

Task Force on Harbourfront Developments on Hong Kong Island

For discussion
on 7 June 2013

TFHK/08/2013

Preliminary Land Use Proposal for the Western Part of Kennedy Town

PURPOSE

This paper seeks Members' views on the preliminary land use proposal for the western part of Kennedy Town.

REVIEW AREA

2. Kennedy Town and Mount Davis area is located at the north-western corner of Hong Kong Island. It is bounded by Hill Road and Pok Fu Lam Road in the east, Mount Davis Road in the south, and Victoria Harbour in the north and west. The review area comprises the western part of Kennedy Town, including the ex-incinerator and abattoir site at the waterfront, ex-Mount Davis Cottage Area, ex-Police Married Officers Quarters and the temporary school site for Hong Kong Academy (**Plan 1**).

DEVELOPMENT OPPORTUNITIES

3. The area covers a large piece of harbourfront land. While it provides opportunities for harbourfront enhancement, it could also meet the community needs of open space, community facility and housing. Opportunity has also been taken to relocate the incompatible uses at the waterfront, including Victoria Public Mortuary and salt water pumping station, with a view to opening up a continuous waterfront area for public enjoyment.

4. The West Island Line will be completed in 2014. The future Kennedy Town Station, with a distance of about 300m from the review area, would provide convenient access to support the proposed developments.

5. There are currently two critical road junctions in Kennedy Town, including the Belcher's Street/Sands Street, and Victoria Road/Belcher's Street/Cadogan Street junctions (**Plan 2**). Opportunity has been taken to investigate traffic improvement measures to alleviate the traffic problems on the existing local road network.

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KEY PLANNING PRINCIPLES

6. The land use review has adopted the following key planning principles:

Waterfront Planning

- promote vibrancy and diversity by allowing variety of uses including waterfront promenade, open space, retail, dining, leisure, recreation, cultural and tourism-related uses for enhancing the vitality at the harbourfront;
- provide continuous waterfront promenade and open space linkage to the harbourfront to improve accessibility of the waterfront area;
- encourage diversity in building mass and varying building height to promote visual interest and create an interesting harbour image; and
- provide wind corridors and maintain permeability to the harbour.

Phase Out Incompatible Uses

- provide incentive to encourage redevelopment or relocation of existing incompatible uses such as Victoria Public Mortuary and salt water pumping station along the waterfront.

Provision of Open Space and Community facilities

- increase the provision of open space and community facilities to meet local needs.

Preservation of Structure with Historic Interest

- preserve/relocate structure with historic interest at suitable location.

VIEWS OF TFHK

7. At the consultation of TFHK on the amendments to the Draft Kennedy Town and Mount Davis Outline Zoning Plan on 11.4.2011, members have been briefed on the development ideas on the western part of Kennedy Town. Members expressed views related to the waterfront promenade, marine-related facilities, piers, traffic impacts, public open space and Victoria Public Mortuary (**Annex**).

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LAND USE PROPOSAL (Plan 3)

8. The land use review has taken into account the views of TFHK in formulating the land use proposal. Besides, it has also taken into account a number of considerations, including harbour planning principles, the need of community facilities and open spaces, land use compatibility, housing policy and etc. Broad technical assessments have been carried out and confirmed that the land use proposal would not cause adverse traffic, environment, visual and air ventilation impacts.

9. The land use proposal are:

Waterfront Promenade and Open Space

- (a) Opportunity has been taken to re-plan the open spaces which are scattered in the review area, with a view to providing a continuous and vibrant waterfront area for public enjoyment. Kennedy Town Temporary Recreation Ground (Site 5) would be retained for permanent use. Cadogan Street Temporary Garden would be relocated to the waterfront area. Commercial, leisure and recreation uses are proposed at the eastern part of the waterfront promenade (Sites 1a and 1b) and the site currently occupied by the China Merchants Wharf (Site 4) to enhance the vibrancy of the waterfront. The Arch and Foundation Stone of Tung Wah Small Pox Hospital currently located at Sai Ning Street bus terminus site is proposed to be relocated to the waterfront promenade for a better setting for preserving the structure with historic interest. Besides, the two existing open spaces located to the west of the Sail at Victoria and Huncliff Court respectively at Sai Ning Street would be retained. According to the land use proposal, the open space provision including the waterfront promenade within the review area would be increased from 1.53ha to 3.09ha.
- (b) To increase the accessibility of the waterfront promenade, an area to the west of the existing Sai Ning Street bus terminus (Site 7) is proposed for open space. A footbridge would be provided to link up the open space with the public housing site (Site 9) to facilitate the residents' access to the waterfront area. Besides, spacious footpaths and adequate pedestrian crossing facilities would be provided in the review area to increase accessibility of the waterfront.

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Relocation of Incompatible Uses from the Waterfront

- (c) Victoria Public Mortuary currently located at the waterfront is incompatible with the proposed waterfront promenade. Besides, the existing salt water pumping station would hinder the provision of a continuous waterfront promenade.

Victoria Public Mortuary

- (d) Victoria Public Mortuary would be reprovisioned at a site at Victoria Road including the cavern used by MTRC for magazine storage (**Plan 4**) to meet the current standard in site and design requirements. The proposed mortuary development would have 2 storeys above Victoria Road, and 3 storeys and a basement level below Victoria Road (preliminary design at **Plan 4-A**). According to Transport Department, the mortuary is a low traffic generator with minimal traffic impact.

Salt Water Pumping Station

- (e) The salt water pumping station currently located to the east of the China Merchants Wharf would be relocated to the east of Island West Refuse Transfer Station (Site 6) at the western end of Sai Ning Street. This would ensure the continuity of the waterfront promenade for public enjoyment. The above ground structure of the salt water pumping station would be reduced from two storeys to one storey. Landscape treatment would be adopted to help blend in the pumping station with the surrounding promenade.

