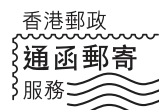




運輸及房屋局
Transport and
Housing Bureau



香港房屋委員會
Hong Kong Housing Authority



豁免*

第二號通訊 No.2 9/2016
Information Leaflet

薄扶林南擬議公營房屋發展 及華富 重建

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



背景

Background



繼《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，政府進行了薄扶林南五幅土地的可行性研究。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發展方案，以落實「以人為本、關愛環境」的發展原則。我們給大家的〈第一號通訊〉於本年3月面世。在諮詢顧問的協助下，我們派發了約33 000份上述通訊給各南區區議員及地區人士，簡介擬議計劃的背景及發展原則等，讓大家提供意見。我們現在為大家送上〈第二號通訊〉，希望藉這份最新的資料單張，簡述收到的主要意見、擬議發展參數及發展概念圖。

Following the announcement of the partial lifting of the administrative moratorium in Pokfulam in the 2014 Policy Address, the Government has carried out the feasibility study of the five sites in Pokfulam South. We have been closely communicating with the local communities, actively gathering and consolidating opinions and continuously refining the development proposal so as to achieve the development principles of "Caring for People, Caring for Environment". In March this year, we prepared the "Information Leaflet No. 1" for the local communities. With the assistance of the consultation advisor, we distributed about 33 000 information leaflets to Members of the Southern District Council and local communities, introducing the background and development principles, etc., of the proposed development as well as soliciting their views. By issuing this "Information Leaflet No. 2", we aim to highlight the major opinions collected, proposed development parameters and development concept plan.

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地區人士的意見

Opinions from the Local Communities

就本年3月派發的〈第一號通訊〉，我們合共收到約2 630份意見表格。當中約1 860份來自華富邨；約430份來自置富花園、薄扶林花園及雅緻洋房；約250份來自華貴邨及嘉隆苑；餘下約90份來自其他人士。收到的意見表格中，約2 100份表示支持重建華富邨；約1 300份表示支持發展薄扶林南五幅土地；分別約400和350份表示反對發展位於近置富道及雞籠灣的土地。我們將主要的意見、建議及關注事項歸納如下：

Regarding “Information Leaflet No. 1” issued in March this year, we received about 2 630 opinion forms in total. Among these forms, about 1 860 of them were from Wah Fu Estate; about 430 were from Chi Fu Fa Yuen, Pokfulam Gardens and Yar Chee Villas; about 250 were from Wah Kwai Estate and Ka Lung Court; the remaining 90 were from other parties. Among the opinion forms received, about 2 100 of them supported Wah Fu Estate Redevelopment; about 1 300 supported developing the five sites in Pokfulam South; about 400 and 350 objected to developing the Near Chi Fu Road site and Kai Lung Wan site respectively. We have consolidated the major opinions, suggestions and concerns as follows :

1. 增設教育、社會福利、康樂、休憩和社區設施 Providing more education, social welfare, recreation, open space and community facilities	8. 關注影響通風、景觀和空氣質素 Concerned about impacts on air ventilation, views and air quality
2. 落實南港島線（西段）配合發展 Implementing South Island Line (West) to interface with the proposed development	9. 關注加劇道路交通擠塞 Concerned about worsening traffic congestion
3. 提升行人設施 Strengthening pedestrian access facilities	10. 關注保育樹木、文物和歷史建築 Concerned about the conservation of trees, heritage and historical buildings
4. 期待更多諮詢 Expecting more consultations	11. 關注對生態和寧靜環境的破壞、不要發展「綠化地帶」 Concerned about the damage to the ecology and disruption to the tranquil environment, avoiding any developments in “Green Belt” zone
5. 增設零售設施 Providing more retail facilities	12. 關注施工期間的噪音及塵埃問題 Concerned about the noise and dust generated from the construction works
6. 提供公共運輸設施 Providing public transport facilities	13. 降低發展密度或高度 Reducing development density or building height
7. 關於重建華富邨的意見包括 Opinions about Wah Fu Estate Redevelopment include: (a) 加快重建步伐 Speeding up the pace of redevelopment (b) 增加新公屋單位面積 Increasing the flat size of new public rental housing (c) 以結構現狀擬定重建的先後次序 Prioritising redevelopment with reference to existing structural conditions (d) 為重建住戶提供綠表及優先資格購買居屋 Offering affected households Green Form status and priority in the purchase of Home Ownership Scheme flats (e) 為重建住戶提供搬遷特惠津貼 Providing ex-gratia domestic removal allowance for affected households (f) 重建後可選擇遷回原邨 Offering affected households a move-back option to Wah Fu Estate upon redevelopment (g) 局限於華富邨內作原址重建 Confining redevelopment within Wah Fu Estate (h) 使用黃竹坑土地作遷置資源 Earmarking sites in Wong Chuk Hang as reception resources	14. 關注影響樓價 Concerned about impacts on property prices
	15. 分拆發展五幅土地以減少爭議 Separating the development of the five sites so as to minimise disputes



