOL ONLY) USES ON G/F (PART) AND M/F AT YUEN LONG TOWN LOT NO. 348, NO. 2-6 FUNG CHEUNG ROAD, YUEN LONG, NEW TERRITORIES				2027 DESIGN TRAFFIC FLOWS								
Designed	SCW	Checked	LHW	Scale	NTS	Date	SEP 2022	Drawing No.	4.2	Rev.		



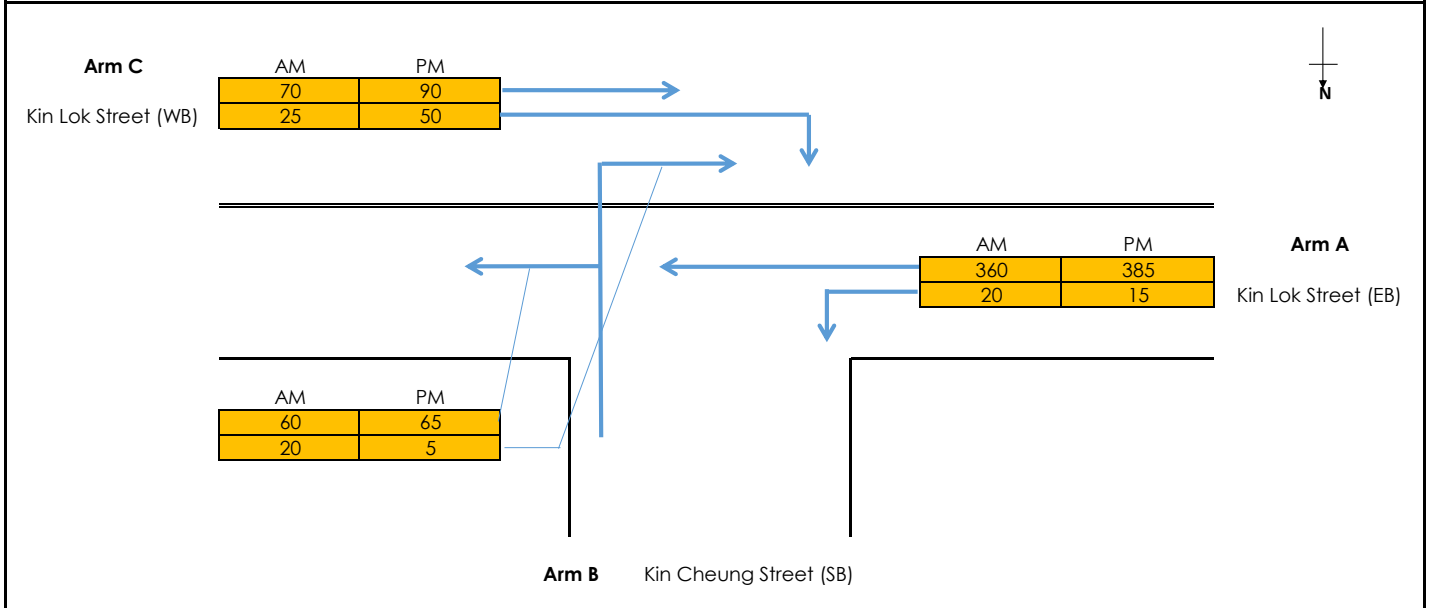
## ANNEX A

### CALCULATION DETAILS OF JUNCTION ASSESSMENT



# Simplified Priority Junction Capacity Calculation

Job Title:	Section 16 Planning Application for Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories		
Junction:	(A) Kin Lok Street / Kin Cheung Street		Designed by: SCW
Scheme:	2022 Observed		Checked by: LHW
Design Year:	2022	Job No.:	CHK50642310
Arm A:	Kin Lok Street (EB)		
Arm B:	Kin Cheung Street (SB)		
Arm C:	Kin Lok Street (WB)		



GEOMETRY					
Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	3.65
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.65
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.60
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	60	Calculated Parameters	D	0.889
	VI(b-a)	50		E	0.946
	Vr(b-c)	60		F	0.933
	Vr(c-b)	50		Y	0.748
ANALYSIS			AM PEAK	PM PEAK	
TRAFFIC FLOWS (pcu/hr)	q(c-a)	70	90		
	q(c-b)	25	50		
	q(a-b)	20	15		
	q(a-c)	360	385		
	q(b-a)	20	5		
	q(b-c)	60	65		
	f	0.75	0.93		
CAPACITIES (pcu/hr)	Q(b-ac)	559.87	587.3		
	Q(c-a)	1724.8	1648		
	Q(c-b)	598.28	593.2		
RFC's	c-a	0.04	0.05		
	c-b	0.04	0.08		
	b-ac	0.14	0.12		
<b>RFC</b>		<b>0.14</b>	<b>0.12</b>		

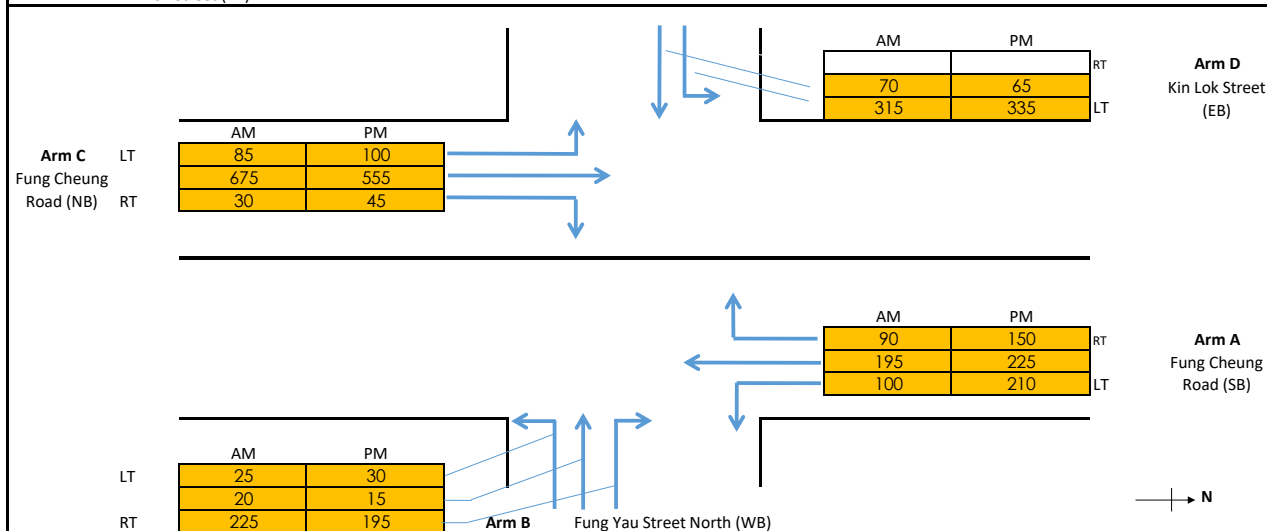
Where VI and Vr are visibility distances to the left or right of the respective streams  
 $D = (1 + 0.094(w(b-a) - 3.65))(1 + 0.0009(Vr(b-a) - 120))(1 + 0.0006(VI(b-a) - 150))$   
 $E = (1 + 0.094(w(b-c) - 3.65))(1 + 0.0009(Vr(b-c) - 120))$   
 $F = (1 + 0.094(w(c-b) - 3.65))(1 + 0.0009(Vr(c-b) - 120))$   
 $Y = 1 - 0.0345W$   
 f = proportion of minor traffic turning left  
 $Q(b-ac) = Q(b-c) * Q(b-a) / (1-f) * Q(b-c) + f * Q(b-a)$  Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1



# Simplified Priority Junction Capacity Calculation

Job Title: Section 16 Planning Application for Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories		
Junction: (B) Kin Lok Street / Fung Cheung Road / Fung Yau Street North	Designed by: SCW	
Scheme: 2022 Observed	Checked by: LHW	
Design Year 2022	Job No.: CHK50642310	Date: Nov-22
Arm A: Fung Cheung Road (SB)		
Arm B: Fung Yau Street North (WB)		
Arm C: Fung Cheung Road (NB)		
Arm D: Kin Lok Street (EB)		



