

Railways Ordinance (Chapter 519)

**Scheme annexed with General Layout Plans Nos.
SGMTS-EK-G01 to SGMTS-EK-G14 inclusive;
Land Resumption Plans
Nos. SGMTS-EK-L01 to SGMTS-EK-L09 inclusive;
Underground Strata Resumption Plans Nos.
SGMTS-EK-U01 to SGMTS-EK-U03 inclusive;
Creation of Rights of Temporary Occupation of Land Plans Nos.
SGMTS-EK-T01 to SGMTS-EK-T05 inclusive;
Creation of Easements and/or Other Permanent Rights Plans Nos.
SGMTS-EK-R01 to SGMTS-EK-R07 inclusive; and
Control of Building Plans and Commencement of Work Plans Nos.
SGMTS-EK-P01 to SGMTS-EK-P03 inclusive
describing the Smart and Green Mass Transit System in East Kowloon**

General Nature and Effects of the Railway

The Secretary for Transport and Logistics proposes to construct the Smart and Green Mass Transit System in East Kowloon ('SGMTS-EK') as described below and shown on General Layout Plans Nos. SGMTS-EK-G01 to SGMTS-EK-G14 inclusive; Land Resumption Plans Nos. SGMTS-EK-L01 to SGMTS-EK-L09 inclusive; Underground Strata Resumption Plans Nos. SGMTS-EK-U01 to SGMTS-EK-U03 inclusive; Creation of Rights of Temporary Occupation of Land Plans Nos. SGMTS-EK-T01 to SGMTS-EK-T05 inclusive; Creation of Easements and/or Other Permanent Rights Plans Nos. SGMTS-EK-R01 to SGMTS-EK-R07 inclusive; and Control of Building Plans and Commencement of Work Plans Nos. SGMTS-EK-P01 to SGMTS-EK-P03 inclusive (the 'Plans').

2. The proposed SGMTS-EK provides convenient and fast transport feeder services for over 300,000 residents in the Kwun Tong northern uphill areas to connect to the existing railway network and to facilitate the commuting of the public to and from different areas of Kowloon and Hong Kong Island. The proposed SGMTS-EK is approximately 7 kilometres long, including viaducts and a tunnel.

3. The proposed SGMTS-EK includes the following works:

- (a) construction of 9 elevated stations, including the proposed station near the existing Choi Hung MTR Station and 7 proposed stations serving for Choi Wan area, Shun Lee area, Shun On area, Sau Mau Ping area, Po Tat area, Ma Yau Tong area and Lam Tin North area, and the proposed station near the existing Yau Tong MTR Station;
- (b) construction of the station facilities, station entrances and the associated pedestrian linkages, such as construction of a pedestrian subway and footbridge connection between the proposed station near the existing Yau Tong MTR Station and the existing Yau Tong MTR Station for interchange, construction of a footbridge

connection between the proposed station near the existing Choi Hung MTR Station and the existing Choi Hung MTR Station and modification of the existing Choi Hung MTR Station Exit B for interchange;

- (c) construction of a depot at Ma Yau Tong;
- (d) construction of viaducts of a total length of approximately 6 kilometres connecting the proposed station near the existing Choi Hung MTR Station and the northern tunnel portal near Lam Tin Park and section between southern tunnel portal between Pik Wan Road and Lei Yue Mun Road and the proposed station near the existing Yau Tong MTR Station;
- (e) construction of a tunnel of approximately 1 kilometre long connecting the northern tunnel portal near Lam Tin Park and the southern tunnel portal between Pik Wan Road and Lei Yue Mun Road;
- (f) construction of an emergency access point, a ventilation building and the associated emergency vehicular access at the northern tunnel portal near Lam Tin Park;
- (g) construction of an emergency access point at the slope near the junction between Lei Yue Mun Road and Yau Tong Road;
- (h) construction of civil and structural works, and electrical and mechanical works;
- (i) installation of system-wide facilities, including signalling and control system, power supply/distribution system, communication facilities, fare collection system, platform gates, and charging facilities;
- (j) reconstruction, modification, removal, and realignment of existing roads and facilities, including carriageways, road junctions, roundabouts, run-in/out areas, emergency vehicular accesses, footpaths, pedestrian crossing facilities, street furniture, street lighting, traffic lights, road markings, footbridges, elevated walkways, subways, retaining walls, staircases, parks, recreational facilities, sports facilities, open spaces, sitting-out areas, resting areas, playgrounds, planter areas, car parks, public transport interchanges/termini, bus lay-bys, and bus shelters, etc. The amount of traffic/ road modifying/ closure works may vary depending on the actual situation;
- (k) preventive or remedial works including ground treatment;
- (l) tree preservative and removal work;
- (m) construction of ancillary works including associated drainage works, sewerage works, waterworks, slope works, landscaping works, environmental mitigation measures, other road works, demolition and re-provisioning of existing services and facilities, etc; and

- (n) protection or diversion of utilities including stormwater box culverts, stormwater pipes, sewer pipes, fresh watermain, salt watermain, power cables, gas pipes, cooling mains and telecom cables, etc.

