APPENDIX 4

NOISE IMPACT ASSESSMENT

Section 16 Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at "Residential(A)" Zone and Area Shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan

Noise Impact Assessment Report

(V3.0)

May 2026

Approved By _____

(Project Manager: K.S. Lee)

REMARKS:

The information supplied and contained within this report is, to the best of our knowledge, correct at the time of printing.

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CINOTECH CONSULTANTS LIMITED
Room 1710, Technology Park
18 On Lai Street
Shatin, NT, Hong Kong
Tel: (852) 2151 2083 Fax: (852) 3107 1388
Email: info@cinotech.com.hk

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1 INTRODUCTION

1.1 Background

1.1.1 Land Glory Holdings Ltd. ("the Project Proponent") has proposed the development of a hotel located at Nos. 9-19 Kam Wa Street, Shau Kei Wan.

1.1.2 Cinotech Consultants Limited has been commissioned by Paliburg Development Consultants Ltd. (PDCL) to conduct a Noise Impact Assessment (NIA) to assess and envisage the potential noise impact generated from the proposed development and its surrounding. Effective mitigation measures and recommendations are proposed to mitigate the excessive noise level to achieve an acceptable compliance level under the proposed design.

1.1.3 This NIA is prepared to support a planning permission application to the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance (CAP. 131) for the hotel development with shop and services, which includes a request for relaxation of height restrictions.

2 THE PROPOSED DEVELOPMENT AND THE ENVIRONMENT

2.1 The Site

2.1.1 The Application Site (the "Site") is situated in a residential and commercial area in Shau Kei Wan, along Kam Wa Street near its intersection with Mong Lung Street (see **Figure 2-1**).

2.1.2 The Site falls within an area zoned as "Residential (Group A)" ("R(A)") and area shown as "Road" on the Approved Shau Kei Wan Outline Zoning Plan No. No. S/H9/22 ("the OZP" / "Shau Kei Wan OZP"), as shown in **Figure 2-2**.

2.1.3 The Site covers approximately 518 m² and is currently vacant. The tentative population intake year is 2031.

2.2 The Proposed Development

2.2.1 The Applicant proposes to develop the Application Site into a 31-storey hotel with a height of 113.56 mPD. The tentative layout of the proposed development is illustrated in **Appendix 2-1**, with a planned completion year of 2031.

2.2.2 The proposed development is a hotel, which will feature a central mechanical ventilation system and will not rely on openable windows for ventilation. Therefore, the proposed development is not considered as noise-sensitive development and the potential noise impacts from road traffic and nearby fixed equipment are not anticipated.

2.2.3 The majority of the building services equipment will be located indoors, while some outdoor air conditioning units and chillers will be situated on the rooftop.

2.3 Existing Environment in the Vicinity

Surrounding Environment

2.3.1 The Site is located in the residential area of Shau Kei Wan, surrounded by various residential buildings. In addition to these, variety of G/IC developments are also identified within 300m from site boundary, while no industrial building and commercial building are identified within the 300m from site boundary.

Surrounding Environment – Road Traffic

2.3.2 The Site is bordered by Kam Wa Street, Mong Lung Street, and Shau Kei Wan Main Street East. According to the Annual Traffic Census 2024 (ATC 2024) published by the Transport Department, Mong Lung Street (Station 2626) is a Local Distributor the Expressway Island Eastern Corridor (Station 1404) is located approximately 130 meters to the northwest of the Site, with an Average Annual Daily Traffic (AADT) of 70,110 in 2024. Additionally, there are Primary Distributors in the vicinity of the Site, including the slip road of the Island Eastern Corridor (Station 1422; AADT of 15,470 in 2024) and Chai Wan Road (Station 1615; AADT of 10,210 in 2024), located approximately 150 meters to the west and 180 meters to the south of the development, respectively. Therefore, the traffic in the vicinity of the Site is considered heavy.

2.4 Identification of the Representative Noise Sensitive Receiver

Proposed Development

2.4.1 As stated in **Section 2.2.2**, the Proposed Development does not rely on openable windows for ventilation, Therefore, the noise criteria stated in **Section 3** are not applicable to the Proposed Development.

Surrounding Area

2.4.2 All residential developments in the vicinity are considered noise-sensitive receivers (NSRs). The nearby row of residential developments has been selected as representative NSRs. The representative NSRs in the vicinity are summarized in **Table 2-1** and illustrated in **Figure 2-3**.

2.4.3 It should be noted that there are four existing residential developments within 5 m of the Application Site Boundary, located to the west, north, and east sides of the Site. Additionally, all four residential developments have openable windows for ventilation facing the site. Two assessment points have been assigned to 7 Kam Wa Street (NSR03a/NSR03b) and 21 Kam Wa Street (NSR07a/NSR07b) for the windows with and without direct lines of sight to the Site in close proximity.

Table 2-1 Representative Noise Sensitive Receivers in the Vicinity

NSR ID	Description	Use	Building Height (mPD) [1]	Nearest Horizontal Distance to Application Site Boundary (m)
NSR01	Mong Lung House	Domestic Premise	40	< 5
NSR02	Tung Tai Building	Domestic Premise	73	< 5
NSR03a	7 Kam Wa Street	Domestic Premise	34	< 5
NSR03b				
NSR04	Tung Fai Building	Domestic Premise	70	39
NSR05	Kam Wa Building	Domestic Premise	49	23
NSR06	Kam Wai Building	Domestic Premise	54	23
NSR07a	21 Kam Wa Street	Domestic Premise	38	< 5
NSR07b				
NSR08	17 Mong Lung Street	Domestic Premise	24	27

Note:
[1] Estimated value.

3 LEGISLATION, STANDARDS & GUIDELINES

3.1 Construction Noise

3.1.1 Construction noise is governed by the Noise Control Ordinance (NCO) (Cap. 400) which prohibits the use of PME during the restricted hours (7 p.m. to 7 a.m. on Monday to Saturday and any time on a general holiday, including Sunday) without a valid Construction Noise Permit (CNP) issued by the Authority. The criteria and procedures for issuing the permit are specified in the "Technical Memorandum on Noise from Construction Works Other than Percussive Piling" - (TM1).

3.1.2 For construction works other than percussive piling, although TM1 does not provide control over daytime construction activities, the noise limits are set out in the "Practice Note for Professional Persons Environmental Consultative Committee" (ProPECC) "Minimizing Noise from Construction Activities" (PN1/24).

3.2 Road Traffic Noise

3.2.1 HKPSG provides guidance on acceptable road traffic noise levels at the openable windows of various types of noise sensitive buildings. The relevant criteria are shown in **Table 3-1**.

Table 3-1 HKPSG Road Traffic Noise Planning Criteria

Uses	**Road Traffic Noise L_{10}, (1hr) dB(A)**
Domestic Premises	**70**
Hotel and Hostels	70
Offices	70
Educational institutions	65
Hospital & Clinics	55
Places of public worship and courts of law	65

Note: The above criteria apply to noise sensitive uses which rely on opened window for ventilation.

3.2.2 The following Practise Notes provide guideline to facilitate the project planning and design against road traffic noise impact.

- "ProPECC PN3/23 Application of Sound Insulation in Residential Buildings to Reduce Noise Transmission Between Units" provides technical information on the design and application of sound insulation on partition walls and floors between residential units for better privacy protection and indoor sound environment.
- "ProPECC PN4/23 Practice Note for the Planning of Residential Developments against Road Traffic Noise" recommends mitigation measures against road traffic noise in planning stage and promulgates self-assessment procedures to facilitate the planning approval.
- "ProPECC PN5/23 Application of Innovative Noise Mitigation Designs in Planning Private Residential Developments against Road Traffic Noise Impact" provides

guidance on technical information for innovative mitigation measures (Acoustic Window and Enhanced Acoustic Balcony) against road traffic noise.

3.3 Fixed Noise

3.3.1 Fixed noise sources, such as the building services system and ventilation system, as well as the operation of the project, are controlled under the Noise Control Ordinance (NCO) and the "Technical Memorandum for the Assessment of Noise from Places Other Than Domestic Premises, Public Places, or Construction Sites" (IND-TM). According to the IND-TM, the Acceptable Noise Level (ANL) for a Noise Sensitive Receiver (NSR) is determined by the Area Sensitive Ratings (ASR); which classify a NSR based on the type of the area within, and the degree of the effect on the NSR of particular Influencing Factors (IFs). The different types of area containing the NSR are categorized into the rural area, low density residential area, urban area and other areas, with reference to Table 1 of the IND-TM. While the IFs, defined as industrial areas or area containing a number of factories or major road with an annual average daily traffic flow (AADT) in excess of 30,000, should be assessed for their influence on the NSR according to the degree of influence ("not affected", "indirectly affected" and "directly affected").

3.3.2 The HKPSG states that all planned fixed noise sources should be located and designed so that when assessed in accordance with the IND-TM, the level of the intruding noise at the façade of the nearest sensitive use should be at least 5 dB(A) below the appropriate ANL shown in Table 2 of the IND-TM or the background noise level, whichever is lower. When the prevailing background noise levels would be adopted as the assessment criteria, the prevailing background noise levels, L_{90}(1-hour), at the relevant NSRs shall be measured during the typical operation hours of the fixed plant within daytime, evening and night times. The Acceptable Noise Levels (ANLs) for different Area Sensitivity Ratings (ASRs) are given in **Table 3-2**.

Table 3-2 Acceptable Noise Levels for Fixed Noise Impact (ANLs), dB(A), L_{eq}, (30mins)

Time Period	ASR A	ASR B	ASR C
Day (0700 to 1900 hours)	60	65	70
Evening (1900 to 2300 hours)			
Night (2300 to 0700 hours)	50	55	60

3.3.3 The Site is located in the urban area of Shau Kei Wan, surrounded by residential buildings and G/IC development. Expressway Island Eastern Corridor, with AADT of exceeding 30,000, is located approximately 130 meters to the northwest of the Site. The proposed development and its surroundings are directly affected by the major road, and are therefore classified as 'ASR C'.

3.3.4 Background Noise Measurement has been conducted on 4 May, 2026 to identify the prevailing background noise level of the vicinity of the Site. The location of the background noise measurement is illustrated in **Figure 3-1**. The background noise results are summarized in **Table 3-3**.

Table 3-3 Measured Background Noise Level

Period	Measured Background Noise level, L90 (dB(A))
Day and Evening Time	65 dB(A)
Nighttime	57 dB(A)

Note:
[1] Since the measurement is conducted at free-field, +3 dB façade correction is incorporated into the background noise level.

