

# Land Use Review on the Western Part of Kennedy Town

## Planning and Design Intent of the Waterfront Area

Meeting with the Task Force on  
Harbourfront Developments on  
Hong Kong Island  
24.11.2015

# Consultations with Members of TFHK in 2015

5.5.2015 – Revised Land Use Proposal

24.8.2015 – Conceptual Design on Waterfront Area



# Purpose

- to further brief Members on planning and design intent of the waterfront area
- to provide conceptual design to illustrate how the Harbour Planning Principles could be applied



# Planning and Design Intent

- to bring people to the harbour and harbour to the people
- to maintain and enhance visual access to the harbourfront
- to create a quality, vibrant and accessible harbourfront
- to enhance the harbour as a unique attraction







# 3 Key Waterfront Themes



## B區 - 休閒及旅遊 AREA B - LEISURE AND TOURISM

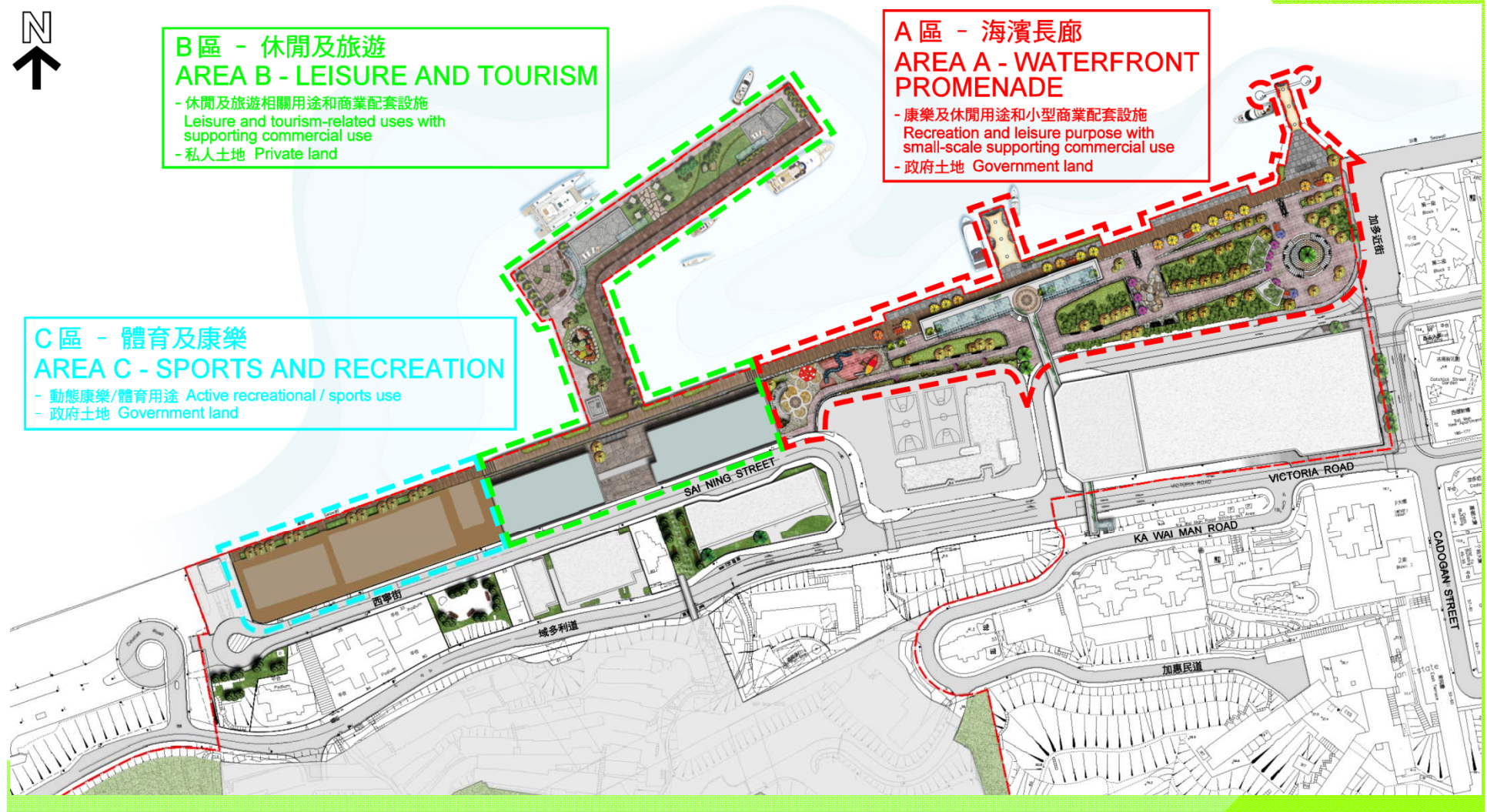
- 休閒及旅遊相關用途和商業配套設施  
Leisure and tourism-related uses with supporting commercial use
- 私人土地 Private land

## C區 - 體育及康樂 AREA C - SPORTS AND RECREATION

- 動態康樂/體育用途 Active recreational / sports use
- 政府土地 Government land

## A區 - 海濱長廊 AREA A - WATERFRONT PROMENADE

- 康樂及休閒用途和小型商業配套設施  
Recreation and leisure purpose with small-scale supporting commercial use
- 政府土地 Government land



# Area A – Waterfront Promenade (Pier Portion)



- Function of piers retained for marine access
- 1-storey structure for food & beverage in western end
- Viewing deck
- Rezone to “Open Space (1)”





