

**Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions
at 44 Stanley Village Road in Stanley**

**- S16 Planning Application (TPB Ref.: A/H19/87) –
Further Information No. 3**

Appendix II

Revised Environmental Assessment

Prepared for

New Season Global Limited

Prepared by

Ramboll Hong Kong Limited

**SECTION 16 PLANNING APPLICATION FOR THE
PRESERVATION AND REVITALISATION OF MARYKNOLL
HOUSE, STANLEY, HONG KONG**

ENVIRONMENTAL ASSESSMENT

Date

10 January 2025

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Project Reference

CHPSTAMKEI00

Document No.

R9524_v1.2

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 The Application Site falls within an area zoned "Other Specified Uses (Residential Development with Historic Building Preserved)" ("OU" zone) on the Approved Stanley Outline Zoning Plan No. S/H19/16. The zone is restricted to +64mPD on the lower southwest portion, and +75mPD at the remainder northwest portion reflecting the height of Maryknoll House.
- 1.1.2 This planning application proposes a residential development which preserves and revitalises the Maryknoll House. The Proposed Scheme envisions to preserve most of the architectural heritage and to maintain a similar use to the original function of the Maryknoll House as an accommodation building. At the same time, the Proposed Scheme seeks to revitalise the Maryknoll House through good planning and design measures for the adaptive reuse of the heritage building and its surrounding environment.
- 1.1.3 Ramboll Hong Kong Limited has been commissioned by New Season Global Limited (hereinafter referred as "Applicant") to conduct an Environmental Assessment (EA) in support of the S16 planning application. The EA report will assess the major environmental issues (i.e. Air Quality and Noise Impact) of the Application Site and the surrounding area.
- 1.1.4 A Section 16 Planning Application (A/H19/82) was submitted in 2021 for proposed residential redevelopment at the Application Site. The application was approved by the Town Planning Board (TPB) in the meeting dated 24 December 2021.
- 1.1.5 Further to the completion year has been changed to Year 2028, the layout plan has been changed, the plot ratio has been proposed to be increased and the building height restriction has been proposed to be increased from 75.0mPD to 75.4mPD, this EA has been assessed with the updated traffic forecast and predicted worst-case scenario for the road traffic noise impact assessment.

1.2 Application Site and its Environ

- 1.2.1 The Application Site area is about 7646 m². The Application Site is located on a small ridge and to the north-western of Stanley Market. The Stanley Knoll development is located to the north and east of the Application Site, while the Carmel Hill development is to the south-eastern of the Application Site. To the south-west and south of the site is a retaining wall followed by a steep vegetated slope. The south-east and south-west boundaries of the site adjoin with the neighbouring area zoned as "Green Belt".
- 1.2.2 At present, the Application Site is accessible from Stanley Village Road of which is located to the north-eastern of the Application Site and via the internal access road of Stanley Knoll. Carmel Road connecting the Stanley Village Road is located to the south of the Application Site.
- 1.2.3 **Figure 1.1** shows the location of the Application Site and its environ.

1.3 Existing Development

- 1.3.1 The Application Site is occupied by the Maryknoll House while it is no longer operating.

1.4 Proposed Scheme

- 1.4.1 The development mainly consists of residential units and other supporting ancillaries such as underground carpark, private and garden decks, common and private swimming pools. **Appendix 1-1** shows the indicative Master Layout Plan of the Proposed Scheme.

1.5 Appraisal of Environmental Impact

Air Quality

- 1.5.1 The Application Site is situated on a small ridge, where bounded by Carmel Road and Stanley Village Road. Other carriageways are further away. Compliance with the separation distance requirement has been verified.
- 1.5.2 Moreover, the district that the Application Site resides is dominated by residential uses, vegetation area, and then school and commercial uses further apart. A survey has therefore been conducted to demonstrate absence of chimney stack in the surrounding.
- 1.5.3 The potential air quality has been addressed in Chapter 2 of this EA.

Noise

- 1.5.4 As mentioned, the surrounding area is dominated by residential uses. Few fixed noise sources have been identified at the Stanley Oriental Hotel and Stanley Municipal Services Building, which are MVAC system. The shortest distances between the boundary of the Application Site and the identified fixed noise sources are ~157m and ~201m respectively (as shown in **Figure 1.2**). There are existing noise sensitive receivers (such as Carmel Hill) located closer to the identified fixed noise sources (~74m and ~100m from the fixed noise sources respectively) and with direct line of sight to the identified fixed noise sources. It is believed that the noise impact generated by the identified fixed noise sources should satisfy the noise criteria of Noise Control Ordinance. Nevertheless, to be prudent, a fixed noise impact assessment has been conducted (Chapter 4) to cover all identified fixed noise sources in order to evaluate the significance of associated fixed noise impact.
- 1.5.5 The development is not environmentally polluting in nature and compatible with adjacent land uses. Should there be any fixed noisy facilities (e.g. fan system, HVAC for Common Facilities / E&M) provided in future, it will be designed to follow the HKPSG requirement (i.e. acceptable noise level minus 5 decibels) to ensure that there is no adverse impact on any noise sensitive use in the surrounding.
- 1.5.6 The proposed development is residential in nature. According to the design of the proposed development, Common Facilities / E&M will be provided. Therefore, there will be the potential fixed noise sources from the centralized air conditioning system and plant rooms (i.e. transformer room). Since there is no detail of the design available for the centralized air-conditioning system (e.g. type and number of equipment, etc.) and the plant room, the above-mentioned potential fixed noise sources will be designed to minimize the fixed noise impact and onsite noise control measures will be provided (if needed) in order to minimize the potential fixed noise impact and comply with HKPSG standard during the detailed design stage. Suitable silencers, acoustic louvers and enclosures will be adopted if required. Such requirement will be incorporated into the future tender so that the contractor for such building services equipment will need to comply with the standard in the detailed design.
- 1.5.7 Given that there will be increased population and in turn traffic flow induced, roads traffic noise has been assessed in Chapter 3 of this EA, taking into account future flow from carriageways within 300m study area.

1.6 Objectives

- 1.6.1 The objectives for this Environmental Assessment are listed as follows:
 - To evaluate the potential air quality impact due to vehicular and chimney stack emissions sources, if any, in the vicinity of the Application Site; and

- 1.6.2 To evaluate and assess potential road traffic noise impact on the Proposed Scheme at the Application Site, and propose practicable noise mitigation measures to attenuate the impact;

2. AIR QUALITY IMPACT ASSESSMENT

2.1 Introduction

2.1.1 This section identifies potential air quality constraints arising from the traffic emissions along the road carriageways, chimney emission (if any) from industrial stack surrounding the Application Site and the odour impacts from the potential odour sources during the operation of the Proposed Scheme.

2.2 Assessment Criteria

2.2.1 The Hong Kong Planning Standards and Guidelines (HKPSG) has provided a set of guidelines to assess the potential air quality impacts generated from traffic. **Table 2-1** below is extracted from Table 3.1 in Chapter 9 of HKPSG, which shows the minimum horizontal buffer distance between kerb side of roads and sensitive uses for various types of road.

Table 2-1 Guidelines on Usage of Open Space Site (HKPSG Chapter 9: Environment)

Pollution Source	Parameter	Buffer Distance	Permitted Uses
<i>Type of Road</i>			
Road and Highways	Trunk Road and Primary Distributor	>20 m	Active and passive recreation uses
		3 – 20 m	Passive recreational uses
		<3 m	Amenity area
District Distributor		>10 m	Active and passive recreation uses
		<10 m	Passive recreational uses
Local Distributor		>5 m	Active and passive recreation uses
		<5 m	Passive recreational uses
Under Flyovers			Passive recreational uses
<i>Difference in Height between Industrial Chimney Exit and the Site</i>			
Industrial Areas	<20 m	>200 m	Active and passive recreation uses
		5 – 200 m	Passive recreational uses
	20 – 30 m (*)	>100 m	Active and passive recreation uses
	30 – 40 m	5 – 100 m	Passive recreational uses
		>50 m	Active and passive recreation uses
		5 – 50 m	Passive recreational uses
Construction and earth moving activities	- <50 m	>10 m	Active and passive recreation uses
		<50 m	Passive recreational uses
		>50 m	Active and passive recreation uses

Remarks:

- (a) In situations where the height of chimneys is not known, use the set of guidelines marked with an asterisk for preliminary planning purpose and refine as and when more information is available.
- (b) The buffer distance is the horizontal, shortest distance from the boundary of the industrial lot, the position of existing chimneys or the edge of road kerb, to the boundary of open space sites.
- (c) The guidelines are generally applicable to major industrial areas but NOT individual large industrial establishments which are likely to be significant air pollution sources. Consult EPD when planning open space sites close to such establishments.
- (d) Amenity areas are permitted in any situation.
- (e) Since there is no specific buffer distance requirement for residential/ domestic premises indicated in the HKPSG, consideration of buffer distance of the Proposed Scheme has been referred to "Open Space" site.

2.3 Chimney Emission Impact

- 2.3.1 Since no chimneys are identified within the 200m of the Application Site, the Application Site is not subject to chimney emission impact.
- 2.3.2 On-site survey was conducted on 8 July 2024 to verify the presence of chimneys.
- 2.3.3 The surrounding area is dominated by residential use, school development and commercial use. The area within 200m from the Application Site is zoned green belt (GB), Residential (R(A), R(C)), Commercial (C), Open Space (O), Other Specified Uses (OU) and Government, Institution or Community (G/IC). There is no area zoned "industrial" within 200m from the Proposed Scheme. **Figure 2.1** shows the 200m survey area from the boundary of the Application Site.
- 2.3.4 Based on onsite survey, it was confirmed that there would be no chimney identified within 200m from the Application Site, which complies with recommended separation distance as stipulated in Chapter 9 of HKPSG.
- 2.3.5 It is anticipated that the Application Site would not be subject to adverse chimney emission impact. It is confirmed that the chimney emission data have been validated and updated by consultant's own survey. It is understood that if there are any errors subsequently found in their chimney data used, the assessment results may be invalidated.