Residential Land Use

- (f) The ex-Mount Davis Cottage Area, ex-Police Married Officers Quarters and the temporary school site for Hong Kong Academy (Site 9) would be reserved for public housing development at a total PR of about 6 with more than 2,000 units. Social welfare facilities and light goods vehicle (LGV) parking spaces would be provided in the public housing site.
- (g) A comprehensive residential development is proposed at the location currently occupied by the Cadogan Street Temporary Garden (Site 3a). The existing two bus termini, which are located at Sai Ning Street and Shing Sai Road, would be combined and reprovisioned on the ground floor of Site 3a. The refuse collection point currently located at Sai See Street would also be reprovisioned on the ground floor of Site 3a. Shing Sai Road bus terminus site would be developed as open space by the Leisure and Cultural Services Department in accordance with its

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existing 'Open Space' zoning on the OZP. Sai Ning Street bus terminus site (Site 7) would be reserved for private residential development. Besides, a temporary works area at Sai Ning Street (Site 8) would be reserved for private residential use. A total of about 1,000 private housing units would be provided in the review area.

Community Facilities

- (h) The sites currently used as bus depot and temporary car park are proposed for primary school development (Site 3b). Besides, LGV parking spaces and social welfare facilities such as youth and elderly centres are proposed at the public housing site (Site 9).

AIR VENTILATION ASSESSMENT

10. According to the air ventilation assessment (AVA), the preliminary land use proposal would not have adverse air ventilation impact on its surroundings. In order to increase the permeability of the review area, the AVA recommends 4 non-building areas/building gaps, which also serve as visual corridors. Among them, 3 are in the north-south direction and 1 is along Ka Wai Man Road. Further AVA is recommended for the comprehensive residential and public housing developments at the detailed design stage.

TRAFFIC IMPACT ASSESSMENT

11. The proposed developments would not generate adverse traffic impacts on the surrounding subject to implementation of the following traffic improvement measures:

- (i) the section of Victoria Road between Cadogan Street and Island West Refuse Transfer Station is proposed to be widened;
- (ii) a new access road is proposed to divert the Central bound traffic from Victoria Road to Cadogan Street without passing through the junction of Victoria Road/Belcher's Street/Cadogan Street. The new access road would be connected to Sai Ning Street (**Plan 3**); and
- (iii) delete one existing pedestrian crossing on the western arm of the junction at Belcher's Street/Sands Street (**Plan 5**).

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VIEWS SOUGHT

12. Members' views on the above proposal are sought.

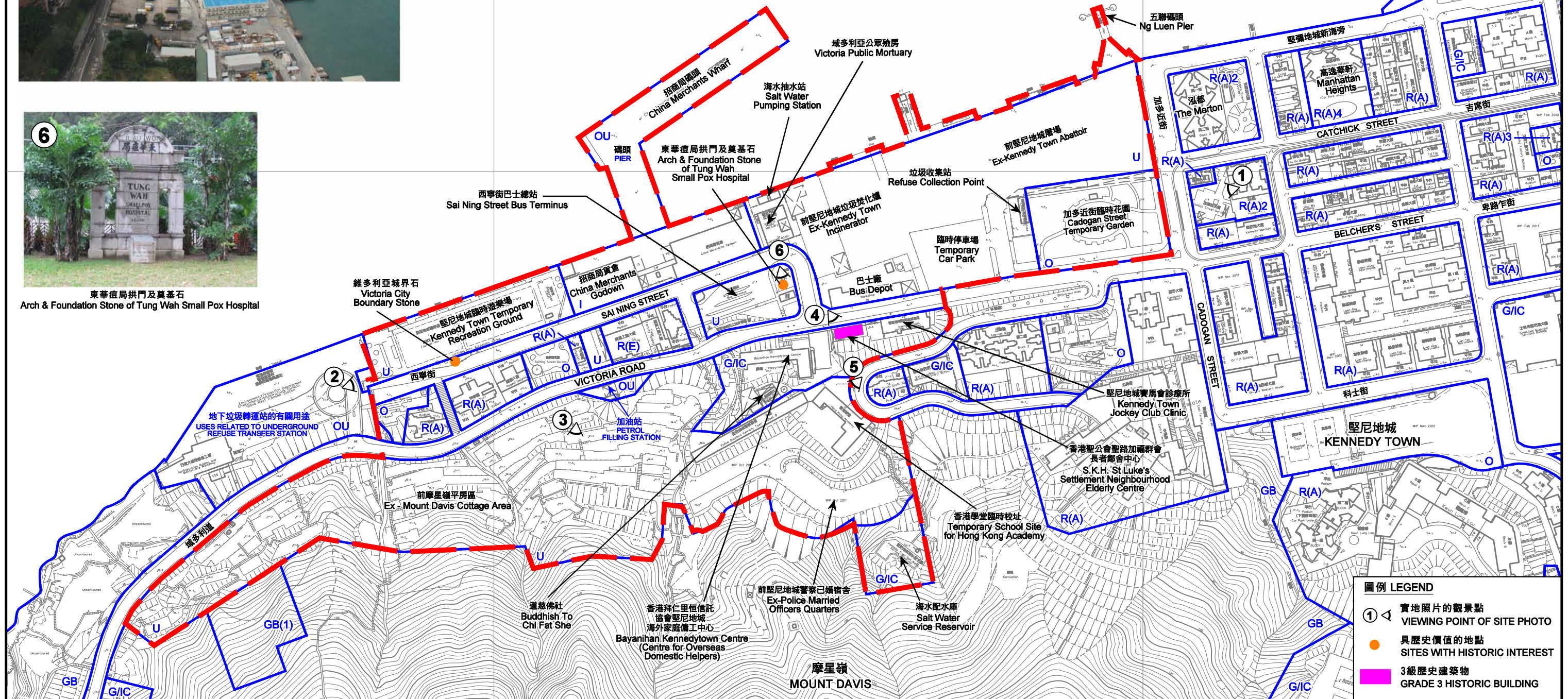
ATTACHMENTS

- Plan 1 - Existing Land Uses and Zonings
- Plan 2 - Traffic Flow and Critical Junctions
- Plan 3 - Land Use Proposal
- Plan 4 - Proposed Re provisioning Site for Victoria Public Mortuary
- Plan 4A - Preliminary Design for Proposed Public Mortuary
Development
- Plan 5 - Proposed Mitigation Measures at Junction of Belcher's
Street/Sands Street
- Annex - Extract of Minutes of Task Force on Harbourfront
Developments on Hong Kong Island on 11.4.2011

