

Memorandum for the Hong Kong Housing Authority

Public Housing Developments in Pok Fu Lam South

PURPOSE

This paper informs Members on the way forward for the public housing developments in Pok Fu Lam South which includes the five government sites near Wah Fu and the redevelopment of Wah Fu Estate pursuant to the announcement of the partial lifting of the Pok Fu Lam Moratorium.

BACKGROUND

2. As set out in the 2014 Policy Address, the West Island Line and South Island Line (East) (SIL(E)) are being developed, the Government is also actively considering taking forward the South Island Line (West) (SIL(W)) project as well. In light of this, the Government has decided to partially lift the development moratorium to the south of Pok Fu Lam i.e. the area close to Wah Fu Estate. This area with five government sites (Wah Fu North, Wah King Street, Near Chi Fu Road, Kai Lung Wan and Wah Lok Path) will be used for public housing development and the future redevelopment of Wah Fu Estate, providing in total about 21 000 public housing units.

TRAFFIC IMPACT ASSESSMENT

3. Transport Department (TD) has conducted a preliminary traffic impact assessment arising from the partial lifting of the Pok Fu Lam Moratorium and the development of six public housing sites. The assessment results indicated that the additional traffic flow due to the proposed public housing development is not expected to be high because -

- (a) The six sites are proposed to be developed for public housing, the traffic generation from which is much less than that for private housing development. Residents in public housing mostly use public transport instead of private cars for commuting, thereby generating less road traffic when compared to residents in private housing. Indeed, the percentage of residents in the public housing developments who own private cars is expected to be fairly low;
- (b) The six sites are located towards the southern end of the Pok Fu Lam area, where the traffic impact will be less when compared with that which may arise from developments in other parts of the area, e.g. Mount Davis and Telegraph Bay. A substantial proportion of the road traffic from these six sites is anticipated to travel southbound towards Aberdeen, instead of northbound along Pok Fu Lam Road towards Central. Hence the additional pressure on Pok Fu Lam Road is not expected to be heavy; and
- (c) Apart from the SIL(E) which is scheduled to be commissioned in 2015, the Government is actively considering taking forward the SIL(W) railway project. This will substantially help address the transport needs arising from the development of the six sites.

4. TD will continue to monitor the traffic conditions along Pok Fu Lam Road, in particular before and after the commissioning of the West Island Line and the SIL(E), and will propose necessary traffic mitigation measures to cope with the latest traffic situations.

REVIEW AND UPDATE OF THE RAILWAY DEVELOPMENT STRATEGY

5. The Government has commissioned a consultant to conduct a study for the “Review and Update of the Railway Development Strategy 2000”, with a view to updating the long-term railway development blueprint for Hong Kong to cater for the latest development needs of society. Two stages of Public Engagement exercise have been conducted. Since the Government has decided to first lift the development moratorium at the south of Pok Fu Lam, i.e. the area close to Wah Fu Estate, for public housing development and the future redevelopment of Wah Fu Estate, the concerned departments will actively consider taking forward the SIL(W) to address the additional transport demand of the district in the long run.

6. Having considered the comments collected in the two rounds of the Public Engagement exercise, the consultant will submit the final report to the Government soon. The Government will consider the consultant's overall recommendations in formulating the blueprint for railway development beyond 2020, having regard to transport demand, cost-effectiveness and development needs of New Development Areas. The Government will report to the public on the way forward for the new railway projects later this year, at which juncture information on SIL(W) will be released. When individual projects proceed to the detailed planning stage, the Government will carry out further study on the technical details and consult the public on the projects.

DEVELOPMENT OF FIVE GOVERNMENT SITES AND REDEVELOPMENT OF WAH FU ESTATE

7. Following the Government's decision to partially lift the development moratorium at Pok Fu Lam South i.e. the area close to Wah Fu Estate, it is now possible to consider in detail the use of the five government sites for public housing development as well as the redevelopment of Wah Fu Estate in this area. The five sites will provide reception resources for those to be cleared to make way for the redevelopment of the Wah Fu Estate.

8. In order to take this forward, the Housing Authority (HA)/Housing Department (HD) needs to take action on two fronts in parallel as follows -

(a) Five Government Sites

We will work with relevant Government departments on the development parameters, conduct various technical assessments and, undertake local consultation regarding the public housing developments on the five sites adjacent to the Wah Fu Estate. These will provide reception accommodation to allow the redevelopment of Wah Fu Estate to proceed as well as providing additional Home Ownership Scheme (HOS) and public rental housing (PRH) units. Upon completion of the detailed studies, rezoning and planning briefs for the public housing development of these five sites, we will then be able to finalise the flat production, development programme and public housing types for each of the sites.

