

**Southern District Council
District Development and Housing Committee**

Proposed Public Housing Developments in Pokfulam South

Purpose

This paper aims to brief Members on the findings of the engineering feasibility study (the Study) of the proposed public housing developments in Pokfulam South; the proposed development principles, parameters and preliminary programme of the proposal; the considerations for Wah Fu Estate Redevelopment; and listen to the views of Members.

Background

2. In the 2014 Policy Address, the Chief Executive announced the partial lifting of the administrative moratorium in Pokfulam area for public housing developments and to redevelop Wah Fu Estate, which will in total provide 11 900 additional public housing units. The six sites include five government sites at Wah Lok Path, Wah King Street, Wah Fu North, Near Chi Fu Road and Kai Lung Wan, as well as the existing Wah Fu Estate. Please refer to **Plan 1** for the location of the six sites.

3. At the Special Meeting of the Southern District Council (SDC) held on 21 February 2014, the Government introduced the matters related to the proposed Wah Fu Estate Redevelopment and the lifting of the administrative moratorium in Pokfulam South and listened to the views of Members.

4. As a preliminary estimate, the five sites are expected to provide about 8 900 public housing units to serve as the major reception resources for Wah Fu Estate Redevelopment. Wah Fu Estate will be retained for public housing use after redevelopment and is expected to provide 12 200 flats against the existing 9 200 flats. Upon completion, the six sites will provide a total of about 21 100 public housing units, i.e. a net increase of about 11 900. The total population is expected to reach about 61 000, i.e. a net increase of about 35 000.

Findings of the Engineering Feasibility Study

5. The Civil Engineering and Development Department (CEDD) commissioned an independent consultant in early 2015 to study the feasibility of the public housing developments at the five sites and conducted a series of technical assessments. In the course of the Study, we have been communicating closely with CEDD and departments concerned to refine the development proposal, including a proposal without the Near Chi Fu Road site and to reduce and shift part of the Kai Lung Wan site southward, taking into consideration the development principles of “Caring for People, Caring for Environment”. Based on the refined proposal, 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 (see **Plan 2**) though the locations and areas of some of the sites have changed. Nevertheless, the overall target of producing about 11 900 additional public housing units from the five sites and Wah Fu Estate Redevelopment remains unchanged.

6. The Study examines the impacts of the refined proposal on traffic, ecology, visual amenity, air ventilation, environment, heritage and infrastructure, etc., and proposes necessary mitigation measures to ensure the proposed public housing developments will fulfil the relevant planning standards and design requirements. The Study of the refined proposal has been largely completed and concluded that no insurmountable problems have been envisaged. Findings of the Study have been agreed by the government departments concerned (see summary in **Appendix 1**).

Proposed Development Principles

7. The Government and the Hong Kong Housing Authority (HA) have adopted the development principles of “Caring for People, Caring for Environment” and planned the proposed developments in light of the concepts including “Striving for Environmental Conservation”, “Creating a Holistic Master Plan”, “Enhancing Supporting Facilities for Community”, “Strengthening Pedestrian and Vehicular Accessibility” and “Minimising Impacts Arising from Construction Activities”, etc.

8. To facilitate the residents and local communities to understand the background, development principles, concepts, development parameters of the proposed developments and progress of the refined proposal and to collect their views, we published four issues of Information Leaflets in March and September 2016 as well as in February and May 2017 for

distribution to SDC Members, residential developments in the vicinity and the local communities. We have consolidated and summarised the opinions received (see **Appendix 2**).

9. During this period, we also strengthened communications and exchange views with local communities, residents representatives and stakeholders through meetings with the Legislative Council Members concerned and SDC Members; convening special meetings with the Estate Management Advisory Committee of Wah Fu Estate and attending residents' forums together with other departments concerned in Chi Fu Fa Yuen and Wah Fu Estate.