## GEOMETRY

Major Road Width (m)		W	11.00								
Central Reserve Width (m)		Wcr	0.00								
Arm B					Arm D						
Lane widths (m)	w(b-a)	4.70	Blockage of major road		Lane widths (m)	w(d-a)	3.50	Blockage of major road			
	w(b-c)	4.70	RT (c-b block c-a)?				w(d-c)	3.50	RT (a-d block a-c)?		
	w(c-b)	5.00	Combined stream on				w(a-d)	5.50	Combined stream on		
			minor arm B?	Y				minor arm D?	Y		
Visibility Distances (m)	Vr(b-a)	60	Calculated	D	1.0082	Visibility	Vr(d-c)	60	Calculated	D	0.9047
	VI(b-a)	100	Parameters	E	1.0344	Distances (m)	VI(d-c)	100	Parameters	E	0.9149
	Vr(b-c)	55		F	1.0762		Vr(d-a)	40		F	1.1211
	Vr(c-b)	70		Y	0.6205		Vr(a-d)	70		Y	0.6205

ANALYSIS		AM Peak	PM Peak		AM Peak	PM Peak
TRAFFIC FLOWS (pcu/hr)	q(c-a)	675	555		q(a-c)	195
	q(c-b)	100	110		q(a-d)	110
	q(a-b)	100	210		q(c-d)	85
	q(a-c)	285	375		q(c-a)	705
	q(b-a)	225	195		q(d-c)	0
	q(b-c)	45	45		q(d-a)	385
	f	0.17	0.19		f	1.00
CAPACITIES (pcu/hr)	Q(b-ac)	458.2	444.03		Q(d-ac)	529.0
	Q(c-a)	1545.8	1499.8		Q(a-c)	1488.3
	Q(c-b)	708.2	659.57		Q(a-d)	635.2
RFC's	c-a	0.44	0.37		a-c	0.13
	c-b	0.14	0.17		a-d	0.17
	b-ac	0.59	0.54		d-ac	0.73
<b>RFC</b>		<b>0.73</b>	<b>0.73</b>			

Where VI and Vr are visibility distances to the left or right of the respective streams  
 $D = (1 + 0.094(w(b-a) - 3.65))(1 + 0.0009(Vr(b-a) - 120))(1 + 0.0006(VI(b-a) - 150))$   
 $E = (1 + 0.094(w(b-c) - 3.65))(1 + 0.0009(Vr(b-c) - 120))$   
 $F = (1 + 0.094(w(c-b) - 3.65))(1 + 0.0009(Vr(c-b) - 120))$   
 $Y = 1 - 0.0345W$   
 $f = \text{proportion of minor traffic turning left}$   
 $Q(b-ac) = Q(b-c) * Q(b-a) / (1 - f) * Q(b-c) + f * Q(b-a)$  Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. V.2.4 Appendix 1



# TRAFFIC SIGNALS CALCULATION

Job No.: **CHK50642310**

MVA HONG KONG LIMITED




Junction: (C) Fung Cheung Road / Castle Peak Road - Yuen Long


Design Year: 2022

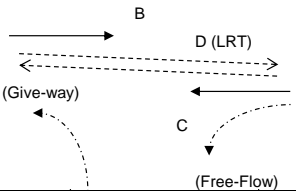
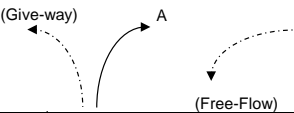

Description: 2022 Observed

Designed By: SCW

Checked By: LHW

Approach	Movements	Phase	Stage	Width (m)	Radius (m)		Gradient (%)	Pro. Turning (%)		Revised Saturation Flow (pcu/hr)		AM Peak			PM Peak		
					Left	Right		AM	PM	AM	PM	Flow (pcu/hr)	y Value	Critical y	Flow (pcu/hr)	y Value	Critical y
Fung Cheung Road NB		A	2	3.500		22.5				1840	1840	530	0.288		482	0.262	
		A	2	3.500		20				1960	1960	565	0.288		513	0.262	0.262
		(Giveway)		3.500													
Castle Peak Road EB		B	1	3.500						1965	1965	360	0.183		393	0.200	
		B	1	3.500						2105	2105	385	0.183		422	0.200	
Castle Peak Road WB		C	1	3.375						1955	1955	473	0.242		425	0.217	
		C	1	3.375						2095	2095	507	0.242		455	0.217	0.217
		(Free-Flow)		3.500													

Notes:	Flow: (pcu/hr)		Group	B,A	C,A	Group	B,A	C,A
			y	0.471	0.530	y	0.462	0.479
			L (sec)	18	18	L (sec)	18	18
			C (sec)	90	90	C (sec)	90	90
			y pract.	0.720	0.720	y pract.	0.720	0.720
			R.C. (%)	53%	36%	R.C. (%)	56%	50%

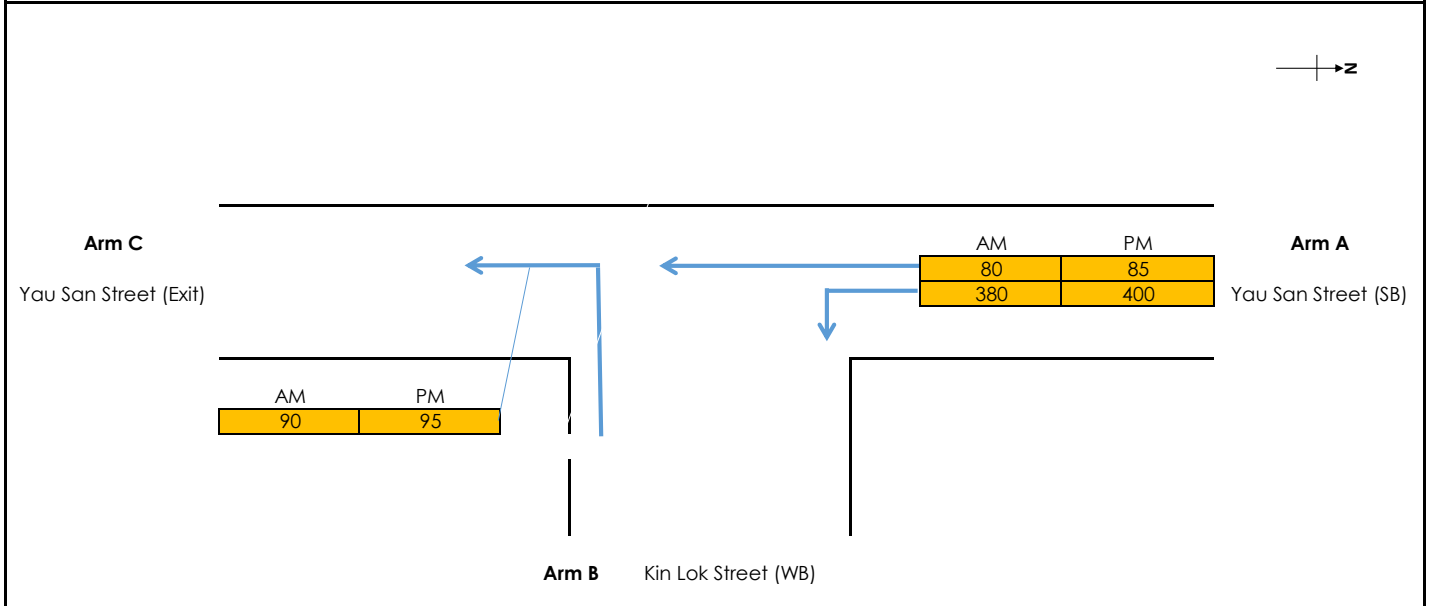
Stage / Phase Diagrams				
1. 	2. 	3. 	4.	5.
I/G= 8	I/G= 12	I/G=	I/G=	I/G=
I/G= 8	I/G= 12	I/G=	I/G=	I/G=

