

# **Task Force on Harbourfront Developments on Hong Kong Island**

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For discussion  
on 24 November 2015

TFHK/16/2015

## **Land Use Review on the Western Part of Kennedy Town Planning and Design Intent of the Waterfront Area**

### **PURPOSE**

On 5 May 2015, Planning Department (PlanD), in association with Transport Department (TD), has consulted the Task Force on Harbourfront Development on Hong Kong Island (the Task Force) on the revised land use proposals of the Land Use Review on the Western Part of Kennedy Town (**Plan 1**). While Members were generally in support of the proposed enhancement of the waterfront area, they requested for a more detailed conceptual design for Members' discussion. A working session was arranged on 24 August 2015 to further brief Members on the planning and design intent of the waterfront area and for Members to provide further inputs on the Review. Members attending the working session have provided comments on the conceptual design.

2. According to the discussion of the Task Force at its meeting on 21 September 2015, this paper is to consult Members on the conceptual design of the waterfront area after incorporating the comments raised in the aforesaid working session, where appropriate.

### **PLANNING AND DESIGN INTENT**

3. The Land Use Review on the Western Part of Kennedy Town aims to provide a broad land use framework as a basis for proposing zoning amendments to the Kennedy Town and Mount Davis Outline Zoning Plan (OZP) to the Town Planning Board (TPB) for consideration. In turn, the OZP will guide the future implementation agents in formulating their detailed development proposals. While types of permitted use and development parameters/ restrictions will be specified via the OZP amendments, the detailed design will be formulated by individual project proponents.

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Regarding the waterfront area, a conceptual design has been prepared to illustrate how the waterfront at the western part of Kennedy Town could be designed to realise the planning intention to revitalise and create a quality waterfront. This could serve as an urban design framework to provide further guidance to the project proponents to develop their individual schemes upon implementation.

4. Apart from a small salt water pumping station, the waterfront area includes mainly Government land (Sites 1a, 1b, 2 and 5) and a private lot (Sites 4a and 4b). With reference to the harbour planning principles, the general planning and design intent for the area are:

- (a) to bring people to the harbour and harbour to the people;
- (b) to maintain and enhance visual access to the harbourfront;
- (c) to create a quality, vibrant and accessible harbourfront through encouraging innovative building design and a variety of commercial, leisure, recreation and tourism-related uses and providing an integrated network of open space and pedestrian links; and
- (d) to enhance the harbour as a unique attraction for residents and tourists for enjoyment.

## **DETAILED CONCEPTUAL DESIGN**

5. Taking into account the above planning and design intention to create a vibrant, attractive and accessible waterfront for the enjoyment of the public, as well as the comments raised in the working session, a design concept (**Plans 2 to 7**) is prepared to illustrate how the planning and design intent could be realised.

6. The waterfront area could be sub-divided into three main portions and their design concepts are specified below:

7. **Area A – Waterfront Promenade** (Sites 1a, 1b and 2)
  - primarily intended for recreational and leisure purposes.

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Small-scale commercial uses in support of the planning intention would be permitted

- under government ownership
- sub-divided into the pier portion and the park portion

### Pier Portion (**Plan 3**)

- pier function retained and revived for marine access of small boats
- small scale commercial uses in the form of low-rise (1 storey) structure for food and beverage in the western end only in order to allow better access and visual permeability to the harbour in the east
- on top of the structure, a viewing deck could be provided for public enjoyment of harbour view

### Park Portion (**Plan 4**)

- primarily for leisure activities in a park setting e.g. jogging, family outing, kids' play area, etc.
  - sites for events/weekend markets to add vibrancy and diversity of the waterfront area with small scale commercial uses in the form of low-rise (1 storey) structure for food and beverage
  - landscaping and greening
- the waterfront promenade could be connected with the inland by a footbridge between the viewing deck and the private residential development cum public transport terminus, public toilet and other Government, institution or community facilities
  - subject to agreement by the TPB, the area would be rezoned to "Open Space (1)" ("O(1)"). The abovementioned uses are all permitted under the intended zoning.

