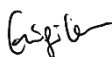


Annex 5

Traffic Review Report

Document Status Control Record

**Proposed Single House Residential Development
at Lot No. 182 S.B in D.D. 128
Fung Kong Tsuen Road, New Territories**

Traffic Review Report

Originating Organisation : LLA Consultancy Limited Unit 610, 6/F., Island Place Tower, 510 King's Road, North Point, Hong Kong	Prepared by: GWL		Date: 19 August 2022
	Approved by: SLN		Date: 19 August 2022
	Revision No.: -		Date of Issue: 19 August 2022

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1 INTRODUCTION

1.1 Background

- 1.1.1 The project proponent intends to develop a single house residential development at Lot No. 182 S.B in D.D. 128, Fung Kong Tsuen Road, New Territories (hereafter, referred as “the House”). The location of the Site is shown in **Figure 1**.
- 1.1.2 The Site is currently zoned as Residential (Group D) zoning on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 (“the OZP”). For the proposed single house development, it is under Column 2 and a S16 planning application is therefore necessary to be submitted with a supporting traffic impact assessment report.
- 1.1.3 LLA Consultancy Limited was commissioned to conduct the traffic impact assessment report for the development proposal. This report presents the findings of the study.

1.2 Study Objectives

- 1.2.1 The objectives of this study can be summarised as follows:
- to appraise the existing traffic conditions of the surrounding road network;
 - to estimate the required car parking and loading/unloading provisions as stipulated in HKPSG under the development proposal and to propose appropriate car parking and loading/unloading provisions; and
 - to estimate the additional traffic generated from the development proposal and to assess the potential traffic impact onto the surrounding network in the vicinity of the Site.

2 THE PROPOSED DEVELOPMENT

2.1 The Site Location

2.1.1 As shown in **Figure 1**, the Site is located at Lot No. 182 S.B in D.D.128, Fung Kong Tsuen Road. The site area is about 2,550m². The Site is currently served by a local access road connecting to Kai Pak Ling Road and Fung Kong Tsuen Road while Fung Kong Tsuen Road formed a priority junction with Ping Ha Road.

2.2 Proposed Development Scheme

2.2.1 **Table 2.1** presents the key development parameters of the proposed single house development.

Table 2.1 Proposed Development Schedule

Parameter	Proposed Use
Site Area	About 2550 m ²
Plot Ratio	Not more than 0.2
Domestic Gross Floor Area	508 m ²
Flat Size	508 m ²

2.3 Car Parking and Loading/Unloading Provision

2.3.1 To serve the proposed single house development, the requirements of car parking and loading/unloading facilities should be updated in accordance with the latest Hong Kong Planning Standards and Guidelines (HKPSG) requirements. **Table 2.2** listed out the required car parking and loading/unloading facilities as stipulated in the HKPSG.

Table 2.2 Car Parking and Loading/Unloading Requirements under HKSPG

Type	HKPSG's Requirements						Required Provision	Proposed Provision
Car Parking Space	<u>For Residents</u>						3	2
	Parking Requirements = GPS x R1 x R2 x R3 where							
	Unit Size	No. of Unit	GPS	R1	R2	R3		
	FS > 160 m ²	1	1 space per 4 – 7 units	7	1	1.3		
	TOTAL CAR PARKING						3	2
Motorcycle Parking Space	1 space per 100 - 150 flats						1	0

2.3.2 A total of 2 nos. of private car parking spaces shall be provided to meet the HKPSG requirements with regard to the proposed single house development.

3 ANTICIPATED TRAFFIC IMPACT

3.1 Vehicular Access

3.1.1 The vehicular access arrangement is shown in **Figure 2**.

3.2 Development Traffic Generation

3.2.1 The volumes of the traffic that would be induced by the proposed house development estimated based on the average trip rates documented in the Transport Planning and Design Manual (TPDM). The adopted trip rates and the volumes of traffic that would be induced are shown in **Table 3.1**.

Table 3.1 Development Traffic Generation

Use – 1 House	Unit/Content	AM Peak Hour			PM Peak Hour		
		Gen.	Att.	Total	Gen.	Att.	Total
Residential Trip Rates ⁽¹⁾	pcu/hr/flat	0.3252	0.2609	-	0.2835	0.4074	-
Traffic Generation	pcu/hr	1	1	2	1	1	2

Note: (1) Mean trip rates for private housing: low-density / R(C) with an average flat size of 300m² are adopted from TPDM, Transport Department.

3.2.2 From **Table 3.1**, the proposed single house development would generate a two-way traffic of 2 pcu during both AM peak hour and PM peak hour. Due to the small amount of increase in development traffic, the proposed single house development is not anticipated to generate adverse traffic impact on the nearby road network.

