

- One school village of four schools is located to Areas 4P/4Q requiring the larger of the two swimming pools to be relocated to the stadium site; and
- Area 4A is given over to residential use but restricted to retain vistas of the stadium from the Metropolitan Park.

14.1.6 The swimming pool complex is the alternative option arising from the new stadium layout, i.e. one of the larger swimming pool will be moved to the stadium area. It is immediate north of the warm-up track and stadium facilities.

14.2 Findings of this EIA Report and Environmental Implications of the Land Use Option

14.2.1 This EIA Report has concluded the following regarding the stadium and ancillary facilities:

1. Based on noise monitoring at the Fukuoka Dome, which has a retractable roof, in Japan during a rock concert, noise levels at nearby noise sensitive receivers were found to be similar to the background level. A stadium with a retractable roof therefore would not cause unacceptable noise impact to nearby sensitive uses if similar roof type is adopted.
2. The stadium would be considerably higher than the schools in the nearby school villages. There would be no direct line of sight from the school to the activities within the stadium when the retractable roof is open. No noise impact to the schools in nearby school villages was expected.
3. The current planning intention of the warm-up track does not cater for any noise generating activities like concerts. Major noise sources would be the crowd noise and noise from the amplified PA system. Night-time operation after 11:00 p.m. should be restricted. Precautionary measures such as proper distribution of sound systems and loud speaker use directives were suggested to prevent possible noise impacts.
4. The swimming pool complex would have noise impacts similar to the warm-up track. The nearest NSR would be at the residential area at site 2D and 4A which is approximately 140m and 200m away from the site boundary of swimming pool complex respectively. The number of seats provided would be less than 10,000 and would not be a designated project under the EIAO. Depending on the scale of the spectator area, noise from swimming pool complex may include both from the crowd and the amplified announcements using loud speakers. The loud speaker announcement may tend to have higher noise impacts because it occurs more frequently than loud crowd noise and is considered more annoying than the non-intelligible character of crowd noise. Night-time operation after 11:00 p.m. should be restricted. While noise emanating from pumping facilities of the swimming pool would be enclosed and thus potential adverse noise impacts are not expected. Precautionary measures such as proper sound distributed system and proper loud speaker directivity are suggested to prevent the possible noise impacts.

14.2.2 The land use option involves the increase in land take for the stadium site. This results in slight reduction in residential population and employment in the SEKD, as well as less traffic flows during peak hour. This should lead to lower environmental impacts for SEKD compared to the predictions in this EIA Report. For completeness, traffic air quality, traffic noise, and landscape and visual impact assessments were re-examined for the affected development areas in SEKD under this land use option and are given in Sections 14.3 to 14.5 below.