五幅土地的擬議發展參數

Proposed Development Parameters of the Five Sites

政府委託獨立顧問為五幅土地進行了一系列技術評估，並在研究過程中充分考慮和平衡地區人士的意見，不斷優化發展方案。政府的建議及概念圖請見背頁，而擬議的主要發展參數如下：

The Government commissioned an independent consultant to conduct a series of technical assessments for the five sites. Throughout the study process, we have thoroughly considered and struck a balance among the views from the local communities and continuously refined the development proposal. The proposal and development concept plan are provided overleaf. The proposed major development parameters are as follows:

	華樂徑 Wah Lok Path	華景街* Wah King Street*	華富邨以北* Wah Fu North*	近置富道 Near Chi Fu Road	雞籠灣* Kai Lung Wan*	總數 Total
擬議用途 Proposed Use	福利及社區設施 Welfare and community facilities	公營房屋 Public Housing				-
現時主要用途地帶 Current Major Zoning	政府、機構或社區 Government, Institution or Community	休憩用地 Open Space	休憩用地 Open Space	住宅 Residential (乙類Group B)	綠化地帶 Green Belt	-
擬議用途的地盤面積 Site Area of the Proposed Use (公頃hectare) (大約about)	0.3	0.6	1.9	1.4	5.5 (包括預留學校用地) (including reserved school site)	9.7
住宅單位〔人口〕 Flats [Population] (大約about)	-	900 [2 900]	2 000 [6 400]	1 300 [4 100]	4 700 [14 200]	8 900 [27 600]
最高地積比率 Maximum Plot Ratio (大約about)	7	5 - 6.2 (住用 Domestic)				-
最高樓宇高度 Maximum Building Height (米Metre) (主水平基準上Above Principal Datum) 〔層數Storesys〕 (大約about)	110 [10]	190 - 230 [35 - 45]				-

上述擬議發展參數為初步建議，須經詳細研究及設計後才能落實。
The above proposed development parameters are preliminary and subject to detailed study and design.
*需要改劃土地用途 Rezoning is required

跟進工作 Follow-up Actions

政府會就發展五幅土地的可行性研究結果及發展方案適時諮詢南區區議會。政府亦要取得城市規劃委員會同意，改劃當中部分地段的土地用途，並通過有關改劃分區計劃大綱圖的法定程序，以配合發展。假如各項程序（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）都可以順利完成，華富邨重建項目最早一期的遷置單位可望於2024年落成，但近置富道和雞籠灣的土地需要較長時間平整地盤，有關發展將會較遲落成。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，配合落實《鐵路發展策略2014》建議推展的南港島線（西段）。我們會繼續與南區區議會、地區人士及相關機構保持聯繫，聆聽意見，落實擬議發展。

The Government will consult the Southern District Council on the findings of the feasibility study and the development proposal of the five sites at an appropriate time. The Government is also required to obtain the Town Planning Board's approval on the rezoning proposal for some of the sites and go through the relevant statutory procedure for the amendments to the Outline Zoning Plan. 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 for the redevelopment of Wah Fu Estate are expected to complete in 2024 at the earliest. Nevertheless, due to the longer time required for the site formation works, the proposed developments at Near Chi Fu Road and Kai Lung Wan sites will be completed after the other three sites. The Housing Authority will continue to study the redevelopment plan for Wah Fu Estate, and actively coordinate with the concerned departments to facilitate the taking forward of the South Island Line (West) as recommended in Railway Development Strategy 2014. We will continue to communicate with the Southern District Council, local communities and concerned organisations, listen to views 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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重視地區意見，優化發展方案

