

**擬議修訂**  
**《薄扶林分區計劃大綱核准圖編號S/H10/15》**  
**Proposed Amendments to the**  
**Approved Pok Fu Lam Outline Zoning Plan**  
**No. S/H10/15**



規劃署

Planning Department

31.7.2017

# 大綱圖的擬議修訂

## PROPOSED OZP AMENDMENTS

- 大綱圖的擬議修訂是為配合華富邨附近五幅政府土地上的公營房屋發展  
**Proposed amendments to the OZP to facilitate the public housing developments at five government sites near Wah Fu Estate**
- 可行性研究結果顯示有關公營房屋發展將不會產生無法克服的技術問題  
**No insurmountable technical problem for the proposed public housing developments according to the findings of the feasibility study**
- 房屋署將按既定的行政程序，為有關發展擬備規劃大綱，以訂明主要發展參數，政府、機構及社區設施和休憩用地的供應，及所需的詳細技術評估，如定量空氣流通評估

**The Housing Department will prepare planning briefs for the proposed developments in accordance with the established administrative procedure, in which the major development parameters, the provision of government, institution and community facilities as well as open spaces, and detailed technical studies required e.g. Quantitative AVA, will be set out**

# 大綱圖的擬議修訂

## PROPOSED OZP AMENDMENTS

### 修訂A項 – 華富邨以北

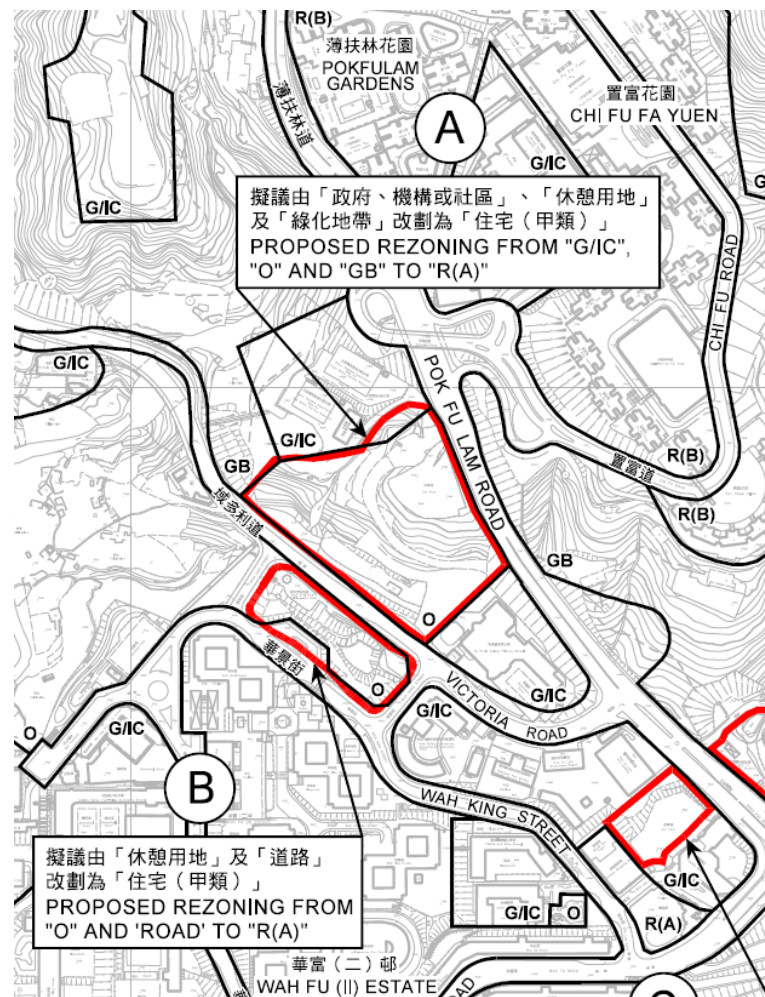
#### Amendment Item A – Wah Fu North

- 面積約**2.00**公頃  
**Area: about 2.00ha**
- 由「休憩用地」、「政府、機構或社區」及「綠化地帶」改劃為「住宅(甲類)」  
**Rezone from “Open Space” (“O”), “Government, Institution or Community” (“G/IC”) & “Green Belt” (“GB”) to “Residential (Group A)” (“R(A)”)**