Planning Department
May 2013



香港聖公會聖路加福群會長者鄰舍中心
S.K.H. St Luke's Settlement Neighbourhood Elderly Centre

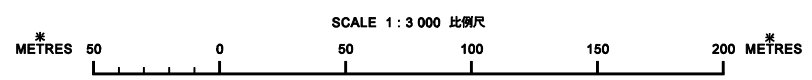


圖例 LEGEND

- ① ◁ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 具歷史價值的地點
SITES WITH HISTORIC INTEREST
- 3級歷史建築物
GRADE 3 HISTORIC BUILDING

本摘要圖於2013年5月16日擬備，
所根據的資料為測量圖編號11-SW-6A、B、C、D、
7A、C、11A、B、12A和10-SE--10B、D
及攝於2011年3月23日(1、2和4)、2010年2月1日(3)、
2011年2月9日(5)和2012年10月30日(6)的實地照片
EXTRACT PLAN PREPARED ON 16.5.2013
BASED ON SURVEY SHEETS No.
11-SW-6A,B,C, D, 7A,C,11A,B & 12A & 10-SE-10B,D
AND SITE PHOTOS TAKEN ON 23.3.2011 (1, 2 & 4),
1.2.2010 (3), 9.2.2011 (5) & 30.10.2012 (6)

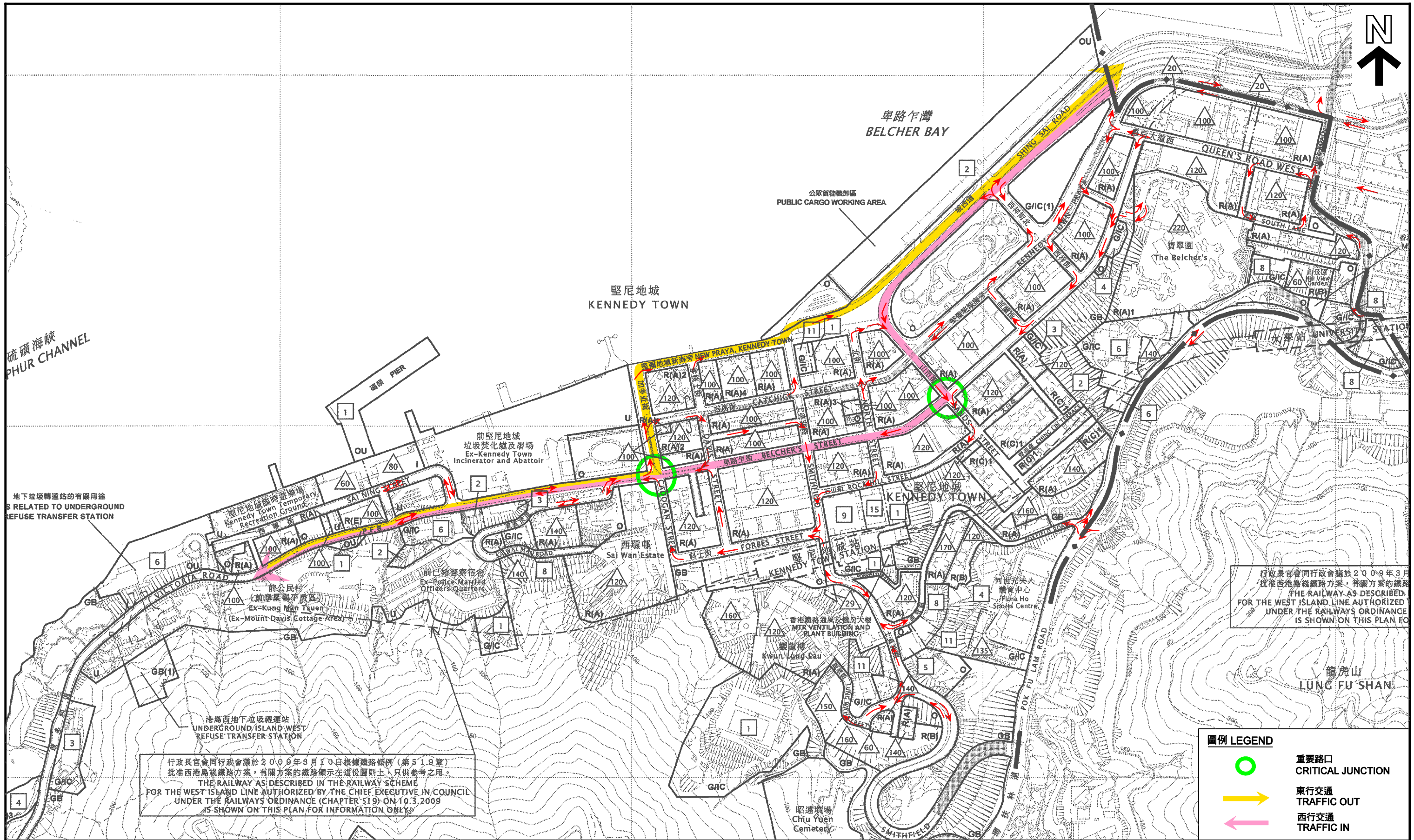
堅尼地城西部土地用途檢討
LAND USE REVIEW ON THE WESTERN PART OF KENNEDY TOWN
現有土地用途及地帶
EXISTING LAND USES AND ZONINGS



