

便箋 MEMO

By Fax Only



Director of Environmental Protection  
發文人 From .....  
檔號 Ref. (27) in EP2/K15/C/06 III .....  
電話 Tel. No. 2835 1871 .....  
傳真 Fax. No. 2591 0558 .....  
日期 Date 7 January 2002 .....

Traffic Engineering (Kln) Division, TD  
受文人 To .....  
(經辦人 Attn. Mr. S.W. Ng .....)  
來文檔號 Your Ref. KR 182/112-30 .....  
日期 dated 21.12.2001. 傳真 Fax. No. 2397 8046 .....  
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**Environmental Impact Assessment Ordinance Cap. 499**  
**Application for Approval of an Environmental Impact Assessment (EIA) Report**

**Yau Tong Bay Development –**  
**Engineering Feasibility Study for the Comprehensive Development at Yau Tong Bay**

Thank you for your memo under reference.

2. This is to confirm our earlier discussions (NG/HO) that the traffic flow figures contained in the EIA Report are acceptable to TD.
3. We will ask the consultants to improve the photo quality of figures 4.2 and 4.3 in Appendix 5H of the report pursuant to your request.

(Anthony Y.K. Ho)  
Environmental Protection Officer  
for Director of Environmental Protection

# MVA HONG KONG LIMITED

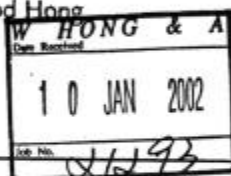
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Fax Message Form

3/F, East Town Building, 41 Lockhart Road, WanChai, Hong Kong. Tel:(+852) 25297037; Fax:(+852) 25278490

To:	WHA	From:	Steven Ho
Attn:	Dr. Westwood Hong	Date:	10 January, 2002
Total Pages:	1	Your Ref:	
Fax No:	2591 6189	Our Ref:	24063/STH/F91003/jch



**SUBJECT : YAU TONG BAY REDEVELOPMENT ENVIRONMENTAL IMPACT ASSESSMENT STUDY**

We refer to the ESMC meeting dated 9 January 2002 regarding the captioned subject.

We would like to advise on the follows:

- As compared with the traffic forecasts in the previous submission, the updated traffic forecasts have incorporated the latest development and infrastructure assumptions for the South East Kowloon area and the planning assumptions as extracted from "Agreement No. CE81/98 Feasibility Study for Development at Cha Kwo Ling Kaolin Mine Site - Additional Study". Besides, this set of updated traffic forecasts has been endorsed by Transport Department.

Regards,

Steven Ho

cc.	HLD	Mr. Augustine Wong	Fax: 2804 6260
	HLD	Mr. Shuki Leung	Fax: 2147 9322
	MCAL	Mr. Kelvin Cheng	Fax: 2691 2649 / 2302 4400
	CH2M	Mr. Simeon Cheng	Fax: 2507 2293

## METHODOLOGY AND ASSUMPTIONS ADOPTED FOR THE 2030 TRAFFIC FORECASTS

1. As recent trend in the environmental impact assessment often requires traffic forecast upto a rather distant period (i.e. year 2030), it is fairly difficult to provide an accurate traffic forecast for such a distant future given that the known future planning data or road network and infrastructure information only provides information as much as upto year 2016. Therefore, the traffic forecast for year 2030 follow an approach which apply the observed growth (between 2011 & 2016) to the 2016 traffic flows to produce the 2030 traffic flows.
2. The 2016 traffic forecast is obtained from an in-house local area traffic model which covers the Yau Tong, Cha Kwo Ling and Kwun Tong areas and is currently being used for other on-going studies. The future 2016 traffic model adopts the latest TPEDM Updated Scenario 2 planning parameters dated 25 August 1999 with a population of 8.9 million by year 2016. This set of planning parameters has taken into account the updated planning data in South East Kowloon Reclamation. Besides the demand trip matrix also incorporates all committed developments as listed in the attached Table 1 within the model area so that in additional to the strategic traffic growth the local traffic increase due to new developments is also properly taken care of.
3. After 2016 traffic flows are obtained, traffic forecast for year 2030 will solely be predicted based on a 'linear growth' extrapolate from the growth between the 2011 and 2016 traffic forecast. This annual growth factor was applied to the 2016 traffic flows to produce the 2030 traffic flows. If the extrapolating 2030 traffic flows are greater than the absolute maximum link capacity, such maximum link capacity will be adopted as the 2030 traffic flows.

