

# 薄扶林南擬議公營房屋發展計劃

## Proposed Public Housing Developments in Pokfulam South

南區區議會  
地區發展及房屋事務委員會

Southern District Council  
District Development and Housing Committee

2017年7月31日

31 July 2017



房屋署  
Housing Department

# 簡介部份

## Parts of Presentation

### (1) 房屋署 Housing Department

- 優化發展方案、初步發展時間表、華富邨重建的考慮  
Refined development proposal, preliminary development programme and considerations for Wah Fu Estate Redevelopment

### (2) 土木工程拓展署 Civil Engineering and Development Department/ 顧問 Consultant

- 發展計劃的技術評估結果  
Findings of the technical assessments of the proposed developments

# 背景 Background

## 五幅土地位置 (2014年)

Location of Five Sites (As at 2014)



- 2014年《施政報告》公布局部撤銷限制薄扶林區發展的行政措施，在該處發展公營房屋並重建華富邨

**2014 Policy Address** announced the partial lifting of the administrative moratorium in Pokfulam area for public housing developments and to redevelop Wah Fu Estate

- 新增約11 900個公營房屋單位  
**About 11 900 additional public housing units**
- 同時積極考慮興建南港島線(西段)以應付來自新增人口的交通需求  
Alongside active consideration of constructing the South Island Line (West) to address the transport needs arising from the new public housing developments
- 五幅土地提供約8 900個公營房屋單位，為華富邨重建提供主要遷置資源  
The five sites **will provide about 8 900 public housing units** to serve as the major reception resources for Wah Fu Estate Redevelopment

## 單位數目(人口) Flat Number (Population)

|                   | 現時<br>Existing | 預計完工後<br>Expected After Completion | 新增<br>Additional       |
|-------------------|----------------|------------------------------------|------------------------|
| 五幅土地 Five Sites   | 0              | 8 900                              | <b>8 900</b>           |
| 華富邨 Wah Fu Estate | 9 200          | 12 200                             | <b>3 000</b>           |
| 合共 Total          | <b>9 200</b>   | <b>21 100 (61 000)</b>             | <b>11 900 (35 000)</b> |

- 本著「以人為本、關愛環境」，不斷優化發展方案  
Adopted “Caring for People, Caring for Environment” to **continuously refine the development proposal**
- 探討不發展近置富道土地作公營房屋、縮減雞籠灣土地發展範圍，將部份發展向南移  
Examine **not to develop the Near Chi Fu Road site for public housing; to reduce and shift part of the Kai Lung Wan site southward**



# 優化發展方案

## Refined Development Proposal

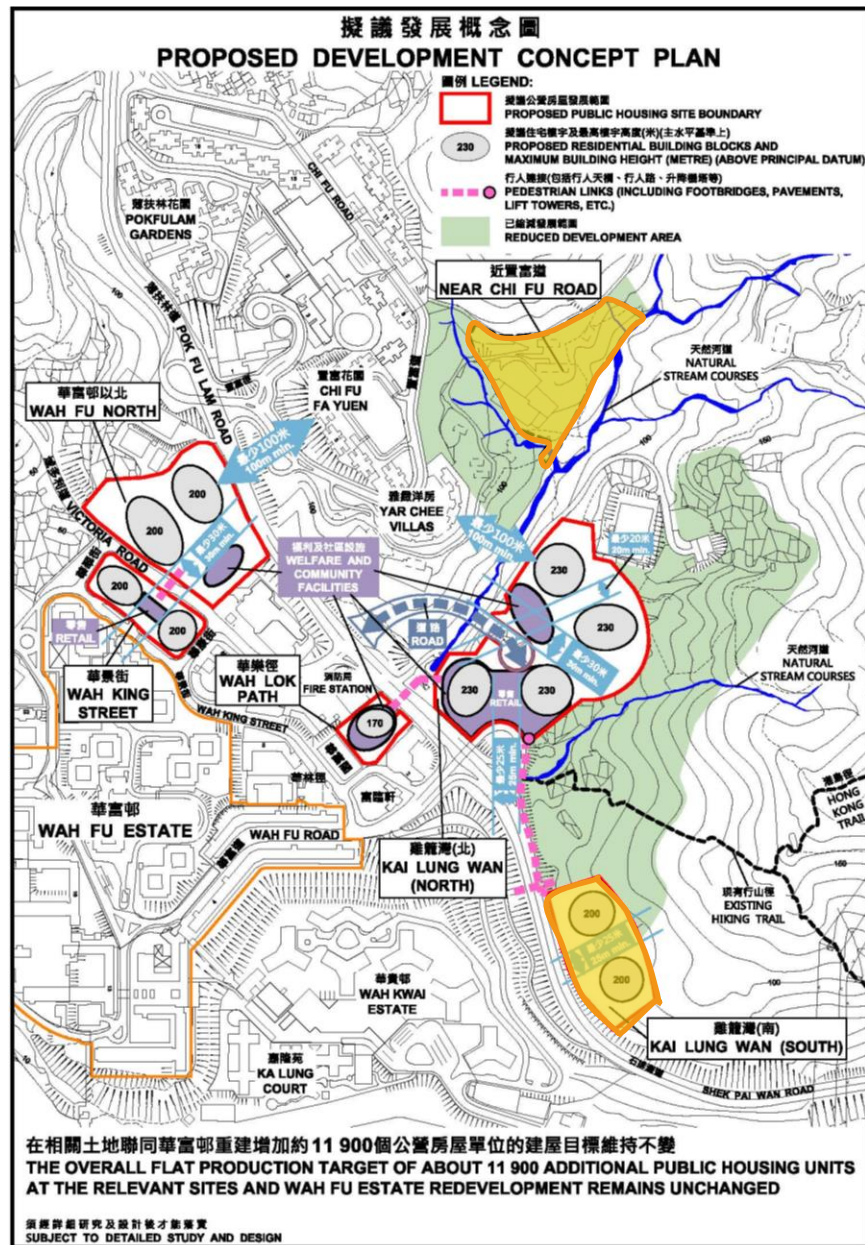
- 建議發展作公營房屋的土地仍是**五幅**，分別為華樂徑、華景街、華富邨以北、雞籠灣北及雞籠灣南

