

Rezoning Application for  
Redevelopment of Wah Fu Estate -  
Pokfulam S/H10/15A

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# MPC Paper No. 5/17 (25.8.2017)

- [http://www.info.gov.hk/tpb/en/papers/MPC/587-mpc\\_5-17.pdf](http://www.info.gov.hk/tpb/en/papers/MPC/587-mpc_5-17.pdf)
- Para. 3.1 The uplift of the administrative PFL Moratorium on development in PFL area since 2014 paves the way for the development of these 5 sites.
- Para 3.2 With our efforts in identifying the ecological and heritage value of one of the sites, HD decided not to development in one of the 5 sites, and the total area is reduced from 18ha to 13ha.

# GFA and Completion Years

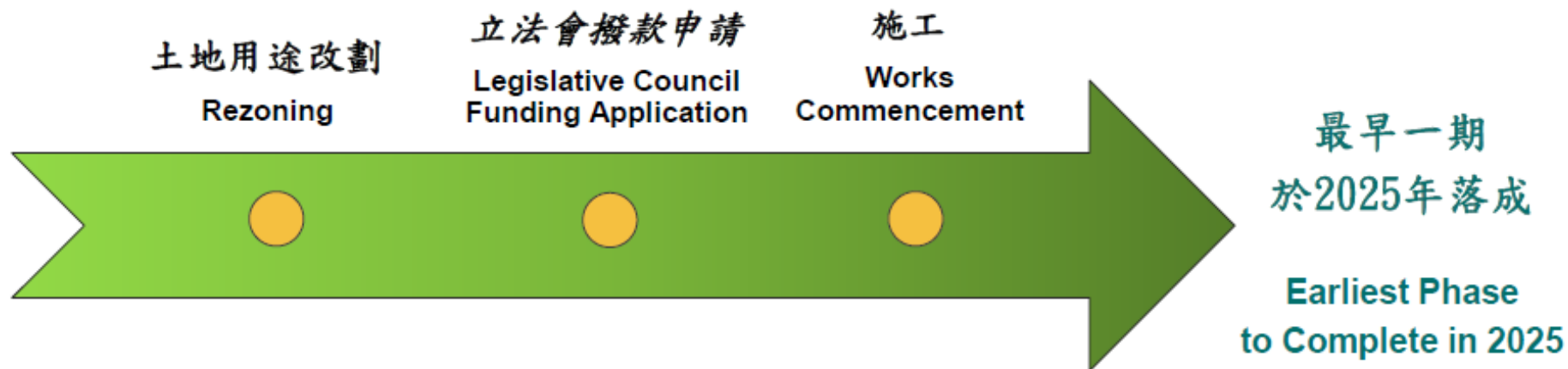
<b>Para 3.3</b>	<b>GFA (sm)</b>	<b>P.R.</b>	<b>No. of Units</b>
Domestic Use	443,000	7	8,900
Non-Domestic Use	55,800		
Total	498,800		

<b>Para 3.4</b>	<b>Year</b>
First Phase Completion	2025
Last Phase Completion	2027

# Timeframe

假如各項程序（包括土地改劃、立法會撥款申請等）依期順利完成，最早一期用作華富邨重建的遷置單位可望於**2025**年落成

Assuming all procedures to be completed timely (including rezoning, funding application to the Legislative Council, etc.), the earliest phase of the reception units is expected to be completed in **2025**



## 5 Development Sites Rezoned to R(A)

Section 4	Site Area (ha)	mPD	No. of Units
Wah Fu North	2.0	200	1,890
Wah King Street	0.68	200	1,360
Wah Lok Path	0.36	170	360
Kai Lung Wah S	1.72	200	1,320
Kai Lung Wah N	3.82	230	3,990
Total	8.58	na	8,920

## Ecology (Para 5.8, Drawing 9)

- 2 fauna species of conservation importance:
  - Lesser Spiny Frog
  - Emerald Cascader
- 4 flora species of conservation importance:
  - *Aquilaria sinensis*,
  - *Gnetum luofuense*,
  - *Lagerstroemia fordii* and
  - *Pavetta hongkongensis*,

# Mitigation Measures (Para 5.9)

- 2 fauna species of conservation importance:
  - Translocated to suitable receptor sites
- 4 flora species of conservation importance:
  - Preservation is set out in the landscape proposal

## Heritage (Para 5.11, Drawing 12)

- remaining structures of the Old Dairy Farm
- Within Site
  - A proposed Grade 3 historic structure
- Within 50m from the Site
  - 4 items
    - A proposed Grade 2
    - A proposed Grade 3
    - 2 proposed NIL



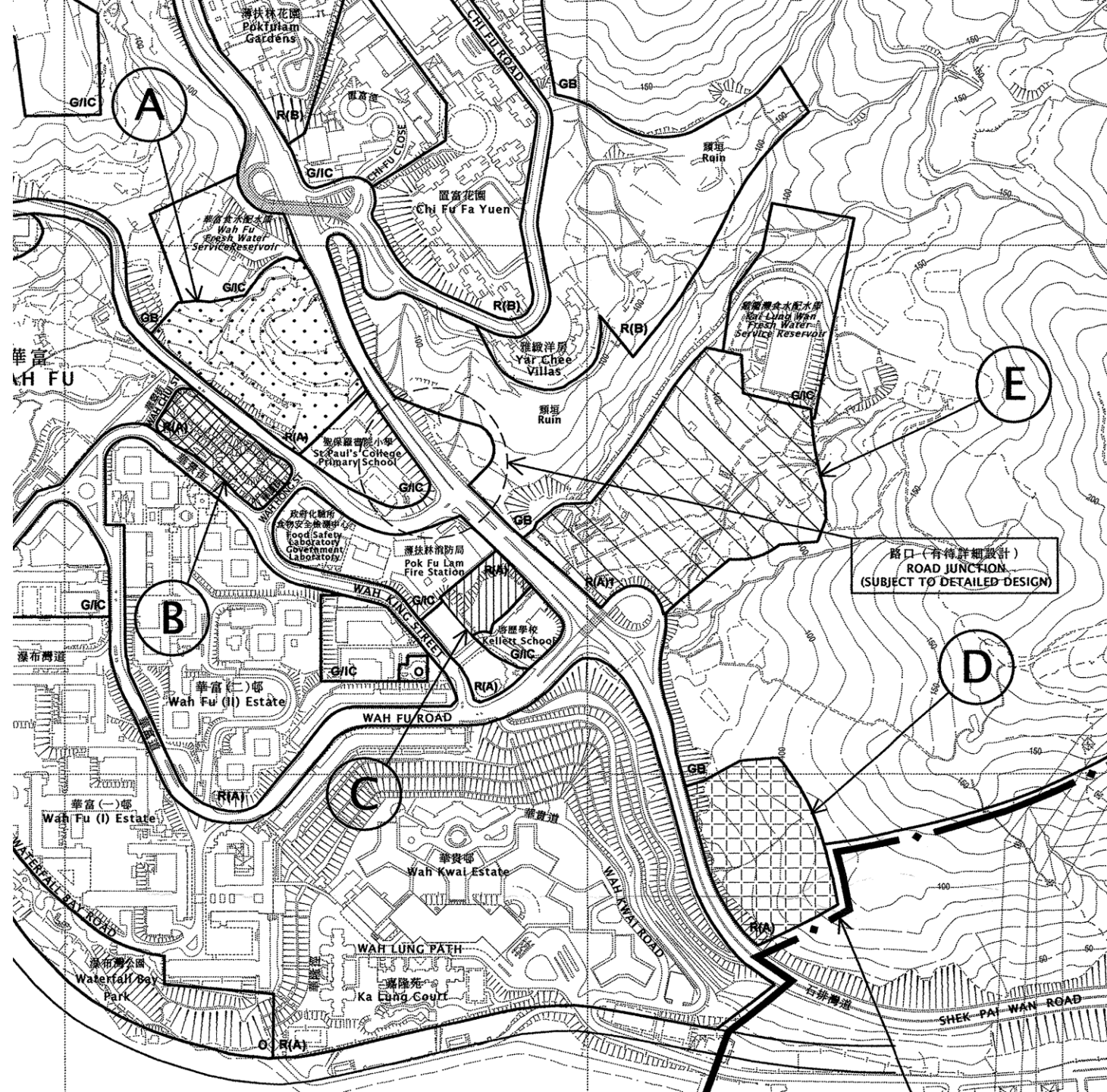
# Landscaping (Para 5.23)