### 8. Area B – Leisure and Tourism (Sites 4a and 4b)

- primarily for leisure and tourism-related uses. Commercial activities in support of the planning intention would be permitted
- under private ownership and currently occupied by two industrial

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buildings on the landward site

- Sub-divided into the pier portion and warehouse portion

## Pier Portion (Plan 5)

- pier function retained for marine access, particularly for cruises and yachts
- small structures of one storey for alfresco dining
- ad hoc events/celebrations could be held on pier

## Warehouse Portion (Plan 6)

- in view of its marine access and waterfront location, opportunity may be taken to convert the area into leisure and tourism-related uses, e.g. boat club
  - upon redevelopment, owner will be required to provide a waterfront promenade connecting Areas A and C
- subject to agreement by TPB, the site would be rezoned from “Industrial” and “Other Specified Uses” (“OU”) annotated “Pier” to “OU(Commercial, Leisure and Tourism Related Uses)” to provide incentive to the owner to phase out any incompatible industrial activities while revitalising the site for uses in line with the harbourfront environment. The pier portion and the warehouse portion would be subject to building height restrictions of 10mPD and 70mPD respectively. The provision of a 12m wide waterfront promenade running parallel to the waterfront will be stipulated under the Notes of the OZP. Subject to the specifics of the private proposal, planning permission may be required.

## 9. Area C – Sports and Recreation (Site 5)

- the existing Kennedy Town Temporary Recreation Ground (**Plan 7**)
- a piece of government land currently under the management of Leisure and Cultural Services Department (LCSD) for active recreational purposes
- to be retained as permanent open space for active recreational/sports use

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- the site would be rezoned as “O” to reflect the existing use, subject to TPB’s agreement

### **CONNECTIVITY AND ACCESSIBILITY**

10. The Kennedy Town is an old urban area with most developed sites under private ownerships. There is limited scope to further widen the existing roads in the existing developed area to connect with the waterfront. However, efforts will be made to improve the public realm and the linkage between the hinterland and the waterfront whenever opportunities arise. Apart from the existing pedestrian facilities, efforts are also made to enhance the connectivity and accessibility of the waterfront area through the following measures, subject to detailed design (**Plan 8**):

- at the eastern end of the Review area, the western pavement along Cadogan Street leading to the waterfront to be widened and crossings on Cadogan Street to be improved to facilitate access of pedestrians from the developed areas to the east and enhance the pedestrian environment;
- a set of footbridges to connect the Ka Wai Man Road area to the south through the proposed private housing development (Site 3a) with the viewing deck and waterfront area direct;
- to the west of the footbridges, an at-grade pedestrian crossing at the junction of Victoria Road and Sai Ning Street to connect the waterfront area through the pavement along the western side of the proposed primary school;
- to the further west, a footbridge to connect the proposed public housing site (Site 9) in the hinterland where the major population in the western Kennedy Town is located and the proposed open space at Site 7a. An at-grade pedestrian crossing could be provided at Sai Ning Street to facilitate onward pedestrian accessibility to the waterfront;
- at the western end, an existing at-grade pedestrian connection via Victoria Road and staircases to connect the proposed public

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housing site (Site 9) to the waterfront;

- there are 2 existing and 1 proposed at-grade crossings connecting the waterfront area to the developed area to the east; and
- within the waterfront area, a continuous waterfront promenade is proposed from the eastern to western ends, i.e. from Cadogan Street all the way to the Kennedy Town Temporary Recreation Ground (Area C) to link up the new open space network for public enjoyment.

### **IMPLEMENTATION**

11. The findings of the Land Use Review, including those relating to the waterfront area, would be taken into account in the coming round of the proposed amendments to the OZP. Comments received from the Task Force, Central and Western District Council, relevant Government departments and the general public on the Land Use Review will be submitted to the TPB for consideration.

12. If the proposed rezoning is agreed by the TPB, Areas A and C will be developed/maintained by relevant Government departments whereas Area B would be implemented through private initiative.

13. Subject to Members' view, the above design concept could serve as a basis for reference and further refinement upon project planning and implementation stage. Project proponents would be encouraged to consult Harbourfront Commission during the early design stage.

