

# Teamset Investment Limited

No. 2 Palm Springs Boulevard, Wo Shang Wai, Yuen Long, NT

## APPENDIX 3 - Traffic Impact Assessment

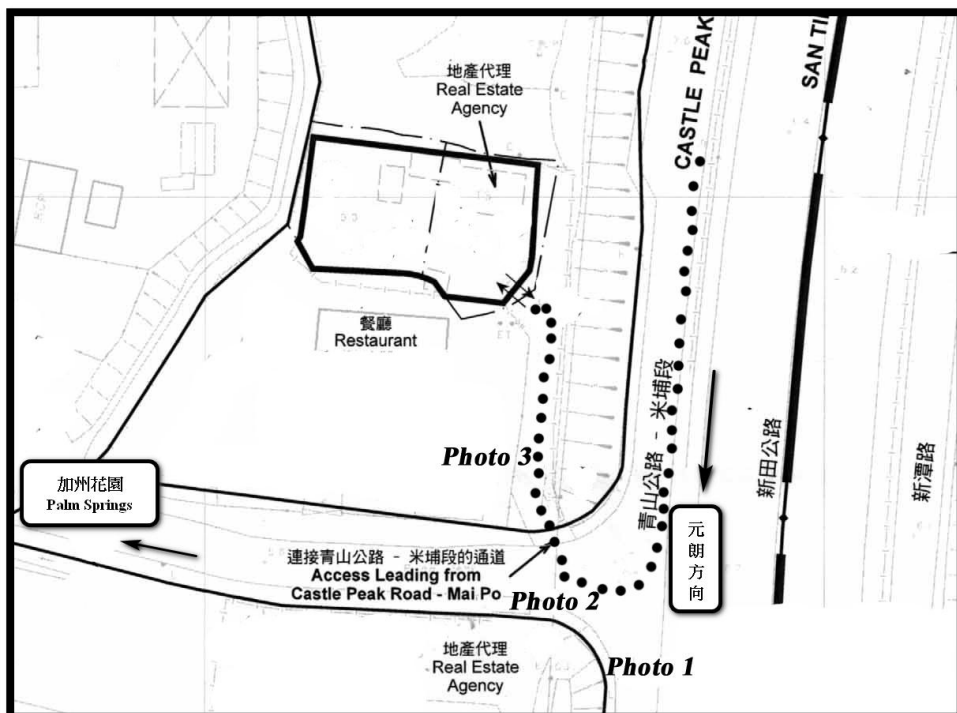
1. The 3 parking spaces are for private car only. No medium or heavy duty goods vehicles will be using these 3 parking spaces.
2. The 3 parking spaces are being staff's parking for them to come to work every morning, around 9:30am. When staff finished work, they will then drive their car home.
3. During the day, staff might also need to drive the car to pick up customer(s) or drive the customer(s) to respective property site(s) for inspection.

#### 4. Working Hours

	Monday – Saturday	Sunday	Public Holiday
<b>Sales Office (Real Estate &amp; Properties)</b>	9:30 am – 8:30 pm	9:30 am – 8:30 pm	9:30 am – 8:30 pm
<b>Sales Office (Furniture)</b>	9:30 am – 6:00 pm	Off	Off
<b>Furniture Showroom</b>	9:30 am – 6:00 pm	Off	Off

5. Because of only 3 parking spaces, limited working hours and private cars use only, we believe the traffic impact on surrounding road is none or minimum.

6. For the vehicular access from public road network to the site, please see diagram below:



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Regarding the condition of the vehicular access road, 3 photos had been taken in Dec 2024 at various spot of the road. It can be clearly seen the road is in very good condition.



Photo 1



Photo 2



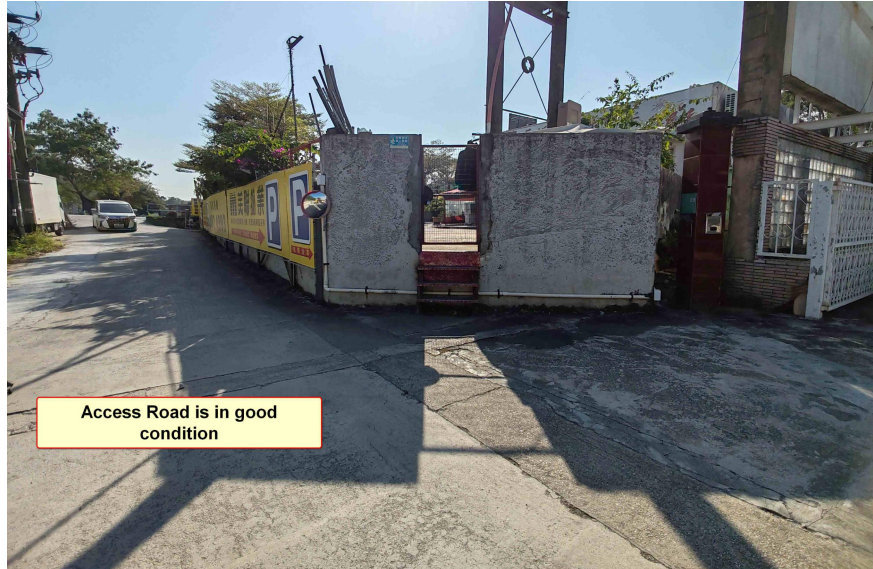
Photo 3

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Photo 4



7. The local access road, beside Castle Peak Road and the Cycling Track, is on Government Land. The management and maintenance responsibilities of the road belong to The HKSAR Government. Since our first application in 1996, numerous repair and upgrade works had been done by The Government. The current road condition is very good as you can see in above photos.
8. Since the vehicular access is in Government Land, no authorized right of usage is needed for vehicular access.
9. The site is for Temporary sales office (for real estate and furniture) and furniture showrooms, only a few pieces outdoor furnitures are displayed as samples and there are NO warehouse / storage area at site. All deliveries will be from outside warehouse to customer directly. Thus, there is no need for provision of loading / unloading at site.
10. It is confirmed that no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period
11. The above practices are the same as previous application and are accepted in prior application.

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