# Area A – Waterfront Promenade (Park Portion)



- Leisure activities and events
- 1-storey structures for food and beverage
- Landscaping & greening
- A possible footbridge to connect with the inland
- Rezone to "Open Space (1)"

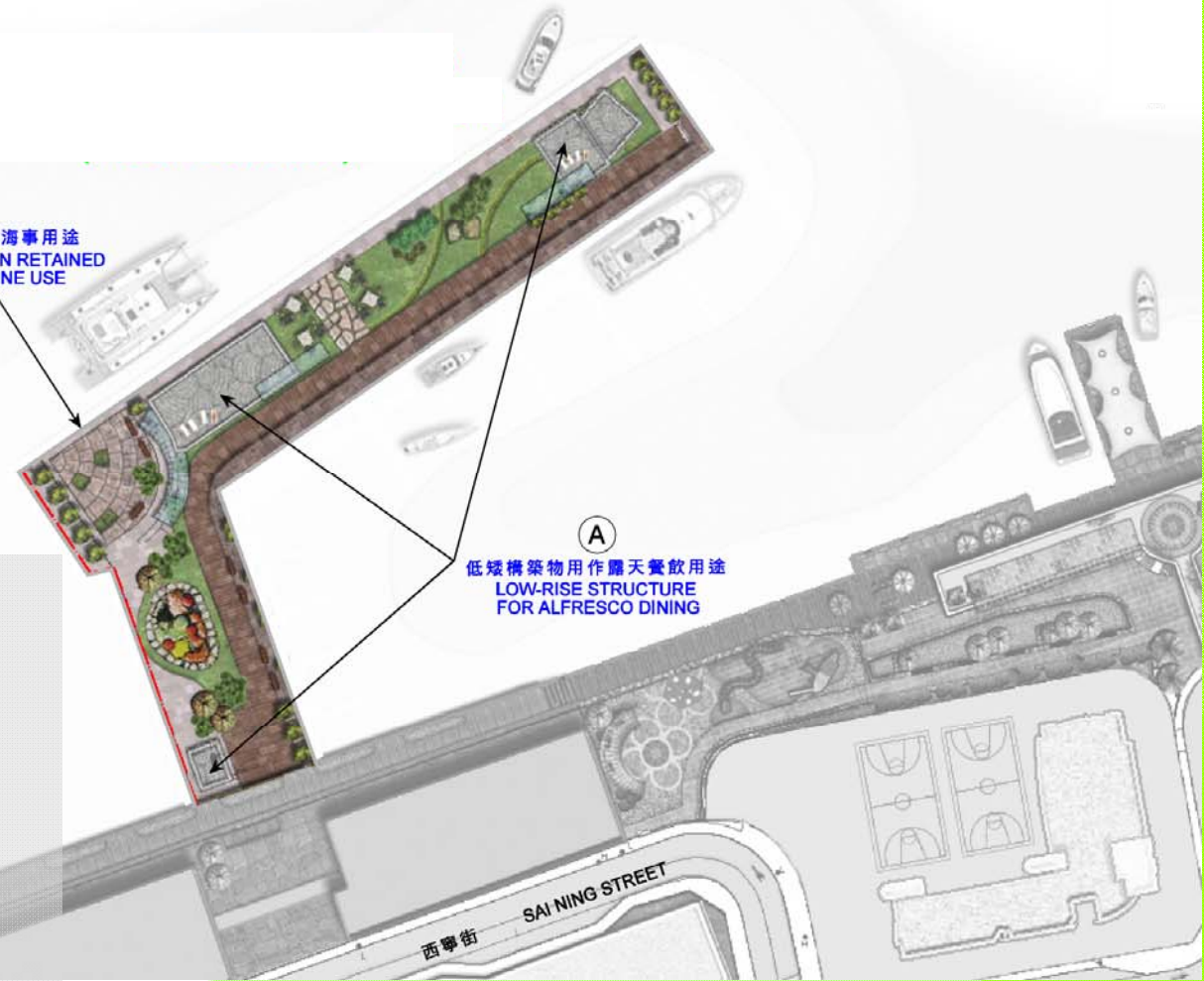




# Area B – Leisure & Tourism(Pier Portion)



碼頭維持作海事用途  
PIER FUNCTION RETAINED  
FOR MARINE USE



- Pier function retained for marine access
- 1-storey small structures for alfresco dining
- Ad hoc events/celebrations
- Rezone to "OU (Commercial, Leisure and Tourism Related Uses)" (BHR: 10 mPD)
- Planning permission may be required

# Area B – Leisure & Tourism (Warehouse Portion)



- 12m wide waterfront promenade connecting Areas A & C upon redevelopment
- Rezone to "OU (Commercial, Leisure and Tourism Related Uses)" (BHR: 70 mPD)
- Provide incentive to phase out incompatible industrial activities
- Planning permission may be required





# Area C – Sports and Recreation

- Active recreational and sports use
- Rezone to “Open Space” to reflect existing use





# Connectivity and Accessibility to Waterfront Area



# Implementation

- Findings of Land Use Review, together with comments from the TFHK and public, to be submitted to TPB for OZP amendments
- If proposed zoning is agreed by TPB:
  - Areas A and C would be developed/maintained by relevant Government departments
  - Area B would be implemented through private initiative
- Design concepts serve as reference for project planning and implementation
- Project proponents would be encouraged to consult HC at early design stage



**Thank you**