

## 諮詢文件

### 建議修訂根據《噪音管制條例》(第 400 章) 第 8A(1)條制定的 建築工程指定範圍 (下稱 “指定範圍”)

#### 目的

隨著本港過往的城市發展，政府建議修訂現有的「指定範圍」，以覆蓋全港各人口聚居的已建區。透過今次的修訂，可讓居住在「指定範圍」內的居民受到《噪音管制條例》(下稱“該條例”)下的保障，減少受到夜間及假日建築噪音的影響。本諮詢文件載述有關建議，並歡迎市民於二〇二二年八月二十九日或之前就建議提出意見。

#### 背景

2. 為減少在人口聚居的已建區進行高噪音建築活動對附近市民造成的影響，該條例授權環境及生態局局長可藉在憲報刊登公告，將某些人口聚居的已建區設立為「指定範圍」。

3. 根據該條例，於下午七時至翌日上午七時，或於公眾假日的任何時間(下稱“限制時間”)內，使用任何機動設備進行建築工程所發出的噪音是透過建築噪音許可證(下稱“許可證”)制度來規管。一般來說，工程所產生的噪音必須符合根據該條例發出的有關《技術備忘錄》的內載規定，才會獲發許可證。但該條例亦附有條款處理特別個案，准許在限制時間內進行必要的建築工程，以免在日間因進行有關建築工程而嚴重妨礙或中斷道路交通、鐵路交通或其他公用事業。

4. 於一九九五年，當局修訂該條例，並於翌年設立「指定範圍」，以加強管制在限制時間內的建築噪音及保障居民。「指定範圍」是指本港用作住宅為主的已建區，區內居住人口密集，較易受噪音滋擾。在「指定範圍」內，申領建築工程的許可證會受到更嚴格的噪音限制所規管：如需使用任何指定機動設備<sup>1</sup>，須較「非指定範圍」的噪音限度<sup>2</sup> 低 15 分貝(A)；如需進行訂明建築工程<sup>3</sup>，亦必須領有有效的許可證。

<sup>1</sup> 指定機動設備包括手提型破碎機、推土機、手提型混凝土震動機、卸土車和混凝土攪拌車。

<sup>2</sup> 噪音限度列明於根據《噪音管制條例》第 9(1)條所發出的相關技術備忘錄，即《管制建築工程噪音（撞擊式打樁除外）技術備忘錄》及《管制指定範圍的建築工程噪音技術備忘錄》。

<sup>3</sup> 訂明建築工程即敲擊、模板或棚架的構築或拆卸、裝卸或處理瓦礫、木板、鋼條、木料或棚架材料等高噪音活動。

5. 「指定範圍」於一九九六年首次設立，並曾於二〇〇一年及二〇〇九年因應香港的迅速發展而作出修訂。附件 A 所載地圖為自二〇〇九年一月起生效的有關「指定範圍」。

## 建議

6. 鑑於本港自二〇〇九年以來的發展，現在是適當的時候進一步擴大「指定範圍」的覆蓋範圍，將現時人口聚居的新發展已建區、正積極發展及預期在未來數年陸續有人遷入的地區，以及其他有人口聚居而仍未列作「指定範圍」的已建區，一併納入為「指定範圍」。此外，一些毗鄰現有及建議「指定範圍」及為社區一部分的地區，亦會被納入為「指定範圍」。同時，為免對大型新發展區項目的建築工程造成不必要的限制，部分現時為「指定範圍」但即將會進行大型新發展的地區，例如古洞北發展區，將會從「指定範圍」中移除，並會按未來發展情況適時再納入為「指定範圍」；部分預期即將有居民陸續遷入的大型新發展區，例如啟德發展區及安達臣道發展區，亦將會標示在較後指定日期實施為「指定範圍」。

7. 附件 B 展示是次建議的修訂，包括新的「指定範圍」、將在較後日期實施的「指定範圍」及將從現有「指定範圍」中移除的範圍。附件 C 則附載了建議「指定範圍」的主要覆蓋範圍名單。

（註：有關建議修訂並不影響上文第 3 段提及的建築噪音許可證規管制度於「指定範圍」以內或以外進行相關建築工程的適用性。）

## 擬定實施日期

8. 如獲環境諮詢委員會和立法會環境事務委員會支持上述建議，我們的目標是在二〇二三年九月一日或以後實施有關修訂。啟德發展區及安達臣道發展區的建議「指定範圍」，考慮到其發展規模以及不同人口遷入時間，將被分為兩個階段實施，即第一階段不早於二〇二三年九月一日及第二階段不早於二〇二七年一月一日。

## 徵詢意見

9. 我們誠意邀請你就建議提出意見，並於二〇二二年八月二十九日或之前，以下列任何一個方式送交環境保護署：

郵寄： 香港灣仔軒尼詩道 130 號修頓中心 26 樓  
環境保護署  
評估及噪音組  
(致：修訂建築工程指定範圍諮詢)  
傳真號碼： 2802 4511  
電郵地址： [da\\_view@epd.gov.hk](mailto:da_view@epd.gov.hk)

