

**For discussion  
on 2 December 2019**

**Legislative Council Panel on Housing**

**Public Works Programme Item No. B795CL**

**Site formation and infrastructure works for  
public housing developments at Pok Fu Lam South**

**Purpose**

This paper consults Members about the Government's proposal to upgrade **B795CL** to Category A.

**Project proposal**

2. The scope of **B795CL** includes -
  - (a) site formation works and construction of associated retaining structures and slopes;
  - (b) construction of a single two-lane carriageway, footpaths and lay-bys, including an elevated road, for connecting the Kai Lung Wan North Site and the junction of Pok Fu Lam Road and Victoria Road;
  - (c) road improvement works at the junction of Pok Fu Lam Road and Victoria Road, and road widening works for a section of Victoria Road connecting to the junction;
  - (d) construction/ modification of lay-bys and footpath widening works including the construction of covered footpath at Shek Pai Wan Road;
  - (e) construction of two footbridges across Shek Pai Wan Road with associated lifts;
  - (f) road improvement works at Wah Lok Path, Wah King Street, Wah Fu Road and near World Fair Court; and
  - (g) ancillary works including drainage, sewerage, water supply and landscaping.

3. The location and site plan of the proposed works are at **Annex 1**.
4. Subject to the funding approval of the Finance Committee of the Legislative Council, we plan to commence the works of **B795CL** in mid-2020. The site formation works will be completed in phases from early-2022 to 2023 for the construction of public housing developments at Pok Fu Lam South, whereas the infrastructure works will be completed in phases from early-2026 to 2027 to tie in with the population intake of the public housing developments.

### **Justification**

5. We propose public housing developments at five government lands at Pok Fu Lam South, namely sites at Wah Lok Path, Wah King Street, Wah Fu Estate North, Kai Lung Wan North and Kai Lung Wan South. The developments, which are expected to be completed in phases from 2026, will provide about 8 900 flats in total for a population of about 26 900, and will serve as the main reception resources for Wah Fu Estate Redevelopment. The key development parameters and proposed development concept plan are at **Annex 2** and **Annex 3** respectively.

6. We propose to carry out **B795CL** for the provision of formed land and associated infrastructures to tie in with the public housing developments at Pok Fu Lam South. According to the findings of the traffic impact assessment, we also propose to carry out the improvement works on road and transport networks as listed in items (b) to (f) in paragraph 2 above to accommodate the traffic needs arising from the proposed developments.

### **Project estimate**

7. The capital cost of the proposed works is estimated to be \$4,571.3 million in money-of-the-day prices.

### **Public consultation**

8. We consulted the District Development and Housing Committee (DDHC) of the Southern District Council (SDC) about the proposed works on 19 July 2018. Although members of the DDHC generally did not object in principle to the proposed works, they showed concerns about the proposed road improvement scheme at the junction of Pok Fu Lam Road and Victoria Road, the timetable of the construction of the South Island Line (West) and the connectivity of the five government lands and the nearby community.

9. We also briefed the DDHC about the proposed works on 27 May 2019. The committee opined that, the South Island Line (West) should be implemented as soon as possible, to tie in with the large developments in the district including the public housing developments at Pok Fu Lam South, Wah Fu Estate Redevelopment, Cyberport Expansion and Queen Mary Hospital Redevelopment, etc. The committee also showed concerns about the design of the junction of Pok Fu Lam Road and Victoria Road, the design of footbridges and the paving pattern of the footpath as well as the connectivity among developments, etc. We will continue to follow up on these issues.

10. We gazetted the proposed road works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) (RO) and the proposed sewerage works under RO as applied by Section 26 of the Water Pollution Control (Sewerage) Regulation (Cap. 358AL) on 21 September 2018. After the gazettal, we received 241 objections regarding the proposed road works whereas no objection was received regarding the proposed sewerage works. We met with the objectors to explain the details of the works. In the end, nine objectors withdrew their objections unconditionally, while the remaining 232 objectors maintained their objections. We subsequently submitted the objections and the correspondence with the objectors (including meeting minutes) to the Chief Executive in Council for consideration. On 8 October 2019, the Chief Executive in Council authorised the proposed road works without modification. The notice of authorisation was gazetted on 25 October 2019.

11. Besides, Civil Engineering and Development Department (CEDD) consulted the Advisory Committee on the Appearance of Bridges and Associated Structures<sup>1</sup> (ACABAS) about the design of the retaining structures, elevated carriageway, covered footpath and footbridges on 19 February 2019, 19 March 2019, 16 July 2019, 20 August 2019, 17 September 2019 and 19 November 2019. The committee accepted in principle the design and made some suggestions. We will refine the aesthetic design of the related structures and will continue to consult ACABAS.

---

<sup>1</sup> The ACABAS comprises representatives of the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers, the Hong Kong Institute of Planners, an academic institution, Architectural Services Department, Highways Department, Housing Department, and Civil Engineering and Development Department. It is responsible for vetting the design of bridges and other structures associated with the public highway system, from the aesthetic and visual impact points of view.