規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H1/13/4




圖 PLAN
1



行政長官會同行政會議於2009年8月10日根據鐵路條例(第519章)批准西港島綫鐵路方案，有關方案的鐵路顯示在這份圖則上，只供參考之用。
 THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE WEST ISLAND LINE AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 10.3.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

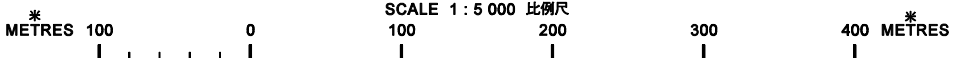
行政長官會同行政會議於2009年3月批准西港島綫鐵路方案，有關方案的鐵路 THE RAILWAY AS DESCRIBED FOR THE WEST ISLAND LINE AUTHORIZED UNDER THE RAILWAYS ORDINANCE IS SHOWN ON THIS PLAN FOR

圖例 LEGEND

-  重要路口 CRITICAL JUNCTION
-  東行交通 TRAFFIC OUT
-  西行交通 TRAFFIC IN

本摘要圖於2013年5月16日擬備，所根據的資料為於2011年2月25日展示的分區計劃大綱圖編號 S/H1/18 EXTRACT PLAN PREPARED ON 16.5.2013 BASED ON OUTLINE ZONING PLAN No. S/H1/18 EXHIBITED ON 25.2.2011

堅尼地城西部土地用途檢討
LAND USE REVIEW ON THE WESTERN PART OF KENNEDY TOWN
交通流向及重要路口
TRAFFIC FLOW AND CRITICAL JUNCTIONS

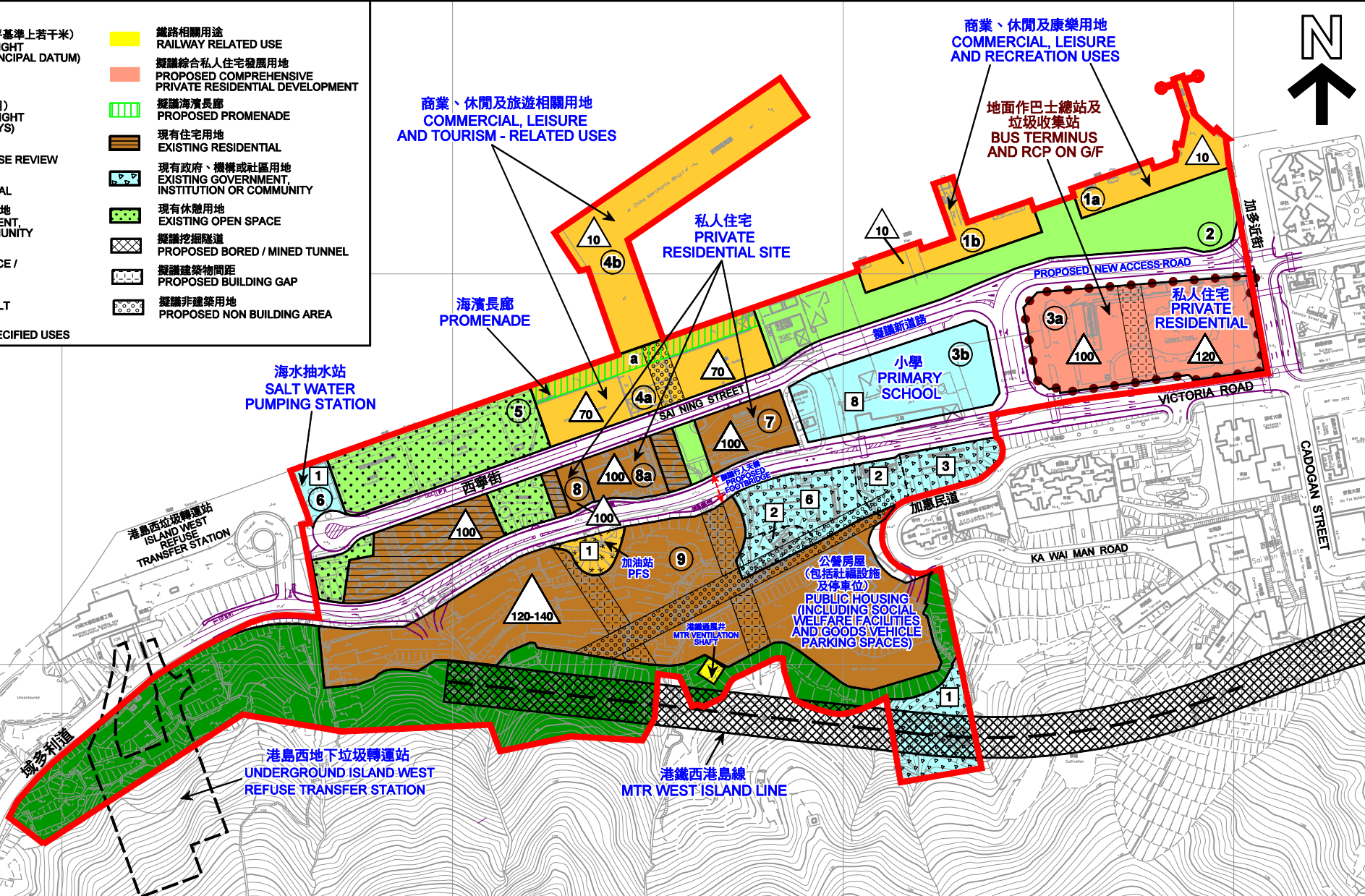


規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No. **M/H1/13/4**

圖 PLAN **2**

- 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)
 - 地盤編號
SITE NUMBERS
 - 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)
 - 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
 - 擬議綜合私人住宅發展用地
PROPOSED COMPREHENSIVE
PRIVATE RESIDENTIAL DEVELOPMENT
 - 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