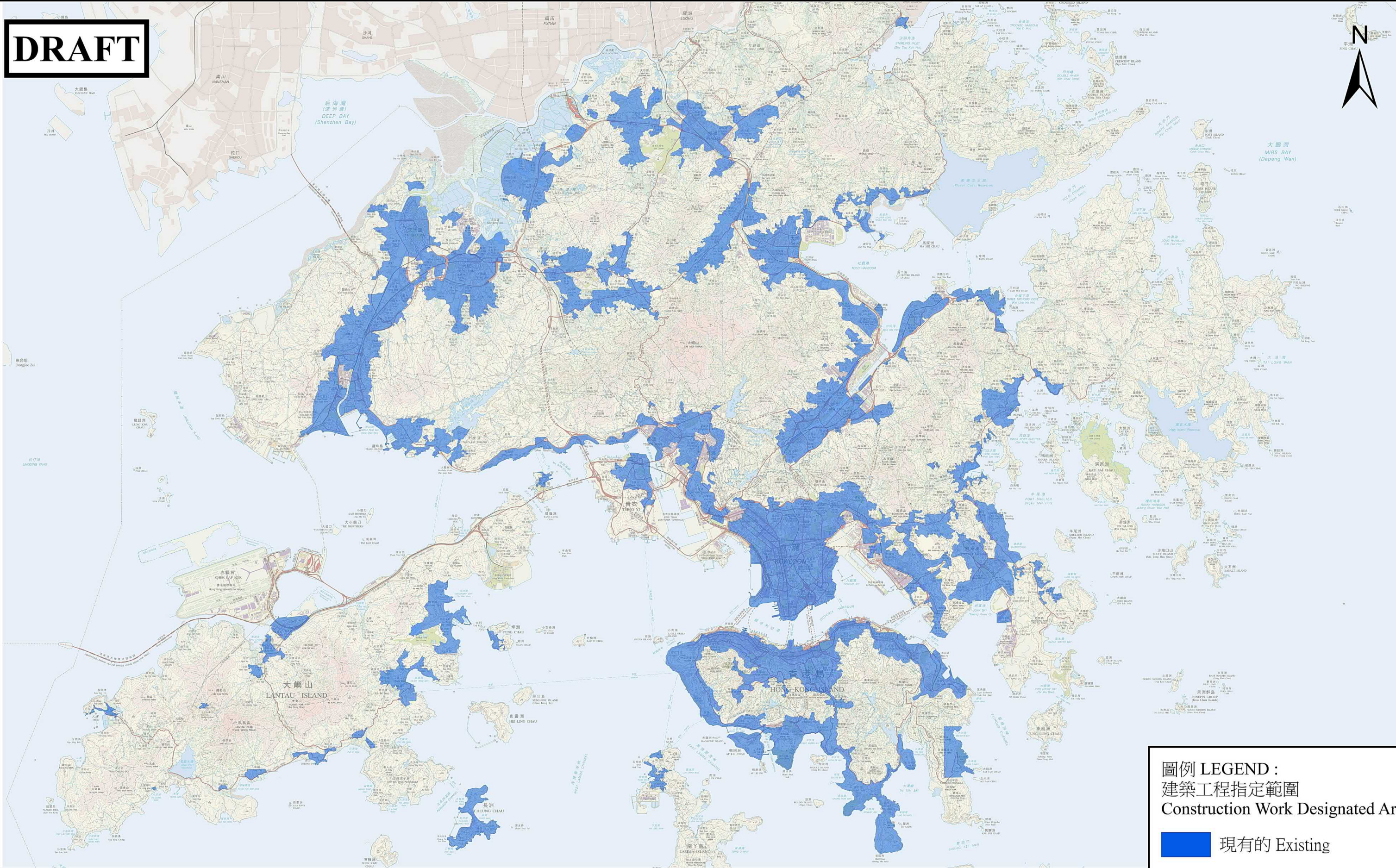
10. 政府可能在日後的公開或非公開討論或其後的報告中，引述各界回應本諮詢文件時發表的意見。若發表意見者要求把全部或部分意見保密，政府定會尊重有關意願。若無提出此等要求，則會假定收到的意見無須保密。

環境保護署  
環境評估科  
評估及噪音組

二〇二二年七月

自二〇〇九年一月起  
根據《噪音管制條例》(第 400 章)  
設立的「指定範圍」  
The “Designated Areas” established  
under the Noise Control Ordinance (Cap. 400)  
since January 2009

**DRAFT**



圖例 LEGEND :  
 建築工程指定範圍  
 Construction Work Designated Area

 現有的 Existing

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修訂根據《噪音管制條例》制定的指定範圍  
 香港全境


Revision of Designated Areas under the Noise Control Ordinance  
 Hong Kong Whole Territory

0 2,000 4,000 8,000 12,000 16,000 20,000 24,000 28,000 Meters

圖則編號  
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建議的修訂

（包括新的「指定範圍」、將在較後日期實施的「指定範圍」及將從現有「指定範圍」中移除的範圍）

**The proposed amendment**

(including the new “Designated Areas”, the “Designated Areas” to be implemented on a later date, and the existing “Designated Areas” to be excluded)

**DRAFT**

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地圖索引



**Yuen Long, Tin Shui Wai, Mai Po, Shek Kong and Kwu Tung**  
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大埔、粉嶺、上水及沙頭角

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**Tuen Mun, Sham Tseng and Ma Wan**  
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**Kowloon West, Kwai Chung, Tsuen Wan and Tsing Yi**  
九龍西、葵涌、荃灣及青衣

**Kowloon East and Tseung Kwan O**  
九龍東及將軍澳

**Lantau Island, Peng Chau and Cheung Chau**  
大嶼山、坪洲及長洲

**香港島及南丫島**  
**Hong Kong Island and Lamma Island**

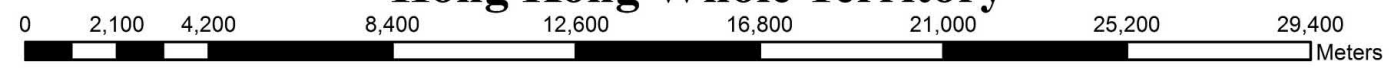
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香港全境

**Revision of Designated Areas under the Noise Control Ordinance**

**Hong Kong Whole Territory**



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**圖例 LEGEND :**  
 建築工程指定範圍  
 Construction Work Designated Area