Date: **NOV, 2022**      Junction: **(C) Fung Cheung Road / Castle Peak Road - Yuen Long**



# Simplified Priority Junction Capacity Calculation

Job Title:	Section 16 Planning Application for Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories		
Junction:	(D) Kin Lok Street / Yau San Street		Designed by: SCW
Scheme:	2022 Observed		Checked by: LHW
Design Year:	2022	Job No.: CHK50642310	Date: Nov-22
Arm A:	Yau San Street (SB)		
Arm B:	Kin Lok Street (WB)		
Arm C:	Yau San Street (Exit)		



GEOMETRY					
Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	0.00
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.65
Blockage of major road right turn	Y/N?	Y		w(c-b)	0.00
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	50	Calculated Parameters	D	0.579
	VI(b-a)	50		E	0.937
	Vr(b-c)	50		F	0.616
	Vr(c-b)	50		Y	0.748
ANALYSIS			AM PEAK	PM PEAK	
TRAFFIC FLOWS (pcu/hr)	q(c-a)		0	0	
	q(c-b)		0	0	
	q(a-b)		380	400	
	q(a-c)		80	85	
	q(b-a)		0	0	
	q(b-c)		90	95	
	f		1.00	1.00	
CAPACITIES (pcu/hr)	Q(b-ac)		639.29	636	
	Q(c-a)		1800	1800	
	Q(c-b)		381.45	377.3	
RFC's	c-a		0.00	0.00	
	c-b		0.00	0.00	
	b-ac		0.14	0.15	
RFC			0.14	0.15	

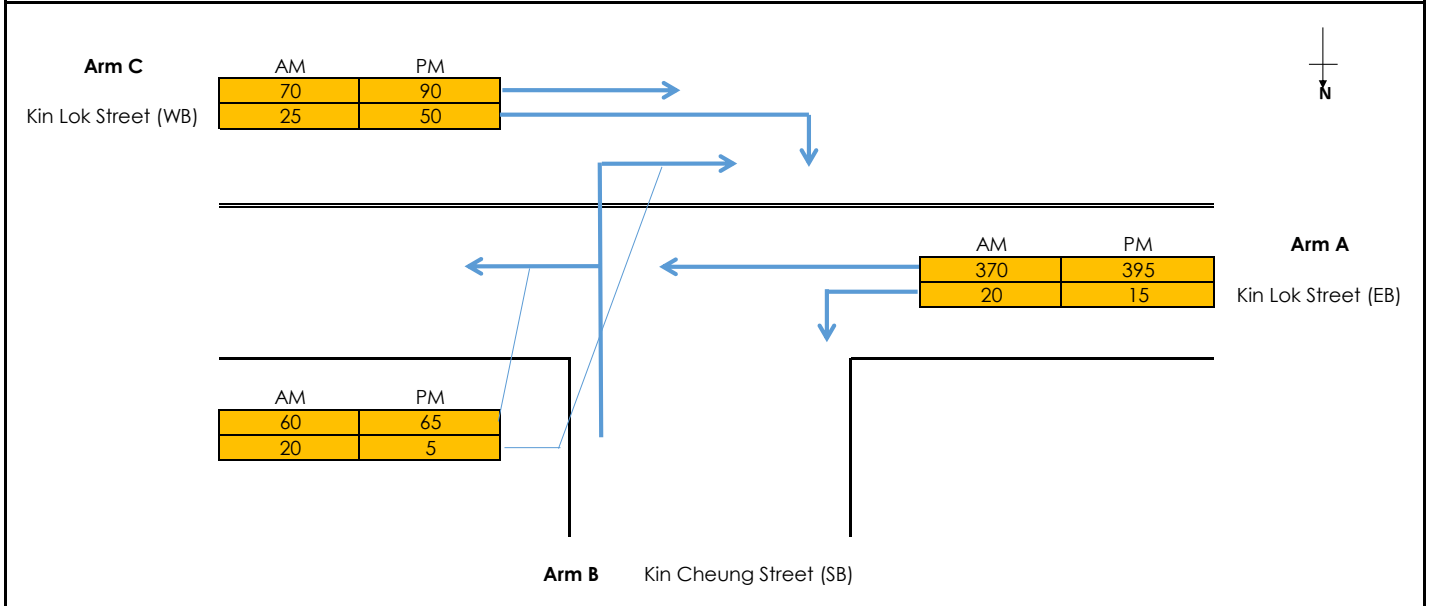
Where VI and Vr are visibility distances to the left or right of the respective streams  
 $D = (1 + 0.094(w(b-a) - 3.65))(1 + 0.0009(Vr(b-a) - 120))(1 + 0.0006(VI(b-a) - 150))$   
 $E = (1 + 0.094(w(b-c) - 3.65))(1 + 0.0009(Vr(b-c) - 120))$   
 $F = (1 + 0.094(w(c-b) - 3.65))(1 + 0.0009(Vr(c-b) - 120))$   
 $Y = 1 - 0.0345W$   
 f = proportion of minor traffic turning left  
 $Q(b-ac) = Q(b-c) * Q(b-a) / (1-f) * Q(b-c) + f * Q(b-a)$  Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1



# Simplified Priority Junction Capacity Calculation

Job Title:	Section 16 Planning Application for Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories		
Junction:	(A) Kin Lok Street / Kin Cheung Street		Designed by: SCW
Scheme:	2027 Reference		Checked by: LHW
Design Year:	2027	Job No.:	CHK50642310
Arm A:	Kin Lok Street (EB)		
Arm B:	Kin Cheung Street (SB)		
Arm C:	Kin Lok Street (WB)		



GEOMETRY					
Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	3.65
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.65
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.60
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	60	Calculated Parameters	D	0.889
	VI(b-a)	50		E	0.946
	Vr(b-c)	60		F	0.933
	Vr(c-b)	50		Y	0.748
ANALYSIS			AM PEAK	PM PEAK	
TRAFFIC FLOWS (pcu/hr)	q(c-a)	70	70	90	
	q(c-b)	25	25	50	
	q(a-b)	20	20	15	
	q(a-c)	370	370	395	
	q(b-a)	20	20	5	
	q(b-c)	60	60	65	
	f	0.75	0.75	0.93	
CAPACITIES (pcu/hr)	Q(b-ac)	557.3	557.3	584.7	
	Q(c-a)	1724.5	1724.5	1648	
	Q(c-b)	595.74	595.74	590.7	
RFC's	c-a	0.04	0.04	0.05	
	c-b	0.04	0.04	0.08	
	b-ac	0.14	0.14	0.12	
<b>RFC</b>			<b>0.14</b>	<b>0.12</b>	