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

土地用途方案
LAND USE PROPOSAL

SCALE 1 : 3 500

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H/13/4

圖 PLAN
3

本摘要圖於2013年5月16日擬備，
所根據的資料為測量圖編號
11-SW-6C和D
EXTRACT PLAN PREPARED ON 16.5.2013
BASED ON SURVEY SHEETS No.
11-SW-6C & D



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

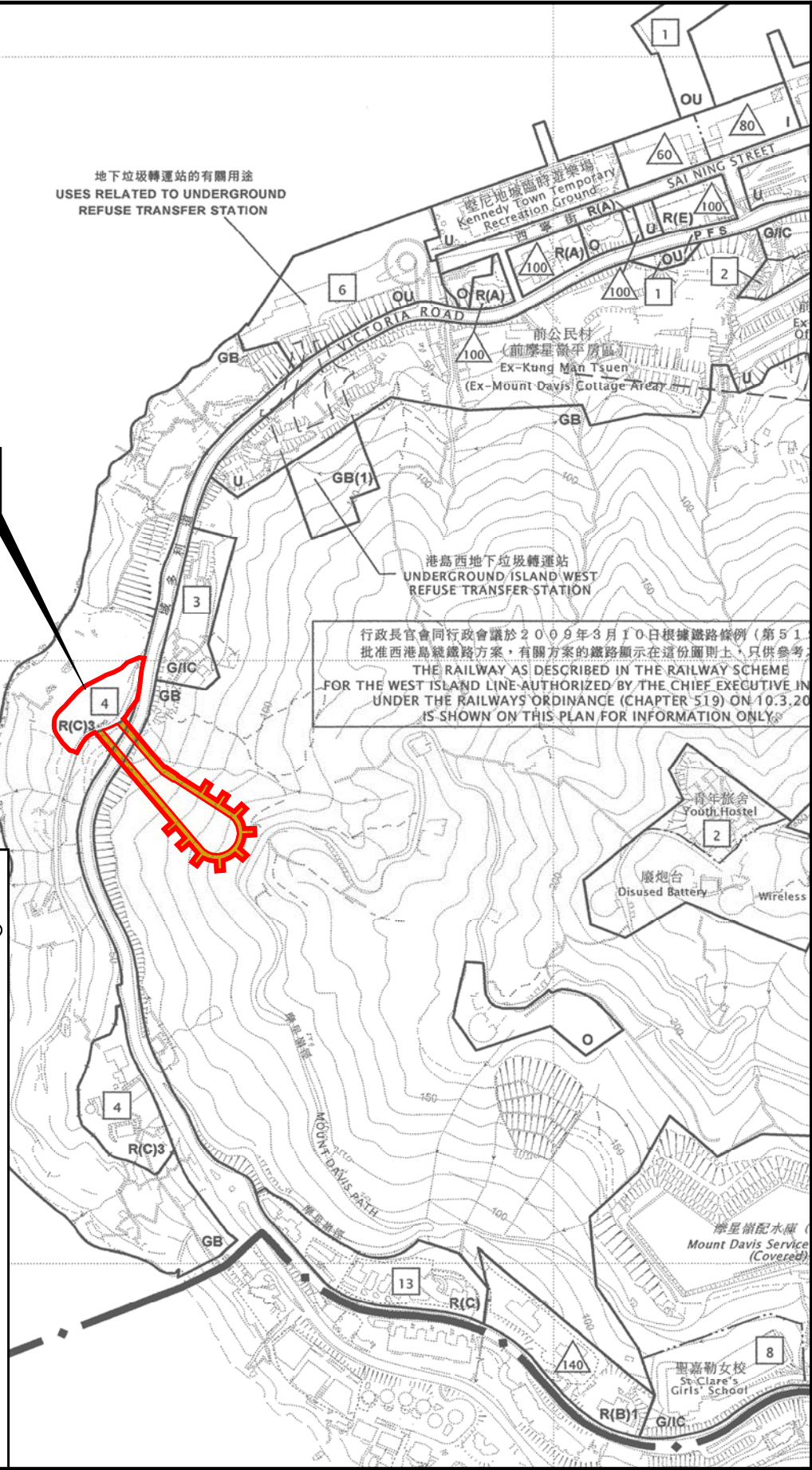
擬議重置域多利亞公眾殮房地點
PROPOSED REPROVISIONING
SITE FOR VPM

行政長官會同行政會議於2009年3月10日根據鐵路條例(第51章)批准西港島綫鐵路方案,有關方案的鐵路顯示在這份圖則上,只供參考。
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE WEST ISLAND LINE AUTHORIZED BY THE CHIEF EXECUTIVE IN UNDER THE RAILWAYS' ORDINANCE (CHAPTER 519) ON 10.3.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

圖例 LEGEND

-  山洞
CAVERN
-  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)
-  最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)
- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- R(E)** 住宅(戊類)
RESIDENTIAL (GROUP E)
- I** 工業
INDUSTRIAL
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- U** 未決定用途
UNDETERMINED
- GB** 綠化地帶
GREEN BELT

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY



本摘要圖於2013年5月20日擬備,所根據的資料為於2011年6月30日展示的分區計劃大綱圖編號S/H1/19 EXTRACT PLAN PREPARED ON 20.5.2013 BASED ON OUTLINE ZONING PLAN No. S/H1/19 EXHIBITED ON 30.6.2011

堅尼地城西部土地用途檢討
LAND USE REVIEW ON
THE WESTERN PART OF KENNEDY TOWN
擬議重置域多利亞公眾殮房地點
PROPOSED REPROVISIONING SITE FOR
VICTORIA PUBLIC MORTUARY