Cherishing the Local Opinions, Refining the Development Proposal

我們充分考慮和平衡了地區人士的意見，並以「致力保育環境」、「完善規劃藍圖」、「優化社區配套設施」及「便利人車暢步通行」的發展原則為依歸，現建議如下：

We have thoroughly considered and struck a balance among the views from local communities. In light of the development principles, namely “Striving for Environmental Conservation”, “Creating a Holistic Master Plan”, “Enhancing Supporting Facilities for Community” and “Strengthening Pedestrian and Vehicular Accessibility”, we recommend the following:



致力保育環境

Striving for Environmental Conservation

- 五幅土地的總發展範圍（包括道路等）由原方案約18公頃縮減至約15公頃，減少對生態的影響

Already reduced the total development area (including roads etc.) of the five sites from the original 18 hectares to 15 hectares so as to lessen the impacts on ecology

- 減少需移除的樹木數量並根據相關指引補償樹木的損失
To reduce the number of trees to be felled and observe the relevant guidelines to compensate the loss of trees

- 在合適的地方重建樹林，以補償受影響的林地生境
To re-establish woodlands in appropriate places to compensate the affected woodland habitats

- 已經減少近置富道的天然河道的損失，並將建造綠色河道而非傳統的混凝土河道以重置其他河道生境

Already reduced the loss of natural streams near Chi Fu Road and to construct green channels instead of traditional concrete channels to re-establish other stream habitats

- 盡量原址保留具保育價值的物種，或將受影響物種遷移或移植到合適的生境

To preserve species with conservation value in situ as far as possible or transplant/translocate affected species to suitable habitats

- 已經縮減發展範圍，從而減低對前牛奶公司牧場建構物的影響

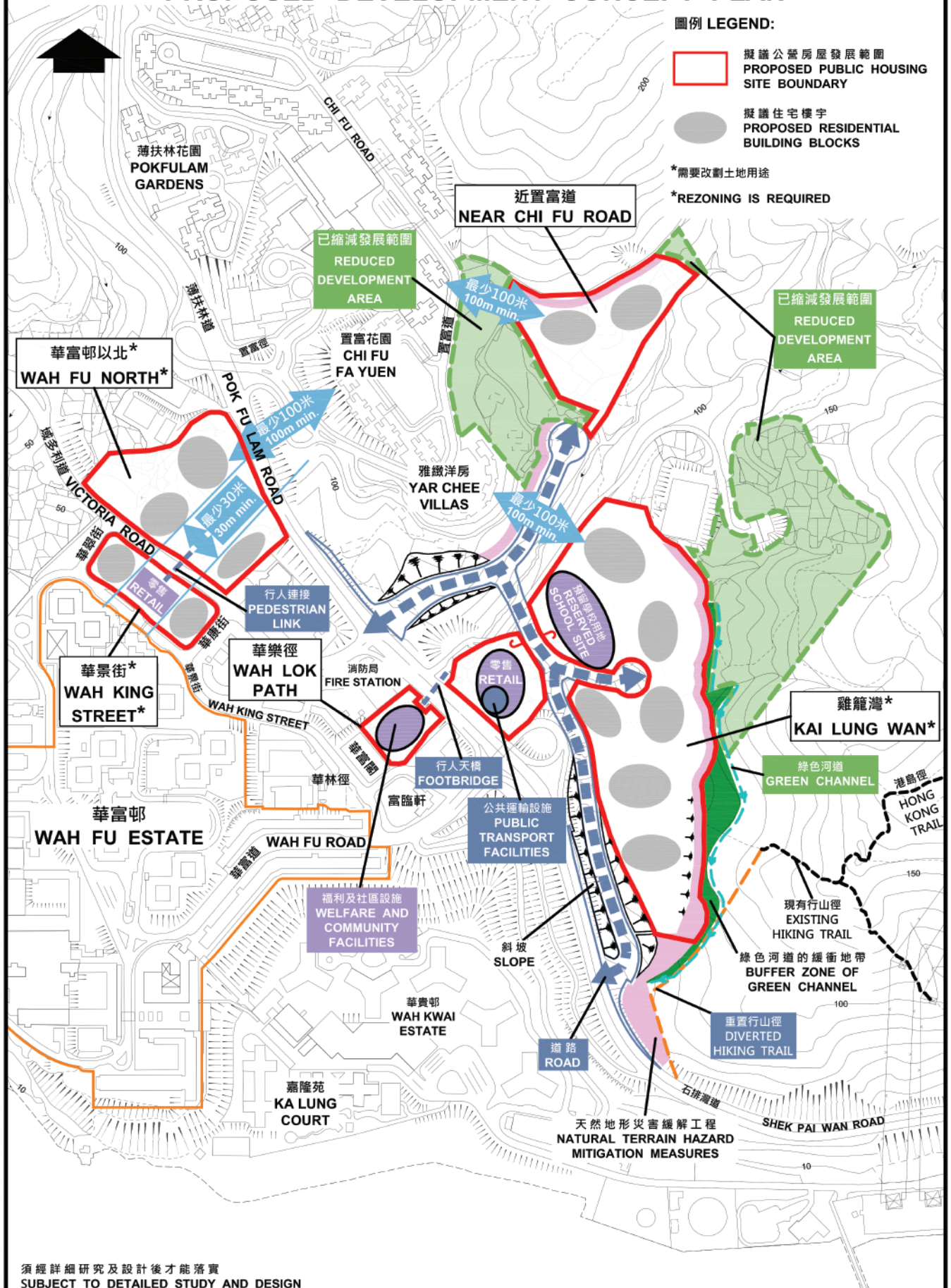
Already reduced the development area to minimise the impacts on the Old Dairy Farm's remains