2.4 Vehicular Emission Impact

- 2.4.1 The Application Site is bounded by Carmel Road and Stanley Village Road. According to the Annual Traffic Census (2022) published by the Transport Department, Carmel Road and Stanley Village Road are classified as Local Distributors. Other carriageways are sited at least 130m away and their associated impact is not likely significant.
- 2.4.2 **Figure 2.2** shows the buffer distance from the kerb side of Carmel Road and Stanley Village Road to the Application Site. It is confirmed that sufficient buffer distance is provided between the road networks and the Application Site.
- 2.4.3 There will be no air sensitive use/ fresh air intake/ openable window with inadequate air buffer distance maintained. It is expected that the Application Site would not be subject to adverse vehicular emission impact with respect to the HKPSG.

2.5 Impact arising from Proposed Scheme

- 2.5.1 The Proposed Scheme is residential in nature and not environmental polluting. No emission sources will be introduced by the Proposed Scheme, therefore there is no adverse air quality impact due to future operation of the Proposed Scheme is anticipated.

2.6 Conclusion

- 2.6.1 No chimneys were found within 200m from the Application Site. Therefore, no adverse air quality impact due to industrial emission is expected.
- 2.6.2 For vehicular emissions, either the buffer distance requirement is fulfilled or long vertical separation from roundabout with limited traffic flow is maintained. Therefore, no adverse vehicular emission impact on the Proposed Scheme is anticipated.
- 2.6.3 The development and associated facilities are not air polluting in nature and will unlikely create any significant air pollution.

3. ROAD TRAFFIC NOISE IMPACT ASSESSMENT

3.1 Introduction

- 3.1.1 This road traffic noise impact assessment is prepared to address potential road traffic noise impact on the noise sensitive uses of the Proposed Scheme and to recommend mitigation measures where practicable to attenuate the impact.
- 3.1.2 Based on discussion in **Chapter 1**, among the Proposed Scheme, the residential dwelling will rely on opened window for ventilation purpose whereas Common Facilities will be provided with centralized air conditioning and not rely on opened window for ventilation. Other uses such as carpark and E&M room are not noise sensitive in nature.

3.2 Assessment Criteria

- 3.2.1 Noise standards are recommended in the Hong Kong Planning Standards and Guidelines (HKPSG) for planning against noise impact from sources such as road traffic, railway and aircraft.
- 3.2.2 Under the HKPSG, the criterion for road traffic noise impact for dwellings, is $L_{10(1\text{-hour})}$ 70 dB(A). The criteria apply to habitable rooms which rely on openable windows for ventilation.

3.3 Assessment Methodology

- 3.3.1 The assessment approach and methodology involved the prediction of future noise impacts on Noise Sensitive Receivers (NSRs) arising from traffic flows on existing and future road carriageways situated in the vicinity of the Application Site.
- 3.3.2 The U.K. Department of Transport's procedure "Calculation of Road Traffic Noise" (CRTN) was used to predict the hourly L_{10} noise levels generated from road traffic at selected representative NSRs.
- 3.3.3 Worst-case scenario has been considered for this project, any building block of the Application Site have not considered in the noise model. It means that this assessment is not relied on the scheme design. Representative NSRs have been selected along the Application Site boundary, except for a part of the area on the southwest side of the Application Site. No openings, such as windows or doors, for noise-sensitive uses will be proposed within this area (shown in **Figure 3.1**).
- 3.3.4 Based on the tentative completion date of the proposed residential development (year 2028), traffic forecast for the year 2043 on the road carriageways situated in the vicinity of the Application Site was provided by the Traffic Consultant, CTA Consultants Limited for the prediction of the worst-case traffic noise impact within 15 years from the completion of the development. The projected traffic flows and vehicle composition are shown in **Appendix 3-1**.
- 3.3.5 The road surfacing type of all the carriageways within 300m assessment area of the Application Site is assumed impervious. Speed limit of 50 km/hr is assumed for all roads.

3.4 Noise Sensitive Receivers

- 3.4.1 As the layout of the proposed development has not been confirmed yet, representative NSRs have been selected to represent the noise sensitive uses of the proposed development, which are at the location worst affected by road traffic noise in this assessment. All assessment points were taken at 1.2 m above the floor and 1 m away from the façade of openable windows or doors of rooms of sensitive uses (e.g. living room, bedroom).

3.4.2 **Figure 3.1** illustrates the locations of the selected representative NSRs for road traffic noise impact assessment.

3.5 Assessment Result (Base Scenario)

- 3.5.1 The predicted road traffic noise levels on the selected representative NSRs based on the development scheme without any noise mitigation measures were assessed.
- 3.5.2 According to the assessment result under base case scenario as presented in **Appendix 3-2**, full compliance of road traffic noise standard is achieved.

3.6 Conclusion

- 3.6.1 Road traffic noise impact assessment has been carried out by selecting representative NSRs to represent the noise sensitive uses of the proposed development, which are at the location worst affected by road traffic noise.
- 3.6.2 Based on the road traffic noise impact assessment results, the road traffic noise level complies with relevant standards. Therefore, no adverse noise impact is anticipated. As mentioned above, the representative NSRs have been selected to represent the noise sensitive uses of the proposed development, which are at the location worst affected by road traffic noise. As long as the NSRs of the future layout will not located closer to the road, the NSRs will not be subject to advise road traffic noise impact.

4. FIXED NOISE IMPACT ASSESSMENT

4.1 Introduction

- 4.1.1 The aim of this study is to review potential noise impacts arising from the nearby fixed noise sources, including industrial buildings and activities within 300m of the Proposed Development. Practicable noise mitigation measures would be recommended, where necessary.

4.2 Assessment Criteria

- 4.2.1 Impacts of fixed noise sources on sensitive uses of the Proposed Development are controlled under the *Noise Control Ordinance ("NCO")*, which requires that the impacts must comply with the *Acceptable Noise Levels ("ANL")* laid down in Table 2 of the *Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites ("IND-TM")*.

- 4.2.2 In setting the *ANL*, reference has to be made to the *Area Sensitivity Rating ("ASR")* in Table 1 of *IND-TM* reflecting the type of area where the noise sensitive receivers ("NSRs") are situated. As discussed before, the Application Site is surrounded by residential uses. In accordance with *IND-TM*, the type of the area where the Application Site located is considered to be "Type (II) Low density residential area consisting of low-rise or isolated high-rise developments". Future noise sensitive uses of the proposed development are not expected to be directly affected by influencing factors ("IF") such as major roads with Annual Average Daily Traffic ("AADT") in excess of 30,000 or significant scale of industrial operations. The Application Site is also not within 100m of "industrial" or "Industrial Estate" zones. An *ASR* of "A" is considered representative of the noise sensitive uses.

Table 4.1 Acceptable Noise Level

Time Period	ASR "A", Leq (30 min), dB(A)
Day & Evening (0700 – 2300 hours)	60
Night (2300 – 0700 hours)	50

4.3 Identification of Fixed Noise Sources

- 4.3.1 Regarding the Proposed Development, as mentioned in Chapter 1, the proposed development is residential in nature. The potential noise sources would include the centralized air conditioning system from common facilities and plant rooms. However, there are no details of the design at the current stage, HKPSG (i.e. ANL-5dB(A) or prevailing background whichever is lower) is observed and will be followed during detailed design stage of the project. Relevant requirement will be stipulated in future tender to ensure the standard can be complied with.

- 4.3.2 Regarding impact from fixed noise sources in the surrounding, the site investigations were conducted on 18 Oct 2024 and 20 Dec 2024 to identify the fixed noise sources. The identified fixed noise sources within the 300m study area were tabulated in and shown in **Figure 4.1**.

Table 4.2 Identified Fixed Noise Sources within the 300m Study Area

Building Name [Source ID]	Type of Noise Sources	Height	Separation from Nearest Site Boundary
The Stanley Oriental Hotel [SOH]	Cooling tower (1 no.) VRV (4 nos.)	~46mPD	~155m

Building Name [Source ID]	Type of Noise Sources	Height	Separation from Nearest Site Boundary
Stanley Municipal Services Building [SMSB]	Chiller (3 nos.) ^	~31mPD	~195m

^{^No night time operation}

- 4.3.3 Since the operators did not provide the information for the fixed noise source and also not allow for the noise measurement. Furthermore, most of the identified fixed noise sources are located at rooftop, direct noise measurement is not possible. Therefore, the noise strength of the identified noise sources has been assumed based on reference equipment catalogue model of similar scale. The equipment catalogues for the reference of calculation are shown in **Appendix 4-1**.

4.4 Assessment Methodology

- 4.4.1 Assessment of noise impact arising from fixed noise sources has been based on standard acoustic principles and procedures given in the IND-TM. Noise impacts due to individual noise sources are calculated and logarithmically summed at each NSR to represent the overall impacts:

$$\text{PNL} = \text{SWL} + \text{Cdist} + \text{Cfac} + \text{Cton} + \text{Cbar}$$

where

PNL is the predicted noise level at the Noise Sensitive Receiver in dB(A)

SWL is the sound power level of the noisy industrial activities in dB(A)

Cqua is the correction for the number event/equipment in dB(A)

Cdist is the distance correction in dB(A) Distance Attenuation Correction, dB(A) = - 20×log(Dist) - 8 where Dist = slant distance measured from noise source to NSR

Cfac is façade correction, +3 dB(A)

Cton is correction for tonality as in IND-TM, if applicable

Cbar is barrier correction for substantial shielding by building structure, - 10 dB(A)

Note: Other correction for intermittency and impulsiveness are considered not applicable.

