

Appendix 6

Noise Impact Appraisal

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Noise Impact Appraisal

For

Amendment of Plan to

Rezone from “Residential (Group D)” (“R(D)”), “Residential (Group E)”

(“R(E)”) and an area shown as ‘Road’

to “Residential (Group C)3) (“R(C)3”)

on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11

at Various Lots in Demarcation District 210 and Demarcation District 244

and Adjoining Government land

Ho Chung, Sai Kung, New Territories, Hong Kong

Prepared by: Prudential Surveyors International Limited

Version: A

Date: August 2023

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1. Introduction / Background

- 1.1.1 This Noise Impact Appraisal (NIA) is to support a planning permission from the Town Planning Board (TPB) under Section 12A of the Town Planning Ordinance (CAP. 131) for Rezone from “Residential (Group D)” (“R(D)”), “Residential (Group E)” (“R(E)”) and an area shown as ‘Road’ to “Residential (Group C)3” (“R(C)3”) within Various Lots in D.D. 210 and 244 and Adjoining Government Land, Ho Chung, Sai Kung (Application Site) [refer to **Figure 1.1**]
- 1.1.2 As industrial development has been identified in the vicinity of the Application Site, the major potential noise impact has been identified as the fixed noise sources from industrial activities and road traffic noise.

2. Description of the Environment

- 2.1.1 The Application Site is located in rural environment which is relatively far from the major road traffic. The nearest major road is the Hiram’s Highway which is around 150m in the east. No industrial zone is identified in the vicinity of the Application Site according to the OZP thus no planned industrial sources are concerned. A site visit has been conducted by project team on 6th Jul 2023 between 9:30am and 2:00pm (weather: fair), to identify potential environment impact in the vicinity. The study area of the current assessment is illustrated in **Figure 2.1**.
- 2.1.2 Luk Mei Tsuen, which mostly consist of residential houses, is in the immediate west and north to the Application Site. Some warehouse liked temporary structures have been identified in the Luk Mei Tsuen, but no significant noise from industrial activities has been identified within Luk Mei Tsuen during site visit.
- 2.1.3 An abandoned building belong to former Asia Television Limited is in the south of the Application Site, which should not be a potential noise source to be concerned.
- 2.1.4 A “Residential (Group E)” (“R(E)”) zone accordingly to the OZP is in the immediately east of the Application Site. Currently, a mixture of industrial and residential uses has been identified within the zone. Although no new industrial development will be allowed and the existing industrial uses is expected to be phasing out, the existing industrial uses would be tolerated. Thus, the potential noise impact arising from those existing industrial development in the “R(E)” zone Area will be reviewed and assessed.
- 2.1.5 As no new industrial development in the surrounding of the Application Site is anticipated, no potential planned fixed noise source is anticipated.
- 2.1.6 Therefore, the potential noise impacts during operation phase of the proposed development are road traffic noise impacts and noise impact from fixed (industrial) sources.

3. Proposed Development

- 3.1.1 The Applicant proposes to develop eight (8) 3-storeys houses a maximum building height of 12m with 3 storey over one storey of carport over in the Application Site. The layout of the proposed development is shown in Appendix A.
- 3.1.2 The proposed development is to erect six individual houses in Parcel A and B of the Site and two individual houses in Parcel C of the Site. [refer to **Appendix A**] The proposed gross floor area (GFA) of the houses are summarised in Table 3.1.

Propose House	Gross Floor Area (GFA) (sq.m) (about)
House 1	283.35
House 2	283.35
House 3	283.35
House 4	283.35
House 5	283.35
House 6	283.35
House 7	345.75
House 8	345.75
Total	2,391.6
Average	298.95

Table 3.1 Proposed GFA of Houses

- 3.1.3 The proposed development is for residential use only. There is no centralised ventilation and/or air condition system nor underground carpark that required large scale mechanical ventilation will be provided. Therefore, the proposed development is not regarded as a fixed noise source during operation phase.
- 3.1.4 On the other hand, the living rooms and bedrooms of the proposed residential houses are considered Noise Sensitive Receivers (NSRs) during operation phase. As the Applicant does not intend to provide fresh air provision, all openable windows on living rooms and bedrooms are for ventilation purposes.

4. Noise Impact Assessment

4.1 Introduction

- 4.1.1 The purpose of this report is to demonstrate that the Proposed Development will not impose adverse noise to the surrounding area during its construction phase; and the noise sensitive receivers (NSRs) of the proposed development will not experience insurmountable noise impact from the surrounding during the operational phase in accordance with the current proposed layout plan.
- 4.1.2 This section assessed the potential noise impact from the following aspects: (i) Construction Phase - the potential noise impact generated from the construction activities of the proposed development to the surroundings; (ii) Operation Phase - road traffic noise impact and noise impact from fixed sources of the proposed development.

4.2 Legislation, Standards & Guidelines

Construction Noise

- 4.2.1 Construction noise is governed by the Noise Control Ordinance (NCO) (Cap. 400) which prohibits the use of powered mechanical equipment (PME) during the restricted hours (7 p.m. to 7 a.m. on normal weekdays 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 such a permit are specified in Technical Memorandum on Noise from Construction Works Other than Percussive Piling (TM1).
- 4.2.2 For construction works other than percussive piling, although TM1 does not provide control over daytime construction activities on any day not being general holiday, the noise limits as shown in Table 4.1 below are set out in the Practice Note for Professional Persons Environmental Consultative Committee (ProPECC PN 2/93) issued in 1993.

Noise Sensitive Receivers	0700 to 1900 hours on any day not being a Sunday or general holiday Leq (30min.), dB (A)
Dwelling	75
School	70

Notes: The above standards apply to uses which rely on opened windows for ventilation;
The above standards shall be viewed as the maximum permissible noise levels assessed at 1m from the external facade.

Table 4.1 Noise Limits for Daytime Construction Activities

Road Traffic Noise

- 4.2.3 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 4.2.

Uses	Road Traffic Noise L ₁₀ , (1hr) dB(A)
All domestic premises including temporary housing accommodation	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.

Table 4.2 HKPSG Road Traffic Noise Planning Criteria

Fixed Noise Sources

- 4.2.4 According to Table 2 of Technical Memorandum for the Assessment of Noise from Places Other than Domestic Premises, Public Places or Construction Sites (IND-TM), the ANLs for different Area Sensitivity Ratings (ASRs) are given in Table 4.3.

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

Note: In any event, the ASRs and the ANLs adopted in this report are only indicative and they are used for assessment only. It should be noted that noise from fixed noise sources is controlled under section 13 of the Noise Control Ordinance. Therefore, the ASRs and ANLs determined in this report shall not prejudice the Noise Control Authority’s discretion to determine noise impact due to fixed noise sources on the basis of prevailing legislation and practices being in force, and taking account of contemporary conditions/ situations of adjoining land uses. The assessment of noise impacts due to fixed noise sources in this report shall not bind the Noise Control Authority in the context of law enforcement against any of the noise from fixed noise sources being assessed.”