## **Traffic Implications**

12. CEDD has conducted traffic impact assessment for the proposed developments. According to the findings of the assessment, the road and traffic networks will be able to accommodate the traffic needs arising from the proposed developments after implementing the proposed improvement measures. We will also implement temporary traffic arrangements and appropriate control measures on the construction vehicles during the construction period of the proposed works in order to minimise the traffic impact to the nearby roads.

## **Way Forward**

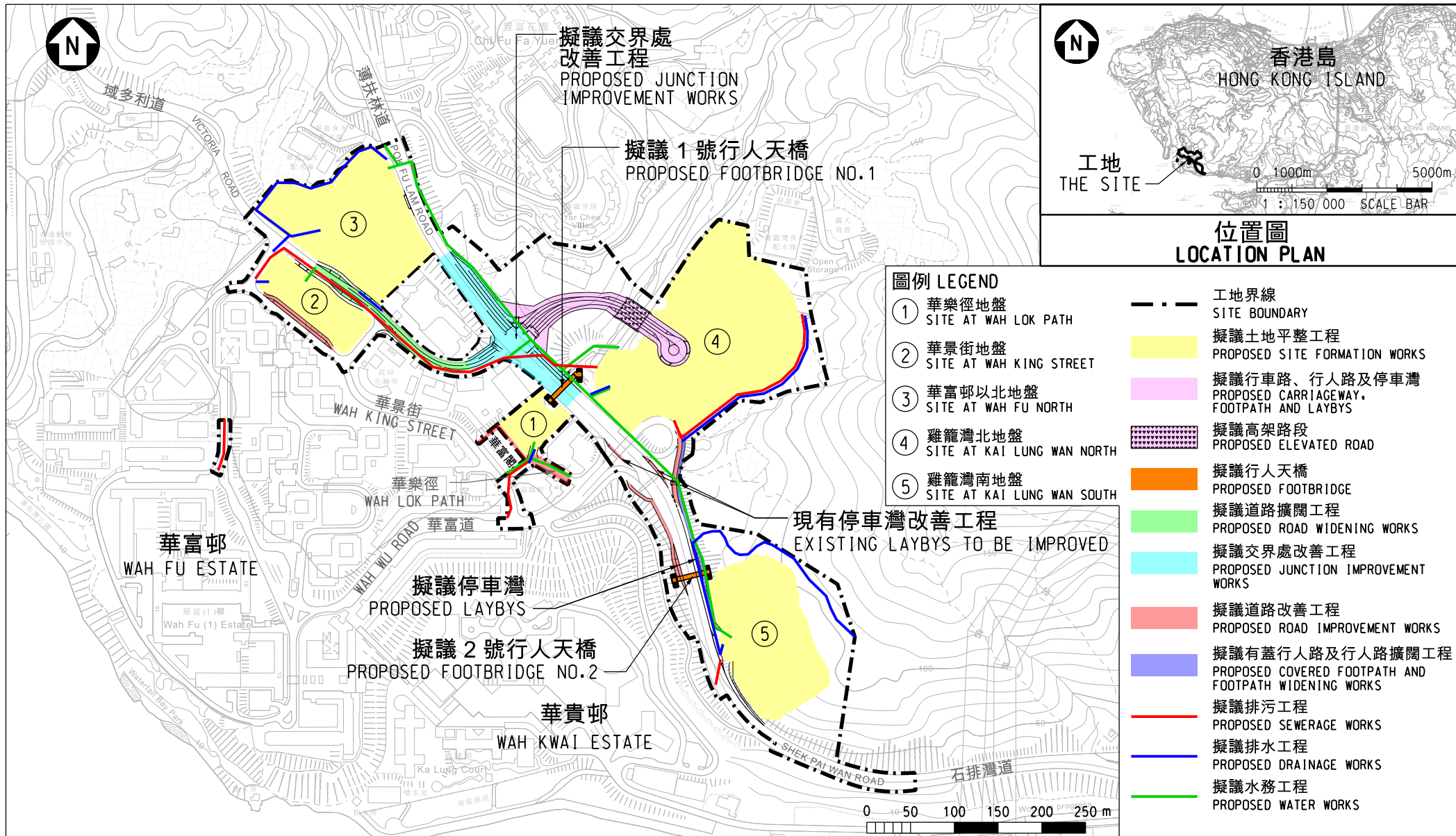
13. We plan to submit the funding proposal of the proposed works to Finance Committee for funding approval after the consultation of Public Works Subcommittee.