- Approx 4,480 trees in the area
- 47 meet the criteria for Important Trees (DB TC (Work) 7/2015)
- Most are *Ficus elastic* and *Ficus microcarpa*
- 9 are rare and precious tree species
  - one *Ailanthus fordii* and
  - eight *Lagerstroemia fordii*.
- The other floral species of conservation importance include
  - *Aquilaria sinensis*,
  - *Gnetum luofuense*,
  - *Pavetta hongkongensis*

## Tree Cutting (Para 5.24)

- 2,364 trees are proposed to be felled
- 59 trees are proposed to be transplanted
- For the 47 Important Trees
  - 23 trees will be felled
  - 24 trees will be retained
- Transplantation of *Gnetum luofuense* is regarded as infeasible due to its growth habit

# Locations of 5 sites



# Planning Population of PFL

<b>Para. 6</b>	<b>Population</b>	<b>Planned Capacity</b>
2001 Census	81,900	99,760
2011 Census	79,900	103,500

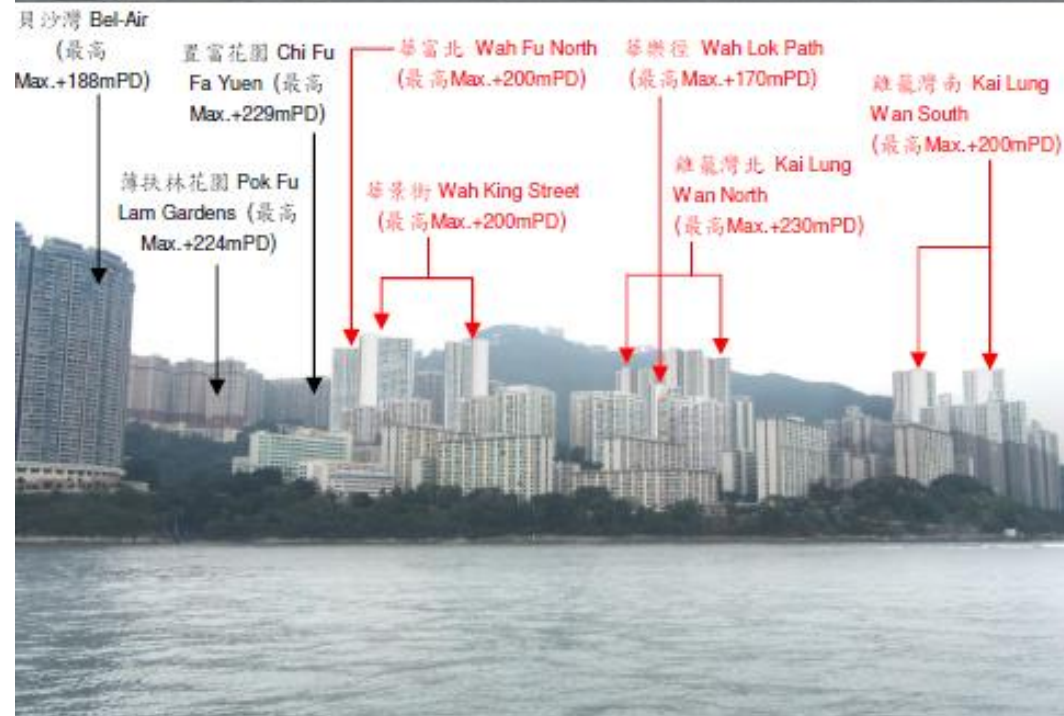
# Zone Areas of PFL

Zones	Original (ha)	Revised (ha)
R(A)	23.64	32.27
R(B)	12.40	12.40
R(C)	45.17	45.17
V	2.62	2.62
G/IC	60.62	60.12
O	21.26	18.82
OU	35.61	35.61
GB	128.59	123.93
CP	52.48	52.48
Total	382.39	383.42