Cherishing the Local Opinions, Refining the Development Proposal

10. We have considered the opinions, concerns and suggestions from different parties in refining the development proposal. The refined proposal and proposed development parameters are in **Plan 2** and **Appendix 3**, main features including:

“Striving for Environmental Conservation”

- To lessen the impacts of the proposed developments on the ecological environment, natural stream courses, hiking trails and the Old Dairy Farm's buildings/structures, etc., the total development area (including roads etc.) of the five sites has been reduced from the original 18 hectares to 13 hectares. Key elements include 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 Kai Lung Wan site southward;
- To reduce the number of trees to be felled significantly from 4 580 in the original proposal to 2 400, with compensation of the loss of trees in accordance with the relevant government guidelines, including re-establishment of woodland habitats in places nearby to compensate the affected trees and habitats;
- To avoid the impacts on natural stream courses of about 230 metres at the Near Chi Fu Road site and between the Kai Lung Wan North and Kai Lung Wan South sites. We will construct a green channel, instead of a traditional concrete channel, to re-establish the affected stream habitats in the natural stream course of about 210 metres within the Kai Lung Wan North site.

“Creating a Holistic Master Plan”

- To reduce the number of residential blocks from 13 to 11 to enable a generally wider building separation for the layout of the Wah Fu North, Kai Lung Wan South and Kai Lung Wan North sites which improves the general living environment with more spacious and wider views as compared with the original proposal;
- To 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, comparable to the tallest building in Chi Fu Fa Yuen and Pokfulam Gardens;
- To enhance the building layout and reserve breezeways in accordance with the improvement measures recommended in the preliminary Air Ventilation Assessment. 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; and
- To preserve the major public vantage points and their visual corridors; to harmonise the design of the proposed buildings with the surrounding environment and the neighbouring buildings.

“Enhancing Supporting Facilities for Community”

- To reserve space for provision of appropriate community facilities in consultation with the Social Welfare Department and other departments concerned. Apart from re-provisioning of existing facilities in Wah Fu Estate where appropriate, provision for some of the facilities may need to be increased and upgraded to meet the population growth. For example, in response to the request from the Education Bureau, we will reserve a primary school site in Wah Fu Estate;
- To provide appropriate retail facilities at the Kai Lung Wan North and Wah King Street sites; and
- To retain the existing major hiking trail so that hikers can continue to access Hong Kong Trail.

“Strengthening Pedestrian and Vehicular Accessibility”

- To provide appropriate public transport facilities at the five sites or places nearby and reserve space for provision of public vehicle parking at the Kai Lung Wan North site;

- To carry out road improvement works at the junction of Victoria Road and Pok Fu Lam Road;
- To develop separate access roads from Pok Fu Lam Road to the Kai Lung Wan North site without vehicles passing through Chi Fu Road; and
- To strengthen pedestrian linkages to facilitate residents' access to the community facilities and public transport facilities, etc. Major features include a pedestrian green deck between the Wah King Street and Wah Fu North sites; a footbridge and lift towers connecting the Wah Lok Path and Kai Lung Wan North sites; widening of pavement between the Kai Lung Wan South and Kai Lung Wan North sites; a footbridge and lift towers connecting the Kai Lung Wan South site and the opposite side of Shek Pai Wan Road.

Minimising Impacts Arising from Construction Activities

- Same as other public works and HA's public housing construction projects, the relevant government departments will strictly implement the dust prevention measures as recommended under the 《Air Pollution Control (Construction Dust) Regulation》 during construction to ensure that the works and construction projects will not induce adverse air quality impacts to the surroundings; and
- Quality Powered Mechanical Equipment, temporary noise barriers, noise enclosure and acoustic mat, and good site practices shall be adopted to minimise construction noise impact. Also, noisy works (such as piling and rock excavation) shall be scheduled outside school examination and public examination period. Precast and prefabrication construction method will also be adopted in the construction works of the residential developments to reduce the noise generated from the works.

Preliminary Development Programme

11. To facilitate implementation of the refined development concepts, rezoning of the above five sites to residential use on the statutory Outline Zoning Plan (OZP) is required. Assuming all procedures to be completed timely (including public consultation, rezoning, funding approval by the Legislative Council, execution of relevant works, etc.), the earliest phase of the reception units is expected to be completed in 2025. As more time is required

for the site formation works of the Kai Lung Wan North and Kai Lung Wan South sites, developments on the sites will be completed later.