## **Advice sought**

14. Members are invited to note the paper and provide views.

**Transport and Housing Bureau  
November 2019**





工務計劃項目編號 B795CL  
 薄扶林南公營房屋發展之工地平整及基礎設施工程  
 PWP ITEM NO. B795CL  
 SITE FORMATION AND INFRASTRUCTURE WORKS FOR  
 PUBLIC HOUSING DEVELOPMENTS AT POK FU LAM SOUTH

工地平面圖  
SITE PLAN

**Key development parameters of the public housing developments at  
Pok Fu Lam South**

<b>Site area</b>	A total of about 8 hectares
<b>Total gross floor area</b>	Not more than 500 000 m <sup>2</sup>
<b>Building height restriction</b>	High bands of +200mPD and +230mPD
<b>No. of domestic blocks</b>	11 (Subject to detailed design)
<b>No. of flats</b>	About 8 900
<b>Projected population</b>	About 26 900
<b>Completion date</b>	In phases from 2026
<b>Non-domestic facilities</b>	Ancillary parking spaces, local open spaces, kindergarten, recreation, welfare, community and retail facilities, etc <sup>Note</sup>

<sup>Note</sup> In addition to the above facilities, we plan to provide a Public Vehicle Park of about 7 000 m<sup>2</sup> so as to meet the local demand.

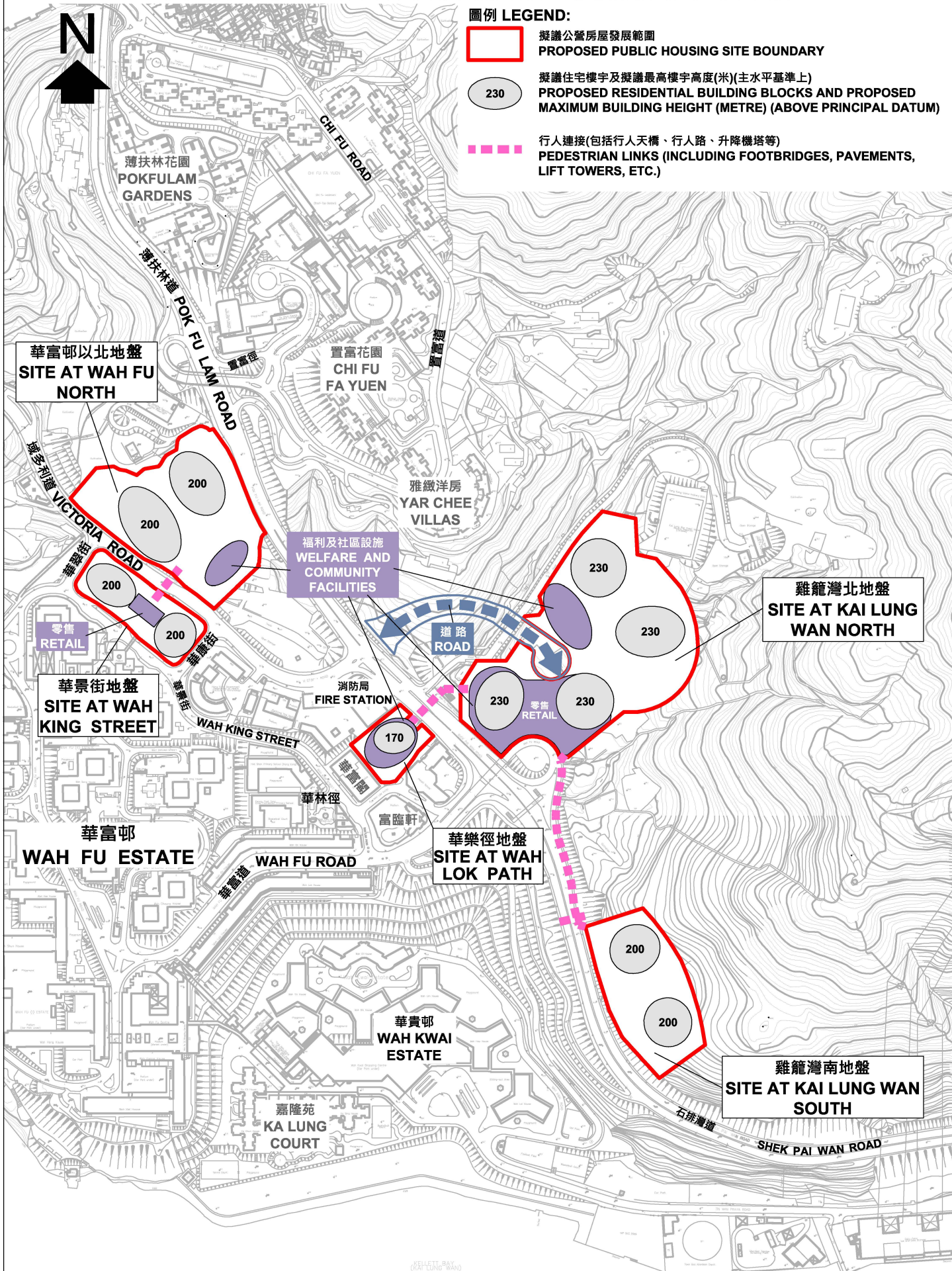
- END -



# 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 擬議住宅樓宇及擬議最高樓宇高度(米)(主水平基準上)  
PROPOSED RESIDENTIAL BUILDING BLOCKS AND PROPOSED 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.)



只作指示用途, 須經詳細研究及設計後才能落實  
INDICATIVE ONLY AND SUBJECT TO DETAILED STUDY AND DESIGN