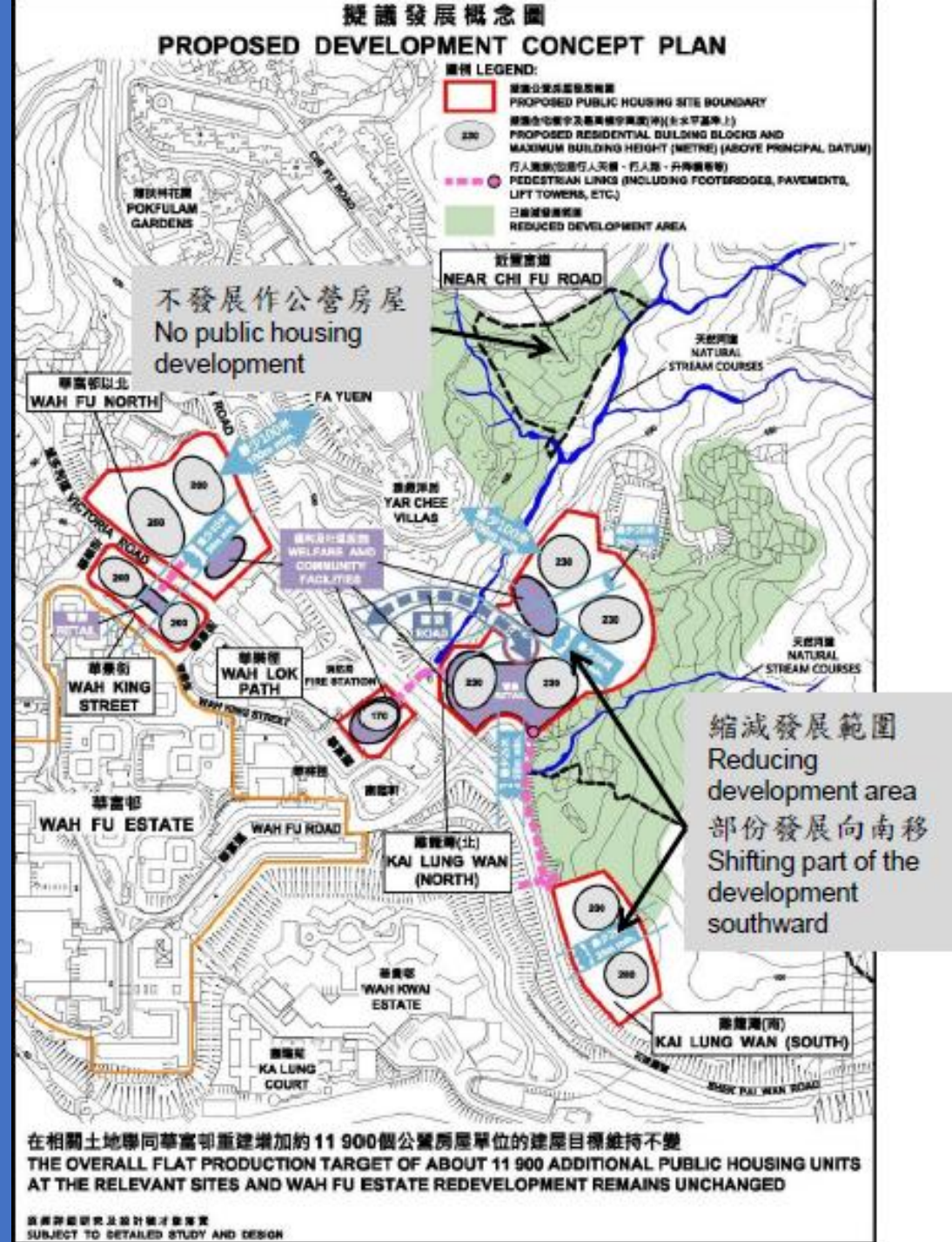


# Visual Impact



# Chi Fu Valley Site is NOT Used

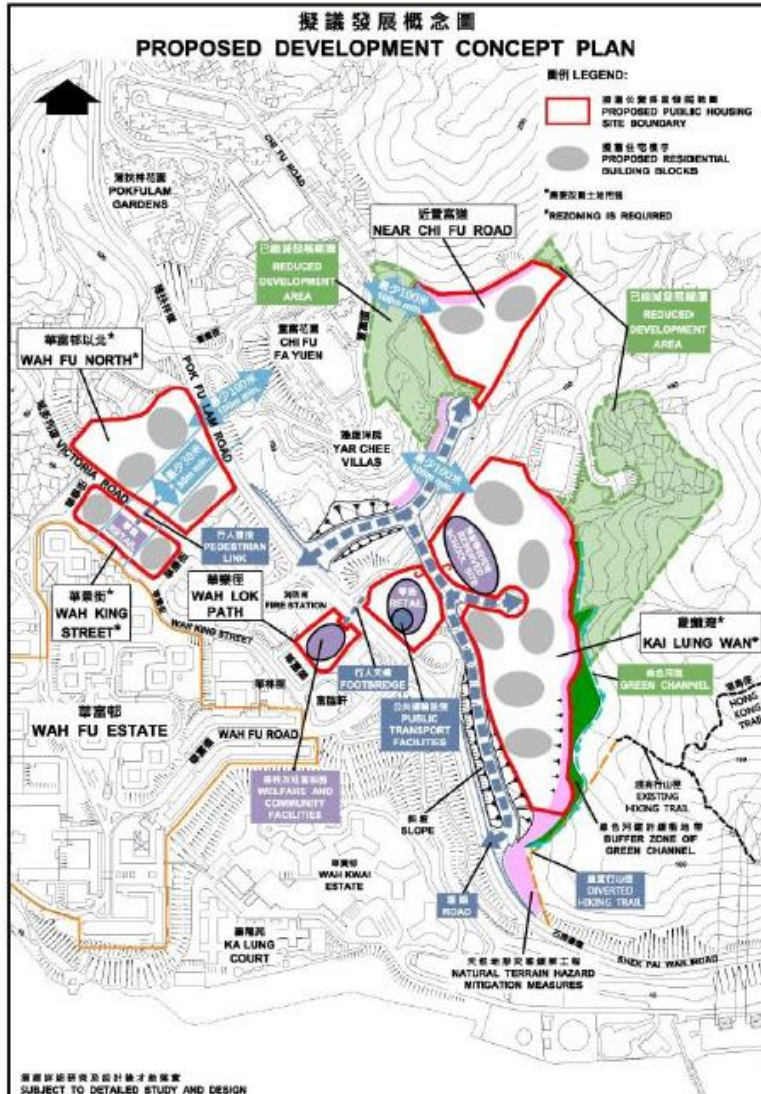
- Ecological Value
- Heritage Value
- High Development Cost (stream)
- Residents' Oppositions



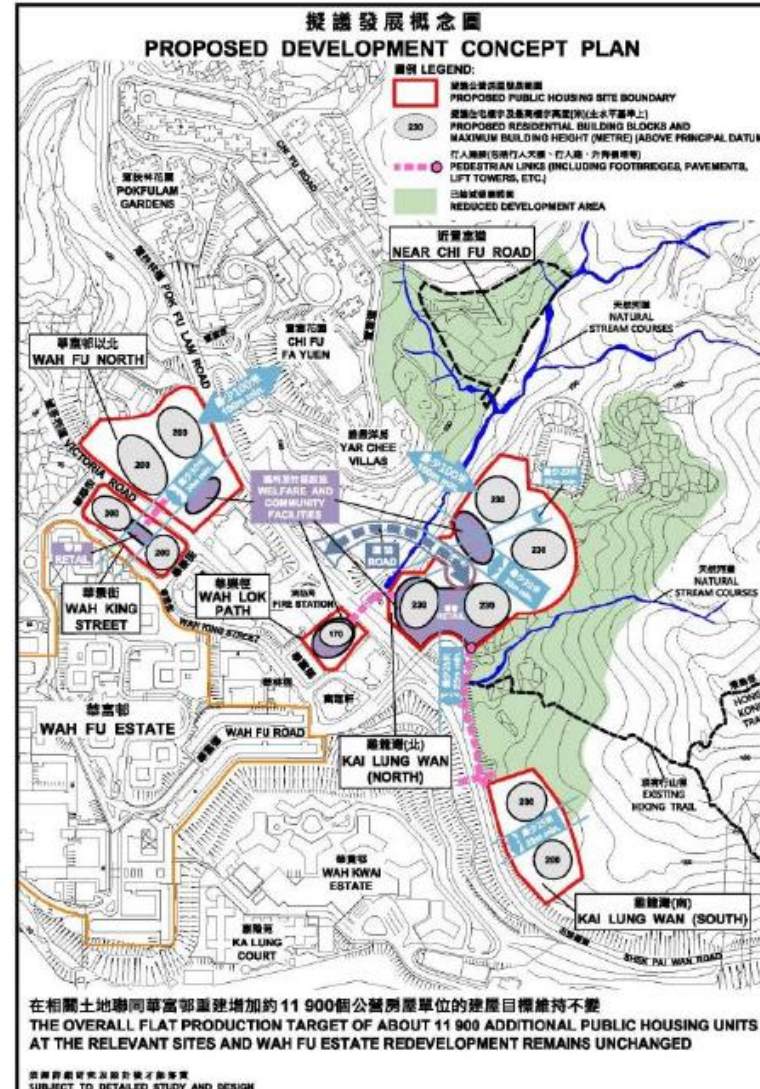


# Changes of the Master Design

第二號通訊 Information Leaflet No. 2



第四號通訊 Information Leaflet No. 4



# Ecological Value: Fauna Species Found

- 研究範圍內記錄得25種具存護重要性的動物物種：  
25 faunal species of conservation importance were recorded within Assessment Area:

Crested Goshawk <i>Accipiter trivirgatus</i> 鳳頭鷹	Tree Gecko <i>Hemiphyllodactylus sp.</i> 半葉趾虎
Black Kite <i>Milvus migrans</i> 黑鳶	Common Rat Snake <i>Ptyas mucosus</i> 滑鼠蛇
Eastern Buzzard <i>Buteo japonicus</i> 普通鳶	White-spotted Slug Snake <i>Pareas margaritophorus</i> 橫紋鈍頭蛇
Greater Coucal <i>Centropus sinensis</i> 褐翅鴉鴉	Orange Awlet <i>Bibasis oedipodea</i> 黑斑傘弄蝶
Collared Scops Owl <i>Otus lettia</i> 領角鴞	Dark Palm Dart <i>Telicota ohara</i> 黃紋長標弄蝶
Short-nosed Fruit Bat <i>Cynopterus sphinx</i> 短吻果蝠	Powdered Oak Blue <i>Arhopala bazalus</i> 百嬌灰蝶
Masked Palm Civet <i>Paguma larvata</i> 果子狸	Cornelian <i>Deudorix epijarbas</i> 玳灰蝶
Pallas's Squirrel <i>Callosciurus erythraeus</i> 赤腹松鼠	White Royal <i>Pratapa deva</i> 珀灰蝶
Small Indian Civet <i>Viverricula indica</i> 小靈貓	Chinese Yellowface <i>Agriomorpha fusca</i> 白尾野蟪
Leopard Cat <i>Prionailurus bengalensis</i> 豹貓	Emerald Cascader <i>Zygonyx iris</i> * 彩虹蜻*
Short-legged Toad <i>Megophrys brachykolos</i> 短腳角蟾	Tiger Hawker (Larva) <i>Polycanthagyna erythromelas</i> 朱黛波蜉
Lesser Spiny Frog <i>Quasipaa exilispinosa</i> * 小棘蛙*	Freshwater Crab <i>Nanhaipotamon hongkongense</i> 香港南海溪蟹
Four-clawed Gecko <i>Gehyra mutilata</i> 截趾虎	

\* Note: Species recorded within project site boundary

\*註：該物種在項目發展範圍內記錄得



# Fauna Species of Conservation Importance

## 具保育價值的動物物種 Fauna Species of Conservation Importance



小棘蛙 Lesser Spiny Frog



彩虹蜻(幼蟲) Emerald Cascader  
(Larva)



半葉趾虎  
Tree Gecko *Hemiphyllodactylus* sp.



短腳角蟾(蝌蚪) Short-legged Toad  
(tadpole)