4.5 Representative Noise Sensitive Receivers

- 4.5.1 As the layout of the proposed development has not been confirmed yet, representative NSRs have been selected to represent the noise sensitive uses of the proposed development, which are at the location worst affected by fixed noise in this assessment. All assessment points were taken at 1.2 m above the floor and 1 m away from the façade of openable windows or doors of rooms of sensitive uses (e.g. living room, bedroom).

- 4.5.2 **Figure 4.1** illustrates the locations of the representative NSRs for fixed noise impact assessment.

4.6 Fixed Noise Impact Assessment Result of the Proposed Development (Base Case Scenario)

- 4.6.1 The predicted noise level at the representative NSRs under base case scenario has been calculated and detailed calculations are included in **Appendix 4-2**.

- 4.6.2 According to the assessment results, the predicted noise levels at the representative NSRs would comply with relevant standards without noise mitigation. No adverse fixed noise impact on the Proposed Development is anticipated.

4.7 Conclusion

- 4.7.1 According to the predicted result of fixed noise impact assessment, no adverse fixed noise impact due to surrounding fixed noise sources on the Proposed Development is anticipated.
- 4.7.2 In order to avoid adverse fixed noise impact of the future fixed noise sources onsite on the surrounding NSRs, the future contractor shall ensure that the equipment within the Proposed Development would be designed and installed to meet the HKPSG criteria and the NCO.

5. CONCLUSION

- 5.1.1 The environmental air quality and noise impacts have been assessed in this report with respect to the Proposed Scheme which is residential in nature.

Air Quality

- 5.1.2 For air quality, no chimney stacks were identified within the 200m assessment area.

- 5.1.3 The buffer distance requirement is fulfilled. Therefore, no adverse vehicular emission impact on the Proposed Scheme is anticipated.

- 5.1.4 The proposed residential development is not air polluting in nature so that no adverse air quality impact due to its future operation is anticipated.

- 5.1.5 Based on the mentioned, no adverse air quality impact on or arising from the Proposed Scheme is anticipated.

- 5.1.6 Among the Proposed Scheme, only residential dwelling will rely on openable window for natural ventilation while other uses (Common Facilities) will be provided with centralized air conditioning.

Road Traffic Noise

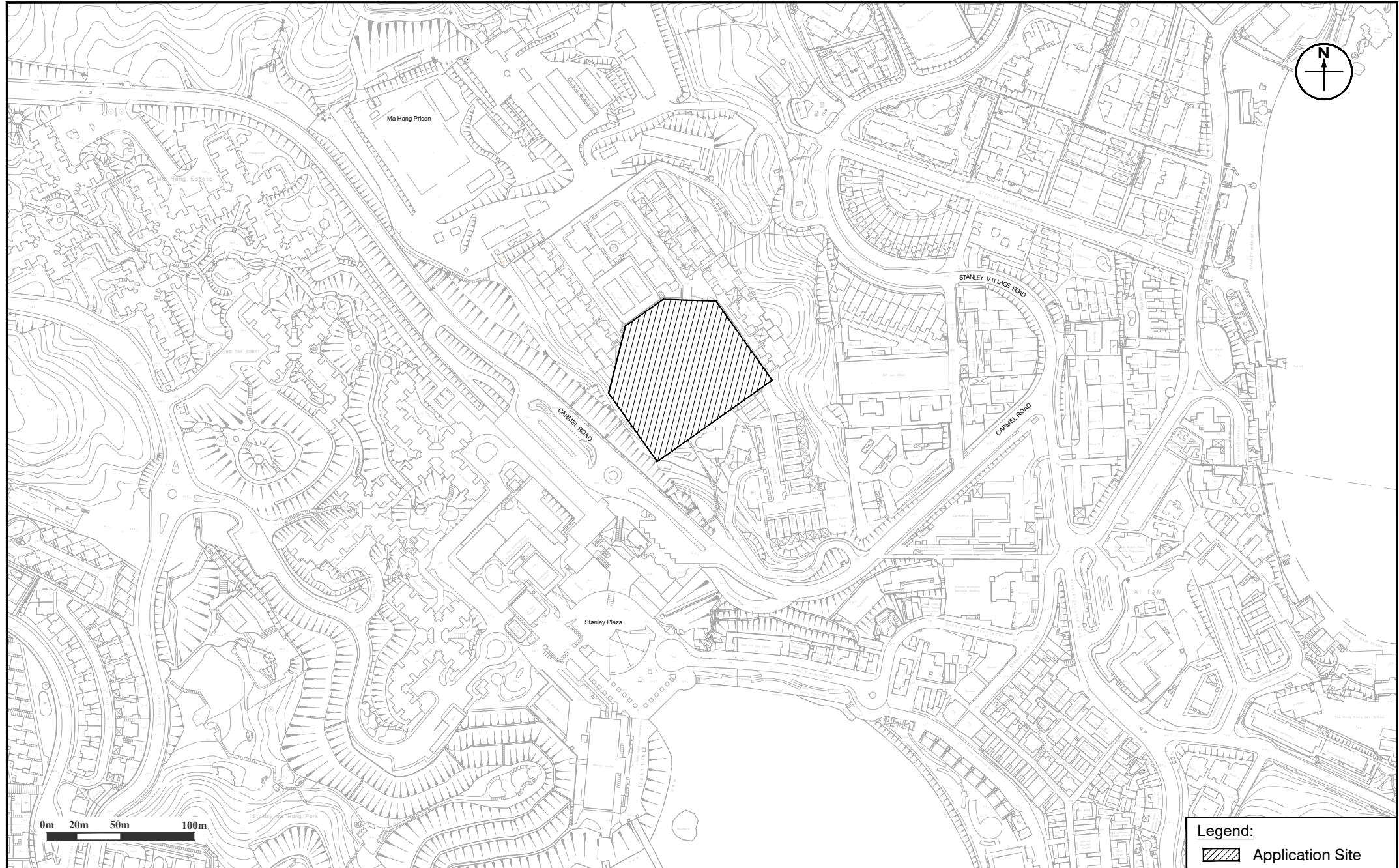
- 5.1.7 The worst-case scenario has been considered for this project. Based on the road traffic noise impact assessment results, the road traffic noise levels comply with relevant standards, and no adverse road traffic noise impact is predicted.

Fixed Noise

- 5.1.8 According to the predicted result of fixed noise impact assessment, no adverse fixed noise impact due to surrounding fixed noise sources on the Proposed Development is anticipated. No noise mitigation is considered necessary.

- 5.1.9 In order to avoid adverse fixed noise impact of the future fixed noise sources onsite on the surrounding NSRs, the future contractor shall ensure that the equipment within the Proposed Development would be designed and installed to meet the HKPSG criteria and the NCO.