(b) Wah Fu Estate

A preliminary assessment for Wah Fu Estate redevelopment has been conducted under the “Review on the Redevelopment of 22 Non-divested Aged Estates Including Wah Fu Estate” (Paper No. HA 6/2014). Nevertheless, we need to conduct detailed studies to consider the build-back potential and availability of suitable rehousing resources, both PRH and HOS as a choice for the tenants of Wah Fu Estate. We will prepare detailed redevelopment plans and determine the net gain in public housing units upon redevelopment, with a view to striking a balance between the sustainability of buildings and their redevelopment potential, optimising valuable land resources and increasing flat production. We will, of course, fully consult the affected tenants, local community and relevant Government departments on the detailed study for the redevelopment of Wah Fu Estate. Upon completion of the detailed study and HA’s approval for the redevelopment scheme of Wah Fu Estate, we will then be able to confirm the scope, timing and the details of the redevelopment of Wah Fu Estate. It is important to note that schools that are located outside the Wah Fu Estate’s lease boundary will not be included in the redevelopment programme.

Redevelopment of Wah Fu Estate is dependent upon the partial lifting of the Pok Fu Lam Moratorium and will be determined in accordance with the HA enhanced assessment mechanism. Critical to the exercise will be the availability of suitable and adequate reception resources in the vicinity. Being a large public rental housing estate, the redevelopment of Wah Fu Estate will be carried out in phases similar to all other large estates that have been redeveloped in the past. Phasing will have regard to the availability of reception resources and continuation of existing facilities to tenants. Given its size and complexity, it will take about three years to develop the master plan and design of its redevelopment. Normally, formal announcement of clearance arrangement will be made three years before target clearance for each phase.

9. Upon completion of all the six projects, we anticipate a total of about 21 000 new public housing units will be produced. We wish to highlight the fact that if the five government sites are to be used primarily as reception accommodation for tenants to be cleared from the Wah Fu Estate, then the increase in population would be insignificant before clearance of Wah Fu Estate is completed, which may likely take place over 15 years. **Support from the Southern District Council and local communities on the partial lifting of the Pok Fu Lam Moratorium is of paramount importance to the successful implementation of the six public housing projects.**

IMPLEMENTATION ARRANGEMENTS

10. The implementation arrangements for the land use and transport planning for five new government sites and redevelopment of Wah Fu Estate are summarized as follows -

(a) Land Use Planning

We will work with concerned departments, including the Planning Department and Transport Department on the development parameters and various technical assessments, Planning Brief preparation and amendments to the relevant Outline Zoning Plan and submission of planning applications where necessary for the five government sites and redevelopment of Wah Fu Estate. Together with concerned departments, we will consult the Southern District Council and local communities during the course of the development process.

(b) Transport Planning

The Government is actively considering taking forward the SIL(W) railway project to address the transport needs arising from the development of the six sites. Consideration will be given to extension of the railway to Wah Fu, together with pedestrian links and/or feeder services to connect the future railway station with the six sites. Careful consideration will be given to the improvement of traffic/transport and pedestrian networks in the area.

(c) Rehousing and Clearance Arrangement

Once the clearance of the estate is announced, we will give not less than three years notice to all the affected tenants on details of the clearance operation.

(i) Domestic Tenants

We will identify suitable rehousing accommodation for affected tenants to match the clearance programme. Where resources permit, we will endeavour to allow the affected tenants to move to public rental flats in the neighbouring areas or in the district of their choice. Affected domestic tenants will be granted an ex-gratia Domestic Removal Allowance (DRA), to meet part of the costs of removal. The DRA rates are reviewed annually. Affected tenants will also be accorded priority green form status in the upcoming sale of HOS flats, subject to approval of HA's Subsidised Housing Committee, if they wish to purchase new HOS flat.

(ii) Commercial Tenants

Under the established systems, eligible commercial tenants of fixed term commercial tenancies will be offered Ex-gratia Allowance equivalent to 15 months' exclusive rent. They will also be given the opportunity to participate in restricted tender exercises for HA's market retail premises. The successful bidders will be given a three-month rent free period in the new tenancy, or a Lump Sum Payment in lieu of restricted tender opportunities.

(iii) Non-governmental Organizations

We will work with the Social Welfare Department and relevant government departments to assess the reprovisioning need of the welfare facilities. Subject to availability of resources and support from those government departments, we will assist the welfare operators to seek for suitable accommodations elsewhere.

WAY FORWARD

11. We will study the five Government sites at Pok Fu Lam South for PRH and HOS development. We will also study the redevelopment of Wah Fu Estate with flat production from these five sites as reception accommodation. We will work with concerned departments on the development parameters, technical assessments and rezoning/planning application of sites, and conduct District Council and local consultations when appropriate.

INFORMATION

12. This paper is issued for Members' information.

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c.c. Members of the Building Committee
Members of the Commercial Properties Committee
Members of the Finance Committee
Members of the Strategic Planning Committee
Members of the Subsidised Housing Committee
Members of the Tender Committee
Members of the Audit Sub-Committee
Members of the Funds Management Sub-Committee

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