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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\*

# 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



## 背景 Background

### 以人為本、關愛環境 Caring for People, Caring for Environment



致力保育環境

Striving for Environmental Conservation



完善規劃藍圖

Creating a Holistic Master Plan



優化社區配套設施

Enhancing Supporting Facilities for Community



便利人車暢步通行

Strengthening Pedestrian and Vehicular Accessibility

《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，合共增加約11 900個公營房屋單位。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。

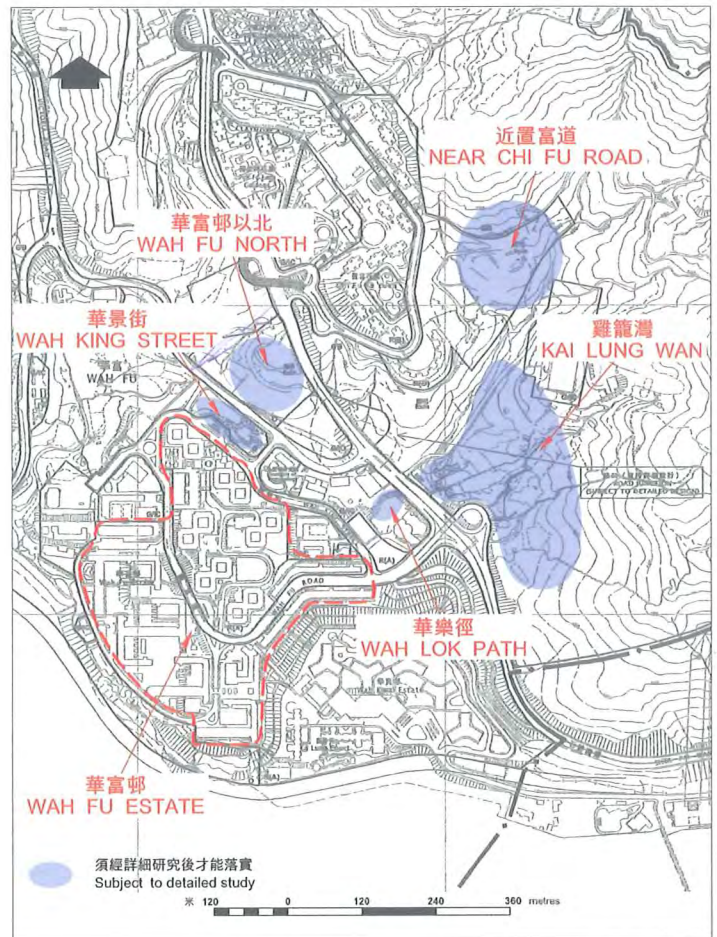
The 2014 Policy Address announced the partial lifting of the administrative moratorium on development in Pokfulam to release six government sites for public housing development which are estimated to provide about 11 900 additional public housing units, alongside active consideration of constructing the South Island Line (West) to address the transport needs arising from the new public housing developments.

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這六幅土地包括五幅位於薄扶林南的政府土地（即華景街、華富邨以北、華樂徑、雞籠灣和近置富道）及華富邨現址（見圖一）。當中，首五幅土地可為香港房屋委員會（簡稱房委會）重建華富邨提供遷置資源及新增公屋和資助出售單位。

These six sites include five government sites in Pokfulam South (i.e. Wah King Street, Wah Fu North, Wah Lok Path, Kai Lung Wan and Near Chi Fu Road) and the existing Wah Fu Estate (see Plan 1). The proposed developments at the first five sites would serve as the reception resources for the redevelopment of Wah Fu Estate by the Hong Kong Housing Authority (HA) and provide additional public rental housing units and subsidised sale flats.



圖一 / Plan 1

## 華富邨重建的考慮

### Considerations for Wah Fu Estate Redevelopment

預計華富邨重建後，住宅單位可由約9 200個增加至約12 200個。在確定重建的期數、範圍、時間表、房屋類別及其他細節前，房委會需要考慮下列因素：

Upon redevelopment, the flat number of Wah Fu Estate is expected to increase from about 9 200 to about 12 200. Before determining the number of redevelopment phases, boundary, timetable, housing types and other details, HA needs to consider the following factors:

- 適時落實五幅土地作遷置資源  
To timely implement the five sites as reception resources
- 銜接南港島線（西段）的鐵路走線和落實時間表  
To interface with the alignment and the implementation schedule of the South Island Line (West)
- 於重建期間，維持邨內足夠交通、社區及零售設施  
To continuously provide adequate transport, community and retail facilities throughout the redevelopment process





# 研究發展五幅土地的可行性

## Study the Feasibility of Developing the Five Sites

政府於2015年初，委託獨立顧問研究發展五幅土地的可行性，並進行一系列技術評估，涵蓋擬議發展對生態、文物、環境、交通、景觀、空氣流通及基建等影響。該研究現已接近完成，初步結果顯示擬議發展方案能符合相關標準和要求。初步估計該五幅土地合共能提供約8 900個公營房屋單位。

In early 2015, the Government commissioned an independent consultant to study the feasibility of developing the five sites. Through a series of technical assessments, the study examines the impacts of the proposed developments on ecology, heritage, environment, traffic, visual amenity, air ventilation and infrastructure, etc. The study is nearing completion and the preliminary findings indicate that the proposed developments are able to fulfill all relevant standards and requirements. As a preliminary estimate, the five sites are expected to provide a total of about 8 900 public housing units.



