

Task Force on Harbourfront Developments on Hong Kong Island

For discussion
on 5 May 2015

TFHK/06/2015

Land Use Review on the Western Part of Kennedy Town

PURPOSE

This paper is to brief Members on the amendments to the Preliminary Land Use Proposal under the Land Use Review on the Western Part of Kennedy Town (the Review) as a result of the previous public consultations on the Review and seek Members views on the revised proposals.

BACKGROUND

2. The Review has been undertaken with a view to enhancing the land uses in the Western District and to grasp the development opportunity of the commissioning of the MTR West Island Line (WIL) in 2014. The review area covers the Ex-Mount Davis Cottage Area, the Ex-Police Married Officers Quarters at Ka Wai Man Road, the Ex-Temporary School Site for Hong Kong Academy and the Ex-Kennedy Town Incinerator and Abattoir (**Plan 1**).

3. At the meeting of the Task Force on Harbourfront Developments on Hong Kong Island (TFHK) held on 7.6.2013, Planning Department (PlanD) consulted Members on the Preliminary Land Use Proposal (**Plan 2**). While some concerns of Members had been clarified at the meeting, the other issues related to the waterfront enhancement are listed below:

Accessibility to the Waterfront

- (i) pedestrian connectivity to the waterfront should be enhanced;
- (ii) the proposed new access road should be shortened to provide a direct access to the waterfront as far as possible;
- (iii) marine access to the promenade should be considered;

Location and Design of Private Housing Development at Site 3a

- (iv) swapping of the primary school at Site 3b and the private housing development at Site 3a was proposed;
- (v) the proposed public transport interchange (PTI) at Site 3a should be well integrated with the future topside residential development;

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Arch and Foundation Stone of the Ex-Tung Wah Small Pox Hospital

- (vi) the arch and foundation stone of the ex-Tung Wah Small Pox Hospital should be retained at its current location; and

Extension of Tramway Line

- (vii) extension of tramway to serve the proposed residential developments should be considered if the proposed access road was wide enough.

4. During the meeting, Members also raised that the Central and Western District Council (C&WDC) and the local residents had concerns on the development intensity and the resultant impacts on the area and requested that the local should be consulted.

REVISED LAND USE PROPOSAL (Plan 3)

5. The proposed amendments which are related to Members concerns as set out in paragraph 3 above are highlighted as follows:

Accessibility to the Waterfront

- (i) a section of the proposed new access road between the waterfront promenade and the primary school site is deleted. This will avoid the separation with the waterfront and result in an addition of 2,000m² of open space;
- (ii) the western pavement along Cadogan Street leading to the waterfront will be widened and a total of two footbridges across Victoria Road will be provided. Other detailed pedestrian facilities including crossings will be considered in the detailed design of the road improvement works;
- (iii) the existing piers along the waterfront will be retained and their pier function will be allowed while suitable new commercial, leisure and recreation uses of the piers are also proposed to enhance their vibrancy. This will allow the flexibility for the proposed marine access as well as the design of a vibrant promenade at the detailed design stage;

Location and Design of Private Housing Development at Site 3a

- (iv) the proposed 8-storey primary school at Site 3b, together with the existing low-rise government, institution or community (GIC) developments near the junction of Victoria Road and Ka Wai Man Road, will provide a continuous visual break in the surrounding

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cluster of high-rise developments. In addition, the proposed PTI at Site 3a will replace both bus termini at Sai Ning Street and Shing Sai Road. The proposed location is to serve the existing and proposed developments in the Kennedy Town;

- (v) the PTI will be provided underneath the residential development and suitable integration will be considered at the detailed design stage. Notwithstanding this, the size of PTI will be minimised as far as practicable in order to release more spaces for GIC facilities. A basement carpark for private cars and goods vehicles will also be accommodated at this site;

Arch and Foundation Stone of the Ex-Tung Wah Small Pox Hospital

- (vi) the subject arch and foundation stone are currently located at a small garden next to the Sai Ning Street bus terminus, which is not their original location. They are proposed to be relocated to the waterfront promenade for a better setting for conservation; and

Extension of Tramway Line

- (vii) the proposed widening of existing roads is mainly to increase their capacity for road traffic. Currently, TD has no plan to extend the tramway line.

6. C&WDC was consulted on 19.3.2015 on the Revised Land Use Proposal. Three local residents' forums were also held on 26.3.2015, 30.3.2015 and 23.4.2015.