3.3.5 Given that the background noise level is higher than or equal to the ANL-5dB during both daytime and nighttime. The criteria for the planned fixed noise sources of the proposed development are 65 dB(A) for daytime and evening, and 55 dB(A) for nighttime.

3.3.6 Additionally, since the proposed development does not rely on openable windows for ventilation, the criteria for existing fixed noise sources (i.e. ANLs) affecting the proposed development are not applicable.

4 CONSTRUCTION NOISE IMPACT ASSESSMENT

4.1 Potential Noise Impact and Proposed Mitigations

4.1.1 The use of powered mechanical equipment (PME) will generate construction noise impact to the nearby NSRs. The major noise emitting activities will be the foundation and superstructure works of future development.

4.1.2 As the Site is situated in a well-developed urban area, the number of PME that it can accommodate is limited. However, as the nearby NSR, as summarized in **Table 2-1** is located in close proximity to the Site, the noise from construction activities could be an impact if the construction works are not planned and arranged properly.

4.1.3 ProPECC PN1/24 "Minimizing Noise from Construction Activities" provides construction noise requirements and recommendations on practices such as quieter construction methods and equipment to minimize construction noise.

4.1.4 To minimize noise generation, subject to detailed site works arrangement, the contractor shall consider the following mitigation measures, if necessary and applicable:

- Use non-percussive equipment such as hydraulic crusher, sawing, coring machines
- Use non-percussive piling diving method such as hydraulic press-in method, vibration or jacking method for foundation work
- Use Quality Powered Mechanical Equipment (QPME) recognized by the Environmental Protection Department (EPD). The QPME shall be registered with EPD, and valid label issued by EPD shall be affixed on the QPME all times.
- Use Quieter Construction Methods[1] as far as practicable
- Schedule work to minimize concurrent activity and duration of impact
- Regular maintenance of equipment to prevent noise emission due to impairment
- Adopt good site practice, such as throttle down or switch off equipment unused or intermittently used between works
- Position mobile noisy equipment in locations away from nearby NSRs and point the noise sources to directions away from NSRs
- Make good use of other structures for noise screening
- Use of mobile noise barriers/enclosures along the path of noise propagation

4.1.5 Construction activities under the current design involves concrete removal works, site formation/excavation works and superstructure works. Subject to detailed site works arrangement, the contractor shall consider the following mitigation measures, if necessary and applicable:

Concrete Removal Works:

- Use of high-pressure water jetting instead of traditional jackhammers and drill hammers;

[1] Quieter Construction Methods: https://www.epd.gov.hk/epd/misc/construction_noise/contents/index.php/en/home2/quieter-construction-methods.html.

- Use of quieter type wire saws or diamond wire saws for cutting large areas and heavily reinforced concrete;
- Use of quieter type blade saws utilizing diamond blades with higher speeds and smoother blades reduces excitation of vibration;
- Use of hydraulic crushers for concrete breaking instead of traditional excavator-mounted breakers;
- Use of handheld concrete crushers instead of traditional jackhammers;
- Use of hydraulic splitters instead of traditional jackhammers and breakers.

Site Formation / Excavation Works:

- Use of silent piling by press-in method instead of traditional massive augering and piling machines or drop hammer for sheet piling / channel planking installation work;
- Use of a sheet piling noise reducer such as a suitable shock absorber to reduce collisions between sheet pile / channel planking and holding parts;
- Use of pile driving impact cushions to reduce noise generated by piling impact;
- Pre-augering/pre-trench/boring pile holes to remove underground obstruction for avoiding hard driving / soften the ground;
- Use of crack inducers instead of traditional percussive breakers.

Superstructure Works:

- Use of prefabricated structure / sections to replace in-situ construction to reduce the amount of mechanical equipment used on site;
- Use of self-compacting concrete (without the aid of a vibrator e.g. poker for compaction) for in-situ concreting;
- Use of crack inducers instead of traditional percussive breakers.

4.1.6 With proper noise mitigation measures implemented during the construction phase, no adverse noise impact arising from the construction activities is expected.

5 OPERATION NOISE IMPACT ASSESSMENT

5.1 Traffic Noise and Existing Fixed Plant Noise Sources

5.1.1 Since the proposed development does not rely on openable windows for ventilation, potential impacts from traffic noise and existing fixed noise sources are not anticipated. Consequently, the criteria for these noise sources affecting the proposed development are not applicable.

5.2 Planned Fixed Plant Noise Sources

Planned Fixed Plant Noise Sources and Design Consideration

5.2.1 Potential noise impacts may arise from the equipment of the proposed development during the operation phase. The major equipment with potential noise impacts will be the HVAC system.

5.2.2 Exposed equipment may directly impact nearby NSRs, while noise from indoor HVAC equipment can transmit through ventilation pipes and be emitted at duct exhausts. To mitigate noise from indoor HVAC equipment, ventilation pipes will be equipped with silencers to reduce in-duct noise levels. Acoustic louvres will also be used, when necessary, to ensure compliance with the maximum allowable sound power level.

5.2.3 Other equipment, such as water pumps, and lift motors, will be housed in enclosed rooms, so no adverse noise impacts from indoor equipment to the surroundings are anticipated.

5.2.4 Considering the close proximity of the residential buildings to the north, west, and east, the planned fixed noise sources shall be restricted to the southern façade or the roof.

5.2.5 Since there are residential developments along Kam Wa Street adjoining the site (i.e.: NSR03a and NSR07a), the noise sources on the southern façade shall be located at least 5 m from the adjacent buildings, as shown in **Figure 5-1**, to minimize potential impacts.

5.2.6 To ensure that the noise sources of the proposed development comply with the relevant noise criteria stipulated in the HKPSG, the noisy equipment will be designed to adhere to the maximum allowable sound power level (SWL). The maximum allowable SWL for the potential fixed plant noise sources on the southern façades has been calculated, as described in the following sections.

5.2.7 Although the potential noise sources on the roof will not be visible to the nearby noise-sensitive receivers (NSRs), the same maximum allowable SWL at the Application Site Boundary will apply to the equipment located on the roof.

Representative Noise Sensitive Receivers during Operation Phase

5.2.8 The noise criteria and the horizontal distances to the façades with noise sources for the representative NSRs are summarized in **Table 5-1**. The locations of potential fixed plant noise sources are illustrated in **Figure 5-1**.

Table 5-1 Representative Noise Sensitive Receivers for Planned Fixed Noise Sources of the Proposed Development

NSR ID	Description	Use	Horizontal Distance to Potential Fixed Plant Noise Source along South Façade (m) [1]	Noise Criteria, dB(A)	
				Daytime & Evening	Night Time
NSR01	Mong Lung House	Domestic Premise	22	65	55
NSR02	Tung Tai Building	Domestic Premise	22		
NSR03a	7 Kam Wa Street	Domestic Premise	5		
NSR03b			17		
NSR04	Tung Fai Building	Domestic Premise	44		
NSR05	Kam Wa Building	Domestic Premise	23		
NSR06	Kam Wai Building	Domestic Premise	24		
NSR07a	21 Kam Wa Street	Domestic Premise	5		
NSR07b			16		
NSR08	17 Mong Lung Street	Domestic Premise	32		

Note:
[1] The location of potential fixed plant noise source is shown in **Figure 5-1**.

Assessment Methodology

5.2.9 The predicted fixed noise level at the NSR could be quantified by the following standard formula:

SPL = SWL - DC - BC + FC + TC

where,

- SPL: Sound Pressure Levels at receiver, in dB(A).
- SWL: Sound Power Levels of Fixed Noise Sources, in dB(A).
- DC: Distance Correction, DC = 20 × log10 (D) + 8, D is the slant distance between the NSR and noise source in meters. However, for simplicity and conservatism, horizontal distance has been adopted instead of slant distance.
- FC: Façade Correction of 3dB(A).
- BC: Barrier Correction of 10dB(A) when line-of-sight to the façade with noise source is completely blocked;
  Barrier Correction of 5dB(A) when no direct line-of-sight to noise source is identified.
- TC: Tonality Correction of 3dB(A) is assumed.

Maximum Allowable SWL at Application Site Boundary

5.2.10 The maximum allowable SWL at the potential fixed plant noise sources against the representative NSR has been calculated, as presented in **Appendix 5-1**. A 3 dB correction

has been applied to account for tonal characteristics for assessment purposes. If the noise exhibits tonal, intermittent, or impulsive characteristics during operation, the maximum allowable SWLs of the fixed equipment should be adjusted according to the recommendations in Section 3.3 of the IND-TM. The worst maximum allowable SWL at the Application Site Boundary are summarized in **Table 5-2**.

Table 5-2 Maximum Allowable Sound Power Level for the Building Service Equipment of the Proposed Development

Time Period	Adopted Maximum Allowable SPL at the NSR, dB(A)	Horizontal Distance from the southern Façade to the worst NSR, m	Correction, dB(A) [1]				Allowable Sound Power Level at Application Boundary, dB(A) [2]
			Distance	Barrier	Facade	Tonality	
Day and Evening Time (07:00-23:00)	65	5	-22	-5	3	3	85
Night Time (23:00 – 07:00)	55	5	-22	-5	3	3	75

Note:
[1] For assessment purpose, a 3 dB of tonality has been adopted.
[2] The Maximum Allowable Sound Power Level at Source should be corrected by the tonality, intermittency, & impulsiveness correction of the selected equipment, according to Section 3.3 of the IND-TM.

5.2.11 Although the layout is still in the early stages and detailed designs, such as the number of units and their noise levels, are not yet available, no adverse fixed noise impacts to the NSRs are anticipated if the choice of equipment, installation locations, and mitigation measures are properly designed.

