

**Minutes of the 4th Meeting of
Housing and Building Management Committee
Yau Tsim Mong District Council (2012-2015)**

Date : 22 November 2012 (Thursday)
Time : 2:30 p.m.
Venue : Yau Tsim Mong District Council Conference Room
4/F., Mong Kok Government Offices
30 Luen Wan Street
Mong Kok, Kowloon

Present:

Chairman

Mr CHONG Wing-charn, Francis

Vice-chairman

Ms KWAN Sau-ling

District Council Members

Mr CHAN Wai-keung	Ms KO Po-ling, BBS, MH, JP	Mr WONG Kin-san
Mr CHUNG Kong-mo, JP	Mr LAU Pak-kei	Mr WONG Man-sing, Barry, MH
Mr HAU Wing-cheong, BBS, MH	Mr LEUNG Wai-kuen, Edward, JP	Ms WONG Shu-ming
Mr HUI Tak-leung	Mr WONG Chung, John	

Co-opted Members

Mr CHING Man-tai, Benny	Mr HO Siu-tak	Mr NG Cham-sum, Charlie
Mr HO Fei-chi, Stephen	Mr LEE Chung-ming	

Representatives of the Government

Mr WAN Che-wing, Wilson	Senior Structural Engineer/F1	Buildings Department
Mr CHAN Chi-ching, Thomas	Senior Liaison Officer (Building Management), Yau Tsim Mong District Office	Home Affairs Department

Secretary

Mr KWOK Chun-chung, Josh	Executive Officer (District Council)2, Yau Tsim Mong District Office	Home Affairs Department
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In Attendance:

Mr David AU	Senior Manager (Community Development)	Urban Renewal Authority
Ms CHANG Yuen-ni, Yvonne	Senior Estate Surveyor/ Kowloon Central (District Lands Office, Kowloon West)	Lands Department
Mr YIP Chi-kwai, Tom	Senior Town Planner/Yau Tsim Mong	Planning Department

Absent:

Ms TSO Pui-hing, Tammy	Housing Manager/Kowloon West 3	Housing Department
Mr CHOI Siu-fung, Benjamin	District Council Member	

Opening Remarks

The Chairman welcomed participants to the 4th meeting of the Housing and Building Management Committee (“HBMC”). He reported that Ms Tammy TSO, Housing Manager/Kowloon West 3, was absent due to other commitments.

2. The Chairman proposed that Members who had submitted papers be given no more than two minutes to make supplementary remarks, and that each Member be allowed to speak twice on each item: three minutes for the first time and two minutes for the second time. Participants had no objection to the proposal.

Item 1 : Confirmation of Minutes of Last Meeting

3. The minutes of the last meeting were confirmed without amendment.

Item 2 : To Request Government Departments to Provide Acoustic Windows for Residents Affected by Noise Nuisance from the Flyover Section of West Kowloon Corridor in Tai Kok Tsui (YTMHBMC Paper No. 11/2012)

4. The Chairman said that the written responses (Annexes 1 and 2) of the Transport Department (“TD”) and Highways Department (“HyD”) had been faxed to Members for perusal before the meeting. He then welcomed Mr David AU, Senior Manager (Community Development) of the Urban Renewal Authority (“URA”) to the meeting.

5. Mr LAU Pak-kei briefly introduced the contents of the paper.

6. Mr HUI Tak-leung questioned why the Environmental Protection Department (“EPD”) failed to send representatives to attend the meeting for discussion on the item concerned. He urged government departments to respond promptly after Members had submitted their discussion papers, so that Members could have sufficient time to peruse feedbacks and comments given by departments.

7. The Chairman said that Mr LAU Pak-kei revised YTMHBMC Paper No. 11/2012 on 20 November. He also invited representatives from the EPD to attend the meeting for discussion on the matters concerned. The EPD replied afterwards that due to short notice, a written reply would be sent to the Secretariat after the meeting.

(Post-meeting note: The EPD had sent the abovementioned written reply (Annex 3) to the Secretariat on 10 January 2013.)

8. Mr John WONG wanted to know whether the present acoustic technology could help solve the noise problem of the flyover section of the West Kowloon Corridor in Tai Kok Tsui. He also believed that the authorities should take initiative to introduce the latest development of acoustic materials to the public.

