reduction in demand for external road connections would reduce the impact to existing NSRs near the connections considerably.

3.4.6 *Underground Road Design*

3.4.6.1 In line with the theme of environmentally friendly transport mode of the district, the profile of the roads has been investigated with a view to placing the roads below ground where practicable to minimise the land-use constraints, reduce severance and minimise the environmental impacts. The roads that would be underground include the following:

- Central Kowloon Route;
- Trunk Road T2;
- District Distributor Road D4 (across the Metropolitan Park and Kai Tak Runway section); and
- District Distributor Road D5 (joining NAKTA and Kai Tak Runway section).

3.4.7 *Planning Design*

3.4.7.1 One of the main constraints for SEKD is that most of the landuses are residential in nature. Noise tolerant landuses such as industrial area and commercial area are relatively few proportionally. The chance of using these landuses as buffer or for noise screening is rather limited. Potential noise generating activities/facilities are sited as far away as possible from NSRs.

3.5 Description of the Environment and Baseline Conditions

3.5.1.1 The SEKD site was the former Kai Tak Airport for which aircraft noise from airport operation dominated the area. The SEKD site is shared by a number of temporary uses including government uses and private tenants. Traffic noise from existing roads like Prince Edward Road East and Kwun Tong Bypass dominates the baseline noise environment particularly along the boundaries of SEKD site. This would be a potential constraint for future noise sensitive developments. Existing NSRs are relieved from aircraft noise after the closure of Kai Tak Airport.

3.5.1.2 An Outline Master Development Plan was developed for SEKD and served as a basis for noise assessments. This development layout plan outlined different planning areas allocated for specific land use. Noise Sensitive Receivers (NSRs) in the plan within SEKD study area were identified. They are shown in **Table 3.9** below:

Table 3.9 Potential Noise Sensitive Receivers in SEKD

Site	Type	Plot Ratio	No. of Flats	Description
1A	Residential R1(RS)	7.5	~4874	Public housing, PRH/HOS/PSPS, height restriction of 120-165m, around 36-40 storeys
1B	Residential R1(RS)	7.5	~7710	Public housing, PRH/HOS/PSPS, height restriction of 120-165m, around 37-50 storeys
1C	ResidentialR1(HOS)	7.5	~5138	Public housing, PRH/HOS/PSPS, height restriction of 120-165m, around 34-50 storeys
1D	ResidentialR1(HOS)	7.5	~4656	Public housing, PRH/HOS/PSPS, height restriction of 140-165m, around 40-41 storeys
1E	Residential R1	7.5	~3320	Private housing height restriction of 130-140m, around 35-48 storeys
1K	Residential OU (R1)	5.0	~1612	Private Housing height restriction of 120m, around 30-36 storeys
2A	Residential OU (R1)	5.0	~6459	Private Housing with schools, above railway depot, height restriction of 120-165m, around 27-41 storeys
2B	Residential R1	5.0	~1201	Private housing with schools, height restriction of 110m, around 30-35 storeys
2C	Residential R1	5.0	~1839	Private housing, height restriction of 110-135m, around 30-35 storeys
2D	Residential R1	5.0	~2154	Private housing, height restriction of 110-130m, around 30-33 storeys
2E	Residential R1	5.0	~1085	Private housing, height restriction of 140m, around 32 storeys
2F	Residential R1	5.0	~1292	Private housing, height restriction of 140m, around 29-31 storeys
1F	Clinic*	N/A	N/A	Government clinic

