

Task Force on Harbourfront Developments on Hong Kong Island

For discussion
on 21 March 2018

TFHK/04/2018

Proposed Pedestrian Facilities for Public Housing Development in Kennedy Town

PURPOSE

At the Members' request in the Task Force on Harbourfront Developments on Hong Kong Island (the Task Force) meeting on 23 January 2018, this paper provides Members with supplementary information on the proposed pedestrian facilities to be implemented under the proposed public housing development in the western part of Kennedy Town which tally with the planning intention of the latest land use proposals.

BACKGROUND

2. Planning Department (PlanD) consulted the Task Force on 7 June 2013, 5 May 2015 and 24 November 2015 regarding the Land Use Review on the Western Part of Kennedy Town (Land Use Review), including the overall pedestrian connectivity and accessibility to the harbourfront area.

3. The draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20 (the OZP) reflecting the land use proposals recommended under the Land Use Review was published on 11 March 2016. Having considered all the representations, comments and further representations on the OZP, the Town Planning Board (TPB) decided on 1 August 2017 to amend the zoning of the proposed private residential site at the junction of Victoria Road and Cadogan Street to "Open Space" (i.e. Cadogan Street Temporary Garden (CSTG)) and "Government, Institution or Community" (i.e. the remaining government land to the west of CSTG).

4. Hong Kong Housing Authority (HA) plans to implement public housing development at an area to the south of Victoria Road and to the west of Ka Wai Man Road. The area concerned is zoned "Residential (Group A)5" on the OZP. The public housing development will be developed in 2 phases. Phase 1 will be carried out by HA, while the site formation and infrastructure works for Phase 2 will be carried out by Civil Engineering and Development Department (CEDD)

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prior to handing over the site to HA for housing construction.

CONNECTIVITY AND ACCESSIBILITY

5. Kennedy Town is an old urban area with most developed sites under private ownership. Efforts will be made to improve the public realm and the linkage between the hinterland and the waterfront whenever opportunities arise. The concept plan on the overall pedestrian connectivity and accessibility to the waterfront area was submitted as a part of PlanD's consultation paper on the Land Use Review for discussion by the Task Force on 24 November 2015. The concept plan at **Annex A** has been updated to show the latest land use proposals as mentioned in paragraph 3. According to the original plan, the future pedestrian connections between the hinterland to the south of Victoria Road and the waterfront in Kennedy Town would be enhanced through a total of two sets of proposed footbridges and three existing or proposed at-grade pedestrian crossings. Due to the aforesaid changes in the land use zonings, however, the government will review the proposed footbridges connecting Ka Wai Man Road and the waterfront through the previously proposed private residential development site in due course.

6. The proposed pedestrian facilities to be implemented under the subject public housing development comprise the following (see **Annex B**):

- (a) A proposed footbridge spanning across Victoria Road, connecting Ka Wai Man Road and the subject public housing development with the developments to the north of Victoria Road;
- (b) Proposed lifts and staircase at the northeast corner of Phase 2 of the subject public housing development; and
- (c) A proposed at-grade pedestrian crossing at the road junction of Victoria Road and the access road to the subject public housing development.

7. As compared with the original concept plan (**Annex A**), there are changes to the proposed pedestrian facilities as follows:

- (a) The proposed footbridge, as described in paragraph 6(a) above, has been relocated to the road junction between Victoria Road and Sai Ning Street.

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The original and revised locations of the proposed footbridge are shown at **Annex B**; and

- (b) A proposed at-grade pedestrian crossing, as described in paragraph 6(c) above, has been added.

8. The proposed footbridge as described in paragraphs 6(a) and 7(a) above was originally planned to be situated adjacent to an existing residential building at 60 Victoria Road. During the review stage, the local residents expressed their grave concerns for the close proximity of the originally proposed footbridge to the existing residential building. They raised strong objection to the proposal. In addition, the proposed footbridge was in close vicinity to an Old and Valuable Tree. Cutting of its branches for the construction of the said footbridge would be unavoidable. Having reviewed other alternatives and consulted the relevant stakeholders, CEDD proposed to relocate the proposed footbridge eastwards to the road junction between Victoria Road and Sai Ning Street. Lifts and staircases would be provided at both sides of Victoria Road to enhance connectivity and the accessibility between the subject public housing development with the existing footpaths of Victoria Road leading to the waterfront area.

9. The proposed pedestrian facilities to be implemented under the subject public housing development tally with the overall planning intention for the pedestrian connectivity and accessibility to the waterfront area, and are supported by the local community.

