

## 1. Proposed Development/擬議發展

1.1 Proposed Temporary Warehouse (Storage of Construction Materials) with Ancillary Office and Associated Filling of Land for a Period of 3 Years.

1.1 擬議臨時貨倉（存放建築材料）及附屬辦公室及相關填土工程（為期 3 年）

1.2 According to the planning guidelines, the total site area of the project is approximately 2,032 m<sup>2</sup>, including approximately 60 m<sup>2</sup> of government land. The project proposes to develop a warehouse with a total gross floor area of approximately 530 m<sup>2</sup> and to provide an ancillary office with an area of approximately 70 m<sup>2</sup>. The project will include one medium goods vehicle loading/unloading bay and one private car parking space.

1.2 根據規劃綱領，項目用地總面積約 2032 平方米，包括約 60 平方米的政府土地。項目擬議發展一個總樓面面積約 530 平方米的貨倉和設置一個面積約 70 平方米的附屬辦公室。項目中設置一個中型貨車上落貨停車位和一個私家車停車位。

## Main Development Parameters/主要發展參數

Proposed Use	Proposed Temporary Warehouse (Storage of Construction Materials) with Ancillary Office and Associated Filling of Land for a Period of 3 Years.
Total Area	2032 m <sup>2</sup>
Total Gross Floor Area	530 m <sup>2</sup>
Medium Goods Vehicle Loading/Unloading Parking Spaces	1
Private Car Parking Space	1
Operating Hours	Mondays to Fridays from 9:00 a.m. to 5:00 p.m.; No operation on Saturdays, Sundays, and public holidays.

1.3 The application site is served by one vehicle access point with a width of 7 metres, which connects to Lin Ma Hang Road via a rural road.

1.3 申請用地設有 1 個車輛進出點，進出點的寬度為 7 米，經鄉村小路連接蓮麻坑路。

1.4 Swept Path Analysis has been conducted for the access points and passages. The site access points and parking arrangements are sufficient for safe maneuvering and operation.

1.4 已就進出點及通道進行掃描路徑分析（Swept Path Analysis）。用地進出點及泊車位安排足以安全迴旋及操作。

1. Lin Ma Hang Road has green minibuses along the route for boarding and alighting. The site is about 50 meters from the nearest green minibus stop, and on-site staff and visitors can take the minibus and then walk to the site.

1.6 蓮麻坑路有綠色公共小巴沿途上落客，場地距離最近的綠色公共小巴上落客點約 50 米，場內員工及訪客可乘搭小巴再步行前往場地

**2.3 Estimated traffic flow generated by the Proposed one MGV loading and unloading parking space**

預估擬議的一個MGV 上落貨位產生的交通流量。

Table 2.3. Estimated Trips Generation / Attraction

Time Period	Estimated Trips Generation / Attraction	
	MGV	
	IN	OUT
0900-1000	1	1
1000-1100	0	0
1100-1200	0	0
1200-1300	0	0
1300-1400	1	1
1400-1500	0	0
1500-1600	1	1
1600-1700	0	0
Total	3	3
Overall average per hour	0.375	0.375

**2.3 Estimated traffic flow generated by the Proposed one Private Car parking space**

預估擬議的一個私家車停車位產生的交通流量。

Table 2.4. Estimated Trips Generation / Attraction

Time Period	Estimated Trips Generation / Attraction	
	MGV	
	IN	OUT
0900-1000	1	0
1000-1100	0	1
1100-1200	0	0
1200-1300	0	0
1300-1400	1	0
1400-1500	0	0
1500-1600	0	1
1600-1700	0	0
Total	2	2
Overall average per hour	0.25	0.25

**Table 2.4 Current traffic flow in Lin Ma Hang Road (Survey point show in Figure 1.1)**

**06-02-2026 Friday**

Time (Firday)	Type of Vehicle				
	Private Car/Taxi	Minibus & Franchised Bus	Light Goods	Med/Heavy Goods Vehicle	Others
0900-1000	17	4	9	12	6
1000-1100	22	4	7	12	3
1100-1200	21	4	11	9	2
1200-1300	18	3	8	12	4
1300-1400	26	4	12	13	2
1400-1500	30	4	10	10	3
1500-1600	19	4	13	8	1
1600-1700	41	4	8	11	3
Total	194	31	78	87	5
Overall	414				
Overall average hour	52.125				

**07-02-2026 Saturday**

Time (Firday)	Type of Vehicle				
	Private Car/Taxi	Minibus & Franchised Bus	Light Goods	Med/Heavy Goods Vehicle	Others
0900-1000	15	4	10	10	5
1000-1100	20	4	10	12	4
1100-1200	21	4	13	9	2
1200-1300	25	3	5	9	4
1300-1400	21	4	12	14	2
1400-1500	24	4	8	10	3
1500-1600	21	4	9	6	2
1600-1700	19	4	8	6	3
Total	166	31	75	76	25
Overall	373				
Overall average hour	46.625				

### 2.3 Current average traffic flow/目前平均交通流量

Friday: Total vehicles counted = 414 vehicles (over 8 hours), with an average of 52.125 vehicles per hour.

Saturday: Total vehicles counted = 373 vehicles (over 8 hours), with an average of 46.625 vehicles per hour.

**Comparison:** Traffic volume on Friday was higher than on Saturday (an increase of approximately 11%). This is likely due to increased commuting traffic on a weekday. The proposed development is expected to generate only about 1.5 additional vehicles per hour. It is anticipated that this will not cause any noticeable traffic congestion, delay, or decline in level of service. Compared to the existing condition, the additional traffic volume will not result in any significant adverse impact on the capacity or level of service of Lin Ma Hang Road.

星期五：總車輛數 414 輛（8 小時內），平均 52.125 輛/小時。

星期六：總車輛數 373 輛（8 小時內），平均 46.625 輛/小時。比較：星期五的交通流量高於星期六（增幅約 11%）。可能是因為工作日導致通勤流量增加。

擬議發展帶來的額外交通增量僅約 1.5 輛/小時，預計不會出現任何明顯交通擁擠、延誤或服務水平下降，相較現況，額外交通量對蓮麻坑路（Lin Ma Hang Road）的容量或服務水平不會造成任何顯著不利影響。

