

# 漁光村重建項目

## Redevelopment of Yue Kwong Chuen

南區區議會  
經濟、發展及規劃事務委員會  
Southern District Council (SDC)  
Economy, Development and Planning Committee (EDPC)

二零二二年 五月  
May 2022



# 香港房屋協會

## Hong Kong Housing Society

- 香港房屋協會 (房協) 成立於一九四八年，是一個自負盈虧的非牟利、非政府機構  
Established in 1948, Hong Kong Housing Society (HKHS) is a self-financing, non-profit-making and non-government organization
- 致力提供各類優質及物有所值的資助住屋，包括出租房屋和資助出售單位  
Provides a variety of subsidised housing of quality and value for money, e.g. public rental housing (PRH) and subsidised sale flats (SSF)







# 漁光村重建

## Redevelopment of YKC

- 漁光村建於1960年代，樓齡超過50年，有必要重建  
YKC, built in the 1960s with over 50 years of history, is in need of redevelopment
- 重建漁光村能釋出並善用該地段的發展潛力，提供更多資助房屋單位以回應社會對住屋的殷切需要

Redevelopment of YKC will release development potentials to provide more subsidised housing in response to the keen housing needs of the society

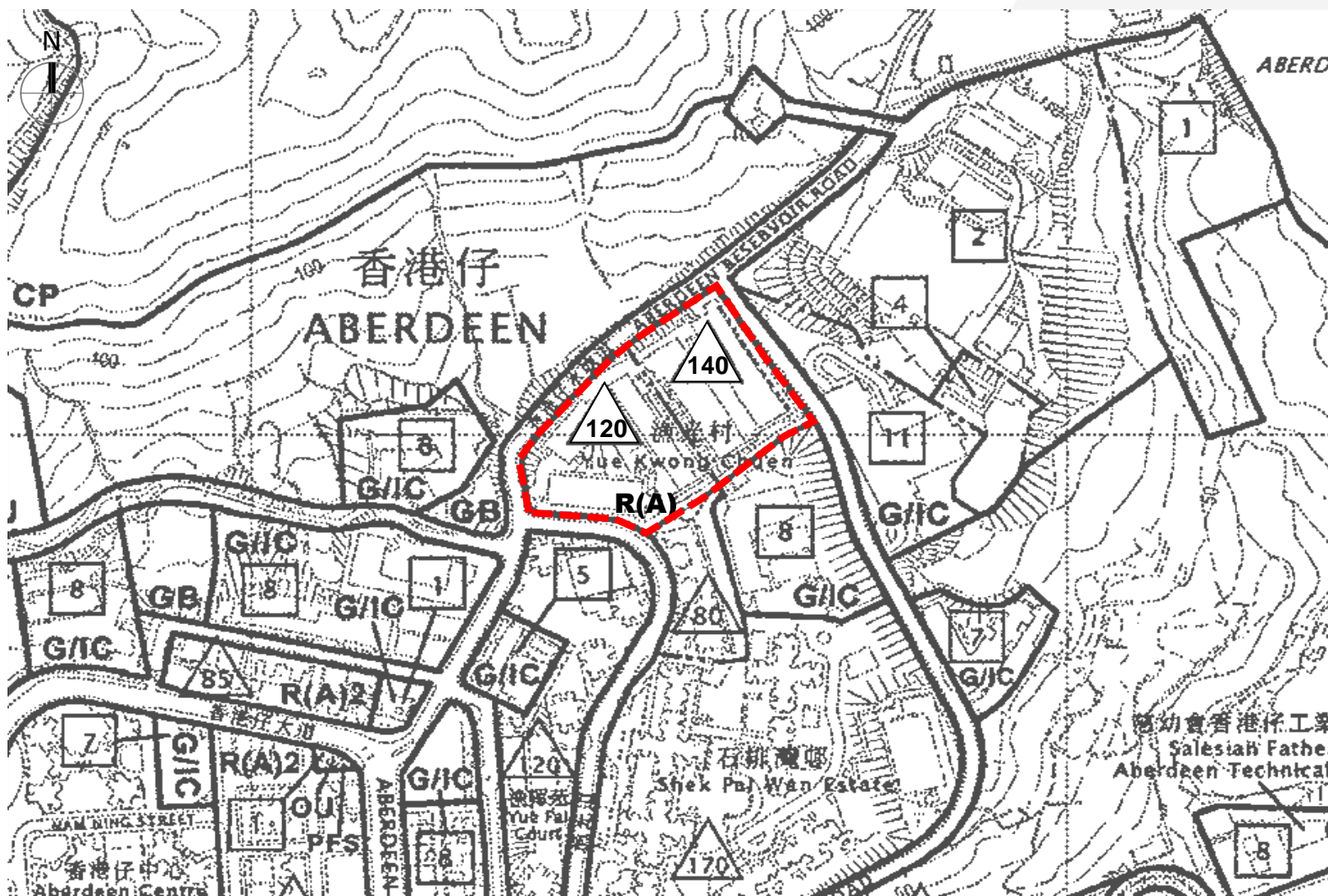
- 重建計劃亦會優化單位設計以應對老化人口的需要，及提供社會福利設施以應對香港仔以至南區居民的需要

