## Appendix C

Traffic Impact Assessment

# Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung 

Traffic Impact Assessment Report

|  |  |  |  |
| :--- | :--- | :--- | :--- |
| Originating Organisation : |  |  |  |
| LLA Consultancy Limited | Prepared by: SKL | SKL | Date: 17 October 2023 |
| Unit 610, 6/F, <br> Island Place Tower, <br> 510 King's Road, <br> North Point, Hong Kong | Approved by: SLN | Revision No.: - | Date: 17 October 2023 |
|  | Date of Issue: 17 October 2023 |  |  |

[^0]
## 1 INTRODUCTION

### 1.1 Background

1.1.1 The applicants proposed to develop various lots in D.D. 244 and adjoining Government Land, Nam Pin Wai, Sai Kung, New Territories (hereinafter, referred to as "the Site") into a residential development.
1.1.2 The Site is currently zoned as "Green Belt" ("GB") on the Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11. It is the applicants' intention to request for rezoning of the Site to Residential (Group C) 1 (" $\mathrm{R}(\mathrm{C}) 1$ ") use which is intended for a house development. As the proposed uses is not under Column 1 and Column 2 uses, a Section 12A rezoning application is required for the proposal.
1.1.3 LLA Consultancy Limited was commissioned to carry out a traffic impact assessment study for the proposal to assess the potential traffic impact on its adjacent road network, in support of the planning application. This report presents the finding of the study.

### 1.2 Objectives

1.2.1 The objectives of the traffic impact assessment study are as follows:

- to review the existing traffic conditions in the surrounding road network;
- to estimate the potential traffic generation due to the proposed house development;
- to assess the future traffic situation in the surrounding road network;
- to appraise the potential traffic impact of the proposed house development; and
- to recommend the transport facilities provisions for the proposed house development.


## 2 <br> THE PROPOSED DEVELOPMENT

### 2.1 The Site

2.1.1 As shown in Figure 2.1, The Site is located near the junction of Hiram's Highway/Wo Mei Hung Min Road with a development site area of about $5,355 \mathrm{~m}^{2}$ (excluding access road). The key parameters of the proposed house development are summarized in Table 2.1.

Table 2.1 Proposed Development Schedule

| Components | Content |  |  |
| :--- | :---: | :---: | :---: |
|  | Phase 1 | Remaining Phase | Total |
| Development Site Area <br> (About) $\left(\mathrm{m}^{2}\right)$ | $4,020 \mathrm{~m}^{2}$ | $1,335 \mathrm{~m}^{2}$ | $5,355 \mathrm{~m}^{2}$ |
| Domestic Gross Floor Area <br> (About) (GFA) | $3,015 \mathrm{~m}^{2}$ | $1,001 \mathrm{~m}^{2}$ | $4,016 \mathrm{~m}^{2}$ |
| Domestic Plot Ratio (About) | 0.75 | 0.75 | 0.75 |
| No. of House(s) | 13 | 4 | 17 |

## 3 EXISTING TRAFFIC SITUATION

### 3.1 Existing Traffic Conditions

3.1.1 Wo Mei Hung Min Road serves as a local road connecting to Hiram's Highway. It is a single two-lane road with various local accesses for the low density development nearby.
3.1.2 Hiram's Highway is a major road in the eastern part of New Territories connecting Sai Kung with Clear Water Bay Road. Currently, the section of Hiram's Highway between its roundabout with New Hiram's Highway and Nam Wai Road is a single two-lane carriageway. It carried an AADT of 24,460 vehicles in 2021.

### 3.2 Traffic Count Survey

3.2.1 In order to assess the existing traffic conditions, a traffic count survey was carried out at the following locations in the vicinity of the Site on a 12 January 2023 (Thursday) during 07:30 09:30 and 17:30-19:30 and 7 October 2023 (Saturday) for the weekend peak hour period from 12:00 to 19:00. The locations of the surveyed junctions are presented in Figure 3.1.

- Hiram's Highway/New Hiram's Highway/Nam Pin Wai Road
- Hiram's Highway/Wo Mei Hung Min Road
3.2.2 The identified weekday AM, weekday PM and weekend peak hours were 07:30-08:30, 17:4518:45 and 16:45-17:45, respectively and the surveyed traffic flows are presented in Figure 3.2.


### 3.3 Existing Junction Capacity Assessment

3.3.1 Based on the existing traffic flows, the performances of the key junctions during the peak hour were assessed. The results are summarized and presented in Table 3.1 and the detailed junction capacity calculation sheets are attached in Appendix A.