### **VIEWS SOUGHT**

14. Members' views on the above proposals are sought.

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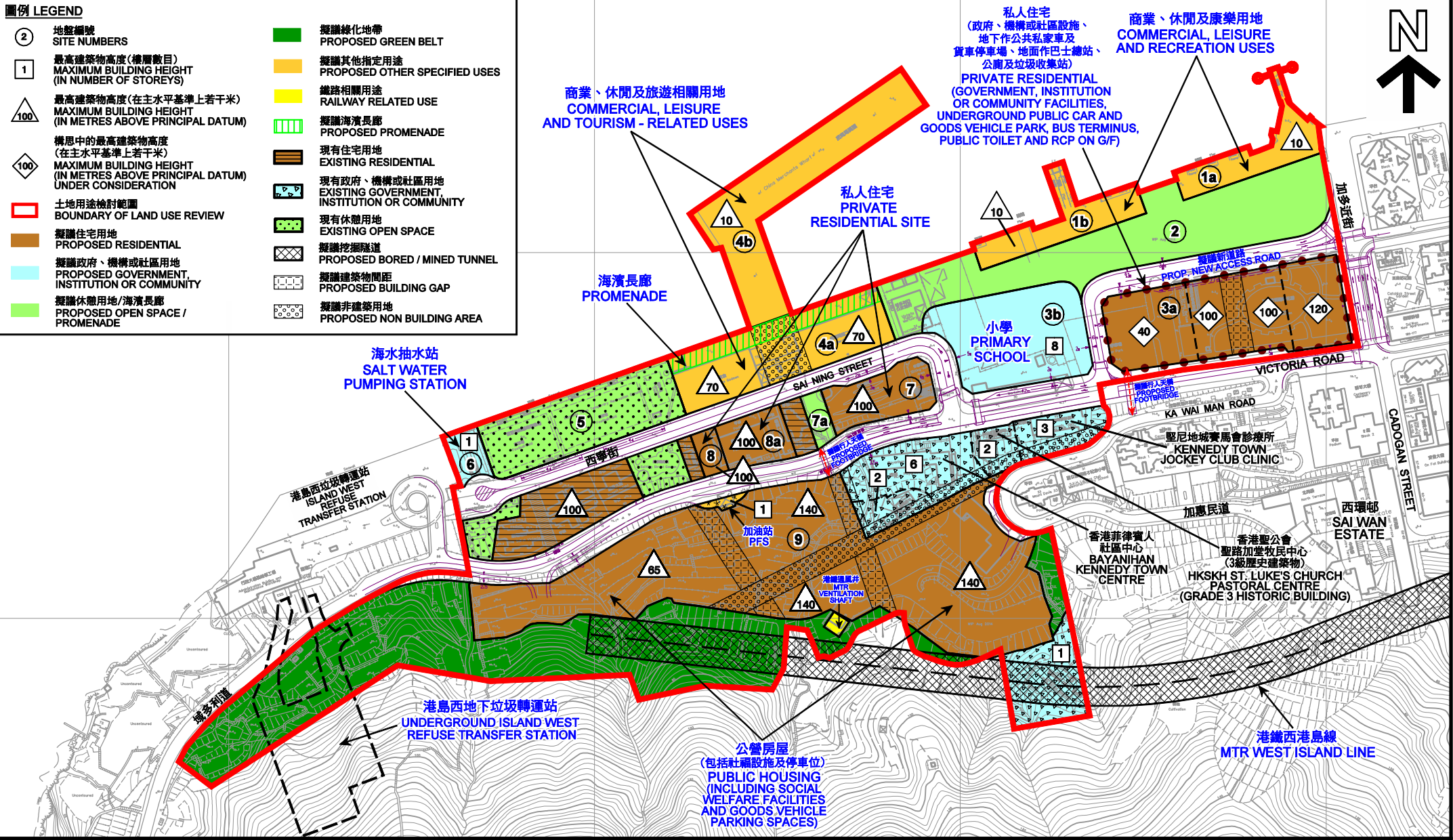
## **ATTACHMENTS**

- Plan 1**            Revised Land Use Proposal
- Plan 2**            Conceptual Layout and Waterfront Themes
- Plan 3**            Area A – Waterfront Promenade (Pier Portion)
- Plan 4**            Area A – Waterfront Promenade (Park Portion)
- Plan 5**            Area B – Leisure and Tourism (Pier Portion)
- Plan 6**            Area B – Leisure and Tourism (Warehouse Portion)
- Plan 7**            Area C – Sports and Recreation
- Plan 8**            Connectivity and Accessibility to Waterfront Area