- 現有的 Existing
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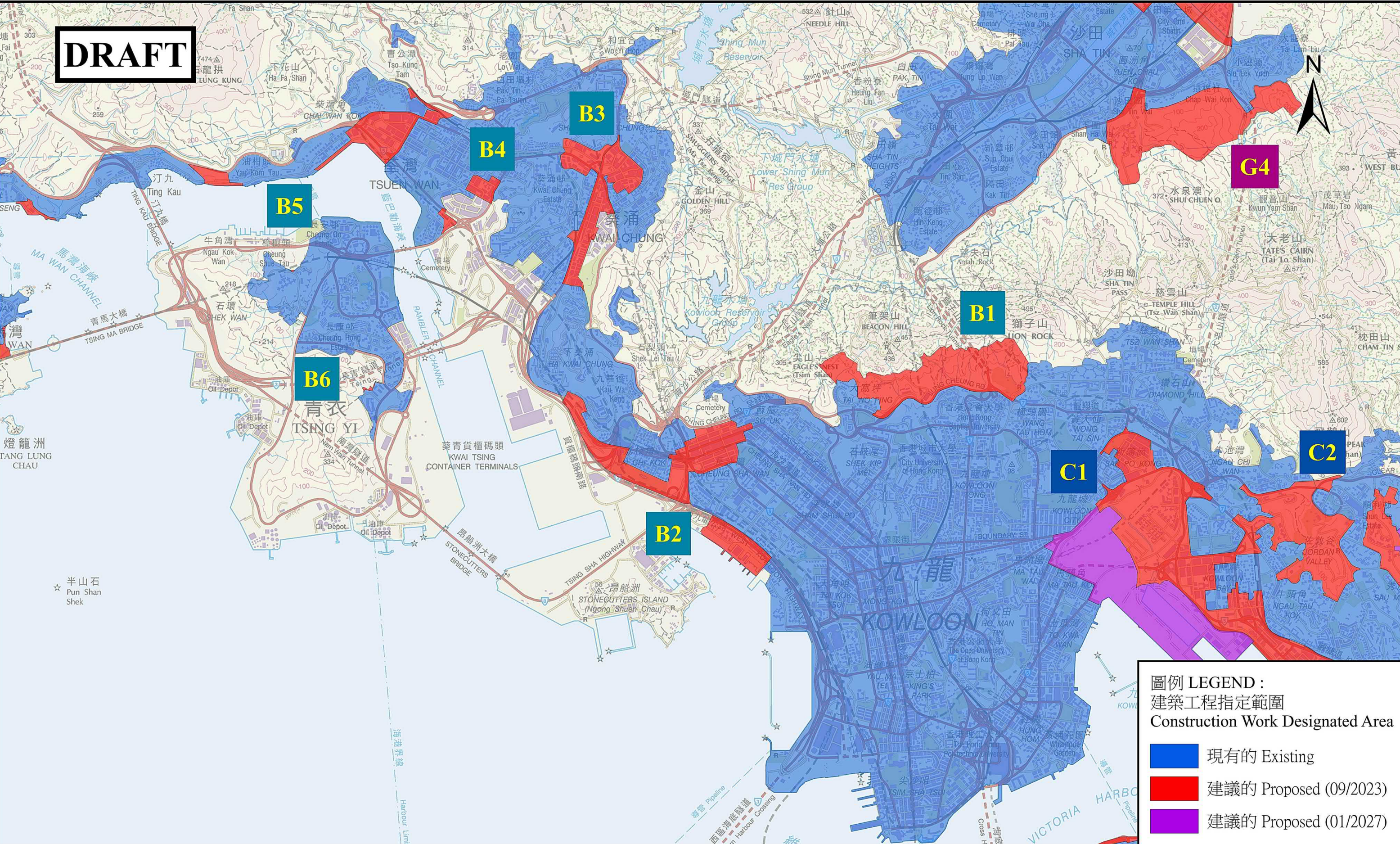
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- 現有的 Existing
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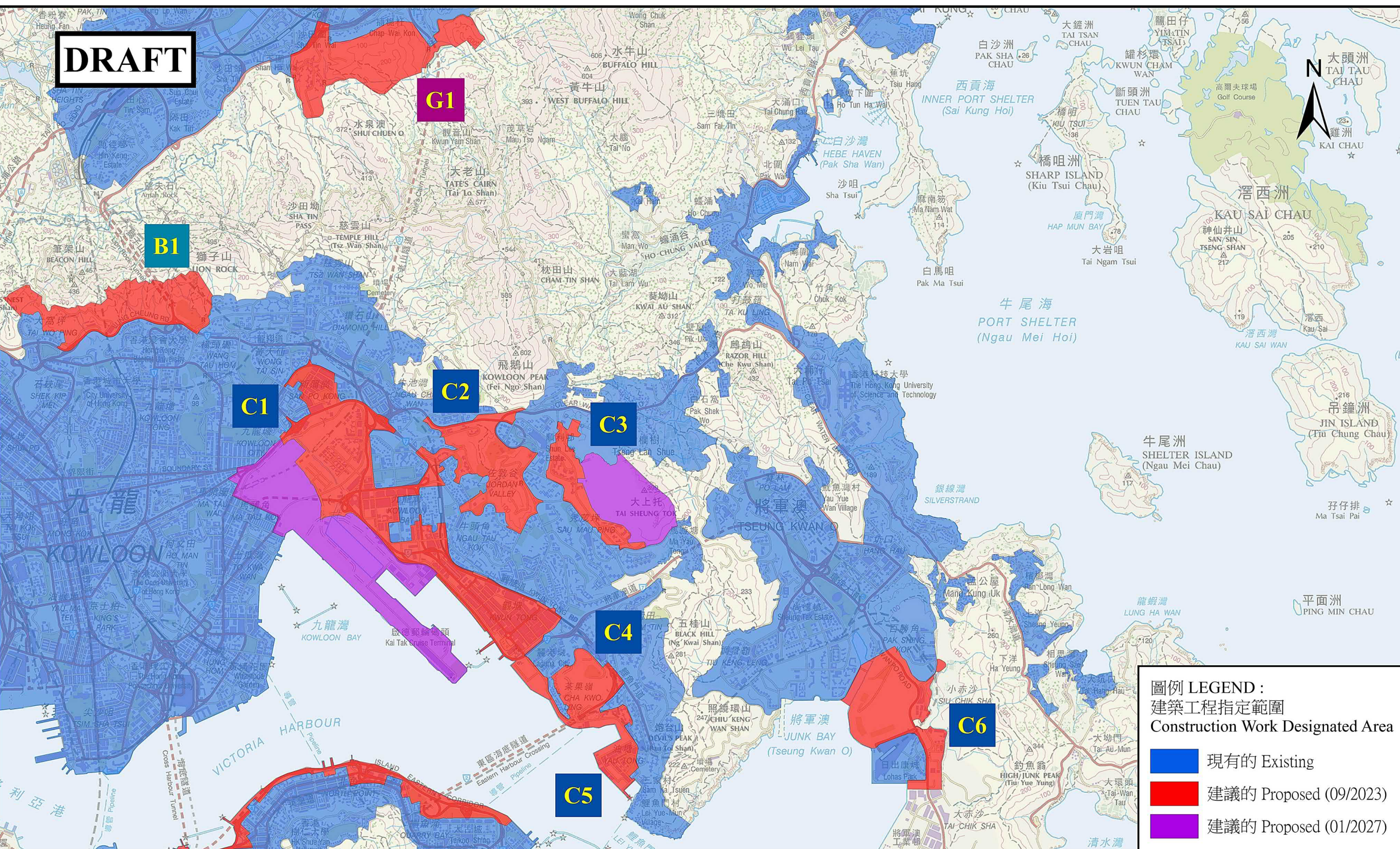
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**圖例 LEGEND :**  
**建築工程指定範圍**  
**Construction Work Designated Area**

