

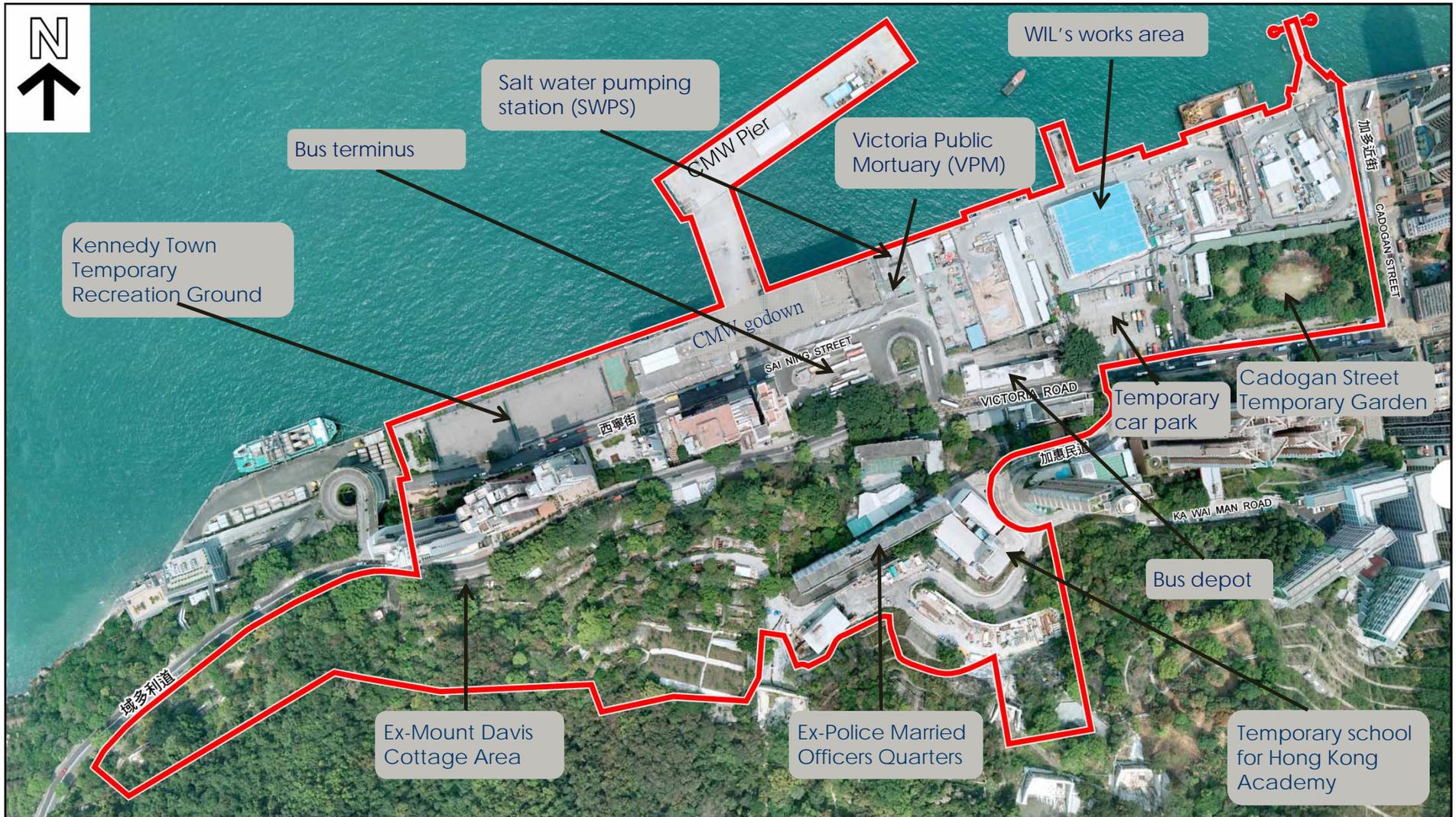
Preliminary Land Use Proposal for the Western Part of Kennedy Town