Figures



Legend:
 Application Site

Figure: 1.1

Title: Location of the Application Site and its Environ

Drawn by: MW

Checked by: BF

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Rev.: 1.0

Date: Jul 2024

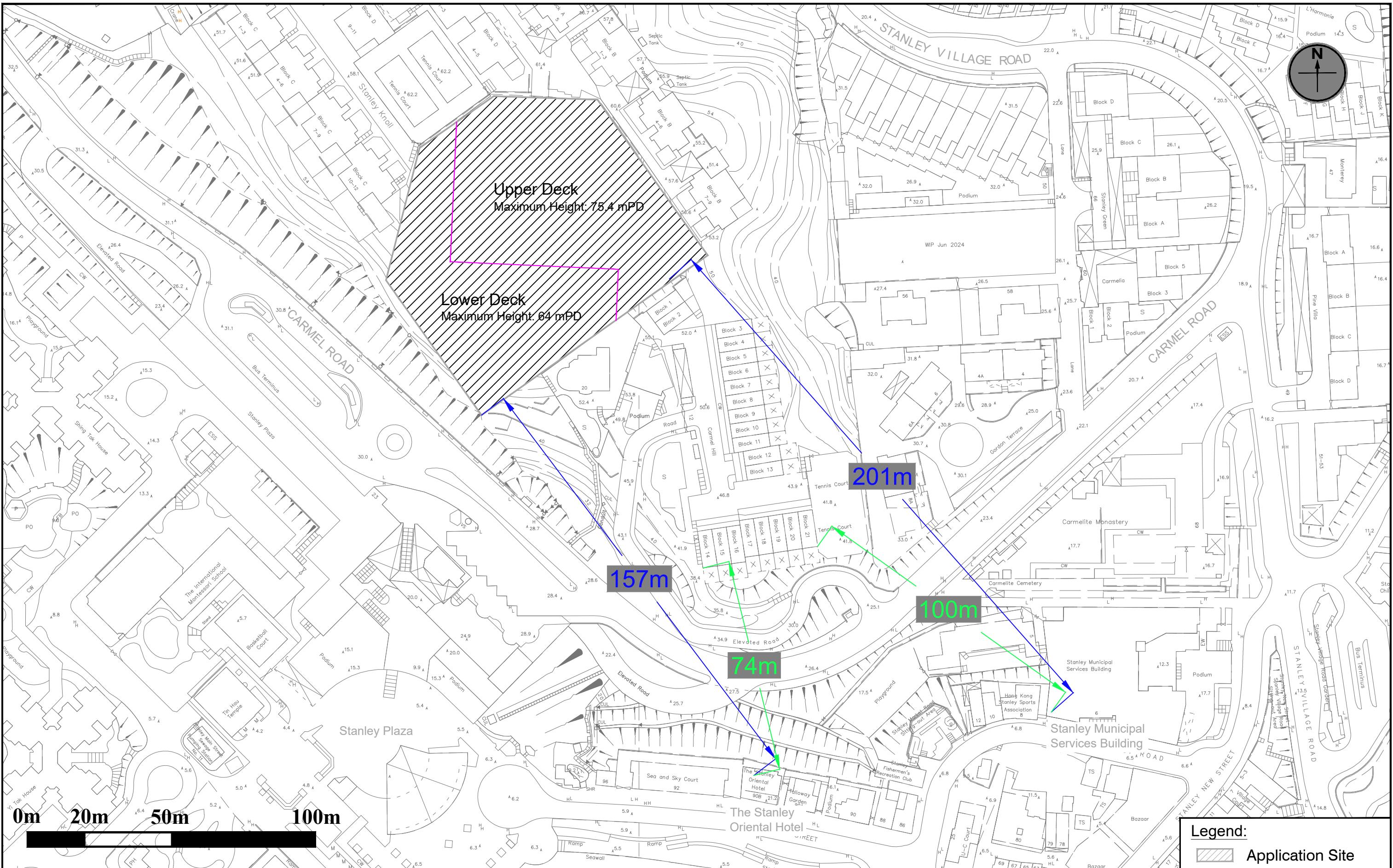


Figure: 1.2

Title: Locations of Identified Fixed Noise Sources

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Checked by: BF

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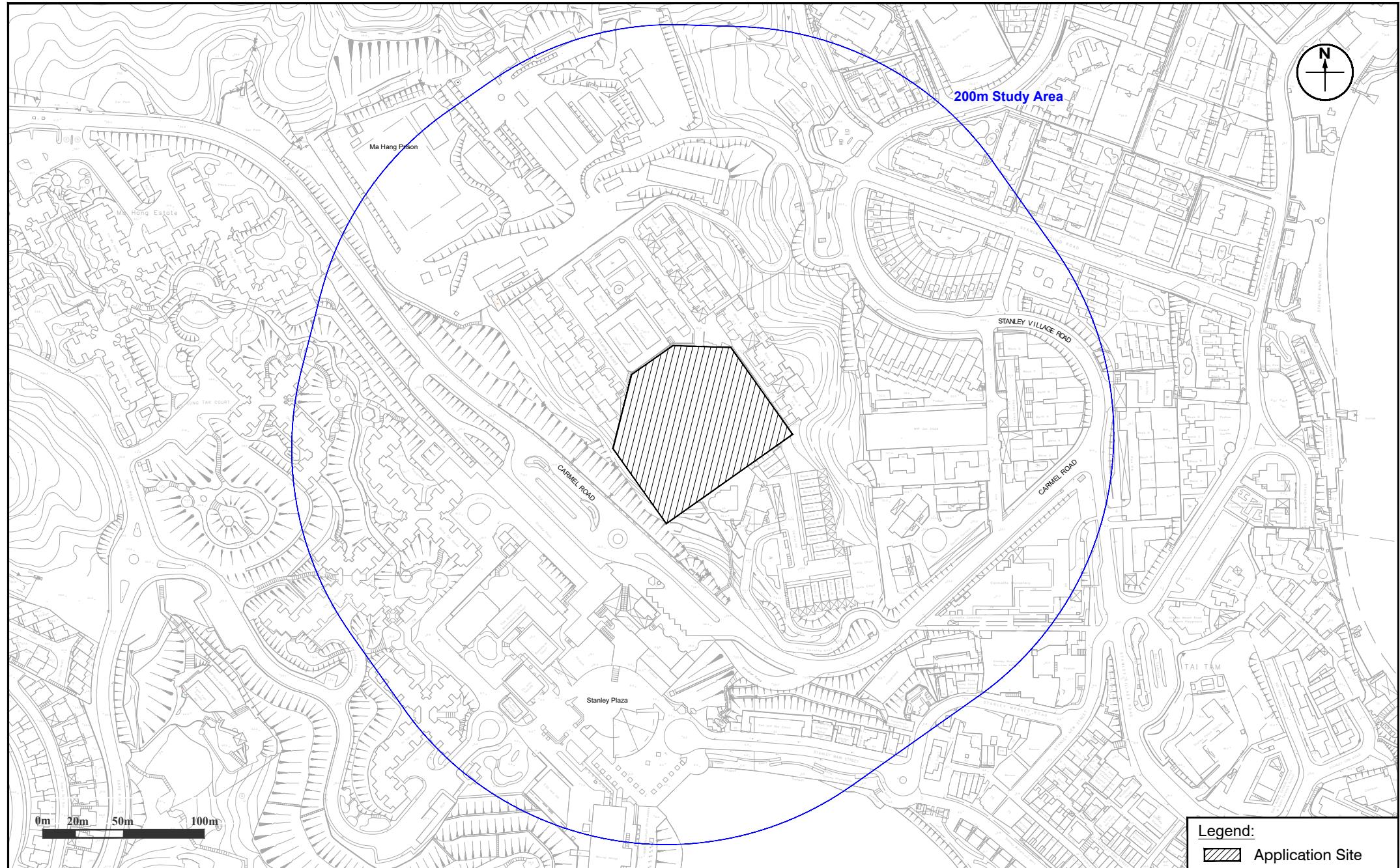


Figure: 2.1

Title: 200m Study Area from the Boundary of the Application Site

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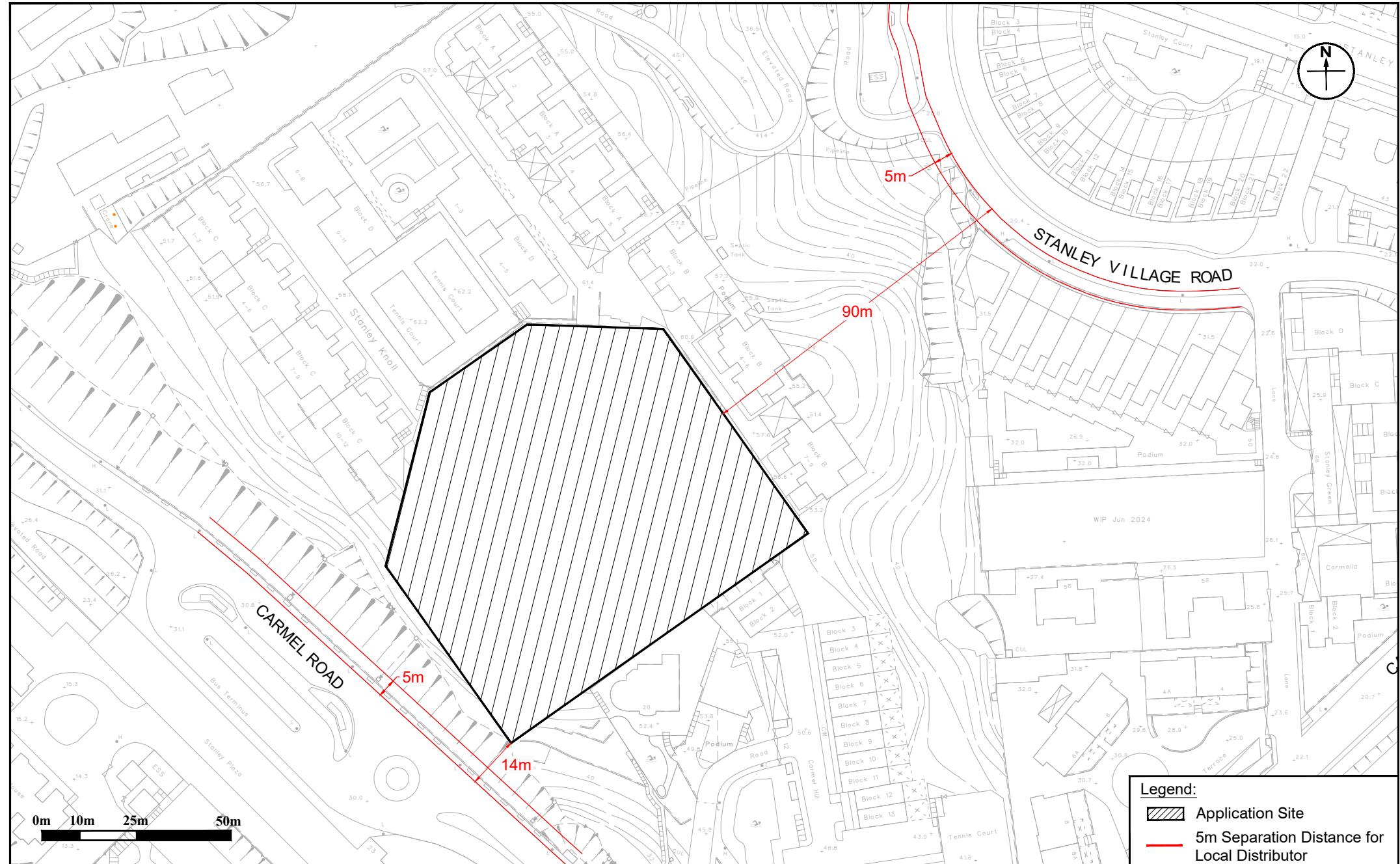


Figure: 2.2

Title: Buffer Distances from Kerb Side of Road Carriageways

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Legend:

- Application Site
- 5m Separation Distance for Local Distributor

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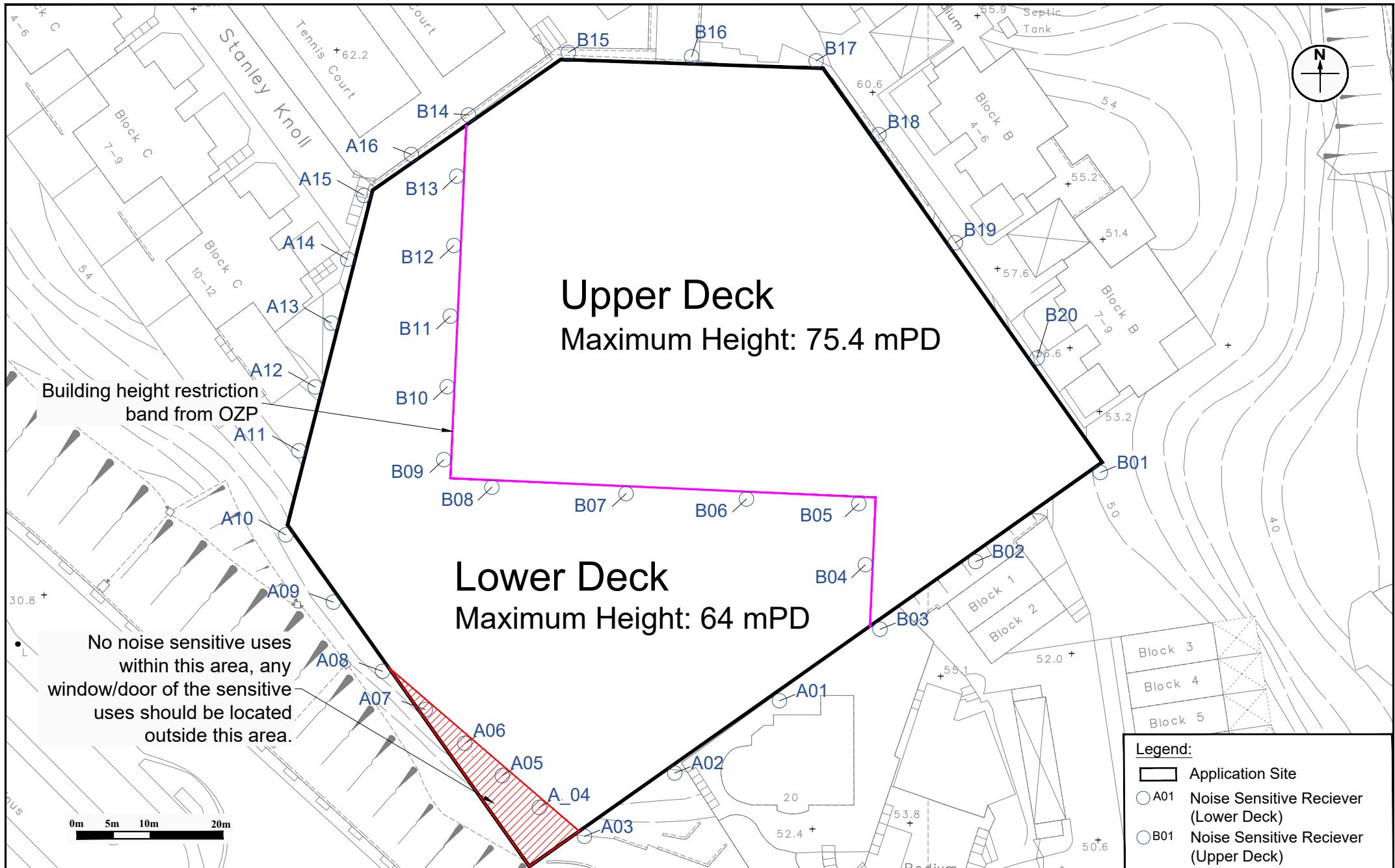


Figure: 3.1

Title: Locations of Representative Noise Sensitive Receivers for Road Traffic Noise Impact Assessment

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Figure: 4.1

Title: Location of Identified Fixed Noise Sources of the Surrounding Development and Representative Noise Sensitive Receivers for Fixed Noise Impact Assessment

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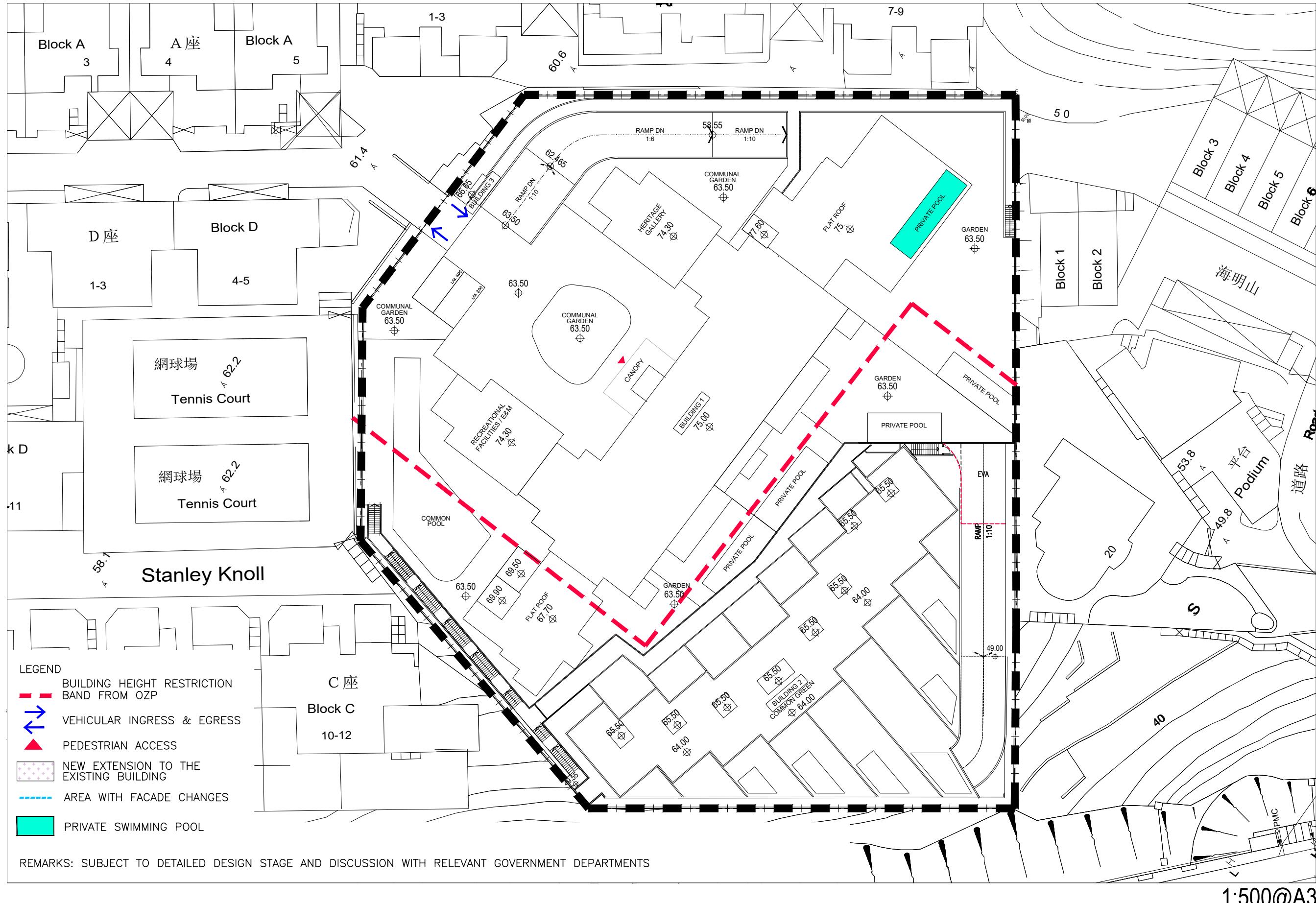
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Appendix 1-1 Indicative Master Layout Plan of the Proposed Scheme

MARYKNOLL BUILDING, STANLEY MASTER LAYOUT PLAN

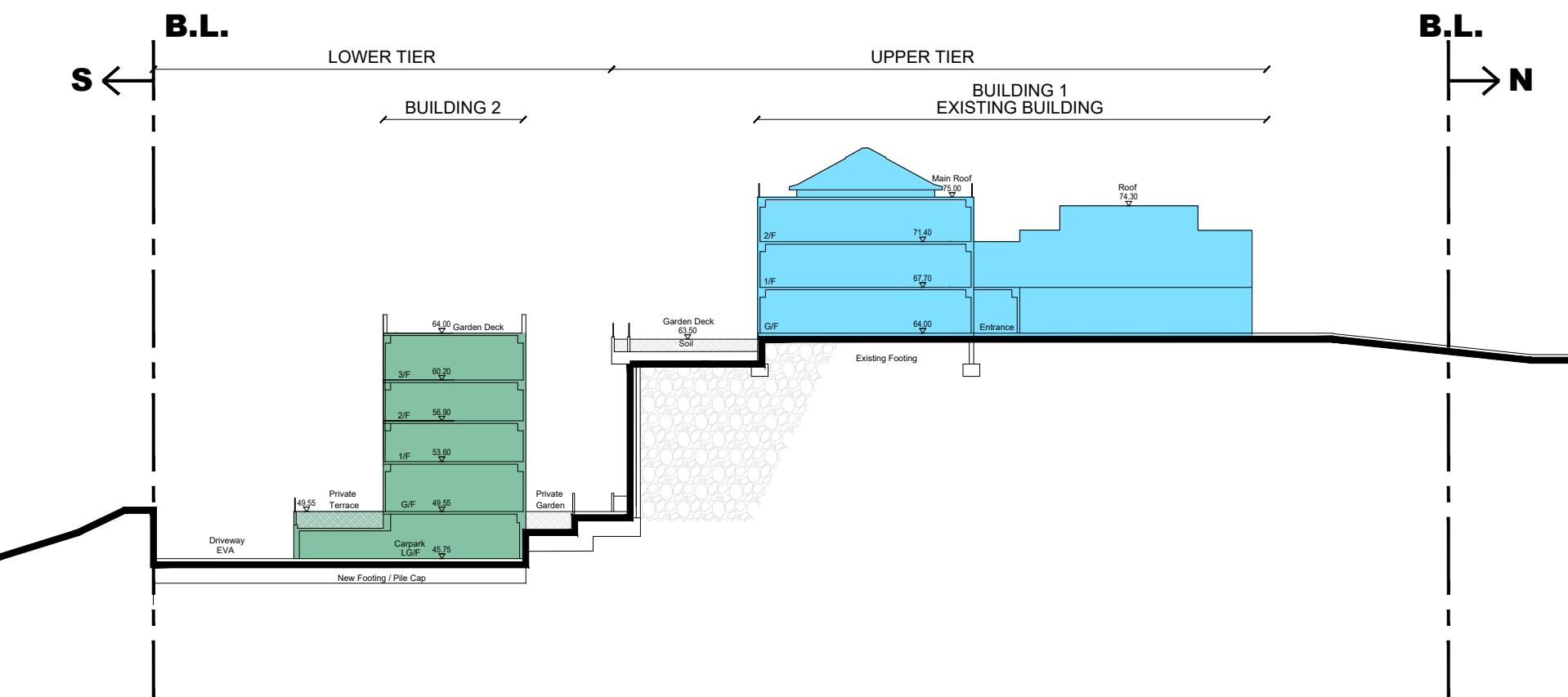
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MARYKNOLL BUILDING, STANLEY