- 現有的 Existing
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 九龍東及將軍澳  
**Revision of Designated Areas under the Noise Control Ordinance**  
**Kowloon East and Tseung Kwan O**

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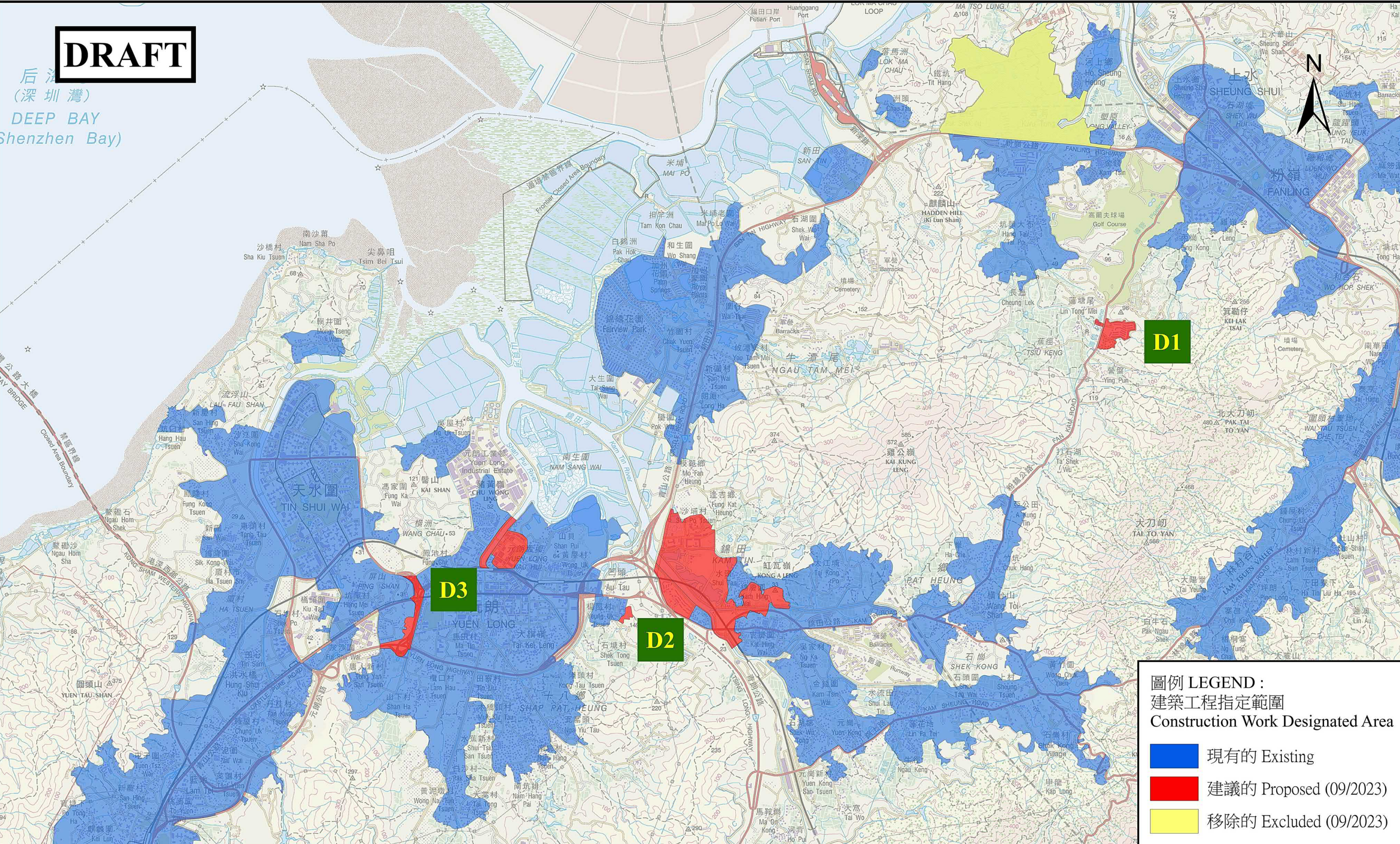
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后海 (深圳灣)  
DEEP BAY  
Shenzhen Bay