Redevelopment will also enhance unit design to meet the needs of the aging population, and provide social welfare facilities to serve the local community in Aberdeen and the wider Southern District



# 法定規劃圖則

## Statutory Plan



法定規劃圖則  
Statutory Plan

香港仔及鴨脷洲分區計劃  
大綱核准圖編號 S/H15/33  
Approved Aberdeen &  
Ap Lei Chau Outline Zoning  
Plan No. S/H15/33

現時規劃用途  
Current Zoning

住宅 (甲類)  
Residential (Group A)

建築物高度限制  
Building Height  
Restrictions

主水平基準上  
120/ 140 mPD

### 圖例 Legend

- - - 地盤範圍 Site Boundary
- R(A) 住宅 (甲類) Residential (Group A)
- G/I/C 政府、機構或社區 Government, Institution and Community
- GB 綠化地帶 Green Belt
- CP 郊野公園 Country Park
- △ Building Height Restrictions (mPD)  
建築物高度限制 (以米為單位從主水平基準起計算)
- 8 Building Height Restrictions (no. of storeys)  
建築物高度限制 (樓層數目)



# 規劃進展

## Planning Progress

- 為配合政府增加房屋供應及響應政府於合適的公營房屋提供約 5% 總住用樓面面積作社福設施用途，房協正根據城市規劃條例第16條，向城市規劃委員會提交規劃申請，擬議適度地放寬申請地盤的建築物高度限制

In response to the Government's current policy initiatives to increase housing supply and to provide social welfare facilities of about 5% of the total attainable domestic GFA in suitable public housing development, HKHS has submitted a Section 16 planning application to the Town Planning Board for a minor relaxation of the building height restrictions

- 擬議漁光村重建計劃，將在改善漁光村現有租戶的生活條件和增加公營房屋住宅單位供應的同時，提供更多社福設施，為社區帶來更多增益

The Proposed YKC Redevelopment aims to improve the living condition of the existing YKC tenants, increase public housing flat production, and provide different social welfare facilities for the benefit of the community

- 運輸及房屋局原則上支持有關方案

Transport and Housing Bureau in-principle support the Proposed YKC Redevelopment

- 已就放寬高度限制申請完成可行性研究及技術評估

Feasibility study and technical assessments for the planning application for a minor relaxation of the building height restrictions have been completed

# 擬議重建項目概要

## Summary of Proposed Redevelopment

地盤面積 (約) Site Area (approx.)	15,189平方米 m <sup>2</sup>		
住宅部份 Domestic Portion			
單位數目 (樓宇數目) No. of Units (no. of blocks)	出租房屋 資助出售單位 合共	PRH SSF Total	870 (2) 2,059 (3) 2,929 (5)
住宅層數 No. of Residential Storeys	出租房屋 PRH 資助出售單位 SSF (另加一層電梯大堂)		29 層 storeys 33 / 37 層 storeys (above 1 storey of residential lobby)
附屬設施 Ancillary facilities	如康樂設施及私人休憩用地等 E.g. recreational facilities and private open space etc.		