6 CONCLUSION

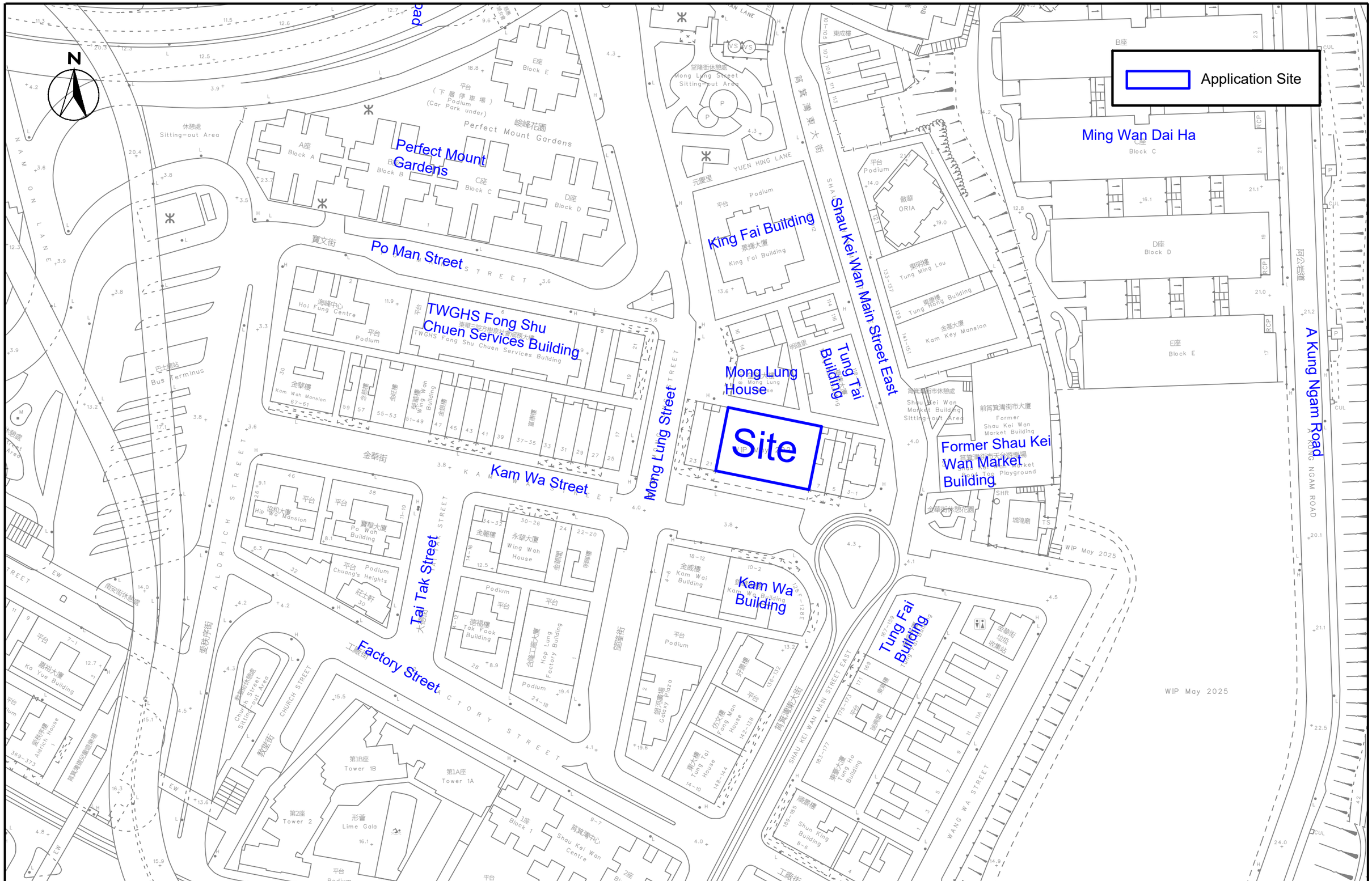
6.1.1 The potential noise impacts from the construction and operation of the proposed development have been assessed.

6.1.2 The overall noise impact during the construction phase is considered insignificant. Depending on the detailed site work arrangements, mitigation measures will be implemented as necessary and applicable, in accordance with ProPECC PN 1/24, to minimize construction noise impacts on nearby NSRs.

6.1.3 The provision of openable windows for ventilation is not anticipated. Therefore, adverse noise impacts from road traffic and existing fixed noise sources on the proposed development are not expected.

6.1.4 The planned fixed noise sources of the proposed development should not cause any adverse noise impacts if the maximum allowable SWLs are properly implemented. Thus, no adverse planned fixed noise impacts are anticipated.

FIGURES



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Section 16 Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at "Residential(A)" Zone and Area Shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan

Site Location Plan

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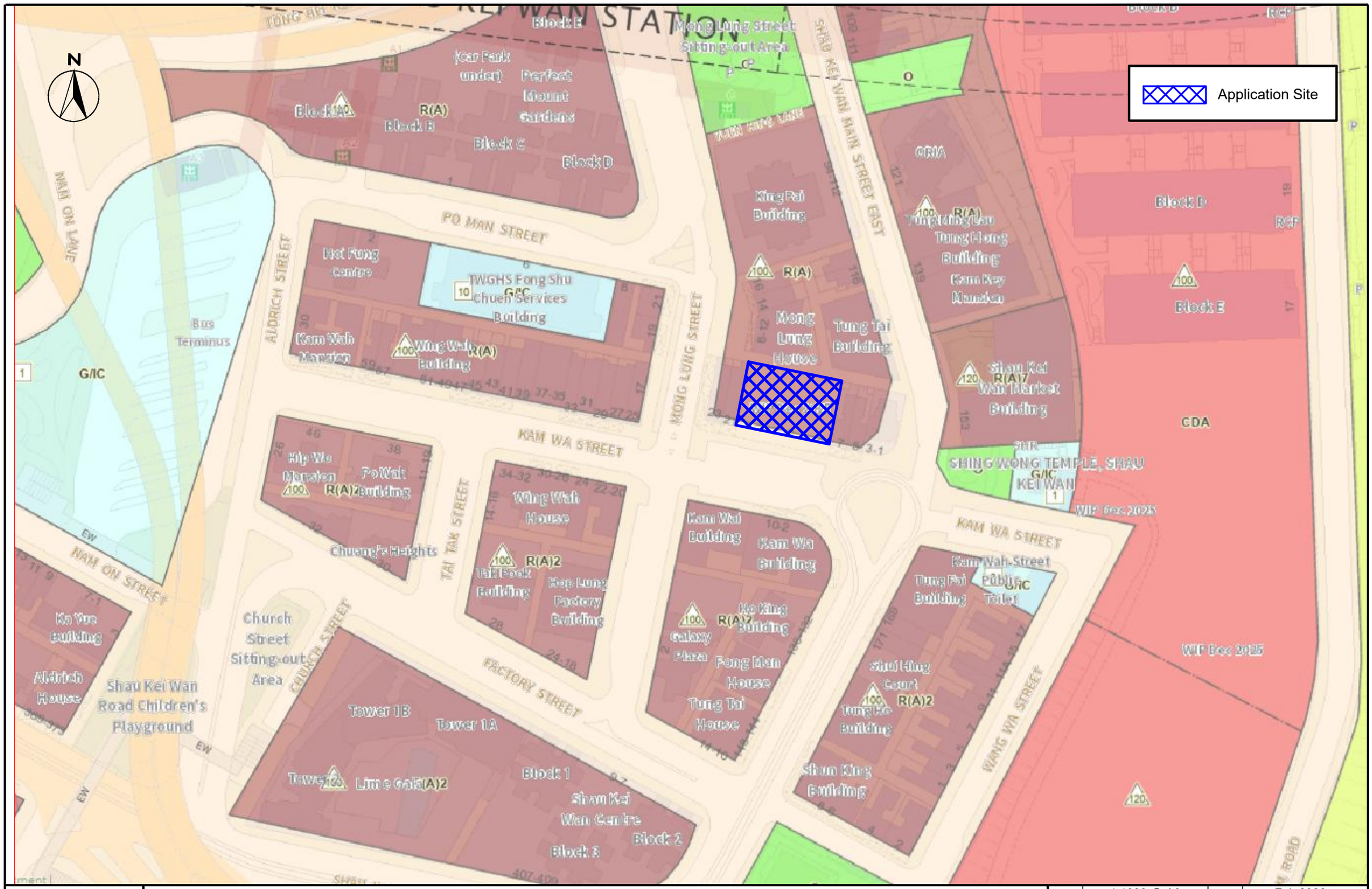

CINOTECH Cinotech Consultants Limited	Section 16 Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at "Residential(A)" Zone and Area Shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan		
	Outline Zoning Plan		
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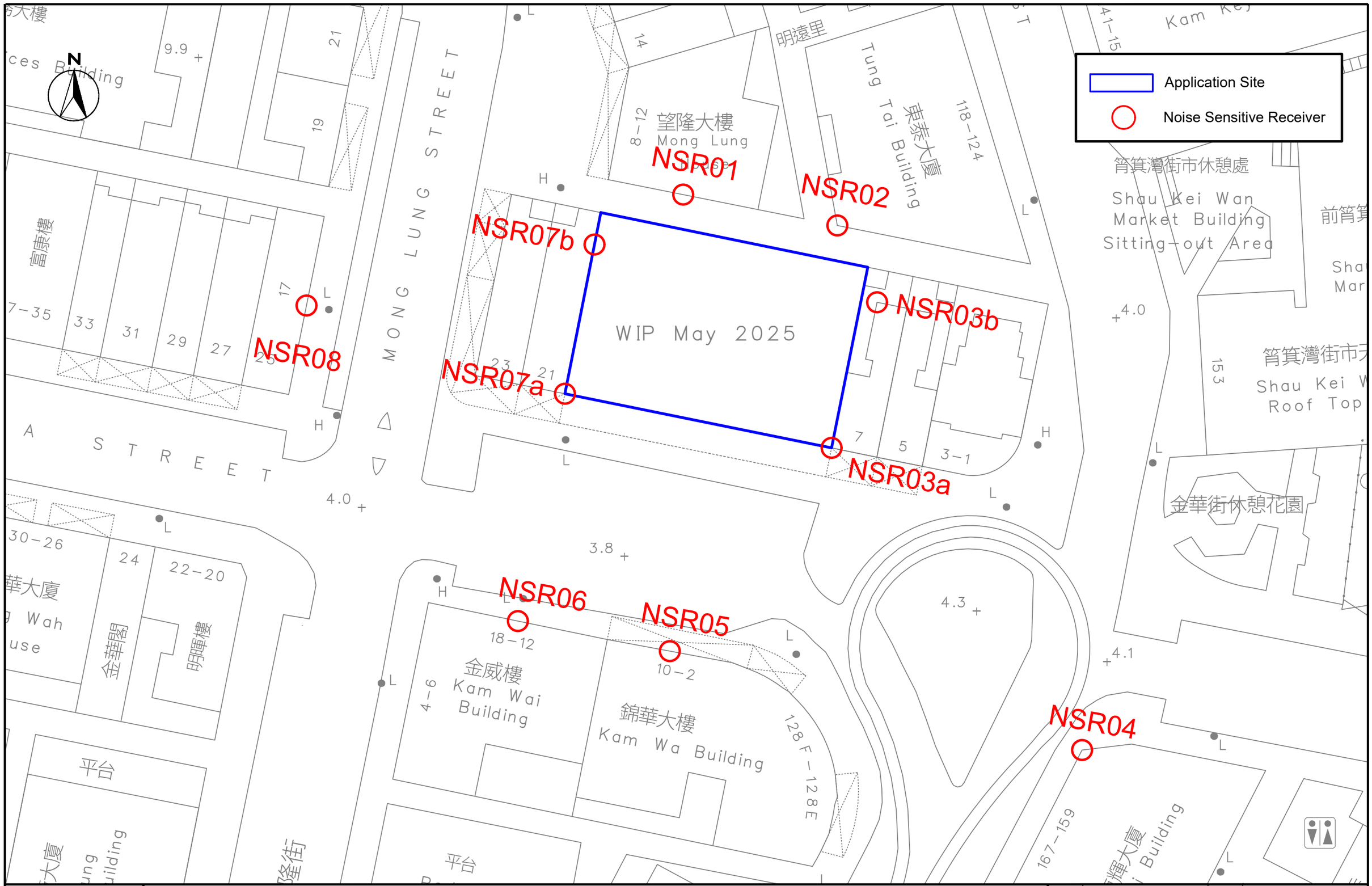