Table 3.1 Existing Junction Performance

| No. | Junction Location | Type/ Capacity <br> Index | Weekday <br> AM Peak <br> Hour | Weekday <br> PM Peak <br> Hour | Weekend <br> Peak Hour |
| :---: | :--- | :---: | :---: | :---: | :---: |
| J1 | Hiram's Highway/ New Hiram's <br> Highway/ Nam Pin Wai Road | Roundabout/ <br> DFC | 0.63 | 0.52 | 0.51 |
| J2 | Hiram's Highway/ Wo Mei <br> Hung Min Road | Priority/DFC | 0.07 | 0.04 | 0.08 |

Note: (1) DFC = Design Flow to Capacity ratio for priority junction and roundabout.
3.3.2 It can be seen from Table 3.1 that the concerned junctions are operating satisfactorily during the weekday AM, weekday PM and weekend peak hours.

Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for
Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

### 3.4 Existing Link Capacity Assessment

3.4.1 The Volume to Capacity (V/C) Ratios of Hiram's Highway and New Hiram's Highway were assessed and the results are presented in Table 3.2.

Table 3.2 Link Capacity Assessment

| Direction | Bound | Capacity (pcu/hr) ${ }^{(1)}$ | Traffic Flow (pcu/hr) |  |  | V/C Ratio |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  | Weekday |  | Weekend | Weekday |  | Weekend |
|  |  |  | AM | PM |  | AM | PM |  |
| Hiram's Highway ${ }^{(2)}$ | NB | 3,120 | 1,087 | 1,244 | 1,190 | 0.35 | 0.40 | 0.38 |
|  | SB | 3,120 | 1,402 | 1,040 | 1,026 | 0.45 | 0.33 | 0.33 |
| Hiram's Highway ${ }^{(3)}$ | EB | 1,140 | 208 | 273 | 292 | 0.18 | 0.24 | 0.26 |
|  | WB | 1,140 | 47 | 69 | 58 | 0.04 | 0.06 | 0.05 |
| New <br> Hiram's Highway ${ }^{(4)}$ | EB | 3,120 | 1,225 | 874 | 877 | 0.39 | 0.28 | 0.28 |
|  | WB | 3,120 | 997 | 1,245 | 1,216 | 0.32 | 0.40 | 0.39 |

Note: (1) Capacity refers to TPDM Vol. 2 Ch .2 .4 . The capacity for each bound of a 7.3 m wide single-2-lane carriageway is $850 \mathrm{veh} / \mathrm{hr}$. A factor of 1.2 (based on the traffic count survey result) is adopted to convert the capacity from veh/hr to pcu/hr.
(2) The section between Ho Chung Road and New Hiram's Highway.
(3) The section between New Hiram's Highway and Wo Mei Hung Min Road
(4) The section between Hiram's Highway and Clear Water Bay Road.
3.4.2 As shown in Table 3.2, the concerned road sections are operating with spare capacity during AM and PM hours.

### 3.5 Public Transport Services

3.5.1 At present, there are a few bus and minibus routes travelling along Hiram's Highway and the details of these routes are shown in Table 3.3 and Figure 3.3.

Table 3.3 Existing Bus Routes

| Mode | Route No. | Terminating Points | Frequency (min) |
| :---: | :---: | :---: | :---: |
| Bus | 92 | Sai Kung - Diamond Hill Station | 12-25 |
|  | 96R | Diamond Hill Station - Wong Shek Pier (Sat, Sun \& PH only) | 20-30 |
|  | 292P | Sai Kung - Kwun Tong | 1 trip per day |
|  | 792M | Tseung Kwan O Station - Sai Kung | 15-25 |
| GMB | 1 | Sai Kung - Kowloon Bay (Telford Gardens) | 8-20 |
|  | 1A | Sai Kung - Choi Hung (San Po Kong) | 4 |
|  | 1 S | Sai Kung - Choi Hung (San Po Kong) (Overnight Services) | 10-15 |
|  | 12 | Sai Kung - Po Lam | 10-15 |
|  | 101M | Sai Kung - Hang Hau Station (via Sai Kung North Public Transport Interchange) | 3-30 |

## 4 FUTURE TRAFFIC SITUATION

### 4.1 Design Year

4.1.1 It is anticipated that the proposed house development will be operation by 2030. To consider 3 years after the planned completion of the proposed house development, a design year of 2033 will be adopted in this study.

