Secretary, Town Planning Board 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong Our ref: T&ESD/E&IC/ES/EnvE/L1262

Date: - 2 OCT 2024

By Post and Fax

(Fax no.: 2877 0245 / 2522 8426)

Dear Sir/Madam,

Draft Urban Renewal Authority Sai Yee Street/ Flower Market Road Development Scheme Plan No. S/K3/URA5/1 – Notice of Representation Railway Noise Concern

The Corporation has, in general, no objections to the Draft Urban Renewal Authority Sai Yee Street/ Flower Market Road Development Scheme Plan (DSP) No. S/K3/URA5/1 as gazetted by the Town Planning Board on 23 August 2024. However, we noted from the concerned DSP that Site B involves the rezoning of a site to the west of Mong Kok Stadium from "Open Space" ("O"), "Government, Institution or Community" ("G/IC") and 'Road' to "Other Specified Uses (Mixed Use) 2" ("OU(MU)2"), which will be developed as a mixed-use development comprising high-rise residential uses. Given the proposed development's proximity to the East Rail Line (EAL), noise from railway operations could have a potential impact on any future occupants.

We understand that the applicant has already conducted an Environmental Assessment, including a Railway Noise Impact Assessment (RNIA), which will be reviewed by the Environmental Protection Department (EPD) to ensure full compliance with the statutory requirements. We noticed from the RNIA that the proposed residential development in Site A (Sub-area 1) and Site B (Sub-area 1) will not be subjected to any unacceptable railway noise impacts from the EAL. Nevertheless, we have reservations over the assumptions considered in the RNIA which could result in an underestimation of the overall rail noise impact on the proposed residential development.

We wish to caution that the proposed development can be sensitive to air-borne noise from EAL, especially the noise emitted from the nearby rail turnout infrastructures near Embankment Road which could result in adverse noise impact to the future occupants. We recommend that the development proponent conduct a detailed RNIA by adopting relevant correction factors for rail crossings to get a more accurate estimate of the railway noise impact. Regarding the correction factors for the rail crossings to be adopted in the noise assessment, reference may be made to the recent environmental impact assessment reports approved by the EPD.

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We respectfully urge Town Planning Board to give due consideration to our concern and impose relevant requirements through planning briefs, statutory plans and/or land administration documents. The development proponent should also ensure that the future residents of the development will not be exposed to noise impacts exceeding relevant noise limits by implementing any necessary noise mitigation measures, at its own cost and to the satisfaction of the Director of Environmental Protection.

Thank you for your attention. Should you have any queries, please feel free to contact our Lead Environmental Manager, Ms. Catherine Leung at

Yours faithfully,

Chan Hing Keung

Chief of Operations Engineering Service & Innovation

c.c Mr. TAM Cheuk Wai, Gary

Assistant Director of EPD (Environmental

Assessment)

Mr. LEE Chee Kwan

Principal Environmental Protection Officer

(Assessment & Noisc)

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REPRESENTATION IN RESPECT OF PLAN UNDER SECTION 6(1) OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章) 第6(1)條就圖則作出申述

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	檔案編號	
	Date Received	
	收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The
 completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government
 Offices, 333 Java Road, North Point, Hong Kong.
 - 申述必須於指定的圖則展示期限屆滿前向城市規劃委員會 (下稱「委員會」)提出,填妥的表格及支持有關申述的文件(倘有),必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- 2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.tpb.gov.hk/. 填寫此表格之前,請先細閱有關「根據城市規劃條例提交及處理申述及建一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾攝路 1 號沙田政府合署 14 樓) 索取,亦可從委員會的網頁下載(網址: http://www.tpb.gov.hk/)。
- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.

 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格,填寫的資料宜中英文兼備。倘若未能提供所需資料,則委員會可把有關申述視為不曾提出論。
- 4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance. 根據《城市規劃條例》(下稱「條例」),委員會會在合理地切實可行的情況下,盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱,直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士(下稱「申述人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

MTR Corporation Ltd

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交,須填上與香港身份證/護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交,須填上與香港身份證/護照所載的全名)

Please fill in "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

^{*} Delete as appropriate 請刪去不適用者

3. Details of the Representation (use separate sheet if necessary)#					
申述詳情(如有	需要,請另頁說明	月)#			
The plan to which the repres specify the name and numbe 與申述相關的圖則(讀註明	er of the plan)	Draft Urban Renewal Authority Sai Yee Street/ Flower Market Road Development Scheme Plan No. S/K3/URA5/1			
Natui	re of and reasons for	the representation 申述的性質及理由			
Subject matters 有關事項@	Are you supporting o opposing the subject ma 你支持還是反對有關事	tter?			
	□ support 支持 □ oppose 反對				
	□ support 支持 □ oppose 反對				
	□ support 支持 □ oppose 反對				
	,如有的話,請註明詳情n the attachment (O	ur ref: T&ESD/E&IC/ES/EnvE/L1262)			
If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.					

ror the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4,則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項,如申述與圖則的修訂有關,請註明在修訂項目附表內的修訂項目編號。

Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) <u>may be treated as not having been made</u> if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意,條例第 6(3A)條訂明,如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徽用/清理/取得任何土地的空置管有權而引起的補償或援助有關,則有關申述<u>可被視為不曾提出</u>。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見,可另行向地政總署署長或有關當局提出。