**圖例 LEGEND :**  
**建築工程指定範圍**  
**Construction Work Designated Area**

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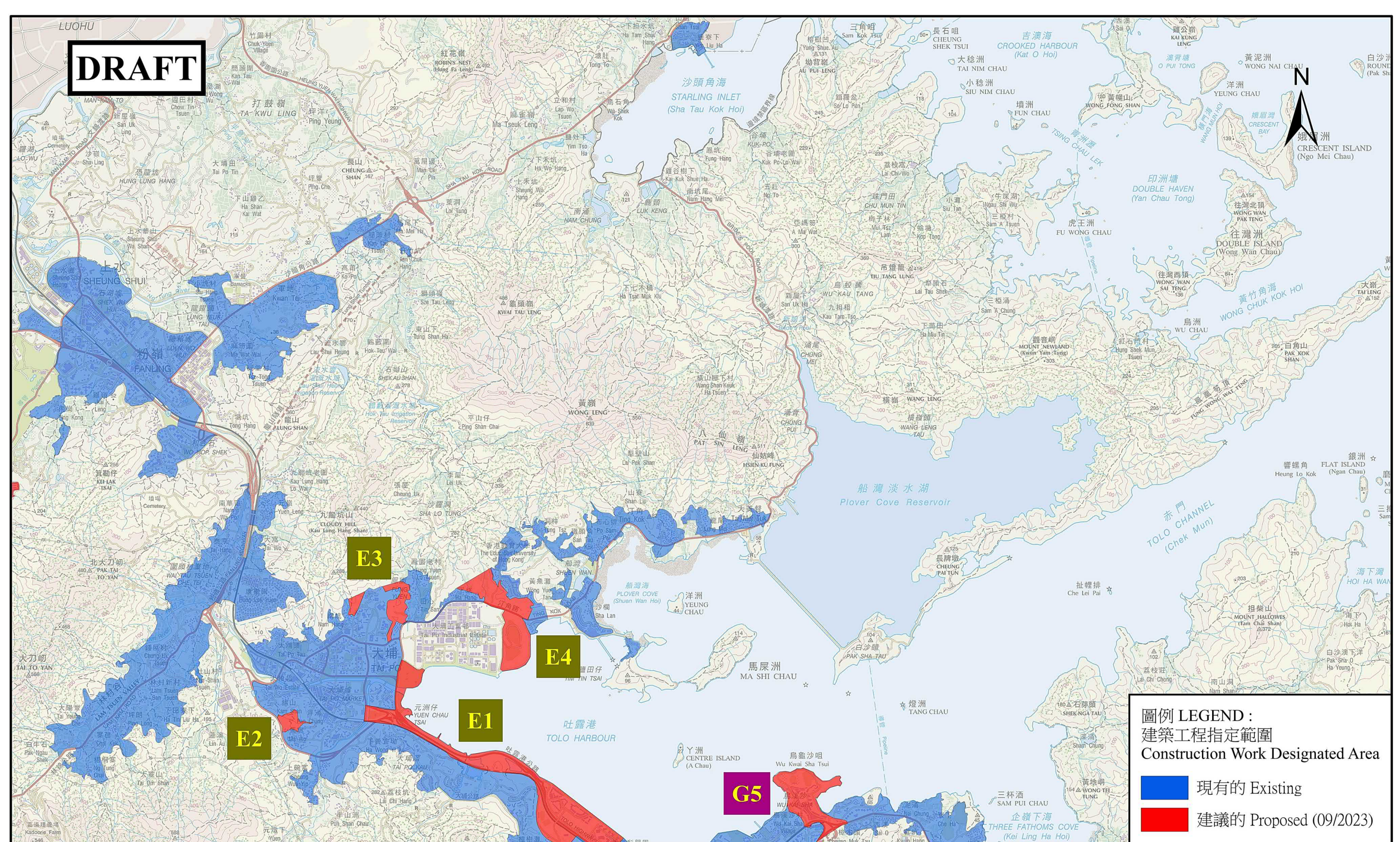
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**Yuen Long, Tin Shui Wai, Mai Po, Shek Kong and Kwu Tung**

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**圖例 LEGEND :**  
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**Tai Po, Fanling, Sheung Shui and Sha Tau Kok**

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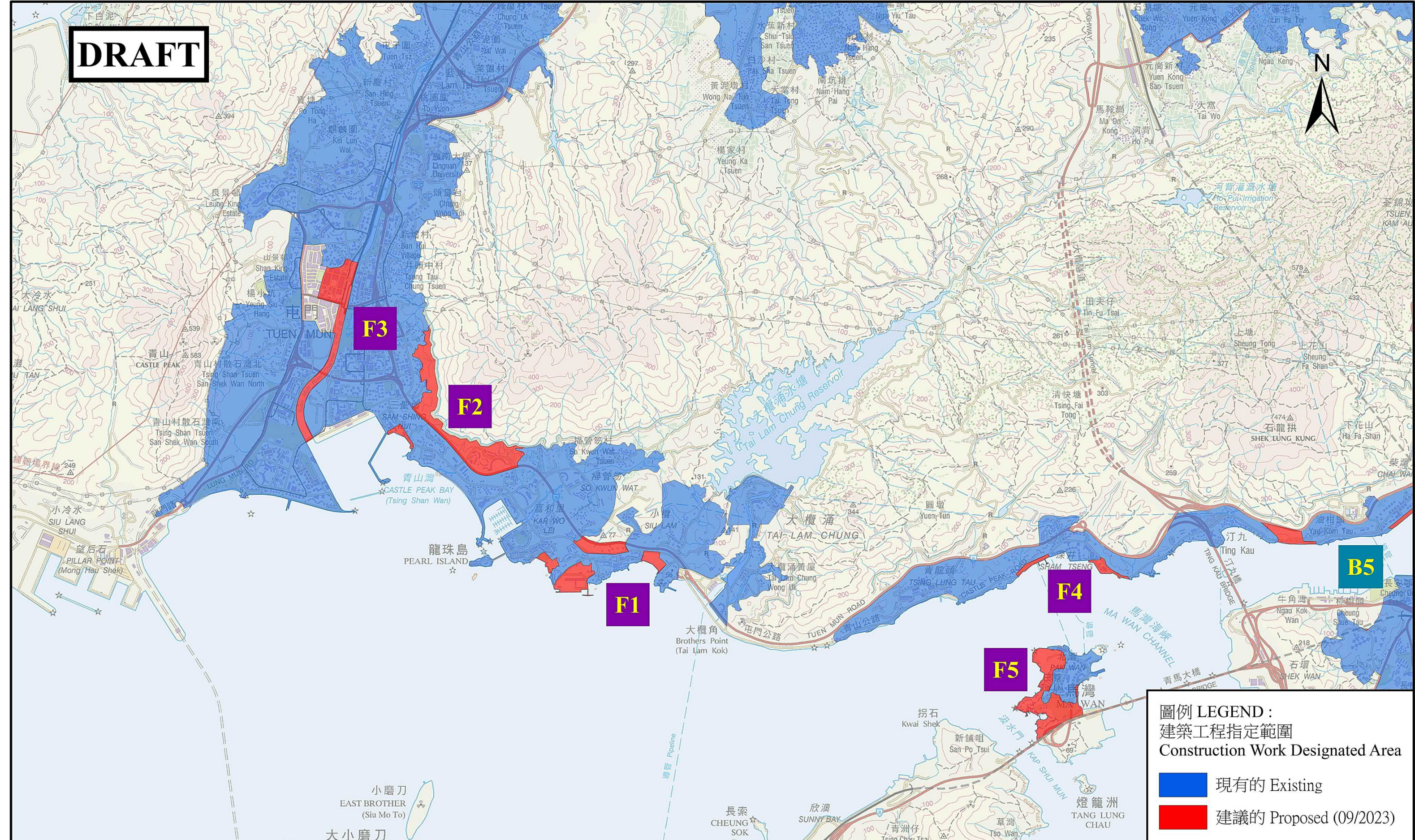
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 屯門、深井及馬灣  
 Revision of Designated Areas under the Noise Control Ordinance  
 Tuen Mun, Sham Tseng and Ma Wan