Task Force on Harbourfront Developments
on Hong Kong Island
2013.6.7



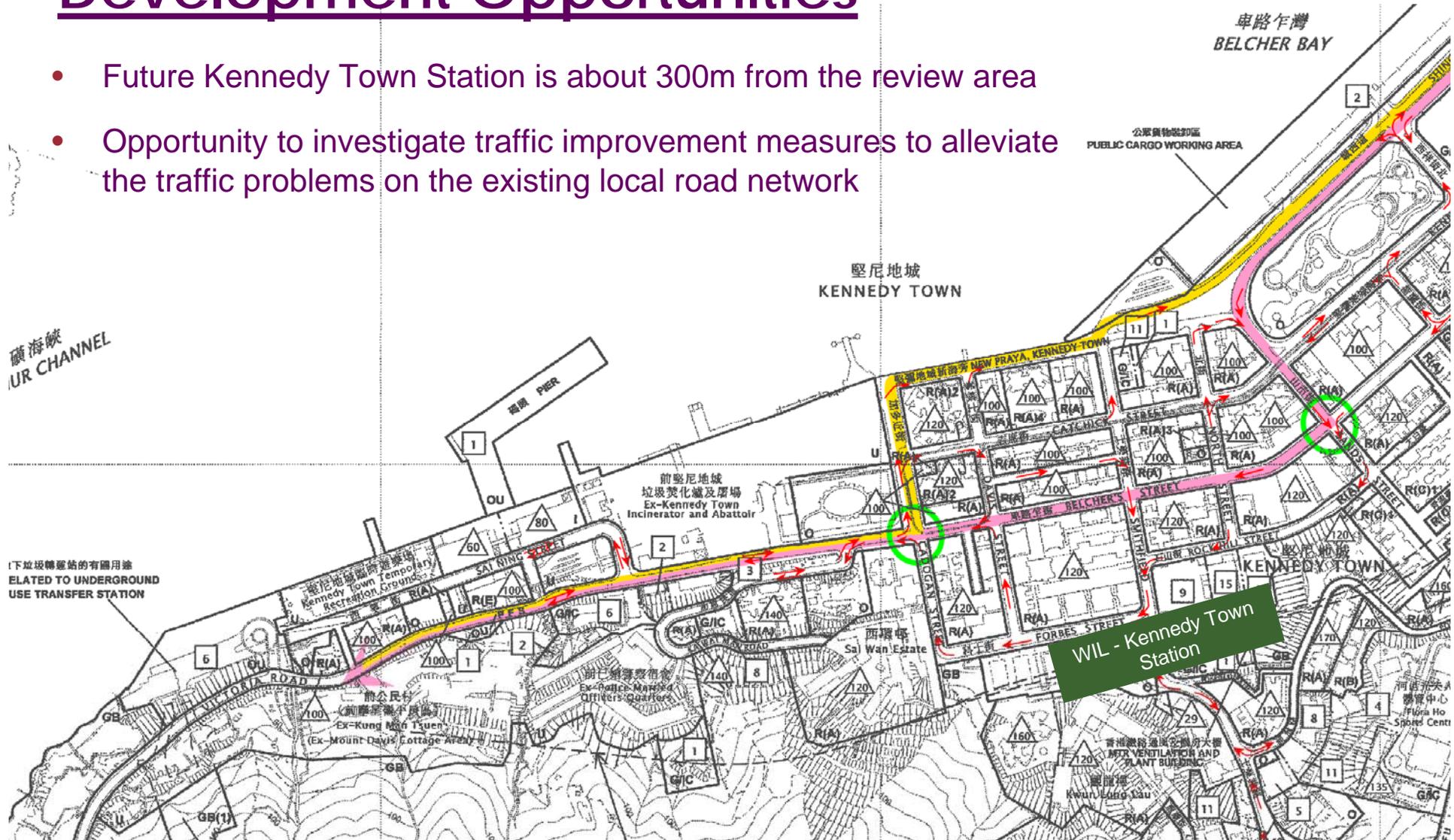
Planning
Department

Review Area



Development Opportunities

- Future Kennedy Town Station is about 300m from the review area
- Opportunity to investigate traffic improvement measures to alleviate the traffic problems on the existing local road network



Key Planning Principles

- promote vibrancy and diversity by allowing variety of uses for enhancing the vitality at the harbourfront
- provide continuous waterfront promenade and open space linkage to the harbourfront
- encourage diversity in building mass and varying building height to promote visual interest and create an interesting harbour image
- provide wind corridors and maintain permeability to the harbour
- provide incentive to encourage redevelopment or relocation of existing incompatible uses
- increase the provision of open space and community facilities
- preserve/relocate structure with historic interest at suitable location