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# 以人為本、關愛環境

## Caring for People, Caring for Environment

為締造優質的居住環境，這六幅土地將採納「以人為本、關愛環境」為發展原則，簡述如下：  
To foster a quality living environment, these six sites would adopt the development principles of “Caring for People, Caring for Environment” as follows:



### 致力保育環境

#### Striving for Environmental Conservation

1. 理順擬議發展範圍，致力保育現有樹木及生態  
To rationalise the proposed development area to conserve the existing trees and ecology
2. 研究並考慮遷移受影響而具保育價值的物種及生態  
To study and consider the relocation of affected species and ecology with conservation value
3. 研究是否存在文物或歷史建築，以作適當安排  
To identify the presence of heritage or historic buildings and propose suitable arrangement



### 完善規劃藍圖

#### Creating a Holistic Master Plan

4. 綜合規劃六幅用地  
To adopt comprehensive planning for the six sites
5. 採用階梯式設計，整體樓宇高度由山至海，高低有致  
To adopt stepped building height profiles descending from the hill to the waterfront
6. 預留景觀及通風廊，致力增加樓宇與鄰近屋苑的空間  
To reserve visual corridors and breezeways and widen the building gaps between adjacent residential properties as far as possible



### 優化社區配套設施

#### Enhancing Supporting Facilities for Community

7. 提供適切的教育、社會福利、康樂、休憩和社區設施  
To provide appropriate education, social welfare, recreation, open space and community facilities
8. 提供足夠和便利的零售設施，包括街市  
To provide adequate and convenient retail facilities including wet market







## 便利人車暢步通行

### Strengthening Pedestrian and Vehicular Accessibility

9. 提供適切的公共交通設施及改善現有道路

To provide appropriate public transport facilities and improve existing roads

10. 開闢獨立行車通道前往雞籠灣和近置富道兩幅土地，不需使用置富道出入

To develop separate access roads to Kai Lung Wan and Near Chi Fu Road sites without using Chi Fu Road

11. 保留或重置現有的晨運徑

To maintain or divert the existing hiking trails

12. 設置無障礙行人通道，配合將來鐵路的出入口

To provide barrier-free pedestrian access taking into account the entry and exit points of the future railway station

13. 配合《鐵路發展策略2014》中建議推展的南港島線（西段），把鐵路覆蓋範圍延伸至香港仔、華富、數碼港及薄扶林一帶

To facilitate the taking forward of the South Island Line (West) as recommended in the Railway Development Strategy 2014, extending the railway coverage to new catchment areas in Aberdeen, Wah Fu, Cyberport and Pokfulam



## 跟進工作

### Follow-up Actions

政府先要取得城市規劃委員會同意，改劃五幅土地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，最早一期遷置單位可望於2024年落成。由於近置富道和雞籠灣的土地需要較長時間進行地盤平整等工程，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，適時諮詢區議會、居民及地區人士。

以上擬議發展能否順利落實，有賴大家的支持及提供寶貴意見。

The Government is required to obtain the Town Planning Board's approval on the rezoning proposals 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 are expected to complete in 2024 at the earliest. Due to the longer time required for the engineering works such as site formation works, the proposed developments at Near Chi Fu Road and Kai Lung Wan sites will be completed after the other three sites. HA will continue to study the redevelopment plan for Wah Fu Estate, and consult the District Council, tenants and local communities at an appropriate time.

Your support and opinions are important to the smooth implementation of the proposed developments.





# 我們歡迎你的意見

## We Welcome Your Opinions

請於2016年4月5日或之前，將意見經以下途徑交回我們：

Please send us your opinions on or before 5 April 2016 by :



pfl.opinion@adapt.com.hk



2815 5595 (傳真 Fax)



香港九龍新蒲崗大有街16號昌泰工業大廈10樓  
10/F, Cheong Tai Factory Building, 16 Tai Yau Street,  
San Po Kong, Kowloon, Hong Kong.

華富邨的住戶、商戶、福利、教育或其他機構代表亦可將意見放入設於華富邨各住宅樓宇地下大堂或屋邨辦事處的收集箱。

For residents, commercial tenants, representatives from welfare, education or other organisations in Wah Fu Estate, please drop your opinions into the collection box placed at G/F lobby of domestic blocks or at the estate offices.

我的意見 My opinion :

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以下資料僅供參考用途。本人是：

The information below is for reference only. I am :

- ☐ 華富邨 / 置富花園 / 雅緻洋房 / 薄扶林花園 / 華貴邨 / 嘉隆苑 / 富臨軒 / 華富閣  
的住戶 / 商戶 / 福利 / 教育 / 或其他機構代表 (請圈出適用者)。

A resident / commercial tenant / representative from welfare / education / or other organisations  
of Wah Fu Estate / Chi Fu Fa Yuen / Yar Chee Villas / Pokfulam Gardens / Wah Kwai Estate /  
Ka Lung Court / Pok Fu Lam Terrace / World Fair Court ( Please circle the applicable ).

- ☐ 其他人士或團體代表，請註明：\_\_\_\_\_。

Other parties or representatives from other organisations

( Please provide the name of your organisation : \_\_\_\_\_ ).

我們會歸納你的意見，在進行上述發展時一併考慮。

We will consolidate and consider your opinions in developing the above-mentioned sites.