ATTACHMENTS

Annex A - Connectivity and Accessibility to Waterfront Area on Western Part of Kennedy Town

Annex B - Proposed Pedestrian Facilities for Public Housing Development

**Civil Engineering and Development Department
March 2018**

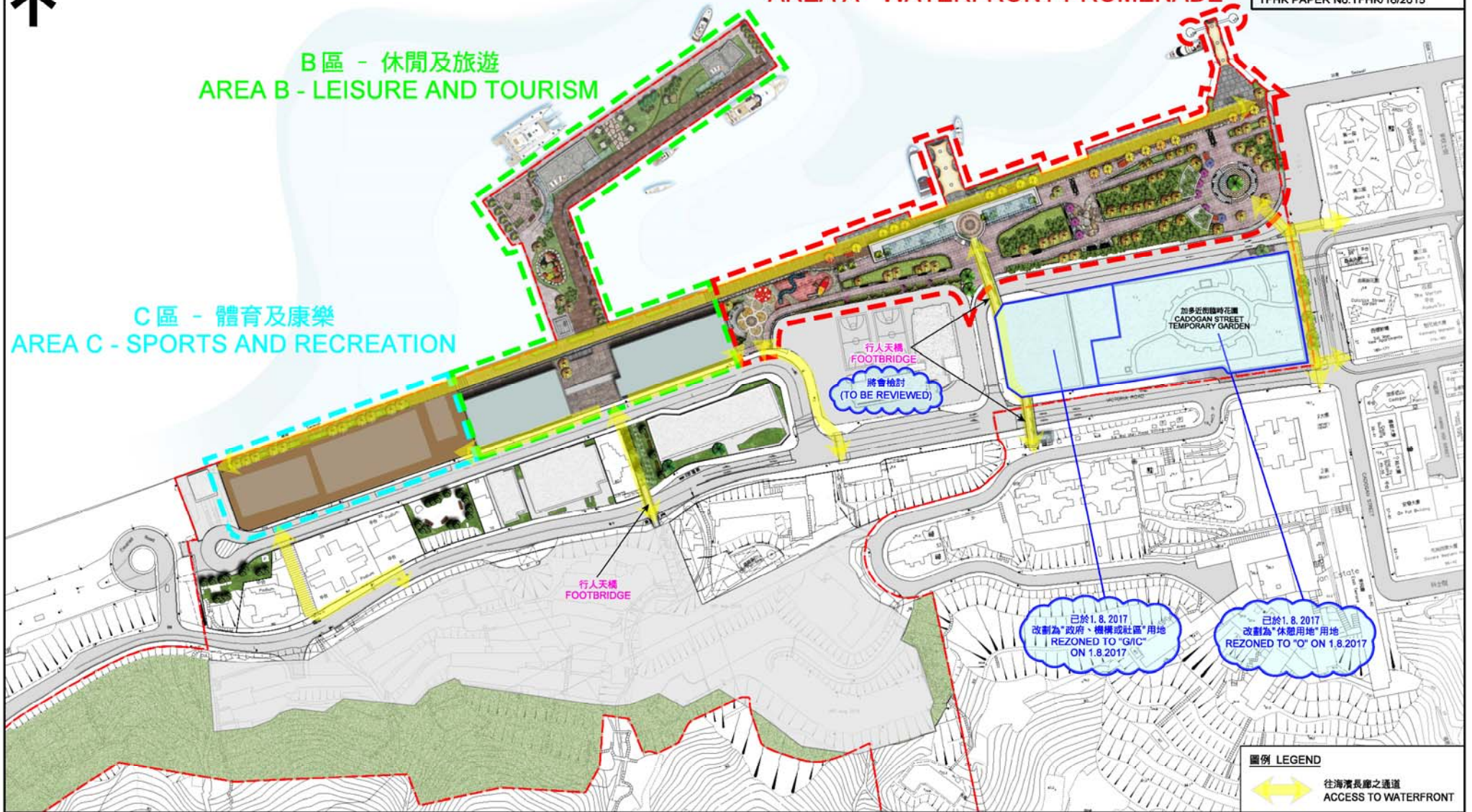


A區 - 海濱長廊
AREA A - WATERFRONT PROMENADE

本圖摘自港島區海濱發展專責小組
會議文件編號 TFHK/16/2015
EXTRACT FROM
TFHK PAPER No. TFHK/16/2015

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

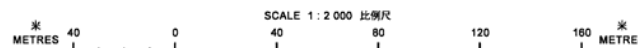
C區 - 體育及康樂
AREA C - SPORTS AND RECREATION



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連性
REVISED LAND USE PROPOSAL - CONNECTIVITY AND ACCESSIBILITY TO WATERFRONT AREA



- 本摘要圖於2015年11月11日製備
EXTRACT PLAN PREPARED ON 11.11.2015
- 於2018年2月1日更新
UPDATED ON 1.2.2018
(以藍色標示)
(MARKED IN BLUE)

