Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years
at
Lots 805 S.B RP, 807 RP, 808 RP, 809 RP (Part), 813 RP (Part), 814 RP (Part), 815 (Part) & 816 S.B RP (Part) in D.D. 125 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

1. Estimated Traffic Generation

1.1 The application site is accessible via a vehicular track connecting Ping Ha Road. Having mentioned that the proposed development is intended for logistics centre below 5,000m^2, traffic generated by the proposed development is not significant because of the limited size of the site.

1.2 The application site is subject to 15 planning permissions for similar use since 1998. The applied use in the current application is exactly the same to the approved use of the last planning permission No. A/HSK/502. The estimated traffic generation of the proposed development according to the actual operation at the application site at the moment is as follows:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
light goods vehicle	0.38	0.38	1.5	1.5
Medium/ heavy goods vehicle	0.75	0.75	4	4
Total	1.13	1.13	5.5	5.5

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of light goods vehicle and medium/heavy goods vehicle is taken as 1.5 and 2 respectively.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

1.3 Adequate space for manoeuvring as shown in the proposed layout plan (**Figure 3**) would be provided within the application site. In the reason that the proposed development is not a new development and it has been approved 15 times by Town Planning Board since 1998 for similar use, it is believed that the proposed development would not aggravate the traffic condition of Ha Tsuen area.