**Planning Department**  
**November 2015**

**圖例 LEGEND**

- |  |  |  |  |
|--|--|--|--|
|  | 地盤編號<br>SITE NUMBERS   |  | 擬議綠化地帶<br>PROPOSED GREEN BELT                                    |
|  | 最高建築物高度(樓層數目)<br>MAXIMUM BUILDING HEIGHT<br>(IN NUMBER OF STOREYS)   |  | 擬議其他指定用途<br>PROPOSED OTHER SPECIFIED USES                        |
|  | 最高建築物高度(在主水平基準上若干米)<br>MAXIMUM BUILDING HEIGHT<br>(IN METRES ABOVE PRINCIPAL DATUM)                                |  | 鐵路相關用途<br>RAILWAY RELATED USE                                    |
|  | 構思中的最高建築物高度<br>(在主水平基準上若干米)<br>MAXIMUM BUILDING HEIGHT<br>(IN METRES ABOVE PRINCIPAL DATUM)<br>UNDER CONSIDERATION |  | 擬議海濱長廊<br>PROPOSED PROMENADE                                     |
|  | 土地用途檢討範圍<br>BOUNDARY OF LAND USE REVIEW  |  | 現有住宅用地<br>EXISTING RESIDENTIAL                                   |
|  | 擬議住宅用地<br>PROPOSED RESIDENTIAL   |  | 現有政府、機構或社區用地<br>EXISTING GOVERNMENT,<br>INSTITUTION OR COMMUNITY |
|  | 擬議政府、機構或社區用地<br>PROPOSED GOVERNMENT,<br>INSTITUTION OR COMMUNITY   |  | 現有休憩用地<br>EXISTING OPEN SPACE                                    |
|  | 擬議休憩用地/海濱長廊<br>PROPOSED OPEN SPACE /<br>PROMENADE  |  | 擬議挖掘隧道<br>PROPOSED BORED / MINED TUNNEL                          |
|  |  |  | 擬議建築物間距<br>PROPOSED BUILDING GAP                                 |
|  |  |  | 擬議非建築用地<br>PROPOSED NON BUILDING AREA                            |



本摘要圖於2015年3月13日擬備，  
所根據的資料為測量圖編號11-SW-6C和6D  
EXTRACT PLAN PREPARED ON 13.3.2015  
BASED ON SURVEY SHEETS No. 11-SW-6C & D

**堅尼地城西部土地用途檢討**  
**LAND USE REVIEW ON THE WESTERN PART OF KENNEDY TOWN**

經修訂的土地用途檢討方案  
**REVISED LAND USE PROPOSAL**

比例 SCALE 1 : 3 500

**規 劃 署**  
**PLANNING**  
**DEPARTMENT**

參考編號  
REFERENCE No.  
**M/H1/15/16**

圖 PLAN  
**1**





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

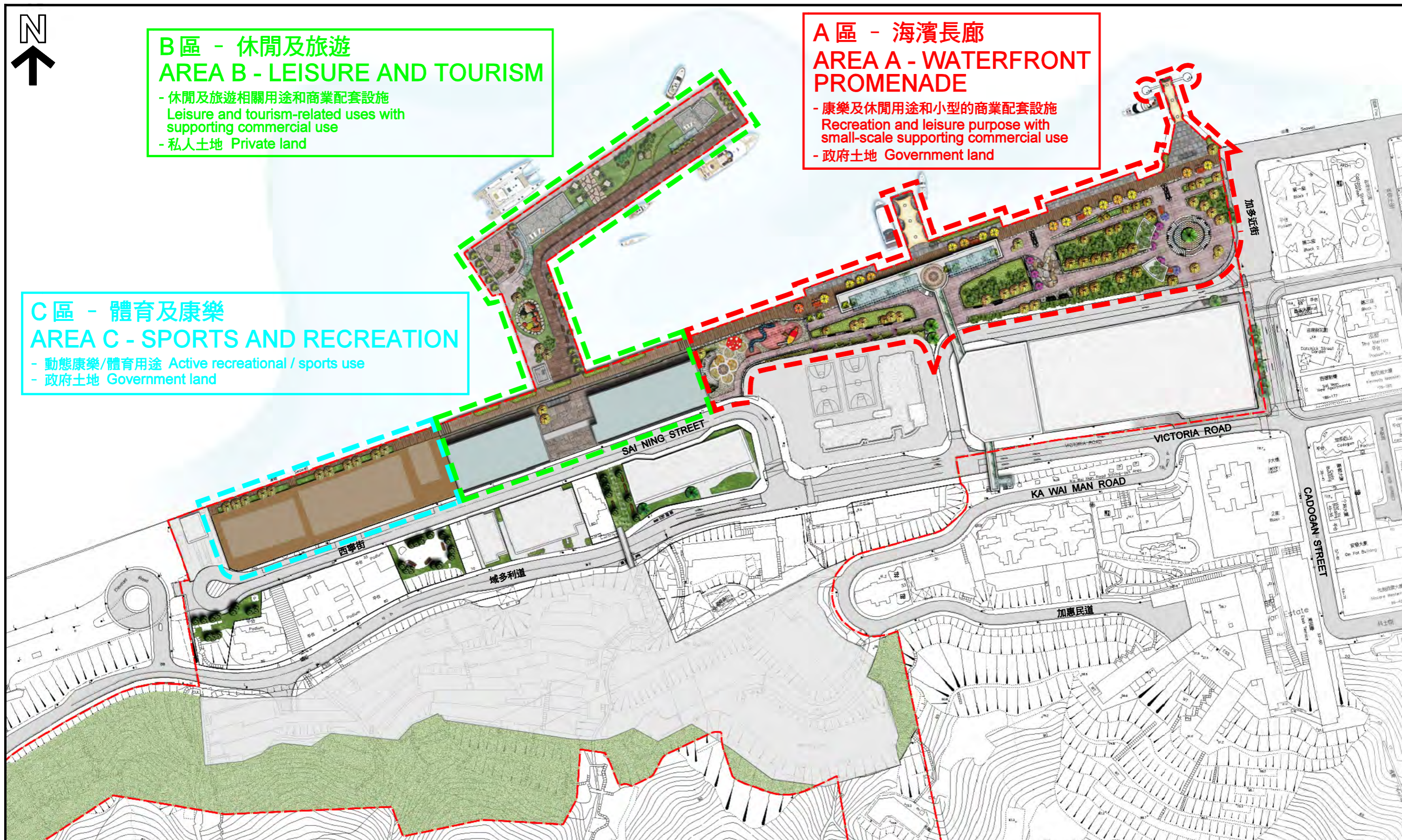
- 休閒及旅遊相關用途和商業配套設施  
Leisure and tourism-related uses with supporting commercial use
- 私人土地 Private land