(Mr HO Siu-tak joined the meeting at 2:43 p.m.)

9. Mr CHUNG Kong-mo pointed out that the vehicular noise at the said location had caused nuisance to residents for many years. The problem was intensified when heavy

vehicles passed the connection points of the flyover section. He added that the District Council (“DC”) had discussed solutions to this matter for many years, yet no improvement had been seen. Therefore, he supported Mr LAU Pak-kei and Mr Benjamin CHOI’s proposal of installing acoustic windows for residents of old buildings, in order to relieve noise nuisance to residents in the vicinity.

(Mr Barry WONG joined the meeting at 2:45 p.m.)

10. Mr Benny CHING suggested the departments to calculate the construction costs for installing acoustic barriers at the said flyover section as well as acoustic windows for residents so as to evaluate the cost-effectiveness of both measures. In addition, Mr HAU Wing-cheong, Mr HUI Tak-leung and Mr Benny CHING proposed that the authorities should subsidise households being affected by noise nuisance to install acoustic windows under the Mandatory Window Inspection Scheme.

(Ms WONG Shu-ming joined the meeting at 2:47 p.m.)

11. The Vice-chairman proposed that the authorities should provide subsidy for residents to carry out related works through the Community Care Fund.

12. Mr LAU Pak-kei pointed out that due to the absence of EPD representatives, he hoped to continue discussion on this item in the next meeting. In addition, he requested the EPD to send staff to the abovementioned flyover section and the old buildings nearby for measurement of noise level during the small hours, in order to perform on-site assessment of the impact of vehicular noise on residents. It was hoped that relevant data could be provided in the next meeting for Members’ discussion.

13. Ms WONG Shu-ming and Mr WONG Kin-san proposed that the URA should subsidise residents for installing acoustic windows.

(Mr Edward LEUNG joined the meeting at 2:53 p.m.)

14. Mr WONG Kin-san agreed with Mr LAU Pak-kei’s proposal. He said that the situation had changed over the years even though the DC had resolved to shelve the trial scheme for restricting heavy vehicles from using the West Kowloon Corridor in 2001. He considered that the TD should send representatives to attend the meeting to jointly review afresh with Members whether launching of a similar scheme was required.

15. Ms KO Po-ling believed that the Government should offer assistance to residents who were plagued by noise nuisance as a result of poor town planning, through different

channels, such as subsidy under the Community Care Fund.

16. Mr Benny CHING reiterated that the government departments should install acoustic windows for households and assume all construction costs required. In addition, he suggested the authorities to consider the feasibility of installing acoustic barriers when planning to build roads.

17. Mr David AU's response was as follows:

- (i) The major duty of the URA was to encourage property owners of old buildings to rehabilitate their buildings. For the time being, the authority had not formulated any specific policies for residents who were affected by vehicular noise nuisance;
- (ii) For flats constructed under the new redevelopment projects of the URA, acoustic windows had been installed, or kitchens or bathrooms were oriented to face roads outside so that living rooms or bed rooms were located away from noise sources. This might help relieve noise nuisance to residents; and
- (iii) He promised to relay the Committee's views to the URA.

18. The Chairman proposed to continue discussion on this matter in the next meeting and send a letter to the EPD in the name of the Committee, requesting the department to send staff to the abovementioned flyover section and the old buildings nearby for site inspection to assess the impact of vehicular noise on residents. There was no objection to the proposal.

(Post-meeting note: The Chairman sent a letter to the EPD (Annex 4) in the name of the HBMC on 7 December 2012.)

19. There being no further comments, the Chairman closed the discussion on this item.

Item 3: Progress of Change of Use of 36 “Government, Institution or Community” Sites
(YTMHBMC Paper No. 12/2012)

20. The Chairman indicated that the written response (Annex 5) jointly made by the Development Bureau (“DEVB”) and the Planning Department (“PlanD”) had been faxed to Members for perusal before the meeting. He then welcomed:

- (i) Ms Yvonne CHANG, Senior Estate Surveyor/Kowloon Central (District Lands Office, Kowloon West) of the LandsD; and
- (ii) Mr Tom YIP, Senior Town Planner/Yau Tsim Mong of the PlanD.