NEXT STAGE

7. The findings of the Review as a background for the proposed amendments to the Kennedy Town and Mount Davis Outline Zoning Plan (OZP), together with the comments of TFHK, C&WDC, relevant Government departments and public concerns, will be submitted to the Metro Planning Committee (MPC) of the Town Planning Board (TPB) for consideration in accordance with the established procedures. If the MPC agrees to the relevant rezoning amendments, the TPB will exhibit the OZP amendments for public inspection under the Town Planning Ordinance for a period of 2 months.

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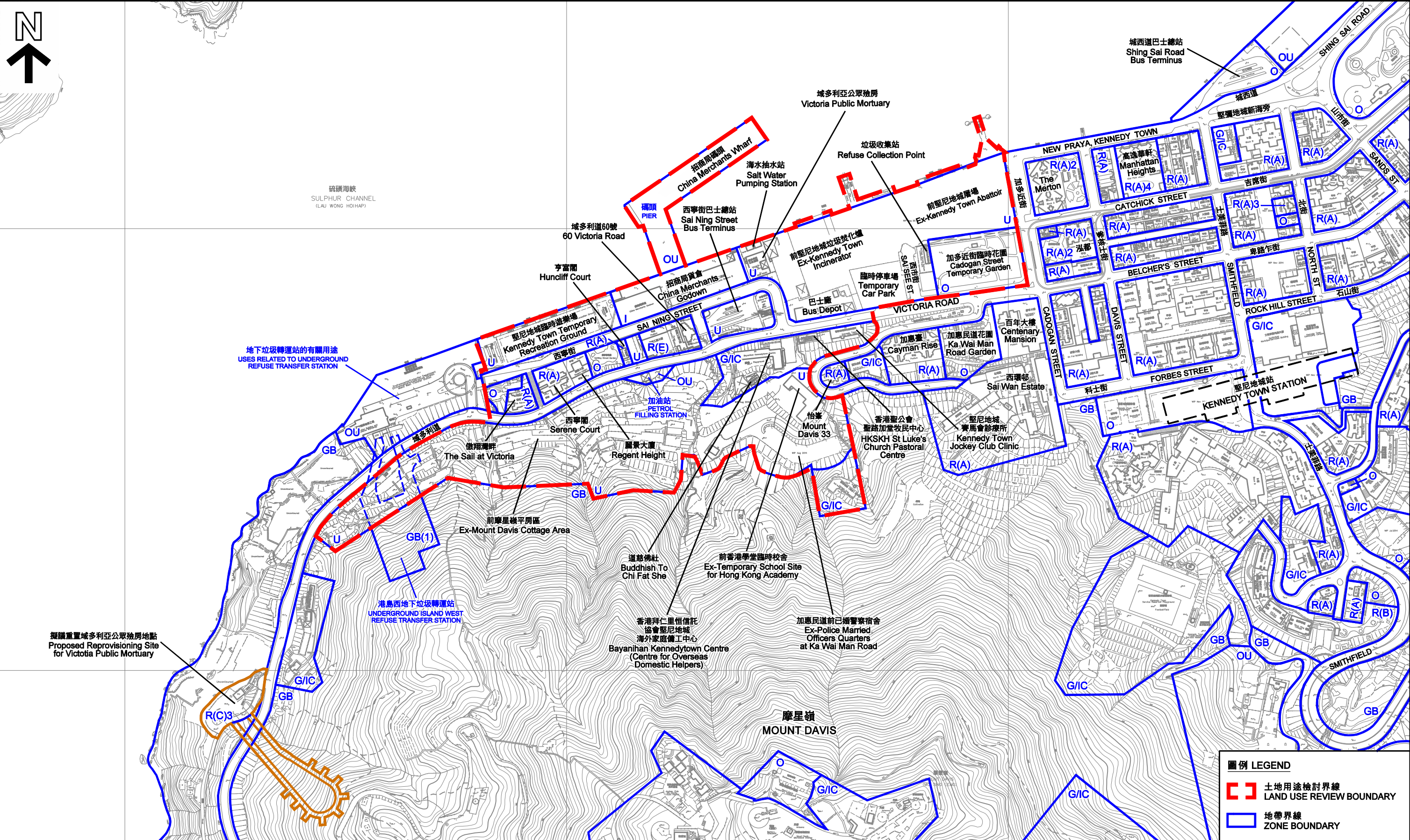
VIEWS SOUGHT

8. Members are invited to give their views on the Revised Land Use Proposal (paragraph 5 above and **Plan 3**).

ATTACHMENTS

Plan 1	Existing Land Uses and Zonings
Plan 2	Preliminary Land Use Proposal
Plan 3	Revised Land Use Proposal