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

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

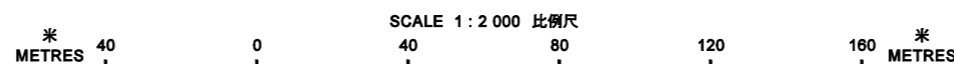
**C區 - 體育及康樂**  
**AREA C - SPORTS AND RECREATION**

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



**堅尼地城西部土地用途檢討**  
**LAND USE REVIEW ON THE WESTERN PART OF KENNEDY TOWN**

經修訂的土地用途檢討方案 - 規劃概念及海濱主題  
**REVISED LAND USE PROPOSAL -  
 CONCEPTUAL LAYOUT AND WATERFRONT THEMES**



本摘要圖於2015年11月11日擬備  
 EXTRACT PLAN PREPARED ON 11.11.2015

規劃署  
**PLANNING DEPARTMENT**



參考編號  
 REFERENCE No.  
**M/H1/15/63**

圖 **PLAN**  
**2**



**A區 - 海濱長廊 (碼頭部分)**  
**AREA A - WATERFRONT PROMENADE (PIER PORTION)**



低矮建築物用作餐飲用途  
(上層觀景台)  
 LOW-RISE STRUCTURE  
 FOR FOOD AND BEVERAGE  
 (VIEWING DECK ON TOP)

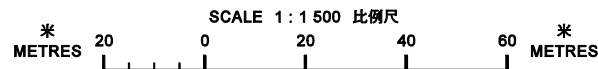
可能建設的  
行人天橋通往觀景台  
 POSSIBLE FOOTBRIDGE  
 LEADING TO THE  
 VIEWING DECK

私人住宅  
 PRIVATE RESIDENTIAL

小學  
 PRIMARY  
 SCHOOL

**堅尼地城西部土地用途檢討**  
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經修訂的土地用途檢討方案 - 規劃概念 (A區 - 海濱長廊 (碼頭部分))  
 REVISED LAND USE PROPOSAL - CONCEPTUAL LAYOUT  
 (AREA A - WATERFRONT PROMENADE (PIER PORTION))



本摘要圖於2015年11月11日撥備  
 EXTRACT PLAN PREPARED ON 11.11.2015

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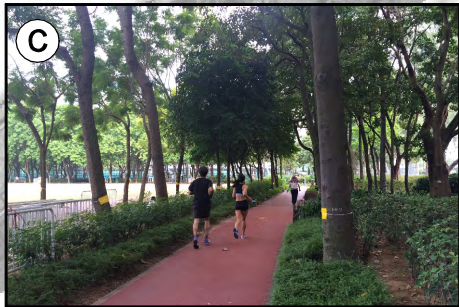


參考編號  
 REFERENCE No.