Table 4.3 Acceptable Noise Levels for Fixed Noise Impact (ANLs), dB(A), Leq, (30mins)

- 4.2.5 The Proposed Development is located in the rural area of Ho Chung - Sai Kung. The only major road in the vicinity is Hiram’s Highway, which is around 150m to the east of the Application Site According to TD’s Annual Traffic Census (ATC2021), the daily traffic of Hiram’s Highway, is around 24,000, which is below the definition of Influencing Factor (IF).
- 4.2.6 According to IND-TM, the determination of Area Sensitivity Rating (ASR) for sparsely developed area should be 500m depending upon circumstances. To the west and north of the Application Site, closely packed low-rise buildings (mostly consist of residential houses and temporary structures) have been identified within ~150m. Beyond ~150m to the west and north, it is undeveloped mountain region that should not have any fixed noise sources. To the east of the Application site, closely packed low-rise buildings with industrial activities are identified, such as food factory and car repair workshops (detailed in Para. 4.4.5 to 4.4.7). Considering the land elevation and the height of the surrounding buildings are declining along the east direction only the visible portion of the Proposed Development are potentially affected. As the existing food factory and car repair workshop would block other potential noise sources in the east. In addition, the identified industrial noise sources in the east are either indoor or surrounded by solid fence-wall/hoarding. The Application site and the surrounding area should not be directly affected by the fixed noise sources of the industrial activities.
- 4.2.7 In the south of the Application site, there is a large building (abandoned Asia Television Limited building) blocking majority of the view to the south of the Application Site. To the south-east of the Application Site is a developing area. Considering the allowable land use (Residential (E)), the development in this area should not be considered as fixed noise sources in the future. Instead, they will become noise barrier blocking the noise from the south-east. At the immediately east of the developing site, which is around 70m from the Application Site, there is a knoll which should block the view to south-east direction.

- 4.2.8 As there is no IF in the vicinity and no significant fixed noise sources is visible from the Application Site, ASR of the Application Site and its’ surroundings would be classified “A”.
- 4.2.9 HKPSG suggests that the criterion of the planned fixed noise source should be ANL -5 dB (A), or the prevailing background noise level, whichever is lower. The planning criteria would be 55 dB(A) for day and evening time and 45 dB(A) for night time, or the prevailing background noise level, whichever is lower.

4.3 Construction Phase Noise Impact Appraisal

- 4.3.1 For the construction phase although the project site is small and only demolition of temporary structures is required, mitigation measures are proposed to minimise the noise impact to the surrounding.
- 4.3.2 Major noise emitting activities during the construction phase will be the foundation works.
- 4.3.3 The use of Powered Mechanical Equipment (PME) will generate construction noise nuisance to the nearby NSRs. As the project site is small, the number of PME that it can accommodate is limited. To minimise noise generation, non-percussive piling method for foundation work is proposed. As these activities would only last for a short period of time, significant noise impact on sensitive receivers is not expected with proper implementation of mitigation measures:
- adopt good site practice, such as throttle down or switch off equipment unused or intermittently used between works;
 - regular maintenance of equipment to prevent noise emission due to impairment;
 - position mobile noisy equipment in locations away from NSRs and point the noise sources to directions away from NSRs;
 - make good use of other structures for noise screening;
 - use of quiet plants and working methods to mitigate at source;
 - use of mobile noise barriers/enclosures along the path of noise propagation; and
 - schedule work to minimise concurrent activity and duration of impact
- 4.3.4 With the proposed mitigation measures properly implemented, no adverse noise impact arising from the construction of the proposed development is anticipated

4.4 Operational Phase Noise Quality Impact Assessment

- 4.4.1 As stated in Section 3.1.1, the proposed development is planned for residential purpose only. The closest identified NSRs in each direction are ~40m in north (77 Luk Mei Tsuen); ~25m in north-west (103B Luk Mei Tsuen); ~110m in the west (156 Ho Chung); ~15m in south- east (108 Luk Mei Tsuen) of the Application Site. It is expected that the proposed development is not visible from the nearby NSR in other directions. The proposed development is planned to equip with windows type or split type air conditioners which do not cause potential noise impact. As the distance correction with 15m distance is around 31.5 dB(A) (for SWL) or 23.5 dB(A) (for SPL measured at 1m), with the noise level of typical split type AC unit¹, no adverse noise impact on the surrounding is anticipated. Without centralised ventilation and/or air conditioning system nor underground carpark provision, no major fixed noise source is anticipated

from the Proposed Development during operation phase.

- 4.4.2 On the other hand, the potential noise sources in the vicinity, i.e. traffic noise and industrial noise may affect the NSRs of the proposed development.

Noise Sensitive Receivers

- 4.4.3 The Proposed Development will not be centrally ventilated thus all living rooms and bedrooms of the residential flats are regards as NSRs. Therefore for a quantitative assessment, assessment points have to be provided to all the openable windows of living rooms and bedrooms. The elevation of the houses would be assumed to be 26.7mPD for the homes in Parcels A and B and 25.97mPD for the homes in the Parcel C.

Fixed Noise Source from Industrial Activities

- 4.4.4 As stated in Section 2, based on the site survey, no significant noise from industrial activities have been identified in Luk Mei Tsuen (mostly consists of residential houses) which is in the immediate west and north to the Application Site; no industrial noise is anticipated from the abandoned Asia Television Limited building in the south; but potential fixed noise sources are identified in the R(E) zone in the east.
- 4.4.5 The most concerned existing developments with potential fixed noise sources are identified as Koon Yick Food Factory, which is an active Chinese sauces manufacturer (Food Factory License Number 29 98 803889), and the group of car repair workshops in the immediate west of the Application Site, due to their proximity. On the other hand, due to the much higher ground elevation of the car repair workshops (around 19.5 mPD) with a solid hoarding of about 2m high bring the foundation to about 21.5mPD compare to the Application Site (13.9 - 14.4 mPD) and the rest of R(E) zone in the east (5.9 – 13.4 mPD), the view from the proposed development to the west portion of the R(E) zone is blocked on the lower floors. The locations of the potential fixed noise sources are illustrated in **Figure 4.1**.
- 4.4.6 Koon Yick Food Factory, as a traditional Chinese sauces manufacturer, is not expected to use heavy and noisy machines for its manufacturing process. In addition, no fixed machinery nor noise emitting outdoor industrial activities has been identified during the site visit. All of the potential noisy works (e.g. packaging) are conducted in confined indoor area. Therefore, the potential noise sources from Koon Yick Food Factory should not have adverse noise impact to the proposed development.
- 4.4.7 For the group of car repair workshops in the immediate east of the Application Site, considering their scale and from the observation during the site visit, they are relying on hand-tool instead of fixed heavy machine. Besides, no fixed machinery nor noise emitting outdoor activities has been identified during the site visit. With the solid structures on the west facades of the car repair workshops and their much higher ground elevation compare to the Application Site, the view from the proposed development is completely blocked. Therefore, the potential noise from that group of car repair workshops should not have adverse noise impact to the proposed development.
- 4.4.8 As stated in Section 2, no new industrial development in the surrounding of the Application Sites is allowed, thus no adverse noise impact from the planned fixed noise sources is anticipated.

4.4.9 In conclusion based on the above assessment no adverse noise impact from potential fixed noise sources to the proposed development is anticipated.

Traffic Noise

4.4.10 Despite the Application Site is located in rural area, and the nearby major road, i.e. Hiram’s Highway, is classified as Rural Road, the daily traffic flow of Hiram’s Highway is around 24,000 (according to ATC2021). Thus, traffic noise is considered as one of the major potential noise impacts.