There are **still five** public housing sites, namely Wah Lok Path, Wah King Street, Wah Fu North, **Kai Lung Wan North** and **Kai Lung Wan South**

- 聯同華富邨重建而增加約11 900個公營房屋單位的建屋目標維持不變  
With Wah Fu Estate Redevelopment, the **overall flat production target of about 11 900 additional public housing units remains unchanged**

第四號通訊

Information Leaflet No. 4



# 重視地區意見 Cherishing the Local Opinions

- 我們於2016年3月、9月及2017年2月、5月，共出版了**四期通訊**

We published **four issues of Information Leaflets** in March and September 2016 as well as in February and May 2017

- 約見相關立法會議員及各南區區議員

Meetings with the Legislative Council Members concerned and SDC Members

- 出席居民大會、召開華富邨屋邨管理諮詢委員會會議

Attended Residents' forums and convened meetings with the Estate Management Advisory Committee of Wah Fu Estate

- 合共收到**超過 5 000**份地區人士的意見

Total received **over 5 000** opinions from the local communities



# 收到的公眾意見

## Public Opinions Received



意見包括：

Opinions include:

- 加快重建步伐  
Speeding up the pace of redevelopment
- 落實南港島線（西段）配合發展  
Implementing South Island Line (West) to interface with the proposed developments
- 影響通風、景觀和空氣質素  
Impacts on air ventilation, views and air quality
- 加劇道路交通擠塞  
Worsening traffic congestion
- 保育樹木、文物和歷史建築  
Conservation of trees, heritage and historical buildings
- 施工期間的噪音及塵埃問題  
Noise and dust generated from the construction works
- 增設零售設施  
Providing more retail facilities
- 增設教育、社會福利、康樂、休憩和社區設施  
Providing more education, social welfare, recreation, open space and community facilities