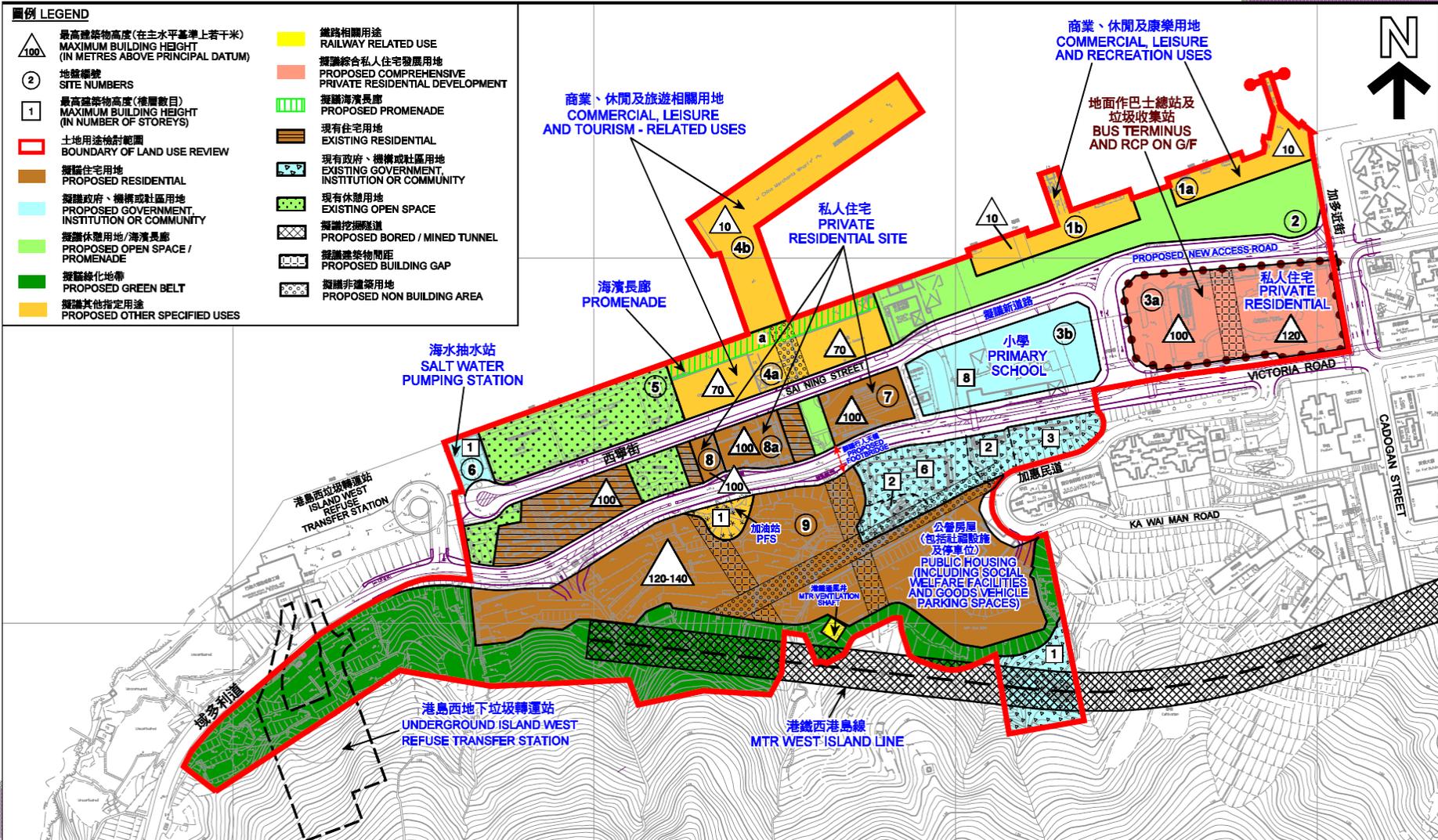
Views of TFHK

- Members have been briefed on the development ideas on 11.4.2011
- Members views related to the waterfront promenade, marine-related facilities, piers, traffic impacts, public open space and Victoria Public Mortuary have been taken into account

