

### **3. MAJOR ELEMENTS OF THE SURROUNDING ENVIRONMENT**

#### **3.1 General**

- 3.1.1.1 The Subject Site is situated at a prominent location at Tsim Sha Tsui, and is abutted by commercial buildings, hotels, retails and cultural developments. The Site is facing the Hong Kong Cultural Centre across the Salisbury Road and is some 120 m away from the seafront. No natural environment will be affected by the Project.
- 3.1.1.2 In accordance with the latest Outline Zoning Plan (Tsim Sha Tsui Outline Zoning Plan S/K1/16), the Subject Site is zoned as comprehensive development area (CDA). Most areas to the immediate east, west and north are zoned for commercial uses (C) whereas the waterfront area to the south of the Subject Site is zoned as other specified uses (OU) comprising ferry concourse, public pier and cultural complex including the Space Museum, the Hong Kong Cultural Centre and its associated auditoria, Museum of Arts and the arts library, open space and car park, etc.
- 3.1.1.3 It is noted at time of preparing of this Project Profile that there is a tentative proposal by KCRC to build an access shaft beneath the Subject Site for removal of excavated materials from the KSL tunnel to the surface at Kowloon Park Drive. The access shaft, if provided, should be subject to KCRC obtaining Government's consent. In the environmental assessment in Chapter 4, the impacts addressed have taken into account the effect of this access shaft. However, it would only present a more conservative scenario and the impacts would be less if this access shaft proposal were eventually abolished.

#### **3.2 Noise Sensitive Receivers (NSRs)**

- 3.2.1.1 According to Annex 13 of the Technical Memorandum on EIA Process (TM-EIA), potential noise sensitive receivers (NSRs) include residential uses, institutional uses (e.g. performing arts centres and auditoria) and other uses such as hostels and country parks. Section 2 of Noise Control Ordinance (Cap. 400) also interprets that domestic premises means any premises used wholly or mainly for residential purposes and constituting a separate household unit; and any part of a hotel or boarding-house that is let by the keeper of the hotel or boarding-house to a guest. On the other hand, noise tolerant uses include multi-storey car parks & markets, office with acoustic insulation, go downs, community uses (e.g. sports, complexes, community centres), or commercial centres/ premises, etc.
- 3.2.1.2 A site survey was conducted in June 2003 to identify potentially affected noise sensitive uses in the neighbourhood of the Subject Site. According to the definition in Annex 13 of TM-EIA, potential noise sensitive receivers include: -
- Hong Kong Cultural Centre (institutional) to the south;
  - Hong Kong Space Museum (institutional) to the southeast;
  - YMCA of Hong Kong (hostels) to the east;
  - Units on higher floors of Hankow Centre (residential);
  - Units of Bo Yip Building (residential) along Ashley Road to the northeast; and
  - Marco Polo Hong Kong Hotel (hostel) to the west.
- 3.2.1.3 The nearest NSRs relying on opened window for ventilation are those units in Hankow Centre with the shortest horizontal distance of about 50m measured from the nearest boundary of the Subject Site. Other uses surrounding the Subject Site are regarded as noise tolerant.

#### **3.3 Air Sensitive Receivers (ASRs)**

- 3.3.1.1 According to the Technical Memorandum on EIA Process (TM-EIA), all domestic premises, hotels, hostels, offices, shops, shopping centres, libraries, performing arts centres etc. should be considered as ASRs.