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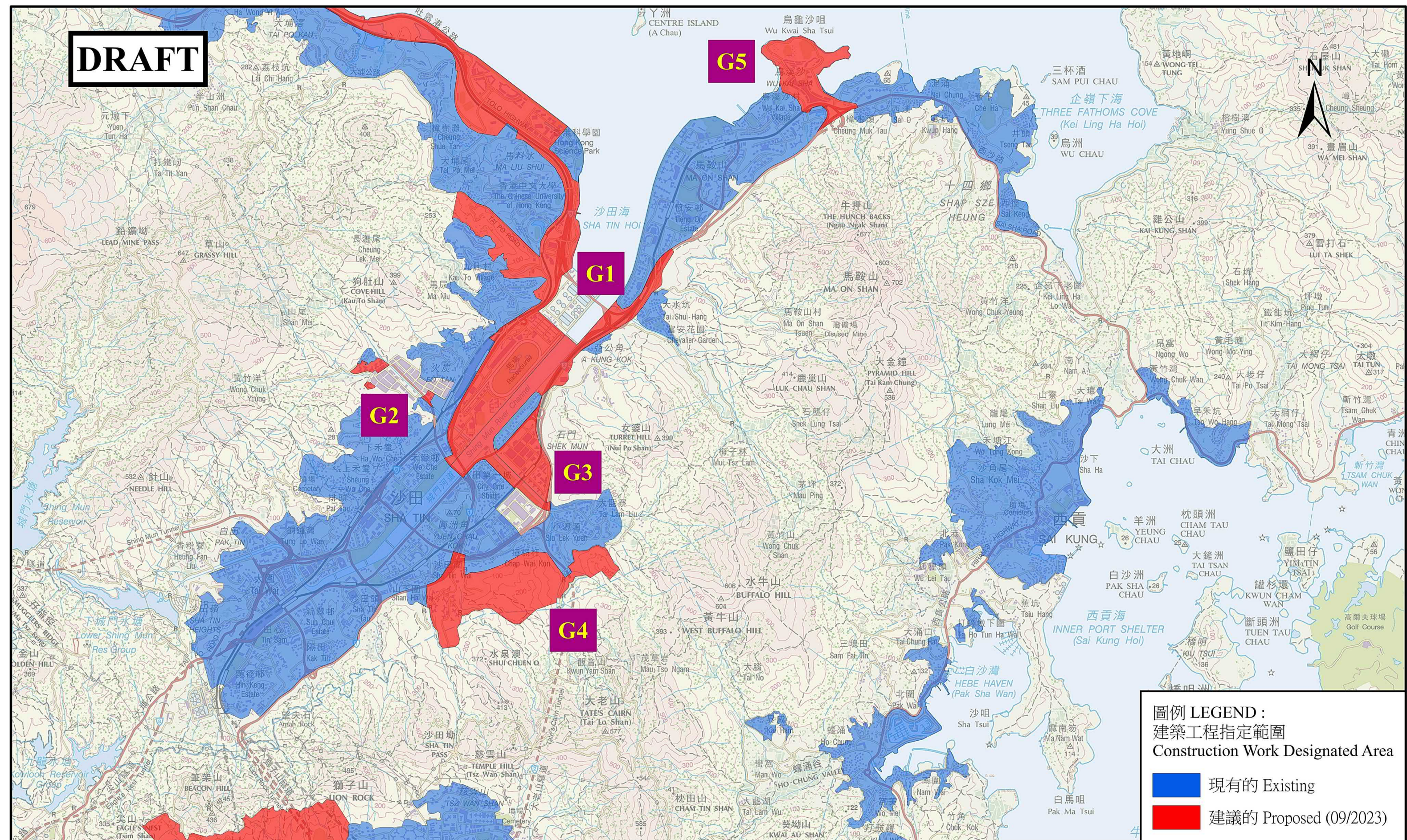
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修訂根據《噪音管制條例》制定的指定範圍  
 沙田、馬鞍山及西貢


**Revision of Designated Areas under the Noise Control Ordinance**  
**Sha Tin, Ma On Shan and Sai Kung**

0 500 1,000 2,000 3,000 4,000 5,000 6,000 7,000  
 Meters

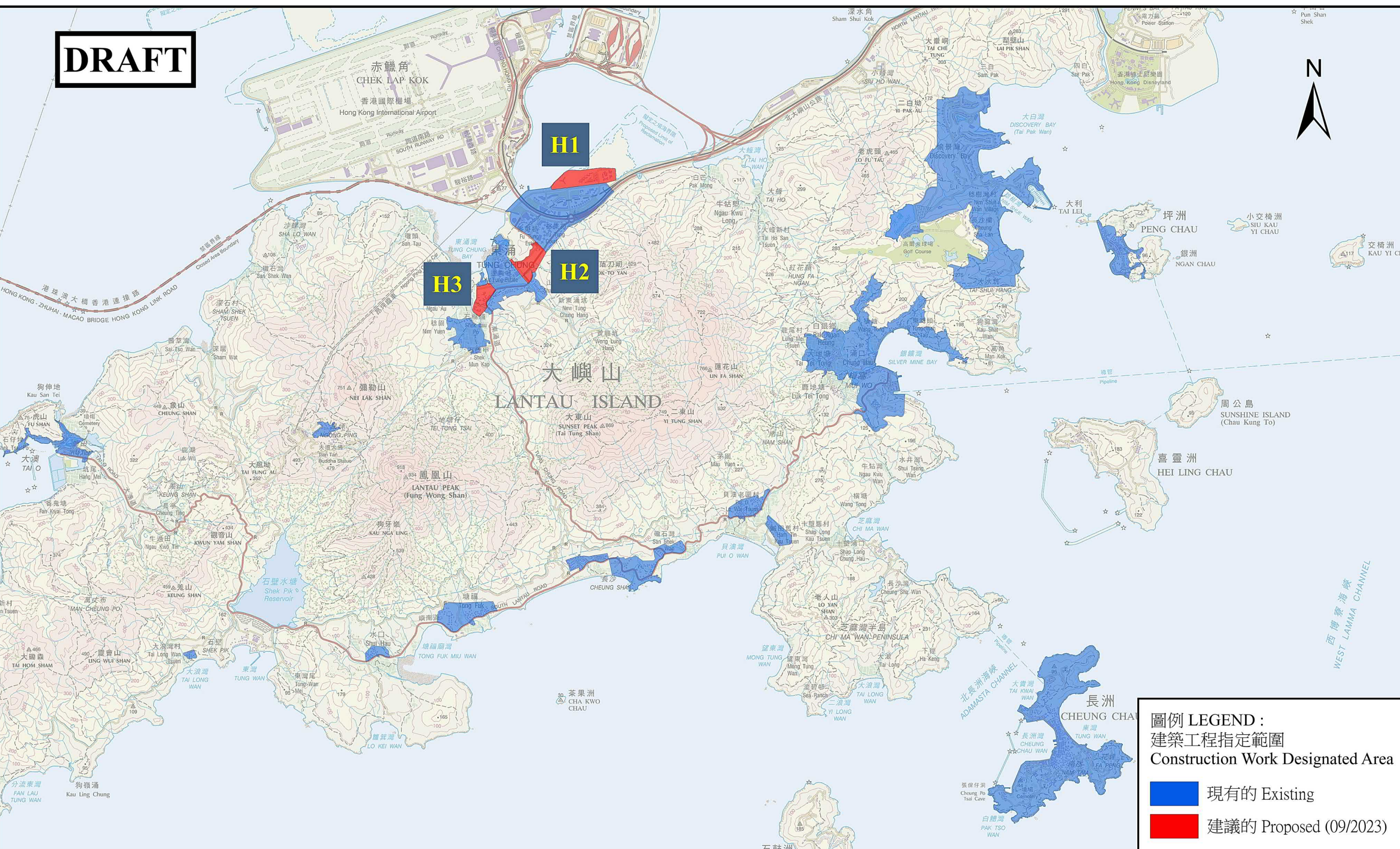
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修訂根據《噪音管制條例》制定的指定範圍  
 大嶼山、坪洲及長洲  
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0 700 1,400 2,800 4,200 5,600 7,000 8,400 9,800 Meters