Land Use Proposals

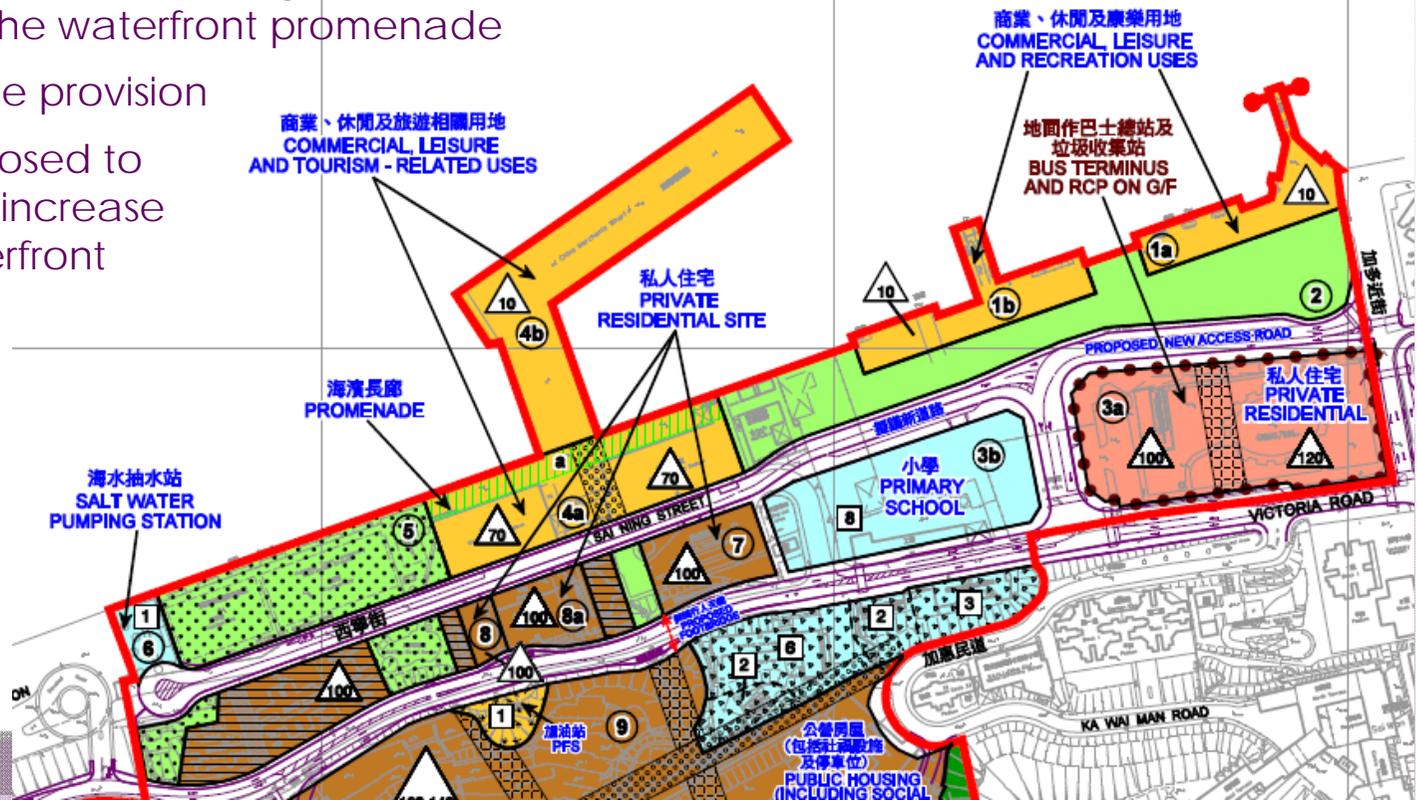
圖例 LEGEND

	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



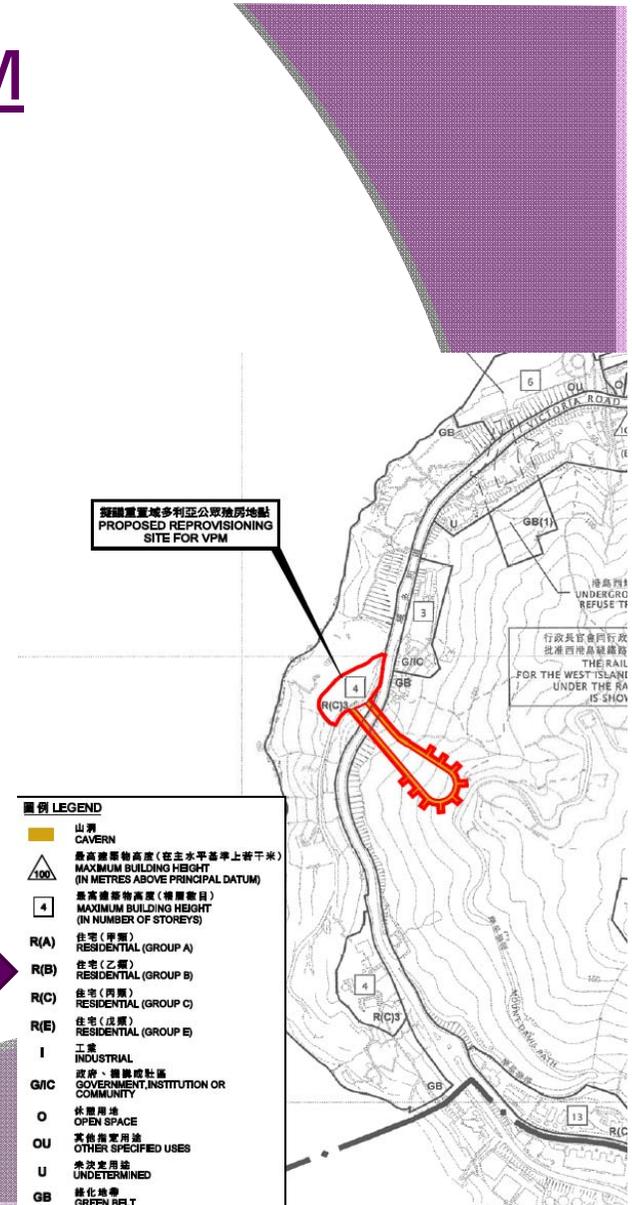
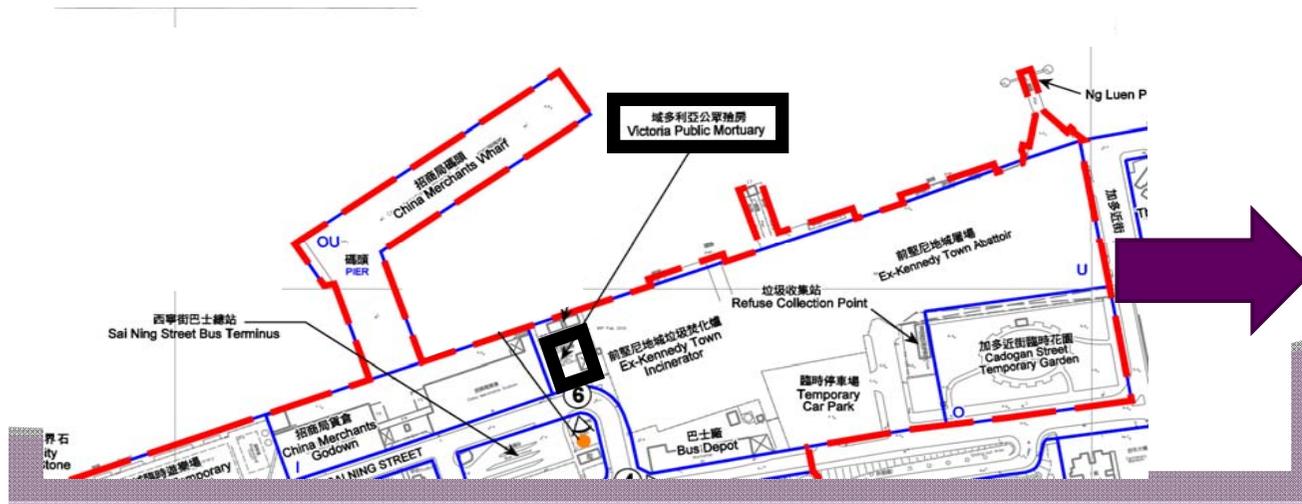
Waterfront Promenade and Open Space

- Re-plan the open spaces to provide a continuous and vibrant waterfront area for public enjoyment
- Commercial, leisure and recreation uses are proposed to enhance the vibrancy of the waterfront
- Arch and Foundation Stone of Tung Wah Small Pox Hospital is proposed to be relocated to the waterfront promenade
- Increase open space provision
- Open space is proposed to the west of Site 7 to increase accessibility to waterfront



Relocation of Incompatible Uses - VPM

- To be reprovioned at a site at Victoria Road including MTRC's magazine site to meet the current standard
- TD advises that the mortuary is a low traffic generator with minimal traffic impact

