

# Temporary Eating Place (Outside Seating Accommodation of Restaurant) & Ancillary Storage of Kitchen Wares for a Period of 3 Years

at

**Lots 43 S.G (Part) & 43 RP (Part) in D.D. 122, Ping Shan, Ha Mei San Tsuen, Yuen Long, N.T.**

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## Annex 1 Estimated Traffic Generation

- 1.1 The application site is abutting Yung Yuen Road. Having mentioned that the site is intended for outside seating accommodation of eating place in only 139m<sup>2</sup>, traffic generated by the proposed development is extremely insignificant.
- 1.2 The application site is adjacent to a public vehicle park (TPB Ref.: A/YL-PS/740) approved on 10.1.2025 of which it has provided loading/unloading space for light goods vehicle and parking spaces for visitors.
- 1.3 The indoor seating (outside application site boundary) and outdoor seating of the captioned eating place is 16 and 42 respectively. It is operated from 8:00a.m. to 5:00p.m. daily. It means that the eating place is closed during the PM peak hours. The proposed development is intended to serve the adjacent villagers of Ha Mei San Tsuen within the “V” zone which can be accessed on foot. It also serve the workers of the logistics centre to the south of the application site (TPB Ref.: A/YL-PS/633) which is also accessible on foot. We are in the opinion that the estimated traffic generation and attraction as shown in the attachment is sufficient to reflect the on-site situation.
- 1.4 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

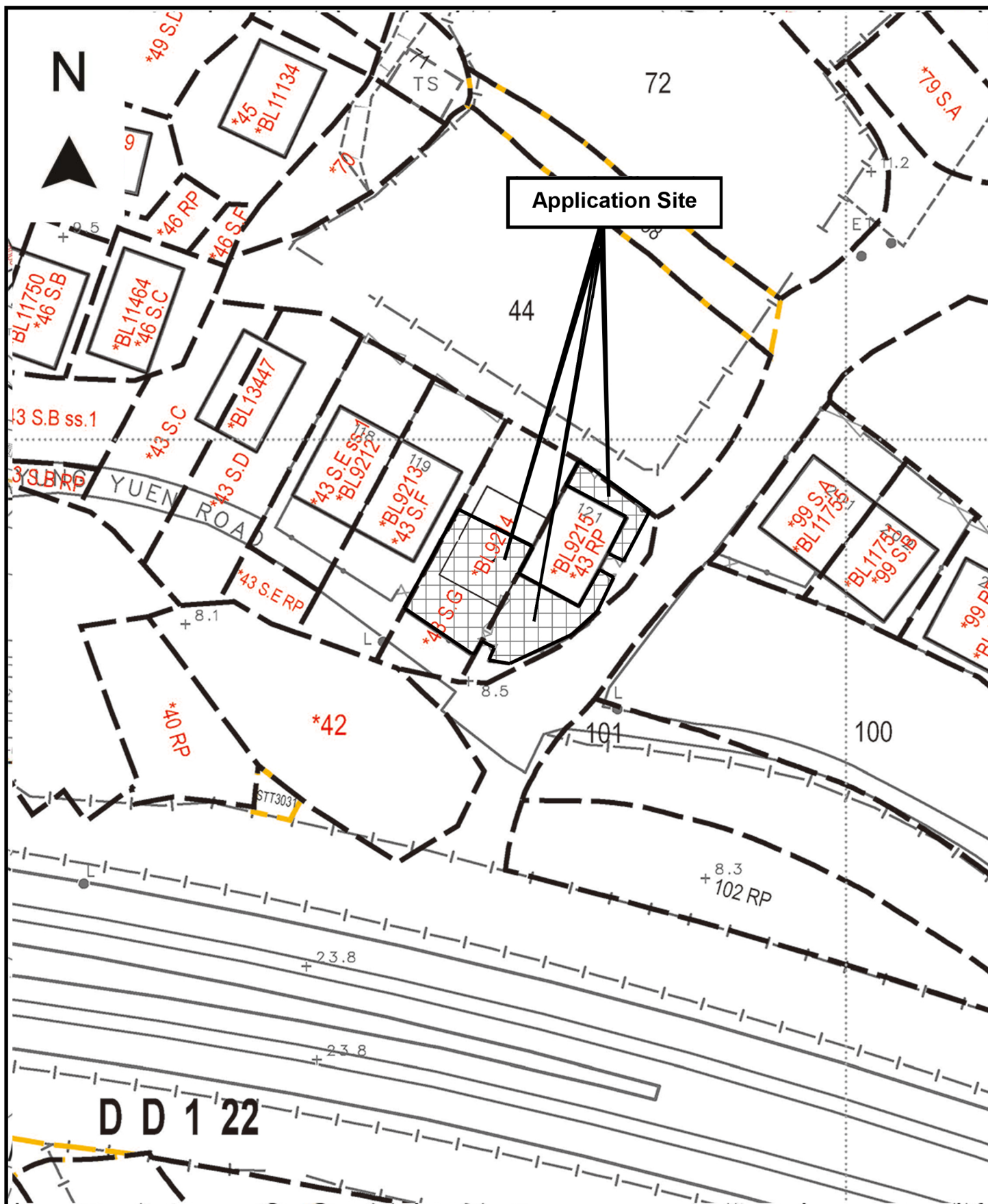
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	4	4	3	4
Light goods vehicle	0.15	0.15	0	1.5
Total	4.15	4.15	3	5.5

Note 1: The opening hour of the proposed development is restricted to 8:00 a.m. to 5:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 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.

- 1.5 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Yung Yuen Road.



