

**DRAFT KENNEDY TOWN & MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/20
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H1/20-1 TO 7614
AND COMMENTS NO. TPB/R/S/H1/20-C1 TO C306**

The Representation Sites and Their Respective Surrounding Areas

(Plans, aerial photos and site photos at Plans H-5 to H-62)

A brief account of the representation sites is as follows:

Waterfront Park and Open Space

1. Amendment Item A1 – Proposed Waterfront Park

1.1 The site is a large stretch of government land (about 1.66ha) fronting the harbour and located to the west of Cadogan Street. It is currently occupied by the salt water pumping station, the Victoria Public Mortuary (VPM) and the temporary maintenance depot of Highways Department (HyD) which have rendered the waterfront inaccessible to the public. The site also falls within the project boundary of the ground decontamination works to be conducted by the Civil Engineering and Development Department (CEDD) (the temporary works site is temporary granted to CEDD until 31.1.2023).

1.2 There are also four unused piers within the site. Two of the piers to the west were used to serve Kennedy Town Incinerator and Abattoir in the past. The remaining two were for loading/unloading activities in the area.

2. Amendment Item A2 – Proposed Open Space between Victoria Road and Sai Ning Street

The site currently falls within a part of the existing bus terminus on Sai Ning Street and a part of the existing Kennedy Town Bus Terminus Sitting-out Area on government land (0.08ha). There are two Old and Valuable Trees (OVTs) in the

Kennedy Town Bus Terminus Sitting-out Area.

3. Amendment Item A3 – Kennedy Town Temporary Recreation Ground

The site occupies a major portion of the existing Kennedy Town Temporary Recreation Ground on government land (0.57ha) in the western end of Sai Ning Street and is now under the management of the Leisure and Cultural Services Department (LCSD).

Commercial, Leisure and Tourism Related Uses at the Waterfront

4. Amendment Item B – Proposed Commercial, Leisure and Tourism Related Uses

The China Merchants Group (CMG)'s godowns and wharf together with its pier at 18 Sai Ning Street (about 1.35ha) are held under Inland Lot (IL) No. 8623, which was granted by way of private treaty grant for godown and cargo handling pier for a term of 75 years from 21.5.1985. According to the lease condition, the land portion is subject to a maximum GFA not exceeding 46,445.42m². It is now occupied by two existing godown buildings with a total GFA of about 46,323m². The building heights (BHs) of the two existing godown buildings are about 64mPD (west) and 84mPD (east).

Residential Developments

5. Amendment Item C1 – Proposed Public Housing Development

The site at the hillside of Mount Davis to the south of Victoria Road, comprising the Ex-Temporary School Site for the Hong Kong Academy, the Ex-Police Married Officers Quarters at Ka Wai Man Road and the Ex-Mount Davis Cottage Area (about 2.88 ha), is entirely government land. The access to the site will be via Ka Wai Man Road and Victoria Road. The surrounding developments are primarily high-rise residential in nature (**Plan H-71**).

6. Amendment Item C2 – Proposed Private Residential Development

The site (0.91 ha) at junction of Victoria Road/Cadogan Street is a piece of government land and is currently occupied by the Cadogan Street Temporary Garden, a temporary car park and a refuse collection point (RCP). The site also falls with the project boundary of ground decontamination works to be conducted by CEDD (the temporary works site is temporary granted to CEDD until 31.1.2023). Its surrounding developments are primarily high-rise residential in nature (**Plan H-71**).

7. Amendment Item C3 – Proposed Private Residential Development

The site (0.23 ha) at junction of Victoria Road/Sai Ning Street is a piece of government land occupied mainly by the bus terminus at Sai Ning Street, a public toilet and part of the Kennedy Town Bus Terminus sitting-out area. The existing arch and foundation stone of the Tung Wah Smallpox Hospital are located within the site in the sitting-out area. Its surrounding developments are primarily high-rise residential in nature.

