

跟進堅摩區大綱草圖 S/H1/20 的實施工作

背景

堅摩區大綱草圖 S/H1/20（“OZP”）已於 2017 年獲城規會批准，並且保留「加多近街臨時花園」作為區內綠化休憩用空間給居民使用。此 OZP 更涵蓋多個項目如：

- ◆ 在加惠民道及前公民邨建公營房屋（同時，公營房屋的興建又牽涉前公民邨遺址是前鼠疫墳場需要保育的訴求）
- ◆ 搬遷位放於西寧街的巴士總站，改建私人住宅
- ◆ 搬遷域多利亞公眾殮房
- ◆ 海濱用地興建為海濱公園
- ◆ 加多近街臨時花園旁往西面方向的用地要興建 GIC 建築物和學校
- ◆ 整個海濱及毗鄰用地的發展又牽涉極具爭議和風險的除污工程等

但經過兩年多，市民未有見到項目動工。而當區居民曾對此 OZP 的施工表達不同方面的關注，因為上述的工程在施工時對區內居民有極多負面影響，而之前部門的溝通並不能釋除居民的憂慮。

問題

- （1）是什麼原因令 OZP 內的項目仍然未見動工？
- （2）何時會開始興建在加惠民道及前公民邨的公營房屋？時間表如何？之前有文件提過會在 2019 年動工，是什麼原因延遲？
- （3）政府能否公布西環邨是否要重建及其時間表？因為按西環邨部分居民之前表達過的意願，原區安置是最佳做法。倘若新建的公營房屋的時間表不能與重建西環邨的時間表配合，可能出現不能原區安置的嚴重後果。
- （4）加惠民道車路狹窄，而且有住宅、老人院及小學，建築相關的車輛在此路進出興建公屋，該工程需要使用加惠民道的時間和情況如何？政府如何保障在加惠民道出入人士的安全及減少對居民的影響？

- (5) OZP 內的其他項目，現在處於什麼階段？預計何時可以正式開始及完成？
- (6) 擬議建 GIC 的地方（在加多近街臨時花園旁的用地）的規劃是什麼？為當區居民提供什麼服務？可否與當區議員一同展開公眾諮詢，與民共議制定最合適當區居民的 GIC 用途安排？
- (7) 由於城規會建議保留加多近街公園作為公共空間，原本大綱圖中的一些設施，如巴士總站，擬議的新建道路，垃圾收集站等都有影響。同時，有相關規劃專業人士指出擬議的新建道路由域多利道穿入去擬議的海濱公園及加多近街臨時花園之間，再連接到加多近街的做法會造成更多交通問題。更好的做法是不需要建擬議的新道路，使擬議的海濱公園及加多近街臨時花園連成一片，增加區內嚴重缺乏的公共空間(2017年城規會委員也有提出類似建議)。請問運輸署可否提交擬議的新道路的合理性和必須性，及對區內交通帶來的負面影響分析，並在任何施工前，在交運會或大會討論和諮詢，以確定最佳做法是什麼？
- (8) 就堅尼地城海濱用地，之前民政處提過臨時開放的設計（見附件），雖然近日民政處因經費問題，說要重新設計，但當區居民、義務協助的規劃師及建築師已經自去年至今提出擬議的海濱用地及公園的設計原則，並草擬出初步的設計藍圖(見附件)就海濱用地及公園按初步民意設計的成果)。相關的設計亦已經透過當區區議員展開公眾諮詢，現正收集更多不同居民的意見，持續改善相關設計。請問民政處及相關部門能否就海濱用地的臨時開放及長遠的設計立即與當區區議員及居民展開對話和合作，共同設計合適當區居民使用的公共空間？

動議

- (1) 由於堅摩大綱圖 S/H1/20 影響深遠，亦可使居內人口增長一倍之多，對民生、公共空間、交通及環境綠化等有嚴重的影響，加上實施時要有除污工程，對居民增加健康風險，是西區一大重要工程。建議把堅摩大綱圖 S/H1/20 的實施定為中西區區議會大會常設事項，以便議會有效監察和跟進。
- (2) 民政處及相關部門就海濱用地的臨時開放及長遠的設計立即

與當區區議員及居民展開諮詢，了解現時居民的需要，與民共議，共同設計合適當區居民使用的公共空間，亦可避免不必要的設計，浪費公帑。

- (3) 就 OZP 的實施時間表與當區區議員定期舉辦居民大會，向居民解釋進度，聽取居民意見，促進對居民及整體合適、安全和有效的施工方案。

動議人：黃健菁

和議人：許智峯

文件提交人：黃健菁、許智峯

2020年6月29日

Annex 1:

Kennedy Town Waterfront

Temporary Promenade Design

and

Design Concept from Residents

Discussion document

July 2020

Prepared by the Office of Cherry Wong,
Central & Western District Councillor

HAD and related departments have been working on design proposals for a temporary waterfront at Kennedy Town between the Kennedy Town Praya and China Merchants

回應文件

中西區地區工程及設施管理委員會文件第 13/2020 號 附件一

堅尼地城海濱用地的問題

就上述文件提出的議題，中西區民政事務處回覆如下：

上屆中西區區議會於 2019 年 8 月通過撥款 8,100,000 元，透過地區小型工程計劃，將堅尼地城前屠房及焚化爐用地的臨海部份改建為臨時公眾休憩用地。工程內容包括重鋪地面、加設電燈、欄杆等，屆時將會提供一條長約 290 米及總面積約 3,000 平方米的海濱長廊供市民使用。中西區民政事務處已就上述的工程諮詢土木工程署、環保署、規劃署及地政總署等部門並已獲得支持。

有關工程現正由建築師進行概念設計，當設計完成後，民政處會就設計諮詢區議會及區內持份者。

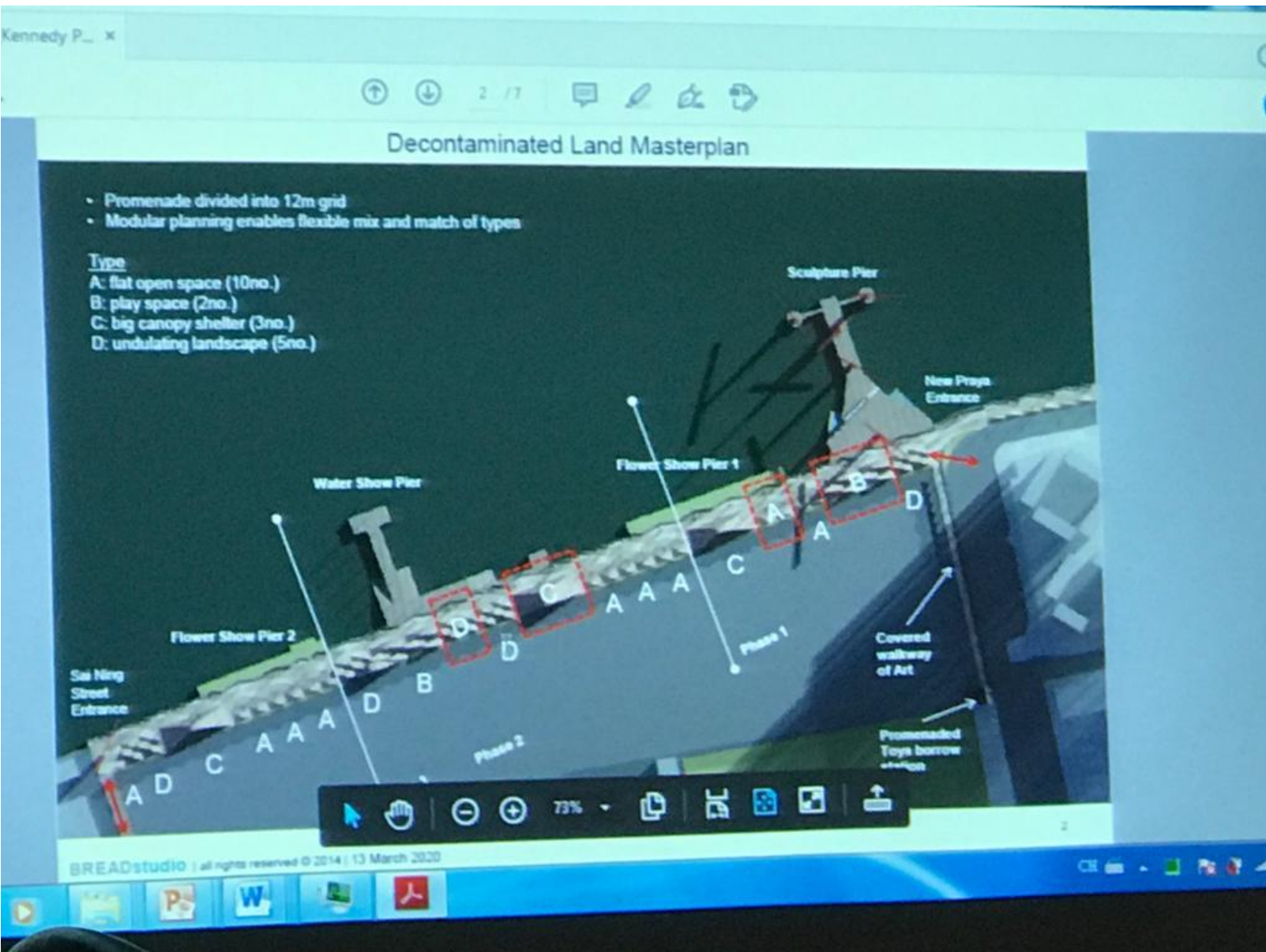
中西區民政事務處
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工程及設施管理
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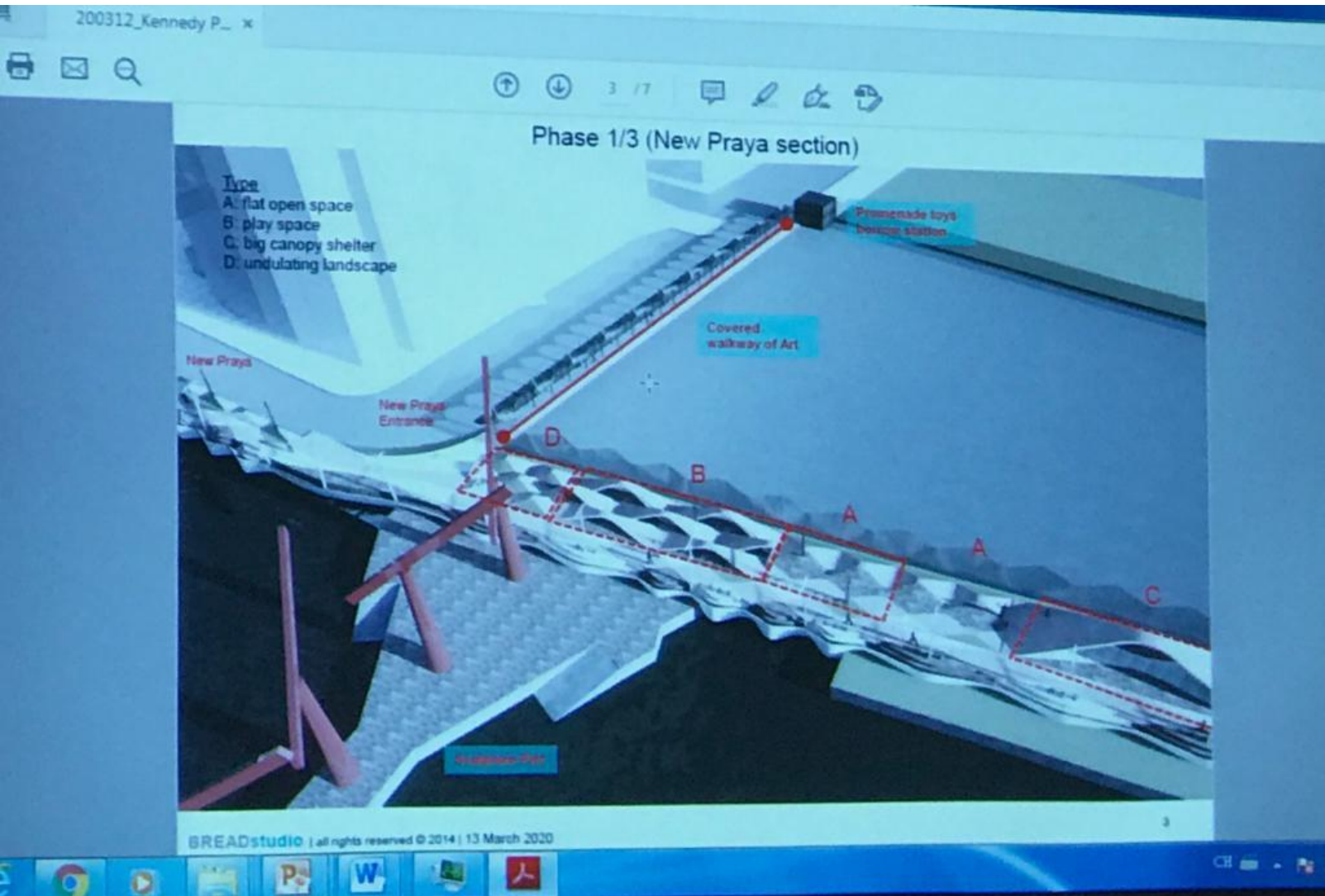