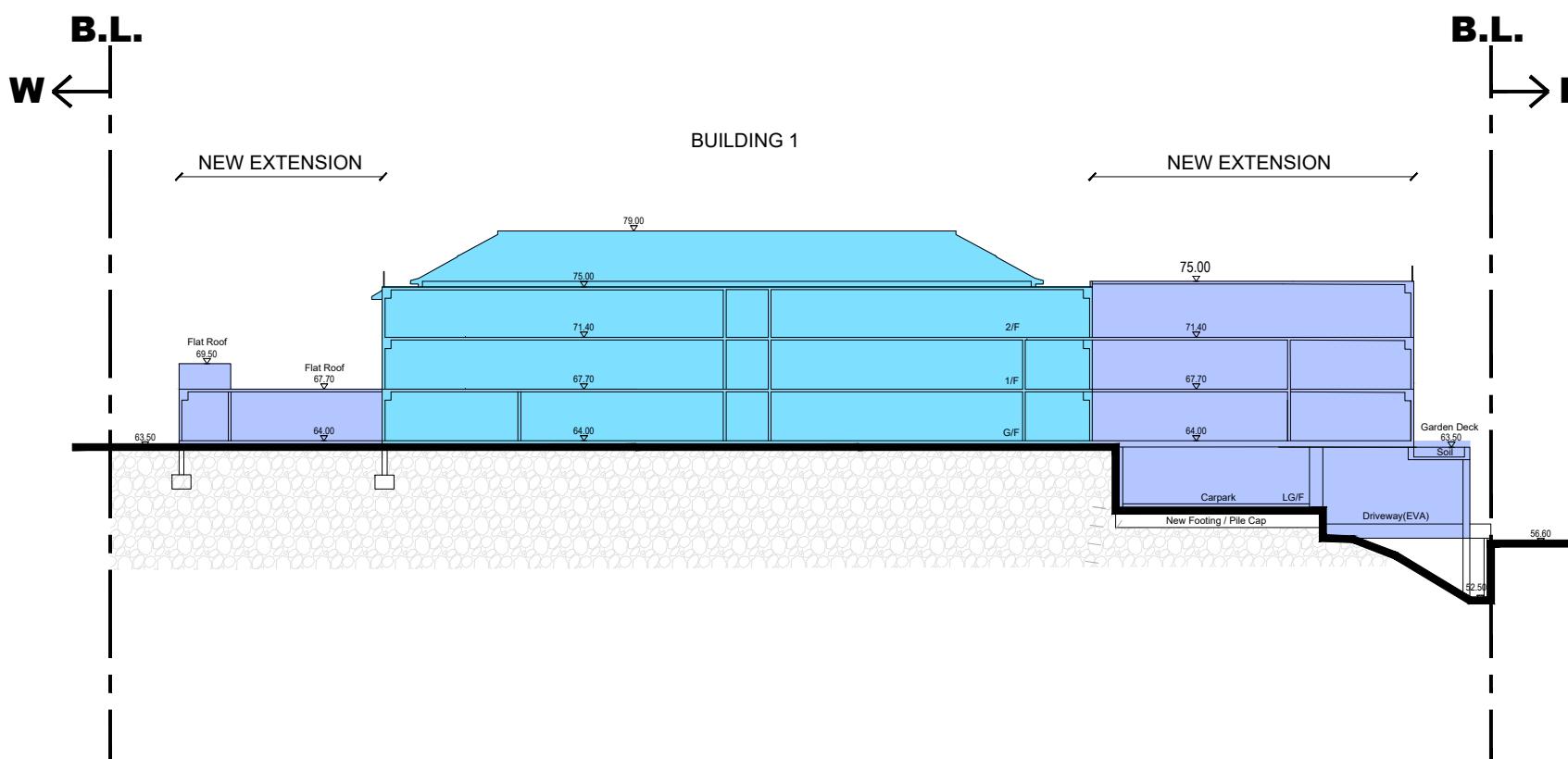
SECTION A

15 AUG 2024



MARYKNOLL BUILDING, STANLEY SECTION B

15 AUG 2024



Appendix 3-1 Year 2043 Traffic Forecast

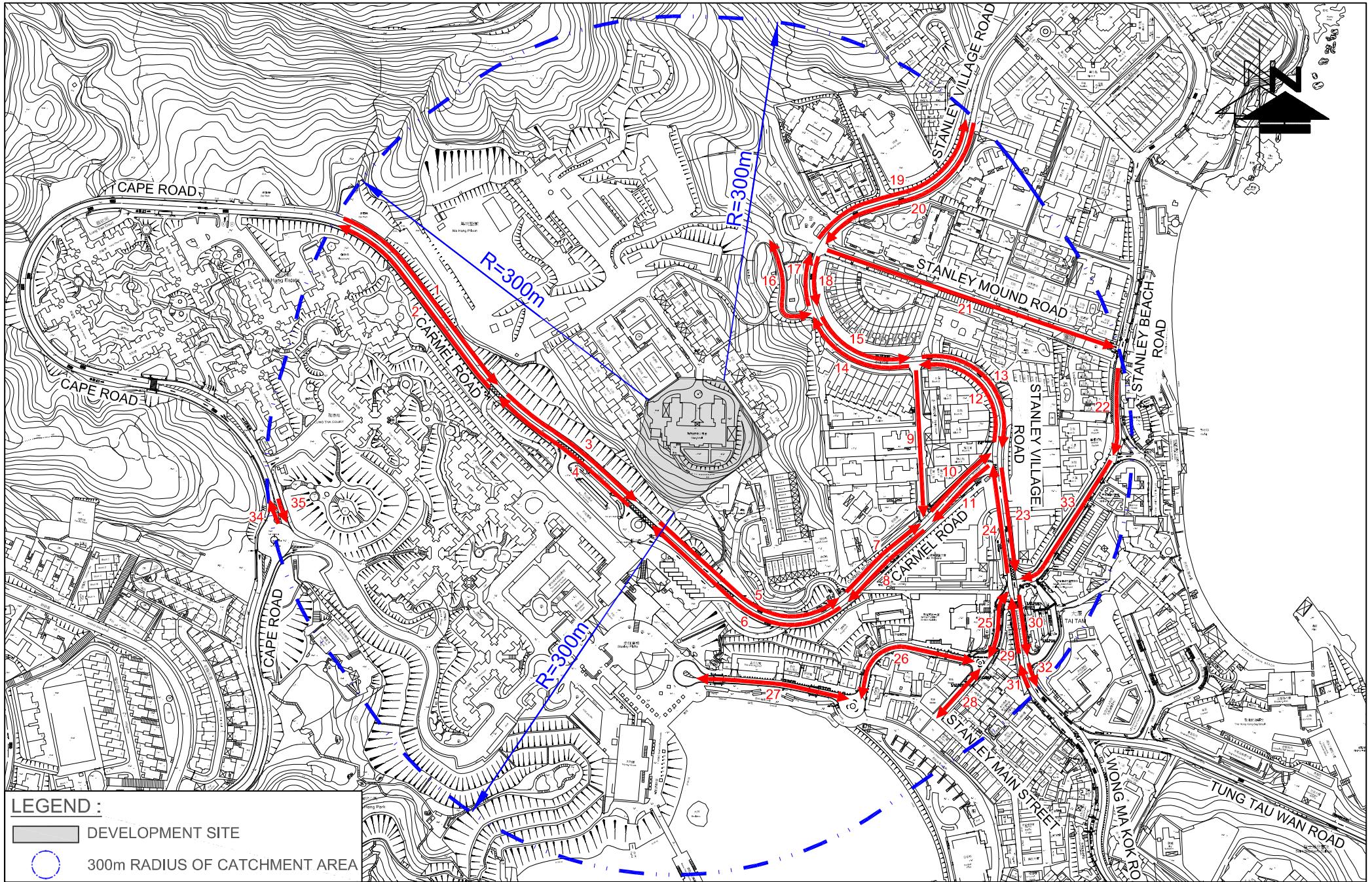


FIGURE NO.:	1	PROJECT TITLE: Section 16 Planning Application for Minor Relaxation of Plot Ratio, Building Height & Site Coverage Restrictions for Proposed Residential Development at 44 Stanley Village Road, Hong Kong
PROJECT NO.:	24048HK	DRAWING TITLE:
SCALE: 1: 4100 @ A4	DATE: 09 DEC 2024	INDEX PLAN