米 METRES 100 0 100 200 METRES
SCALE 1:5 000 比例尺

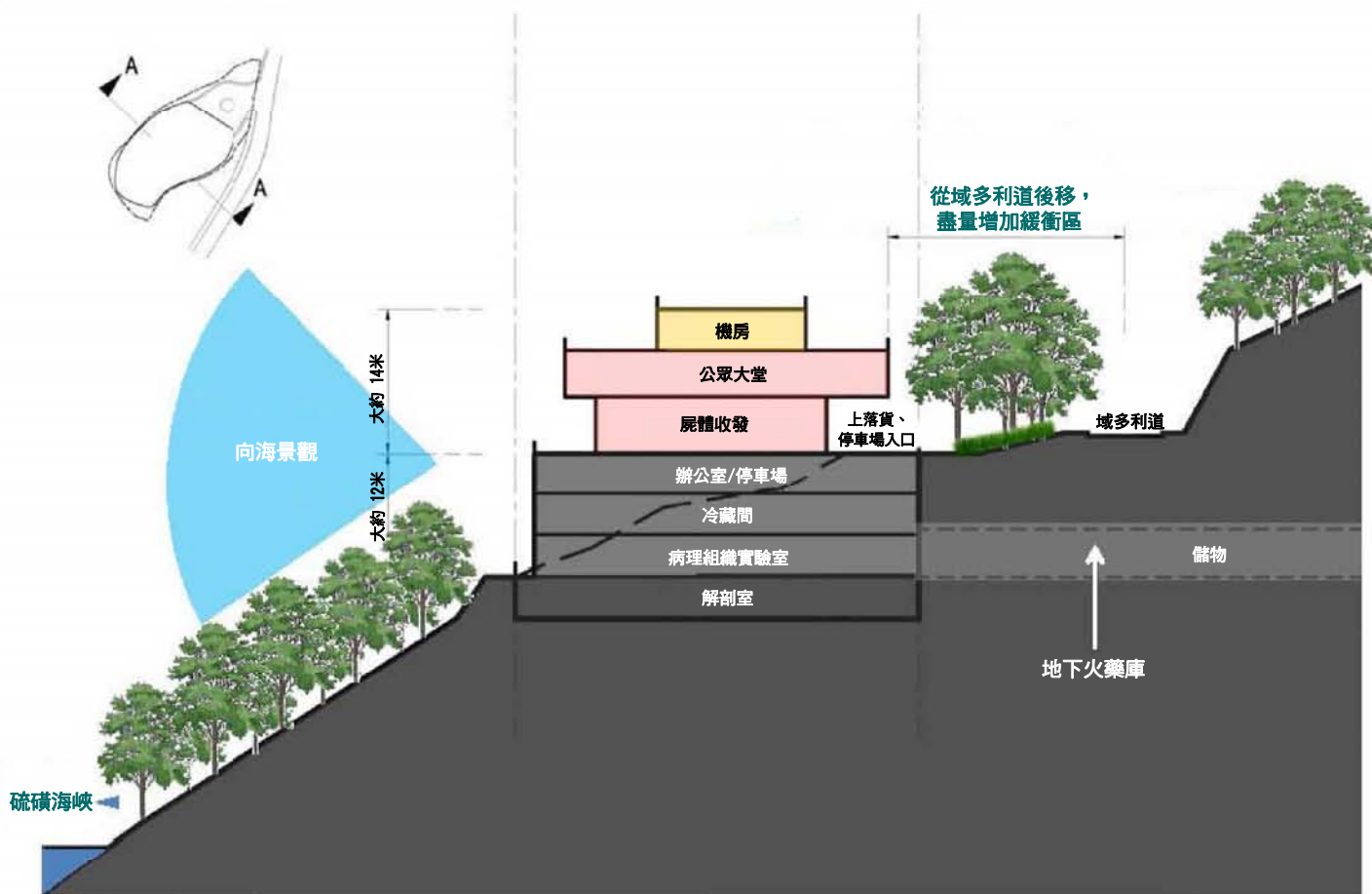
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H1/13/4