# 擬議發展原則

## Proposed Development Principles



### (1) 致力保育環境

Striving for Environmental Conservation



### (2) 完善規劃藍圖

Creating a Holistic Master Plan



### (3) 優化社區配套設施

Enhancing Supporting Facilities for Community



### (4) 便利人車暢步通行

Strengthening Pedestrian and Vehicular Accessibility



### (5) 減低施工影響

Minimising Impacts Arising from Construction Activities





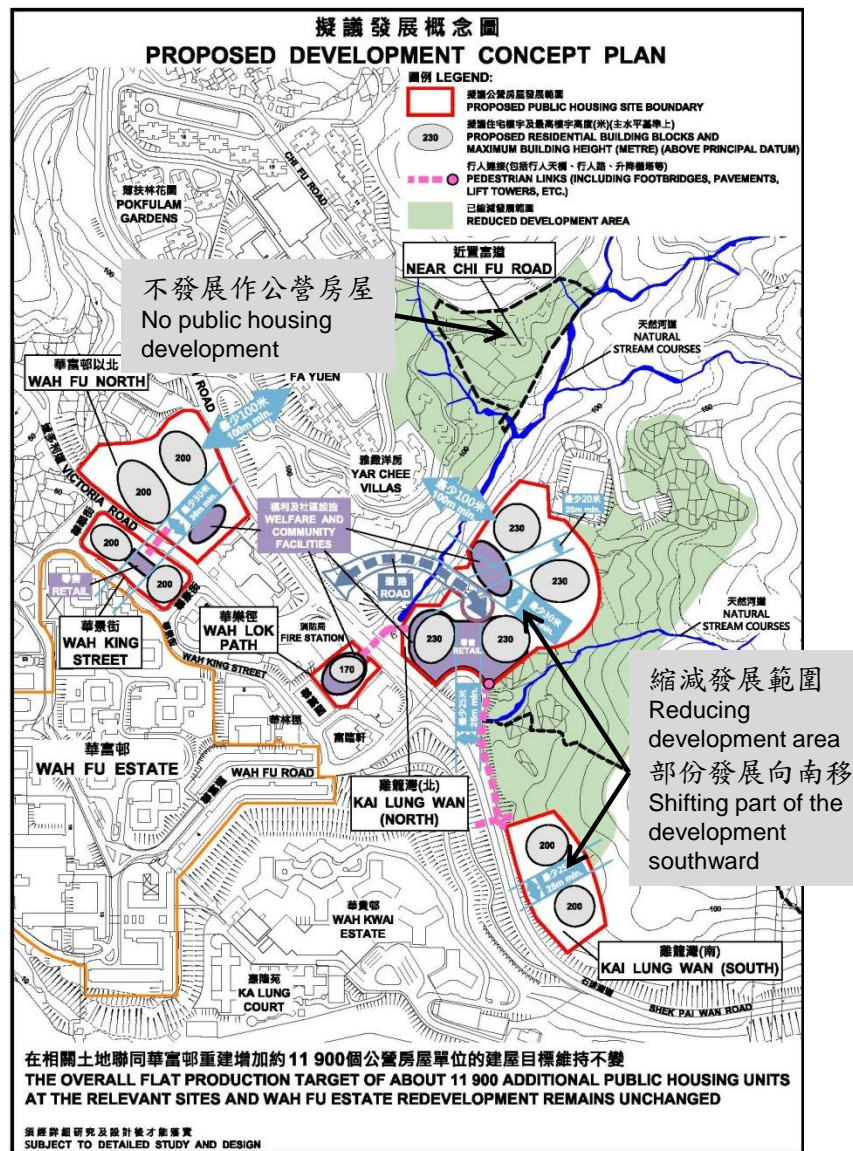
# 「致力保育環境」 “Striving for Environmental Conservation”

## 第四號通訊 Information Leaflet No. 4

- 總發展範圍由約18公頃縮減至約13公頃  
The total development area has been reduced from about **18 hectares** to about **13 hectares**

- 不發展近置富道土地作公營房屋、縮減雞籠灣發展範圍，將部分發展向南移  
No public housing development at the Near Chi Fu Road site, reducing the development area of the Kai Lung Wan site and shifting part of the development southward

- 紓緩對生態環境、天然河道、行山徑及舊牛奶公司的建築物／構築物等的影響  
Lessen the impacts on the ecological environment, natural stream courses, hiking trails and the Old Dairy Farm's buildings/structures, etc.