Land and Underground Strata to be Resumed

4. For the purposes of or incidental to the scheme, the Secretary for Transport and Logistics proposes that powers under section 16 of the Railways Ordinance (the ‘Ordinance’) may be exercised to resume the land as shown on the Land Resumption Plans Nos. SGMETS-EK-L01 to SGMETS-EK-L08 inclusive; and resume the underground strata of the land as shown on the Underground Strata Resumption Plans Nos. SGMETS-EK-U01 to SGMETS-EK-U02 inclusive. The land proposed to be resumed, for the implementation of the scheme and construction of railway structures are described in the Resumption Area Schedule shown on the Land Resumption Plan No. SGMETS-EK-L09. The underground strata proposed to be resumed, for the purposes in connection with the construction of underground bored or mined or drill and blast railway tunnels and railway facilities are described in the Underground Strata Resumption Schedule shown on the Underground Strata Resumption Plan No. SGMETS-EK-U03. Further notice regarding the resumption will be issued by the Government of the Hong Kong Special Administrative Region (the ‘Government’) under section 19 of the Ordinance as and when required.

Creation of Rights of Temporary Occupation of Land

5. For the purposes of or incidental to the scheme, the Secretary for Transport and Logistics proposes that powers under section 20 of the Ordinance may be exercised to create, in favour of the Government, rights of temporary occupation of land within the boundaries of the scheme as shown on the Creation of Rights of Temporary Occupation of Land Plans Nos. SGMETS-EK-T01 to SGMETS-EK-T04 inclusive; and described in the Temporary Occupation Area Schedule shown on the Creation of Rights of Temporary Occupation of Land Plan No. SGMETS-EK-T05. An order for the creation of rights of temporary occupation of land may contain such consequential and incidental provisions as appear to the Chief Executive to be necessary or expedient for the purposes of the order including in particular provisions for authorizing persons to enter upon land or building for the purposes of carrying out any operations or installing, maintaining or removing any structures or apparatus. Further notice regarding the creation of such rights will be issued by the Government under section 21 of the Ordinance as and when required.

Creation of Easements and/or Other Permanent Rights

6. For the purposes of or incidental to the scheme, the Secretary for Transport and Logistics proposes that powers under section 20 of the Ordinance may be exercised to create, in favour of the Government, easements and/or other permanent rights in, under or over the land within the boundaries of the scheme as shown on the Creation of Easements and/or

Other Permanent Rights Plans Nos. SGMTS-EK-R01 to SGMTS-EK-R06 inclusive; and described in the Creation of Easements and/or other Permanent Rights Area Schedule shown on the Creation of Easements and/or Other Permanent Rights Plan No. SGMTS-EK-R07. An order for the creation of easements and/or other permanent rights may contain such consequential and incidental provisions as appear to the Chief Executive to be necessary or expedient for the purposes of the order including in particular provisions for authorizing persons to enter upon land or building for the purposes of carrying out any operations or installing, maintaining or removing any structures or apparatus. Further notice regarding the creation of such rights will be issued by the Government under section 21 of the Ordinance as and when required.

Roads to be Closed or Substantially Altered

7. For the purposes of or incidental to the scheme, the Secretary for Transport and Logistics proposes that powers under section 22 of the Ordinance may be exercised to authorize the closure or substantial alteration of the roads or part thereof either permanently or temporarily as shown on General Layout Plans Nos. SGMTS-EK-G01 to SGMTS-EK-G14 inclusive and to declare that, or the extent to which, and the time at, or duration for which, any public or private right in, upon, under or over the roads is extinguished, modified or restricted. Further notice, setting out the manner in which the roads are to be closed or substantially altered, will be issued by the Government under section 23 of the Ordinance as and when required.

Inspection and Preventive and Remedial Work on Land and Buildings

8. For the purposes of or incidental to the scheme, the Secretary for Transport and Logistics proposes that powers under section 24 of the Ordinance may be exercised to enter any land or building situated wholly or partly within the boundaries of the scheme, or wholly or partly within 70 metres of the boundaries of the scheme to:

- (a)
 - (i) inspect, value, investigate the site or test, including drilling, excavating and installing or removing instruments;
 - (ii) survey or take levels; and
 - (iii) set out any line of works,

for the scheme, an assessment of the value of any land, building or other property or to ascertain the condition of the land or building; and

- (b) carry out all reasonably necessary operations of a preventive or remedial nature.

Further notice, setting out the purpose of the entry and the nature of any operations to be carried out, will be issued by the Government under section 24 of the Ordinance as and when required.

Utility Services

9. For the purposes of the scheme, the Secretary for Transport and Logistics proposes that powers under section 25 of the Ordinance may be exercised to require the owner of any gas, electricity, water or telecommunications service apparatus situated on any unleased Government land to alter the course or position of any wire, line, cable, pipe, tube, casing, duct, post or other apparatus which belongs to or is maintained by that owner and to repair any road surface disturbed by the action. Further notice, specifying the nature of the apparatus to which the notice applies and setting out the manner in which the course or position of such apparatus is to be altered, and such road surface is to be repaired, will be issued by the Government under section 25 of the Ordinance as and when required.

Removal of Objects or Structures Attached to or Projecting from Land or Buildings

10. For the purposes of or incidental to the scheme, the Secretary for Transport and Logistics proposes that powers under section 26 of the Ordinance may be exercised to require the owner of any land or building to remove any object or structure which is attached to or projects from the land or building. Further notice, setting out the object or structure to be removed and the period within which the work of removal is to be carried out will be issued by the Government under section 26 of the Ordinance as and when required.

Control of Building Plans and Commencement of Work Incompatible with the Scheme or the Operation or Maintenance of the Railway

11. For the purposes of exercise of the powers of the Building Authority under section 27 of the Ordinance, the Control of Building Plans and Commencement of Work Plans Nos. SGM-TS-EK-P01 to SGM-TS-EK-P03 inclusive show and describe the land on which building works, or the commencement of building works, including building works outside the boundaries of the scheme, would be incompatible with the scheme or the operation or maintenance of the railway.

(CHAN Mable)
Secretary for Transport and Logistics

11 June 2025