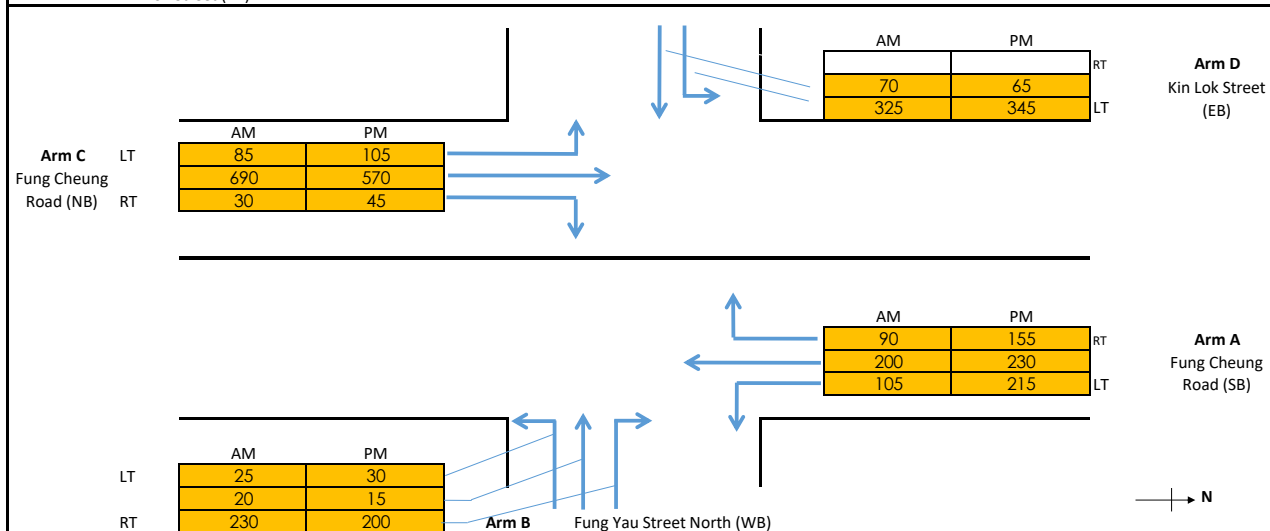
Where VI and Vr are visibility distances to the left or right of the respective streams  
 $D = (1 + 0.094(w(b-a) - 3.65))(1 + 0.0009(Vr(b-a) - 120))(1 + 0.0006(VI(b-a) - 150))$   
 $E = (1 + 0.094(w(b-c) - 3.65))(1 + 0.0009(Vr(b-c) - 120))$   
 $F = (1 + 0.094(w(c-b) - 3.65))(1 + 0.0009(Vr(c-b) - 120))$   
 $Y = 1 - 0.0345W$   
 f = proportion of minor traffic turning left  
 $Q(b-ac) = Q(b-c) * Q(b-a) / (1-f) * Q(b-c) + f * Q(b-a)$  Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1



# Simplified Priority Junction Capacity Calculation

Job Title: Section 16 Planning Application for Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories		
Junction: (B) Kin Lok Street / Fung Cheung Road / Fung Yau Street North	Designed by: SCW	
Scheme: 2027 Reference	Checked by: LHW	
Design Year 2027	Job No.: CHK50642310	Date: Nov-22
Arm A: Fung Cheung Road (SB)		
Arm B: Fung Yau Street North (WB)		
Arm C: Fung Cheung Road (NB)		
Arm D: Kin Lok Street (EB)		



## GEOMETRY

Major Road Width (m)		W	11.00										
Central Reserve Width (m)		Wcr	0.00										
Arm B					Arm D								
Lane widths (m)	w(b-a)	4.70	Blockage of major road		Lane widths (m)	w(d-a)	3.50	Blockage of major road					
	w(b-c)	4.70	RT (c-b block c-a)?			Y	w(d-c)	3.50	RT (a-d block a-c)?				
	w(c-b)	5.00	Combined stream on minor arm B?			Y	w(a-d)	5.50	Combined stream on minor arm D?				
Visibility Distances (m)	Vr(b-a)	60	Calculated	D	1.0082	Visibility Distances (m)	Vr(d-c)	60	Calculated	D	0.9047		
	VI(b-a)	100	Parameters	E	1.0344		Distances (m)	VI(d-c)	100	Parameters	E	0.9149	
	Vr(b-c)	55		F	1.0762				Vr(d-a)	40		F	1.1211
	Vr(c-b)	70		Y	0.6205					Vr(a-d)	70		Y

ANALYSIS		AM Peak	PM Peak		AM Peak	PM Peak
TRAFFIC FLOWS (pcu/hr)	q(c-a)	690	570		q(a-c)	200
	q(c-b)	100	110		q(a-d)	110
	q(a-b)	105	215		q(c-d)	85
	q(a-c)	290	385		q(c-a)	720
	q(b-a)	230	200		q(d-c)	0
	q(b-c)	45	45		q(d-a)	395
	f	0.16	0.18		f	1.00
CAPACITIES (pcu/hr)	Q(b-ac)	454.0	438.51		Q(d-ac)	525.9
	Q(c-a)	1545.0	1498.1		Q(a-c)	1486.4
	Q(c-b)	705.7	655.92		Q(a-d)	631.4
RFC's	c-a	0.45	0.38		a-c	0.13
	c-b	0.14	0.17		a-d	0.17
	b-ac	0.61	0.56		d-ac	0.75
<b>RFC</b>		<b>0.75</b>	<b>0.75</b>			

Where VI and Vr are visibility distances to the left or right of the respective streams  
 $D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(VI(b-a)-150))$   
 $E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))$   
 $F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))$   
 $Y = 1-0.0345W$   
 $f = \text{proportion of minor traffic turning left}$   
 $Q(b-ac) = Q(b-c) * Q(b-a) / (1-f) * Q(b-c) + f * Q(b-a)$  Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. V.2.4 Appendix 1



# TRAFFIC SIGNALS CALCULATION

Job No.: **CHK50642310**

MVA HONG KONG LIMITED

Junction: (C) Fung Cheung Road / Castle Peak Road - Yuen Long

Design Year: 2027

Description: 2027 Reference

Designed By: SCW

Checked By: LHW

Approach	Movements	Phase	Stage	Width (m)	Radius (m)		Gradient (%)	Pro. Turning (%)		Revised Saturation Flow (pcu/hr)		AM Peak			PM Peak		
					Left	Right		AM	PM	AM	PM	Flow (pcu/hr)	y Value	Critical y	Flow (pcu/hr)	y Value	Critical y
Fung Cheung Road NB		A A (Give-way)	2 2	3.500 3.500		22.5 20				1840 1960	1840 1960	542 578	0.295 0.295	0.295	496 529	0.270 0.270	0.270
Castle Peak Road EB		B B	1 1	3.500 3.500						1965 2105	1965 2105	369 396	0.188 0.188		403 432	0.205 0.205	
Castle Peak Road WB		C C (Free-Flow)	1 1	3.375 3.500						1955 2095	1955 2095	485 520	0.248 0.248	0.248	434 466	0.222 0.222	0.222
Castle Peak Rd WB (LRT)    D        1        MIN GREEN + FLASH =        6        +        6        =        12																	

Notes:	Flow: (pcu/hr)		Group	B,A	C,A	Group	B,A	C,A
			y	0.483	0.543	y	0.475	0.492
			L (sec)	18	18	L (sec)	18	18
			C (sec)	90	90	C (sec)	90	90
			y pract.	0.720	0.720	y pract.	0.720	0.720
			R.C. (%)	49%	33%	R.C. (%)	52%	46%

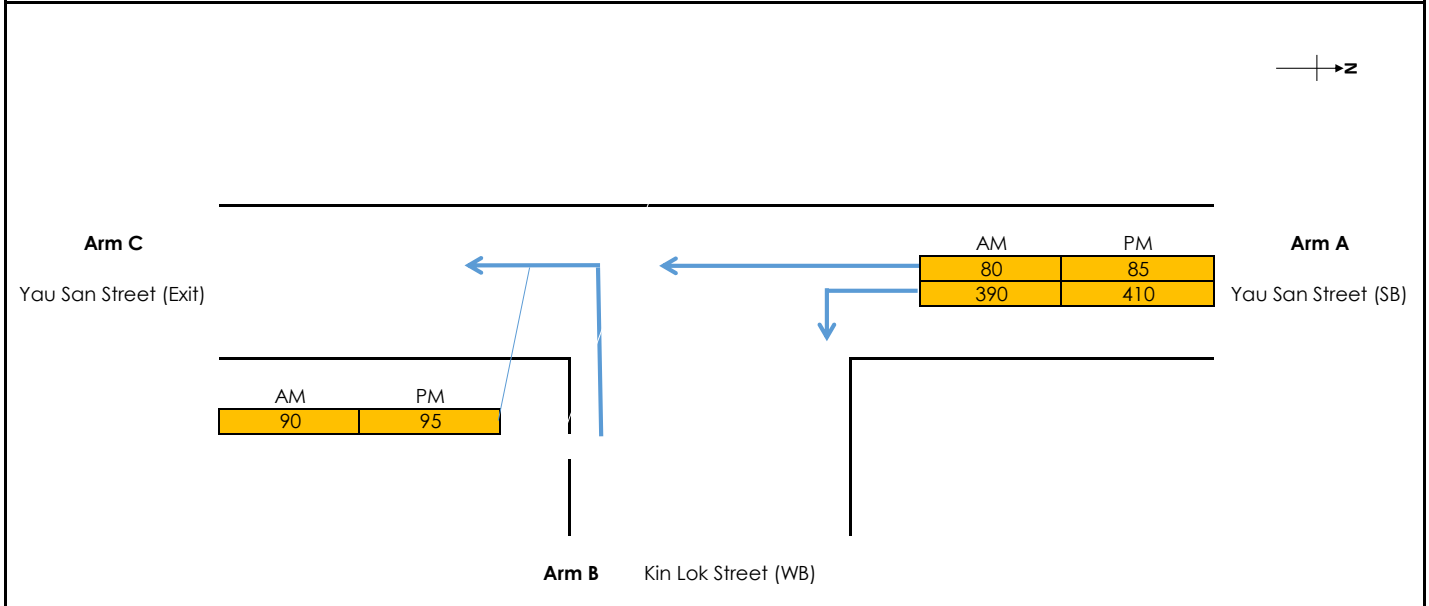
Stage / Phase Diagrams				
1. 	2. 	3.	4.	5.
I/G= 8	I/G= 12	I/G=	I/G=	I/G=
I/G= 8	I/G= 12	I/G=	I/G=	I/G=