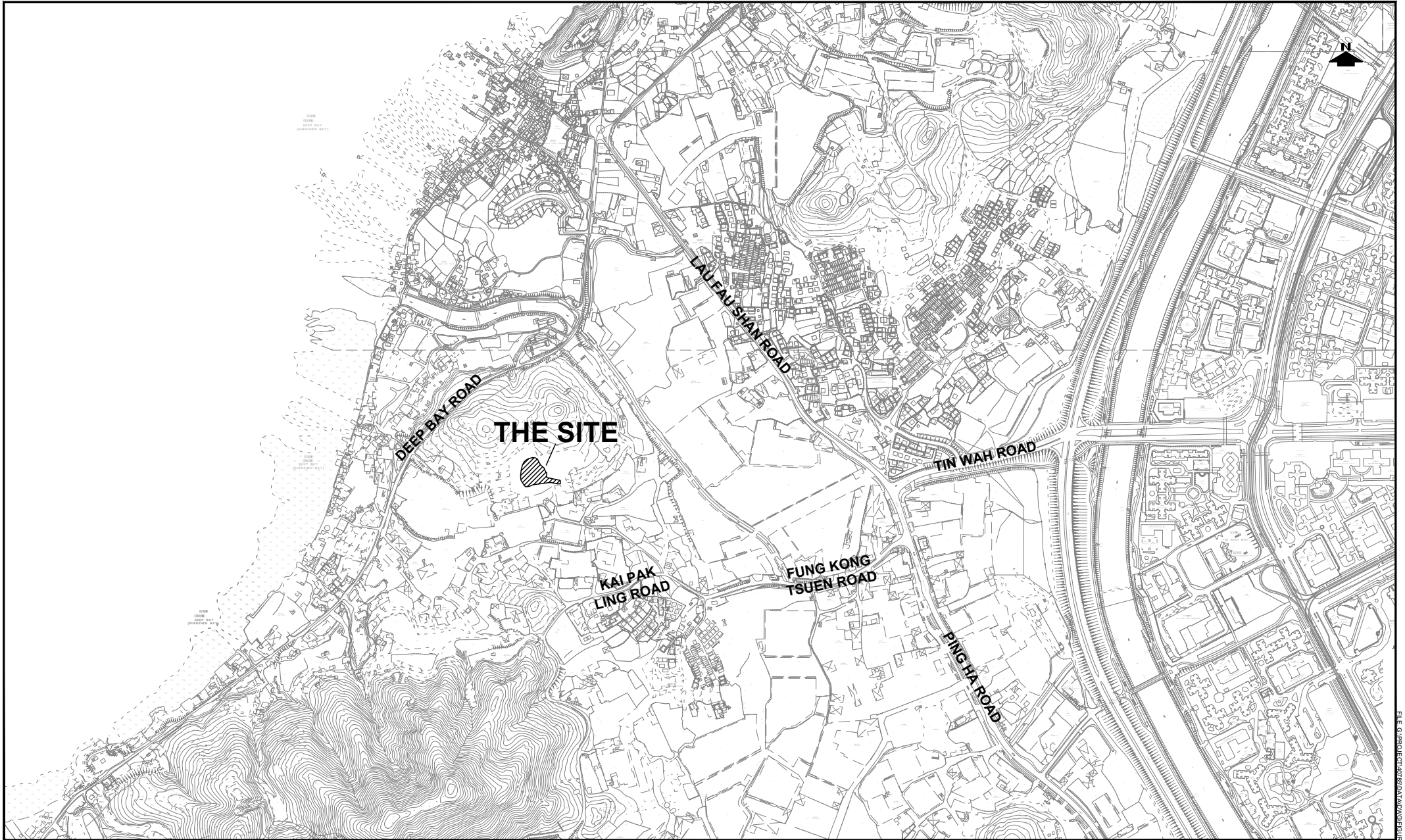
4 SUMMARY AND CONCLUSION

4.1 Summary

- 4.1.1 The project proponent intends to develop a single house residential development at Lot No. 182 S.B in D.D. 128, Fung Kong Tsuen Road, New Territories.
- 4.1.2 To serve the proposed single house development, a total of 2 nos. of private car parking spaces shall be provided to meet the HKPSG requirements.
- 4.1.3 The vehicular access arrangement will be connected to a proposed local access road which further connects to Fung Kong Tsuen Road.
- 4.1.4 The proposed single house development would generate a two-way traffic of 2 pcu during both AM peak hour and PM peak hour. Due to the small amount of increase in development traffic, the proposed single house development is not anticipated to generate adverse traffic impact on the nearby road network.

4.2 Conclusion

- 4.2.1 Based on the findings of the traffic study, the proposed single house development is acceptable in traffic viewpoint.