Result

Road Link	Road Name	Direction	Road Speed	AM Peak		PM Peak	
				2043 Peak Hour Traffic Flows (in veh/hr)	% of HV ⁽¹⁾	2043 Peak Hour Traffic Flows (in veh/hr)	% of HV ⁽¹⁾
1	Carmel Road	EB	50	260	37%	300	39%
2	Carmel Road	WB	50	200	51%	240	39%
3	Carmel Road	EB	50	260	37%	300	39%
4	Carmel Road	WB	50	200	51%	240	39%
5	Carmel Road	EB	50	260	37%	300	39%
6	Carmel Road	WB	50	200	51%	240	39%
7	Carmel Road	EB	50	260	37%	300	39%
8	Carmel Road	WB	50	200	51%	240	39%
9	Access Road	SB	50	20	10%	20	10%
10	Carmel Road	EB	50	260	37%	300	39%
11	Carmel Road	WB	50	200	51%	240	39%
12	Stanley Village Road	WB	50	520	20%	510	14%
13	Stanley Village Road	EB	50	470	17%	270	17%
14	Stanley Village Road	WB	50	520	20%	510	14%
15	Stanley Village Road	EB	50	470	17%	270	17%
16	Access Road	2-way	50	30	14%	30	10%
17	Stanley Village Road	NB	50	540	20%	510	14%
18	Stanley Village Road	SB	50	480	17%	270	17%
19	Stanley Village Road	NB	50	500	19%	470	14%
20	Stanley Village Road	SB	50	490	17%	300	16%
21	Stanley Mound Road	EB	50	30	26%	50	14%
22	Stanley Beach Road	SB	50	320	34%	320	32%
23	Stanley Village Road	SB	50	580	23%	460	27%
24	Stanley Village Road	NB	50	720	24%	740	19%
25	Stanley New Street	2-way	50	240	10%	200	10%
26	Stanley Market Road	2-way	50	240	10%	200	10%
27	Stanley Market Road	2-way	50	240	10%	200	10%
28	Stanley New Street	2-way	50	10	10%	10	10%
29	Stanley Village Road	NB	50	410	20%	390	13%
30	Stanley Village Road	SB	50	590	23%	430	28%
31	Stanley Village Road	NB	50	410	20%	390	13%
32	Stanley Village Road	SB	50	590	23%	430	28%
33	Stanley Beach Road	SB	50	320	34%	320	32%
34	Cape Road	NB	50	250	37%	280	36%
35	Cape Road	SB	50	310	34%	310	47%

Notes:

(1) Including private light buses, public light buses, medium/heavy goods vehicles, non-franchised buses, single deck franchised buses and double deck franchised buses

Appendix 3-2 Results of Road Traffic Noise Impact Assessment (Base Case Scenario)

Predicted Road Traffic Noise Level (L10, dB(A)) at Representative Noise Sensitive Receivers (AM Peak)

Base Case

Predicted Road Traffic Noise (L10, dB(A)) at Representative Noise Sensitive Receivers (PM Peak)

Base Case

Appendix 4-1 Catalogue of the Fixed Noise Sources of the Surrounding Development

Air cooled multi-scroll chiller

High efficiency
Reduced sound



Cooling only			EWAQ-F-XR		170	190	210	240	300	310	330	340	390	410	430	500	580	650
Cooling capacity	Nom.	kW	165	188	211	236		304		340		385	407	433	502	579	645	
Power input	Cooling	Nom.	53.0	61.2	68.7	77.3		101		117		128	136	146	170	200	219	
Capacity control	Method									Step								
	Minimum capacity	%	25.0	21.0	25.0	22.0		23.0		25.0		21.0	20.0	25.0	17.0	14.0	17.0	
EER			3.12	3.07	3.08	3.05		3.00		2.92		3.01	2.99		2.96	2.90	2.95	
ESEER			4.53	4.64	4.51	4.60		4.53	4.68	4.44	4.63	4.68	4.64	4.54	4.82	4.69	4.65	
Dimensions	Unit	Height	mm	2,271				2,221				2,271				2,221		
		Width	mm	1,224				2,258				1,224				2,258		
		Depth	mm	4,413		5,313		6,213	3,210	6,213	3,210	6,213	3,210	4,110		5,010	5,910	
Weight	Unit	kg	2,004	2,303	2,580	2,722	2,900	3,000	3,045	3,145	3,168	3,280	3,298	4,120	4,228	4,655		
		kg	2,017	2,317	2,594	2,736	2,914	3,014	3,085	3,185	3,208	3,326	3,344	4,166	4,288	4,716		
Water heat exchanger	Type			Plate heat exchanger														
	Water volume	l	12	14				40				46				60		
	Water flow rate	Cooling	Nom.	l/s	7.9	9.0	10.1	11.3	14.5		16.3	18.4	19.5	20.7	24.0	27.7	30.9	
	Water pressure drop	Cooling	Nom.	kPa	24	25	31	39		21		28	26	27	38	40	51	
Air heat exchanger	Type			High efficiency fin and tube type with integral subcooler														
Compressor	Type			Scroll compressor														
	Quantity			4														
Fan	Type			Direct propeller														
	Quantity			4		5		6		8		10		12				
Air flow rate	Nom.	I/s	16,743	16,285	20,618	19,522		24,428		23,426		32,570		31,235		39,044	46,852	
Speed		rpm									705							
Sound power level	Cooling	Nom.	dBA	83	84	85	86		87		89		90	89	90	92		
Sound pressure level	Cooling	Nom.	dBA	64	65	66	67		68	67	68	69		70	69	70	71	
Operation range	Water side	Cooling	Min.-Max.	°CDB	-13~18													
	Air side	Cooling	Min.-Max.	°CDB	-18~52													
Refrigerant	Type / GWP			R-410A / 2,087.5														
	Circuits	Quantity		2														
Refrigerant charge	Per circuit	kg/TCO ₂ Eq	14.0 / 29.2	15.5 / 32.4	16.5 / 34.4	20.0 / 41.8	24.0 / 50.1		26.0 / 54.3		31.0 / 64.7		35.0 / 73.1	36.0 / 75.2	41.5 / 86.6			
Piping connections	Evaporator water inlet/outlet (OD)			3"														
Unit	Maximum starting current	A	276	332	346	401		472		501		618	632	646	628	754	801	
	Nominal running current (RLA)	Cooling	A	107	116	125	139		180		204		226	239	255	300	347	380
Power supply	Maximum running current	A	132	143	157	173		220		249		283	296	310	377	419	465	
	Phase/Frequency/Voltage	Hz/V		3~/50/400														

Air cooled screw chiller

Standard efficiency

Extra low sound



Cooling only			EWAD-D-SX	210	230	250	270	290	300	310	370	410	450	490
Cooling capacity	Nom.	kW	202	230	252	270	285	298	308	369	412	449	490	490
Power input	Cooling	Nom.	80.8	86.0	94.4	105	115	127	137	150	171	175	189	
Capacity control	Method													
	Minimum capacity	%												
EER			2.50	2.68	2.67	2.56	2.47	2.35	2.25	2.46	2.41	2.56	2.60	
ESEER			3.29	3.52	3.41	3.44	3.34	3.29	3.15	3.14	3.39	3.50	3.47	
Dimensions	Unit	Height	mm											
		Width	mm											
		Depth	mm	3,139										1,940
Weight	Unit	kg	3,110		3,475		3,425		3,430		3,560	4,302	4,506	4,581
		Operation weight	kg	3,200			3,590				3,735	4,472	4,676	4,746
Water heat exchanger	Type													
	Water volume	l	90	115	165	160	175	170						165
	Water flow rate	Cooling	Nom.	l/s	9.7	11.0	12.1	12.9	13.7	14.3	14.7	17.7	19.7	21.5
	Water pressure drop	Cooling	Nom.	kPa	45	34	38	35	38	41	45	44	50	45
Air heat exchanger	Type													
Compressor	Type													
	Quantity													
Fan	Type													
	Quantity				6		8					9		10
	Air flow rate	Nom.	l/s	12,876	17,892		17,169				26,496		28,983	33,120
Sound power level	Cooling	Nom.	dBA	84			85							86
Sound pressure level	Cooling	Nom.	dBA				65							66
Operation range	Water side	Cooling	Min.-Max.	°CDB				-15-15						
	Air side	Cooling	Min.-Max.	°CDB				-18-48						
Refrigerant	Type / GWP							R-134a / 1,430						
	Circuits	Quantity						2						
	Refrigerant charge	Per circuit	kg/TCO ₂ Eq	21.0 / 30.0	24.0 / 34.3	26.0 / 37.2	32.0 / 45.8	33.0 / 47.2		34.0 / 48.6		35.0 / 50.1	38.0 / 54.3	40.0 / 57.2
Piping connections	Evaporator water inlet/outlet (OD)						4"					5"		
Unit	Maximum starting current	A	218	232		276	284	296		406	457			475
	Nominal running current (RLA)	Cooling	A	135	143	157	173	188	204	220	231	272	280	298
	Maximum running current	A	164	183	199	210	221	235	250	291	316	338	360	
Power supply	Phase/Frequency/Voltage	Hz/V						3~/50/400						

SPECIFICATION

Note: Nominal cooling capacity is based on 131 / min / RT(1RT=3,900 Kcal/hr) at 37 °C hot water in, 32°C cold water out 27°C ambient wet bulb.

The SPLs are measured 1.13/WxL horizontally away from air intake side of the tower at 1.5m above the foundation level. Pump head of the cooling tower is approximate equal to the height of tower(H). Dimension shown in this catalogue is metric sized and specifications are subject to change without further notice for technical improvement of our products.

GUARANTEE:

All components are guaranteed against defective material for a period of one(1) year. When return to RYOWO with transportation prepaid, all parts found by factory inspection to be defective will be repaired or replaced without charge, FOB Hong Kong or FOB ShenZhen, PRC. No liability will be assumed for loss or damage resulting from misuse of our products.

