

Appendix 1

Noise Impact Assessment

The Proposed Additional 55 Flat under Minor Relaxation Application

1. Background

For the increase of 55 flats **on top of the permitted** residential building (i.e. 4 storeys on the top floors) in zone “R(B)”, there is no significant adverse impacts on noise for the additional the 154 residents anticipated.

2. Noise Impact Analysis

2.1 Location

The site is bounded by Tai Tong Road and Tai Shu Ha Road East from the north and west respectively, and located 150m away about from Shap Pat Heung Road and Yuen Long Highway (YLH). Regarding industrial noise, there is a small local car repairing shop (Tai Tong Road) and located within 150m and warehouse (Tai Sang Feeds Co.) in between 150m and 200m (**Annex 1**).

2.2 Potential Noise Mitigation Measures

At this preliminary stage without the final GBP, the Noise Impact Assessment (NIA) is premature to be fixed. It would be abortive to do a repetitive submission by alternatively adopting an approval condition. It is not technically difficult to address noise impact for the 55 flats as EPD’s has already listed out a few effective acoustic mitigation measures such as baffle type window for 4-8 dBA, plus acoustic balcony etc. The approval is still subject to EPD’s satisfaction during GBP submission.

- Noise impact to the proposed 55 flats is not anticipated as it is surrounded either by existing buildings (e.g. Sereno Verde) or under residential developments construction (Kerry) in the adjoining in the East and North (PLK Oasis etc.). also, the proposed commercial building is a good noise barrier to protect the proposed 55 flats too.
- Regarding the traffic noise from YLH and Shap Pat Heung Road, the boundaries of buffer distance at 150m & 200m from the site is shown on the attached **Annex 1**. Shap Pat Heung Road is outside the 150m whereas a section of 200m of YLH is within 200m buffer distance. However, the noise barrier of 4m tall along Yuen Long Highway will protect sensitive receivers for the planned 25 storeys building in “R(B)” zone. No adverse traffic noise impact is anticipated.
- Car repairing is within 150m but noise impact is indirect since it is indoor activities. On the other hand, the warehouse is also indoor operation. No adverse impact is anticipated.
- Traffic noise from nearby Tai Tong Road and Tai Shu Ha Road East is not significant since the traffic volume and speed is below local distributor standard and no buffer distance is required as per Table 4.3 in Chapter 9, HKPSG.

- Mitigation measures would be fully assessed during GBP submission stage.

3. Conclusions

The noise issue will be addressed under an approval condition to avoid repetitive submission to the authority. The technical mitigation measures are ready available and incorporation in the building design is always feasible. It is convinced that housing supply would not be sacrificed because of infrastructural support as per Government policies.

Appendix 3

Air Quality Impact Assessment

1. Background

For the increase of 55 flats **on top of the permitted** residential building (i.e. 4 storeys on the top floors) in zone “R(B)”, there is no significant adverse impacts on air quality with sufficient buffer distance for truck roads, any identified chimneys and odour emission sources as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) nuisances arising from the nearby areas on the proposed development.

2. Air Quality Impact Analysis

2.1 Baseline

The residential development is following the prevailing statutory plan zoning “R(B)” of permitted plot ratio of 3.5. The minor relaxation of additional PR0.7 (20% increase) has been proposed.

2.2 Potential Air Quality Impact Analysis

2.2.1 Traffic

Adjoining roads are classified below local distributor standard for Tai Tong Road (relevant Section current classification Stn No. 5856: Rural Road) and its branching out Tai Shu Ha East (Rural Road). No buffer distance is required (Table 3.1: HKPSG Recommended Buffer Distance). No adverse air quality impact is anticipated.

2.2.2 Odour

There are no odour source within 200m buffer distance as shown in **Annex 1** - Tai Sang Feeds is outside 200m buffer distance and it is storage of finished products in packs. One small scale car repairing is in Tai Tong Road and no odour complaint record. The nullah is collecting rain water and not polluted so no odour issue. Finally there is no chimney identified within 200m.

2.2.3 Construction Phase

There are standard procedure as per relevant statutory requirements. Construction methods various and options available such as MiC etc. GBP submission will be finalized in due course and environmental impacts would be taken into consideration.

3. Conclusions

From air quality perspective, there is no identified source of air quality of concerns around the subject site is not subject to any odour emission. It is convinced that a liveable environment is the existing condition in the subject “R(B)” zone.