21. Mr WONG Kin-san briefly introduced the contents of the paper.

22. Mr Tom YIP briefly explained the written response jointly made by the DEVB and the PlanD. He said that according to the review on “Government, Institution or Community” sites (“GIC sites”) conducted by the PlanD, the Government considered that at present there were 36 GIC sites and other government sites suitable for residential use across the territory. Ten of them had been rezoned for residential use, whereas the actual use of the remaining 26 sites was subject to detailed study and analysis by relevant departments.

23. Ms Yvonne CHANG remarked that the LandsD would formulate terms for land allocation and land sale, and collaborate with the authorities for rezoning GIC sites for residential use.

24. Mr WONG Kin-san urged the authorities to provide detailed information about the said 26 sites as soon as possible. He criticised the Government that consultation periods for policy implementation were too short. He suggested giving sufficient time for the public to take part in discussion and express their opinions.

25. Ms KO Po-ling asked whether those 36 GIC sites, which were suitable for rezoning for residential use, were currently left idle or leased out under temporary or short-term lease. To facilitate overall planning, she proposed that the authorities should take into account land development in the vicinity when studying the conversion of land use.

26. Ms WONG Shu-ming and Mr Barry WONG enquired whether those 36 sites were located in YTM district. Mr Barry WONG said that any decision about land use conversion should consider the original planning needs of the respective districts. Pointing out that there was always a lack of land for building community halls in Tsim Sha Tsui district, he concerned about whether the authorities would rezone the GIC sites in the district for residential use.

27. Mr Edward LEUNG said that, prior to rezoning, the authorities must consider whether the plan concerned could tie in with the original planning of the respective districts. In addition, he requested the Government to review the impact of rapid housing development on local property market. He also urged the Housing Department (“HD”) to solve the problem of well-off tenants in public rental housing (“PRH”) so as to allocate more PRH flats

for people in need to apply.

28. Mr CHUNG Kong-mo asked if the authorities had targeted the remaining 26 sites for conversion to residential use. He wanted to know the reason why the authorities refused to disclose information about site selection. He also pointed out that there had been a lack of community areas in YTM, the authorities finally agreed to build a sports centre near Hoi Ting Road after Members' repeated demand. Hence, he hoped that the authorities would continue to zone that area for community use. In addition, he enquired when the authorities would consult the DC on site selection and usage of those 26 sites. He further asked the authorities whether building height restrictions would be relaxed when rezoning lands for residential development.

29. The Vice-chairman said that the problem of idle PRH flats was serious. To solve the problem of housing shortage, she requested the authorities to allocate vacant flats flexibly. In addition, given the relatively dense population in Tsim Sha Tsui, there was a great demand for community facilities. She requested the authorities to provide more information about GIC sites in the district so as to facilitate follow-up on town planning matters by Members and government departments.

30. The Chairman indicated that there were previous news reports stating that 391.5 hectares of idle government land could be used to build public and private housing. He wanted to know whether the abovementioned 26 sites were included therein.

31. Mr Tom YIP's response was as follows:

- (i) The aforementioned 36 sites were originally zoned as GIC sites and other Government sites. They did not fall within the 391 hectares of residential sites previously mentioned by the Government. Some of these sites were left vacant, while some of them were used for temporary or other purposes;
- (ii) The PlanD would not convert lands earmarked for building community facilities to residential use at its discretion;
- (iii) To increase housing supply, the Government had reviewed the land use planning of GIC sites in all 18 districts so as to see if there was any site suitable for residential use;
- (iv) The PlanD was currently conducting detailed study and analysis on the aforementioned 26 sites. Since the review had not yet been completed, no concrete information regarding those sites could be provided at this stage. Once the preparatory work had been done, the PlanD would consult the public and DC for their views on rezoning according to the statutory procedures under the Town Planning Ordinance, and then convey the views

collected to the Town Planning Board;

- (v) Currently, there were no specific development plans for those 26 sites;
- (vi) The construction of community halls involved issues such as town planning and resource allocation. Hence, it should be considered by the relevant decision-making authorities, i.e. the Home Affairs Bureau (“HAB”) and the relevant departments. The PlanD would continue to discuss with the HAB on Members’ concern about the lack of community halls in YTM;
- (vii) The PlanD would consider the land situation and original planning needs of the respective districts when changing land use plans. The department would also consider if relaxation of building height restrictions was possible by taking into account the height of buildings in the vicinity of the respective sites; and
- (viii) The problems of well-off tenants and idle PRH flats should be handled by the Hong Kong Housing Authority and the HD.