Appendix 4-2 Predicted Fixed Noise Impact Assessment Result (Base Case Scenario)

Predicted Noise Level for Fixed Noise Impact Assessment - Base Case Scenario

Day/Evening Time

A01

NSR Coordinate: x = 839729.6 y = 809055.0

Source ID	Description	Industrial Noise Source Coordinate:		SPL	Ref dist.	SWL	distance from source to NSR (m)	Distance Corr.	Façade Corr.	Barrier Corr.	Tonality Corr.	ANL	
		x	y										
SOH_V1	VRV (Ref: Daikin RUXYQ44BA)	839788.3	808906.6	66.0	1.0	74.0	159.6	-52.1	3.0	0.0	3.0	27.9	
SOH_V2	VRV (Ref: Daikin RUXYQ44BA)	839790.3	808906.3	66.0	1.0	74.0	160.6	-52.1	3.0	0.0	3.0	27.9	
SOH_V3	VRV (Ref: Daikin RUXYQ44BA)	839787.9	808903.6	66.0	1.0	74.0	162.2	-52.2	3.0	0.0	3.0	27.8	
SOH_V4	VRV (Ref: Daikin RUXYQ44BA)	839789.8	808903.3	66.0	1.0	74.0	163.2	-52.3	3.0	0.0	3.0	27.7	
SOH_T1	Cooling Tower (Ref: Ryowo FC-350)	839795.3	808903.9	68.0	4.5	89.1	164.8	-52.3	3.0	0.0	3.0	42.8	
SMSB_C1	Chiller (Ref: Daikin EWAQ-F-XR 650)	839896.2	808934.0	--	--	92.0	205.9	-54.3	3.0	0.0	3.0	43.7	
SMSB_C2	Chiller (Ref: Daikin EWAD-D-SX 490)	839900.8	808932.6	--	--	86.0	210.5	-54.5	3.0	0.0	3.0	37.5	
SMSB_C3	Chiller (Ref: Daikin EWAD-D-SX 490)	839905.6	808932.4	--	--	86.0	214.5	-54.6	3.0	0.0	3.0	37.4	
										Noise standard:	60	Overall	47

Predicted Noise Level for Fixed Noise Impact Assessment - Base Case Scenario

Night Time

A01

NSR Coordinate: x = 839729.6 y = 809055.0

Source ID	Description	Industrial Noise Source Coordinate:		SPL	Ref dist.	SWL	distance from source to NSR (m)	Distance Corr.	Façade Corr.	Barrier Corr.	Tonality Corr.	ANL	
		x	y										
SOH_V1	VRV (Ref: Daikin RUXYQ44BA)	839788.3	808906.6	66.0	1.0	74.0	159.6	-52.1	3.0	0.0	3.0	27.9	
SOH_V2	VRV (Ref: Daikin RUXYQ44BA)	839790.3	808906.3	66.0	1.0	74.0	160.6	-52.1	3.0	0.0	3.0	27.9	
SOH_V3	VRV (Ref: Daikin RUXYQ44BA)	839787.9	808903.6	66.0	1.0	74.0	162.2	-52.2	3.0	0.0	3.0	27.8	
SOH_V4	VRV (Ref: Daikin RUXYQ44BA)	839789.8	808903.3	66.0	1.0	74.0	163.2	-52.3	3.0	0.0	3.0	27.7	
SOH_T1	Cooling Tower (Ref: Ryowo FC-350)	839795.3	808903.9	68.0	4.5	89.1	164.8	-52.3	3.0	0.0	3.0	42.8	
										Noise standard:	50	Overall	43

Predicted Noise Level for Fixed Noise Impact Assessment - Base Case Scenario

Day/Evening Time

A03

NSR Coordinate: x = 839702.8 y = 809036.4

Source ID	Description	Industrial Noise Source Coordinate:		SPL	Ref dist.	SWL	distance from source to NSR (m)	Distance Corr.	Façade Corr.	Barrier Corr.	Tonality Corr.	ANL
		x	y									
SOH_V1	VRV (Ref: Daikin RUXYQ44BA)	839788.3	808906.6	66.0	1.0	74.0	155.4	-51.8	3.0	0.0	3.0	28.2
SOH_V2	VRV (Ref: Daikin RUXYQ44BA)	839790.3	808906.3	66.0	1.0	74.0	156.8	-51.9	3.0	0.0	3.0	28.1
SOH_V3	VRV (Ref: Daikin RUXYQ44BA)	839787.9	808903.6	66.0	1.0	74.0	157.7	-52.0	3.0	0.0	3.0	28.0
SOH_V4	VRV (Ref: Daikin RUXYQ44BA)	839789.8	808903.3	66.0	1.0	74.0	159.0	-52.0	3.0	0.0	3.0	28.0
SOH_T1	Cooling Tower (Ref: Ryowo FC-350)	839795.3	808903.9	68.0	4.5	89.1	161.6	-52.2	3.0	0.0	3.0	42.9
SMSB_C1	Chiller (Ref: Daikin EWAQ-F-XR 650)	839896.2	808934.0	--	--	92.0	218.8	-54.8	3.0	0.0	3.0	43.2
SMSB_C2	Chiller (Ref: Daikin EWAD-D-SX 490)	839900.8	808932.6	--	--	86.0	223.6	-55.0	3.0	0.0	3.0	37.0
SMSB_C3	Chiller (Ref: Daikin EWAD-D-SX 490)	839905.6	808932.4	--	--	86.0	227.9	-55.2	3.0	0.0	3.0	36.8
								Noise standard:	60	Overall	47	

Predicted Noise Level for Fixed Noise Impact Assessment - Base Case Scenario

Night Time

A03

NSR Coordinate: x = 839702.8 y = 809036.4

Source ID	Description	Industrial Noise Source Coordinate:		SPL	Ref dist.	SWL	distance from source to NSR (m)	Distance Corr.	Façade Corr.	Barrier Corr.	Tonality Corr.	ANL
		x	y									
SOH_V1	VRV (Ref: Daikin RUXYQ44BA)	839788.3	808906.6	66.0	1.0	74.0	155.4	-51.8	3.0	0.0	3.0	28.2
SOH_V2	VRV (Ref: Daikin RUXYQ44BA)	839790.3	808906.3	66.0	1.0	74.0	156.8	-51.9	3.0	0.0	3.0	28.1
SOH_V3	VRV (Ref: Daikin RUXYQ44BA)	839787.9	808903.6	66.0	1.0	74.0	157.7	-52.0	3.0	0.0	3.0	28.0
SOH_V4	VRV (Ref: Daikin RUXYQ44BA)	839789.8	808903.3	66.0	1.0	74.0	159.0	-52.0	3.0	0.0	3.0	28.0
SOH_T1	Cooling Tower (Ref: Ryowo FC-350)	839795.3	808903.9	68.0	4.5	89.1	161.6	-52.2	3.0	0.0	3.0	42.9
								Noise standard:	50	Overall	43	

Predicted Noise Level for Fixed Noise Impact Assessment - Base Case Scenario

Day/Evening Time

B02

NSR Coordinate: x = 839756.5 y = 809074.2

Source ID	Description	Industrial Noise Source Coordinate:		SPL	Ref dist.	SWL	distance from source to NSR (m)	Distance Corr.	Façade Corr.	Barrier Corr.	Tonality Corr.	ANL	
		x	y										
SOH_V1	VRV (Ref: Daikin RUXYQ44BA)	839788.3	808906.6	66.0	1.0	74.0	170.6	-52.6	3.0	0.0	3.0	27.4	
SOH_V2	VRV (Ref: Daikin RUXYQ44BA)	839790.3	808906.3	66.0	1.0	74.0	171.3	-52.7	3.0	0.0	3.0	27.3	
SOH_V3	VRV (Ref: Daikin RUXYQ44BA)	839787.9	808903.6	66.0	1.0	74.0	173.5	-52.8	3.0	0.0	3.0	27.2	
SOH_V4	VRV (Ref: Daikin RUXYQ44BA)	839789.8	808903.3	66.0	1.0	74.0	174.1	-52.8	3.0	0.0	3.0	27.2	
SOH_T1	Cooling Tower (Ref: Ryowo FC-350)	839795.3	808903.9	68.0	4.5	89.1	174.7	-52.8	3.0	0.0	3.0	42.3	
SMSB_C1	Chiller (Ref: Daikin EWAQ-F-XR 650)	839896.2	808934.0	--	--	92.0	197.9	-53.9	3.0	0.0	3.0	44.1	
SMSB_C2	Chiller (Ref: Daikin EWAD-D-SX 490)	839900.8	808932.6	--	--	86.0	202.2	-54.1	3.0	0.0	3.0	37.9	
SMSB_C3	Chiller (Ref: Daikin EWAD-D-SX 490)	839905.6	808932.4	--	--	86.0	205.8	-54.3	3.0	0.0	3.0	37.7	
										Noise standard:	60	Overall	48

Predicted Noise Level for Fixed Noise Impact Assessment - Base Case Scenario

Night Time

B02

NSR Coordinate: x = 839756.5 y = 809074.2

Source ID	Description	Industrial Noise Source Coordinate:		SPL	Ref dist.	SWL	distance from source to NSR (m)	Distance Corr.	Façade Corr.	Barrier Corr.	Tonality Corr.	ANL	
		x	y										
SOH_V1	VRV (Ref: Daikin RUXYQ44BA)	839788.3	808906.6	66.0	1.0	74.0	170.6	-52.6	3.0	0.0	3.0	27.4	
SOH_V2	VRV (Ref: Daikin RUXYQ44BA)	839790.3	808906.3	66.0	1.0	74.0	171.3	-52.7	3.0	0.0	3.0	27.3	
SOH_V3	VRV (Ref: Daikin RUXYQ44BA)	839787.9	808903.6	66.0	1.0	74.0	173.5	-52.8	3.0	0.0	3.0	27.2	
SOH_V4	VRV (Ref: Daikin RUXYQ44BA)	839789.8	808903.3	66.0	1.0	74.0	174.1	-52.8	3.0	0.0	3.0	27.2	
SOH_T1	Cooling Tower (Ref: Ryowo FC-350)	839795.3	808903.9	68.0	4.5	89.1	174.7	-52.8	3.0	0.0	3.0	42.3	
										Noise standard:	50	Overall	43