

**Southern District Council**

**Proposed Public Housing Developments in Pok Fu Lam South and Proposed  
Clearance and Rehousing Arrangement for  
Wah Fu Estate Redevelopment**

**1. Purpose**

- 1.1 This paper aims to brief members on the proposed public housing developments in the five Government sites in Pok Fu Lam South and the proposed clearance and rehousing arrangement for Wah Fu Estate Redevelopment.

**2. Background**

- 2.1 In the 2014 Policy Address, the Chief Executive announced the partial lifting of the administrative moratorium in the Pok Fu Lam area for public housing developments and redevelopment of Wah Fu Estate, which will in total provide about 11 900 additional public housing units.
- 2.2 On 31 July 2017, the Civil Engineering and Development Department (CEDD), the Planning Department and the Housing Department (HD) jointly briefed and sought the views of the District Development and Housing Committee (DDHC) of the Southern District Council (SDC) on the findings of the engineering feasibility study (including the development principles, development parameters and preliminary programme of the proposal, etc.), the proposed amendments to the Pok Fu Lam Outline Zoning Plan (OZP) and the factors for consideration in redeveloping Wah Fu Estate (DDHC Paper No. 12/2017 refers). The five sites to serve as major reception resources for Wah Fu Estate Redevelopment are located at Wah King Street, Wah Fu North, Wah Lok Path, Kai Lung Wan South and Kai Lung Wan North. Please refer to **Appendix 1** for the locations of the five sites and the existing Wah Fu Estate.
- 2.3 The abovementioned engineering feasibility study as completed by CEDD covers assessments 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 concluded that no insurmountable problems have been envisaged.

- 2.4 The five sites are expected to provide about 8 900 public housing units. The redeveloped Wah Fu Estate is expected to provide about 12 200 domestic units, which represents an additional 3 000 units compared with the existing 9 200 units. 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 units.
- 2.5 Subsequently, the Town Planning Board agreed to amend the Pok Fu Lam OZP. On 15 September 2017, the amended OZP was gazetted for public inspection for a period of two months. The concerned five sites were proposed to be rezoned from “Open Space”, “Government, Institution or Community”, “Green Belt” and areas shown as “Road” to “Residential (Group A)” for public housing development. On 21 August 2018, the Chief Executive in Council (CE in C) approved the amended Pok Fu Lam OZP, completing the rezoning process for the five sites.
- 2.6 On 19 July 2018, CEDD briefed and sought the views of the DDHC on the proposed road and sewerage works of the five sites (DDHC Paper No. 11/2018). Subsequently, the proposed works were gazetted on 21 September 2018 and authorised by the CE in C on 8 October 2019. The authorisation notice was gazetted on 25 October 2019. The Finance Committee of the Legislative Council approved funding for this work project on 2 July 2020. After completion of the tendering procedures, CEDD commenced the construction work on 22 December 2020.

### **3. Proposed Clearance and Rehousing Arrangement for Wah Fu Estate Redevelopment**

- 3.1 As construction of the reception estates on the five sites will be completed in phases, the rehousing of tenants in the existing Wah Fu Estate will also be implemented in batches. Having considered the views of Wah Fu Estate tenants and other stakeholders collected during the Wah Fu Estate Redevelopment Workshop held on 7 April 2019 and the views expressed in returned questionnaires (including the one distributed with Newsletter Issue No. 3), as well as the following basic principles established for the redevelopment- (i) age and conditions of buildings, (ii) development of the future South Island Line (West), (iii) actual site conditions, and (iv) mitigation of the impacts of construction works on tenants and the surrounding environment, etc., we propose to conduct the clearance and rehousing of the existing Wah Fu Estate in three phases ([Appendix 2 refers](#)).

