

Information Paper for LegCo Panel on Housing

Noise Mitigation Measures for Housing Site Nos. 6 and 10 at West Kowloon Reclamation

BACKGROUND

A study on "Review of Land Use in the Northern Part of West Kowloon Reclamation (WKR)" was carried out in December 1997. The study recommended that Site Nos. 6 and 10 in the northern part of WKR, which were originally planned for industrial use, were suitable for residential development. The study also confirmed the need for noise barriers along the section of the Airport Railway (AR) tracks of Mass Transit Railway Corporation Limited (MTRCL) fronting these housing sites in order to protect the sites from excessive noise of the AR.

2. In January 1998, the Administration proposed to re-zone the two sites from industrial to residential use. The Director of Housing plans to develop the two housing sites to provide 8 300 public housing flats to accommodate about 28 000 persons. The population intake for Site Nos. 10 and 6 is scheduled for 2003 and 2007 respectively.

PROPOSAL

3. The Director of Territory Development, with the support of the Secretary of Housing, proposes to upgrade **652TH** to Category A at an estimated cost of \$207.9 million in September 2000 prices for the construction of track-side noise barriers within the AR boundary adjacent to Housing Site Nos. 6 and 10. The construction works will be entrusted to the MTRCL.

4. The proposed works comprise the construction of 1.2 km long semi-enclosed noise barriers of about 11m high and 900 m long cantilever noise barriers of 3 m high alongside a section of AR tracks adjacent to Housing Site Nos. 6 and 10 at WKR. A location plan for the proposed noise barriers is at Annex A.

JUSTIFICATION

5. In November 1998, the Town Planning Board approved the rezoning of Site Nos. 6 and 10 from industrial to residential use. In October 1999, The Board approved the Master Layout Plan for Site No. 10 on the condition that no population intake should be allowed prior to the completion of a noise barrier along the AR.

6 The proposed noise barriers fall within the boundary of the AR. MTRCL has programmed to lay dedicated tracks for the Tung Chung Line (TCL) of the AR in March 2001 for completion in December 2003, so that the operation of the TCL will tie in with the commissioning of the Nam Cheong Station of the West Rail.

7. The proposed noise barriers need to be constructed concurrently with the MTRCL's track laying works. If this window is missed, it would be practically impossible to construct the noise barriers after the dedicated tracks of TCL are in operation. We will therefore plan to entrust the construction of the noise barriers to MTRCL. The detailed design and the tender documents for the noise barriers have already been completed.

IMPLEMENTATION

8. Subject to funding approval, we schedule to start work in March 2001 for completion in early 2003 to meet population intake for Site No. 10.

ENVIRONMENTAL IMPLICATIONS

9. A noise assessment study completed in 1999 for Housing Site Nos. 6 and 10 at WKR concluded that the proposed noise barriers would be able to protect the housing sites from noise generated by the AR to comply with the Noise Control Ordinance. The project will not cause any long term environmental impact. The short term environmental impacts due to construction activities would be minimal, as existing sensitive receivers are far away and population intake of Site Nos. 6 and 10 would not take place

before completion of the noise barriers. Notwithstanding this, we will implement suitable environmental mitigation measures during the construction stage to avoid any adverse impact to the environment in the vicinity.

FINANCIAL IMPLICATIONS

10. The cost estimate of the project is about \$207.9 million in September 2000 prices. The annual recurrent cost for routine maintenance is estimated to be \$1.1 million.