香港南海溪蟹  
*Nanhaipotamon hongkongense*



豹貓 Leopard Cat



白尾野蟪 Chinese Yellowface

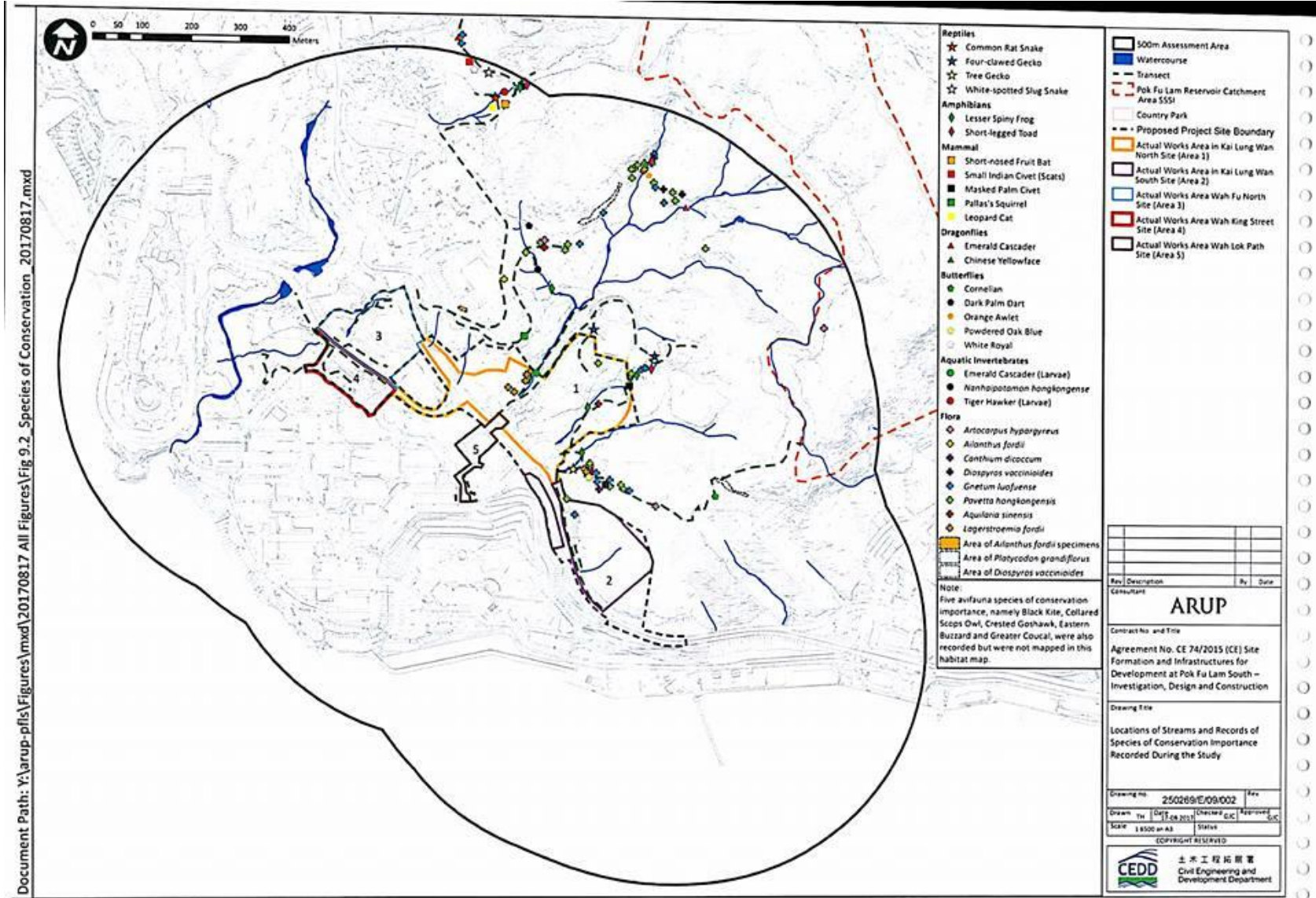


果子狸 Masked Palm Civet



百曉灰蝶 Powdered Oak Blue

# Locations of Species Found



# Floral Species Found

- 研究範圍內記錄得9種具存護重要性的植物物種：  
9 floral species of conservation importance were recorded within Assessment Area:
  - *Artocarpus hypargyreus* 白桂木，
  - *Ailanthus fordii* 常綠臭椿，
  - *Canthium dicoccum* 魚骨木，
  - *Diospyros vaccinioides* 小果柿，
  - *Gnetum luofuense*\* 羅浮買麻藤\*，
  - *Pavetta hongkongensis*\* 香港大沙葉\*
  - *Aquilaria sinensis*\* 土沉香\*，
  - *Lagerstroemia fordii*\* 廣東紫薇\*，及
  - *Platycodon grandiflorus* 桔梗。

\* Note: Species recorded within project site boundary

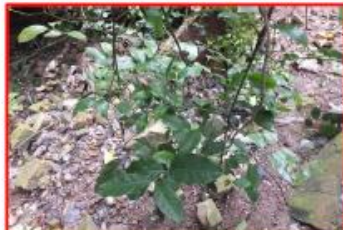
\*註: 該物種在項目發展範圍內記錄得



# Floral Species of Conservation Importance

## 具保育價值的植物物種

Floral Species of Conservation Importance



羅浮買麻藤 *Gnetum luofuense*



土沉香 *Aquilaria sinensis*



香港大沙葉 *Pavetta hongkongensis*



廣東紫薇 *Lagerstroemia fordii*



常綠臭椿 *Ailanthus fordii*



白桂木 *Artocarpus hypargyreus*



魚骨木 *Canthium dicoccum*



小果柿 *Diospyros vaccinioides*



桔梗 *Platycodon grandiflorus*

# There is a valuable stream passing through

移除樹木由原方案約4 580棵大幅減少至約2 400棵

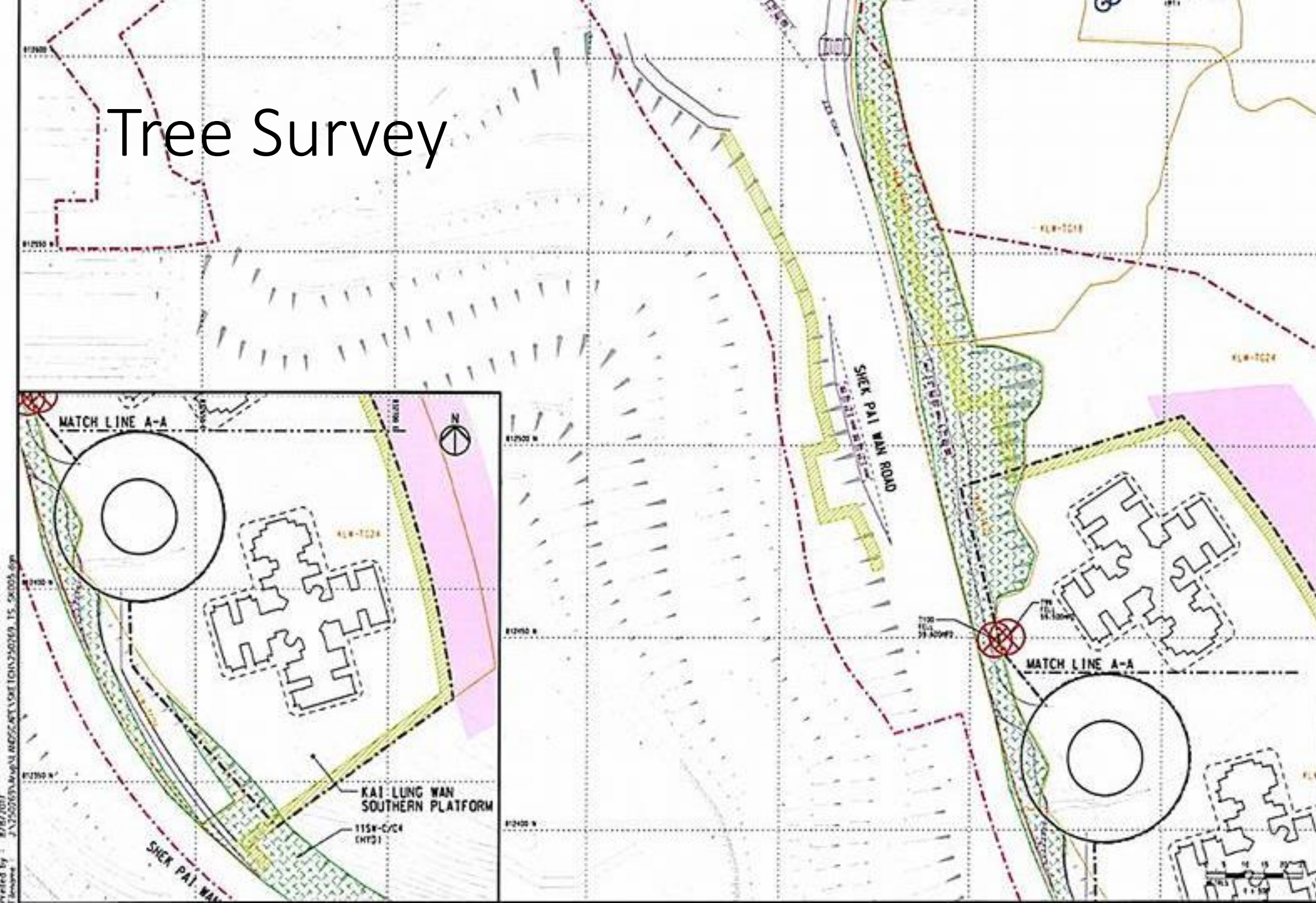
Reduce the number of trees to be felled significantly from 4 580 in the original proposal to **2 400**

避免影響近置富道及雞籠灣北和雞籠灣南之間的天然河道；  
雞籠灣北內受影響的河道，將建造綠色河道以重置河道生境

**Avoid the impacts on natural stream courses** at the Near Chi Fu Road site and between the Kai Lung Wan North and Kai Lung Wan South sites;  
construct a **green channel** to re-establish the affected stream habitats in the natural stream course within the Kai Lung Wan North site



# Tree Survey



**NOTES**

- RECOMMENDATION TO BE CONFIRMED AFTER HO REVIEW TO BLOCK LAYOUT
- STONEMILL TREE
- ESAI IMPORTANT TREES
- BY NAME AND PREVIOUS TREE SPECIES