(初步計劃,有待修訂 Preliminary proposal, subject to detail design)

# 擬議重建項目概要

## Summary of Proposed Redevelopment

### 非住用部份 Non-Domestic Portion

#### 非住用及社區設施 Non-domestic Provision

四層平台及一層地庫包括:

A 4-level podium atop a basement comprising:

- 安老院舍暨長者日間護理單位 Residential Care Homes for the Elderly cum Day Care Unit
- 家居照顧服務 Home Care Services for Elderly Persons
- 長者日間護理中心 Day Care Centre for the Elderly
- 特殊幼兒中心 Special Child Care Centre
- 附屬設施如商舖及停車場等 Ancillary facilities e.g. commercial facilities and carpark etc.

(初步計劃,有待修訂 Preliminary proposal, subject to detail design)



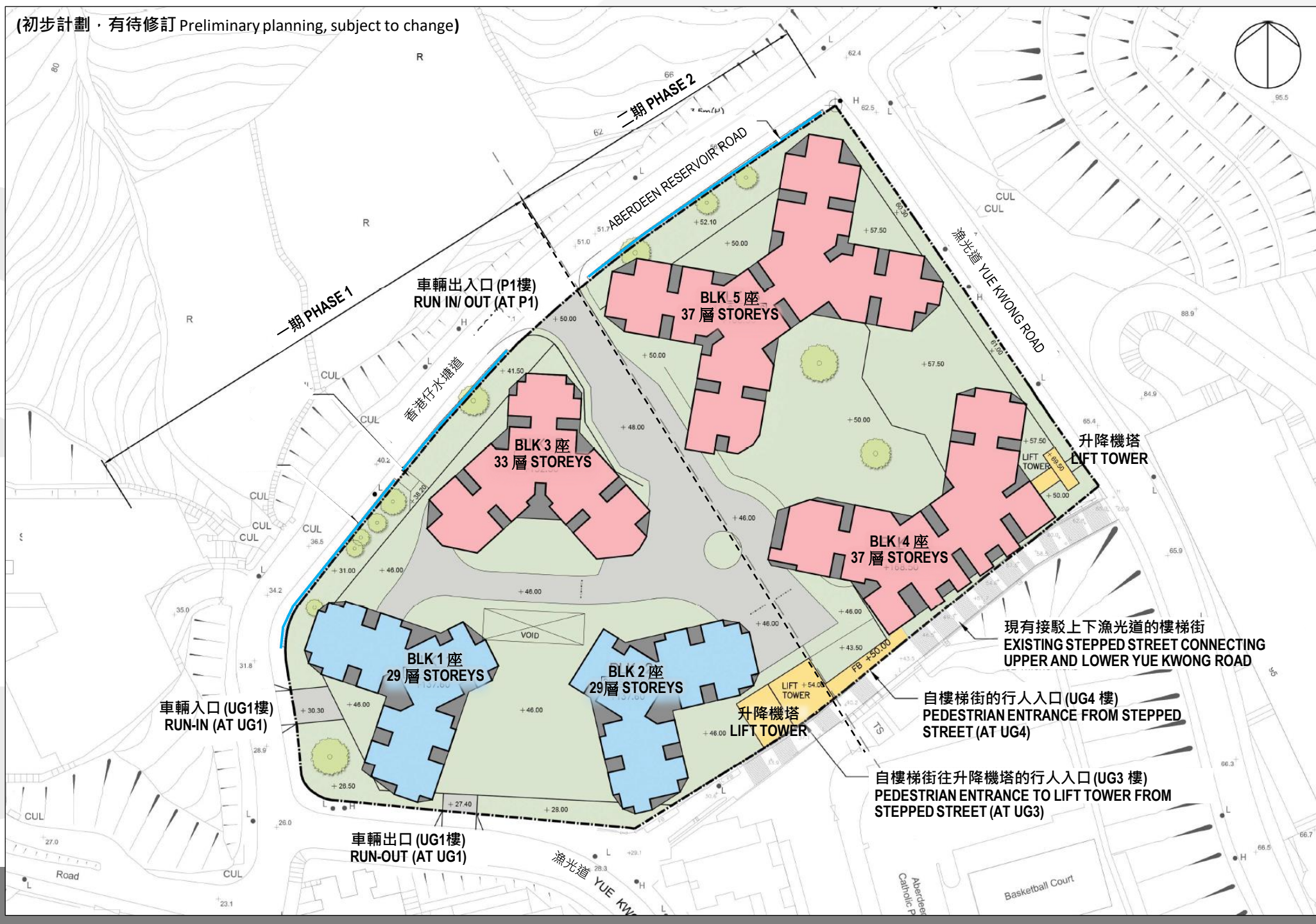
(初步計劃，有待修訂 Preliminary planning, subject to change)