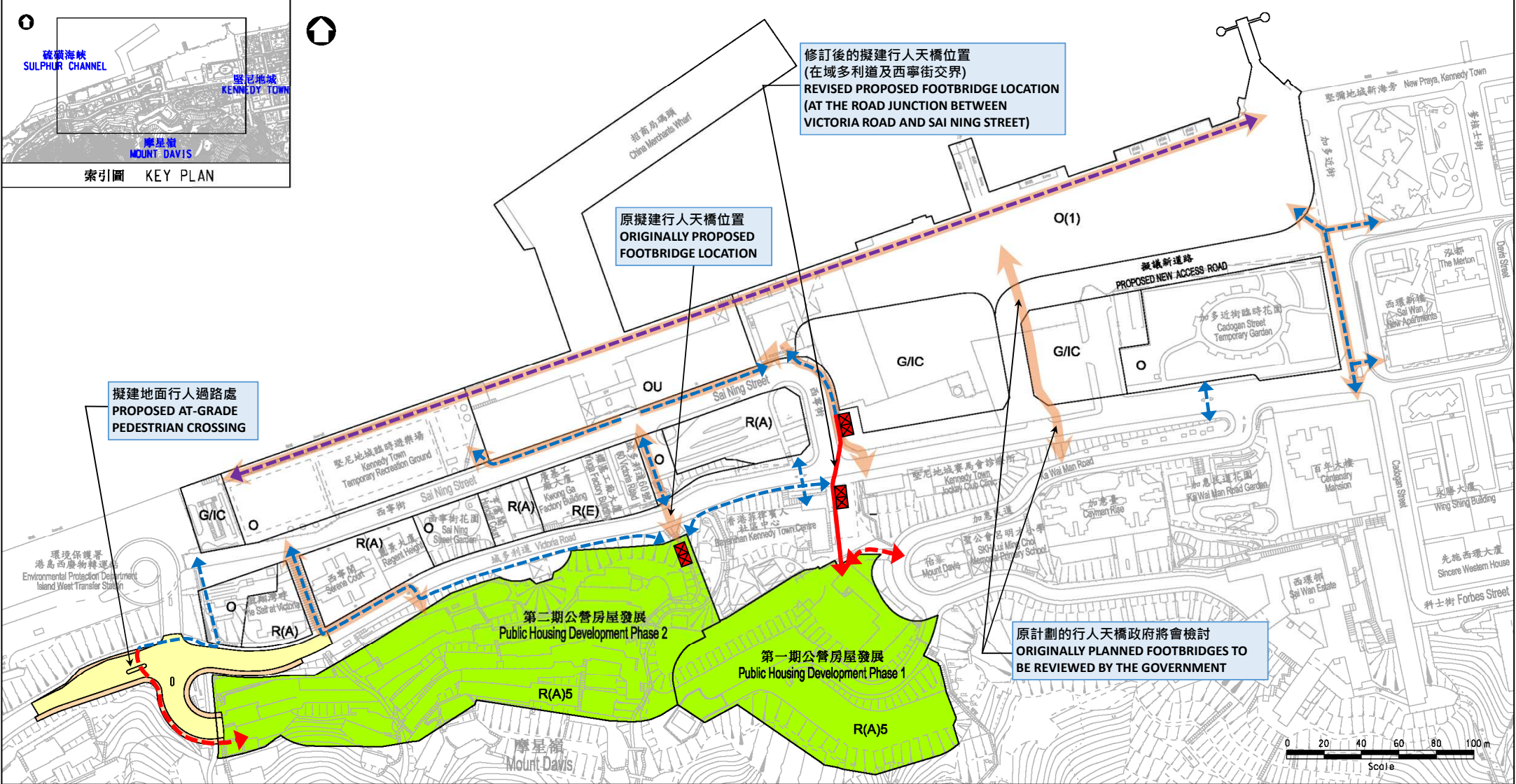
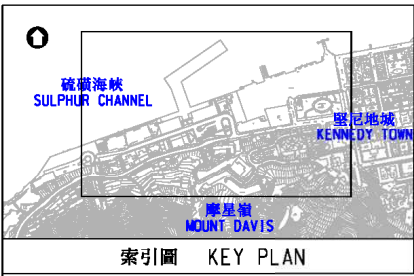
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/H1/15/63

圖 PLAN
8

Annex A – Connectivity and Accessibility to Waterfront Area on Western Part of Kennedy Town



圖例 LEGEND

一般圖示 GENERAL

- 堅尼地城西部土地用途檢討的原建議通往海濱長廊之行人通道
ORIGINALLY PROPOSED PEDESTRIAN ACCESS TO WATERFRONT AREA UNDER THE LAND USE REVIEW ON THE WESTERN PART OF KENNEDY TOWN
- 現有行人通道
EXISTING PEDESTRIAN ACCESS
- 土地用途地帶
“R(A)5” LAND USE ZONING

**擬議公營房屋發展中興建的行人設施
PROPOSED PEDESTRIAN FACILITIES UNDER THE PROPOSED PUBLIC HOUSING DEVELOPMENT**

- 擬建行人天橋
PROPOSED FOOTBRIDGE
- 擬建地面行人通道
PROPOSED AT-GRADE PEDESTRIAN ACCESS
- 擬議公營房屋發展
PROPOSED PUBLIC HOUSING DEVELOPMENT
- 擬建升降機及樓梯連接擬議公營房屋發展及域多利道
PROPOSED LIFTS AND STAIRCASE CONNECTING THE PROPOSED PUBLIC HOUSING DEVELOPMENT AND VICTORIA ROAD

**由其他機構興建的擬議行人設施
PROPOSED PEDESTRIAN FACILITIES TO BE BUILT BY OTHERS**

- 擬建海濱主要行人通道
PROPOSED MAJOR PEDESTRIAN ACCESS ALONG WATERFRONT