Site	Type	Plot Ratio	No. of Flats	Description
1A, 1C, 1E, 2A, 2B	Educational (School)	N/A	N/A	Primary/Secondary Schools
1L	Educational (School)	N/A	N/A	School Village north to the Stadium
1P	Educational (School)	N/A	N/A	School Village south to the Stadium
3A	Residential R2	4.0	~574	Private housing, height restriction of 110m, around 22-28 storeys
3B	Residential R2	4.0	~1172	Private housing, height restriction of 85-110m, around 20-28 storeys
3C	Residential R2	3.0	~462	Private housing, height restriction of 85-110m, around 18-22 storeys
3D	Residential R2	3.0	~539	Private housing, height restriction of 55-95m, around 22-30 storeys
3E	Residential R2	3.0	~447	Private housing, height restriction of 55-85m, around 10-20 storeys
3F	Residential R2	3.0	~503	Private housing, height restriction of 45-85m, around 7-15 storeys
3G	Residential R2	3.0	~378	Private housing, height restriction of 45-85m, around 6-20 storeys
3H	Residential R2	3.0	~395	Private housing, height restriction of 55-85m, around 12-22 storeys
3J	Residential R2	3.0	~515	Private housing, height restriction of 55-85m, around 11-20 storeys
3K	Residential R1	5.0	~1163	Private housing, height restriction of 110m, around 27 storeys
3M	Residential R1	5.0	~736	Private housing, height restriction of 110m, around 29-32 storeys
3N	Residential R1	5.0	~1129	Private housing, height restriction of 110-125m, around 26-32 storeys
3P	Residential R1	5.0	~715	Private housing, height restriction of 110m, around 21-24 storeys
3Q	Residential R1	5.0	~1226	Private housing, height restriction of 140m, around 38 storeys
3R	Residential R1	7.5	~1219	Private housing, height restriction of 110-140m, around 38 storeys
3S	Residential R1	7.5	~802	Private housing, height restriction of 140m, around 34-35 storeys
3T	Residential CDA	4.0	~1267	Private housing, height restriction of 160m, around 32-40 storeys
3V	Residential R1	7.5	~1708	Private housing, height restriction of 160m, around 42-43 storeys
3M, 3Q, 3X	Educational (School)	N/A	N/A	Primary/Secondary Schools
3N	Clinic*	N/A	N/A	Government clinic
4A	Residential R2	3.0	~1011	Private housing, height restriction of 95-110m, around 23-37 storeys
4B	Residential R1 (HOS)	5.0	~2109	Public housing, height restriction of 95-135m, around 30-45 storeys
4C	Residential R1 (HOS)	5.0	~1921	Public housing, height restriction of 95-120m, around 25-32 storeys
4D	Residential R2	3.0	~618	Private housing, height restriction of 95m, around 17-24 storeys
4E	Residential R1 (RS)	6.5	~2997	Public housing, height restriction of 140m, around 45 storeys
4F	Residential R1 (HOS)	5.0	~1189	Public housing, height restriction of 120m, around 25-34 storeys
4G	Residential R2	3.0	~750	Private housing, height restriction of 60-95m, around 15-24 storeys
4H	Residential R2	3.0	~632	Private housing, height restriction of 45-95m, around 11-23 storeys
4J	Residential R2	3.0	~641	Private housing, height restriction of 60-95m, around 11-23 storeys
4K	Residential R1 (HOS)	5.0	~1276	Public housing, height restriction of 85-120m, around 21-40 storeys
4L	Residential R1(RS)	6.5	~1913	Public housing, height restriction of 140m, around 38-39 storeys
4M	Residential R1 (HOS)	6.5	~2245	Public housing, height restriction of 140m, around 45 storeys
4R	Residential R1 (HOS)	6.5	~1315	Public housing, height restriction of 140m, around 44 storeys
4S	Residential R1	5.0	~1009	Public housing, height restriction of 85-140m, around 20-38 storeys
4E, 4L, 4N	Educational (School)	N/A	N/A	Primary/Secondary Schools
5A	Residential R2	3.0	~924	Private housing, height restriction of 45-95m, around 11-32 storeys
5C	Residential R2	3.0	~1404	Private housing, height restriction of 45-95m, around 15-24 storeys
5E	Residential R1	5.0	~1022	Private housing, height restriction of 110m, around 18-27 storeys
5G	Residential R1	5.0	~2626	Private housing, height restriction of 80-110m, around 17-33 storeys
5H	Residential R1	5.0	~1124	Private housing, height restriction of 115m, around 28-43 storeys
5J	Residential R1 (HOS)	5.0	~3071	Public housing, height restriction of 80-110m, around 20-36 storeys
5K	Residential CDA	5.5	~2411	Private housing, height restriction of 115m, around 28-35 storeys
5J, 5L	Educational (School)	N/A	N/A	Primary/Secondary Schools
5L	Hospital*	N/A	N/A	Government Hospital

* Clinic/Hospital, similar to existing ones, would not rely on openable window for ventilation since air conditioning would be provided all the time. Therefore, it was excluded for noise assessment.
#The aboves were the planning data used for the purpose of this EIA Study.