32. Mr Barry WONG was glad to hear that the PlanD had promised to consult the DC when changing the land use of GIC sites in YTM. In addition, noting that the GIC sites in the district had been left idle for a long time, he criticised that the government departments had not actively considered the public’s need for community facilities.

33. Mr Stephen HO proposed that the PlanD should refer to the “Yau Tsim Mong District Strategy” which was jointly published by the Yau Tsim Mong District Office and Yau Tsim Mong District Council so as to understand the local needs for community facilities.

34. Mr WONG Kin-san was dissatisfied with the authorities’ refusal to respond to questions raised by Members. He continued to ask about the actual locations of those 26 sites and whether the authorities had consulted the government departments of YTM for rezoning.

35. The Vice-chairman and Mr Benny CHING considered that the Government should solve the problem of well-off tenants in PRH promptly so as to make available more PRH flats for allocation to people in need.

36. Mr Tom YIP reiterated that the authorities would submit consultation paper to the DC for discussion when rezoning GIC sites for residential use.

37. The Chairman enquired whether the Government had considered developing the 391.5 hectares of idle government land and examine the location of land lots held by developers when planning the use of the said 36 GIC sites.

38. The Vice-chairman said that, as heard, the authorities in Mainland were empowered to recover land use right if developers had kept land lots idle for a certain period of time. She wanted to know whether similar practice was in place in Hong Kong.

39. Mr Tom YIP said that the authorities would announce the actual locations of sites proposed for residential development in due course. In addition, he said that as the change in land use plans involved traffic, infrastructural and environmental issues, the PlanD would consult government departments of the respective districts for their views on the above issues.

40. The Chairman questioned whether developers were allowed to hoard their lands under the existing legislation.

41. Ms Yvonne CHANG said that appropriate Building Covenant (“BC”) would be set out in land leases during land grant by the Government, developers were required to complete the land development within a specific period under the conditions of the respective land lease. Yet, there was no BC for certain old-type land leases. She supplemented that, for example, the authorities would add appropriate BC to the land lease when rezoning agricultural lands for residential use so as to lower the chance of land hoarding. In addition, parties concerned were required to pay for a land premium for rezoning.

42. There being no further comments, the Chairman closed the discussion on this item.

Item 4: Any Other Business

43. There being no other business, the Chairman closed the meeting at 4:23 p.m. The next meeting would be held at 2:30 p.m. on 24 January 2013.

Yau Tsim Mong District Council Secretariat
December 2012

運輸署就

要求部門為受西九龍大角咀段天橋噪音影響住戶安裝隔音窗

所作的書面回應

根據運輸署的意見，限制某類型車輛使用高速及重要道路需要一個整體性的計劃，全面考慮對替代路線沿途的居民、運輸業界和其他道路使用者的影響。西九龍走廊作為跨區的主要道路，若實施管制對區域交通影響甚大。由於發出高噪音車輛多屬重型車輛，限制重型車輛於深夜時分使用相關路段，實際上即要求重型車輛改行其他道路，這會導致交通噪音及空氣污染轉移至其他地區，並令重型車輛的行駛距離增加，亦影響部分運輸業界的營運。故此，建議的限制措施未必能有效解決噪音問題。應油尖旺區議會交通運輸委員會（交通運輸委員會）的要求，運輸署於二〇〇〇年九月至十二月期間試驗推行禁止重型車輛在晚間（下午十一時至翌日上午七時）使用西九龍走廊。交通運輸委員會與相關政府部門於二〇〇〇年十一月及二〇〇一年一月的會議上討論有關措施的成效，考慮到警方在執法上所遇到的困難以及貨車業界的反對，交通運輸委員會在二〇〇一年一月的會議上通過放棄有關試驗計劃，運輸署其後亦終止該試驗。