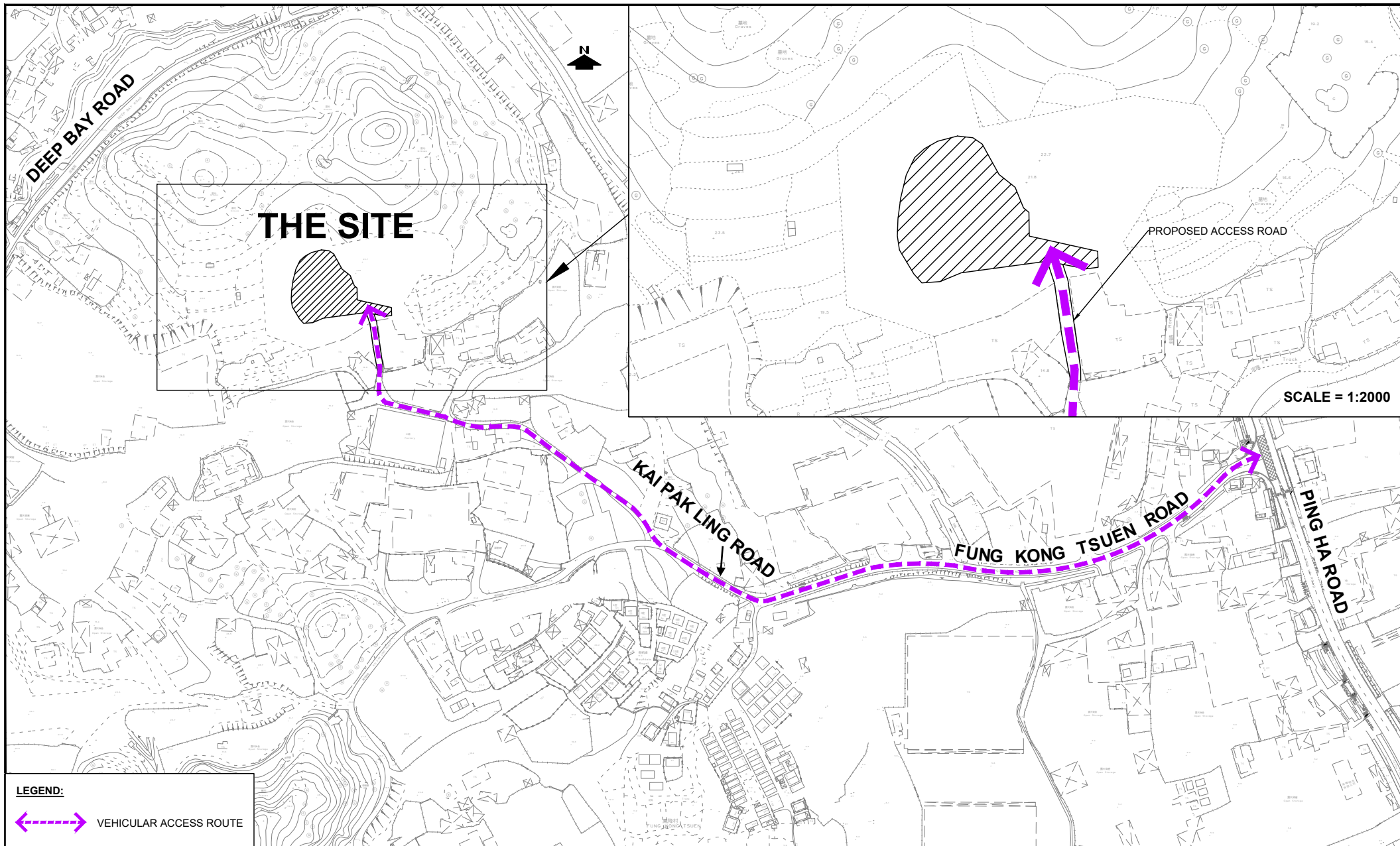
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DESIGNED	SLN
DRAWN	CLL
CHECKED	SLN
DATE	JAN 2022
SCALE	1:10000@A4


PROJECT TITLE: PROPOSED SINGLE HOUSE RESIDENTIAL DEVELOPMENT AT LOT NO. 182 S.B IN D.D. 128 FUNG KONG TSUEN ROAD, NEW TERRITORIES


DRAWING TITLE: LOCATION PLAN

DRAWING NO.	FIGURE 1
REV.	.

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LEGEND:
 VEHICULAR ACCESS ROUTE

PROJECT NO. 40785		PROJECT TITLE PROPOSED SINGLE HOUSE RESIDENTIAL DEVELOPMENT AT LOT NO. 182 S.B IN D.D. 128 FUNG KONG TSUEN ROAD, NEW TERRITORIES		DRAWING NO. FIGURE 2	REV. .
DESIGNED SLN	DATE JAN 2022	DRAWING TITLE VEHICULAR ACCESS ROUTE			
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