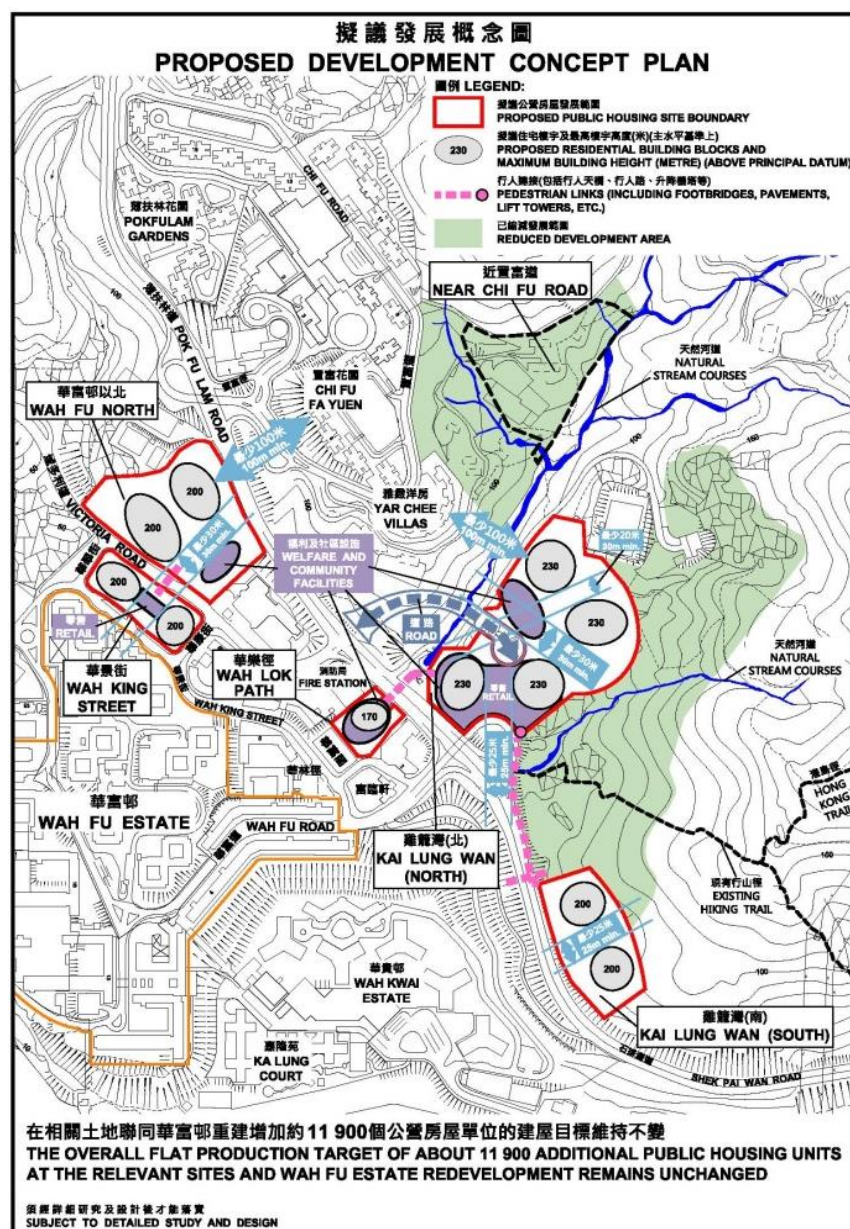
- 移除樹木由原方案約4 580棵大幅減少至約2 400棵  
Reduce the number of trees to be felled significantly from 4 580 in the original proposal to **2 400**
- 避免影響近置富道及雞籠灣北和雞籠灣南之間的天然河道；  
雞籠灣北內受影響的河道，將建造**綠色河道**以重置河道生境  
**Avoid the impacts on natural stream courses** at the Near Chi Fu Road site and between the Kai Lung Wan North and Kai Lung Wan South sites; construct a **green channel** to re-establish the affected stream habitats in the natural stream course within the Kai Lung Wan North site







## 第二號通訊 Information Leaflet No. 2





- 住宅樓宇由13幢減少至11幢，使建築群整體上更為分散，較原方案寬闊開揚，空間感更大

Reduce the number of residential blocks from **13** to **11** to enable a generally wider building separation with **more spacious living environment and wider views as compared with the original proposal**

- 採用階梯式設計，最高樓宇高度設在主水平基準上約230米

Adopt **stepped building height profiles** ascending from the waterfront to the hill and set the maximum building height at about 230 metres above Principal Datum

- 優化樓宇布局並預留通風廊，在部份新建樓宇之間預留最少約25米間距，並與部分現有樓宇之間預留最少約100米間距

Enhance the building layout and reserve breezeways; **building gaps of at least about 25 metres** are provided amongst some proposed buildings; and **building gaps of at least about 100 metres** from some existing buildings are also proposed