4.4.11 As the line-of-sight between the most affect road, i.e. Hiram’s Highway, and the Application Site is mostly blocked by the existing buildings, the increase in traffic noise level is still at manageable level (fully complied with 70dB(A) noise criterion). In addition, special architectural windows will be installed at the houses with a 5m buffer zone being preserved between the curbed side windows of the proposed houses and the nearest road to minimise the noise impacts brought to the proposed development.

5. Conclusion

5.1.1 A Noise Impact Appraisal has been carried out to evaluate the potential noise impacts likely to arise from the proposed development.

5.1.2 The key noise issues associated with the proposed development are potential construction noise impact during construction phase; as well as potential road traffic noise impact and potential noise impact from fixed sources during operational phase.

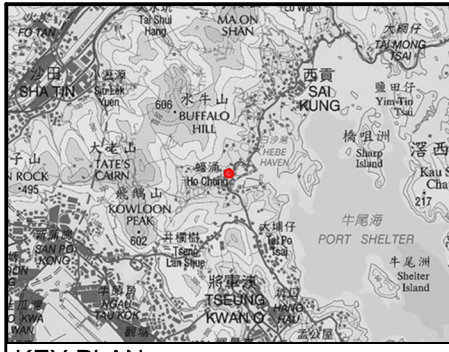
5.1.3 With the proposed mitigation measures properly implemented, no adverse noise impact arising from the construction of the proposed development is anticipated.

5.1.4 The proposed development is not considered a fixed noise source during its operation phase. Both road traffic and fixed noise sources do not induce adverse noise impact to the proposed development during its operation.

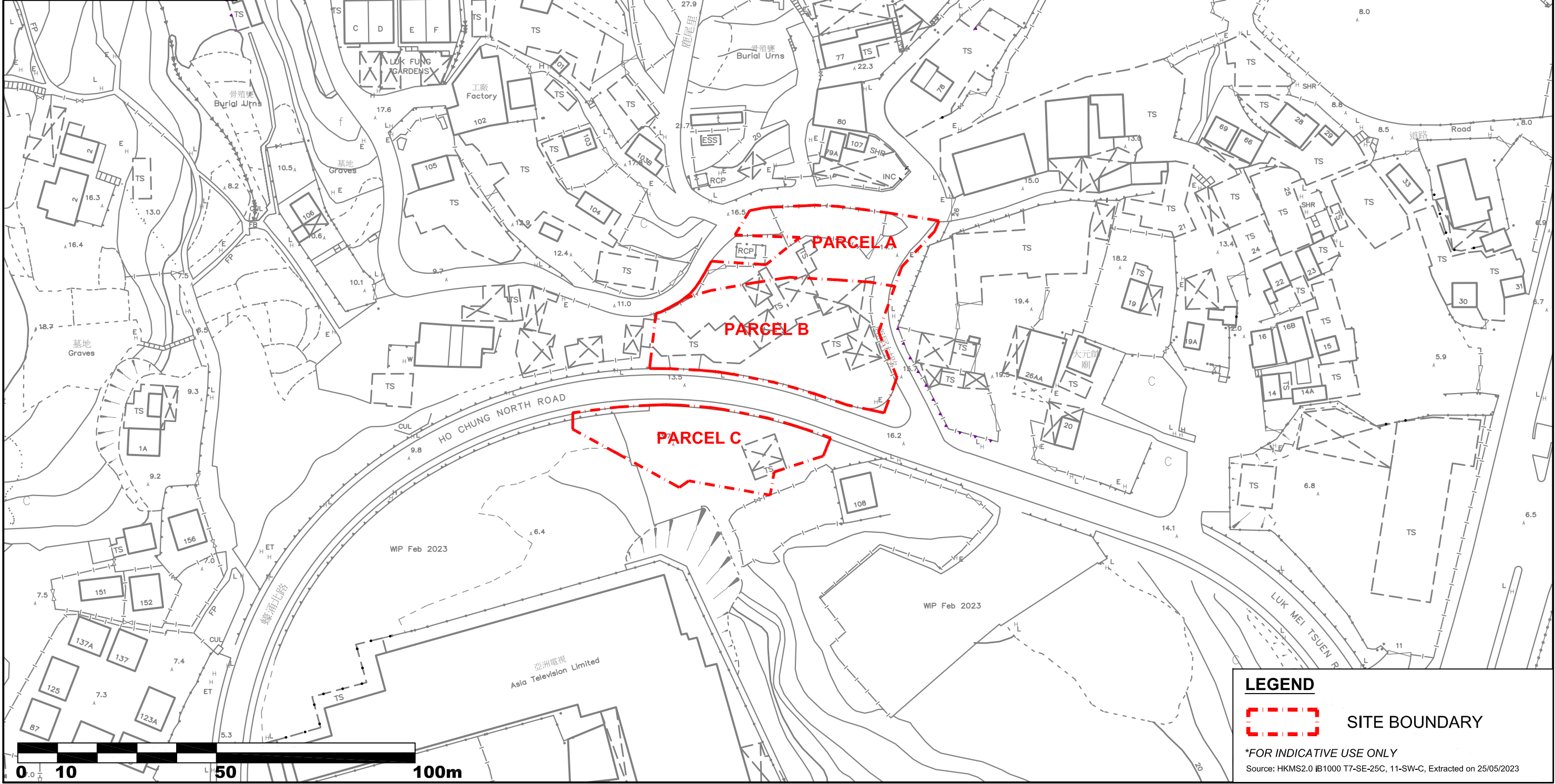
5.1.5 In conclusion, no noise impact is anticipated for the proposed development.