M/H1/15/63

圖 PLAN

3



**A區 - 海濱長廊 (公園部分)**  
**AREA A - WATERFRONT PROMENADE (PARK PORTION)**



**A**  
 公園及活動/假日市場  
 PARK AND EVENTS /  
 WEEKEND MARKETS

**B**  
 兒童遊樂區  
 KIDS' PLAY AREA

低矮構築物用作餐飲用途  
 LOW-RISE STRUCTURE  
 FOR FOOD AND BEVERAGE

可能建設的  
 行人天橋通往觀景台  
 POSSIBLE FOOTBRIDGE  
 LEADING TO THE  
 VIEWING DECK

私人住宅  
 PRIVATE RESIDENTIAL

**C & D**  
 園景休憩區/緩跑徑/家庭郊遊區  
 LANDSCAPED SITTING AREA /  
 JOGGING TRAIL / FAMILY OUTING AREA

小學  
 PRIMARY  
 SCHOOL

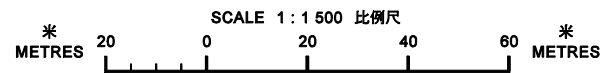
西寧街  
 SAI NING STREET

VICTORIA ROAD

CADOGAN STREET

**堅尼地城西部土地用途檢討**  
**LAND USE REVIEW ON THE WESTERN PART OF KENNEDY TOWN**

經修訂的土地用途檢討方案 - 規劃概念 (A區 - 海濱長廊 (公園部分))  
 REVISED LAND USE PROPOSAL - CONCEPTUAL LAYOUT  
 (AREA A - WATERFRONT PROMENADE (PARK PORTION))



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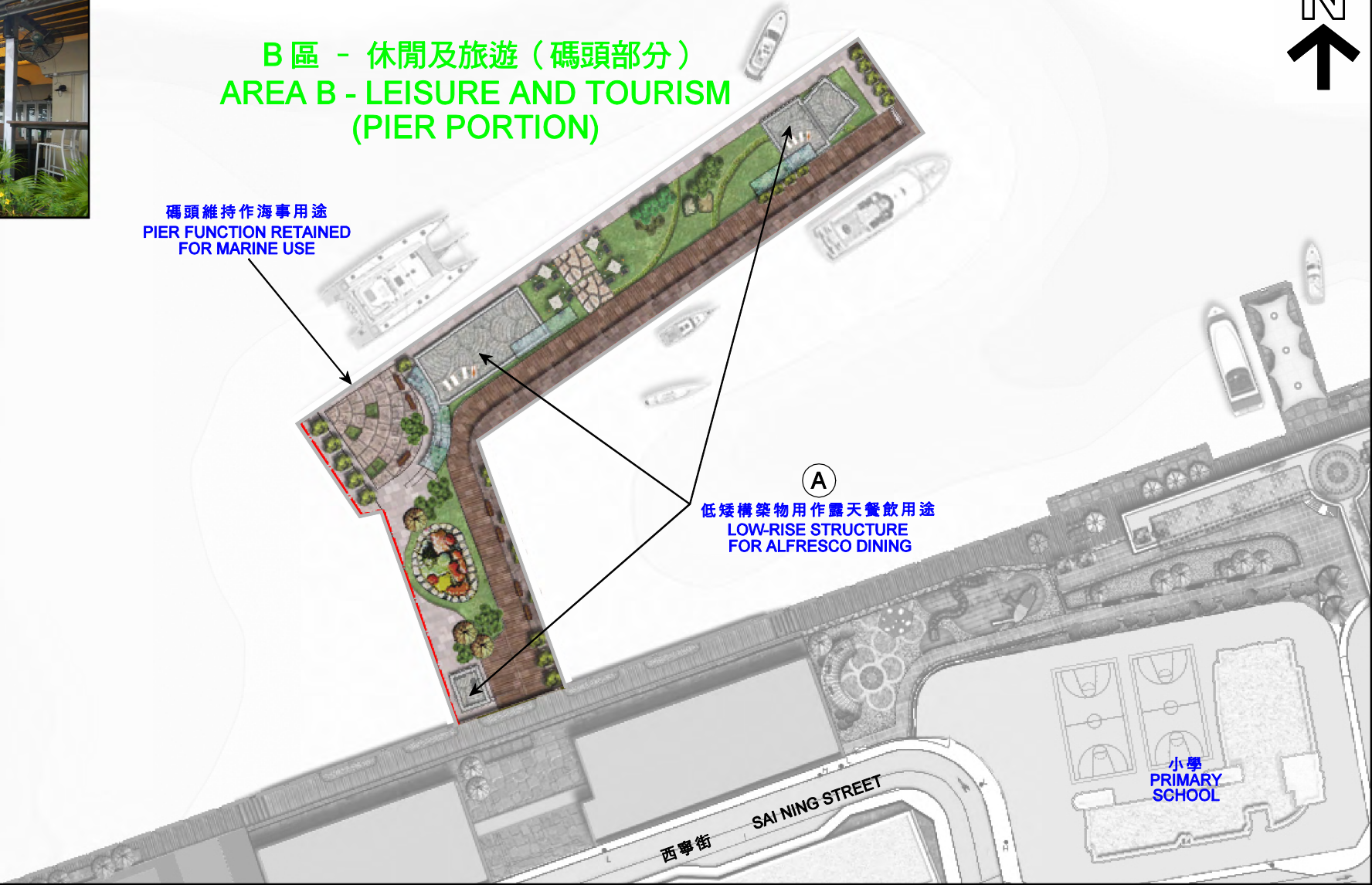
圖 PLAN  
 4



