



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  
通函郵寄  
服務

豁免\*

第四號通訊  
Information Leaflet No.4 5/2017



# 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



大家好！繼2016年3月及9月派發的第一及第二號通訊，及承接2017年2月〈第三號通訊〉的內容及局長的話，我們印製了〈第四號通訊〉，簡述進一步優化發展方案的最新進展。

Hello! Following the Information Leaflets No. 1 and No. 2 issued in March and September 2016 respectively, and succeeding the "Information Leaflet No. 3" and the Message from the Secretary issued in February 2017, we present the latest progress in further refining the development proposal in this "Information Leaflet No. 4".



## 背景 Background

政府於2014年《施政報告》中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並重建華富邨，同時積極考慮興建南港島線（西段），以應付來自新增公營房屋的交通需求。有關的六幅土地為華樂徑、華景街、華富邨以北、近置富道、雞籠灣及華富邨現址。首五幅土地可為重建華富邨提供主要遷置資源。

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 and the redevelopment of Wah Fu Estate, together with the active consideration of constructing the South Island Line (West) to address the transport needs arising from the new public housing developments. The six sites are Wah Lok Path, Wah King Street, Wah Fu North, Near Chi Fu Road, Kai Lung Wan and the existing Wah Fu Estate. The first five sites will serve as the main reception resources for the redevelopment of Wah Fu Estate.

「\*此函件符合資格豁免於「不收取通函」標貼機制」

“\*This mail is eligible for exemption from “No Circular Mail” Opt-out Sticker Scheme.”

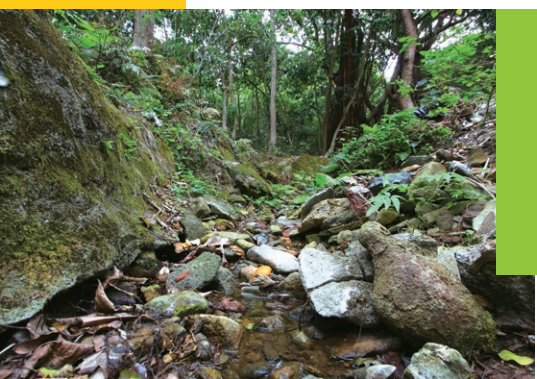


# 研究不用發展近置富道土地作公營房屋並維持增加約11 900個公營房屋單位的建屋目標

Planning Towards a Proposal Without the Near Chi Fu Road Site for Public Housing Developments and Maintaining the Flat Production Target of Provision of about 11 900 Additional Public Housing Units



自2015年年初政府為五幅土地開展可行性研究後，我們一直與地區人士保持緊密溝通、積極收集和歸納意見，並不斷優化擬議公營房屋發展方案。政府委託的獨立顧問現正研究進一步優化發展方案的可行性。本著落實「以人為本、關愛環境」的發展原則，我們正積極探討一個不用發展近置富道土地、進一步縮減雞籠灣擬議發展範圍並將部分發展向南移的方案，以紓緩擬議發展對生態環境、天然河道、行山徑及前牛奶公司牧場建構物等的影響，但大前提是在相關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維持不變，以配合華富邨重建及回應社會對公營房屋的殷切需求。我們仍正就有關方案進行技術研究以確定其可行性。該修訂方案的發展概念圖請見右頁。



Since the commissioning of the feasibility study on the five sites by the Government in early 2015, we have been communicating closely with the local communities, actively collecting and consolidating opinions, and continuously refining the development proposal. The independent consultant commissioned by the Government is studying the feasibility of further refining the development proposal. To fulfil the development principles of "Caring for People, Caring for Environment" and to lessen the impact of the proposed development on the ecological environment, natural stream courses, hiking trails, and the Old Dairy Farm remains, etc., we are actively planning towards a proposal without the Near Chi Fu Road site, and to further reduce and shift part of the Kai Lung Wan site southward, but on the premises that the overall flat production target of about 11 900 additional public housing units at the relevant sites and Wah Fu Estate redevelopment would remain unchanged, so as to facilitate the redevelopment of Wah Fu Estate and to meet the keen demand for public housing in society. We are still conducting technical assessments to confirm such feasibility. The revised development concept plan is provided on the opposite page.

「如你不欲收取通函郵件，請在信箱貼上『不收取通函』標貼。標貼可於全線郵政局、各區民政事務處的公眾諮詢服務中心、公共屋邨辦事處和個別私人屋苑的管理處免費索取。請注意，『不收取通函』標貼機制並不涵蓋由政府及相關機構、立法會議員、區議會議員、選舉候選人和根據《稅務條例》第88條合資格獲豁免繳稅的慈善機構所投寄的通函郵件。」

"If you would like to opt out from receiving circular mail, please place a "No Circular Mail" sticker on the letter box. The stickers are freely available at all post offices, Public Enquiry Service Centres of District Offices as well as estate management offices of public housing estates and selected private residential developments. However, circular mail posted by the Government and related organisations, Legislative Councillors, District Councillors, election candidates and charitable bodies eligible for tax relief under Section 88 of the Inland Revenue Ordinance are exempted from this opt-out scheme."