Figures

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KEY PLAN



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 SITE BOUNDARY

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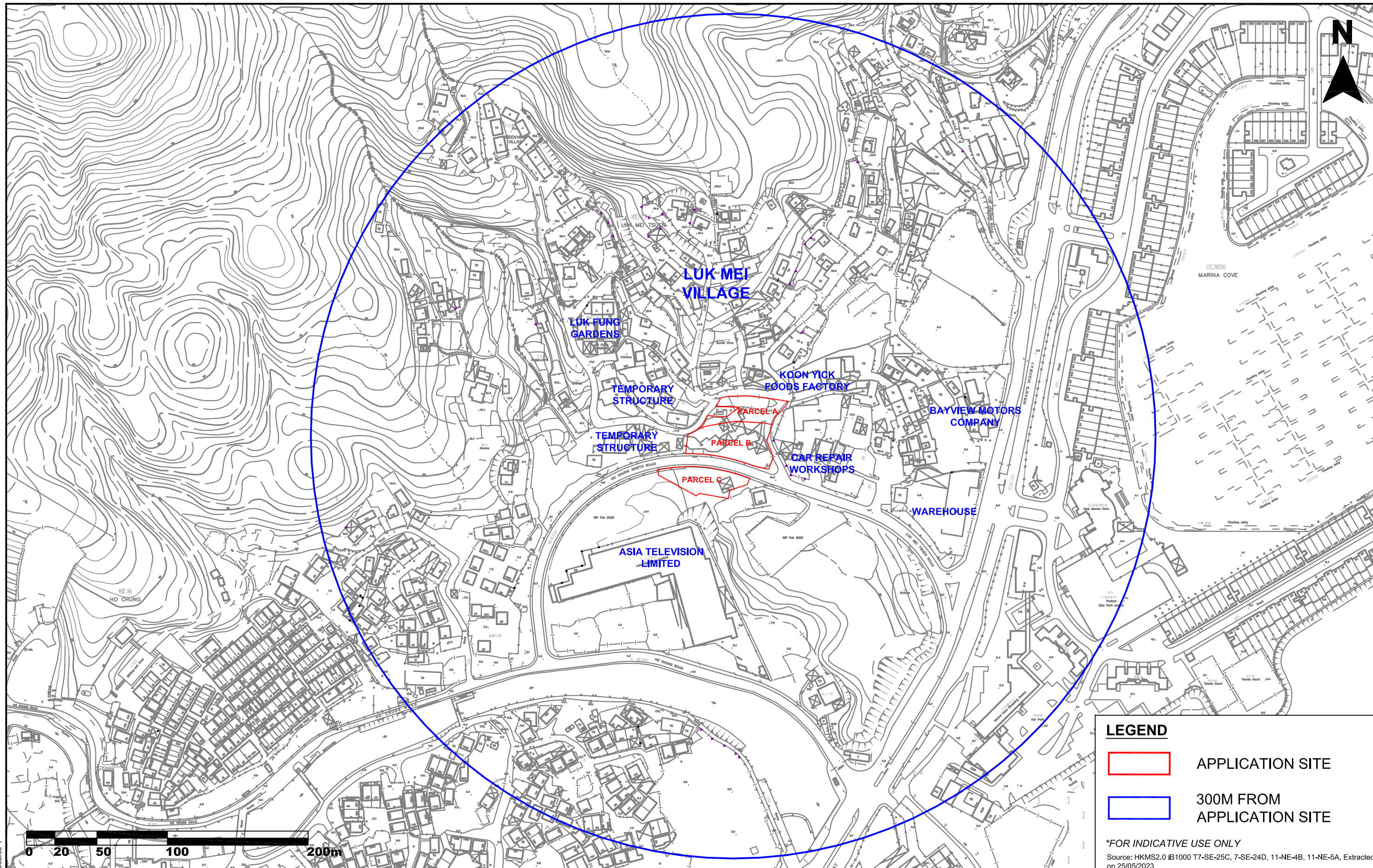
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Drawing Title
LOCATION PLAN

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LEGEND

- APPLICATION SITE
- 300M FROM APPLICATION SITE

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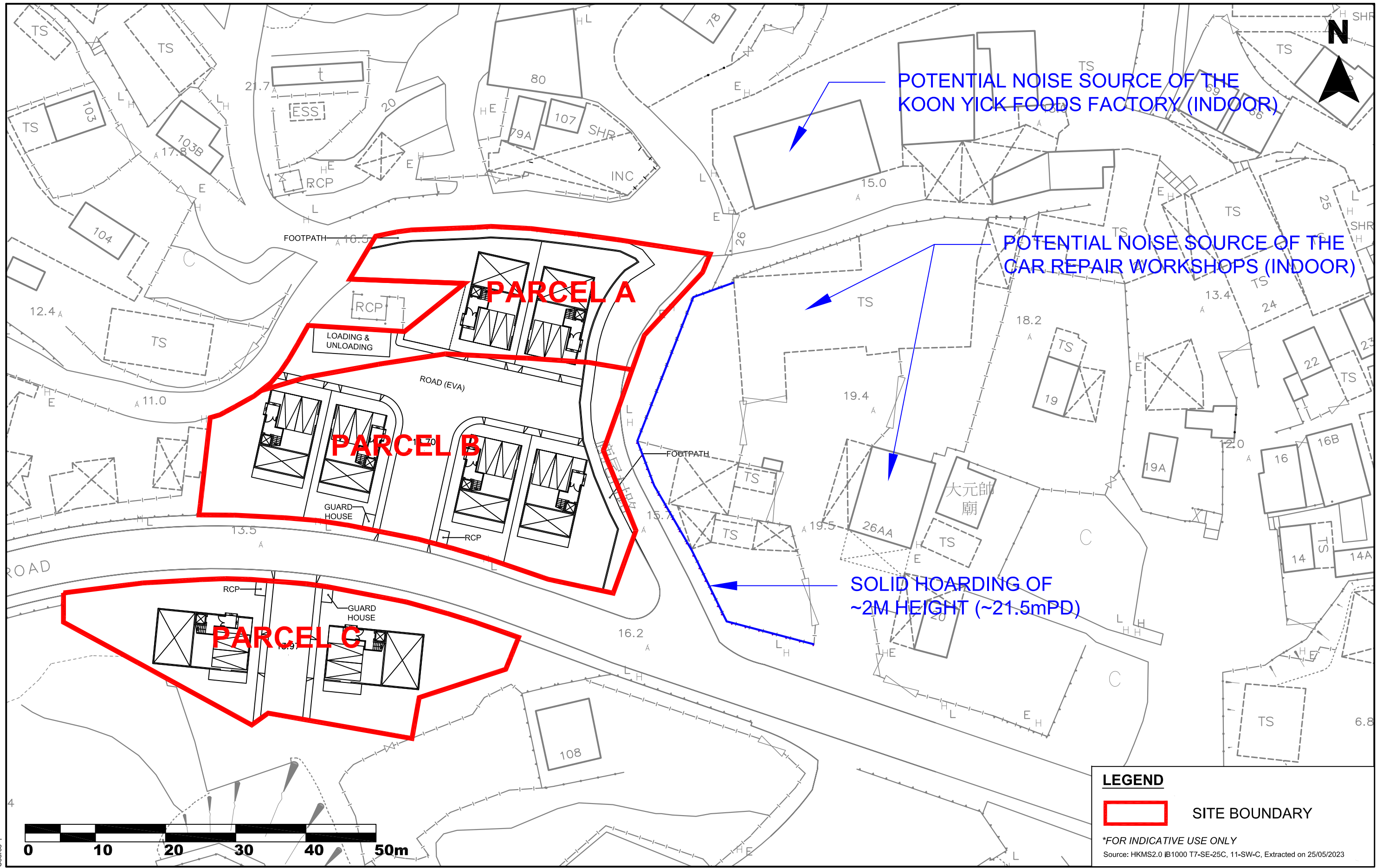
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Drawing Title
SITE AREA & SURROUNDINGS

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Drawn	CN	Date	25/07/2023
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LEGEND