### 4.2 Traffic Forecast

## Annual Traffic Census (ATC) - Historical Data

4.2.1 In order to establish the traffic growth rate in the vicinity of the Site, reference was made to the 2016 to 2021 Annual Traffic Census Reports published by Transport Department, reporting on the annual average daily traffic (AADT) flows at the counting stations in the territory. The details of the counting stations in the study area and the corresponding counts are shown in Table 4.1.

Table 4.1 Annual Traffic Census Data

| Stn. No. | Road Section |  |  | AADT ${ }^{(1)}$ |  |  |  |  |  | Avg Growth \% |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Road | From | To | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |  |
| 5017 | Clear <br> Water <br> Bay Road | Anderson Road | Hiram's Highway | 29,370 | $\begin{aligned} & 26,910 \\ & (-8.4 \%) \end{aligned}$ | $\begin{aligned} & 28,450 \\ & (5.7 \%) \end{aligned}$ | $\begin{aligned} & 28,980 \\ & (1.9 \%) \end{aligned}$ | $\begin{aligned} & 28,900 \\ & (-0.3 \%) \end{aligned}$ | $\begin{aligned} & 29,100 \\ & (0.7 \%) \end{aligned}$ | -0.2\% |
| 5466 | Clear <br> Water <br> Bay Road | Hang Hau Road | Hiram's Highway | 18,770 | $\begin{aligned} & 18,650 \\ & (-0.6 \%) \end{aligned}$ | $\begin{aligned} & 18,950 \\ & (1.6 \%) \end{aligned}$ | $\begin{aligned} & 20,240 \\ & (6.8 \%) \end{aligned}$ | $\begin{aligned} & 19,110 \\ & (-5.6 \%) \end{aligned}$ | $\begin{aligned} & 20,020 \\ & (4.8 \%) \end{aligned}$ | 1.3\% |
| 6055 | Hiram's Highway | Clear <br> Water <br> Bay Road | Po Tung Road | 25,610 | $\begin{aligned} & 24,050 \\ & (-6.1 \%) \end{aligned}$ | $\begin{gathered} 24,450 \\ (1.7 \%) \end{gathered}$ | $\begin{aligned} & 24,280 \\ & (-0.7 \%) \end{aligned}$ | $\begin{aligned} & 23,360 \\ & (-3.8 \%) \end{aligned}$ | $\begin{aligned} & 24,460 \\ & (4.7 \%) \end{aligned}$ | -0.9\% |
| Total |  |  |  | 73,750 | $\begin{aligned} & 69,610 \\ & (-5.6 \%) \end{aligned}$ | $\begin{gathered} 71,850 \\ (3.2 \%) \end{gathered}$ | $\begin{gathered} 73,500 \\ (2.3 \%) \end{gathered}$ | $\begin{aligned} & 71,370 \\ & (-2.9 \%) \end{aligned}$ | $\begin{gathered} 73,580 \\ (3.1 \%) \end{gathered}$ | -0.8\% |

Note:
(1)

Figures in bracket indicated the \% increase between two years.
4.2.2 Table 4.1 shows that the AADT at the concerned ATC stations has an overall annual growth of negative $0.8 \%$ in between the years of 2016 and 2021.

## Territorial Population and Employment Data Matrix (TPEDM - Projection Data)

4.2.3 Reference was also made to the 2019 - based TPEDM data published by the Planning Department. The population and employment data of year 2019 and 2031 are summarized in Table 4.2.

Table 4.2 Population and Employment Data in Southeast New Territories District

| Year | $\mathbf{2 0 1 9}$ | $\mathbf{2 0 2 6}$ | $\mathbf{2 0 3 1}$ |
| :---: | :---: | :---: | :---: |
| Population | 68,900 | 65,800 | 59,750 |
| Employment | 27,250 | 27,750 | 28,100 |
| Total | 96,150 | 93,550 | 87,850 |
|  | Average Growth \% | $-0.39 \%(2019$ to 2026$)$ | $-1.25 \%(2026$ to 2031$)$ |

4.2.4 As shown in Table 4.2, the average annual growth rates for both population and employment are negative. Based on the ATC historical data in Table 4.1 and the TPEDM projection data in Table 4.2, a nominal growth rate of $+1.0 \%$ will be adopted for the subsequent traffic forecasting.

### 4.3 Traffic Generation of the Proposed House Development

4.3.1 Reference was also made to the latest set of traffic generation and attraction rates documented in Chapter 3 "Transport Considerations of Town Plans" of the TPDM, for the estimation of the traffic generated by proposed house development. The traffic generation and attraction numbers were shown in Table 4.3.