# 擬議重建項目 總綱發展藍圖

## Master Layout Plan of the Proposed Redevelopment

- LEGEND**
- 地盤範圍 SITE BOUNDARY
  - 出租房屋 PUBLIC RENTAL HOUSING (PRH)
  - 資助出售單位 SUBSIDIZED SALE FLATS (SSF)
  - 住宅樓宇轉移板 TRANSFER PLATE FOR RESIDENTIAL BLOCK
  - 平台花園 LANDSCAPED AREA
  - 車路/ 緊急車道/ 上落貨位 DRIVEWAY/EVA & L/UL FACILITIES
  - 行人天橋/ 升降機塔 FOOTBRIDGE/LIFT TOWER
  - 噪音屏 NOISE BARRIER
  - 保留樹 EXISTING TREE TO BE RETAINED



車輛入口 (UG1樓)  
RUN-IN (AT UG1)

車輛出口 (UG1樓)  
RUN-OUT (AT UG1)

車輛出入口 (P1樓)  
RUN IN/ OUT (AT P1)

VOID

BLK 3座  
33層 STOREYS

BLK 1座  
29層 STOREYS

BLK 2座  
29層 STOREYS

BLK 5座  
37層 STOREYS

BLK 4座  
37層 STOREYS

升降機塔  
LIFT TOWER

升降機塔  
LIFT TOWER

現有接駁上下漁光道的樓梯街  
EXISTING STEPPED STREET CONNECTING  
UPPER AND LOWER YUE KWONG ROAD

自樓梯街的行人入口 (UG4 樓)  
PEDESTRIAN ENTRANCE FROM STEPPED  
STREET (AT UG4)

自樓梯街往升降機塔的行人入口 (UG3 樓)  
PEDESTRIAN ENTRANCE TO LIFT TOWER FROM  
STEPPED STREET (AT UG3)

