



運輸及房屋局
Transport and
Housing Bureau



香港房屋委員會
Hong Kong Housing Authority

香港郵政
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第三號通訊
Information Leaflet No.3 2/2017



薄扶林南擬議公營房屋發展 及華富邨重建

Proposed Public Housing Developments in Pokfulam South and Wah Fu Estate Redevelopment

新年進步！繼2016年3月及9月派發的第一及第二號通訊，我們印製了〈第三號通訊〉，簡述收到的地區意見及可行性研究的最新進展。

Happy new year! Following the Information Leaflets No. 1 and No. 2 issued in March and September 2016 respectively, we present this "Information Leaflet No. 3" to highlight the local opinions collected and the latest progress of the feasibility study.

背景 Background

《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，釋放六幅政府土地發展公營房屋。有關的六幅土地為華樂徑、華景街、華富邨以北、近置富道和雞籠灣（下稱「五幅土地」）以及華富邨現址。**我們一直與地區人士保持緊密溝通並不斷優化發展方案，務求落實「以人為本、關愛環境」的發展原則。**

The 2014 Policy Address announced the partial lifting of the administrative moratorium on development in Pokfulam to release six government sites for public housing development. The six sites are Wah Lok Path, Wah King Street, Wah Fu North, Near Chi Fu Road, Kai Lung Wan (hereafter "the five sites") and the existing Wah Fu Estate. **We have been communicating closely with the local communities and continuously refining the development proposal so as to fulfil the development principles of "Caring for People, Caring for Environment".**

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地區人士的意見 Opinions from the Local Communities

透過第一及第二號通訊，我們合共收到約3 080份地區人士的意見。當中首2 630份的意見已在〈第二號通訊〉內簡述。自該通訊出版後，我們亦繼續收到約450份意見，當中大部分來自置富花園、貝沙灣、薄扶林花園及雅緻洋房。我們將主要的意見、建議及關注事項歸納如下：



Through Information Leaflets No. 1 and No. 2, we altogether received about 3 080 opinions from the local communities, of which the first 2 630 had been highlighted in "Information Leaflet No. 2". After that, we further received about 450 opinions, mainly from Chi Fu Fa Yuen, Residence Bel-Air, Pokfulam Gardens and Yar Chee Villas. We have consolidated the major opinions, suggestions and concerns as follows:

- 影響通風、景觀和空氣質素
- 加劇道路交通擠塞
- 保育樹木、生態和前牛奶公司牧場建構物
- 施工期間的噪音及塵埃問題
- Impacts on air ventilation, views and air quality
- Worsening traffic congestion
- Conservation of trees, ecology and the Old Dairy Farm's remains
- Noise and dust generated from the construction works

重視地區意見，進一步優化發展方案 Cherishing the Local Opinions, Further Refining the Development Proposal

為紓緩擬議發展對生態及前牛奶公司牧場建構物的影響，我們縮減了雞籠灣及近置富道土地的擬議發展範圍，並在〈第二號通訊〉內簡述有關方案擬議的主要發展參數及發展概念圖。我們進一步考慮到地區人士對交通、生態、通風、景觀和前牛奶公司牧場建構物等的關注，獨立顧問現正研究進一步優化發展方案的可行性，主要研究包括下列五項發展原則：

To lessen the impacts of the proposed development on ecology and the Old Dairy Farm's remains, we have reduced the proposed development area of Kai Lung Wan and Near Chi Fu Road sites, and highlighted the proposed major development parameters and development concept plan in "Information Leaflet No. 2". We have further considered the concerns of the local communities about traffic, ecology, air ventilation, visual impact and the Old Dairy Farm's remains, etc. The independent consultant has been studying the feasibility of further refining the development proposal. The main directions of the study include five development principles as follows:

致力保育環境 Striving for Environmental Conservation

- 進一步縮減雞籠灣土地的擬議發展範圍，並將部分擬議發展移向南面的土地，以保留更多樹木、生態環境、天然河道和行山徑

To further reduce the proposed development area of Kai Lung Wan site and shift some of the proposed development to the south of the site to preserve more trees, ecological environment, natural streams and hiking trails

- 進一步縮減近置富道土地的擬議發展範圍，以保留更多樹木和天然河道並盡量避免或減低對前牛奶公司牧場建構物的影響

To further reduce the proposed development area of Near Chi Fu Road site to preserve more trees and natural streams and avoid or minimise the impacts on the Old Dairy Farm's remains as far as possible

- 盡量原址保育具存護價值的生境及物種，並在合適的地方提供彌償措施，如重建林地生境

To preserve *in-situ* habitats and species of conservation interest as far as possible and provide compensation in appropriate places such as re-establishment of woodland habitats





2

完善規劃藍圖

Creating a Holistic Master Plan

由於雞籠灣及近置富道土地的擬議發展範圍或會縮減，為了避免延誤華富邨重建步伐及回應社會對公營房屋的殷切需求，我們有必要保持在五幅土地聯同華富邨重建增加約11 900個公營房屋單位的建屋目標。因此，部分土地的樓宇高度和發展密度或會增加。然而，我們會致力透過以下幾方面優化方案，以減低對周邊環境的影響：

Given the possible reduction in the proposed development areas of Kai Lung Wan and Near Chi Fu Road sites, in order to avoid delays of Wah Fu Estate Redevelopment and to address the keen demand for public housing from the society, we need to maintain the flat production target of providing about 11 900 additional public housing units at the five sites and Wah Fu Estate Redevelopment. Hence, increases in building heights and development densities may be required at some of the sites. Nevertheless, we are striving to optimise the development proposal so as to minimise the impacts to the surrounding environment in the following ways:

- 優化各土地的樓宇布局，並與部分現有樓宇之間預留最少約100米的間距

To enhance the building layout of the sites and maintain building gaps of at least about 100 metres from some existing buildings

- 整體樓宇布局採用由海至山的階梯式設計，並維持最高樓宇高度於主水平基準上約230米，與現時置富花園和薄扶林花園最高的樓宇相若

To adopt stepped building height profiles ascending from the waterfront to the hill and maintain the maximum building height at about 230 metres above Principal Datum, similar to the tallest buildings in Chi Fu Fa Yuen and Pokfulam Gardens

- 研究將華樂徑土地由早前擬議只用作福利及社區設施，改為混合發展，以提供公營房屋和福利及社區設施，平衡各土地的樓宇高度和發展密度

To study mixed development at Wah Lok Path site for both public housing and welfare and community facilities instead of the originally proposed welfare and community facilities only, so as to strike a balance on building heights and development densities among the sites



3

優化社區配套設施

Enhancing Supporting Facilities for Community

- 研究各福利及社區設施的適當位置

To study suitable locations for provision of welfare and community facilities

- 在雞籠灣及華景街土地提供合適的零售設施

To provide appropriate retail facilities at Kai Lung Wan and Wah King Street sites



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**4**

便利人車暢步通行

Strengthening Pedestrian and Vehicular Accessibility

- 參考南港島線（東段）於2016年12月投入服務後的最新交通數據，更新交通影響評估

To take into account the latest traffic data in view of the South Island Line (East) which has come into operation in December 2016 and update the traffic impact assessment

- 盡量保留現有行山徑並優化其接駁，並在施工期間保持其暢達性，讓行山人士可繼續前往港島徑
- To retain the existing hiking trails as far as possible and enhance their connectivity; and maintain their accessibility during construction so that hikers can continue to access Hong Kong Trail

**5**

減低施工影響

Minimising Impacts Arising from Construction Activities

- 一如其他工務工程及香港房屋委員會（房委會）公營房屋建造項目，政府各相關部門在施工期間會嚴格實施《空氣污染管制（建造工程塵埃）規例》所建議的防塵措施，確保工程不會對周邊的空氣質素帶來不良影響

Same as other public works and the Hong Kong Housing Authority (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

- 為減低施工期間所產生的噪音，我們將採用低噪音的優質機動設備、臨時噪音屏障、隔音罩和隔音墊，以及良好的施工作業，並避免於學校考試及公開考試時段進行高噪音工序（如樁柱工程和挖掘岩石等）；部份樓宇工程亦將採用預製組件以減少工程產生的噪音

Quality Powered Mechanical Equipment (QPME), 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 would also be adopted in some of the building works to reduce the noise generated from construction works

跟進工作

Follow-up Actions

我們預計更優化發展方案的可行性研究將於2017年年中完成。政府有關部門會就可行性研究結果及發展方案適時諮詢南區區議會，並會在取得城市規劃委員會的同意及通過有關法定程序後，改劃當中部分地段的用途地帶，以配合發展。假設各項程序（包括公眾諮詢、土地改劃、立法會撥款申請及有關工程的施工等）能順利進行，第一期遷置單位最快可望於2025年落成（修訂自〈第二號通訊〉原預計的2024年）。房委會會繼續研究華富邨的重建方案，並積極與相關部門協調，配合《鐵路發展策略2014》建議推展的南港島線（西段）。我們會繼續聆聽相關持份者的意見，制訂並落實擬議發展。

We anticipate the feasibility study to further refine the development proposal to be completed in mid-2017. The government departments concerned will consult the Southern District Council on the findings of the feasibility study and the development proposal at an appropriate time. Subject to the Town Planning Board's agreement and completion of the relevant statutory procedure, some of the sites will be rezoned to facilitate the developments. Provided that all the procedures (including public consultation, rezoning, application to the Legislative Council for funding proposals, execution of relevant works, etc.) could be smoothly completed, the first phase of the reception units are expected to complete in 2025 at the earliest (revised from the expected completion of 2024 in "Information Leaflet No. 2"). HA will continue to study the redevelopment plan for Wah Fu Estate, and actively coordinate with the departments concerned to facilitate the taking forward of the South Island Line (West) as recommended in Railway Development Strategy 2014. We will continue to listen to views of concerned stakeholders and formulate and implement the proposed developments.

如有查詢，請聯絡我們的諮詢顧問，顧問將會收集並轉交我們跟進。

For enquiries, please contact our consultation advisor, who will consolidate for our follow up.

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Transport and Housing Bureau 運輸及房屋局

局長的話

我明白居民對公共交通網絡的關注。政府會根據《鐵路發展策略 2014》，視乎薄扶林南一帶實際土地發展和華富邨的重建時間表，以及運輸需求的增長，推展南港島線（西段）。運輸及房屋局與各相關政策局和部門現正落實局部放寬薄扶林南發展限制，發展該區五幅土地作公營房屋。華富邨重建後會保留作公營房屋，以回應社會對公營房屋的殷切需求。

運輸及房屋局局長
張炳良教授

2017 年 2 月 15 日

15 February 2017

Message from the Secretary

I am aware of residents' concern about the public transport network. In accordance with the Railway Development Strategy 2014, we will take forward the implementation of the South Island Line (West) subject to the actual land development of the area in the vicinity of Pokfulam South and the redevelopment schedule of Wah Fu Estate, as well as the build-up of transport demand. The Transport and Housing Bureau, together with other relevant bureaux and departments, are now taking forward the partial lifting of the administrative moratorium in Pokfulam South so as to develop the five sites in that area for public housing. Wah Fu Estate will be retained for public housing after redevelopment so as to address the keen demand for public housing from society.

Professor Anthony Cheung Bing-leung
Secretary for Transport and Housing