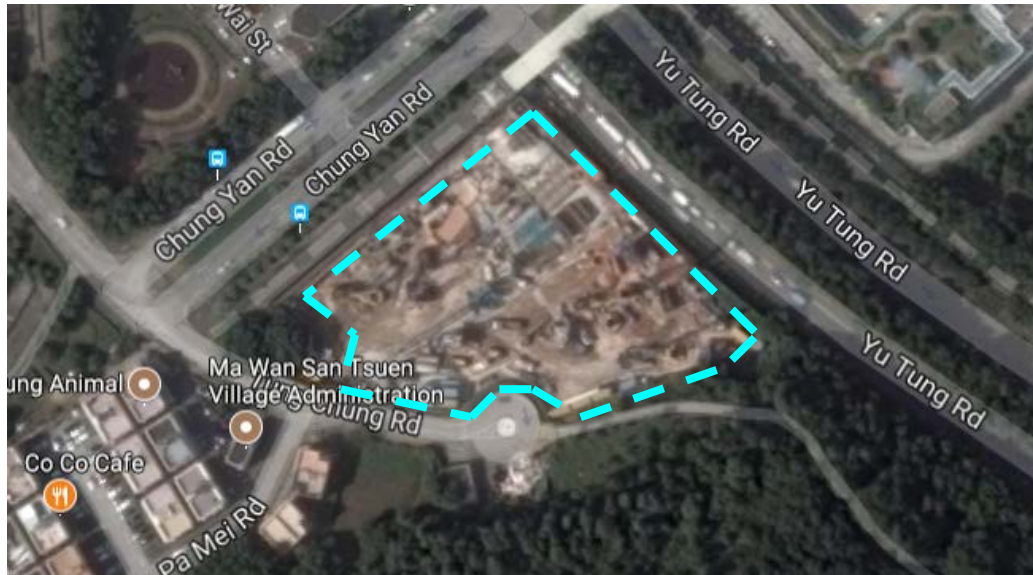


**HKHA Term Engineering Consultancy  
Services 2016-2018  
Subsidized Sale Flats Development at Tung  
Chung Area 27, Lantau Island**



**CLIENT :** HONG KONG HOUSING AUTHORITY (HKHA) VIA MANNINGS (ASIA) CONSULTANTS LIMITED

**LOCATION :** HONG KONG

**DATE:** MARCH 2014 - NOVEMBER 2017

**TAGS:** HOUSING DEVELOPMENT, HONG KONG PLANNING STANDARDS & GUIDELINES

**USE OF TECHNOLOGY:** ROAD TRAFFIC NOISE MODELLING, NOISE MEASUREMENTS

**Background**

The Hong Kong Government is committed to expanding land resources for Hong Kong through a multi-pronged approach to build up a land reserve with a view of meeting housing, social and economic development needs. The 2013 Policy Address has announced various measures to increase the housing land supply in the short, medium and long terms. As part of the above initiative, a site zoned "Government, Institution, or Community" ("G/IC") in Tung Chung Area 27 is identified for potential housing development by the Housing Department (HD). The project is a proposed Subsidised Sales Flats (SSF) development which comprises one 38-storey and one 40-storey residential blocks with a total of 1,226 flats and a semi-basement carpark with an landscaped area on top.

**Our Roles**

To determine the environmental acceptability of the proposed development with reference to the Hong Kong Planning Standards & Guidelines (HKPSG), ANewR prepared the Environmental Assessment Study Report to assess the potential noise impacts associated with road traffic noise, fixed plant noise and noise generated from transport facilities, as well as to review the air quality impact from the nearby road sections in the vicinity of the proposed development.

**Key Values to Client**

ANewR provided professional advice in recommending viable solutions in dealing with the site-specific constraints and opportunities. With respect to the complex environment including fixed noise sources at North Lantau Hospital, the petroleum cum LPG station and bus depot surrounding the Site, ANewR closely liaised with the client and the government authorities in seeking consensus on the assessment methodology under the framework of HKPSG. Similarly, in dealing with the traffic noise impact, we duly explored practicable mitigation measures such as building setbacks, non-noise sensitive blocks, architectural fins, conversion of openable windows to fixed glazing, epoch-making enhanced acoustic balconies and acoustic side windows, in order to fulfil the compliance requirement. Our proficient experience helped the client to complete their task in an effective manner.