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建議「指定範圍」的主要覆蓋範圍名單  
List of the major areas covered in the proposed “Designated Areas”

註：此名單只包括建議「指定範圍」的主要覆蓋範圍，而非巨細無遺，並應與附件 B 的相關位置圖一併閱讀。

Remarks: The list only includes the major areas covered in the proposed “Designated Areas” and is not exhaustive. It should be read in conjunction with the location maps in Annex B.



Region 地區	Area Covered <sup>1</sup> 包括範圍 <sup>1</sup>	Remarks <sup>2</sup> 備註 <sup>2</sup>				Location Map No. 位置圖編號
<b>Hong Kong Island and Lamma Island (香港島及南丫島)</b>						
Shouson Hill (壽臣山)	Residential area at Junction of Shouson Hill Road West and Wong Chuk Hang Path (壽臣山道西與黃竹坑徑交界一帶住宅區) Communities near Nam Fung Road (南風道附近社區)		b		d	A1
Wong Chuk Hang (黃竹坑)	Communities near Wong Chuk Hang Road (黃竹坑道附近社區)				d	A2
Western (西區)	Communities near Connaught Road West (干諾道西附近社區)				d	A3
Eastern (東區) Causeway Bay (銅鑼灣)	Victoria Harbour (海璇) Communities near Island Eastern Corridor (東區走廊附近社區) Communities near Kellett Island (奇力島附近社區)		b		d	A4
<b>Kowloon West, Kwai Chung, Tsuen Wan and Tsing Yi (九龍西、葵涌、荃灣及青衣)</b>						
Beacon Hill (筆架山)	Mont Rouge (緞山) Residential areas and communities near Beacon Hill along Lung Cheung Road (筆架山沿龍翔道一帶住宅區及附近社區)	a	b		d	B1
Lai Chi Kok (荔枝角)	Hoi Ying Estate (海盈邨) Hoi Lok Court (凱樂苑) CDA at Lai Ying Street including Grand Victoria (荔盈街一帶綜合發展區包括維港滙) Communities near Cheung Sha Wan Road and Kwai Chung Road (長沙灣道及葵涌道附近社區)	a	b		d	B2
Kwai Chung (葵涌)	Primrose Hill (繙庭山) The Rise (昇柏山) Communities near Kwai Chung Road (葵涌道附近社區)	a			d	B3
Tsuen Wan (荃灣)	Sheung Chui Court (尚翠苑) City Point (環宇海灣) CDA along Wang Wo Tsai Street (橫窩仔街一帶綜合發展區)	a	b			B4
Tsuen Wan (荃灣)	Communities near Castle Peak Road - Tsuen Wan and Ting Kau (青山公路荃灣段及汀九段附近社區)				d	B5
Tsing Yi (青衣)	The Grand Marine (明翹匯) The Met.Azure (薈藍)		b			B6
<b>Kowloon East and Tseung Kwan O (九龍東及將軍澳)</b>						
Kai Tak (啟德) Kwun Tong (觀塘)	King Tai Court (景泰苑) Kai Ching Estate (啟晴邨) Tak Long Estate (德朗邨) De Novo (煥然壹居) Kai Long Court(啟朗苑) One Kai Tak I (啟德I號(I)) One Kai Tak II (啟德I號(II)) Oasis Kai Tak Victoria Skye (天寰) K. City (嘉匯) Vibe Centro (龍譽) Upper River Bank (尚·瑋滙) K. Summit (嘉峰匯) MONACO Development Phase 1 & 2 One Victoria (維港1號) The Henley Residential Development at Kai Tak Development (啟德發展計劃一帶住宅發展) Communities at Kai Tak and Kwun Tong (啟德及觀塘社區)	a	b		d	C1
Kwun Tong (觀塘)	Choi Hing Court (彩興苑) Choi Fook Estate (彩福邨) Communities near Jordan Valley (佐敦谷附近社區)	a			d	C2
Kwun Tong / Sai Kung (觀塘 / 西貢)	On Tat Estate (安達邨) On Tai Estate (安泰邨) Mount Anderson (安峰) Residential Development along Anderson Road (安達臣道一帶住宅發展) Communities along Anderson Road (安達臣道一帶社區)	a	b		d	C3
Lam Tin (藍田)	Residential areas at Cha Kwo Ling including Koko Hills (茶果嶺一帶住宅區包括Koko Hills)		b			C4