Planning Department
May 2015



擬議重置域多利亞公眾殮房地點
Proposed Reprovisioning Site for Victoria Public Mortuary

地下垃圾轉運站的有關用途
USES RELATED TO UNDERGROUND
REFUSE TRANSFER STATION

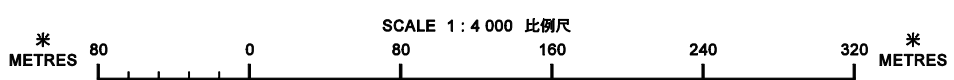
港島西地下垃圾轉運站
UNDERGROUND ISLAND WEST
REFUSE TRANSFER STATION

圖例 LEGEND

- 土地用途檢討界線
LAND USE REVIEW BOUNDARY
- 地帶界線
ZONE BOUNDARY

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

現有土地用途及地帶
EXISTING LAND USES AND ZONINGS





本摘要圖於2015年4月23日擬備，
所根據的資料為測量圖編號11-SW-6A、B、C、D、
11A、B和10-SE-10B、D
EXTRACT PLAN PREPARED ON 23.4.2015
BASED ON SURVEY SHEETS No.
11-SW-6A, B, C, D, 11A, B & 10-SE-10B, D

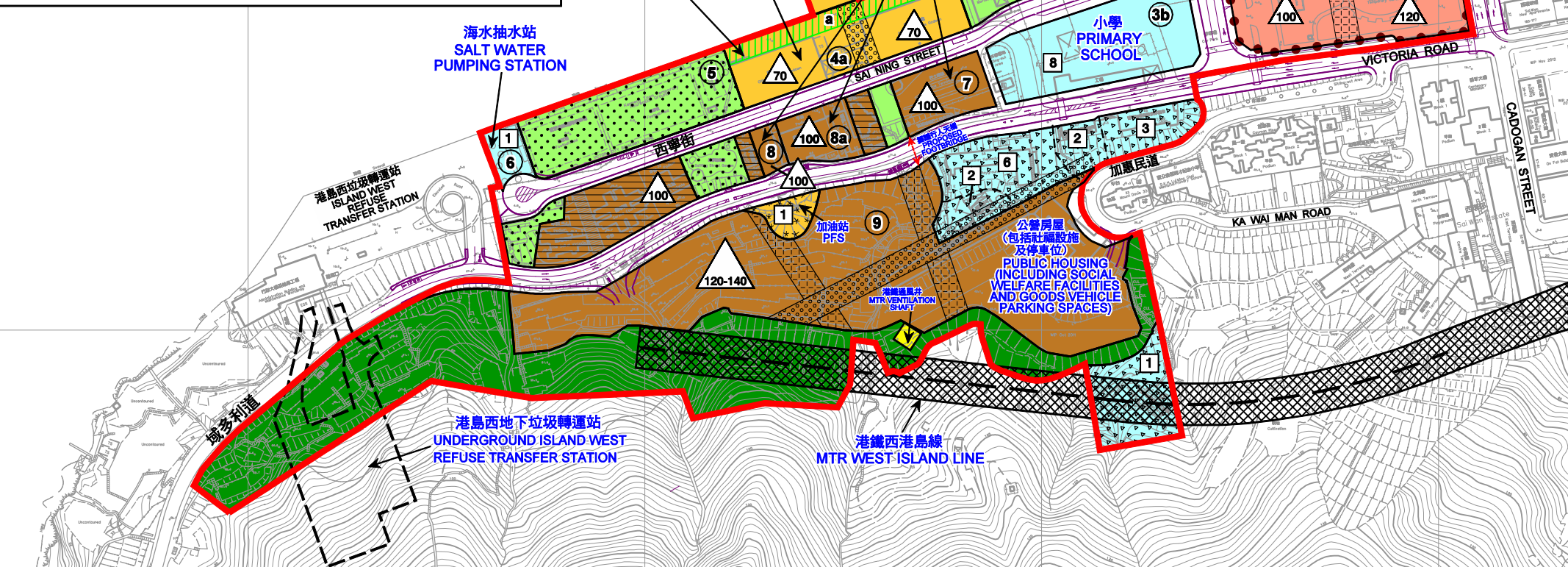
規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H1/15/20

圖 PLAN
1

圖例 LEGEND

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



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堅尼地城西部土地用途檢討
LAND USE REVIEW ON THE WESTERN PART OF KENNEDY TOWN
初步土地用途方案
PRELIMINARY LAND USE PROPOSAL