### 修訂B項 – 華景街

#### Amendment Item B – Wah King Street

- 面積約**0.68**公頃  
**Area: about 0.68ha**
- 由「休憩用地」及「道路」改劃為「住宅(甲類)」  
**Rezone from “O” & “Road” to “R(A)”**



# 大綱圖的擬議修訂

## PROPOSED OZP AMENDMENTS

### 修訂C項 – 華樂徑

#### Amendment Item C

#### – Wah Lok Path

- 面積約0.36公頃  
Area: about 0.36ha
- 由「政府、機構或社區」改劃為「住宅(甲類)」  
Rezone from "G/IC" to "R(A)"



# 大綱圖的擬議修訂

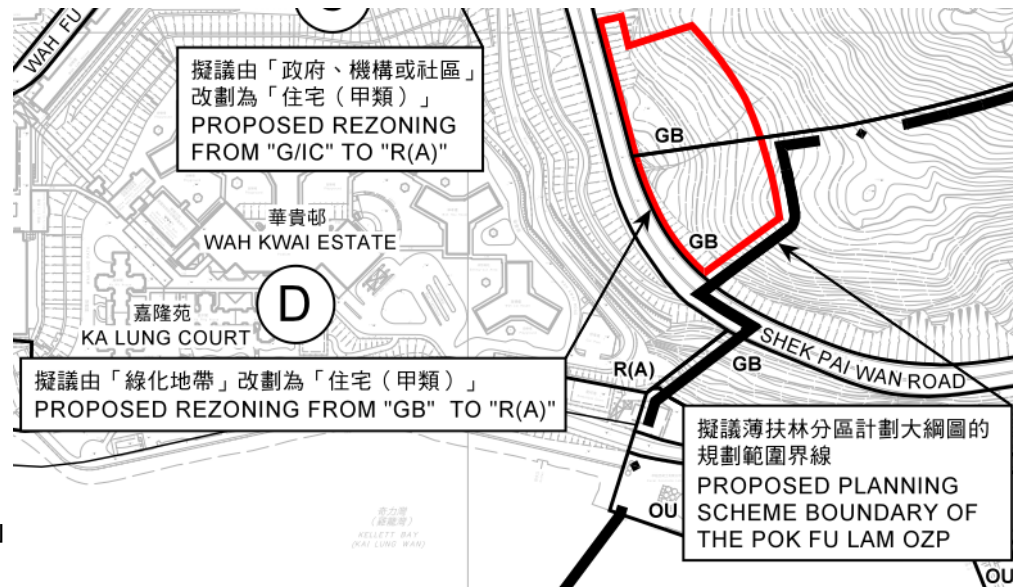
## PROPOSED OZP AMENDMENTS

### 修訂D項 – 雞籠灣南

#### Amendment Item D

#### – Kai Lung Wan South

- 面積約**1.36公頃**  
**Area: about 1.36ha**
- 由「綠化地帶」改劃為「住宅(甲類)」  
**Rezone from “GB” to “R(A)”**
- 把現時位於《香港仔及鴨脷洲分區計劃大綱核准圖編號**S/H15/31**》的部分納入大綱圖內  
**Include an excised area from the approved Aberdeen & Ap Lei Chau OZP No. S/H15/31**