漁光道 YUE KWONG ROAD

漁光道 YUE KWONG ROAD

一期 PHASE 1

二期 PHASE 2

ABERDEEN RESERVOIR ROAD

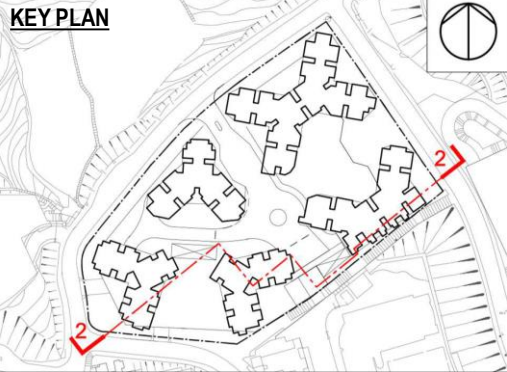
香港仔水塘

Abberdeen  
Council P

Basketball Court

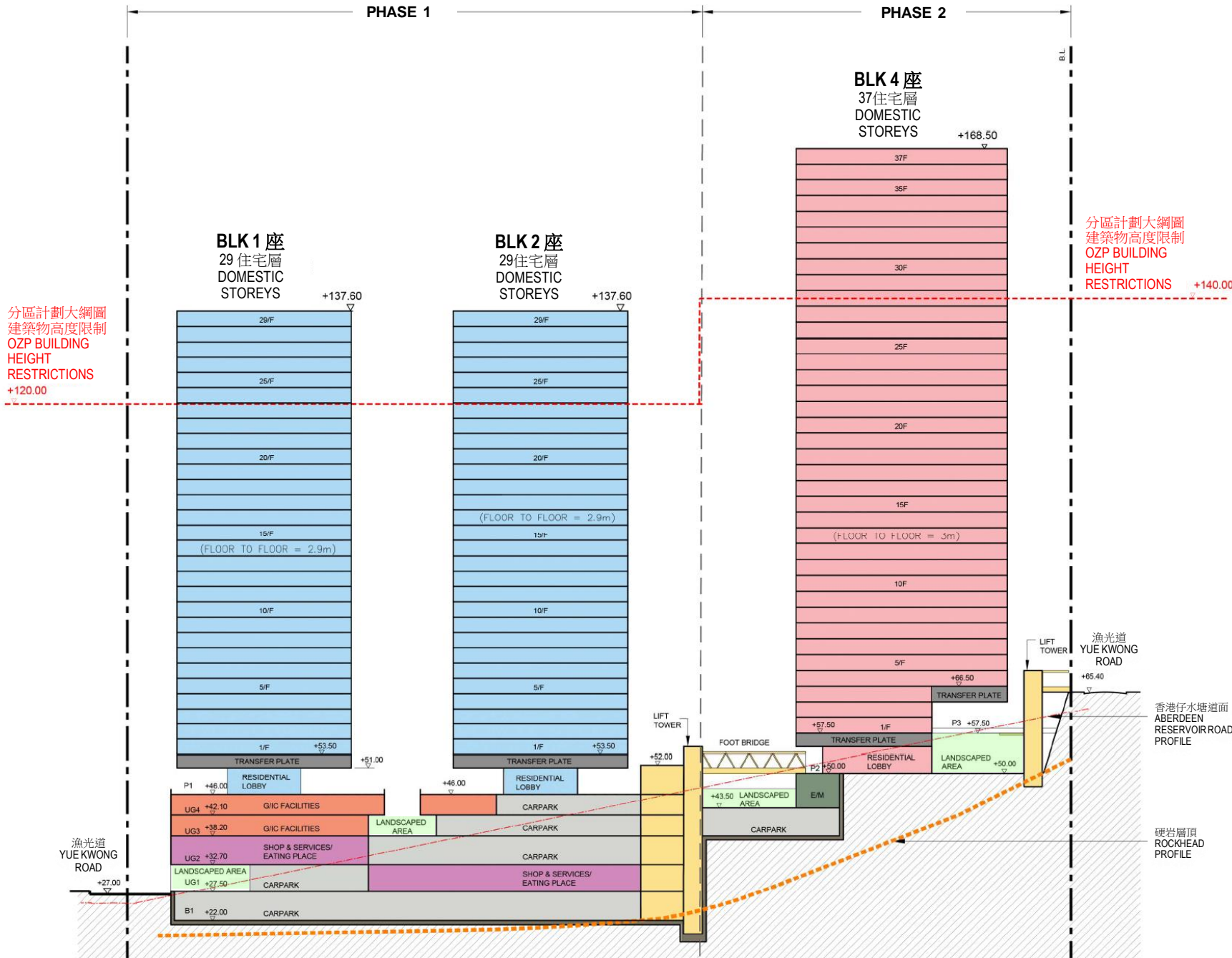
# 擬議重建項目剖面圖

## Section Plan of the Proposed Redevelopment



### LEGEND

- 地盤範圍 SITE BOUNDARY
- 硬岩層頂 ROCKHEAD PROFILE
- 香港仔水塘道面 ABERDEEN RESERVOIR ROAD PROFILE
- 出租房屋 PUBLIC RENTAL HOUSING (PRH)
- 資助出售單位 SUBSIDISED SALE FLATS (SSF)
- 商店及服務行業/食肆 SHOP & SERVICES/EATING PLACE
- 社會福利設施 GIC FACILITIES
- 上落貨位, 停車場 L/U/L FACILITIES, CARPARKING
- 行人天橋/升降機塔 FOOTBRIDGE/LIFT TOWER
- 機電房/後勤房 E&M PLANT ROOM/BACK OF HOUSE
- 園景地帶 LANDSCAPED AREA



(初步計劃 · 有待修訂 Preliminary planning, subject to change)



# 規劃研究及技術評估

## Feasibility Study & Technical Assessments

已完成規劃研究及相關技術評估，包括：

Feasibility study and related technical assessments have been completed, including :