## **Phase 1**

Wah On, Wah Lok, Wah Cheong, Wah Tai, and Wah Kin House, and their ancillary facilities are proposed to be included in Phase 1. These buildings were built between 1967 to 1971 and are comparatively old. Besides, they are at the centre of the overall development and redevelopment area, and is the logical location for the future Wah Fu MTR station. Inclusion of their demolition in Phase 1 would also make possible the early availability of the MTR station construction site. Wah Kin House is proposed to be included in Phase I as well. It is situated on the periphery of Wah Fu Estate and is in close proximity to a group of schools and Wah Fu Road. Upon redevelopment, tenants can gain access to and from Wah Fu Road directly and will be less affected by construction works to the south. The new building at this location can also serve as a buffer to separate the schools from the construction site.

If the project progresses smoothly, we anticipate that the three reception estates at Wah King Street, Wah Fu North and Wah Lok Path will be ready for population intake around 2027/2028 to suit the rehousing arrangement.

## **Phase 2**

Wah Sang, Wah Hing, Wah Ching, Wah Ming, Wah Kee, Wah Shun, Wah Yu, Wah Chun, Wah Hong, Wah Kwong and Wah Mei House, and their ancillary facilities are proposed to be included in Phase 2. These buildings were built between 1968 to 1971 and are also comparatively old. As these buildings are located relatively further away from the centre of the overall development and redevelopment area, we propose to implement the clearance and rehousing arrangement of these blocks immediately after Phase 1 in order to confine the extent of construction site area so that the impacts of construction works on tenants and the surrounding environment can be reduced.

If the project progresses smoothly, we anticipate that the reception estates in Kai Lung Wan South and Kai Lung Wan North will be ready for population intake around 2030/2031 to suit the rehousing arrangement.

### **Phase 3**

Wah Chui House and Wah King House were built in 1978. They are comparatively new and are in better condition. Together with their ancillary facilities, these buildings are proposed to be included in Phase 3. Since they are located at the north of Wah Fu Estate with their own pedestrian and vehicular accesses, they will be less affected by construction works. Moreover, considering that these buildings are in proximity to the reception estates in Phase 1 (namely Wah King Street, Wah Fu North and Wah Lok Path), the tenants of these two blocks will benefit from the retail and community facilities in the new reception estate.

The new reception estate of Phase 3 will be constructed on the redevelopment site of the original Wah Fu Estate. The anticipated intake date will be ten years after intake of all the blocks in the five reception estates to suit the rehousing arrangement. The duration includes demolition of buildings after clearance, site formation, road and infrastructure and the foundation and superstructure of buildings.

- 3.2 As another principle of the clearance, the community and welfare facilities of a particular phase, as well as its associated commercial and car parking facilities, will be moved to the corresponding reception estate together with the domestic tenants of that phase. The aim is to maintain availability of services and facilities to the tenants. Therefore, sufficient space will be reserved in the new reception estates for their simultaneous relocation.

## **4. Development Plan of the Five Sites and the Preliminary Proposal**

- 4.1 The preliminary development parameters of the proposed development of the five sites are at **Appendix 3**.
- 4.2 The conceptual layout plan of the five sites are at **Appendix 4**.

## **5. Anticipated Development Programme**

- 5.1 CEDD commenced the site formation and infrastructure works in December 2020. According to the latest development programme, we anticipate that the three reception estates at Wah King Street, Wah Fu North and Wah Lok Path will be ready to receive the first batch of clearerees around 2027/2028. The first phase of demolition works on Wah Fu Estate will then commence to make room for in-situ redevelopment works.

## **6. Consultation**

6.1 Members are invited to comment on the above proposed development plan.

### **Appendices**

Appendix 1: Public Housing Development at Pok Fu Lam South Site Location Plan

Appendix 2: Public Housing Development at Pok Fu Lam South and Proposed Clearance and Relocating Arrangement of Wah Fu Estate Redevelopment

Appendix 3: Preliminary Development Parameters in the Five Sites

Appendix 4: Proposed Public Housing Development in Pok Fu Lam South – Conceptual Layout Plan

Housing Department

April 2021