SITE BOUNDARY

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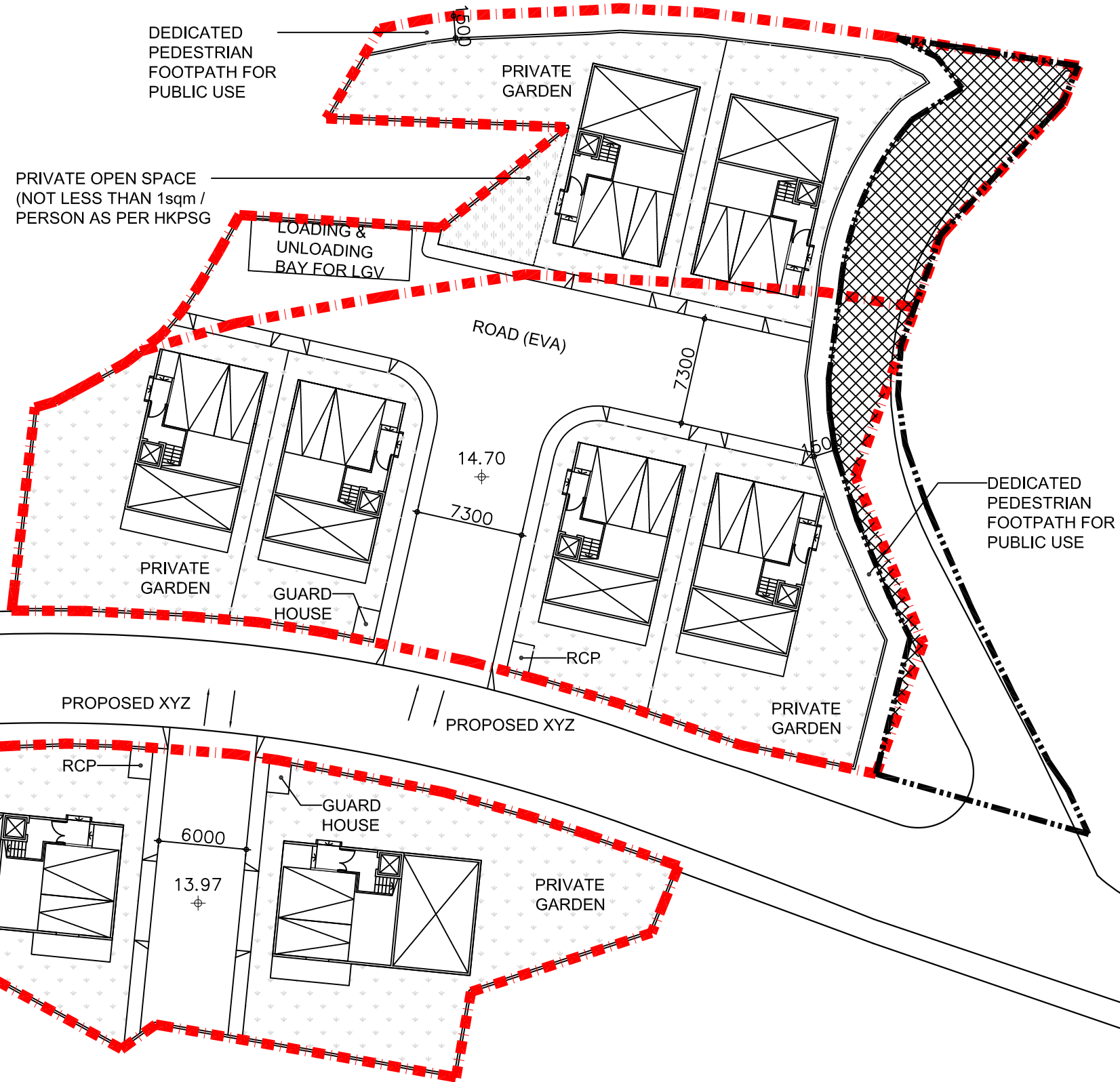
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Appendix A

Architectural Layout Plans

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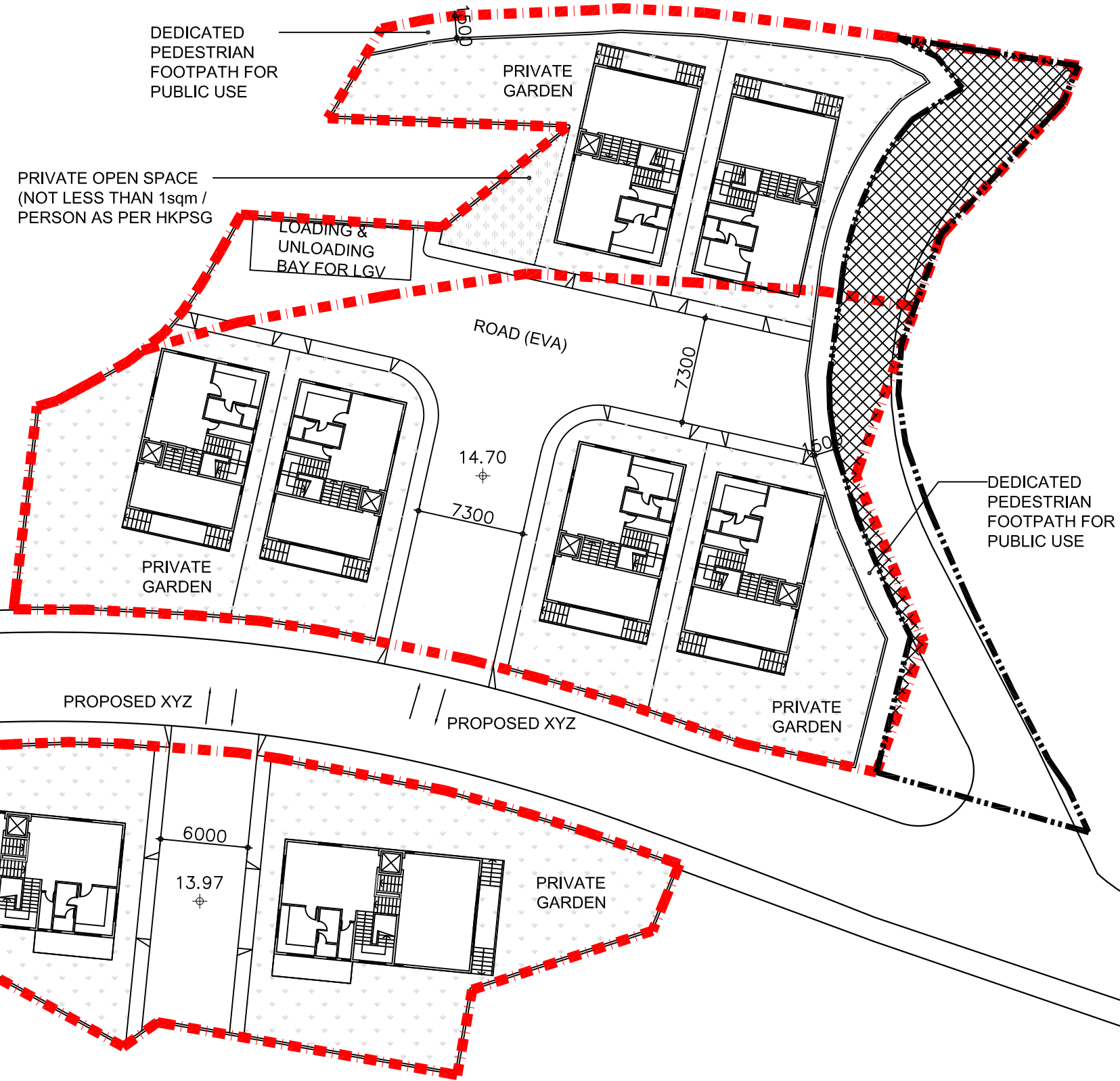
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Drawing Title
CARPARK FLOOR LAYOUT PLAN