Date: **NOV, 2022**      Junction: **(C) Fung Cheung Road / Castle Peak Road - Yuen Long**



# Simplified Priority Junction Capacity Calculation

Job Title:	Section 16 Planning Application for Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories		
Junction:	(D) Kin Lok Street / Yau San Street		Designed by: SCW
Scheme:	2027 Reference		Checked by: LHW
Design Year:	2027	Job No.:	CHK50642310
Arm A:	Yau San Street (SB)		
Arm B:	Kin Lok Street (WB)		
Arm C:	Yau San Street (Exit)		



GEOMETRY					
Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	0.00
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.65
Blockage of major road right turn	Y/N?	Y		w(c-b)	0.00
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	50	Calculated Parameters	D	0.579
	VI(b-a)	50		E	0.937
	Vr(b-c)	50		F	0.616
	Vr(c-b)	50		Y	0.748
ANALYSIS			AM PEAK	PM PEAK	
TRAFFIC FLOWS (pcu/hr)	q(c-a)		0	0	
	q(c-b)		0	0	
	q(a-b)		390	410	
	q(a-c)		80	85	
	q(b-a)		0	0	
	q(b-c)		90	95	
	f		1.00	1.00	
CAPACITIES (pcu/hr)	Q(b-ac)		638.28	635	
	Q(c-a)		1800	1800	
	Q(c-b)		379.78	375.6	
RFC's	c-a		0.00	0.00	
	c-b		0.00	0.00	
	b-ac		0.14	0.15	
RFC			0.14	0.15	

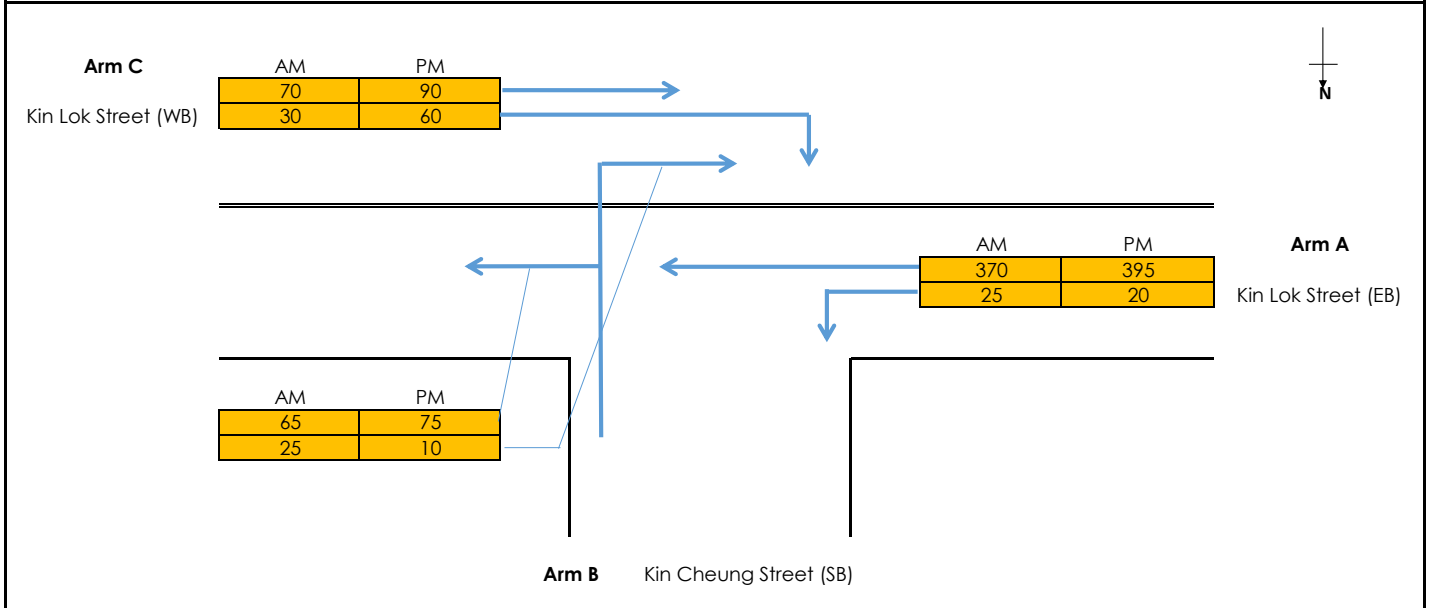
Where VI and Vr are visibility distances to the left or right of the respective streams  
 $D = (1 + 0.094(w(b-a) - 3.65))(1 + 0.0009(Vr(b-a) - 120))(1 + 0.0006(VI(b-a) - 150))$   
 $E = (1 + 0.094(w(b-c) - 3.65))(1 + 0.0009(Vr(b-c) - 120))$   
 $F = (1 + 0.094(w(c-b) - 3.65))(1 + 0.0009(Vr(c-b) - 120))$   
 $Y = 1 - 0.0345W$   
 f = proportion of minor traffic turning left  
 $Q(b-ac) = Q(b-c) * Q(b-a) / ((1-f) * Q(b-c) + f * Q(b-a))$  Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1



# Simplified Priority Junction Capacity Calculation

Job Title:	Section 16 Planning Application for Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories		
Junction:	(A) Kin Lok Street / Kin Cheung Street		Designed by: SCW
Scheme:	2027 Design		Checked by: LHW
Design Year:	2027	Job No.: CHK50642310	Date: Nov-22
Arm A:	Kin Lok Street (EB)		
Arm B:	Kin Cheung Street (SB)		
Arm C:	Kin Lok Street (WB)		



GEOMETRY					
Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	3.65
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.65
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.60
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	60	Calculated Parameters	D	0.889
	VI(b-a)	50		E	0.946
	Vr(b-c)	60		F	0.933
	Vr(c-b)	50		Y	0.748
ANALYSIS			AM PEAK	PM PEAK	
TRAFFIC FLOWS (pcu/hr)	q(c-a)	70	90		
	q(c-b)	30	60		
	q(a-b)	25	20		
	q(a-c)	370	395		
	q(b-a)	25	10		
	q(b-c)	65	75		
	f	0.72	0.88		
CAPACITIES (pcu/hr)	Q(b-ac)	550.99	573.2		
	Q(c-a)	1709.2	1617		
	Q(c-b)	594.47	589.4		
RFC's	c-a	0.04	0.06		
	c-b	0.05	0.10		
	b-ac	0.16	0.15		
<b>RFC</b>		<b>0.16</b>	<b>0.15</b>		