8. Amendment Item C4 - Proposed Private Residential Development

The site (0.05ha) between Victoria Road and Sai Ning Street is a piece of government land and is occupied by the Food and Environmental Hygiene Department (FEHD)'s temporary cleansing depot and HyD's works area under road maintenance contract.

GIC Facilities

9. Amendment Item D1 – Proposed Primary School

9.1 The site (0.62ha) is located at the junction of Sai Ning Street and Victoria Road. There are currently part of a temporary car park, part of the temporary maintenance depot for HyD and part of the VPM on this piece of government land. It also forms part of the temporary works site of CEDD for ground decontamination works (the temporary works site is temporary granted to CEDD

until 31.1.2023).

9.2 Being next to the proposed waterfront park, the site will form a cluster of low-rise facilities including Kennedy Town Jockey Club Clinic and HKSKH St Luke's Church Pastoral Centre on the other side of Victoria Road, thus retaining the visual openness and permeability of the local area.

10. Amendment Item D2 – Proposed Salt Water Pumping Station

The site on government land (0.09ha) is currently a sitting-out area at the western end of the Kennedy Town Temporary Recreation Ground and to the east of the Island West Refuse Transfer Station.

11. Amendment Item E – Proposed Re-provisioning of VPM

The site is located to the further west of Victoria Road away from the existing residential neighbourhood. It consists of two parcels of government land. The eastern portion (0.56 ha) is an existing cavern (in a form of tunnel) and was used by MTRC as a magazine site for the construction of West Island Line. The western portion (0.29 ha) is currently used by HyD as temporary works areas under Temporary Government Land Allocation.

Road and Junction Improvements

12. Amendment Item F – Road and Junction Improvements and Reflect Existing Road Alignment

The site (0.7ha) for road and junction improvement works and reflecting existing road alignment falls mainly on government land with a minor portion falls within the Inland Lot 9029 for petrol filling station granted for a term up to 2032. The site locates along Victoria Road, Sai Ning Street, Ka Wai Man Road and Cadogan Street and a part of it will form a new road to connect Cadogan Street and Victoria Road.

13. Amendment Item G – Excision of Planning Scheme Areas

Two sea areas (with site areas of about 645m² and 353m² in the eastern and western portion respectively) fronting the waterfront in the western part of Kennedy Town are excised from the planning scheme area.

14. Amendment Item H – Pier

An existing pier (about 0.004ha) on government land is located at the junction of the New Praya, Kennedy Town and Davis Street and currently managed by the Government Property Agency. The pier is currently closed. It was mainly to provide facilities for loading/unloading activities along the coastal area of Kennedy Town.

15. Amendment Item J – Green Belt

The sites involved are all government land.

16. Amendment Item K – Existing Vent Shaft

An existing vent shaft for the WIL (about 0.02 ha) is located to the southwest of Ka Wai Man Road to the south of the proposed public housing site (Amendment Item C1). It falls within the Mass Transit Railway Lot No. MTRL 4 RLL..

17. Amendment Item A4 – Area to Reflect Existing Open Space

The site (about 0.01ha) is part of the public open space provided by the private residential development i.e. The Sail at Victoria. The said public open space, including the site, is a piece of government land.

18. Amendment Item L – Area to Reflect Boundary of the Island West Refuse Transfer Station (Above Ground Portion)

The site (about 0.02 ha) is located to the west of the Kennedy Town Temporary Recreation Ground and to the western end of Sai Ning Street. It falls within the

Island West Refuse Transfer Station of the Environmental Protection Department (EPD) and is allocated to EPD.

19. Amendment Item M – Area to Reflect Boundary of the Island West Refuse Transfer Station (Underground Portion)

The site (about 0.33 ha) is located to the south of the Island West Refuse Transfer Station of EPD and Victoria Road. It forms part of the existing underground Island West Refuse Transfer Station and is allocated to EPD.