- 交通  
Traffic
- 空氣流通  
Air ventilation
- 視覺  
Visual
- 土力規劃  
Geotechnical planning
- 基建設施 (包括排水, 排污和供水)  
Infrastructure (including drainage, sewerage and water supply)
- 環境 (包括噪音, 空氣質素, 污水質素, 廢物管理)  
Environment (including noise, air quality, water quality and waste management)

**結論：有關規劃申請不會對周邊環境造成重大影響**

**Conclusion: The planning application would not cause major impact on the surrounding area**



# 規劃增益

## Planning Merits

- 提供約 2,929 伙公營房屋單位，以配合政府現行增加房屋供應的政策

In line with the prevailing Government policies to increase public housing supply by providing about 2,929 nos. of public housing units

- 提供社會福利設施，更完善地滿足社區的日常所需

Provides social welfare facilities to cater for the needs of the community

- 改善漁光村現有租戶的生活條件

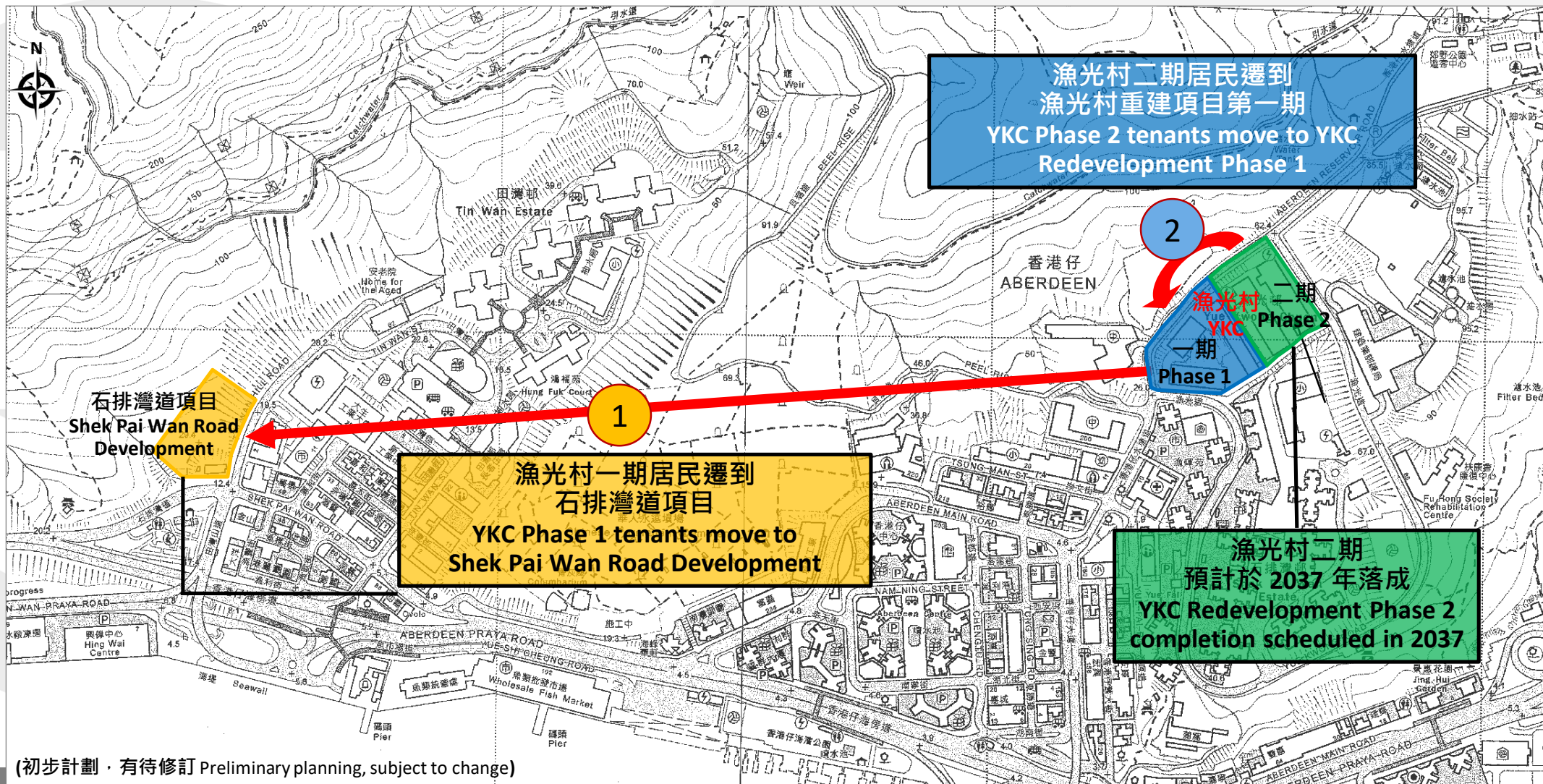
Improves the living condition of the existing YKC tenants