Region 地區	Area Covered <sup>1</sup> 包括範圍 <sup>1</sup>	Remarks <sup>2</sup> 備註 <sup>2</sup>				Location Map No. 位置圖編號
Yau Tong (油塘)	Yau Lai Estate (油麗邨) Peninsula East Maya (曦臺) The Spectacle (嘉賢居) Montego Bay (蔚藍東岸) CDA and Residential areas near Tung Yuen Street and Shung Yiu Street (東源街及崇耀街一帶綜合發展區及住宅區) Communities at Yau Tong (油塘附近社區)	a	b	d	C5	
Tseung Kwan O (將軍澳)	The Beaumont (峻瀜) The Beaumont II (峻瀜II) Residential area near Shek Kok Road (石角路一帶住宅區) Communities near Wan Po Road (環保大道附近社區)	a	b	d	C6	
<b>Yuen Long, Tin Shui Wai, Mai Po, Shek Kong and Kwu Tung (元朗、天水圍、米埔、石崗及古洞)</b>						
Kwu Tung (古洞)	The Green (歌賦嶺) Miami Crescent (邁爾豪園) Residential area near The Green at Fan Kam Road (粉錦公路近歌賦嶺的住宅區)	a	c		D1	
Kam Tin (錦田)	Park Yoho (峻巒) Sha Po Tsuen (沙埔村) Villa Seren (沁苑) Riva (爾巒) Crescent Green (山水盈) Long Shin Estate (朗善邨)	a	c		D2	
Yuen Long (元朗)	Twin Regency (映御) Wang Fu Court (宏富苑) Communities near Po Yip Street and Long Tin Road (寶業街及朗天路附近社區)	a		d	D3	
<b>Tai Po, Fanling, Sheung Shui and Sha Tau Kok (大埔、粉嶺、上水及沙頭角)</b>						
Pak Shek Kok, Tai Po (大埔白石角)	Providence Bay (天賦海灣) Providence Peak (溢珮·天賦海灣) The Graces Providence Bay (海鑽·天賦海灣) Mayfair By The Sea I (逸瓏灣I) Mayfair By The Sea II (逸瓏灣II) The Horizon (海日灣) St Martin (雲滙) On Tolo (朗濤) Solaria (嘉熙) Centra Horizon (海日灣II), Mayfair by the Sea 8 (逸瓏灣8) Residential area near Pak Shek Kok (白石角一帶住宅) Communities near Yuen Shin Road (完善路附近社區)	a	b	d	E1	
Ma Wo, Tai Po (大埔馬窩)	Residential area near Ma Wo Road (馬窩路一帶住宅)		b		E2	
Tai Po (大埔)	Fu Tip Estate (富蝶邨) Communities near Chung Nga Road (頌雅路附近社區)		b	d	E3	
Tai Po (大埔)	Residential area at Lo Fai Road (露輝路一帶住宅) Communities near Ting Kok Road (汀角路附近社區)		b	d	E4	
<b>Tuen Mun, Sham Tseng and Ma Wan (屯門、深井及馬灣)</b>						
Siu Lam (小欖)	OMA by the Sea Siu Lam San Tsuen (小欖新村) Communities near Castle Peak Road - Tai Lam (青山公路大欖段附近社區)		b	c	d	F1
So Kwun Wat (掃管笏)	The Bloomsway (滿名山) Harrow International School Hong Kong (哈羅香港國際學校) Communities near Castle Peak Road - Castle Peak Bay (青山公路青山灣段附近社區)	a		d	F2	
Tuen Mun (屯門)	Communities near Tuen Mun River Channel (屯門河道附近社區)			d	F3	
Sham Tseng (深井)	Communities near Castle Peak Road - Tsing Lung Tau and Sham Tseng (青山公路青龍頭段及深井段附近社區)			d	F4	
Ma Wan (馬灣)	Ma Wan Main Street Village (馬灣大街村) Ma Wan Fishermen's Village (馬灣漁民新村) Communities at Ma Wan (馬灣社區)		c	d	F5	

Region 地區	Area Covered <sup>1</sup> 包括範圍 <sup>1</sup>	Remarks <sup>2</sup> 備註 <sup>2</sup>				Location Map No. 位置圖編號
<b>Sha Tin, Ma On Shan and Sai Kung (沙田、馬鞍山及西貢)</b>						
Sha Tin (沙田)	De Yucca (雍雅山) Ei Futuro (名日·九肚山) Residential area near Ma On Shan Road (馬鞍山路一帶住宅區) Communities near Shing Mun River Channel (城門河道附近社區)	a	b		d	G1
Fo Tan (火炭)	Chung Yueng Estate (駿洋邨) Choi Wo Court (彩禾苑) Yuk Wo Court (旭禾苑)	a				G2
Shek Mun (石門)	Shek Mun Estate (碩門邨) Residential area and communities near Shek Mun Station (石門站附近住宅區及社區)	a	b		d	G3
Sha Tin Wai (沙田圍)	Shui Chuen O Estate (水泉澳邨) St Michel (瓏珀山) Communities near Shui Chuen O (水泉澳附近社區)	a	b		d	G4
Wu Kai Sha (烏溪沙)	Altissimo (泓碧) St. Barths (雲海) Seanorama (星漣海) Double Cove (迎海) The Entrance (峻源) Silversands	a	b			G5
<b>Lantau Island, Peng Chau and Cheung Chau (大嶼山、坪洲及長洲)</b>						
Tung Chung (東涌)	The Visionary (昇薈) Century Link (東環) Ying Tung Estate (迎東邨) Yu Nga Court (裕雅苑)	a	b			H1
Tung Chung (東涌)	Yu Tai Court (裕泰苑) Communities near Chui Kwan Drive (翠群徑附近社區)	a			d	H2
Tung Chung (東涌)	Mun Tung Estate (滿東邨) Communities near Mun Tung Estate (滿東邨附近社區)	a			d	H3

<sup>1</sup> Please refer to the corresponding map in Annex B for demarcations of the proposed Designated Areas.

有關建議指定範圍之分界，請參考附件B內相關的位置圖。

<sup>2</sup> a - Newly developed populated built-up areas

人口聚居的新發展已建區

b - Areas where development has been actively taking place and population intake is expected to commence within the coming few years

正積極發展及預期在未來數年陸續有人遷入的地區

c - Other populated built-up areas in the territory not yet covered in the existing Designated Areas

其他有人口聚居而仍未列作「指定範圍」的已建區

d - Other areas adjoining the existing and proposed "Designated Areas" which form parts of the communities

其他毗鄰現有及建議「指定範圍」及為社區一部分的地區