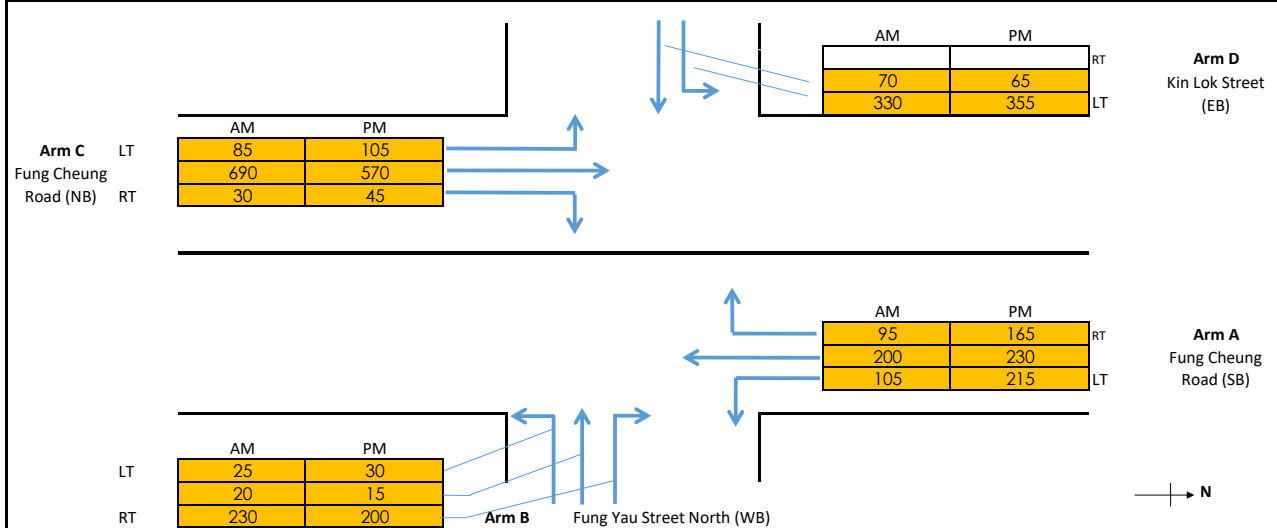
Where VI and Vr are visibility distances to the left or right of the respective streams  
 $D = (1 + 0.094(w(b-a) - 3.65))(1 + 0.0009(Vr(b-a) - 120))(1 + 0.0006(VI(b-a) - 150))$   
 $E = (1 + 0.094(w(b-c) - 3.65))(1 + 0.0009(Vr(b-c) - 120))$   
 $F = (1 + 0.094(w(c-b) - 3.65))(1 + 0.0009(Vr(c-b) - 120))$   
 $Y = 1 - 0.0345W$   
 $f$  = proportion of minor traffic turning left  
 $Q(b-ac) = Q(b-c) * Q(b-a) / (1-f) * Q(b-c) + f * Q(b-a)$  Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1



# Simplified Priority Junction Capacity Calculation

Job Title: Section 16 Planning Application for Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories		
Junction: (B) Kin Lok Street / Fung Cheung Road / Fung Yau Street North	Designed by: SCW	
Scheme: 2027 Design	Checked by: LHW	
Design Year 2027	Job No.: CHK50642310	Date: Nov-22
Arm A: Fung Cheung Road (SB)		
Arm B: Fung Yau Street North (WB)		
Arm C: Fung Cheung Road (NB)		
Arm D: Kin Lok Street (EB)		



## GEOMETRY

Major Road Width (m)		W	11.00	
Central Reserve Width (m)		Wcr	0.00	

## ANALYSIS

		AM Peak	PM Peak			AM Peak	PM Peak
TRAFFIC FLOWS (pcu/hr)	q(c-a)	690	570	TRAFFIC FLOWS (pcu/hr)	q(a-c)	200	230
	q(c-b)	100	110		q(a-d)	115	180
	q(a-b)	105	215		q(c-d)	85	105
	q(a-c)	295	395		q(c-a)	720	615
	q(b-a)	230	200		q(d-c)	0	0
	q(b-c)	45	45		q(d-a)	400	420
	f	0.16	0.18		f	1.00	1.00
CAPACITIES (pcu/hr)	Q(b-ac)	452.8	436.17	CAPACITIES (pcu/hr)	Q(d-ac)	525.9	545.9
	Q(c-a)	1544.5	1497		Q(a-c)	1472.1	1303.7
	Q(c-b)	704.5	653.49		Q(a-d)	631.4	652.9
RFC's	c-a	0.45	0.38		a-c	0.14	0.18
	c-b	0.14	0.17		a-d	0.18	0.28
	b-ac	0.61	0.56		d-ac	0.76	0.77
<b>RFC</b>		<b>0.76</b>	<b>0.77</b>				

Where VI and Vr are visibility distances to the left or right of the respective streams

$$D = (1 + 0.094(w(b-a) - 3.65))(1 + 0.0009(Vr(b-a) - 120))(1 + 0.0006(VI(b-a) - 150))$$

$$E = (1 + 0.094(w(b-c) - 3.65))(1 + 0.0009(Vr(b-c) - 120))$$

$$F = (1 + 0.094(w(c-b) - 3.65))(1 + 0.0009(Vr(c-b) - 120))$$

$$Y = 1 - 0.0345W$$

f = proportion of minor traffic turning left

$$Q(b-ac) = Q(b-c) * Q(b-a) / (1 - f) * Q(b-c) + f * Q(b-a)$$

Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. V.2.4 Appendix 1



# TRAFFIC SIGNALS CALCULATION

Job No.: **CHK50642310**

MVA HONG KONG LIMITED

Junction: (C) Fung Cheung Road / Castle Peak Road - Yuen Long

Design Year: 2027

Description: 2027 Reference

Designed By: SCW

Checked By: LHW

Approach	Movements	Phase	Stage	Width (m)	Radius (m)		Gradient (%)	Pro. Turning (%)		Revised Saturation Flow (pcu/hr)		AM Peak			PM Peak		
					Left	Right		AM	PM	AM	PM	Flow (pcu/hr)	y Value	Critical y	Flow (pcu/hr)	y Value	Critical y
Fung Cheung Road NB		A A (Giveway)	2 2	3.500 3.500		22.5 20				1840 1960	1840 1960	545 580	0.296 0.296	0.296	501 534	0.272 0.272	0.272
Castle Peak Road EB		B B	1 1	3.500 3.500						1965 2105	1965 2105	369 396	0.188 0.188		403 432	0.205 0.205	
Castle Peak Road WB		C C (Free-Flow)	1 1	3.375 3.500						1955 2095	1955 2095	485 520	0.248 0.248	0.248	434 466	0.222 0.222	0.222
Castle Peak Rd WB (LRT)   D   1   MIN GREEN + FLASH =   6   +   6   =   12																	

Notes:	Flow: (pcu/hr)		Group	B,A	C,A	Group	B,A	C,A
			y	0.484	0.544	y	0.478	0.495
			L (sec)	18	18	L (sec)	18	18
			C (sec)	90	90	C (sec)	90	90
			y pract.	0.720	0.720	y pract.	0.720	0.720
			R.C. (%)	49%	32%	R.C. (%)	51%	45%