Project 項目名稱:

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D.D. 122, Ping Shan, Ha Mei San  
Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

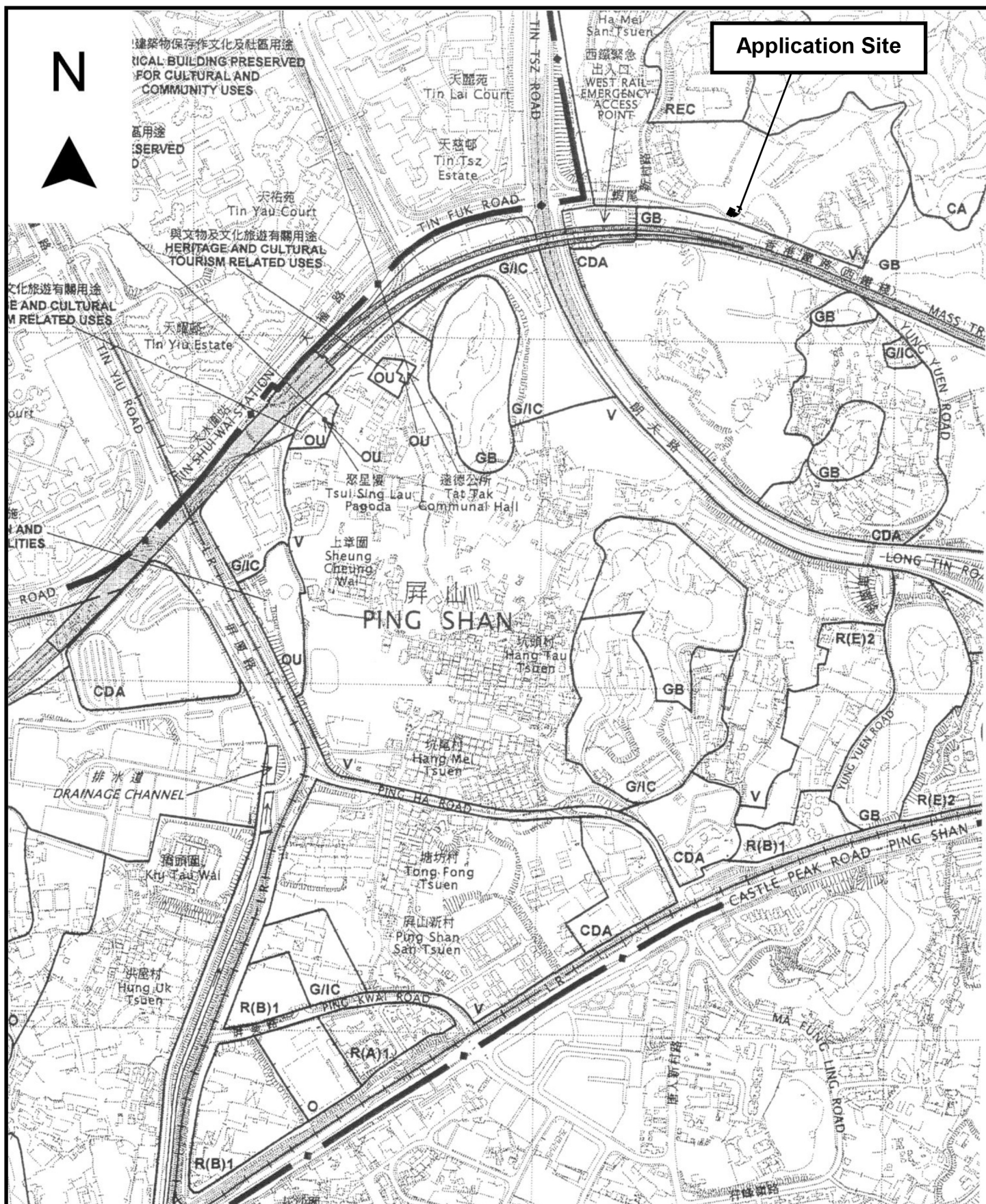
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:500



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Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

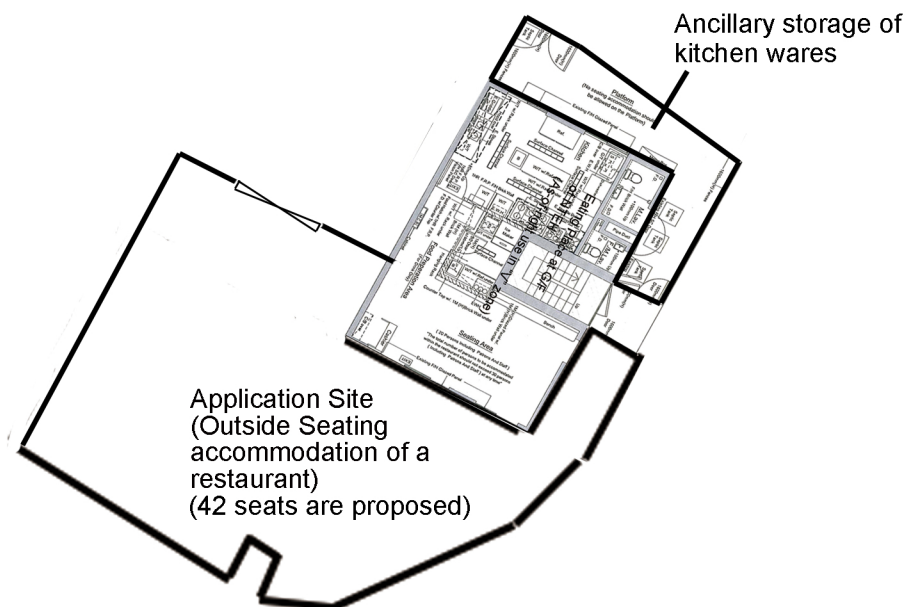
Remarks 備註:

Scale 比例:

1:7500



N



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Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:250