**B 區 - 休閒及旅遊 (碼頭部分)**  
**AREA B - LEISURE AND TOURISM (PIER PORTION)**

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

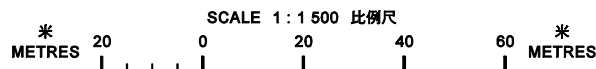
低矮構築物用作露天餐飲用途  
 LOW-RISE STRUCTURE  
 FOR ALFRESCO DINING



本摘要圖於2015年11月11日擬備  
 EXTRACT PLAN PREPARED ON 11.11.2015

**堅尼地城西部土地用途檢討**  
**LAND USE REVIEW ON THE WESTERN PART OF KENNEDY TOWN**

經修訂的土地用途檢討方案 - 規劃概念 (B區 - 休閒及旅遊 (碼頭部分))  
 REVISED LAND USE PROPOSAL - CONCEPTUAL LAYOUT  
 (AREA B - LEISURE AND TOURISM (PIER PORTION))



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圖 PLAN

5



**B區 - 休閒及旅遊 (貨倉部分)**  
**AREA B - LEISURE AND TOURISM**  
**(WAREHOUSE PORTION)**

海濱連接通道  
 CONTINUOUS  
 WATERFRONT LINKAGE

海水抽水站  
 SALT WATER  
 PUMPING  
 STATION

堅尼地城臨時遊樂場  
 KENNEDY TOWN  
 TEMPORARY RECREATION GROUND

西寧街

SAI NING STREET

私人住宅  
 PRIVATE RESIDENTIAL SITES

私人住宅  
 PRIVATE RESIDENTIAL SITE

小學  
 PRIMARY  
 SCHOOL

域多利道

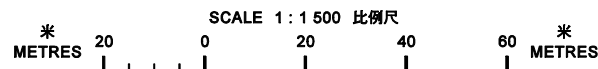
VICTORIA ROAD

公營房屋  
 PUBLIC HOUSING

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 REVISED LAND USE PROPOSAL - CONCEPTUAL LAYOUT  
 (AREA B - LEISURE AND TOURISM (WAREHOUSE PORTION))



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 PLANNING  
 DEPARTMENT

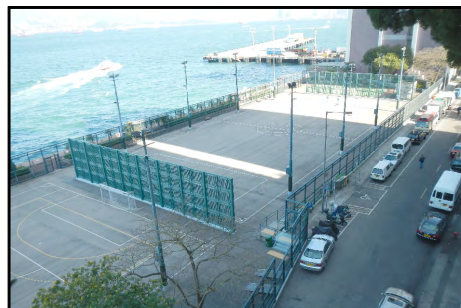


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 REFERENCE No.