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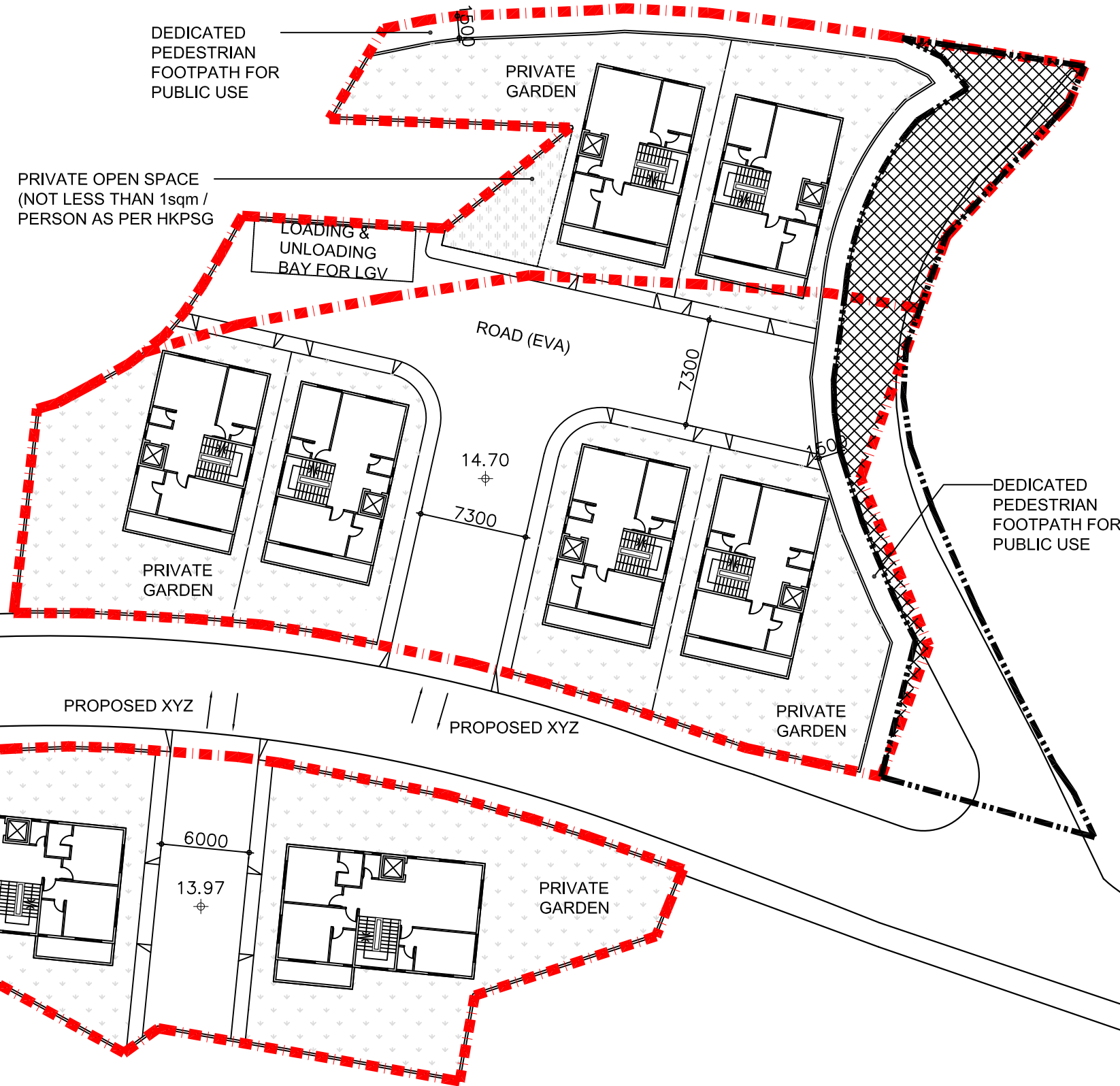
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Drawing Title
1F LAYOUT PLAN

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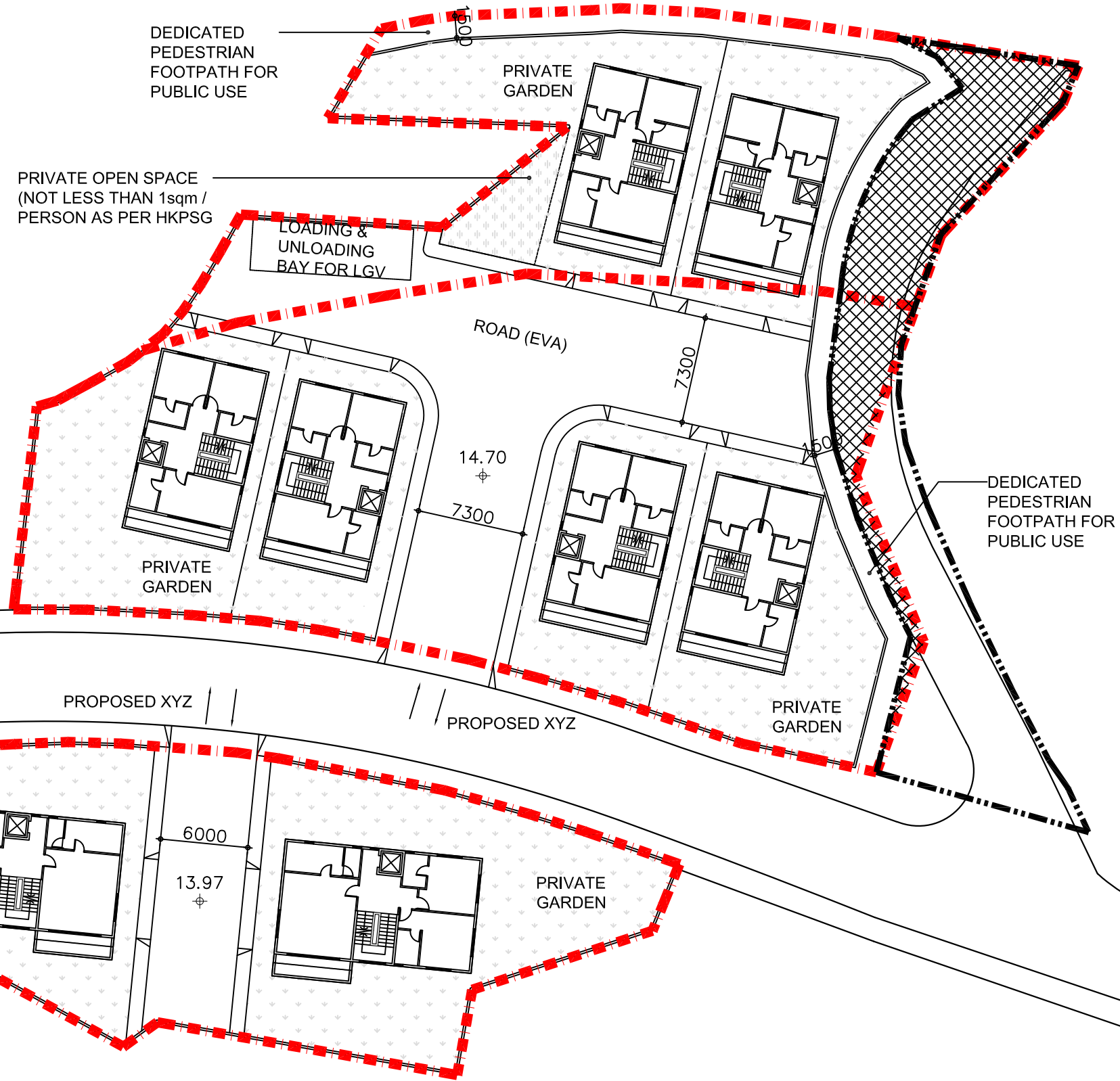
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Drawing Title
2F LAYOUT PLAN