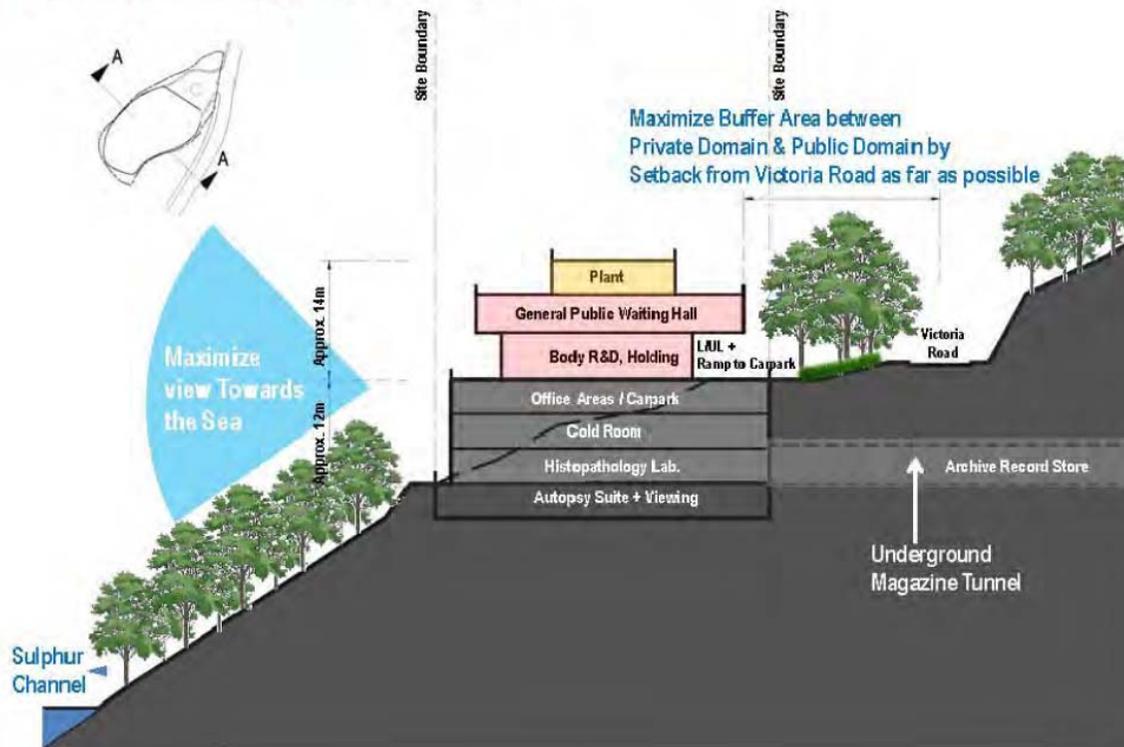


Relocation of Incompatible Uses - VPM

Preliminary design:

- 2 storeys above Victoria Road, and 3 storeys and a basement level below Victoria Road