Considerations for Wah Fu Estate Redevelopment

12. Given that there is still a gap between the latest public housing production target and the land availability for public housing development in Hong Kong, Wah Fu Estate will be retained for public housing after redevelopment to address the keen demand for public housing from society. The Government has to complete the statutory procedures on amendments to the OZP for rezoning the five sites. Upon completion of the relevant rezoning procedure and the planning brief of the proposed developments, the flat production, development programme and public housing type at the relevant sites will then be determined. Afterwards, we will start studying the redevelopment proposal of Wah Fu Estate and consult the affected residents, shop tenants and social welfare organisations, etc.

13. The programme of Wah Fu Estate Redevelopment, including redevelopment phases, boundaries and housing types, is contingent upon the following considerations:

- (1) Implementation of the five sites as reception resources as soon as possible to expedite the redevelopment and rehousing of Wah Fu Estate residents;
 - (2) Interface with the alignment and programme of South Island Line (West) (SIL(W));
 - (3) Maintaining sufficient ancillary facilities of the estate throughout the redevelopment process
- HA will continue to liaise closely with the government departments concerned, SDC and community organisations to ensure the provision of appropriate facilities for the residents, including recreation, open space, community, welfare and education, as well as public transport facilities, throughout the redevelopment process and upon completion of the proposed developments. In addition, HA has carried out a preliminary retail study to ensure the continuous provision of appropriate retail facilities including wet market;
 - HA will work with the relevant government departments to assess the reprovisioning need of the community and welfare facilities. Subject to availability of resources, HA will reprovide the facilities concerned as far as

practicable; and

- Pedestrian accessibility between Wah Fu Estate Redevelopment and the proposed developments at the five sites will be strengthened to facilitate the use of retail and other facilities within the district.

14. Regarding the matters related to implementation of SIL(W), an indicative implementation window from 2021 to 2026 is recommended as planning reference in 《Railway Development Strategy 2014》. Nevertheless, taking forward of the 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. In accordance with the established procedures and prior to the finalisation of SIL(W) proposal, the Government will consult the public on the detailed alignment, locations of stations, mode of implementation, cost estimate, mode of financing and actual implementation timetable, etc. At present, the Government has to activate the developments of the five sites to provide major reception resources for Wah Fu Estate Redevelopment. At the same time, this arrangement can free up space for railway construction at a later stage (including the planned Wah Fu Station in the preliminary conceptual scheme of SIL(W)) (see **Appendix 4**). As a result, the implementation of SIL(W) will be closely hinged on the developments of the five sites and Wah Fu Estate Redevelopment.

Next Steps

15. The Planning Department will submit the proposed amendments to the OZP regarding the proposed developments at the five sites to the Metro Planning Committee of the Town Planning Board.

16. CEDD will continue to work closely with the departments concerned to incorporate views from SDC, local communities and concern groups in the detailed design of site formation and infrastructure as appropriate. The application to the Legislative Council for funding approval of the above works is scheduled for submission in 2019 and the works will commence in the same year.

17. HA will continue to closely liaise with the bureaux and departments concerned and stakeholders in respect of the redevelopment proposal for Wah Fu Estate.

Plans and Appendices

- Plan 1 Location Plan of the Five Government Sites in Pokfulam South and Wah Fu Estate (As at 2014)
- Plan 2 Proposed Development Concept Plan (As at 2017)
- Appendix 1 Summary of the Findings of the Technical Assessments of the Proposed Public Housing Developments in Pokfulam South
- Appendix 2 Summary of the Opinions Received on the Proposed Public Housing Developments in Pokfulam South and Wah Fu Estate Redevelopment
- Appendix 3 Proposed Development Parameters
- Appendix 4 《Railway Development Strategy 2014》 - Preliminary Conceptual Scheme of the South Island Line (West)

Housing Department

July 2017