**LEGEND**

- IMPORTANT TREE PROPOSED TO BE TRANSPLANTED
- IMPORTANT TREE PROPOSED TO BE FELLED
- IMPORTANT TREE PROPOSED TO BE RETAINED
- GROUP TREE SURVEY NUMBER
- PROPOSED PROJECT SITE BOUNDARY
- PROPOSED SLOPE
- PROPOSED RETAINING WALL
- PROPOSED PLATFORM LEVEL IN MFD
- EXISTING SLOPE FEATURE AND INTERFERENCE PARTY
- UNAFFECTED AREA TREES TO RETAIN
- TREES TO BE RETAINED IF FLEXIBLE BARRIERS ARE ADOPTED

REPORT	HC	05/17
Rev. Description	By	Date

**ARUP**

Contract No. and Title  
 Agreement No. CE 74/2015 (CE)  
 Site Formation and Infrastructures for Development at Pok Fu Lam South - Investigation, Design and Construction

Drawing Title  
**TREE SURVEY**

(SHEET 5 OF 5)

Drawing No. <b>250269/TS/SK/005</b>			
Date	Scale	Checked by	Approved by
05/17	1:1000 N/A	TS	TS
TENDER			

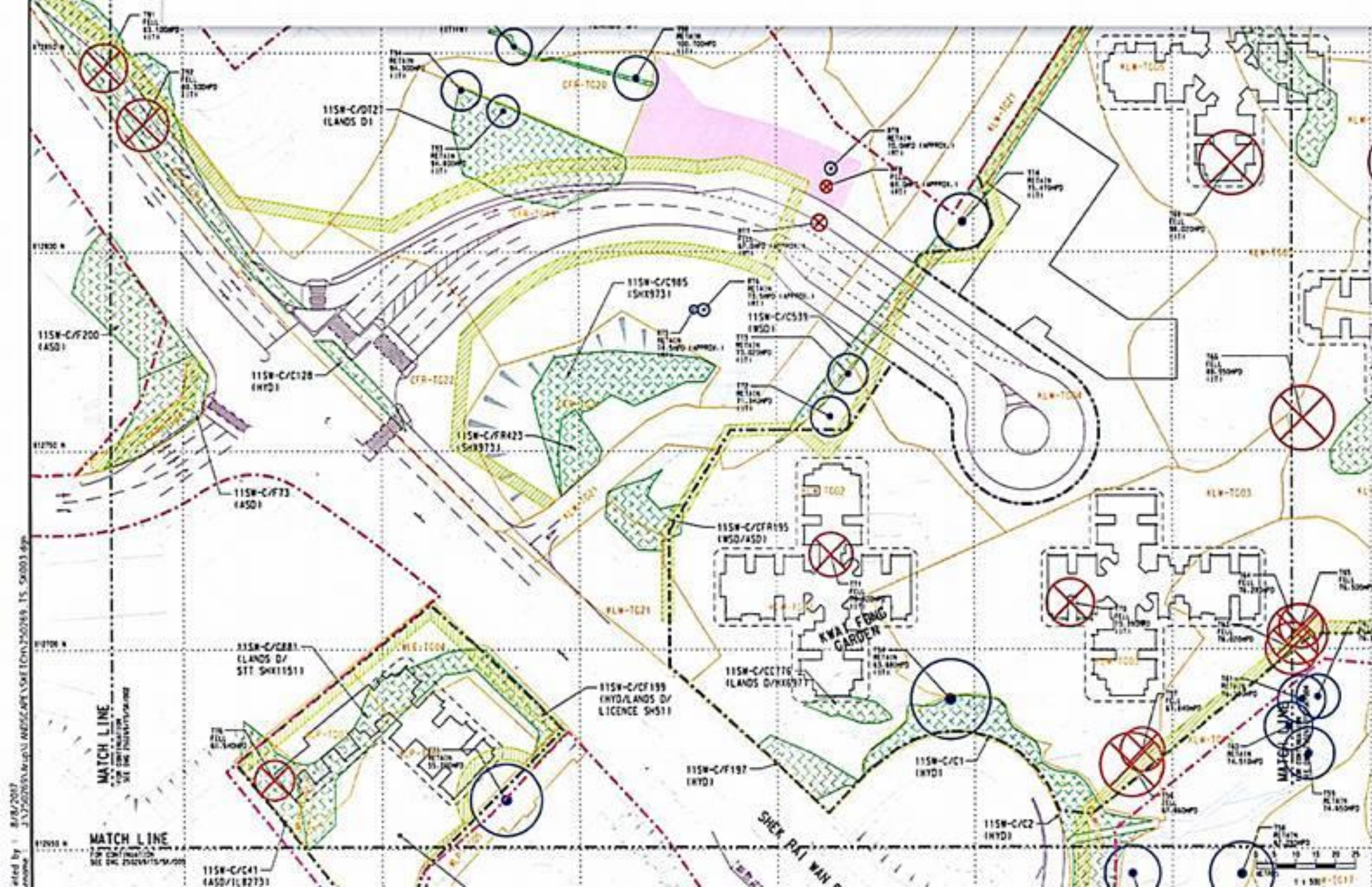
**CEDD** 土木工程發展處  
 Civil Engineering and Development Department

Prepared by: R/P/2017  
 J:\250269\Map\ARUP\CE\NET\081\005\005.dwg  
 15\_05/2015









- LEGEND
- IMPORTANT TREE PROPOSED TO BE TRANSPLANTED
  - IMPORTANT TREE PROPOSED TO BE FELLED
  - IMPORTANT TREE PROPOSED TO BE RETAINED
  - GROUP TREE SURVEY NUMBER
  - PROPOSED PROJECT SITE BOUNDARY
  - PROPOSED SLOPE
  - PROPOSED RETAINING WALL
  - PROPOSED PLATFORM LEVEL IN MFD
  - EXISTING SLOPE FEATURE AND MAINTENANCE PARTY
  - UNAFFECTED AREA TREES TO BE RETAINED
  - TREES TO BE RETAINED IF FLEXIBLE BARRIERS ARE ADOPTED

Rev	Description	By	Chk

**ARUP**

Contract No. and Title  
 Agreement No. CE 74/2015 (CE)  
 Site Formation and Infrastructures  
 for Development at Pok Fu Lam So  
 Investigation, Design and Construct

Drawing title  
**TREE SURVEY**

(SHEET 3 OF 5)

Drawing No. <b>250269/TS/SK/003</b>			
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TENDER			

2017/07/20  
 250269/TS/SK/003.dwg  
 1:1000 @ A1  
 06/11/17  
 SK  
 EL





KEY PLAN

- NOTES**
- (N) - RECOMMENDATION TO BE CONFIRMED AFTER NO REVIEW TO BLOCK LAYOUT
  - (T) - STORMWATER TREE
  - (I) - IMPORTANT TREES
  - (R) - NAME AND PREVIOUS TREE SPECIES