- 樓宇設計與鄰近環境及周邊樓宇互相協調

**Harmonise the design** of the proposed buildings with the surrounding environment and the neighbouring buildings





## 「優化社區配套設施」 “Enhancing Supporting Facilities for Community”

- 預留地方提供適切的社區設施，包括華富邨現有而有需要重置的設施

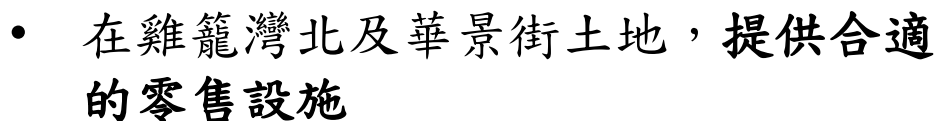
Reserve space for provision of appropriate community facilities, **including reprovisioning of existing facilities in Wah Fu Estate where appropriate**

- 部份設施或需按人口數目增長而增加及優化（例如在華富邨預留土地興建一所小學）

Provision for some of the facilities may need to be **increased and upgraded** to meet the population growth ( for example, a primary school site will be reserved in Wah Fu Estate )



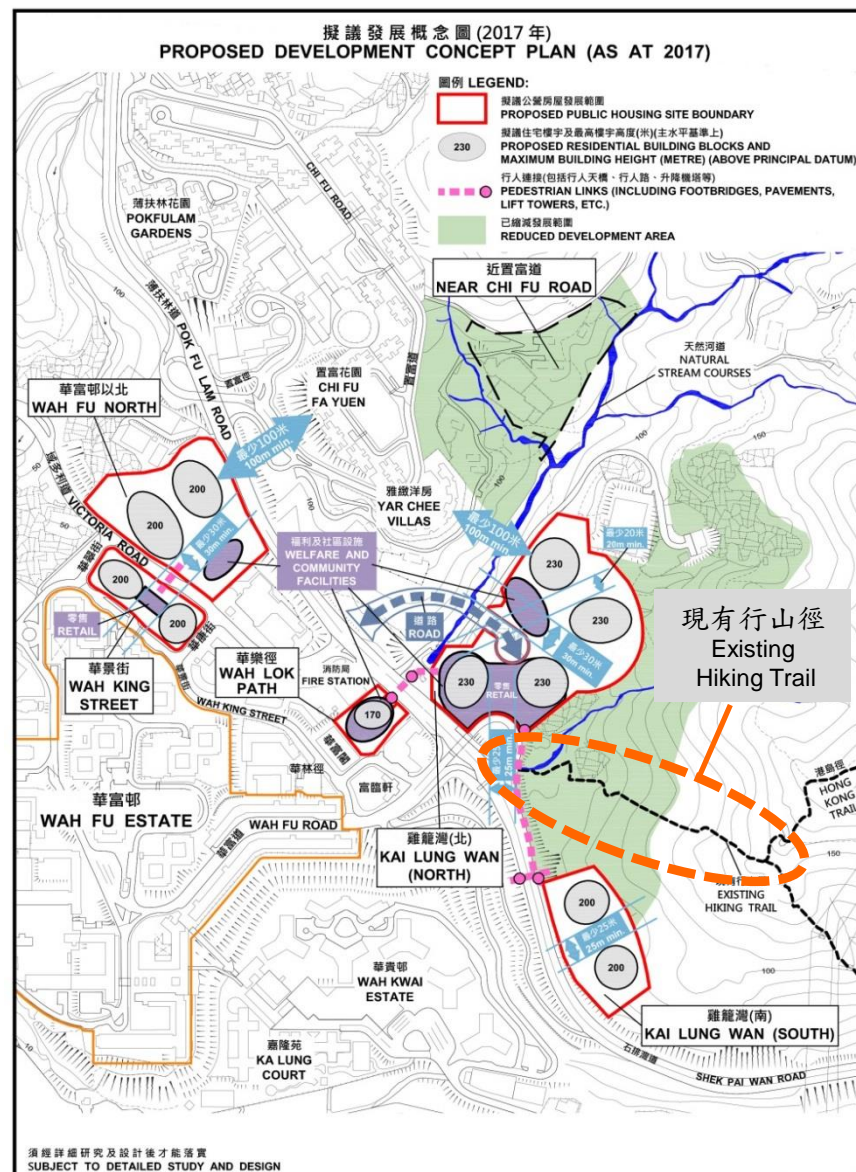




**Provide appropriate retail facilities** at the Kai Lung Wan North and Wah King Street sites

- 保留現有主要的行山徑

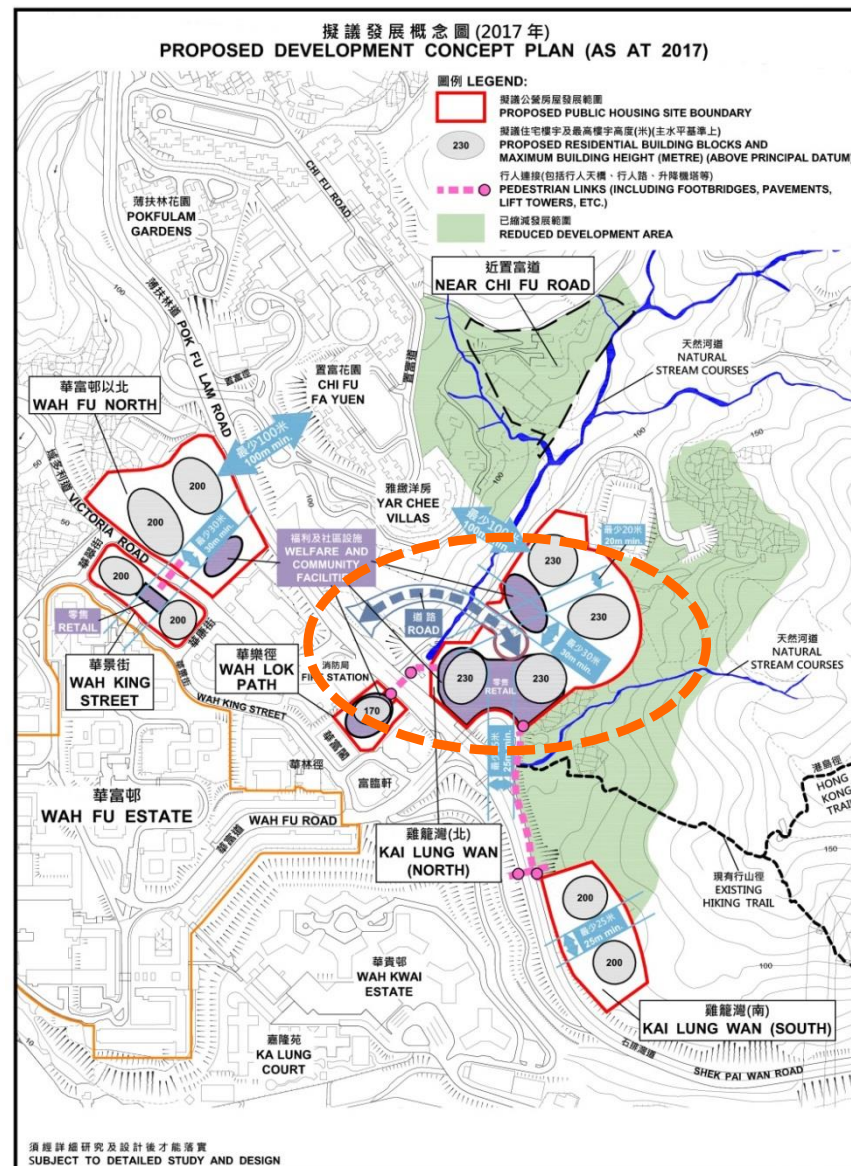
## Retain the existing major hiking trail





# 「便利人車暢步通行」 “Strengthening Pedestrian and Vehicular Accessibility”

- 提供適切的公共運輸設施  
Provide appropriate **public transport facilities**
- 在雞籠灣北土地預留空間提供公共停車位  
Reserve space for provision of **public vehicle parking** at the Kai Lung Wan North site
- 於域多利道和薄扶林道路路口，進行道路改善工程  
Carry out **road improvement works** at the junction of Victoria Road and Pok Fu Lam Road
- 開闢獨立行車通道前往雞籠灣北土地  
Develop **separate access roads** to the Kai Lung Wan North site







