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寄件者:
寄件日期: 2021年09月06日星期一 15:06
收件者: tpbpd@pland.gov.hk
副本: ayycheung@pland.gov.hk; akfpang@pland.gov.hk;
主题: RE: S.16 Application No. A/YL-MP/308 - Apply for Deferment
重要性:

Dear Sir/Madam,
We would like to apply for another two months deferment to address the further comments from EPD on our Air Quality Impact Assessment Report.
Thanks you for your attention.
Chan Mei Wa
Elite Motors Limited

From:
Sent: Friday, July 9, 2021 2:43 PM
To: 'akfpang@pland.gov.hk' <akfpang@pland.gov.hk>; 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: 'ayycheung@pland.gov.hk' <ayycheung@pland.gov.hk>;

Subject: RE: S.16 Application No. A/YL-MP/308 - Apply for Deferment
Importance: High

Dear Sir/Madam,

We would like to apply for a deferment as we need more time to address the comments from government departments.

Thank for your kind attention.

Regards,
Chan Mei Wa

From: akfpang@pland.gov.hk <akfpang@pland.gov.hk>
Sent: Monday, July 5, 2021 9:47 AM
To:
Cc: ayycheung@pland.gov.hk
Subject: Re: S.16 Application No. A/YL-MP/308 - Comments from TD

Dear Ms. CHAN,

I refer to the captioned s.16 application and my preceding email dated 23.6.2021 and

2.7.2021.

Having regarded the public comment received during publication period, the Transport Department (TD) has the following supplementary comment for your information/response:

- 1) To address public comments, the applicant should demonstrate the traffic impact to Kam Pok Road and Fairview Park Boulevard with traffic performance assessment for the concerned road links and junctions; and
- 2) The applicant should also provide swept path analysis to demonstrate smooth manoeuvring from Fairview Park Boulevard to the subject site and advise the traffic management arrangement in order to avoid any obstruction to nearby traffic/ existing vehicular access.

For enquires on the comment, please contact Ms. Michelle CHAN of TD (Tel: 2399 2716) directly. Many thanks.

Regards,
Andy PANG
for DPO/FS&YLE, PlanD
Tel: 3168 4048
Fax: 3168 4074

From: Andy Ka Fai PANG/PLAND/HKSARG
To:
Cc: Alice Yuk Yi CHEUNG/PLAND/HKSARG@PLAND
Date: 2021/07/02 16:49
Subject: Re: S.16 Application No. A/YL-MP/308 - Comments from EPD

Dear Ms. CHAN,

We spoke earlier this morning. I refer to the captioned s.16 application.

Please find below the comments from Environmental Protection Department (EPD) for your information/reponse:

Air quality submission sent to EPD on 21.6.2021

1. The nearest ASR should be Royal Camellia about 10 m from the proposed car testing centre. Please check.

2. Given the close proximity to the surrounding residential premises, the applicant is advised to install a mechanical ventilation system with its exhaust outlets equipped with control equipment, such as filters, and located away from the nearby residents or other receptors to avoid accumulation of air pollutants causing air pollutant nuisance to the surroundings.

Noise Impact Assessment (enclosed in PlanD's email dated 8.6.2021)

1. S.5.1 - The last paragraph of S.5.1 is not factually correct. According to HKPSG, the noise criteria for fixed noise source should be the lower of ANL-5dB(A) and prevailing background noise levels (which is measured in $L_{90}(1 \text{ hour})$ according to App. 4.2 of Ch. 9 of HKPSG). The lowest measured background noise level in $L_{90}(1 \text{ hour})$ shall be compared with ANL-5dB(A) (i.e. 55dB(A)) to determine the noise criteria. As such, the first two sentences in the paragraph should read as "The appropriate ANL-

5dB(A) value laid down in Table 3.1 is 55dB(A). The lowest measured $L_{90}(1 \text{ hour})$ shall compare with 55dB(A) and the lower value shall be taken as the design target."

2 S.7 - The proposed noise mitigation measures shall clearly indicate the 3 boundary walls (i.e. B2 - B4) and the whole roof would be constructed with materials with noise insulation rating of not less than STC35 with no gap such that there is no direct line of sight to the operation of the testing centre from nearby NSRs to the west, south and east.

3. In view of our comments on air quality submission above, please clarify if there would be mechanical ventilation system in the car testing centre. If affirmative, please update the noise assessment to assess the noise from mechanical ventilation system as well.

For enquires on the comment, please contact Ms. Jolitta CHAN of EPD (Tel: 2835 1112) directly. Many thanks.

Regards,

Andy PANG

for DPO/FS&YLE, PlanD

Tel: 3168 4048

From: Andy Ka Fai PANG/PLAND/HKSARG

To:

Cc: Alice Yuk Yi CHEUNG/PLAND/HKSARG@PLAND

Date: 2021/06/23 17:03

Subject: S.16 Application No. A/YL-MP/308 - Comments from Commissioner for Transport

Dear Ms. CHAN,

I refer to the captioned S.16 application.

Please find below the comments from Commissioner for Transport (C for T) for your information/response:

- The subject site is connected to the public road network via a section of a private road which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;*
- As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access;*
- The applicant should indicate the ingress and egress point with clear width on the layout plan drawings for the subject site;*
- The applicant should provide breakdown of estimated trip generation and attraction rates with the proposed parking provisions considering the arrangement for staff, testing cars with or without appointment; and*

- *Please explain/demonstrate how queuing back to the existing public road or parking just outside the site can be avoided, in particular at rush hour of the car testing services.*

For enquires on the comment, please contact Ms. Michelle CHAN of Transport Department (Tel: 2399 2716) directly. Many thanks.

Regards,
Andy PANG
for DPO/FS&YLE, PlanD
Tel: 3168 4048
Fax: 3168 4074