Conceptual Layout Building Form



Photomontage

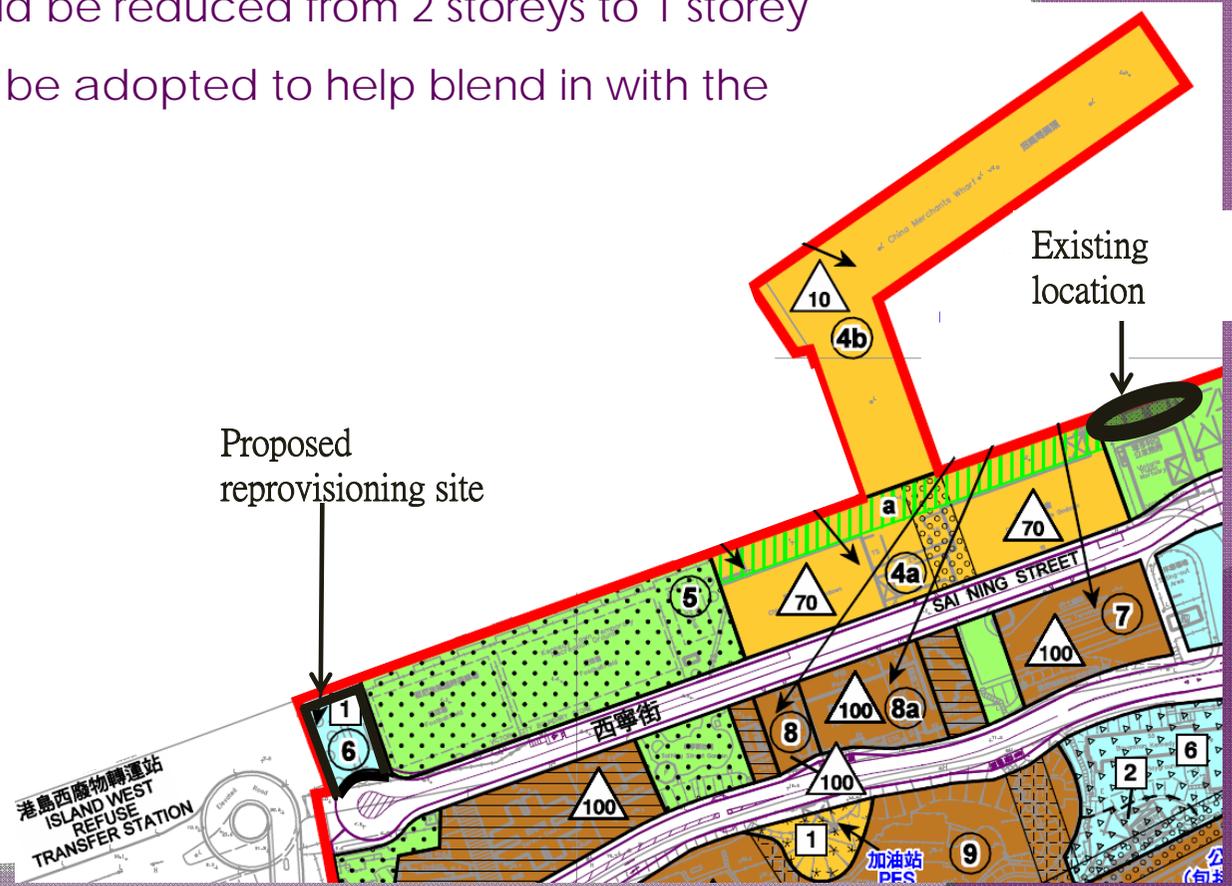


Photomontage



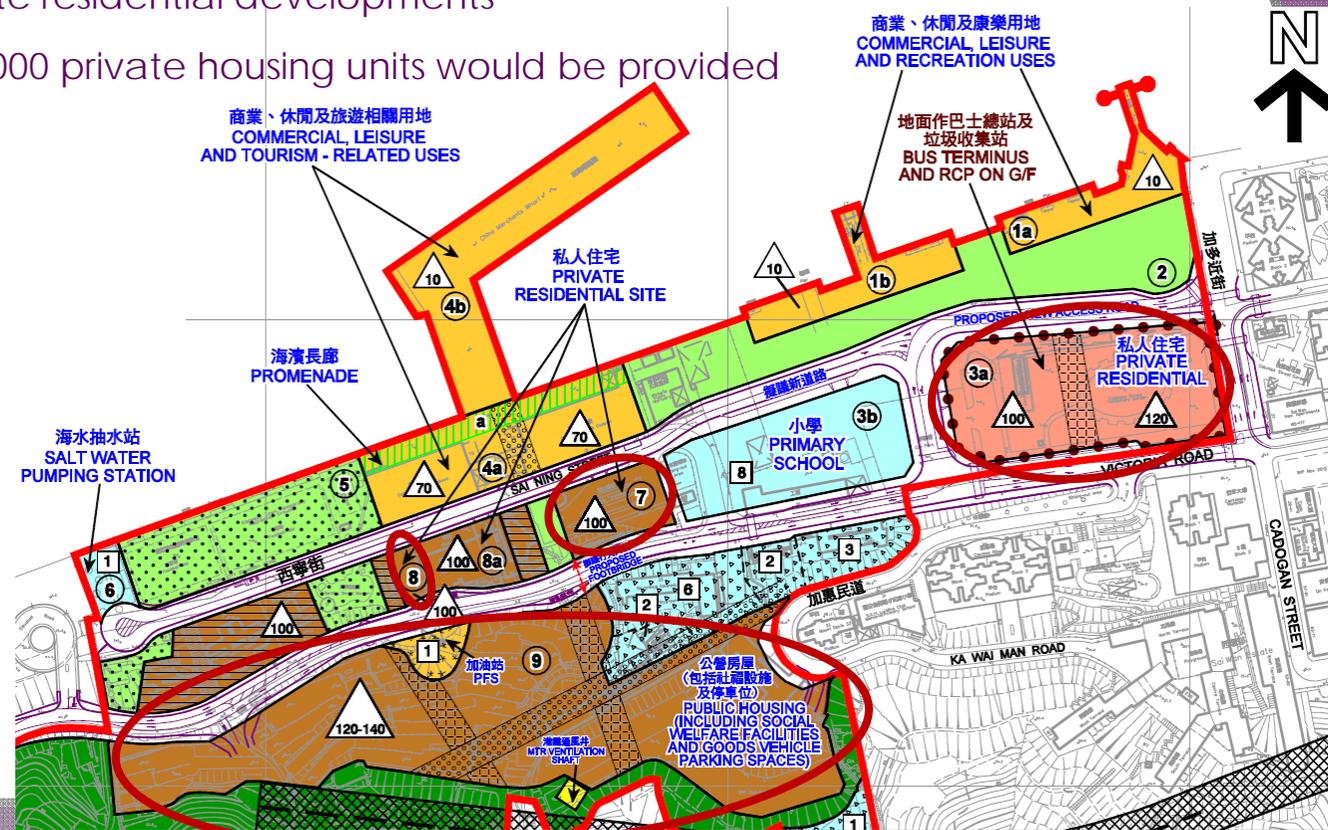
Relocation of Incompatible Uses - SWPS

- To be relocated to the east of Island West Refuse Transfer Station
- Above ground structure would be reduced from 2 storeys to 1 storey
- Landscape treatment would be adopted to help blend in with the surrounding promenade