- LEGEND**
- (Green Triangle) - IMPORTANT TREE PROPOSED TO BE TRANSPLANTED
  - (Red Cross) - IMPORTANT TREE PROPOSED TO BE FELLED
  - (Black Dot) - IMPORTANT TREE PROPOSED TO BE RETAINED
  - (Yellow Box) - GROUP TREE SURVEY NUMBER
  - (Red Dashed Line) - PROPOSED PROJECT SITE BOUNDARY
  - (Yellow Hatched) - PROPOSED SLOPE
  - (Green Hatched) - PROPOSED RETAINING WALL
  - (Blue Circle) - PROPOSED PLATFORM LEVEL IN MFL
  - (Green Dotted) - EXISTING SLOPE FEATURE AND MAINTENANCE PARTY
  - (White Box) - UNIMPACTED AREA (TREES TO RETAIN)
  - (Pink Box) - TREES TO BE RETAINED IF FLEXIBLE BARRIERS ARE ADOPTED

REPORT	REV. NO.	DATE
Rev. Description	By	Date

**ARUP**

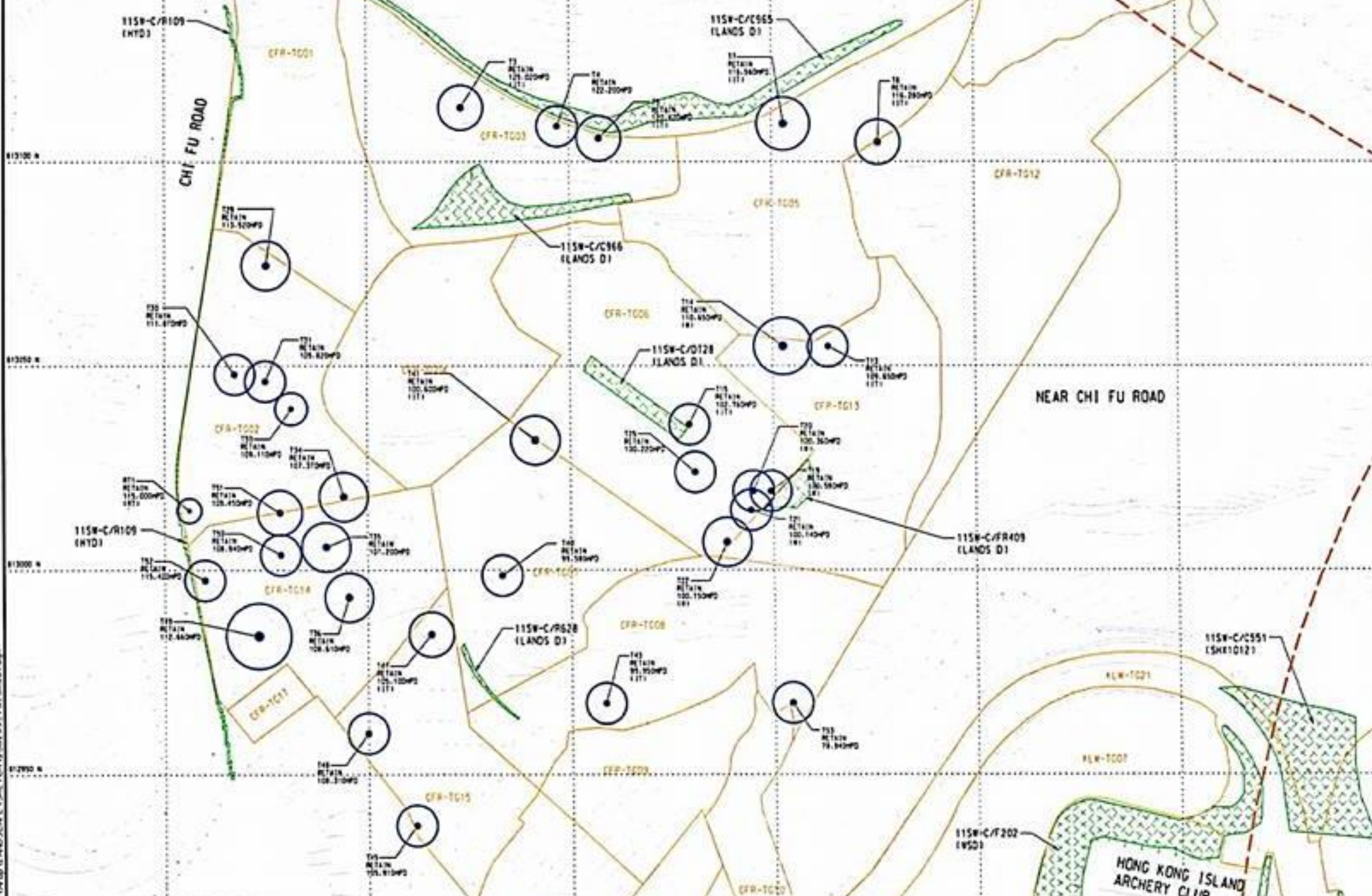
Contract No. and Title  
 Agreement No. CE 74/2015 (CE)  
 Site Formation and Infrastructures  
 for Development at Pek Fu Lam South -  
 Investigation, Design and Construction

Drawing Title  
**TREE SURVEY**

(SHEET 2 OF 5)

Drawing No.	250269/TS/SK/002	Rev.	-
Scale	1:500	Date	1/2015
Author	TS	Checked	TS
Drawn	TS	Approved	TS
Scale	1:500	Project	TENDER





**KEY PLAN**

**NOTES**  
 (H) RECOMMENDATION TO BE CONFIRMED AFTER NO REVIEW TO BLOCK LAYOUT  
 (I) STONEMALL TREE  
 (T) IMPORTANT TREES  
 (S) TREE NAME AND PREVIOUS TREE SPECIES

- LEGEND**
- (△) IMPORTANT TREE PROPOSED TO BE TRANSPLANTED
  - (⊗) IMPORTANT TREE PROPOSED TO BE FILLED
  - (○) IMPORTANT TREE PROPOSED TO BE RETAINED
  - CFR-1001 GROUP TREE SURVEY NUMBER
  - - - - - PROPOSED PROJECT SITE BOUNDARY
  - TTT PROPOSED SLOPE
  - ▨▨▨ PROPOSED RETAINING WALL
  - (---) PROPOSED PLATFORM LEVEL IN MFD
  - ▨▨▨ EXISTING SLOPE FEATURE AND MAINTENANCE PARTY
  - UNAFFECTED AREA (TREES TO BE RETAINED)
  - ▨▨▨ TREES TO BE RETAINED IF FLEXIBLE BARRIERS ARE ADOPTED

Rev	Description	By	Date
1	REPORT	AKC	05/13

**ARUP**

Contract No. and Title  
 Agreement No. CE 74/2015 (CE)  
 Site Formation and Infrastructures for Development at Pok Fu Lam South - Investigation, Design and Construction

Drawing No.  
**TREE SURVEY**

(SHEET 1 OF 5)

Drawing No. 250269/TS/SK/001

Scale	Date	Checked	Approved
1:500	05/13	AKC	AKC



# Landscape Master Plan

drawing does not indicate precise no. and locations of retained trees and compensatory trees. The precise no. of trees to be retained, transplanted, fell and compensated shall be determined and agreed separately with government (stated in Figure 2022014(A)5.2) during the Tree Felling Application process under DEW TCW no. 62015 and DEW TCW no. 72015. Landscaping features and form of structures, shown in drawing are conceptual only.