September 2001

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**Table 1 Future Developments Assumed in Traffic Models**

No	Location	Zoning	Use	GFA Sq.M	Remarks
1	Kwun Tong Town Centre LDC	-	Residential/ Retail	480700	Private Flats = 5950 units; Retail = 112700 sq.m
2	Phase 9, 10, 13, 14 Sau Mau Ping Estate Redevelopment	R(A)	Rental	n/a	Rental = 6257 units
3	82 Hiu Kwong Street	GIC	School Extension	993	
4	80 Hiu Kwong Street	GIC	School Extension	674	
5	26 Hong Lee Road	R(B)	School Extension	1313	Outside Study Area
6	29 Yee On Street	GIC	School Extension	411	
7	370 Kwun Tong Rd. & 376-378 Kwun Tong Rd.	I	Office	39137	
8	4 Lai Yip Street & 114 Wai Yip Street	I	Office + Carpark	27168	
9	25 Chong Yip Street	I	I/Office	21916	
10	416-424 Kwun Tong Road	I	Office	119223	
11	13A Chong Yip Street	I	Office	11578	
12	14-18 and 18A Hung To Road	I	I/Office	19264	
13	20-24 Hung To Rd.	I	C/ Office	19735	
14	26 Hung To Road	I	I	19222	
15	161 Wai Yip Street	I	I/Office	10800	
16	392 Kwun Tong Road	I	C/ Office	34085	
17	97 How Ming Street	I	I/Office	11150	
18	102 How Ming St.	I	Office	106957	
19	53A Hung To Road	I	I/Office	13456	
20	181 Hoi Bun Road	I	Office	28706	
21	61 Hoi Yuen Road	I	I/Office	12600	
22	52 Hung To Road	I	Office	12780	
23	68 Hung To Rd./ 46-48 Hoi Yuen Rd.	I	I/Office	23491	
24	74 Hung To Road	I	I/Office	11169	
25	165-167 Wai Yip Street & 66 How Ming Street	I	I/Office	21238	
26	2-4 Wing Yip Street	I	I/Office	39669	
27	223-231 Wai Yip St. & 39 King Yip St.	I	C/ Office	101496	
28	49 Kai Tin Road	O	Commercial Complex	1456	
29	EHC Development (Phase 1, 2 & 3)	R(A)5	HOS	505476	HOS = 7750 units; Retail = 10000 sq.m
30	Yau Tong Estate (Phase 1, 2,3,5)	R(A)	HOS/ Rental	n/a	Rental = 3196 units; HOS = 3872 units; Retail = 14390 sq.m
31	Ko Chiu Road Development (Phase 3,5)	R(A)	HOS	n/a	HOS = 2800 units; Retail = 150 sq.m
32	Lei Yue Mun Housing Site (Phase 1, & 2)	R(A)/ GB	Rental	n/a	Rental = 3196 units
33	107 How Ming St.	I	I/Office	10469	
34	115 How Ming St.	I	I/Office	10469	

**Table 1 Future Developments Assumed in Traffic Models (Cont'd)**

No	Location	Zoning	Use	GFA Sq.M	Remarks
35	Yau Tong Bay Comprehensive Development Area	CDA	CDA	Total = 1185430; Dom.: 973000	Private Flats = 13900 units; C = 110000 sq.m; Retail = 40000 sq.m; PS = 5; SS = 3;
36	Lam Tin Estate Redevelopment (Phase 6, 7, 8, 10, 12)	R(A)	HOS/ Rental	n/a	Rental = 252 units; HOS = 3552 units; Indoor Recreational Centre, PS=1
37	Tak Tin NCC (Lam Tin South Phase 8)	R(A)	GIC/ Rental	n/a	For 554 persons
38	Yau Tong Industrial Area	CDA, R(B) & C	Residential, Commercial, Retail & GIC	CDA zone: 185430; R(E) zone 293100; Commercial zone: 359880.	Private Flats = 6836 units; Retail = 58600 sq.m; Commercial = 359880 sqm
39	Lei Yuen Mun Road (Section 1,2)	R(A)	HOS	n/a	HOS = 1684 units
40	Po Lam Road Housing Site (Phase 1,3,4,5)	OU (Mining & Quarry)	HOS/ Rental	Dom.: 414638; Total 429638	HOS = 2100 units; Rental = 3736 units; PS = 1.
41	Cha Kwo Ling Road NKIL6195	C	C	58536	-
42	350 Kwun Kong Road	I	C/ Office	21382	
43	79 Hoi Yuen Road	I	C/ Office	22296	
44	52 Tsun Yip Street	I	I/ Office	11148	
45	410 Kwun Tong Road	I	C/ Office	11692	
46	78 Hung To Road	I	Office	11235	
47	1-5 Hing Yip Street Blk IV Camelpaint Bldg	I	Office/ Restaurant	5870	
48	Cha Kwo Ling Kaolin Mine Site Public Housing Development	R(A)	Rental/HOS/ School	n/a	Public Rental = 3595 units HOS = 3710 units PS = 2 SS = 1

Note : n/a - not available