Table 4.3 Traffic Generation of the Proposed House Development

| Use | Unit / Content | Weekday AM Peak |  |  | Weekday PM Peak |  |  | Weekend Peak |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | Gen. | Att. | Total | Gen. | Att. | Total | Gen. | Att. | Total |
| Adopted Trip Rates ${ }^{(1)}$ |  |  |  |  |  |  |  |  |  |  |
| $\begin{aligned} & \text { Residential - } \\ & 240 \mathrm{~m}^{2(2)} \end{aligned}$ | pcu/hr/flat | 0.3012 | 0.2189 | - | 0.2235 | 0.3234 | - | 0.2235 | 0.3234 | - |
| Traffic Generation/Attraction |  |  |  |  |  |  |  |  |  |  |
| Proposed House Development | 17 flats | 6 | 4 | 10 | 4 | 6 | 10 | 4 | 6 | 10 |

Notes: Gen. - Generation; Att. - Attraction
(1) Mean trip rates from TPDM are adopted.
(2) The trip rates for PM peak hour are adopted for Weekend peak hour.
4.3.2 In view of the above, the proposed house development would generate two-way traffic flows of 10 pcu/hr in weekday AM peak hour, weekday PM peak hour and weekend peak hour, respectively. The traffic distribution is shown diagrammatically in Figure 4.1.

### 4.4 Planned/Committed Developments

4.4.1 To estimate the future traffic flows generated and attracted by the nearby planned/committed developments, updated information has been obtained from available information regarding the planned and approved developments in the vicinity of the proposed development site, the details of these developments are listed in Table 4.4.

Table 4.4 Planned/Committed Developments

| Location | Use | Development <br> Parameters |
| :--- | :---: | :---: |
| Various Lot in D.D. 210, Ho Chung | Residential | $2,422 \mathrm{~m}^{2}$ GFA |
| Lot 1003 in D.D. 214, Ho Chung | Residential | $5,344 \mathrm{~m}^{2}$ GFA |
| Lot 2189 in D.D. 244, Nam Pin Wai | Residential | $8,320 \mathrm{~m}^{2}$ GFA |
| Various Lots in D.D. 244 and Adjoining Government <br> Land, Ho Chung, Sai Kung | $13,719 \mathrm{~m}^{2} \mathrm{GFA}$ |  |

4.4.2 Reference is made to Volume 1 of the TPDM published by the TD on the trip rates of the foregoing developments to estimate their traffic generation and attraction. The estimated traffic generation will be assumed to be travelling in the local road network in the same proportions as the existing traffic demands when traffic forecast is prepared in this Study.

### 4.5 Reference and Design Flows

4.5.1 The 2033 Reference Flows, i.e. the traffic flows in the vicinity without the proposed house development, were estimated based on the following equation.

2033 Reference Flows $=2023$ Existing Traffic Flows $\times(1+1.0 \%)^{10}+$ Traffic Flows Generated by the Planned/Committed Development
4.5.2 The 2033 Design Flows, i.e. the traffic flows in the local road network with the traffic generated by the proposed house development, were estimated based on the following equation:

2033 Design Flows = 2033 Reference Flows + Traffic Flows Generated by the Proposed House Development
4.5.3 The 2033 Reference and Design Flows are shown in Figure 4.2 and Figure 4.3, respectively.

### 4.6 Junction Capacity Assessment

4.6.1 Assessments of the junction performance were based on the reference and design flows for the year 2033. The results are summarized and presented in Table 4.6 and detailed junction capacity calculation sheets are presented in Appendix B.

Table 4.6 Junction Capacity Assessment for Design Year 2033

|  | Junction | Type/ Capacity Index ${ }^{(1)}$ | 2033 Reference |  |  | 2033 Design |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| No. |  |  | AM | PM | Weekend | AM | PM | Weekend |
| J1 | Hiram's Highway/ New Hiram's Highway/ Nam Pin Wai Road | Roundabout / DFC | 0.71 | 0.59 | 0.58 | 0.71 | 0.59 | 0.58 |
| J2 | Hiram's Highway/ Wo Mei Hung Min Road | Priority/DFC | 0.10 | 0.05 | 0.10 | 0.11 | 0.06 | 0.11 |

Note: (1) DFC = Design Flow to Capacity ratio for priority junction and roundabout.
4.6.2 As shown in Table 4.6, all concerned junctions will operate with capacities in future scenarios. Therefore, the additional traffic generated by the proposed house development is not anticipated to induce significant traffic impact onto the adjacent junctions.

Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for
Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

### 4.7 Link Capacity Assessment

4.7.1 The V/C Ratios of Hiram's Highway and New Hiram's Highway were assessed and the results are presented in Table 4.7.

Table 4.7 Year 2033 Link Capacity Assessments

| Direction | Bound | Capacity (pcu/hr) ${ }^{(1)}$ | Traffic Flow (pcu/hr) |  |  | V/C Ratio |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  | Weekday |  | Weekend | Weekday |  | Weekend |
|  |  |  | AM | PM |  | AM | PM |  |
| 2033 Reference Scenario |  |  |  |  |  |  |  |  |
| Hiram's Highway ${ }^{(2)}$ | NB | 3,120 | 1,205 | 1,375 | 1,316 | 0.39 | 0.44 | 0.42 |
|  | SB | 3,120 | 1,555 | 1,155 | 1,140 | 0.50 | 0.37 | 0.37 |
| Hiram's Highway ${ }^{(3)}$ | EB | 1,140 | 236 | 308 | 329 | 0.21 | 0.27 | 0.29 |
|  | WB | 1,140 | 60 | 80 | 68 | 0.05 | 0.07 | 0.06 |
| New Hiram's Highway ${ }^{(4)}$ | EB | 3,120 | 1,379 | 984 | 988 | 0.44 | 0.32 | 0.32 |
|  | WB | 3,120 | 1,122 | 1,402 | 1,371 | 0.36 | 0.45 | 0.44 |
| 2033 Design Scenario |  |  |  |  |  |  |  |  |
| Hiram's Highway ${ }^{(2)}$ | NB | 3,120 | 1,206 | 1,375 | 1,316 | 0.39 | 0.44 | 0.42 |
|  | SB | 3,120 | 1,555 | 1,156 | 1,141 | 0.50 | 0.37 | 0.37 |
| Hiram's Highway ${ }^{(3)}$ | EB | 1,140 | 240 | 314 | 335 | 0.21 | 0.28 | 0.29 |
|  | WB | 1,140 | 61 | 80 | 68 | 0.05 | 0.07 | 0.06 |
| New Hiram's Highway ${ }^{(4)}$ | EB | 3,120 | 1,379 | 984 | 988 | 0.44 | 0.32 | 0.32 |
|  | WB | 3,120 | 1,126 | 1,407 | 1,376 | 0.36 | 0.45 | 0.44 |

Note: (1) Capacity refers to TPDM Vol.2 Ch. 2.4. The capacity for each bound of a 7.3 m wide single-2-lane carriageway is $850 \mathrm{veh} / \mathrm{hr}$. A factor of 1.2 (based on the traffic count survey result) is adopted to convert the capacity from veh/hr to pcu/hr.
(2) The section between Ho Chung Road and New Hiram's Highway.
(3) The section between New Hiram's Highway and Wo Mei Hung Min Road
(4) The section between Hiram's Highway and Clear Water Bay Road.
4.7.2 As shown in Table 4.7, all the concerned road sections will operate with capacity during AM and PM hours in both reference and design scenarios.

## 5 INTERNAL TRANSPORT FACILITIES

### 5.1 Access Arrangement

5.1.1 At present, there is no proper vehicular access to the Site. An access road will be formed connecting Wo Mei Hung Min Road and the access road to Villa Royale. The proposed vehicular access will be located along this access road. The access arrangement is presented in the master layout plan enclosed in Appendix C.

### 5.2 Internal Transport Facilities

5.2.1 The internal transport facilities to serve the proposed house development will be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). The required and the proposed provisions for the proposed house development are shown in Table 5.1.

Table 5.1 Proposed Parking Provisions

| Type | HKPSG's Requirements |  |  |  |  |  | Required Provision | Proposed Provision |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Proposed House Development (17 Houses) |  |  |  |  |  |  |  |  |
| Car Parking Space | For Residents <br> Parking Requirements $=$ GPS $\times$ R1 $\times$ R2 $\times$ R3 where |  |  |  |  |  | 23-39 |  |
|  | Unit Size | No. of Unit | GPS | R1 | R2 | R3 |  |  |
|  | FS $>160 \mathrm{~m}^{2}$ | 17 | 1 space per 4-7 units | 7.0 | 1 | 1.3 |  | 34 |
|  | For Visitors private residential developments with 75 units or less per block, the visitor car parking provision will be determined by TD on a case-by-case basis. |  |  |  |  |  |  | 2 |
|  | TOTAL CAR PARKING |  |  |  |  |  | 23-39 | $36{ }^{(1)}$ |
| Motorcycle Parking Space | 1 space per 100-150 flats |  |  |  |  |  | 1 | 1 |
| Loading / Unloading Bay | 1 bay per residential block |  |  |  |  |  | 1 | 1 |