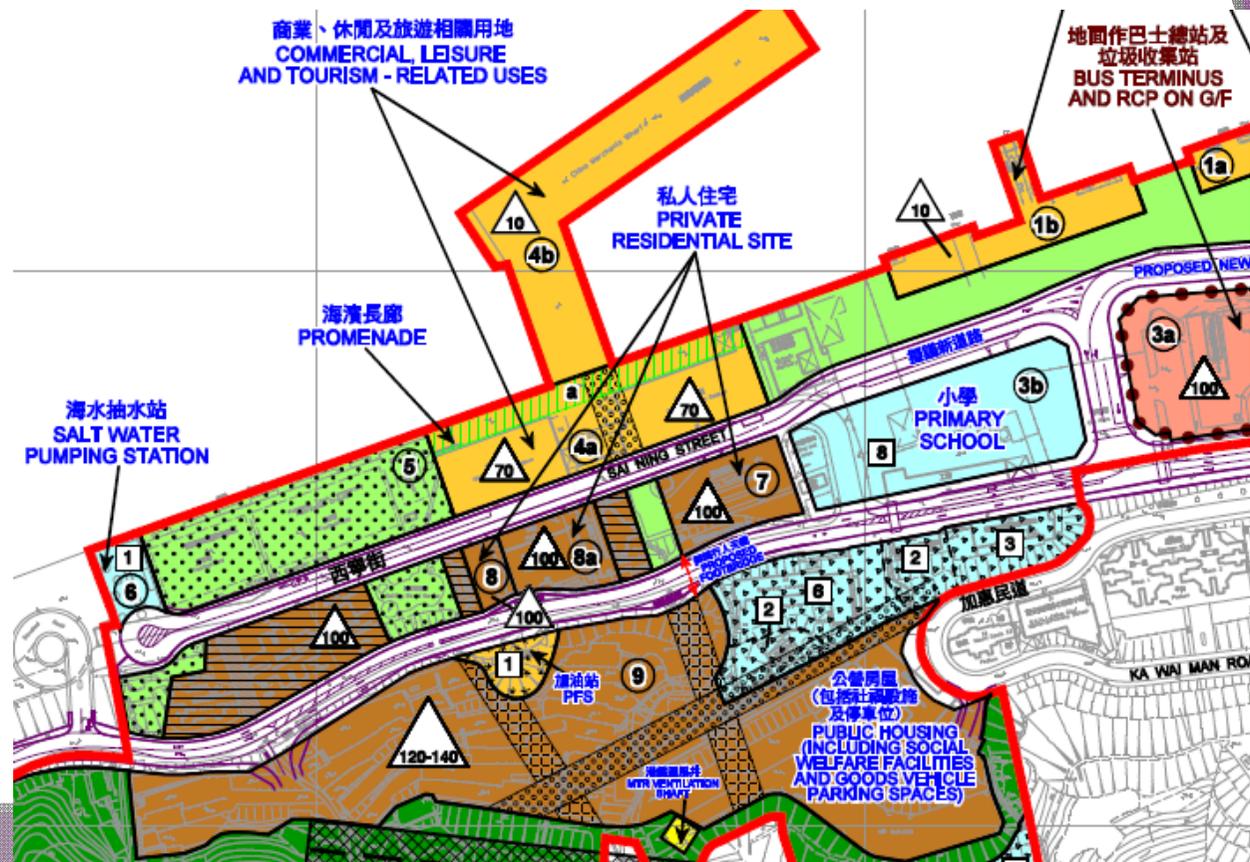
Residential Land Use

- Site 9 for public housing development with more than 2,000 units
- Site 3a for comprehensive residential development with bus terminus and refuse collection point on G/F
- Sites 7 & 8 for private residential developments
- A total of about 1,000 private housing units would be provided (Sites 3a, 7 & 8)