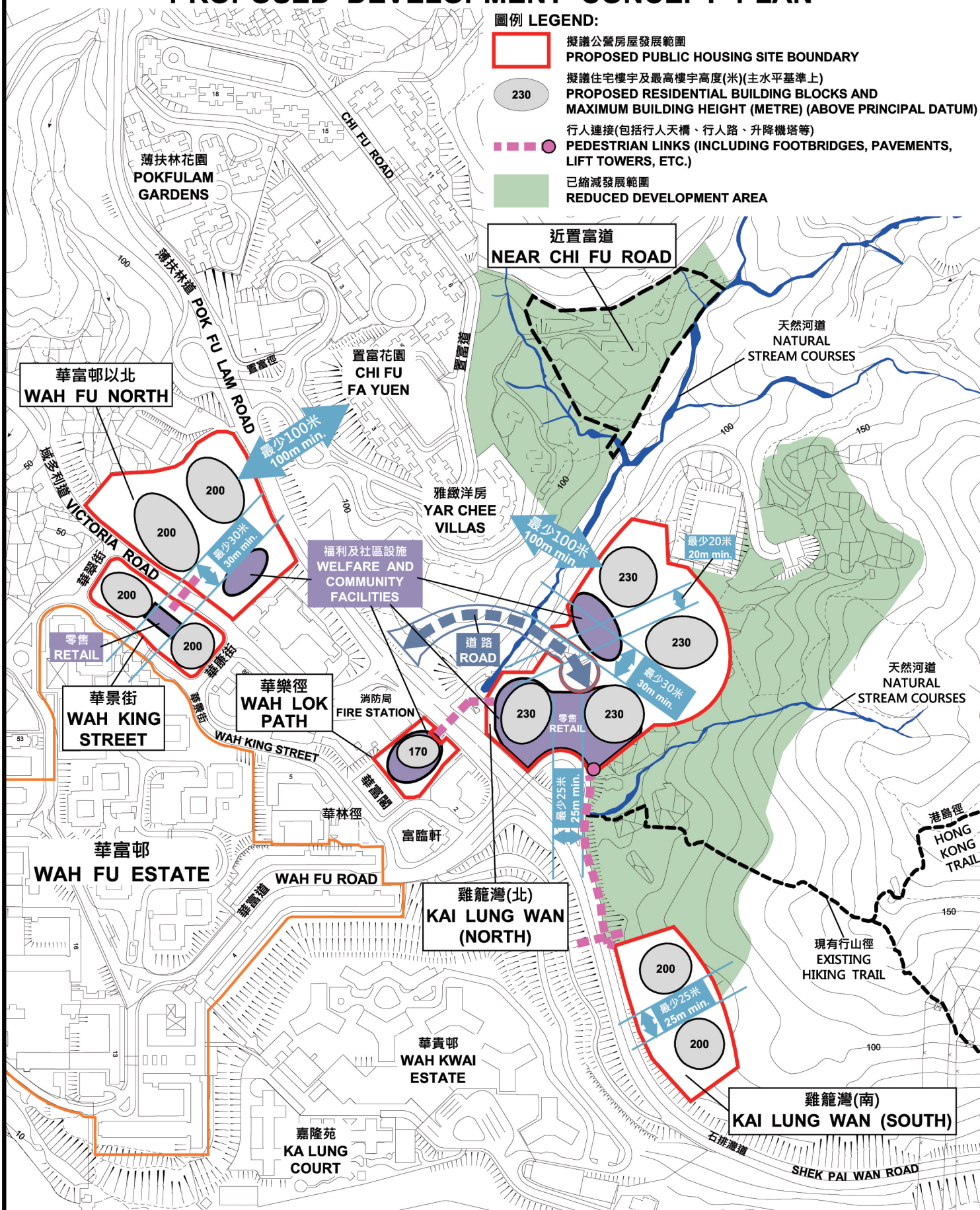


# 擬議發展概念圖

## PROPOSED DEVELOPMENT CONCEPT PLAN

圖例 LEGEND:

- 擬議公營房屋發展範圍  
PROPOSED PUBLIC HOUSING SITE BOUNDARY
- 230  
擬議住宅樓宇及最高樓宇高度(米)(主水平基準上)  
PROPOSED RESIDENTIAL BUILDING BLOCKS AND  
MAXIMUM BUILDING HEIGHT (METRE) (ABOVE PRINCIPAL DATUM)
- 行人連接(包括行人天橋、行人路、升降機塔等)  
PEDESTRIAN LINKS (INCLUDING FOOTBRIDGES, PAVEMENTS,  
LIFT TOWERS, ETC.)
- 已縮減發展範圍  
REDUCED DEVELOPMENT AREA