圖 PLAN
4

概念圖



本圖於2013年5月15日擬備
EXTRACT PLAN PREPARED ON 15.5.2013

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

擬議公眾殮房發展的初步設計
PRELIMINARY DESIGN FOR PROPOSED PUBLIC MORTUARY DEVELOPMENT

規劃署
PLANNING
DEPARTMENT

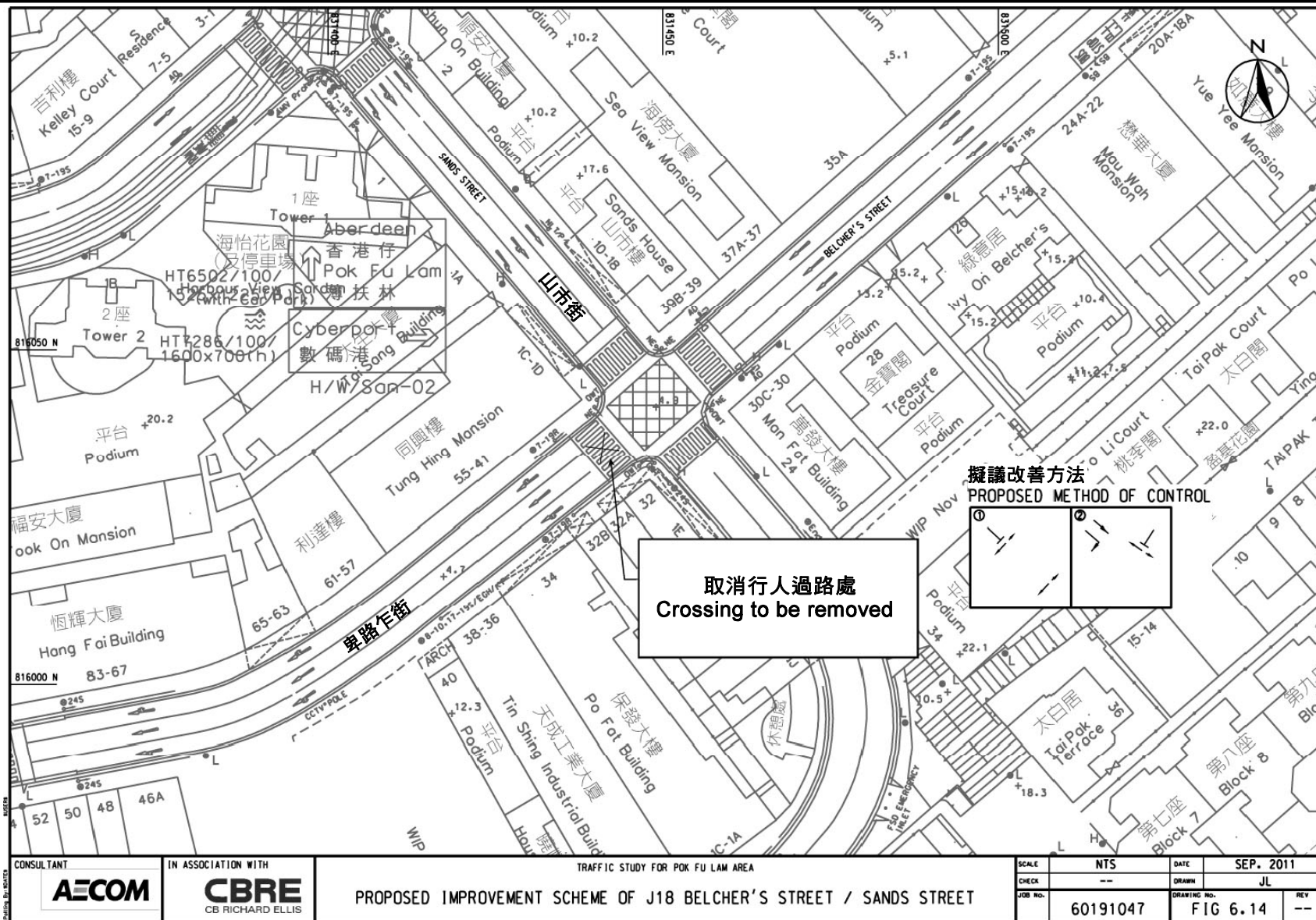


參考編號
REFERENCE No.

M/H1/13/4

圖 PLAN

4 - A



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

**卑路乍街/山市街交界的擬議交通改善措施
PROPOSED MITIGATION MEASURES AT
JUNCTION OF BELCHER'S STREET / SANDS STREET**

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/H1/13/4

圖 PLAN
5

本圖於2013年5月15日擬備
EXTRACT PLAN PREPARED ON 15.5.2013

Task Force on Harbourfront Developments on Hong Kong Island

Minutes of Fifth Meeting

Date : 11 April 2011
 Time : 2:30 p.m.
 Venue : Conference Room, 15/F, North Point Government Offices
 333 Java Road, North Point

Present

Mr Nicholas Brooke	Chair
Mrs Margaret Brooke	Representing Business Environment Council
Mr Lam Kin-lai	Representing Conservancy Association
Mr Andy Leung	Representing Hong Kong Institute of Architects
Ms Pong Yuen-yee	Representing Hong Kong Institute of Planners
Dr Paul Ho	Representing Hong Kong Institute of Surveyors
Dr Peter Cookson Smith	Representing Hong Kong Institute of Urban Design
Mr Paul Zimmerman	Representing Society for Protection of the Harbour
Mr Chan Hok-fung	
Ms Lily Chow	
Mr Eric Fok	
Mr Vincent Ng	
Ms Joanne Chan	
Mr David Chan	
Mr Lam Cheuk-yum	
Ms Patricia Or	
Ms Gracie Foo	Deputy Secretary (Planning and Lands) ¹ , Development Bureau (DEVB)
Ms Stephanie Lai	Senior Manager (Tourism) ² , Tourism Commission (TC)
Ms Ying Fun-fong	Chief Traffic Engineer/Hong Kong, Transport Department (TD)
Mr Mak Chi-biu	Chief Engineer/Hong Kong 1, Civil Engineering and Development Department (CEDD)
Ms Olivia Chan	Assistant Director (Leisure Services) ² , Leisure and Cultural Services Department (LCSD)
Ms Brenda Au	District Planning Officer/Hong Kong, Planning Department (PlanD)
Mr Chris Fung	Secretary

In Attendance

Ms Maisie Chan	Principal Assistant Secretary (Harbour), DEVB
Mr Ronald Leung	Assistant Secretary (Harbour) ² , DEVB

Absent with Apologies

Mr Leung Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Dr Frederick Lee	Representing Friends of the Earth
Mr Leslie Chen	Representing Hong Kong Institute of Landscape Architects
Ir Dr Chan Fuk-cheung	Representing Hong Kong Institution of Engineers
Mr Louis Loong	Representing Real Estate Developers Association of Hong Kong
Mr Benjamin Cha	

For Agenda Item 3

Mr Ng Kar-shu	Senior Town Planner/Hong Kong 5, PlanD
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For Agenda Item 4

Mr Edward Leung	Senior Town Planner/Studies & Research 3 (Acting), PlanD
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Action

The Chair welcomed all to the meeting. He informed the meeting that Ms Ying Fun-fong had taken over the post of Chief Traffic Engineer/Hong Kong with effect from 6 April 2011 from Mr H L Cheng. He welcomed Ms Ying and thanked Mr Cheng for his contributions to the Task Force.

Item 3 Amendment to the Draft Kennedy Town and Mount Davis Outline Zoning Plan (Paper No. TFHK/04/2011)

- 3.1 **The Chair** welcomed Mr Ng Kar-shu of PlanD. **Mr Ng** presented Paper No. TFHK/04/2011, with the aid of a PowerPoint.
- 3.2 **The Chair** welcomed the attempts to improve view corridors and air ventilation as shown in the amendments to the Draft Kennedy Town and Mount Davis Outline Zoning Plan (OZP). He invited the Administration to share some initial thoughts on the way forward concerning the land use review of the ex-Kennedy Town Incinerator and Abattoir area which was of crucial concern to Members' aspirations for a vibrant harbourfront.