3. The max. building height for the whole Kai Lung Wan North site is proposed to be capped at +230mPD. Design Consideration of building height is designed to introduce height variation in respect to topography, visual openness and add visual interest, subject to further study in the detailed design stage.



- PUBLIC HOUSING SITE  
DM1 – DM10, CM6, OM1, OM5, OM6
- RETAINED IMPORTANT TREES (IT)  
DM8, CM1, CM2
- PROPOSED COMPENSATORY TREES  
DM8, DM9, CM6, OM1 – OM6
- EXISTING TREE TO BE RETAINED  
CM1, CM2
- PROVISION OF MINIMUM 25M SEPARATION BETWEEN BLOCKS (DM6)
- PROVISION OF 20M BUILDING SETBACK (DM6)
- Truncated Wings (DM6)

No.	Description	PL	ST/17
A.	FINAL REPORT	PL	ST/17

**ARUP**

Agreement No. CE 74/2015 (CE)  
Site Formation and Infrastructures  
for Development at Pok Fu Lam South  
Investigation, Design and Construction

**LANDSCAPE CONCEPT PLAN**

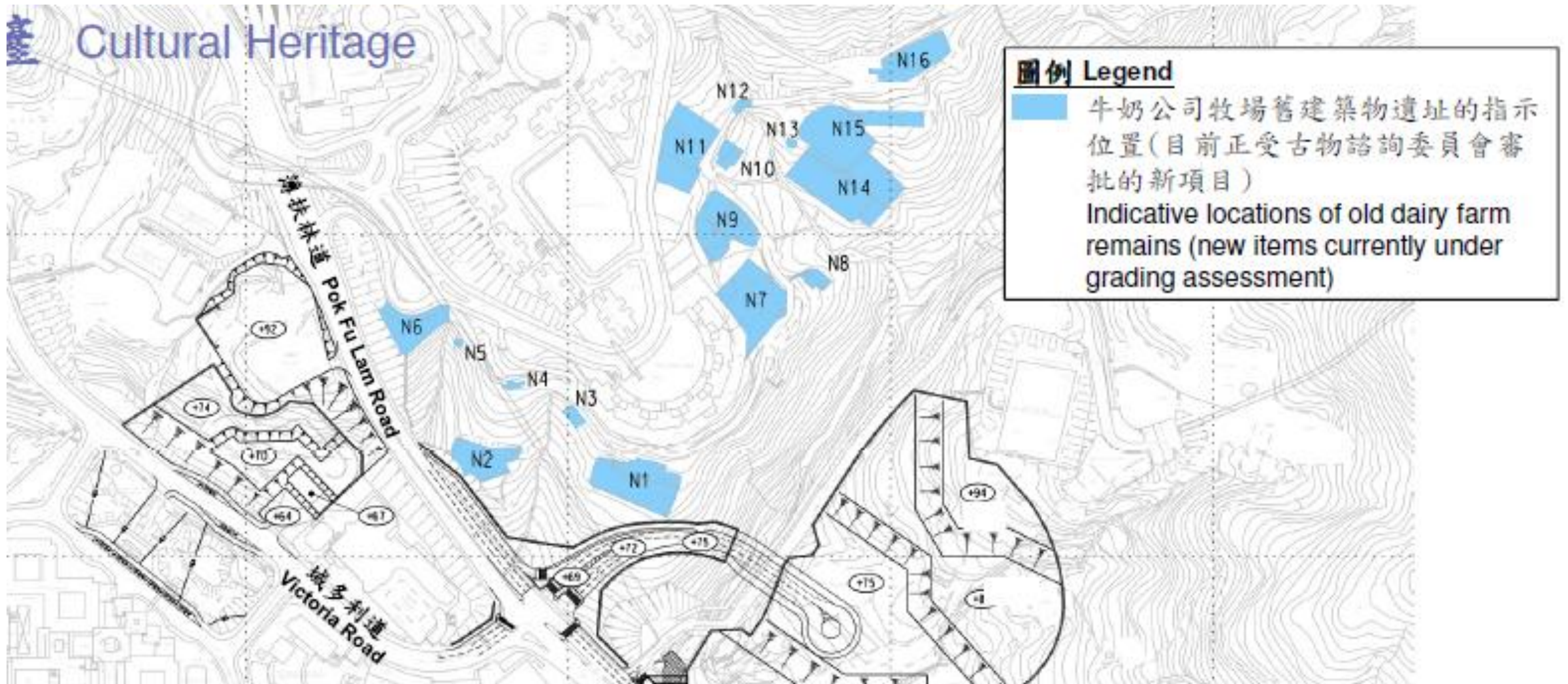


# Heritage Value: Remains of Old Dairy Farm

- 古物諮詢委員會(下稱古諮會)現正評估位於薄扶林與舊牛奶公司相關的62個項目的文物價值，以進行歷史建築評級，當中六項位於工程範圍內或附近範圍(50米以內)。

The Antiquities Advisory Board is now assessing the heritage values of 62 items related to the abandoned remains of Old Dairy Farm in Pokfulam for grading assessment of historic buildings. Six of these items are located within the project site boundary or in its vicinity (within 50m).

# Most Remains are Found at Chi Fu Valley



# References

- Town Planning Board (2017) Proposed Amendments to the Approved Pokfulam Outline Zoning Plan No. S/H10/15, Metro Planning Committee on 25.8.2017, MPC Paper No. 5/17.
  - [http://www.info.gov.hk/tpb/en/papers/MPC/587-mpc\\_5-17.pdf](http://www.info.gov.hk/tpb/en/papers/MPC/587-mpc_5-17.pdf)
- HD (2017) Proposed Public Housing Developments in Pokfulam South, 31.7.2017, Presented to DDHC of Southern District Council
  - [http://www.districtcouncils.gov.hk/south/doc/2016\\_2019/tc/committee\\_meetings\\_doc/DDHC/11890/DDHC\\_2017\\_12\\_TC\\_ppt\\_1.pdf](http://www.districtcouncils.gov.hk/south/doc/2016_2019/tc/committee_meetings_doc/DDHC/11890/DDHC_2017_12_TC_ppt_1.pdf)
- ARUP (2017) Summary of the Findings of the Technical Assessments of the Proposed Public Housing Developments in Pokfulam South, 31.7.2017, Presented to DDHC of Southern District Council
  - [http://www.districtcouncils.gov.hk/south/doc/2016\\_2019/tc/committee\\_meetings\\_doc/DDHC/11890/DDHC\\_2017\\_12\\_TC\\_ppt\\_2.pdf](http://www.districtcouncils.gov.hk/south/doc/2016_2019/tc/committee_meetings_doc/DDHC/11890/DDHC_2017_12_TC_ppt_2.pdf)