油尖旺房屋事務及大廈管理委員會第 11 / 2012 號文件

路政署就

要求部門為受西九龍大角咀段天橋噪音影響住戶安裝隔音窗

所作的書面回應

路政署為工務部門，主要職能範圍是建造、保養及維修道路和道路設施。有關為樓宇住戶單位安裝隔音窗來減輕住戶受現有道路噪音的影響，是環保政策事宜，並不是本署職能範圍。

為了緩解交通噪音的影響，路政署已在西九龍走廊有關的路段，鋪設了低噪音物料。本署會定期重鋪路面，並巡視路面的情況，為損壞了的路面及時進行維修工程。

本署編號
OUR REF:
來函編號
YOUR REF:
電話
TEL NO.:
圖文傳真
FAX NO.:
電子郵件
E-MAIL:
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2835 1202

2802 4511

HOME PAGE: <http://www.epd.gov.hk>

Environmental Protection Department
Branch Office

28th Floor, Southern Centre,
130 Hennessy Road,
Wan Chai, Hong Kong.



環境保護署分處
香港灣仔
軒尼詩道
一百三十號
修頓中心廿八樓

九龍旺角
聯運街30號
旺角政府合署地下、1樓、4樓及6樓
油尖旺區議會秘書處
(經辦人: 郭振宗先生)
傳真: 2722 7696

郭先生:

**要求部門為西九龍大角咀段天橋
噪音影响住户安裝隔音窗**

謝謝你在2012年12月20日致本署的電郵，就油尖旺區議會房屋事務及大廈管理委員會第四次會議上委員要求本署的跟進項目提交書面回應。就委員會的有關要求，請見本署回覆如下。

政府一直積極處理香港包括油尖旺區內有關交通噪音問題。為紓減現有道路噪音對鄰近居民的影響，政府的政策是在資源許可及切實可行的情況下，研究在交通噪音水平超過70分貝的現有道路實施直接紓減噪音工程，包括加建隔音屏障和隔音罩，或使用低噪音物料重鋪路面。

本署非常明白大角咀居民對有關一段西九龍走廊交通噪音問題的關注，亦明白有關一段道路兩旁的居民受到交通噪音影響。為緩減交通噪音，環保署曾要求路政署探討在西九龍走廊大角咀路段加建隔音屏障或隔音罩的可行性。路政署指出，該等路段均屬已建成約三十年的行車天橋，不能承受豎立隔音屏障或隔音罩所帶來的額外負荷。因此，有需要在獨立的構築物上加裝隔音屏障或隔音罩。不過，該等地點及附近地方的空間有限，並不適宜興建獨立的構築物。況且興建獨立的構築物將會妨礙該處建築物的消防救援工作，因此加裝隔音屏障或隔音罩並不可行。

雖然如此，路政署已於這段西九龍走廊鋪上低噪音物料，以紓減道路交通噪音並提高下雨天時的行車安全。路政署亦會定期檢查該段路面減音物料的情況，如發現路面物料情況不理想，該署會即時重鋪有問題

的路段。此外，警方亦一直有注意西九龍走廊車輛超速及於深夜時分進行非法賽車的情況，並會不時採取執法行動以打擊此類非法活動。

除了在西九龍區內合適的路段鋪設低噪音物料外，政府亦從多方面著手防止或盡量減少道路交通噪音問題，例如透過規劃和環境影響評估避免製造新的噪音問題；透過立法避免把高噪音車輛進口香港；及透過各個噪音消滅計劃緩解現有的交通噪音問題。

在規劃鄰近西九龍走廊的新住宅項目時，有關發展商和部門會透過適當的規劃來預防交通噪音。例如發展商在規劃港灣豪庭時，在樓宇座向及佈局方面，採取了合適的噪音緩解措施，包括設置多層能耐噪音的平台及在西九龍走廊旁設置住客會所，並且沿平台東北兩面設置4米至6米高的隔音屏障。此外，發展商也為其餘仍受過度交通噪音影響的單位安裝隔音功能良好的窗戶和冷氣機，以達至較寧靜的室內環境。

有關議員提出由政府資助受影響居民安裝隔音窗，相信所指的是報章於2012年10月所報導有關房署與理工大學合作研發的減音窗。現時政府並未有相關政策，另外涉及在私人居所加裝，問題複雜。再者，此類型的減音窗為一個嶄新概念的設計，現階段在房署一個新建住宅樓宇項目作試驗推展，在落成後需要作進一步測試及探討以優化其設計。由於此類型減音窗設計及相關實用效能仍須搜集更多資料以作參考，該設備是否適合加裝於現有樓宇仍有待研究，我們會循這方向跟進。