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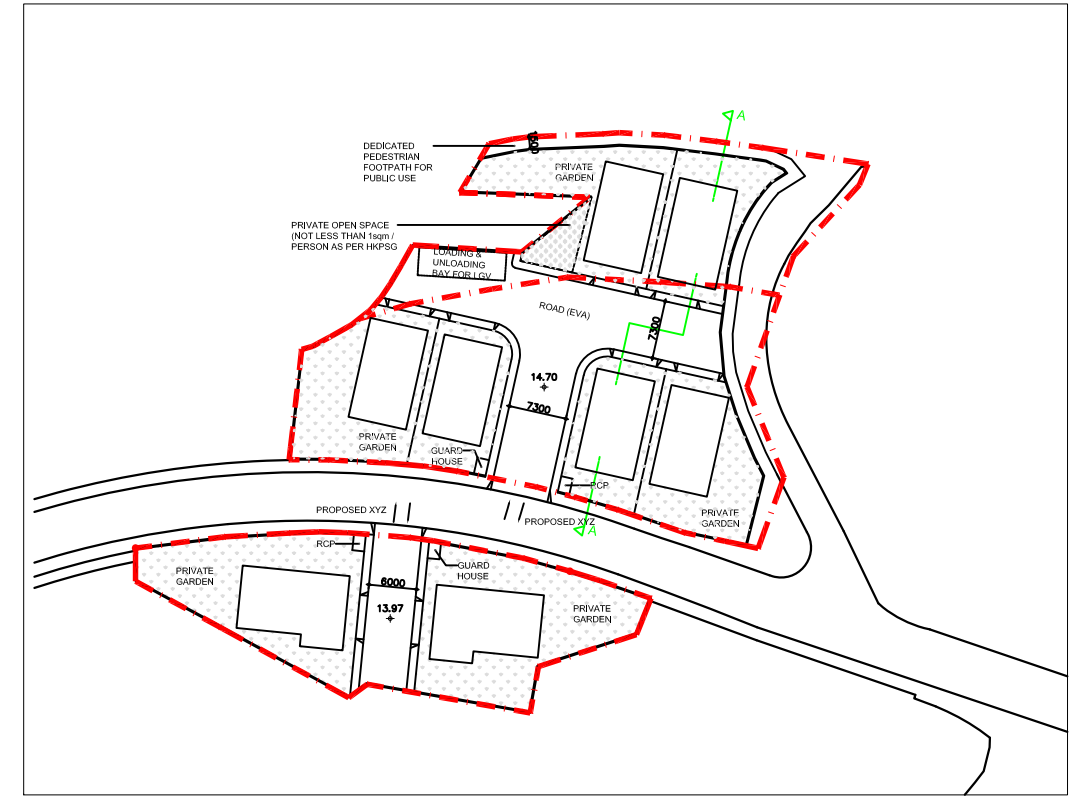
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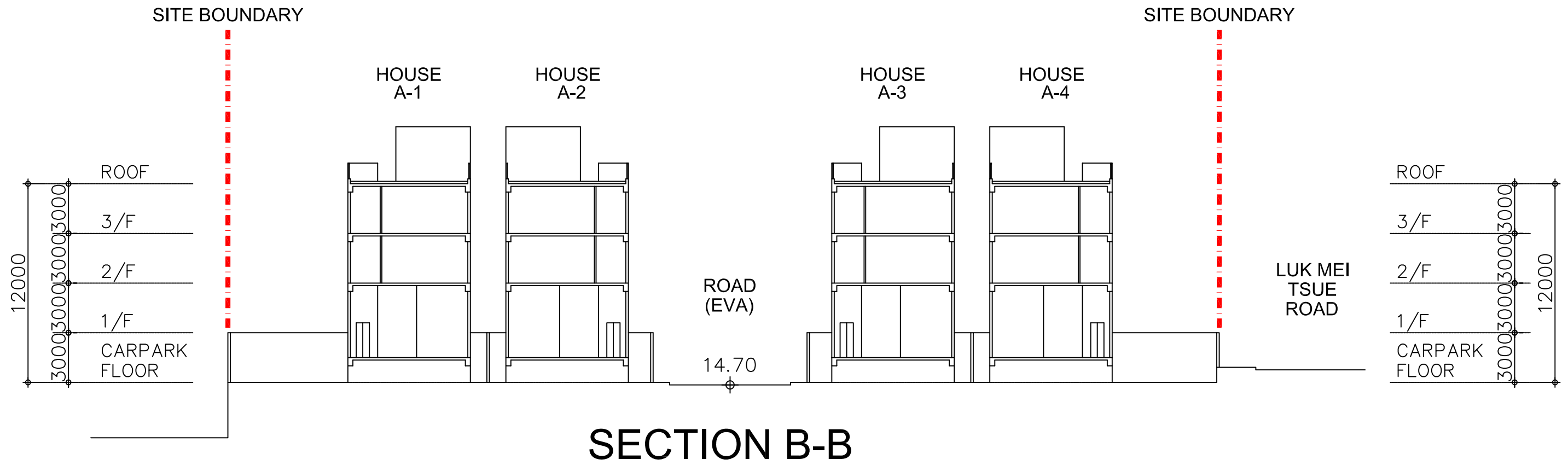
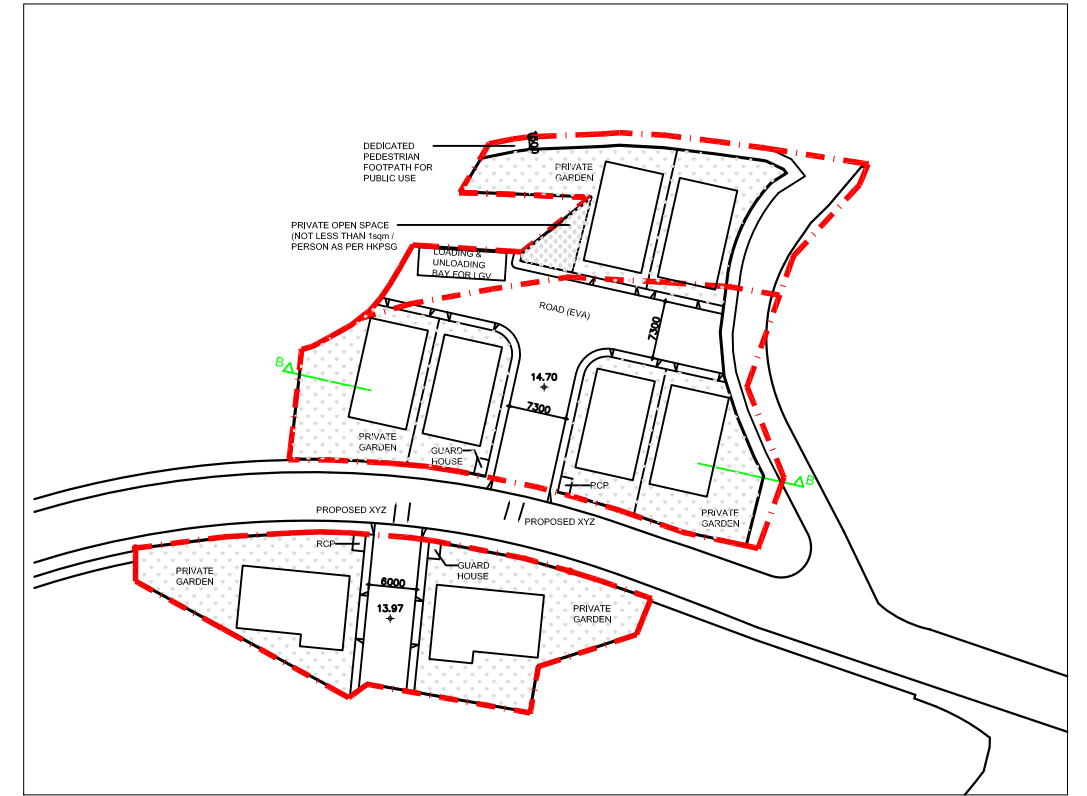
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SECTION A-A