# 大綱圖的擬議修訂

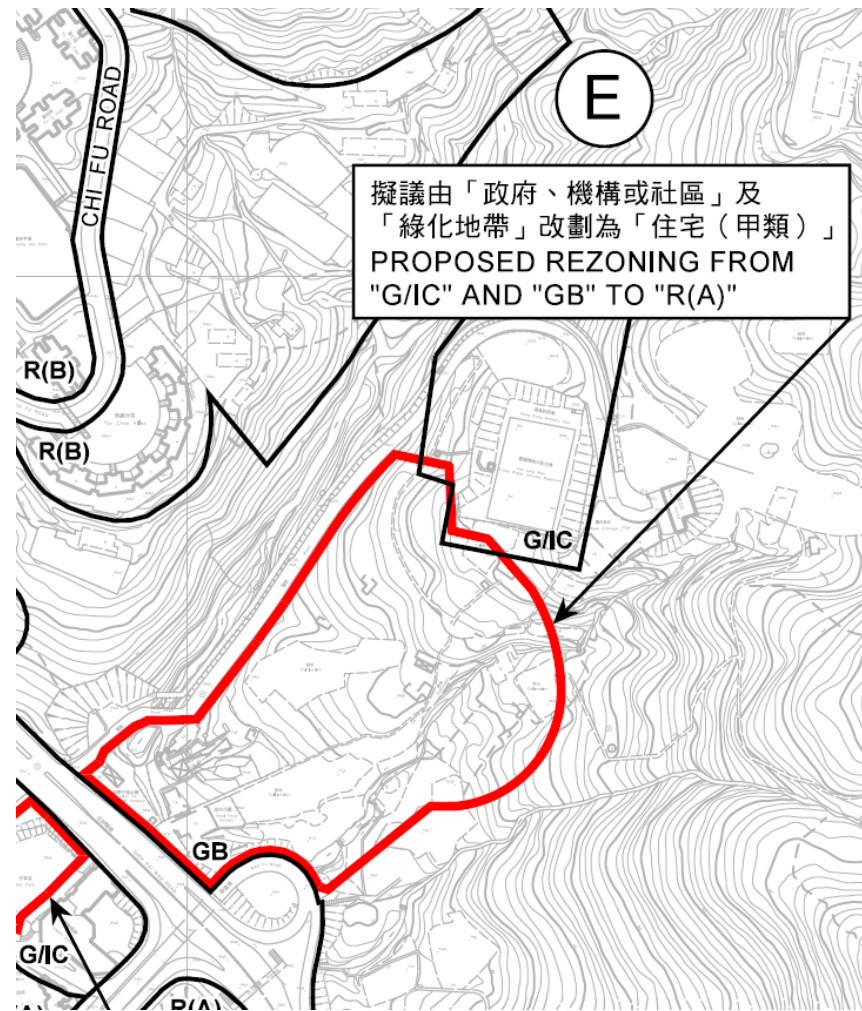
## PROPOSED OZP AMENDMENTS

### 修訂E項 – 雞籠灣北

#### Amendment Item E

#### – Kai Lung Wan North

- 面積約3.53公頃  
Area: about 3.53ha
- 由「綠化地帶」及「政府、機構或社區」改劃為「住宅(甲類)」  
Rezone from “GB” and “G/IC” to “R(A)”



# 政府、機構及社區設施和休憩用地

## GIC FACILITIES AND OPEN SPACE

- 根據《香港規劃標準與準則》，薄扶林區現有及已規劃的政府、機構及社區設施和休憩用地大致足以應付區內規劃人口所需

**The existing and planned provision of GIC facilities and open spaces in Pok Fu Lam area are generally sufficient to meet the demand of the planned population in the area in accordance with the HKPSG**

- 於雞籠灣北地盤提供公眾停車位

**Provision of public vehicle parking spaces at the Kai Lung Wan North site**

- 在華富邨重建範圍內預留一幅學校用地

**A school site to be reserved in the redevelopment area of Wah Fu Estate**

## 下一階段 NEXT STAGE

- 按既定程序把修訂建議及議員和有關政府部門的意見一併提交予城規會轄下都會規劃小組委員會考慮

**The proposed amendments, together with the comments of the Members and the relevant government departments, shall be submitted to the MPC of the TPB for consideration**

- 如都會規劃小組委員會同意有關修訂，城規會將根據《城市規劃條例》展示經修訂的大綱圖以供公眾查閱，為期兩個月

**If the MPC agrees to the proposed amendments, the TPB shall exhibit the amended OZP for public inspection under the Town Planning Ordinance for a period of two month**

- 房屋署將就公營房屋發展的詳細計劃(包括規劃大綱)諮詢南區區議會  
**The Housing Department will consult the Southern District Council on the detailed design of the public housing developments, including the planning brief**



謝謝

**Thank You**