Note: (1) including 1 accessible car parking spaces for $1-50$ total car parking spaces.
5.2.2 Based on Table 5.1, a total of total of 36 car parking spaces ( 34 for residents and 2 for visitors, including 0 disable car parking space), 1 loading/unloading bay will be provided to fulfil the requirements of the HKPSG. Table 5.2 lists out the dimensions required for each type of spaces to follow and the master layout plan is enclosed in Appendix C.

Table 5.2 Summary of Overall Transport Facilities Provision

| Facilities |  | Proposed Provision |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  | Dimensions | Phase 1 | Remaining <br> Phase | Total |
| Car Parking Space | $2.5 \mathrm{~m}(\mathrm{~W}) \times 5.0 \mathrm{~m}(\mathrm{~L})$ <br> $\times 2.4 \mathrm{~m}(\mathrm{H})$ | 28 | 8 | 36 |
| Motorcycle Park Space | $1.0 \mathrm{~m}(\mathrm{~W}) \times 2.4 \mathrm{~m}(\mathrm{~L})$ <br> $\times 2.4 \mathrm{~m}(\mathrm{H})$ | 1 | 0 | 1 |
| Goods Vehicle Loading <br> $/$ Unloading Bay | $\mathrm{HGV}: 3.5 \mathrm{~m} \mathrm{(W)} \mathrm{x}$ <br> $11.0 \mathrm{~m}(\mathrm{~L}) \times 4.7 \mathrm{~m}(\mathrm{H})$ | 1 | 0 | 1 |

### 5.3 Swept path Analysis

5.3.1 To ensure smooth manoeuvring of the parking area, swept path analysis was conducted to demonstrate that adequate space is provided for the vehicles for manoeuvring and presented in Figures SP-01 - SP-04.

## 6 SUMMARY AND CONCLUSION

### 6.1 Summary

6.1.1 The applicant proposed to develop various lots in D.D. 244, Nam Pin Wai, Sai Kung, New Territories into a house development.
6.1.2 The Site is currently zoned as "Green Belt" ("GB") on the Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11. It is the applicant's intention to request for rezoning of the Site to Residential (Group C) 1 ("R(C)1") use which is intended for a house development. As the proposed uses is not under Column 1 and Column 2 uses, a Section 12A rezoning application is required for the proposal.
6.1.3 Traffic count surveys were carried out on 12 January 2023 (Thursday) during 07:30-09:30 and 17:30-19:30 and 7 October 2023 (Saturday) for the weekend peak hour period from 12:00 to 19:00. The identified weekday AM, weekday PM and weekend peak hours were 07:30-08:30, 17:45-18:45 and 16:45-17:45, respectively. Junction capacity assessment based on the observed flows shows that all concerned junctions are performing satisfactorily during the weekday AM, weekday PM and weekend peak hours.
6.1.4 The proposed house development would generate two-way traffic flows of $10 \mathrm{pcu} / \mathrm{hr}$ in weekday AM peak hour, weekday PM peak hour and weekend peak hour, respectively. By assigning the additional development traffic to the 2033 Reference Flows, the 2033 Design Flows were obtained.
6.1.5 Junction and link capacity assessments were carried out at the key junctions and road links in the vicinity for the year 2033. The results have indicated that all junctions and road links will operate satisfactorily for both reference and design scenarios. Therefore, it is anticipated that the proposed house development will not induce significant traffic impact to the surrounding road network.
6.1.6 The internal transport facilities of the proposed house development will be provided in accordance with the recommendations in the HKPSG. The proposed house development will provide a total of 36 car parking spaces ( 34 for residents and 2 for visitors), 1 motorcycle parking space and 1 loading/unloading bay.

### 6.2 Conclusion

6.2.1 From the assessment results, it can be concluded that the proposed house development will not induce significant traffic impact on the surrounding road network and the development proposal is considered acceptable from traffic engineering point of view.












## Appendix A

Junction Capacity Assessment

- Existing Scenario








## Appendix B

## Junction Capacity Assessment <br> - Reference \& Design Scenarios














## Appendix C

## Master Layout Plan




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