在相關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維持不變  
THE OVERALL FLAT PRODUCTION TARGET OF ABOUT 11 900 ADDITIONAL PUBLIC HOUSING UNITS  
AT THE RELEVANT SITES AND WAH FU ESTATE REDEVELOPMENT REMAINS UNCHANGED

須經詳細研究及設計後才能落實  
SUBJECT TO DETAILED STUDY AND DESIGN



# 完善社區規劃及華富邨重建

Enhancing Community Planning and Wah Fu Estate Redevelopment



我們會致力透過「完善規劃藍圖」、「優化社區配套設施」及「便利人車暢步通行」的發展原則，完善社區規劃，並研究在華樂徑土地同時提供公營房屋和福利及社區設施，而各地段的樓宇高度和發展密度或會增加以維持建屋目標。我們正就最新擬議發展進行各項技術評估，涵蓋有關發展對生態、文物、環境、交通、

景觀、空氣流通及基建等影響，確保發展能符合相關標準和要求。華富邨重建後會保留作公營房屋發展，以回應社會對公營房屋的殷切需求。我們理解華富邨居民希望加快華富邨重建的訴求，事實上，這一直是我們對於此擬議發展項目的主要目標之一。當重建屋邨的目標清拆日期確定後，一般而言，我們會於目標清拆日期大約三年之前公布詳細的清拆執行安排。

於重建期間，我們會維持足夠交通、社區及零售設施包括街市，照顧居民日常生活所需。我們除了會在雞籠灣及華景街土地提供合適的零售設施外，亦會在各地段預留合適的位置重置華富邨內現有的社區及福利設施，而部分設施或需按人口數目增長而增加及優化。

We are striving to enhance community planning by adopting the development principles of "Creating a Holistic Master Plan", "Enhancing Supporting Facilities for Community" and "Strengthening Pedestrian and Vehicular Accessibility". We are also studying the use of Wah Lok Path site for both public housing and welfare and community facilities. Increases in building heights and development densities may be required at each of the sites to maintain the flat production target. We are conducting various technical assessments on the latest development proposal and examining the impact of the proposed developments on ecology, heritage, environment, traffic, visual amenity, air ventilation and infrastructure, etc. to ensure that the proposed developments are able to fulfil all relevant standards and requirements. Wah Fu Estate will be retained for public housing after redevelopment so as to address the keen demand for public housing from society. We fully understand the request of Wah Fu Estate residents to expedite the redevelopment of Wah Fu Estate. In fact, this has been one of our main objectives in the development proposal. When the target clearance date for estate redevelopment is confirmed, generally we will announce the detailed implementation arrangement three years before the target clearance date.

Throughout the redevelopment process, we will continuously provide adequate transport, community and retail facilities including wet market to meet the daily needs of residents. Apart from providing appropriate retail facilities at Kai Lung Wan and Wah King Street sites, we will also reserve suitable locations for re-provisioning of existing welfare and community facilities in Wah Fu Estate. Some of the facilities may need to be increased and upgraded to meet the population growth.

## 全速向前邁進

Full Speed Ahead

我們預計上述可行性研究將於2017年年中完成。政府會就可行性研究結果及發展方案盡快諮詢南區區議會，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，改劃有關地段的用途地帶，以配合擬議發展。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）能適時完成，第一期遷置單位可望於2025年落成。

We anticipate the above feasibility study to be completed in mid-2017. The Government will consult the Southern District Council timely on the findings of the feasibility study and the development proposal. Subject to the Town Planning Board's agreement and completion of the relevant statutory procedure, the relevant sites will be rezoned to facilitate the proposed developments. Assuming all procedures to be completed timely (including public consultation, rezoning, funding approval by the Legislative Council, execution of relevant works, etc.), the first phase of the reception units is expected to be completed in 2025.

如有查詢，請聯絡我們的諮詢顧問(領創設計工作室)，顧問將會收集查詢/意見並轉交我們跟進。

For enquiries, please contact our consultation advisor (Kent Design & Productions Ltd), who will consolidate enquiries/comments for our follow up.

領創設計工作室  
Kent Design & Productions Ltd.

☎ 6892 5543 ☎ 2520 6176 ✉ pfl@kentdesign.com.hk

📍 九龍長沙灣青山道658號 福至工業大廈3樓D室  
Flat D, 3/F, Fast Industrial Building, 658 Castle Peak Road,  
Cheung Sha Wan, Kowloon, Hong Kong