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Location of Representative Noise Sensitive Receivers

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Application Site

WIP May 2025

WIP May 2025

Section 16 Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at “Residential(A)” Zone and Area Shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan

Location of Background Noise Measurement

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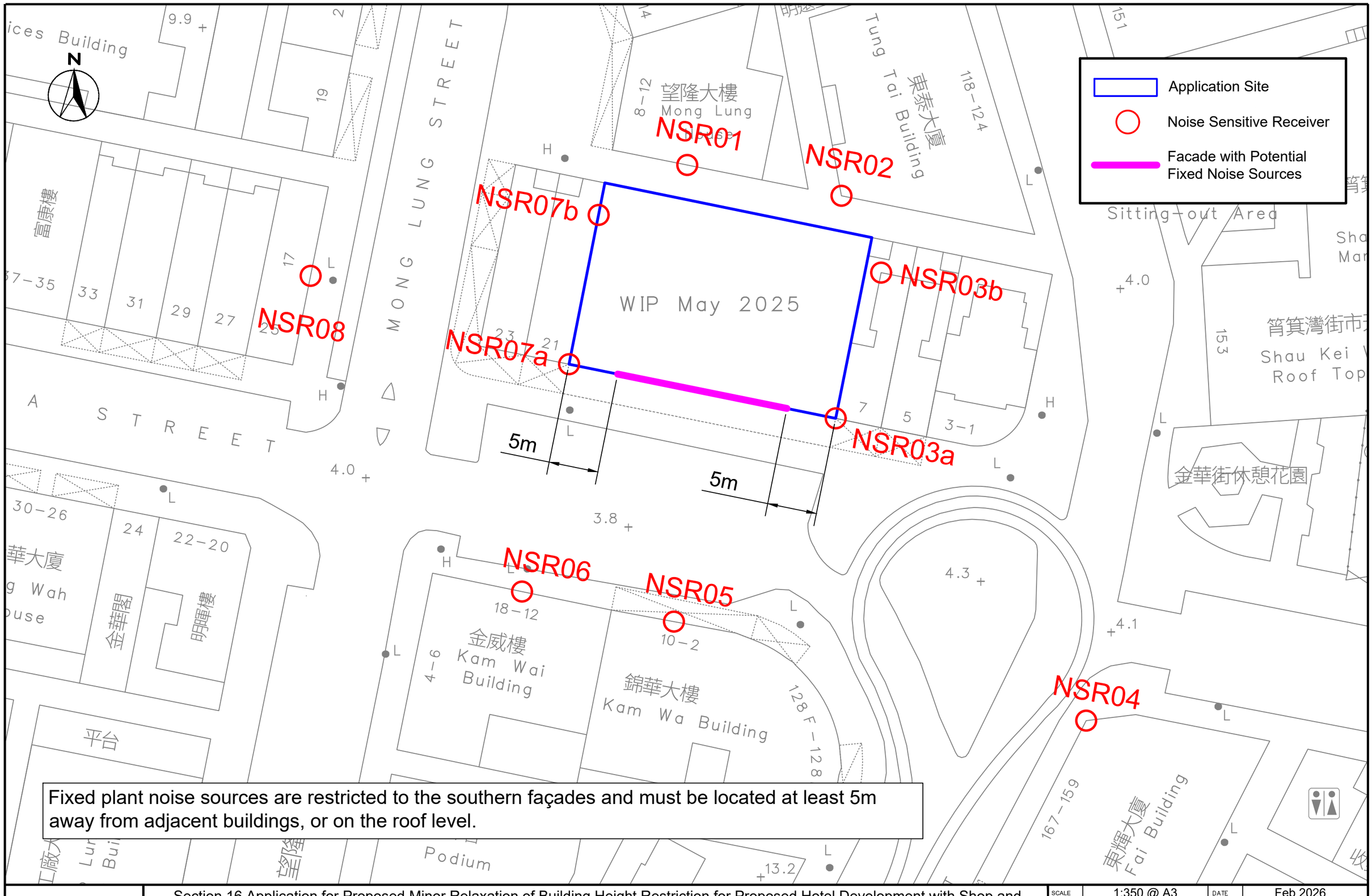

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Section 16 Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at "Residential(A)" Zone and Area Shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan

Location of Fixed Plant Noise Sources and Noise Sensitive Receivers

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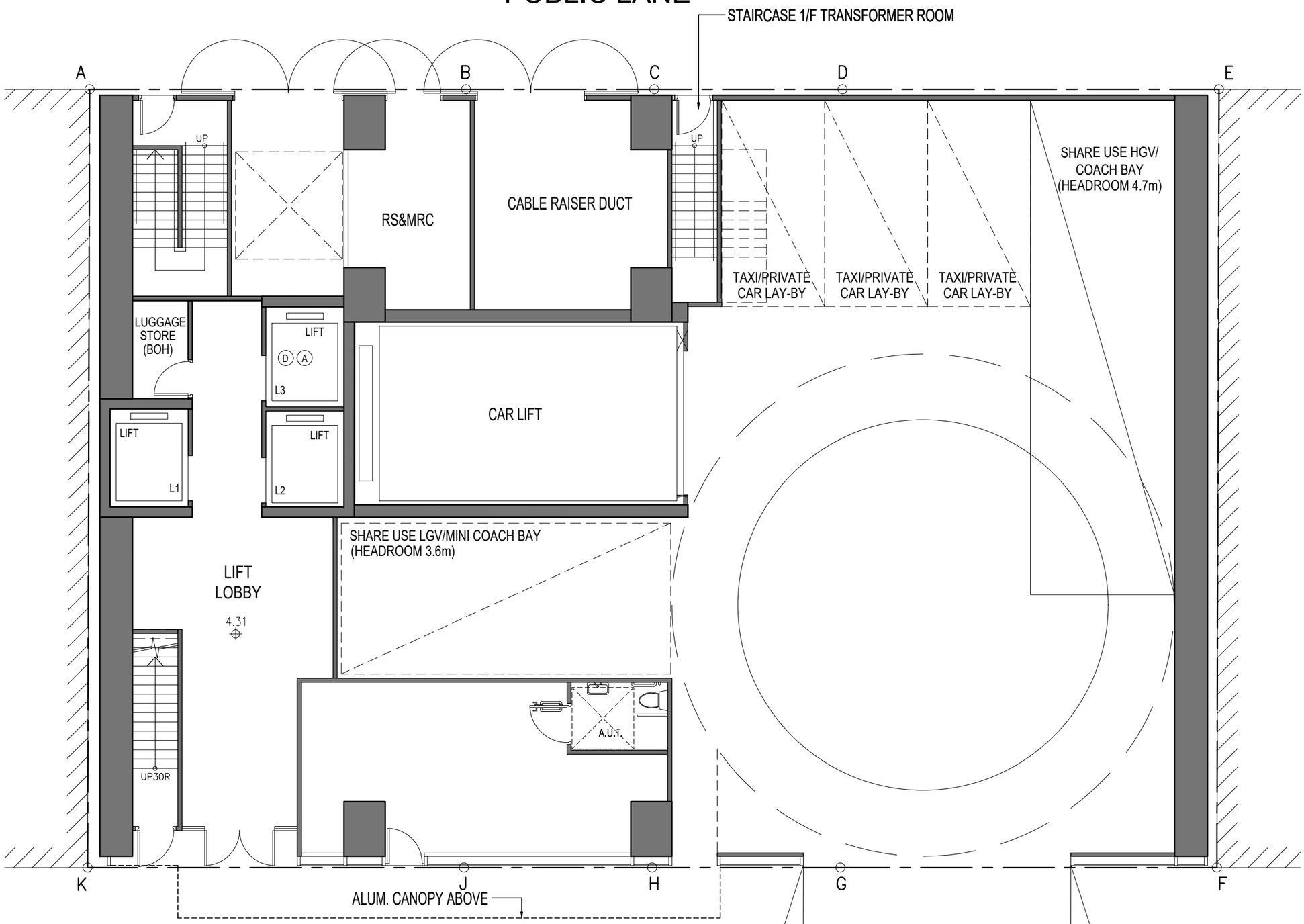
APPENDIX 2-1
TENTATIVE LAYOUT OF THE PROPOSED DEVELOPMENT