PUBLIC CONSULTATION

11. We consulted the Sham Shui Po District Council on 5 October 2000. Members supported the proposed works.

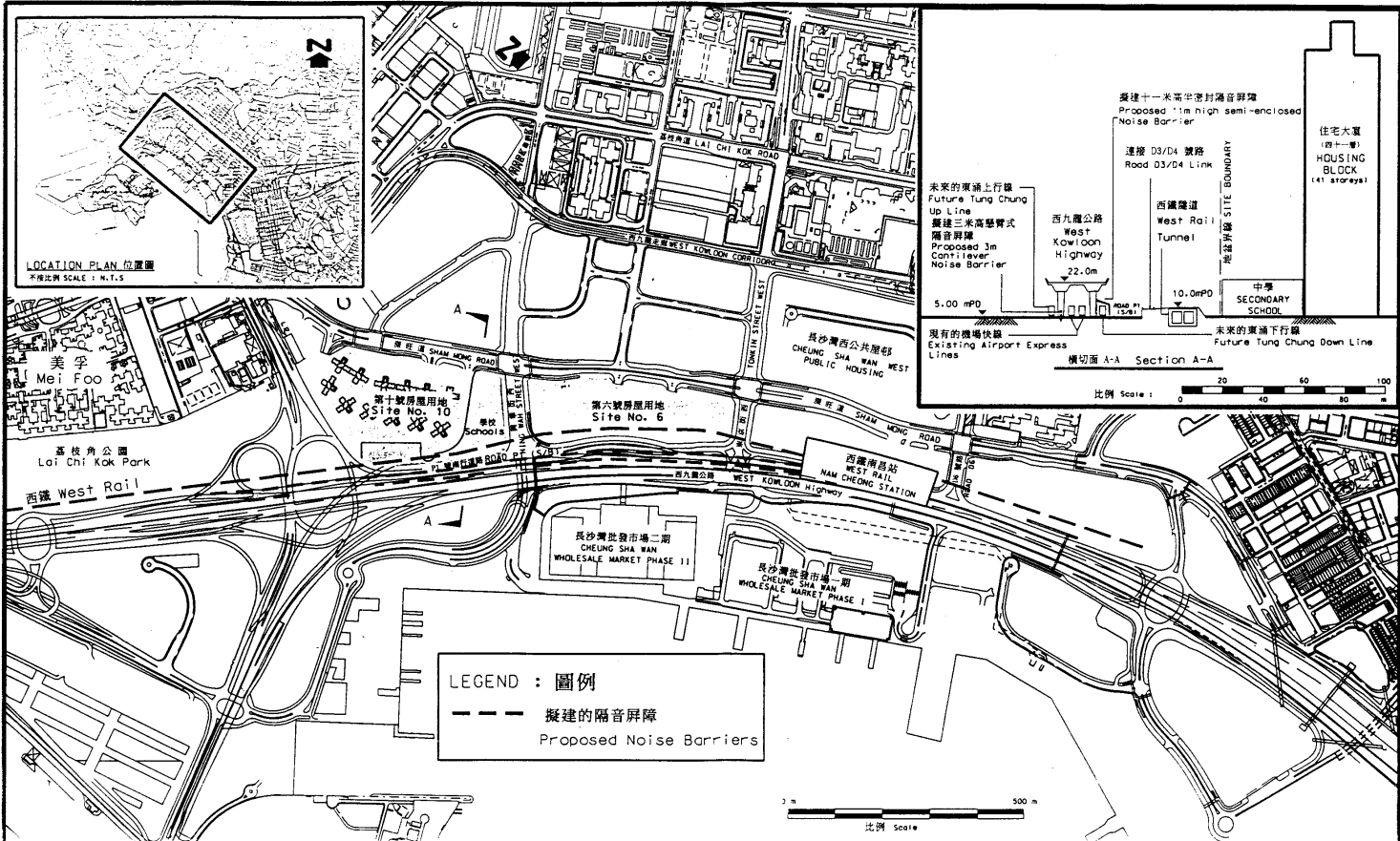
LAND ACQUISITION

12. The proposed works do not require any land acquisition.

ATTACHMENT

Annex A Location Plan for proposed noise barriers for Site Nos. 6 and 10 at West Kowloon Reclamation

Housing Bureau
November 2000



<p>西九龍填海區第6及第10號房屋用地之建議的隔音屏障位置圖</p> <p>Location Plan for proposed noise barriers for Housing Sites No.6 & 10 at West Kowloon Reclamation</p>		<p>4/8/2000 D.P. NG</p>	<p>簽署 initial signed</p>	<p>日期 date 23.10.2000</p>	<p>圖則編號 drawing no. 6527-</p>	<p>九龍拓展處 KOWLOON DEVELOPMENT OFFICE</p>
<p>核對 checked P.S. SUI</p>	<p>簽署 initial signed</p>	<p>日期 date 25.10.2000</p>	<p>比例 Scale As Shown</p>	<p>新界專員 TERRITORY DEVELOPMENT DEPARTMENT</p>		
<p>核准 approved Mrs Christina Kwong</p>	<p>簽署 initial signed</p>	<p>日期 date 27.10.2000</p>	<p>圖則編號 drawing no. KZ116</p>	<p>新界專員 TERRITORY DEVELOPMENT DEPARTMENT</p>		