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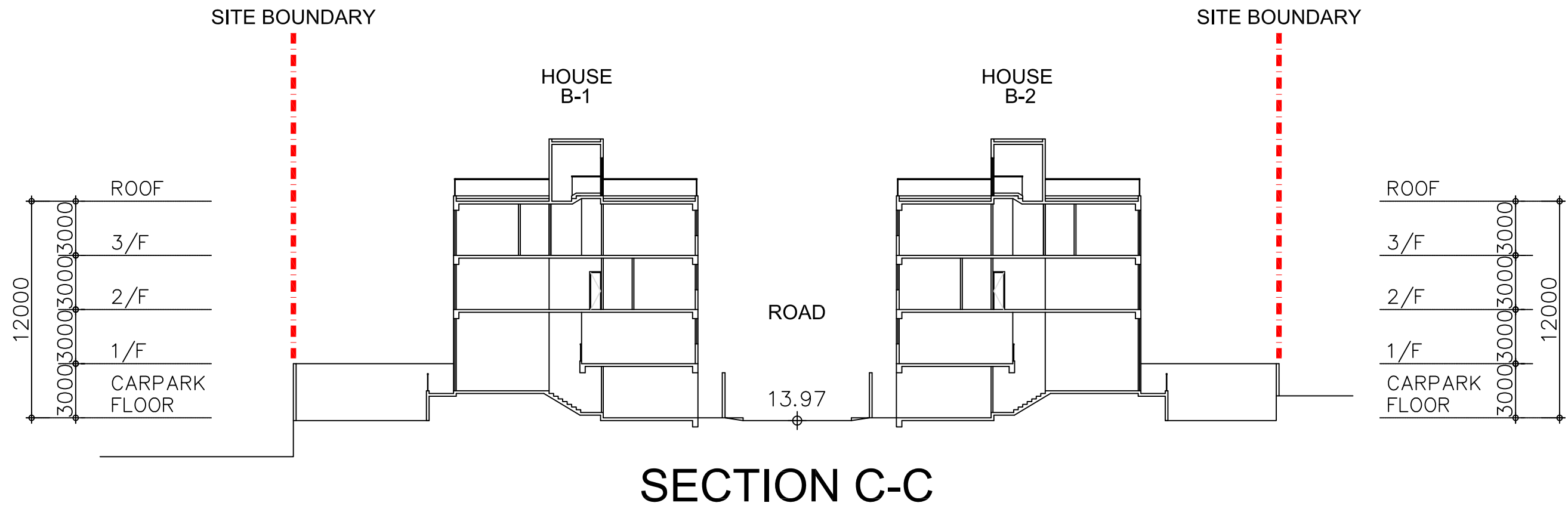
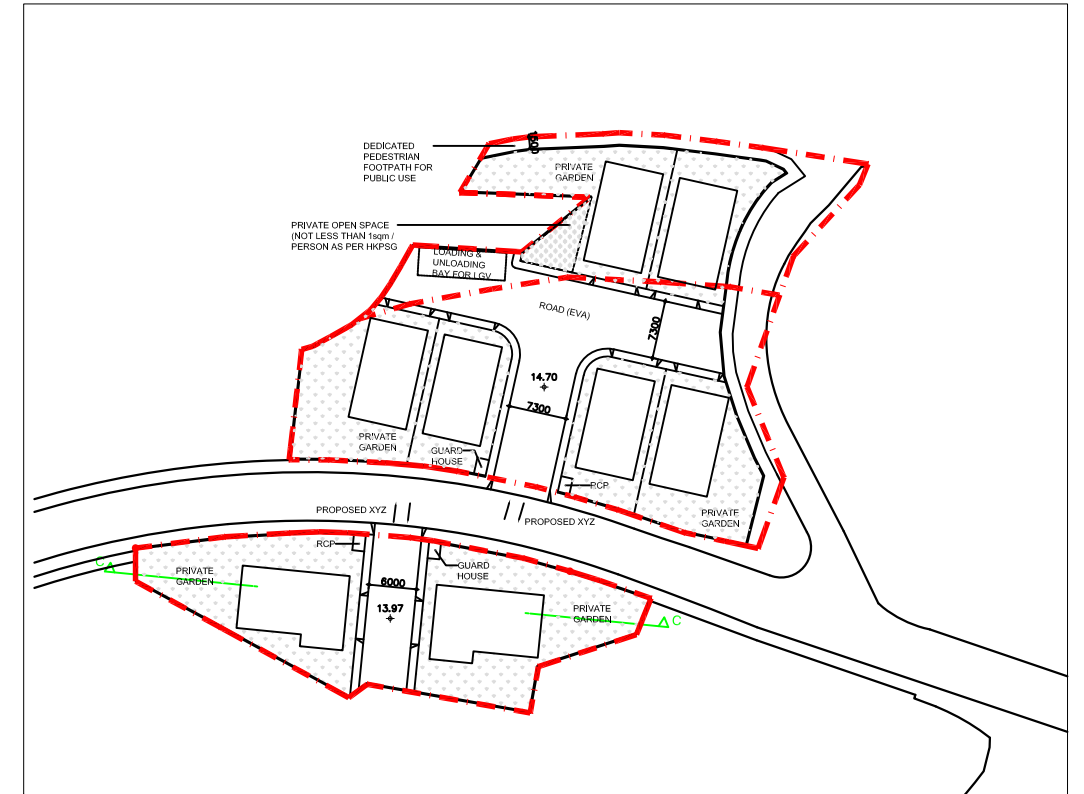
	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title SECTION A-A	Drawn CN Date 11/08/2023	Drawing No. Fig. 5
				Checked RT Approved RT	
Rev.	Description	Date	Date	Date	Date



SECTION B-B

File Name :
Source :

	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title SECTION B-B	Drawn CN Date 11/08/2023	Drawing No. Fig. 6
				Checked RT Approved RT	
Rev.	Description	Date	Date	Date	Date



SECTION C-C

File Name :
Source :

	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title SECTION C-C	Drawn CN Date 11/08/2023	Drawing No. Fig. 7
				Checked RT Approved RT	
Rev.	Description	Date	Date	Date	Date