PUBLIC LANE



GROUND FLOOR PLAN

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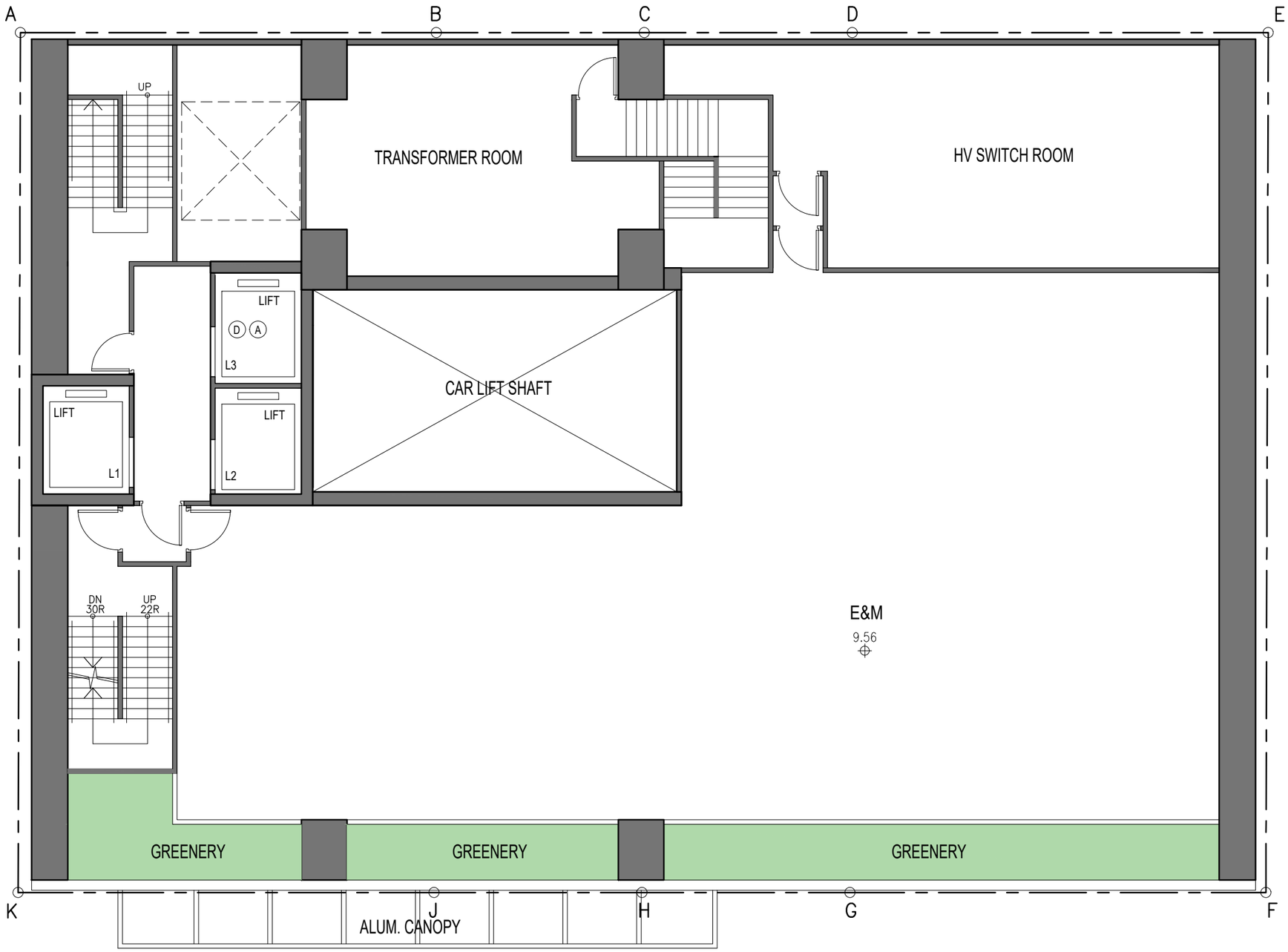
(9-19) KAM WA STREET - SHAU KEI WAN

KAM WA STREET

07/05/2026



1ST FLOOR PLAN (E&M)

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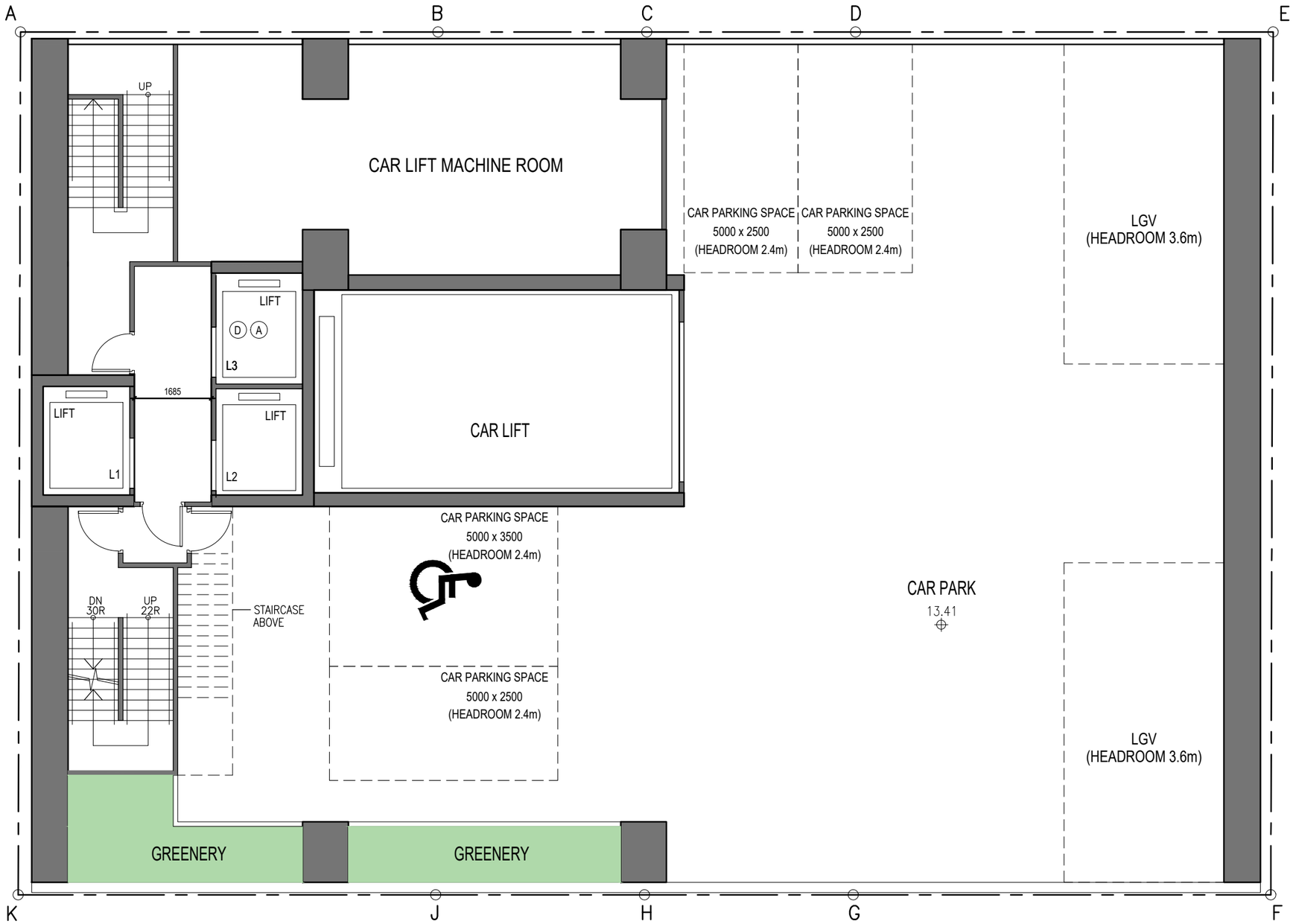
(9-19) KAM WA STREET - SHAU KEI WAN

07/05/2026



2ND FLOOR PLAN (CAR PARK)

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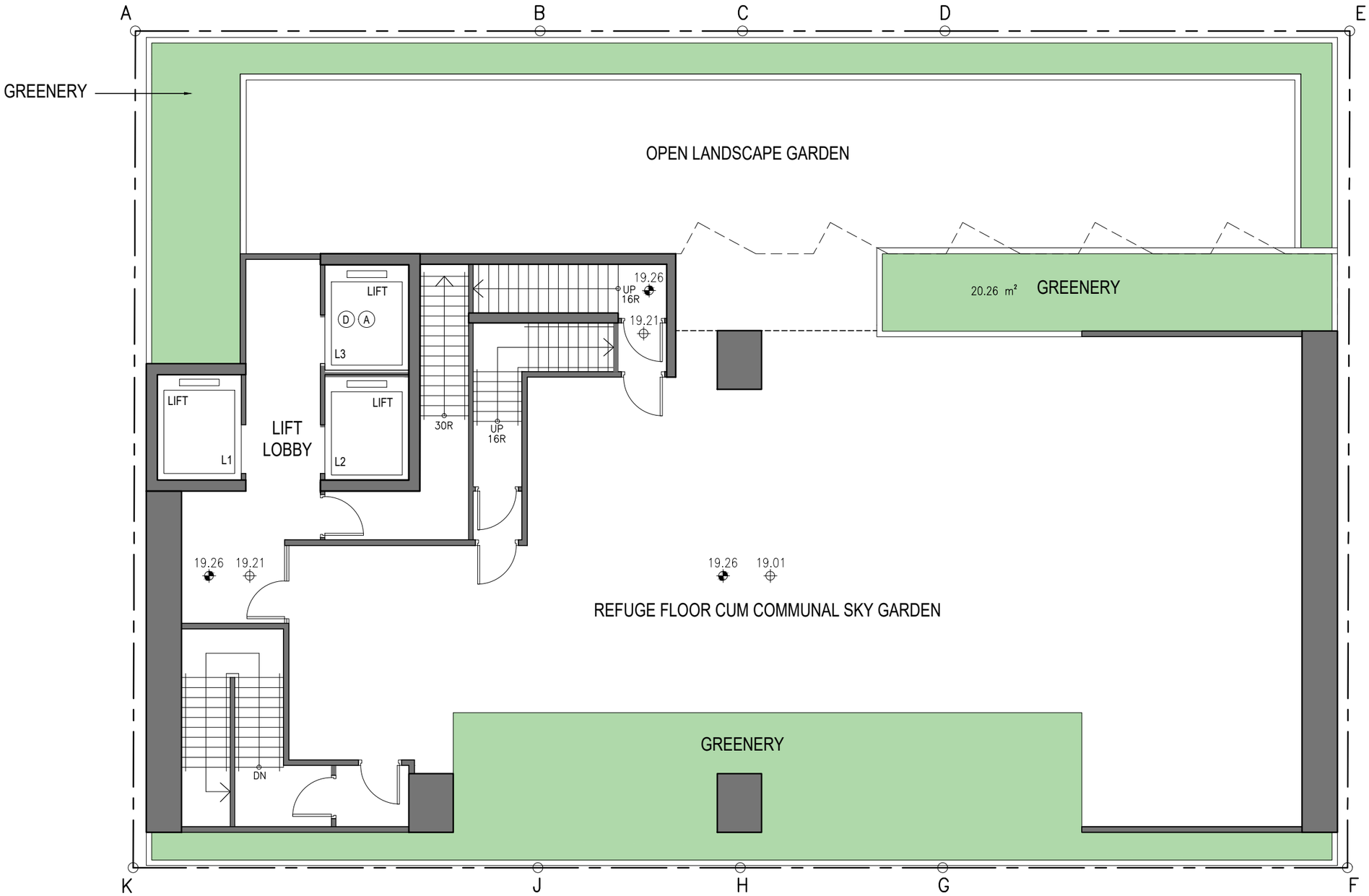
(9-19) KAM WA STREET - SHAU KEI WAN

