

Your Ref: TPB/A/TY/147

Our Ref: PLAS/ADL/CK/HL/24-11643 (Task11)

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

23 May 2024

By Hand & Email

Dear Sirs

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131)
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY CONCRETE BATCHING PLANT
FOR A PERIOD OF 5 YEARS AT TSING YI TOWN LOT NO. 108 RP (PART),
SAI TSO WAN ROAD, TSING YI, NEW TERRITORIES
ON THE APPROVED TSING YI OUTLINE ZONING PLAN NO. S/TY/32
(APPLICATION NO. A/TY/147 – FURTHER INFORMATION 1)**

We refer to the captioned planning application No. A/TY/147.

Further to our original submission received by the Town Planning Board (“TPB”) on 8 April 2024 and Further Information (1) on 20 May 2024, we hereby submit replacement pages for Further Information (1) to support this application.

Attachment I Replacement Pages of the Revised Traffic Impact Assessment Report

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C P Property Management Limited

Knight Frank Hong Kong Limited EAA Lic No C-013197
Knight Frank Asset Appraisal Limited

Your partners in property

Regulated by RICS

Knight Frank (Services) Limited EAA Lic No C-012848

23 May 2024
Town Planning Board
Attention: Secretary, Town Planning Board



Should there be any queries, please feel free to contact the undersigned or our Ms Charlotte Lau at [REDACTED]
or Mr Haywood Lau at [REDACTED]

Yours faithfully
For and on behalf of
Knight Frank Petty Limited


Calvin Kan MHKIP RPP
Associate Director
Planning & Land Advisory Services
[REDACTED]

Encs

cc Kowloon District Planning Office (Email only)
(Attention: Mr. LUI Wing Cho / Mr. CHOW Chun Chi, Cecil)

Client (Email only)

Attachment I

**Replacement Pages of the
Revised Traffic Impact
Assessment Report**

4.3.1 There are numbers of planned/committed future developments in vicinity. The updated planning parameters are shown in **Table 4.3**. The locations of these future developments are shown in **Figure 4.1**.

4.3.2 The traffic trips generated from these planned/committed developments are estimated and shown in **Table 4.4**.

4.3.3 These traffic trips were assigned to the road network to obtain the reference traffic in the design year.

Table 4.3 Development Schedule of Planned Development at Vicinity

Ref.	Development Site / Planning Application No.	Use	Development Parameters	Completion Year
A	A/TY/131	Animal Welfare Centre	About 8,720m ²	2024
B	Ching Hong Road North Public Housing Development	Public Housing	Phase 1: 851 units	2024
			Phase 2: 612 units	2024
			Phase 3: 1680 units	2029
			Retail: 2000m ² Social Welfare Facilities	2024 - 2029
C	Housing Development at Tsing Yi Road West	Public Housing	3,400 units	2034/35
D ⁽¹⁾	Y/TY/2 - Tsing Yi Town Lot 80 and 108RP (Phase 1)	Private Housing	5,048 units	2028
	Y/TY/2 - Tsing Yi Town Lot 80 and 108RP (Phase 2)	Public Housing	4,704 units	2036
		Private Housing	5,323 units	2036
E	Renewal of A/TY/135	Asphalt Plant	260 tonnes/hr (208 tones/hr as limited by SP License)	2024

4.3.4 Housing Development at Tsing Yi Road West would be completed after our design year. Y/TY/2- Tsing Yi Town Lot 80 and 108RP is still under planning application and not approved yet. Thus, they would not be included in this assessment. The construction traffic of Tsing Yi – Lantau Link is reviewed and considered. It would not give significant impact to the road network.



Table 4.4 Estimated Traffic Generations of Planned Vicinity Development

Development Type	Average Flat Size m ²	Unit	Trip Rate			
			AM Peak		PM Peak	
			Gen.	Att.	Gen.	Att.
Public Rental	40	Pcu/hr/flat	0.0432	0.0326	0.0237	0.0301
Retail	-	pcu/hr/100 sqm GFA	0.2296	0.2434	0.3100	0.3563
Developments			Trips (Pcu/hr)			
A ⁽¹⁾	A/TY/131		64	172	115	72
B	Ching Hong Road North Public Housing Development	Phase 1	37	28	20	26
		Phase 2	26	20	15	18
		Phase 3	73	55	40	51
		Retail	5	5	6	7
		Kindergarten ⁽²⁾	30	30	30	30
		Social Welfare Facilities ⁽³⁾	10	10	10	10
E ⁽¹⁾	Renewal of A/TY/135		45	45	45	45

Note: (1) Development trips according to its TIA report

(2) Reference from other public housing TIA reports (Sheung Shui Area 4 and 30)

(3) Nominal Trips

4.3.5 The 2029 reference flows are then derived by applying the annual growth rate plus the additional traffic generations of the developments in Tsing Yi.

$$\begin{array}{l}
 \text{2029} \\
 \text{Reference Flows} \\
 \text{(without the} \\
 \text{Plant)} \\
 \end{array}
 =
 \begin{array}{l}
 \text{2024} \\
 \text{Observed} \\
 \text{Flows} \\
 \end{array}
 \times
 \begin{array}{l}
 \text{Adopted Growth} \\
 \text{Factor} \\
 \text{(i.e. +1\% p.a. for} \\
 \text{5 years)} \\
 \end{array}
 +
 \begin{array}{l}
 \text{Traffic Flows of} \\
 \text{Proposed} \\
 \text{Developments at} \\
 \text{Tsing Yi} \\
 \end{array}$$