- 擬議漁光村重建方案合乎大綱圖上「住宅（甲類）」地帶的規劃意向，擬議建築物高度與周邊環境的高度協調

The Proposed YKC Redevelopment complies with the planning intention of “Residential (Group A)” zone under the OZP, and the proposed building height is compatible with the surrounding context

# 擬議重建程序及現有租戶安置安排

## Proposed Redevelopment and Rehousing Program



# 地區及公眾諮詢

## Local and Public Consultation

房協過去曾於2013年9月及2016年3月出席南區區議會轄下的事務委員會會議，就漁光村重建及石排灣道出租屋邨發展項目諮詢委員意見，兩者均獲得多位委員支持。

HKHS attended the SDC Committee meetings in September 2013 and March 2016 to collect views towards the redevelopment of YKC and the Shek Pai Wan Road development project. Both were supported by most Members at the meetings.

就委員關注重建方案能否盡用地積比率及高度限制，房協及後就適度放寬漁光村地盤的建築物高度限制進行了可行性研究及技術評估，並向城市規劃委員會提交規劃申請，擬議略為放寬建築物高度限制。

As some Members expressed their concern on whether the plot ratio and height could be fully utilized, HKHS has subsequently carried out feasibility study and technical assessments regarding the minor relaxation of building height restrictions in support of YKC Redevelopment and submitted an application to the Town Planning Board accordingly.

按《城市規劃條例》第16條規劃申請的既定程序，在法定提交意見時限內一共收到3份意見書，房協已就有關意見及其他部門意見，向城市規劃委員會提交進一步資料處理。

During the statutory period under the Town Planning Ordinance for making comment on the Section 16 application, 3 public comments were received. HKHS has already addressed these comments together with other departmental comments in the Further Information Submission to the Town Planning Board.

房協亦曾於2013年10月為漁光村居民舉辦簡報會，收集居民意見，出席者普遍支持漁光村重建。

HKHS also arranged briefing sessions for local residents of Yue Kwong Chuen in October 2013 to collect their views. Stakeholders are in general supportive to the redevelopment of YKC.





謝謝  
**Thank You**