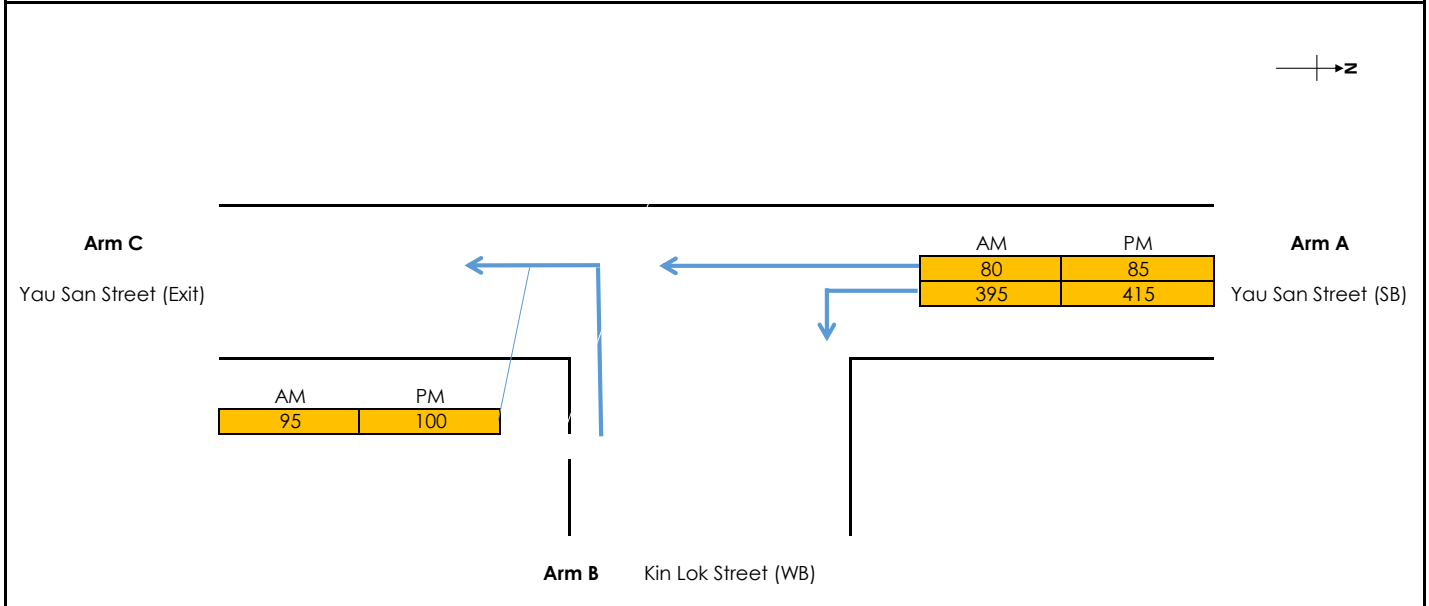
Stage / Phase Diagrams				
1. 	2. 	3. 	4.	5.
I/G= 8 I/G= 8	I/G= 12 I/G= 12	I/G=	I/G=	I/G=

Date: **NOV, 2022**      Junction: **(C) Fung Cheung Road / Castle Peak Road - Yuen Long**



# Simplified Priority Junction Capacity Calculation

Job Title:	Section 16 Planning Application for Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories		
Junction:	(D) Kin Lok Street / Yau San Street		Designed by: SCW
Scheme:	2027 Design		Checked by: LHW
Design Year:	2027	Job No.: CHK50642310	Date: Nov-22
Arm A:	Yau San Street (SB)		
Arm B:	Kin Lok Street (WB)		
Arm C:	Yau San Street (Exit)		



GEOMETRY					
Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	0.00
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.65
Blockage of major road right turn	Y/N?	Y		w(c-b)	0.00
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	50	Calculated Parameters	D	0.579
	VI(b-a)	50		E	0.937
	Vr(b-c)	50		F	0.616
	Vr(c-b)	50		Y	0.748
ANALYSIS			AM PEAK		PM PEAK
TRAFFIC FLOWS (pcu/hr)	q(c-a)	0		0	
	q(c-b)	0		0	
	q(a-b)	395		415	
	q(a-c)	80		85	
	q(b-a)	0		0	
	q(b-c)	95		100	
	f	1.00		1.00	
CAPACITIES (pcu/hr)	Q(b-ac)	637.78		634.5	
	Q(c-a)	1800		1800	
	Q(c-b)	378.94		374.7	
RFC's	c-a	0.00		0.00	
	c-b	0.00		0.00	
	b-ac	0.15		0.16	
<b>RFC</b>			<b>0.15</b>		<b>0.16</b>

Where VI and Vr are visibility distances to the left or right of the respective streams  
 $D = (1 + 0.094(w(b-a) - 3.65))(1 + 0.0009(Vr(b-a) - 120))(1 + 0.0006(VI(b-a) - 150))$   
 $E = (1 + 0.094(w(b-c) - 3.65))(1 + 0.0009(Vr(b-c) - 120))$   
 $F = (1 + 0.094(w(c-b) - 3.65))(1 + 0.0009(Vr(c-b) - 120))$   
 $Y = 1 - 0.0345W$   
 $f$  = proportion of minor traffic turning left  
 $Q(b-ac) = Q(b-c) * Q(b-a) / ((1-f) * Q(b-c) + f * Q(b-a))$  Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1



5 January 2023

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

***By Hand and Email***

Dear Sir

**Section 16 Planning Application for Proposed 'Eating Place', 'Shop and Services (not elsewhere specified)' and 'School' (tutorial school only) Uses on G/F (Part) and M/F at Yuen Long Town Lot No. 348, No. 2-6 Fung Cheung Road, Yuen Long, New Territories (Application No. A/YL/296)**

Reference is made to the Further Information of the captioned application submitted to the Town Planning Board (the Board) on 25 November 2022 and the comments from the Environmental Protection Department (EPD) received on 19 December 2022.

In response to the comments from EPD, the Replacement Pages of Sewerage Impact Assessment with minor textual rectification are herewith enclosed as **Attachment 1** for the Board's consideration.

Please note that the current submission (which also serves to supersede the one submitted on 4 January 2023) only serves to provide textual rectification in response to the comments from EPD with no changes proposed to the development scheme, development parameters, layout and the findings in Sewerage Impact Assessment Report as submitted under the previous Further Information. The Applicant therefore sincerely requests that the captioned application be processed and considered by the Board at the Rural and New Town Planning Committee Meeting on 13 January 2023.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 / Mr. Arnold Koon at 2957 9667.

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu  
Associate Director

WW/ak  
S:\83969 Yuen Long Transport Plaza Study and S16\Further Information\FI2\20230105\_letter to TPB\_FI(2).doc

CC  
DPO/TMYLW - Ms. Carol Kan / Ms. Carmen Cheung (email)



---

**Attachment 1**

**Replacement Pages of**

**Sewerage Impact Assessment**

---



Table 2.2 Estimated Peak Flow

Calculation for Sewage Generation Rate of the Proposed Uses at the Application Premises			
<b>1. F&amp;B</b>			
Assumed Area	=	2426	m <sup>2</sup>
Assumed Floor Area per Employee	=	19.6	m <sup>3</sup> / person/day Refer to Table 8 – Restaurants
Assumed Number of Employees	=	124	employees
Unit Flow Factor for Commercial Employees	=	0.08	m <sup>3</sup> / employee/day Refer to Table T-2 of GESF
Unit Flow Factor for Commercial Activities	=	1.50	m <sup>3</sup> / employee/day Refer to Table T-2 of GESF – J10
Sewage Generation Rate	=	195.9	m <sup>3</sup> / day
<b>2. Retail Shop</b>			
Assumed Area	=	809	m <sup>2</sup>
Assumed Floor Area per Employee	=	29	m <sup>3</sup> / person/day Refer to Table 8 of CIFSUS- Retail Trade
Assumed Number of Employees	=	28	employees
Unit Flow Factor for Commercial Employees	=	0.08	m <sup>3</sup> / employee/day Refer to Table T-2 of GESF
Unit Flow Factor for Commercial Activities	=	0.20	m <sup>3</sup> / employee/day Refer to Table T-2 of GESF – J4
Sewage Generation Rate	=	7.8	m <sup>3</sup> / day
<b>3. Tutorial School</b>			
Assumed Area	=	809	m <sup>2</sup>
Assumed Number of Students	=	102	person
Assumed Number of Staff	=	26	Reference is made to Page 2 of RNTPC Paper No. A/YL/292 (Please also see Appendix 3.3).
Unit Flow Factor for School Student	=	0.04	m <sup>3</sup> / day GESF Table T-2
Unit Flow Factor for Commercial Employees	=	0.08	m <sup>3</sup> / day GESF Table T-2
Unit Flow Factor for Commercial Activities	=	0.20	m <sup>3</sup> / day GESF Table T-2 - J4
Sewage Generation Rate	=	11.4	m <sup>3</sup> / day
<b>Peak Flow from Proposed Uses at the Application Premises</b>			
Total Flow Rate	=	215.1	m <sup>3</sup> /day
Catchment Inflow Factor P <sub>CIF</sub>	=	1.0	Refer to Table T-4 of GESF – Yuen Long
Total Flow Rate with Catchment Inflow Factor P <sub>CIF</sub>	=	215.1	m <sup>3</sup> /day
Contributing Population	=	797	people Refer to S12.1 of GESF, Contributing Population = Calculated total average flow/ 0.27
Peaking factor	=	8	Refer to Table T-5 of GESF for population <1,000 incl. stormwater allowance for facility with existing upstream sewerage
Peak Flow	=	19.9	litre/sec