SCALE 1 : 3 500

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PLANNING
DEPARTMENT

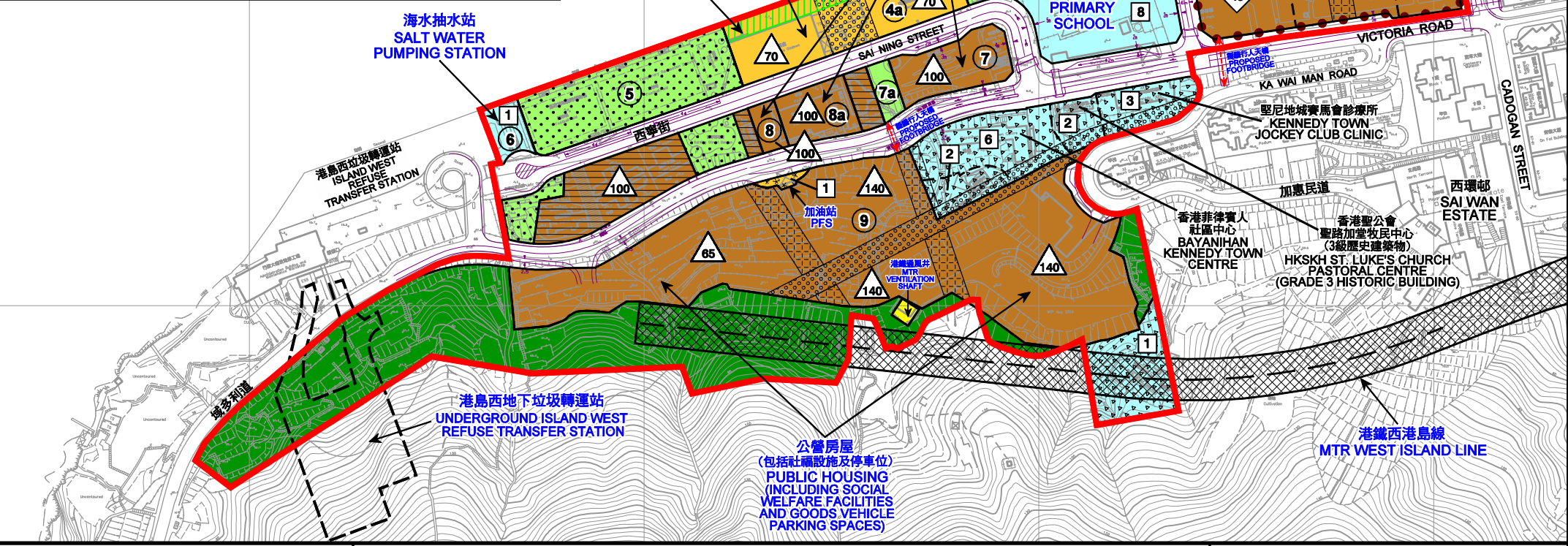


參考編號
REFERENCE No.
M/H1/15/20

圖 PLAN
2

圖例 LEGEND

- ② 地盤編號
SITE NUMBERS
- 1 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)
- △100 最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
- ◇100 構思中的最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
UNDER CONSIDERATION
- 土地用途檢討範圍
BOUNDARY OF LAND USE REVIEW
- 擬議住宅用地
PROPOSED RESIDENTIAL
- 擬議政府、機構或社區用地
PROPOSED GOVERNMENT,
INSTITUTION OR COMMUNITY
- 擬議休憩用地/海濱長廊
PROPOSED OPEN SPACE /
PROMENADE
- 擬議綠化地帶
PROPOSED GREEN BELT
- 擬議其他指定用途
PROPOSED OTHER SPECIFIED USES
- 鐵路相關用途
RAILWAY RELATED USE
- 擬議海濱長廊
PROPOSED PROMENADE
- 現有住宅用地
EXISTING RESIDENTIAL
- 現有政府、機構或社區用地
EXISTING GOVERNMENT,
INSTITUTION OR COMMUNITY
- 現有休憩用地
EXISTING OPEN SPACE
- 擬議挖掘隧道
PROPOSED BORED / MINED TUNNEL
- 擬議建築物間距
PROPOSED BUILDING GAP
- 擬議非建築用地
PROPOSED NON BUILDING AREA



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

經修訂的土地用途方案
REVISED LAND USE PROPOSAL

比例 SCALE 1 : 3 500

規劃署
PLANNING DEPARTMENT

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REFERENCE No.
M/H1/15/20

圖 PLAN
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