07/05/2026



3RD FLOOR PLAN (REFUGE FLOOR)

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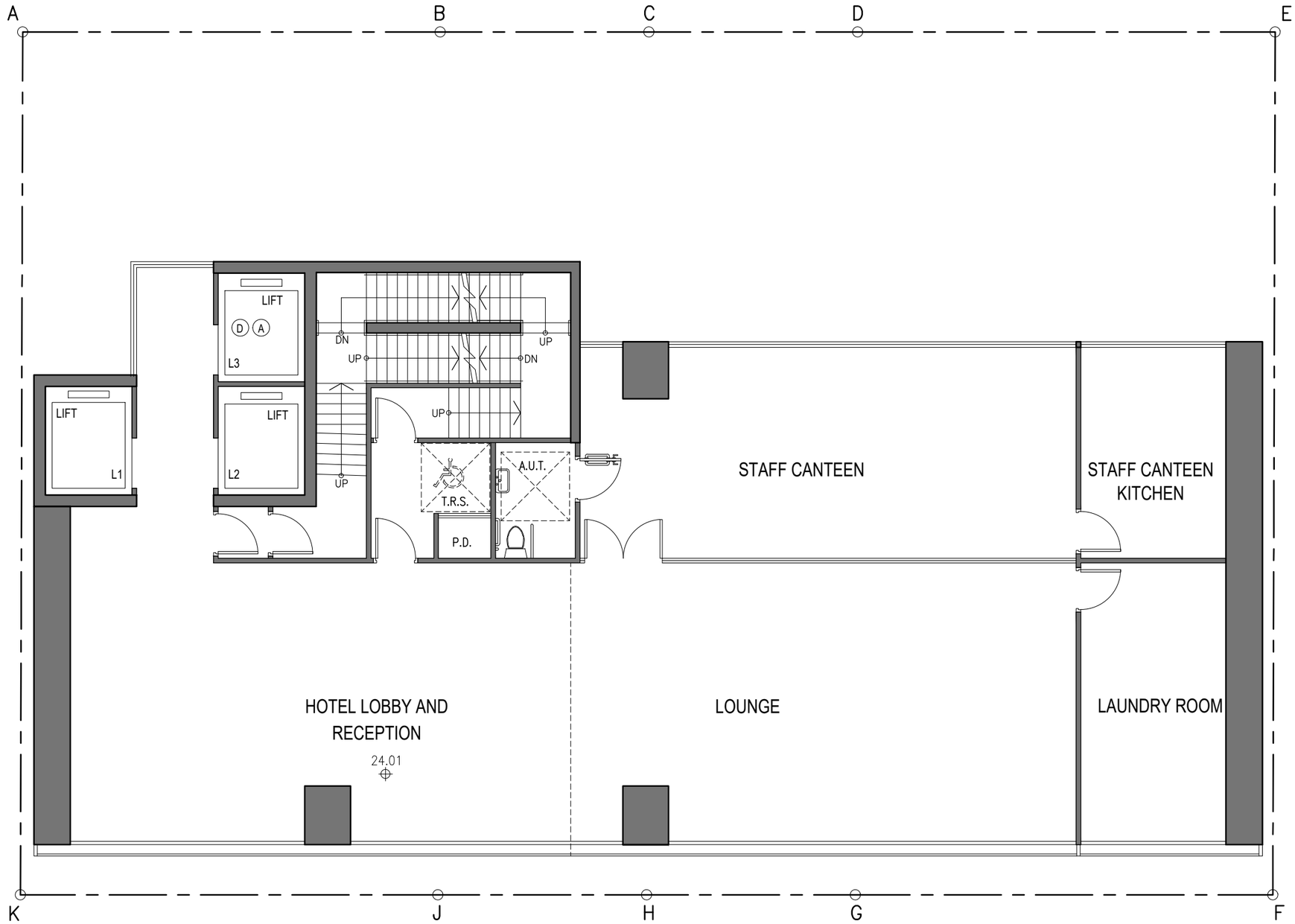
(9-19) KAM WA STREET - SHAU KEI WAN

07/05/2026



4TH FLOOR PLAN (LOBBY/BOH)

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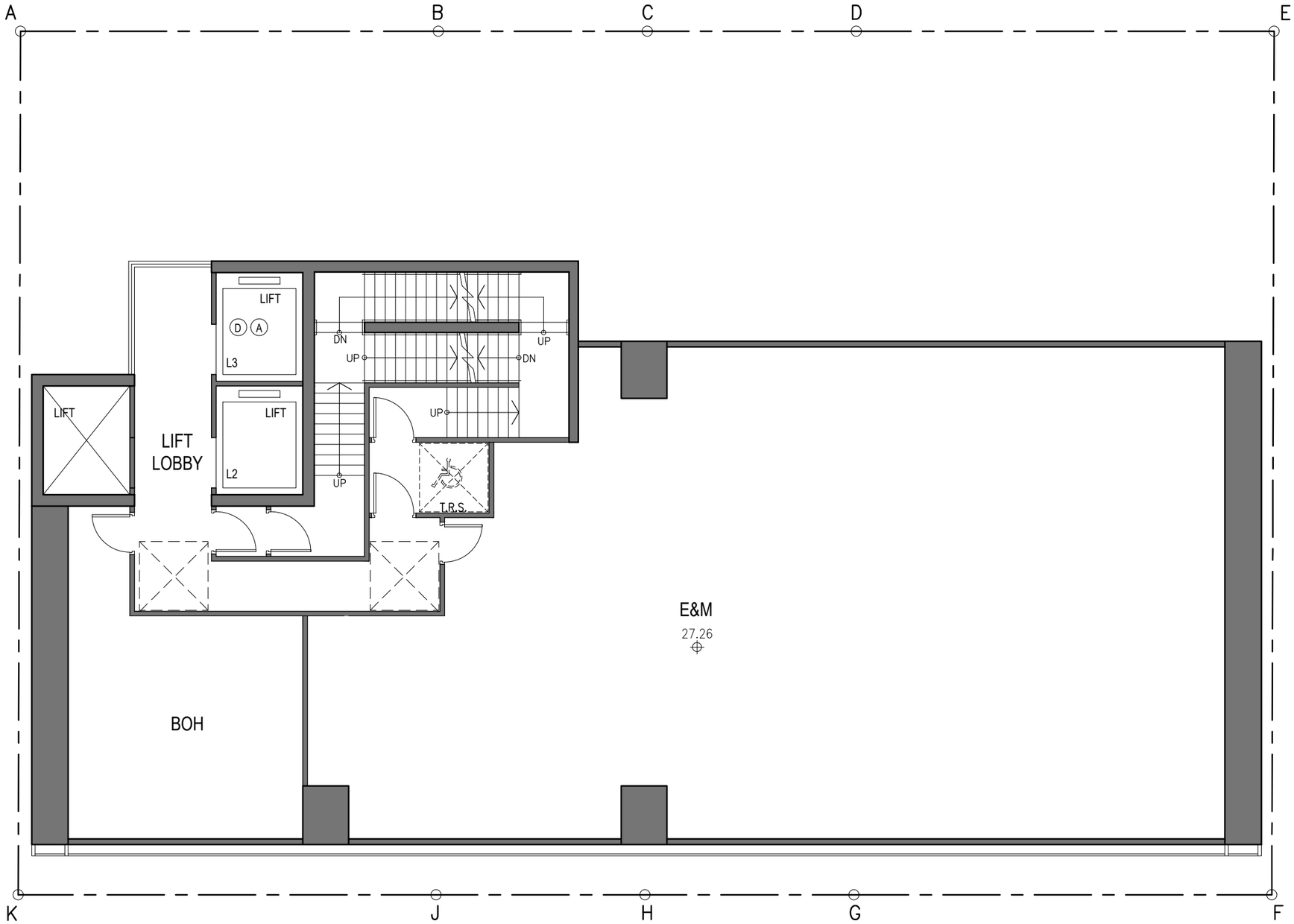
(9-19) KAM WA STREET - SHAU KEI WAN

07/05/2026



5TH FLOOR PLAN (E&M / BOH)