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PROPOSED DEVELOPMENT CONCEPT PLAN



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



完善規劃藍圖

Creating a Holistic Master Plan

- 採用階梯式設計，由海至山，拾級而上，高低有致，並將最高樓宇高度設在主水平基準上約230米
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
- 按初步空氣流通分析建議的改善措施，優化樓宇布局並預留通風廊
To enhance the building layout and reserve breezeways in accordance with the improvement measures recommended in the preliminary Air Ventilation Assessment
- 在部份新建樓宇之間預留最少約30米景觀廊，並與部分現有樓宇之間預留最少約100米的間距
To reserve visual corridors of at least about 30 metres between some proposed buildings and maintain building gaps of at least about 100 metres from some existing buildings
- 保留主要公眾觀景點及其景觀廊
To preserve the major public vantage points and their visual corridors



優化社區配套設施

Enhancing Supporting Facilities for Community

- 在位處中央的華樂徑土地提供福利及社區設施
To provide welfare and community facilities at the centrally located Wah Lok Path site
- 在雞籠灣土地，預留用地興建一所學校
To reserve a school site at Kai Lung Wan site
- 在雞籠灣及華景街土地，提供零售設施
To provide retail facilities at Kai Lung Wan and Wah King Street sites



便利人車暢步通行

Strengthening Pedestrian and Vehicular Accessibility

- 在雞籠灣土地，提供公共運輸設施
To provide public transport facilities at Kai Lung Wan site
- 於域多利道、薄扶林道和石排灣道路口，進行道路改善工程
To carry out road improvement works at the junctions of Victoria Road, Pok Fu Lam Road and Shek Pai Wan Road
- 於薄扶林道和石排灣道開闢獨立行車通道前往雞籠灣和近置富道土地，不需經置富道出入
To develop separate access roads from Pok Fu Lam Road and Shek Pai Wan Road to Kai Lung Wan and Near Chi Fu Road sites without passing through Chi Fu Road
- 將受影響的行山徑改道，方便行山人士可持續使用以前往港島徑
To divert the affected hiking trails so that hikers can continue to use and access Hong Kong Trail
- 加強行人連接，包括初步建議的行人天橋連接華樂徑和雞籠灣的土地
To strengthen pedestrian access, including a preliminary suggestion of a footbridge connecting Wah Lok Path and Kai Lung Wan sites
- 實施適當交通管理措施，避免建築車輛對鄰近地區造成滋擾
To implement appropriate traffic control measures to minimise nuisance of construction vehicles to the neighbourhood
- 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）
To actively coordinate with the concerned departments to facilitate the taking forward of the South Island Line (West) as recommended in Railway Development Strategy 2014
- 積極與相關部門商討將來合適的鐵路出入口，並提供無障礙行人通道便利該區居民
To actively liaise with the concerned departments on the appropriate entry and exit points of the future railway station and provide barrier-free pedestrian access to benefit the local residents