無論如何，政府會繼續留意及考慮藉著市區重建的機會，改善道路交通噪音的情況。政府同時會留意緩減道路交通噪音的新技術，以及參考外國在這方面的經驗及其它最新發展，務求盡量減低交通噪音對市民的影響。

我們會於2013年1月24日出席有關會議，與議員作詳細討論。出席該會議的代表如下：

環境保護署

司徒永國先生

高級環境保護主任(評估及噪音)6

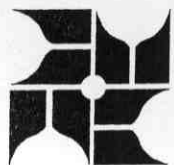
環境保護署署長

(鄺智威



代行)

2013年1月10日



油尖旺區議會

YAU TSIM MONG DISTRICT COUNCIL

檔號：() in YTMDC 13/30/4/1 Pt.

電話：2399 2557

傳真：2722 7696

香港添馬添美道 2 號

政府總部東翼 16 樓

環境保護署署長

王倩儀女士, JP

郵寄及傳真

(傳真：2838 2155)

王女士：

**要求部門為受西九龍大角咀段天橋
噪音影響住戶安裝隔音窗**

在 2012 年 11 月 22 日油尖旺區議會房屋事務及大廈管理委員會(“房管會”)第四次會議上，委員關注西九龍走廊大角咀段行車天橋長年發出交通噪音，嚴重影響附近居民，舊樓住戶尤其飽受困擾，要求當局正視問題。

經討論後，委員一致要求環境保護署深夜派員到上述天橋段及附近舊樓量度噪音水平，實地評估汽車噪音對居民的影響，並於下一次房管會會議上提供相關數據，以供委員討論。隨函夾附房管會第四次會議記錄(草擬本)相關部分及有關討論文件(附件一、二)，以供參閱。

下次房管會會議訂於 2013 年 1 月 24 日下午 2 時 30 分在九龍聯運街 30 號旺角政府合署 4 樓舉行，謹請貴署派代表出席會議，以回應委員的訴求。

油尖旺區議會

房屋事務及大廈管理委員會主席

莊永燦

副本送：市區重建局(經辦人：區志偉先生)

運輸署(經辦人：龔慧嫻女士)

路政署(經辦人：彭達榮先生)

劉柏祺議員、蔡少峰議員

2012 年 12 月 7 日

油尖旺區議會房屋事務及大廈管理委員會

36 幅「政府、機構或社區」用地及 其他政府用地撥作住宅用途

發展局及規劃署的回應

住屋是市民最切身關注的民生問題，也是社會穩定的基礎。解决好房屋問題是新一屆特區政府的重點工作。政府高度關注近期樓市升溫。根本解決房屋問題的辦法是制訂計劃，向市場長期和持續供應土地。因應當前情況，政府在今年 8 月底宣布一系列短中期一共十項措施，以加快出售資助和私人房屋單位，盡快回應市民的訴求，其中包括把 36 幅「政府、機構或社區」用地及其他政府用地撥作住宅用途。

2. 有關建議是基於規劃署完成檢討「政府、機構或社區」及其他政府用地的用途後，認為 36 幅用地（約 27 公頃）適合撥作住宅用途，估計可以提供合共約 11,900 個公私營住宅單位（其中約 7,000 個為公營房屋單位和約 4,900 個為私營房屋單位）。

3. 該 36 幅用地大部分位於「政府、機構或社區」地帶內，須進行修訂法定圖則的程序以改作住宅用途。當中 10 幅用地已劃作住宅用途或改劃作住宅用途（位於灣仔、沙田、馬鞍山、屯門、西貢及深井），估計合共可提供約 2,140 個公私營住宅單位。其餘 26 幅用地現正進行詳細研究及分析，當改劃工作準備就緒，規劃署會在適當時候按《城市規劃條例》的法定程序就改劃土地用途諮詢公眾，並諮詢有關的區議會。

4. 至於會否在該 36 幅用地加入「港人港地」條款，「港人港地」政策透過在推出新土地的賣地條款當中落實，實施甚具靈活性。在有關條款擬備後，我們會視乎市場情況及用地條件，在適當時加入「港人港地」條款。現時首先會於兩幅啟德用地試行。

發展局

規劃署

2012 年 11 月