Action

- 3.3 **Ms Brenda Au** of PlanD said that the land use review of the ex-Kennedy Town Incinerator and Abattoir sites as well as the neighbouring area was still on-going. The area was of great importance as it covered a large piece of harbourfront land and would give opportunities for harbourfront enhancement. She highlighted the following points:-
- (a) the western end of the continuous waterfront promenade would reach the Kennedy Town Temporary Recreational Ground (KTTRG);
 - (b) opportunities for providing more open space within the Kennedy Town area would be examined;
 - (c) in view of C&WDC's call for more public housing in the district, most of the ex-Mount Davies Cottage Area and the ex-Police Married Quarters site might be earmarked for public housing development. The proposal would be subject to detailed traffic study; and
 - (d) the possibility of re-provisioning the existing bus terminus to the west of the Western Public Cargo Works Area within the land use review area would also be looked into so that the site could be released for open space development as planned.
- 3.4 **The Chair** appreciated that PlanD was willing to share its initial thoughts and wished to know when the land use review would be completed.
- 3.5 In response to the Chair's enquiry, **Ms Au** said that the land use review would be completed hopefully by end of this year, given that some more time to conduct the detailed traffic study was needed. The proposed land use and height restrictions would be incorporated in the OZP in the next round of amendment. PlanD would consult the Task Force before gazettal of the proposed amendments.
- 3.6 **Mr Lam Kin-lai** suggested that the KTTRG should be converted into a permanent soccer pitch as it had been designated for temporary leisure uses for many years. He also supported Government's proposal to develop a continuous waterfront promenade. On that basis, he questioned if the China Merchants Godown and Wharf (CM G&W) would be re-located

Action

to pave way of such development.

3.7 **Mr Andy Leung** saw great development needs in the area arising from the imminent completion of MTR West Island Line. He opined that it was necessary for PlanD to come back to collect Members' views on the land use review before gazettal of the OZP amendments.

3.8 **Mr Paul Zimmerman** raised the following enquiries/views:-

- (a) a good choice of the western end of the promenade should be made to allow water dependent land uses to continue on the waterfront between the promenade and the natural coastline near Mount Davis;
- (b) as marine-related facilities were much needed to maintain Hong Kong's status as a marine city, the continued use of the piers by the marine industries was supported;
- (c) why the incinerator pier and another pier classified for "Government, Institution or Community" use were excluded in the current OZP;
- (d) whether TD would propose appropriate measures to resolve the traffic problems between Pokfulam and Kennedy Town, and what the impact on the land use plan would be;
- (e) the majority of Mount Davis should be designated as public open space and made accessible for community enjoyment of the natural scenery; and
- (f) whether there was any plan to relocate the Victoria Public Mortuary (VPM). If the VPM had to stay put, whether any improvement would be made to better integrate the premises with the neighbourhood.

3.9 In response to Members' comments, **Ms Au** replied that:-

- (a) the CMG&W was in operation for warehouse, cargo handling and temporary cruise terminal on short term waiver basis. The Government had no intention to resume the private land there for building a continuous waterfront promenade. While it was expected that the

Action

operator would continue the current activities at least in the short to medium term, there was indication that they might in the long run consider taking account of the government's plan for the area including the objective to develop a continuous waterfront promenade;

- (b) the present condition of the KTTRG might not be entirely satisfactory due to its temporary nature. If the site would continue to be used for leisure purpose after the land use review, the local community would be further consulted to decide whether the site would be used as a better football pitch or an open space area;
- (c) despite the scheduled completion of the West Island Line in 2014, the de-contamination works for the ex-Kennedy Town Incinerator site would take several years to complete and therefore the site could not be released immediately for other uses. Members would be consulted on the future uses during the land use review process;
- (d) the continuous waterfront promenade would likely end at the KTTRG, as the western end was being bounded by EPD's refuse transfer facilities and with natural coastline to the further west;
- (e) the two piers currently excluded from the OZP would be preserved for future waterfront uses. In the next round of amendment, they would be included in the OZP;
- (f) according to the Transport and Housing Bureau and TD, Route 4 would not be required before 2026 and therefore the land use review was being carried out based on a without Route 4 scenario;
- (g) two sites in the Mount Davis area were rezoned as open space in the amended OZP, which might pave way for some improvement works in future; and
- (h) while there was no fixed plan for relocating the VPM, the direction was to relocate it away from the waterfront for better land use compatibility. However, it was difficult to identify an alternative site for the relocation and PlanD was still working on that.

Action

3.10 **Mr Zimmerman** suggested that consideration could be given for the KTTRG to be converted for uses dependent on water access to achieve a consistent land use along Sai Ning Street. It might not be desirable for the entire harbourfront to be used as promenade. In response, **the Chair** said that the Commission was conscious about the need for land-water interface when suggesting appropriate land use on the harbourfront.

3.11 **Mr David Chan** agreed that part of the KTTRG be reserved as open space for community use in the amended OZP. He also supported that part of both the ex-Mount Davis Cottage Area and the ex-Police Officers Married Quarters be earmarked for public housing. To prevent wall effect of buildings in the future, he reminded that sufficient separation should be kept between the buildings, and that huge podium should be avoided in the future buildings. The need for social amenities facilities, e.g. elderly centres and youth centres etc, should also be taken into account.

3.12 **Ms Au** thanked Members for their comments which would be taken into consideration in the ongoing land use review.

PlanD

3.13 In closing the discussion on this item, **the Chair** said that the Task Force's views would be consolidated and passed to the Town Planning Board.

Secretariat