- 加強行人連接

Strengthen pedestrian linkages

- 行人綠化平台貫通華景街及華富北土地

**Pedestrian green deck** between the Wah King Street and Wah Fu North sites

- 行人天橋及升降機塔連接華樂徑和雞籠灣北土地

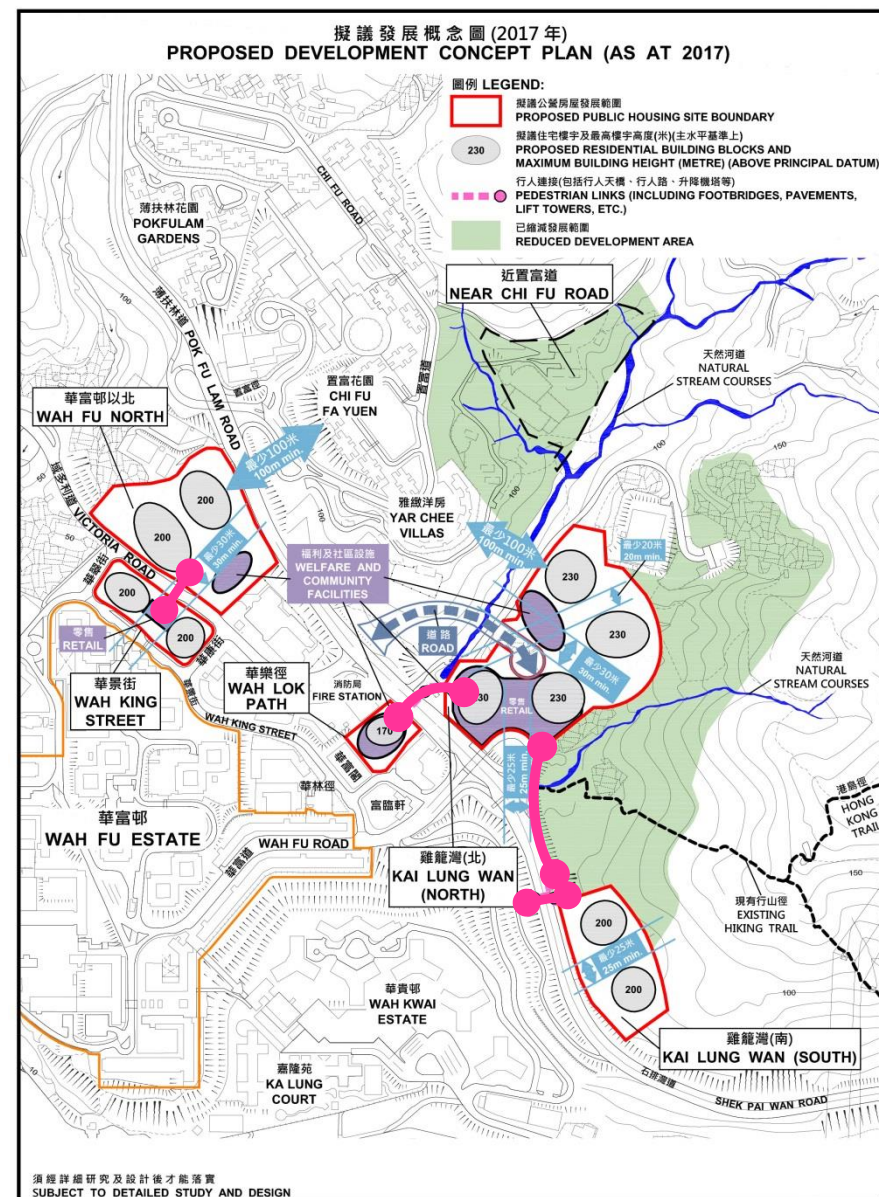
**Footbridge and lift towers** connecting the Wah Lok Path and Kai Lung Wan North sites

- 擴闊雞籠灣南和雞籠灣北土地之間的行人路

**Widening of pavement** between the Kai Lung Wan South and Kai Lung Wan North sites

- 行人天橋及升降機塔連接雞籠灣南土地及對出的石排灣道

**Footbridge and lift towers** connecting the Kai Lung Wan South site and the opposite side of Shek Pai Wan Road





## 「減低施工影響」 “Minimising Impacts Arising from Construction Activities”

- 良好施工作業  
Good site practices
- 土木工程拓展署進行地盤平整及基礎設施期間，實施防塵、隔音、臨時交通安排等相關措施

**Civil Engineering and Development Department** will implement dust prevention, acoustic and relevant measures and temporarily traffic arrangements during site formation and infrastructure works

- 建築施工期間，房屋署亦會採用低噪音優質機動設備、臨時噪音屏障、隔音罩和隔音墊等

**Housing Department** will adopt Quality Powered Mechanical Equipment, temporary noise barriers, noise enclosure and acoustic mat etc. during construction works





- 避免於學校考試及公開考試時段進行高噪音工序

Schedule noisy works outside school examination and public examination period

- 興建住宅樓宇的建築工程將採用預製組件以減少地盤作業噪音等

Adopt precast and prefabrication construction method in the construction works of the residential developments to reduce noise generated from the works on sites



