



Submission Number:  
TPB/R/S/K3/URA5/1-S001

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 [REDACTED]

Yours faithfully,

A handwritten signature in black ink, appearing to read 'H. Cheung'.

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 & Noise)

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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



<b>3. Details of the Representation (use separate sheet if necessary)*</b> <b>申述詳情(如有需要, 請另頁說明)*</b>		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Urban Renewal Authority Sai Yee Street/ Flower Market Road Development Scheme Plan No. S/K3/URA5/1	
<b>Nature of and reasons for the representation 申述的性質及理由</b>		
Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。  Please see comments in the attachment (Our 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.  
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 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) may be treated as not having been made 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/徵用/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, 則有關申述可被視為不曾提出。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。

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

at the appropriate box 請在適當的方格內加上  號