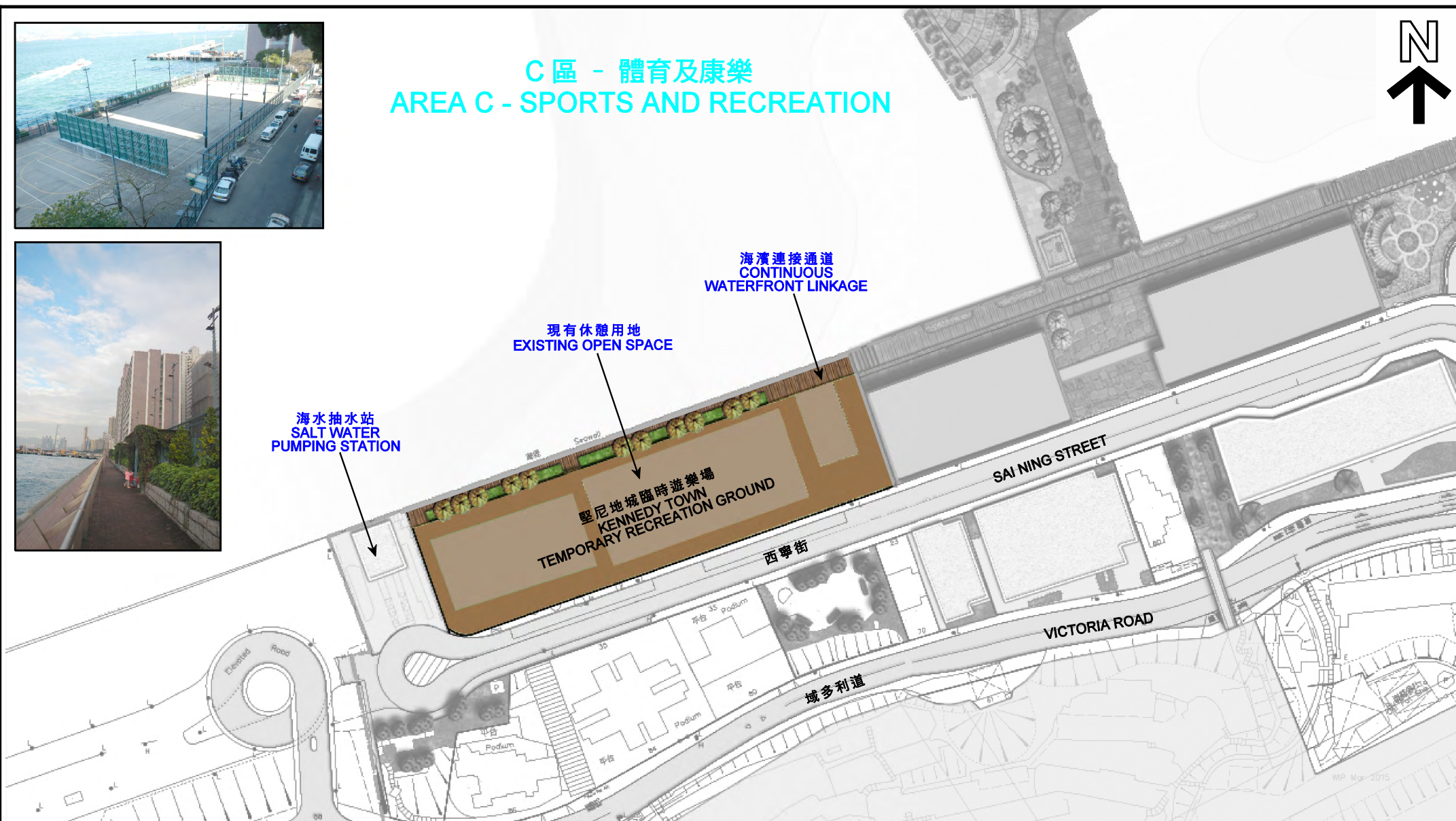
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圖 PLAN

6



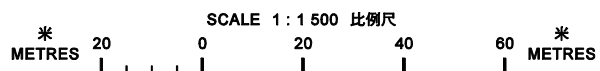
## C 區 - 體育及康樂 AREA C - SPORTS AND RECREATION



本摘要圖於2015年11月11日擬備  
EXTRACT PLAN PREPARED ON 11.11.2015

### 聖尼地城西部土地用途檢討 LAND USE REVIEW ON THE WESTERN PART OF KENNEDY TOWN

經修訂的土地用途檢討方案 - 規劃概念 (C區 - 體育及康樂)  
REVISED LAND USE PROPOSAL - CONCEPTUAL LAYOUT  
(AREA C - SPORTS AND RECREATION)



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REFERENCE No.

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圖 PLAN

7



A區 - 海濱長廊  
AREA A - WATERFRONT PROMENADE

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

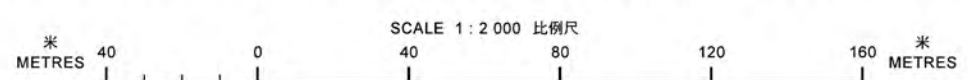
C區 - 體育及康樂  
AREA C - SPORTS AND RECREATION



圖例 LEGEND  
↔ 往海濱長廊之通道  
ACCESS TO WATERFRONT

堅尼地城西部土地用途檢討  
LAND USE REVIEW ON THE WESTERN PART OF KENNEDY TOWN

經修訂的土地用途檢討方案 - 往海濱長廊之連接及可達性  
REVISED LAND USE PROPOSAL - CONNECTIVITY AND ACCESSIBILITY TO WATERFRONT AREA



本摘要圖於2015年11月11日擬備  
EXTRACT PLAN PREPARED ON 11.11.2015

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圖 PLAN  
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