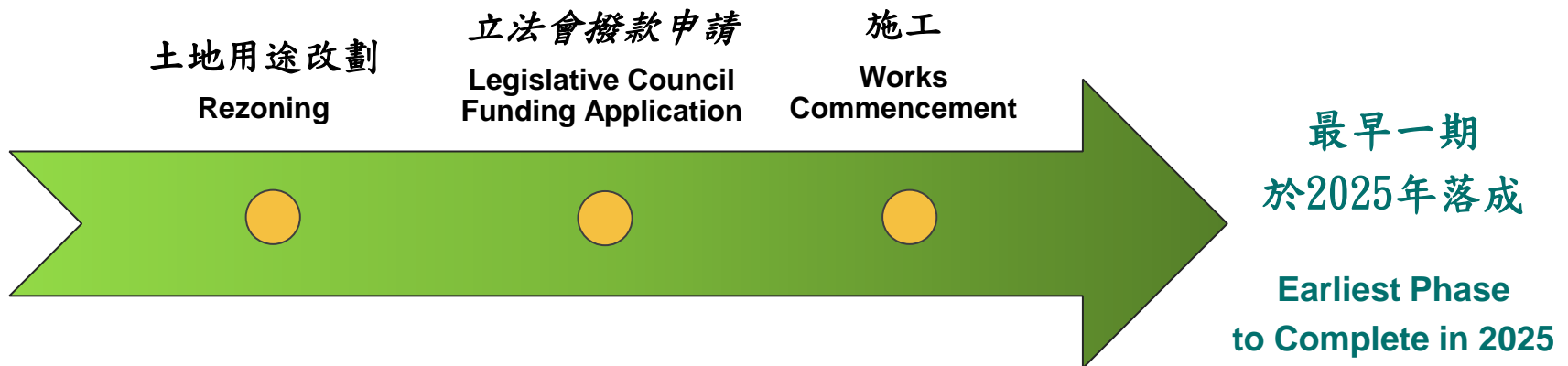


# 初步發展時間表

## Preliminary Development Timeframe

- 假如各項程序（包括土地改劃、立法會撥款申請等）依期順利完成，最早一期用作華富邨重建的遷置單位可望於**2025**年落成

Assuming all procedures to be completed timely (including rezoning, funding application to the Legislative Council, etc.), the earliest phase of the reception units is expected to be completed in **2025**



# 華富邨重建的考慮

## Consideration for Wah Fu Estate Redevelopment



- 重建後華富邨的土地仍會用作公營房屋發展  
Wah Fu Estate will be retained **for public housing after redevelopment**
- 先完成改劃五幅土地及規劃大綱，確定落成量、時間表和類別  
**Firstly to complete the rezoning procedure and the planning brief** to ascertain the flat production, development programme and housing type of the five sites
- 然後盡快開展研究華富邨的重建方案並諮詢受影響的居民、商戶及社福機構等  
**Will start studying the redevelopment proposal of Wah Fu Estate asap** and consult the affected residents, shop tenants and social welfare organisations, etc.
- 於重建期間，維持邨內足夠配套設施，包括街市  
Maintaining sufficient ancillary facilities of the estate throughout the redevelopment process, including wet market

# 南港島線（西段）

## South Island Line (West)

- 實際落實事宜視乎華富一帶的發展和華富邨的重建時間表及運輸需求的增長

Taking forward of SIL(W) is subject to the **actual programme for the developments and redevelopment of public housing in the Wah Fu area as well as the build-up of transport demand**

- 政府會按既定程序諮詢公眾

The Government **will consult the public** in accordance with the established procedures



《鐵路發展策略2014》

南港島線（西段）的初步概念方案

《RDS2014》

Preliminary Conceptual Scheme of SIL(W)

### 規劃署 Planning Department

- 向城市規劃委員會轄下都會規劃小組委員會遞交大綱圖修訂建議  
Submit proposed amendments to the Outline Zoning Plan to the Metro Planning Committee of the Town Planning Board

### 土木工程拓展署 Civil Engineering and Development Department

- 地盤平整及基礎設施的詳細設計  
Detailed design of site formation and infrastructure
- 預計於2019年就工程向立法會申請撥款，並於同年展開工程  
The application to the Legislative Council for funding approval is scheduled for submission in 2019 and the works will commence in the same year

### 房委會 Hong Kong Housing Authority

- 就華富邨重建方案，繼續緊密與有關政策局、部門和持分者商討  
Continue to closely liaise with the bureaux and departments concerned and stakeholders in respect of Wah Fu Estate Redevelopment



謝謝

Thank You