3.5.1.3 Existing Noise Sensitive Receivers surrounding SEKD which are likely affected by SEKD development are identified in **Table 3.10**. The development details including flat numbers, population, intake programme are given in **Appendix 3B, Table A3.2.11**.

Table 3.10 Existing/Outside NSRs Potentially Affected by SEKD

Site	Type	Concerned Noise Source in SEKD	
		Fixed Source	Road Traffic
Richland Gardens	Residential area with approx. 25 storeys buildings	N/A	T1
Choi Hung Estate	Residential area with approx. 15 storeys	N/A	T1
Rhythm Garden	Residential area with approx. 30 storeys buildings	N/A	T1, D1, D3
Kowloon City Area	Residential area with approx. 10 storeys buildings and schools	Railway depot and SPS at 2A	D3
Wyler Garden	Residential area with approx. 15 storeys buildings	ESS and Ventilation Shaft at 3X	D1
Laguna Verde	Residential area with approx. 15-25 storeys buildings	N/A	L9
Two existing schools near	Educational	N/A	D1

Site	Type	Concerned Noise Source in SEKD	
		Fixed Source	Road Traffic
Hoi Sham Park, Holy Carpenter Primary School Oblate Fathers Primary School			
Ma Tau Kok Area	Residential area with approx. 10 storeys buildings	SPS at 2G ESS & ventilation shaft at 3X	D1, L5
Laguna City	Residential area with approx. 25 storeys buildings	KTPTW and G/IC at 6C, RTS & PFBF at 6B	T2
Cha Kwo Ling Village , Cha Kwo Ling Housing Site (Planned)	Residential	KTPTW and G/IC at 6C	T2
Hollywood Plaza	High-rise residual area	N/A	T1 extension
Ha Yuen Leng (also a planned site 22936/EN/276 site no. 13)	Residential 1-3 storeys squatter houses	N/A	T1 extension
San Po Kong Area	Residential area with approx. 15 storeys buildings and schools	N/A	T1 Extension

3.5.1.4 The planned NSRs within 300m from the SEKD project was also checked with Planning Department. A list of potential planned NSRs is given in **Appendix 3B Table A3.2.12**. Potential planned NSRs are graphically shown in **Drawing Nos. 22936/EN/276A to D**. For all potential planned NSRs, the following NSRs in **Table 3.11** were found likely affected by SEKD and were assessed in details.

Table 3.11 Potential Planned NSRs affected by SEKD

Outline Zoning Plan No.	Location	Drawing Reference for 22936/EN/276	Expected Year of Completion
S/K9/12	J/O Tai Wan Road and Dyer Avenue, Hung Hom. KIL , 11056 (New Phase of Laguna Verde)	Site No. 1	Dec 2001
S/K10/12	R(E) Zones along Yuk Yat Street and Chi Kiang Street	Site No. 11	N.A.
S/K10/12	R(E) Zones along Sheung Heung Road and To Kwa Wan Road	Site No. 10	N.A.
S/K10/12	Gas Works, To Kwa Wan Road	Site No. 9	N.A.
S/K10/12	CAD(3), Sung Wong Toi Road	Site No. 6	N.A.
S/K10/12	CAD(2), Sung Wong Toi Road	Site No. 5	2004
S/K10/12	CAD(1), Sung Wong Toi Road	Site No. 4	N.A.
S/K10/12	KIL 4013, Sung Wong Toi Road	Site No. 3	2003
S/K8/11	Two areas located in South-west of Shek Ku Lung Road Playground at junction of Lok Sin Road and Sa Po Road	Site No. 12	Land Disposal Program scheduled in 2002/3
S/K11/12A	Proposed Residential Development at King Fuk Street	Site No. 14	After 2005

3.6 Potential Construction Phase Impact

3.6.0.1 The construction works would involve a number of noisy activities including the use of heavy plant for excavation, filling, concreting and piling operations as well as on-site haul road traffic and potential increase in off-site traffic along site access routes. Due to the large site area, the construction works would be divided into a number of phases lasting over a period of 10 years.