Table 1 - Calculation for Sewage Generation Rate of the Proposed Uses at the Application Premises

Proposed Uses at the Application Premises (G/F & M/F)

Subject Site Terminal Manhole (AS) to FMH1018492

Remarks

F&B

Assumed Area	=	2426	m <sup>2</sup>	60% of Non-Domestic GFA of G/F and M/F (i.e. 4044m <sup>2</sup> x 0.6 = 2426m <sup>2</sup> )
Assumed Floor Area per Employee	=	19.6	m <sup>2</sup> /person/day	CIFSUS Table 8 - Restaurants
Assumed Number of Employees	=	124	employees	
Unit Flow Factor for Commercial Employees	=	0.08	m <sup>3</sup> /day	GESF Table T-2
Unit Flow Factor for Commercial Activities	=	1.50	m <sup>3</sup> /day	GESF Table T-2 - J10
Sewage Generation Rate	=	195.9	m <sup>3</sup> /day	

Retail Shop

Assumed Area	=	809	m <sup>2</sup>	20% of Non-Domestic GFA of G/F and M/F (i.e. 4044m <sup>2</sup> x 0.2 = 809m <sup>2</sup> )
Assumed Floor Area per Employee	=	29	m <sup>2</sup> /person/day	CIFSUS Table 8 - Retail Trade
Assumed Number of Employees	=	28	employees	
Unit Flow Factor for Commercial Employees	=	0.08	m <sup>3</sup> /day	GESF Table T-2
Unit Flow Factor for Commercial Activities	=	0.20	m <sup>3</sup> /day	GESF Table T-2 - J4
Sewage Generation Rate	=	7.8	m <sup>3</sup> /day	

Tutorial School

Assumed Area	=	809	m <sup>2</sup>	20% of Non-Domestic GFA of G/F and M/F (i.e. 4044m <sup>2</sup> x 0.2 = 809m <sup>2</sup> )
Assumed Number of Students	=	102	person	Reference is made to the approved S16 for tutorial school in Transport Plaza (Application No. A/YL/292) (Please also see Appendix
Assumed Number of Staff	=	26	person	3.3). 8 students and 2 staff is assumed for 64m <sup>2</sup> tutorial school GFA.
Unit Flow Factor for School Student	=	0.04	m <sup>3</sup> /day	GESF Table T-2
Unit Flow Factor for Commercial Employees	=	0.08	m <sup>3</sup> /day	GESF Table T-2
Unit Flow Factor for Commercial Activities	=	0.20	m <sup>3</sup> /day	GESF Table T-2 - J4
Sewage Generation Rate	=	11.4	m <sup>3</sup> /day	

Peak Flow from the Proposed Uses at the Application Premises

Total Flow Rate	=	215.1	m <sup>3</sup> /day	
Catchment Inflow Factor P <sub>CIF</sub>	=	1.0		Refer to Table T-4 of GESF - Yuen Long
Total Flow Rate with Catchment Inflow Factor P <sub>CIF</sub>	=	215.1	m <sup>3</sup> /day	
Contributing Population	=	797	people	Refer to S12.1 of GESF, Contributing Population = Calculated total average flow/ 0.27
Peaking factor	=	8		Refer to Table T-5 of GESF for population <1,000 incl. stormwater allowance for facility with existing upstream sewerage
Peak Flow	=	19.9	litre/sec	



**Previous Applications covering the Premises**

<b><u>Application No.</u></b>	<b><u>Applied Use</u></b>	<b><u>Total Floor Area</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Approval Condition(s)</u></b>
A/YL/5	Restaurant (i.e. Eating Place)	-	4.12.1992	(1) and (2)
A/YL/292	Proposed School (tutorial school)	About 64m <sup>2</sup>	10.6.2022	(3)

**Approval Conditions:**

- (1) Provision of drainage facilities
- (2) Provision of sewage treatment and disposal facilities
- (3) Provision of fire service installations and water supplies for firefighting prior to commencement of school operation



**Advisory clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the applicant should ensure that the proposed uses of the subject premises would be in compliance with the prevailing ordinances and regulations including but not limited to fire services and building requirements;
- (b) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that based on the limited information provided, the applicant's attention is drawn to the following points:
  - (i) the proposed tutorial school is subject to the issue of a licence/registration, please be reminded that the subject premises intended to be used for such purpose is required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; barrier free access and accessible toilet required under Regulation 72 of the Building (Planning) Regulations;
  - (ii) the numbers of sanitary fitments required should comply with Building (Standards of sanitary fitments, plumbing, drainage works and latrines) Regulations; and
  - (iii) if any proposal involves non-exempted alterations and additions works and/or material change in use of a building, detailed checking will be carried out during building plan submission stage; and
- (c) to note the comments of the Director of Food and Environmental Hygiene (DFEH) as follows:
  - (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
  - (ii) proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Cap. 132;
  - (iii) for the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a food factory licence should be obtained for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
  - (iv) if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. The operation of the food business place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place is regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not



cause any obstruction or environmental nuisance in the vicinity;

- (v) proper licence issued by FEHD is required if related place of entertainment is involved; and
- (vi) any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL/296

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

現有的交通廣場主要有兩大功能，包括最低兩層（即是地下及閣樓）作社區商場及加油站，一樓及以上則用作公眾停車場用途，根本未能滿足現在元朗人口不斷增長的社區需求。現擬議申請發展符合大綱圖上「其他指定用途」註明「附設地面商舖之公眾停車場及加油站」地帶的規劃意向，政府理應順應時勢，回應社會需求作出審批及改變。加上發展不會對附近環境、交通及排污方面造成負面影響，反而更有利該區的長遠發展。基於以上理由，本人支持這個 A/YL/296 發展項目。

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

Ken

日期 Date

阿建

9-11-22





致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL/296

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我是新界居民，支持這項申請項目：

① 發展可以令現有的商場和鄰近地方的  
潛在可行性得以大大提高，可提供地方  
可用的用途，更有彈性

② 發展沒有對環境做成負面影響

③ 發展會提供更多便利市民的購物、餐廳  
等選擇，滿足到市民需要

「提意見人」姓名 名稱 Name of person/company making this comment

簽署 Signature

張苑兒

日期 Date

27-10-2022





致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL/296

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人十分支持該項目發展，該項目發展提供更多滿足  
人口日益增長的社區需求，更多的居民可以享受便捷的生活環境，購物、餐飲，以及補習學校都能滿足更多居民的需求，在私有物業中展示更大規模的“一地多用”！

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

日期 Date

蘇玲玲

9/11/22



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

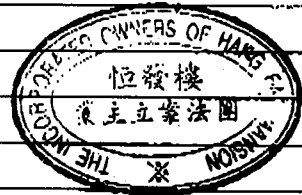
有關的規劃申請編號 The application no. to which the comment relates

A/YL/296

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見



「提意見人」姓名/名稱 Name of person/company making this comment

恒發樓 業主立案

簽署 Signature

何志英 (秘書)

日期 Date

案發園  
26-10-2022