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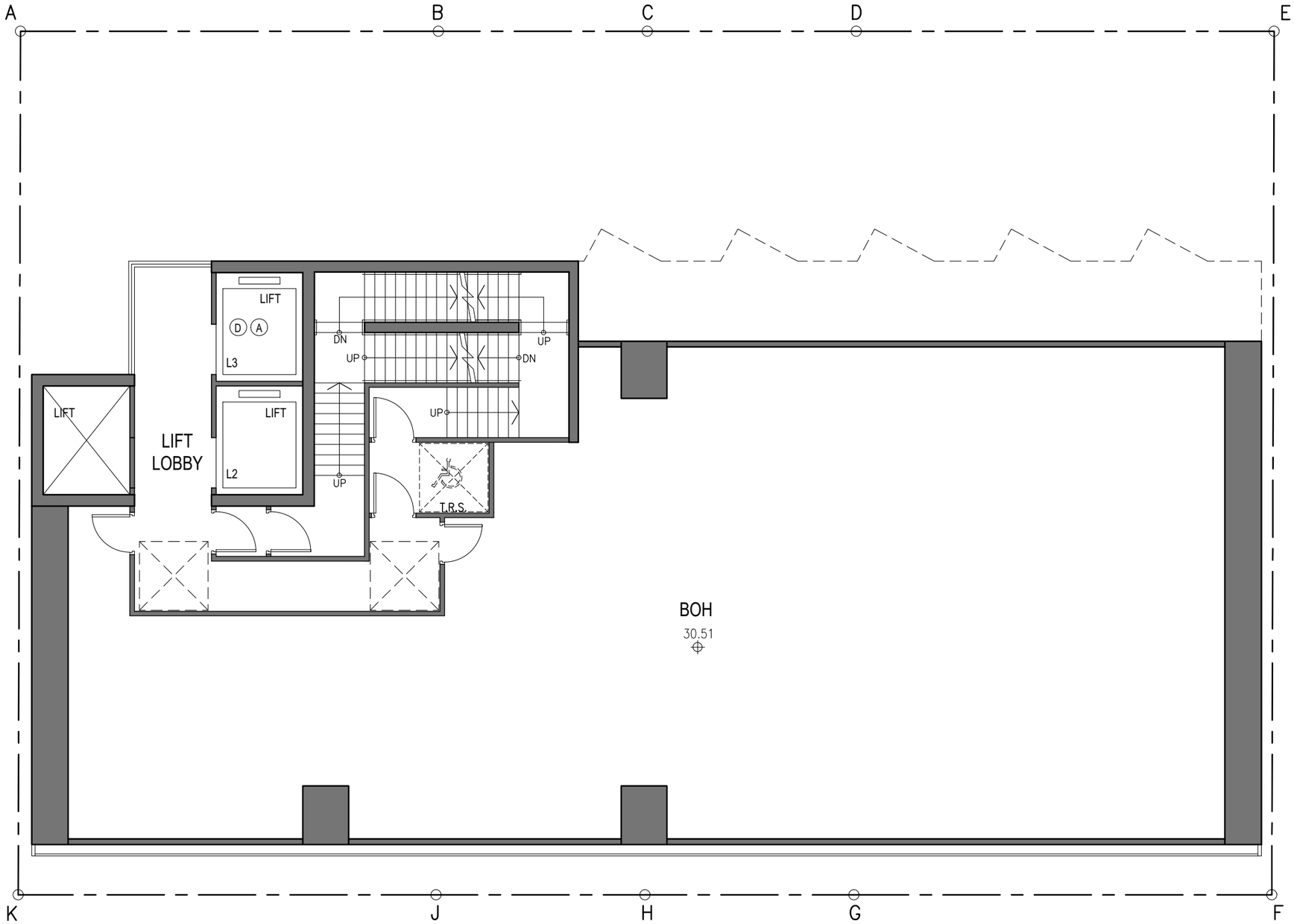
(9-19) KAM WA STREET - SHAU KEI WAN

07/05/2026

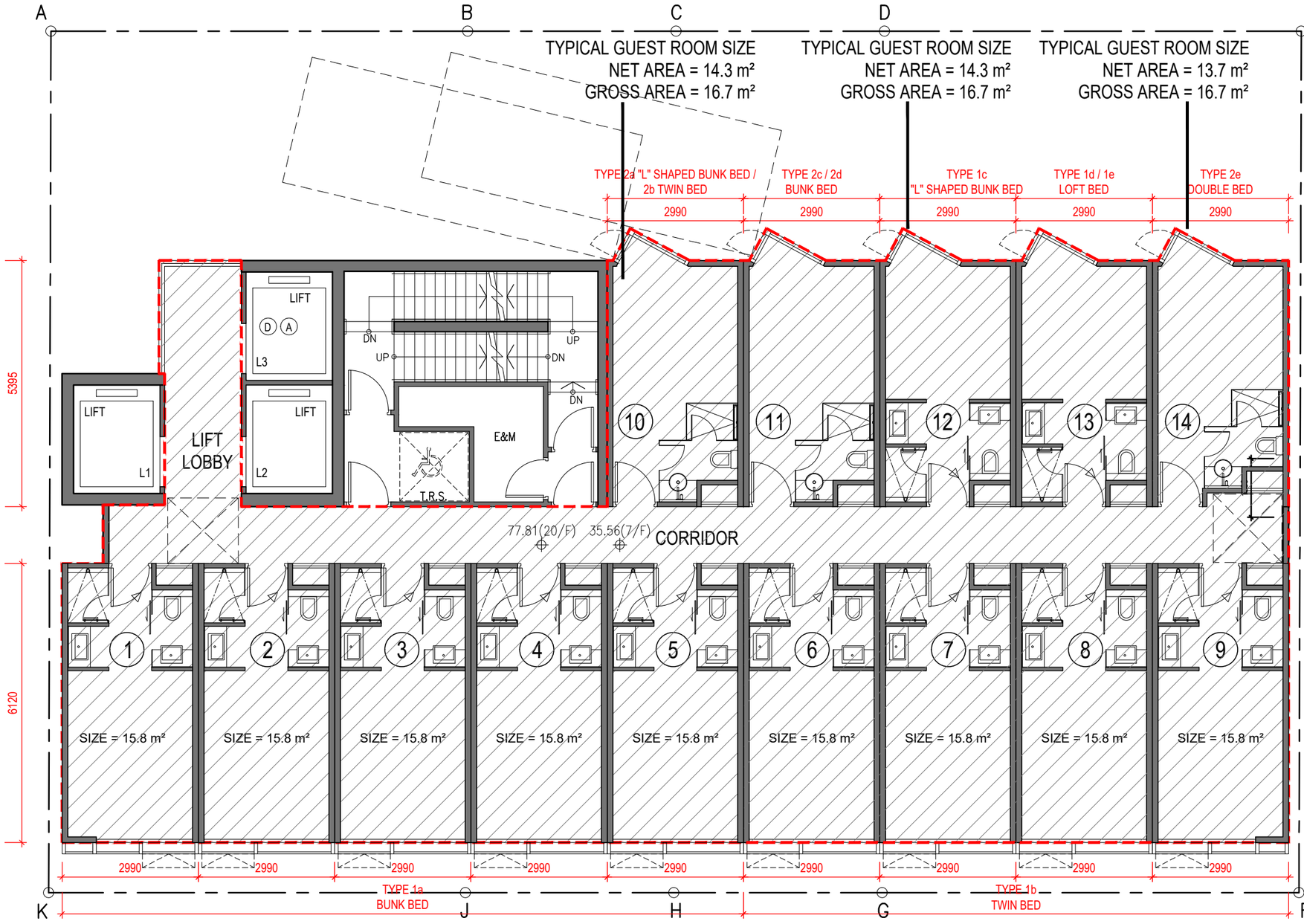


6TH FLOOR PLAN (BOH)

1:100

(9-19) KAM WA STREET - SHAU KEI WAN

07/05/2026



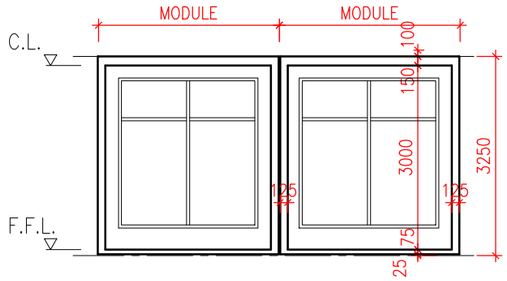
SITE PARTICULAR

AREA OF SITE = 518.408 m²
CLASS OF SITE = 'A'
PERMISSIBLE SITE COVERAGE FOR NON-DOMESTIC (OVER 61m)
= 60%
ACTUAL MIC AREA = 290.231 m² (PER FLOOR)
EXEMPTED 10% MIC AREA
= 290.231 m² x 10%
= 29.023 m² (PER FLOOR)
ACTUAL SITE COVERAGE FOR NON-DOMESTIC
= (340.006 m² - 29.023 m²) / 518.408 m² x 100%
= 59.988 % < 60%

ACTUAL GFA = 305.657 m² (PER FLOOR)
CORE AREA = 44.449 m² (PER FLOOR)

MIC TYPICAL ROOM SECTION

FLOOR TO FLOOR HEIGHT = 3.250 m



7TH ~ 20TH FLOOR PLAN (14 STOREYS)

1:100

TOTAL GUEST ROOM NOS. = 14 NOS. x 14 STOREYS = 196 NOS.

(9-19) KAM WA STREET - SHAU KEI WAN

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ACTUAL MIC AREA = 287.262 m² (PER FLOOR)

EXEMPTED 10% MIC AREA

= 287.262 m² x 10%

= 28.726 m² (PER FLOOR)

ACTUAL GFA = 302.985 m² (PER FLOOR)

21TH ~ 30TH FLOOR PLAN (10 STOREYS)

1:100

TOTAL GUEST ROOM NOS. = 14 NOS. x 10 STOREYS = 140 NOS.

(9-19) KAM WA STREET - SHAU KEI WAN

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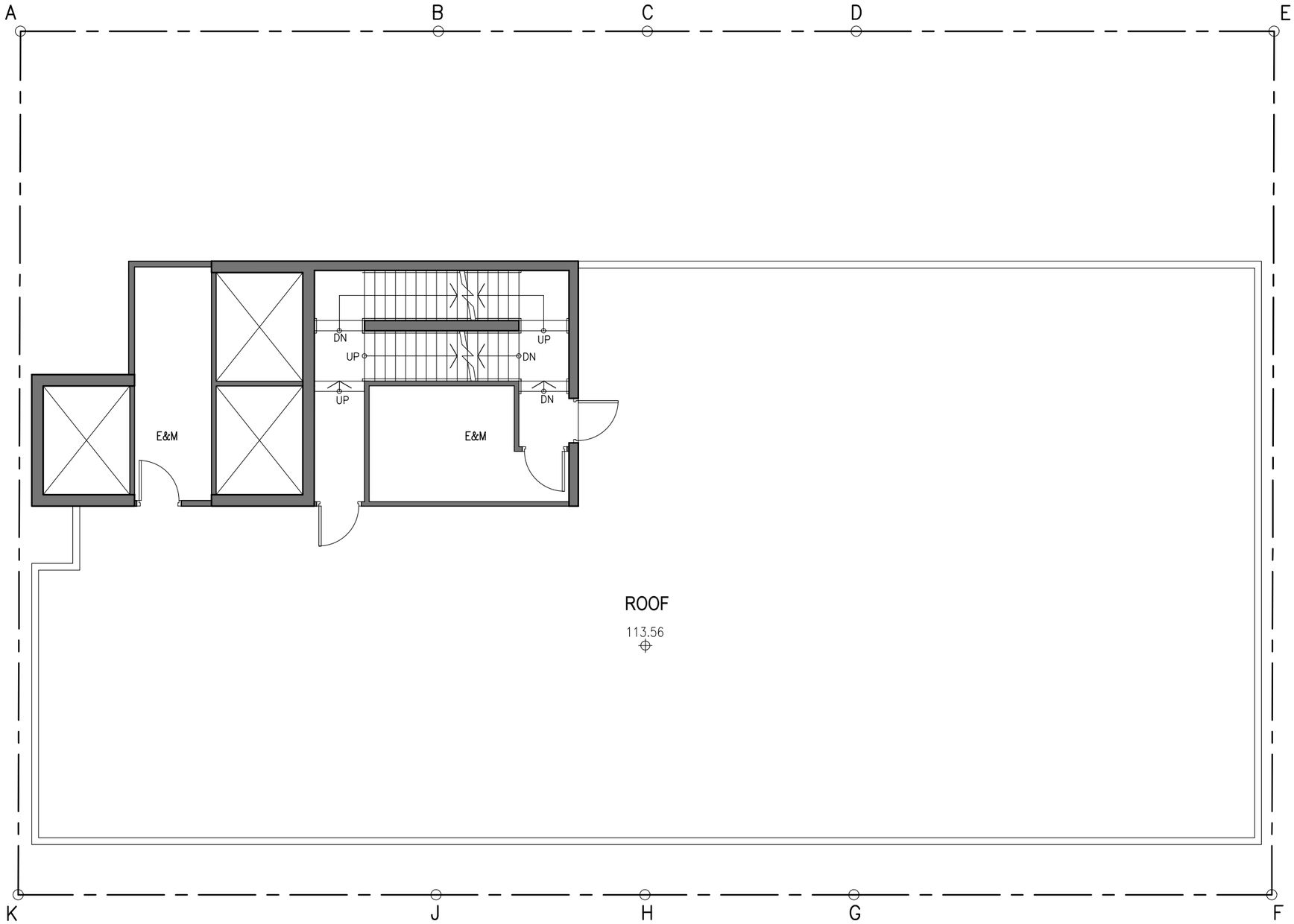