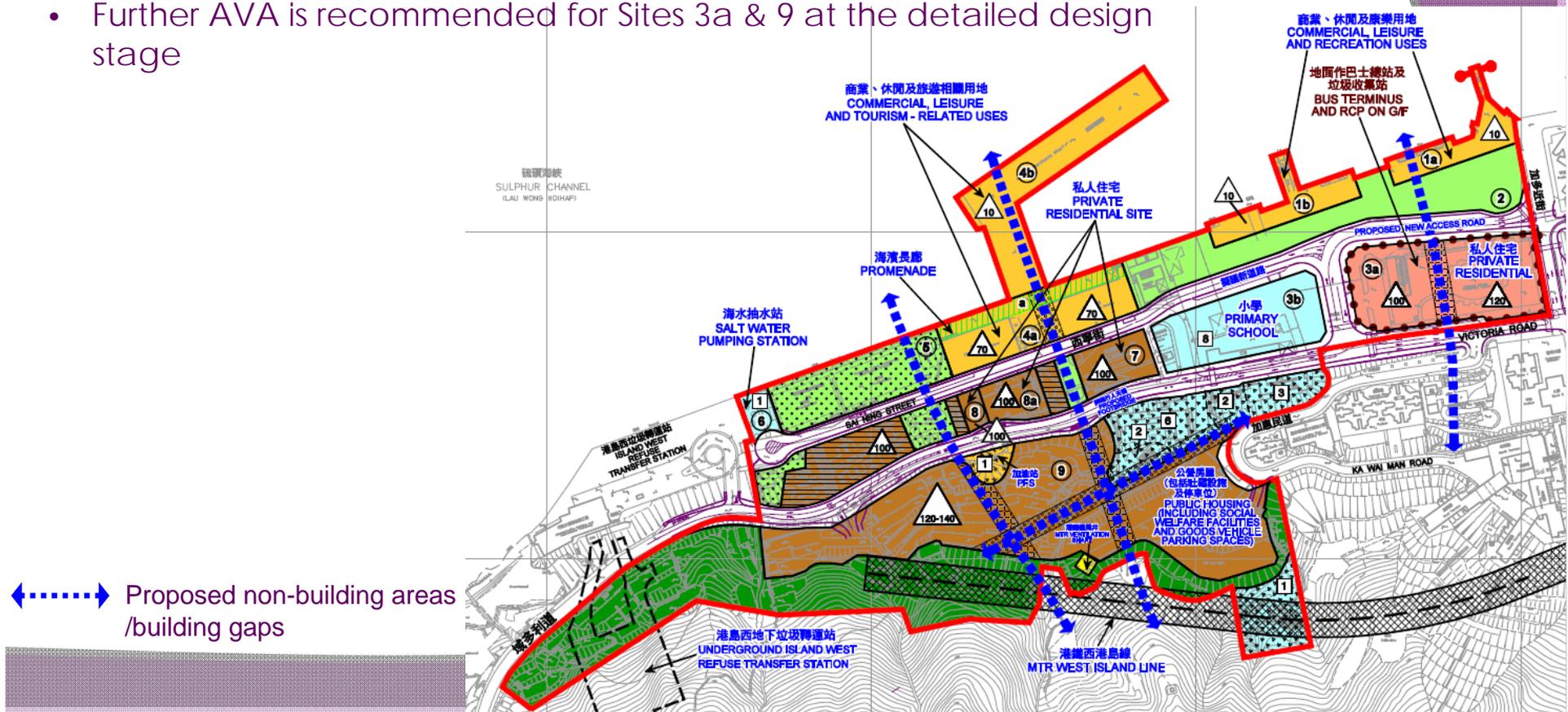
Community Facilities

- Site 3b for primary school development
- LGV parking spaces and social welfare facilities are proposed at the public housing site (Site 9)



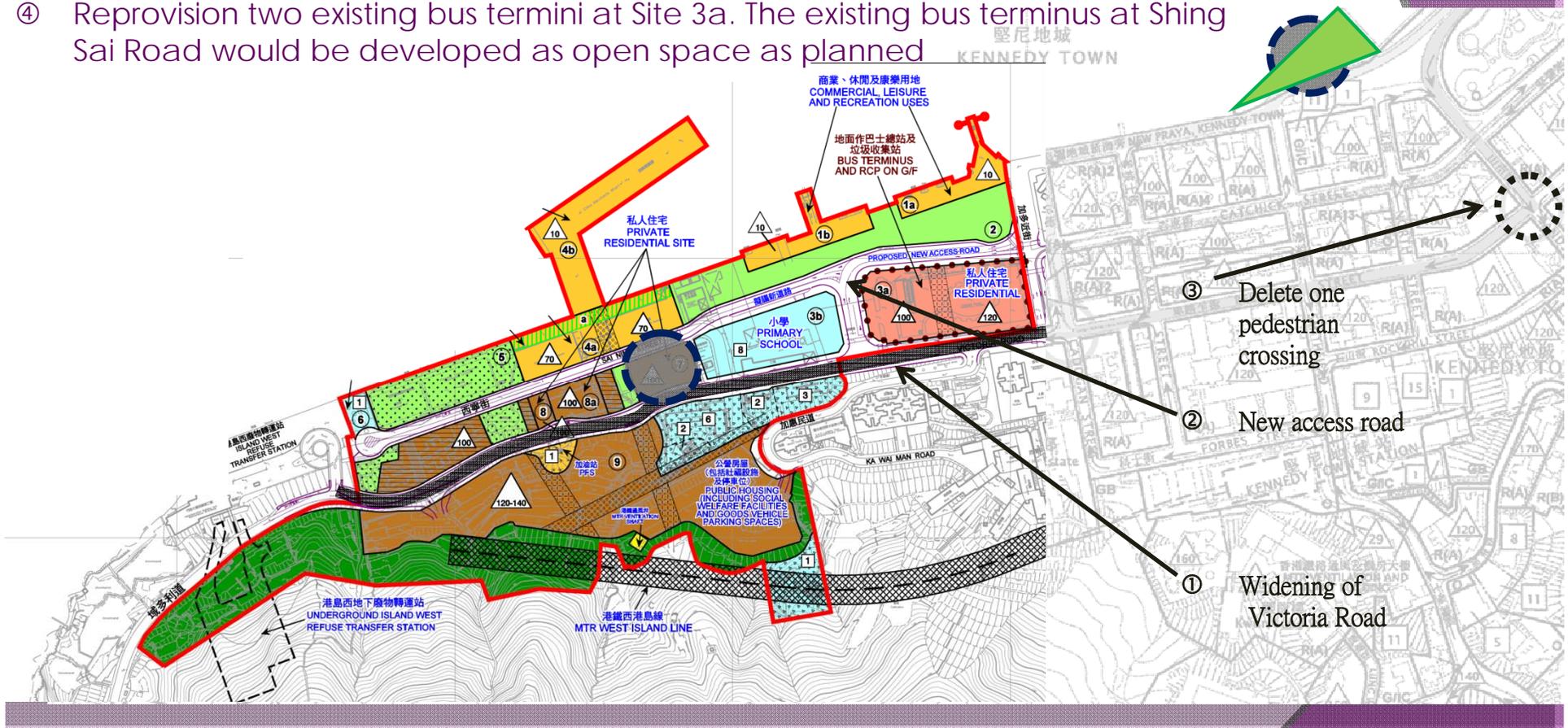
Air Ventilation Assessment

- No adverse air ventilation impact on its surroundings
- 4 non-building areas/building gaps are proposed for air and visual corridors
- Further AVA is recommended for Sites 3a & 9 at the detailed design stage



Traffic Impact Assessment – Traffic Improvement Measures

- ① Widening of Victoria Road
- ② A new access road to divert Central bound traffic from Victoria Road to Cadogan Street
- ③ Delete one pedestrian crossing at Junction of Belcher's Street/Sands Street
- ④ Re-provision two existing bus termini at Site 3a. The existing bus terminus at Shing Sai Road would be developed as open space as planned



Thank You