ROOF PLAN

1:100

(9-19) KAM WA STREET - SHAU KEI WAN

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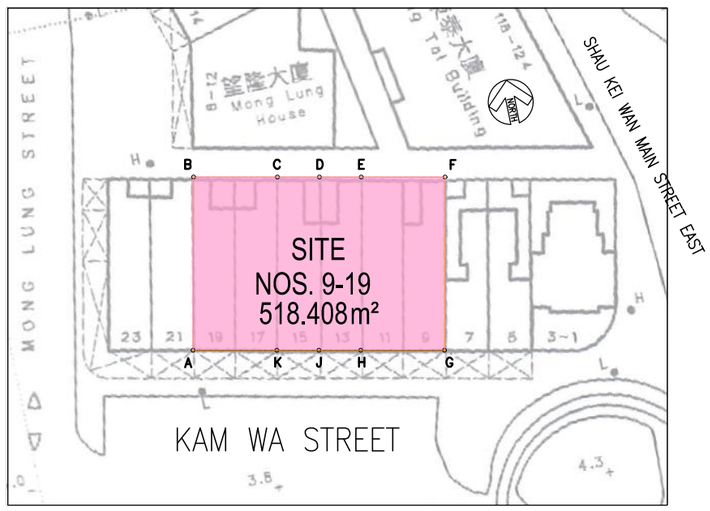
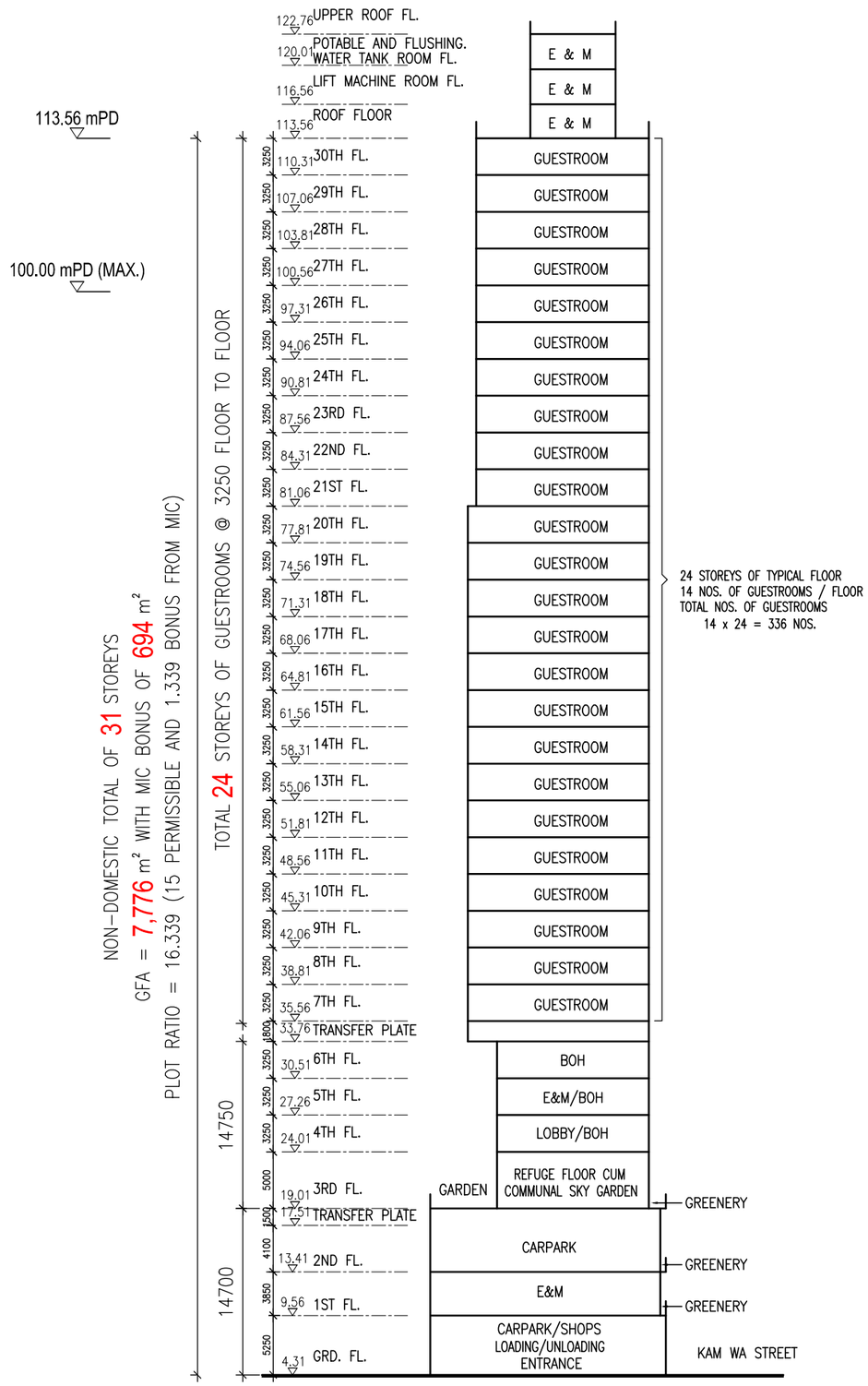
SITE PARTICULARS

ADDRESS	= NOS. 9-19 KAM WA STREET, SHAU KEI WAN, HONG KONG
LOT NO.	= SIL 433 S.F, SIL 433 S.G, SIL 433 RP, SIL 433 S.D
AREA OF SITE	= 518.408 m²
CLASS OF SITE	= 'A'
OZP UNDER TOWN PLANNING	= R(A) and area shown as "Road", S16 CHANGE TO HOTEL
PERMITTED BUILDING HEIGHT	= 100 mPD
PERMITTED SITE COVERAGE	= 60%

PROPOSED NON-DOMESTIC

MIC BONUS HEIGHT	= 24x 3.25m x4% = 3.12m
PLOT RATIO	= 15
MIC BONUS PLOT RATIO	= 1.339
GROSS FLOOR AREA	= 7,776 m²
MIC BONUS GFA	= 694 m²
SITE COVERAGE	= 60 % + 5.598 % (MIC BONUS) = 65.598%
NOS. OF GUEST ROOM	= 336
TYPICAL GUEST ROOM SIZE	= 15.8 m²





(9-19) KAM WA STREET - SHAU KEI WAN

07/05/2026

APPENDIX 5-1
MAXIMUM ALLOWABLE SWL AT FACADE FOR PLANNED FIXED NOISE SOURCE

Maximum Allowable Sound Power Level for South Façade

NSR ID	Description	Nearest Distance to the Potential Noise Source, metres	Distance Correction, dB(A)	Barrier Correction, dB(A) [1]	Façade Correction, dB(A)	Tonality Correction, dB(A)	Maximum Allowable SPL at NSR, dB(A)	Maximum Allowable SWL at Application Site Boundary, dB(A) [1]	Adopted Maximum Allowable SWL at Site Boundary, dB(A)
Day and Evening Time (07:00-23:00)									
NSR01	Mong Lung House	22	-35	-10	3	3	65	103	85
NSR02	Tung Tai Building	22	-35	-10	3	3	65	103	
NSR03a	7 Kam Wa Street	5	-22	-5	3	3	65	85	
NSR03b		17	-33	-10	3	3	65	101	
NSR04	Tung Fai Building	44	-41	0	3	3	65	99	
NSR05	Kam Wa Building	23	-35	0	3	3	65	94	
NSR06	Kam Wai Building	24	-36	0	3	3	65	94	
NSR07a	21 Kam Wa Street	5	-22	-5	3	3	65	85	
NSR07b		16	-32	-10	3	3	65	101	
NSR08	17 Mong Lung Street	32	-38	-10	3	3	65	107	
Night Time (23:00 – 07:00)									
NSR01	Mong Lung House	22	-35	-10	3	3	55	93	75
NSR02	Tung Tai Building	22	-35	-10	3	3	55	93	
NSR03a	7 Kam Wa Street	5	-22	-5	3	3	55	75	
NSR03b		17	-33	-10	3	3	55	91	
NSR04	Tung Fai Building	44	-41	0	3	3	55	89	
NSR05	Kam Wa Building	23	-35	0	3	3	55	84	
NSR06	Kam Wai Building	24	-36	0	3	3	55	84	
NSR07a	21 Kam Wa Street	5	-22	-5	3	3	55	75	
NSR07b		16	-32	-10	3	3	55	91	
NSR08	17 Mong Lung Street	32	-38	-10	3	3	55	97	

Note:

[1] Barrier Correction of 10dB(A) when line-of-sight to the façade with noise source is completely blocked;
Barrier Correction of 5dB(A) when no direct line-of-sight to noise source is identified.

[2] Maximum Allowable SWL at Source is rounded down for conservative approach.