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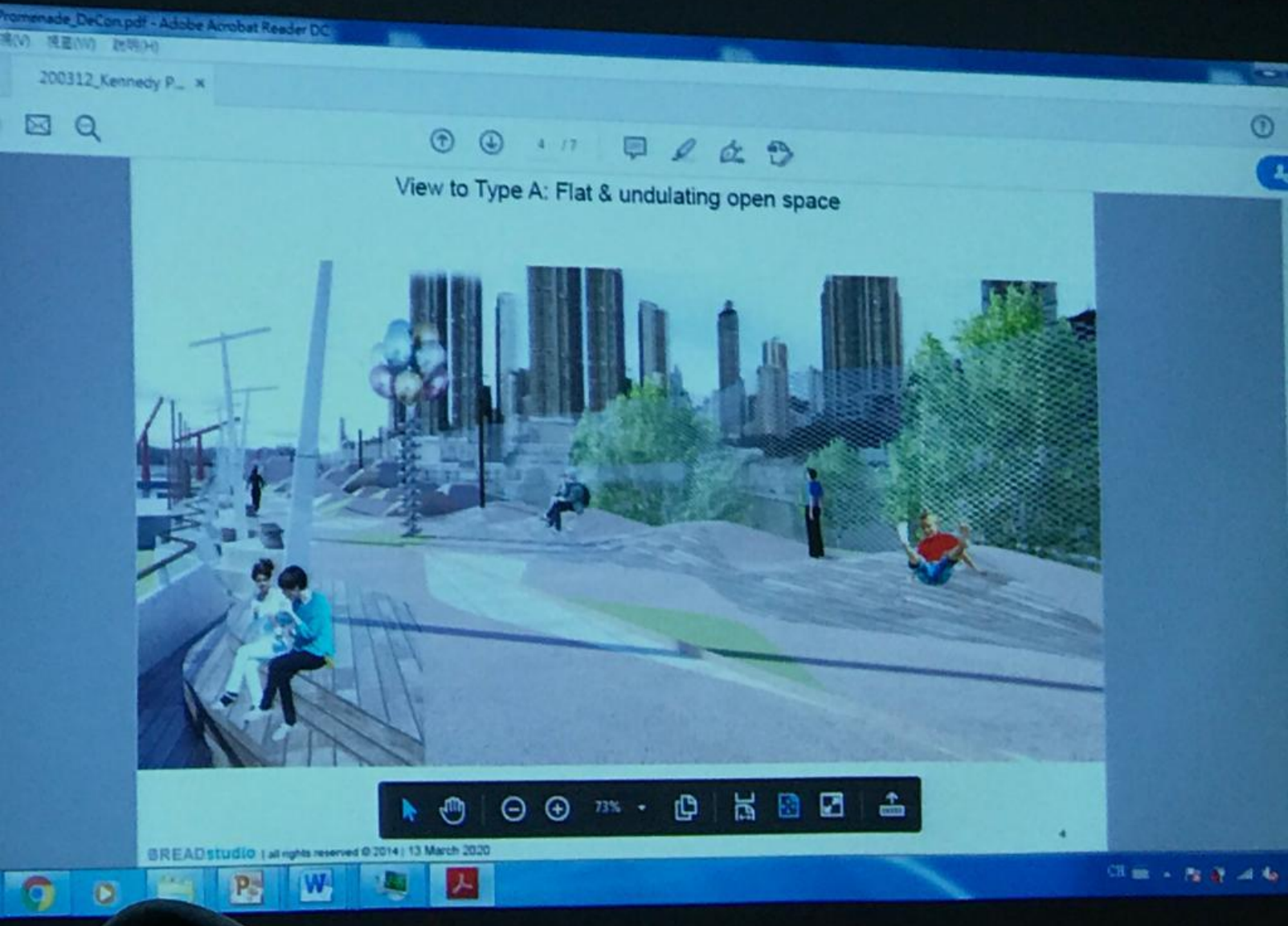
On 7th May 2020 at the district council meeting, HAD shared its ideas for the temporary promenade with a width of 8m to 10m and length of 290m along the waterfront



Information is needed for district councilors and residents to consider and review the proposals, and to better understand how this relates to the surroundings including Cadogan Park



Another question is on timing – when will this be open, and what is the interface with the decontamination works, if any.



Importantly to consider is the budget and the source of funding. Which departments will be involved, and what is the role of the District Council and the Harbourfront Commission



A cross functional liaison group is needed including relevant government departments, district councillors, harbourfront commission, and local residents to holistically oversee this project, together with adjacent developments (China Merchants, the decontamination, and others)



Early public engagement is necessary in place making process

A public consultation would be a great opportunity for various stakeholders to engage in the scheme; develop a better understanding of the proposed plan ; eliminate any potential misunderstanding and unnecessary inconveniences; ensuring the functionality and comfortability of the site from the user's view.

Public engagement opportunities such as consultation and workshop, to let occupants voice out their opinion



Expert panel including Government officials, district councillors, architects etc., working as a team to carry out the development



Balancing occupant's concern and on site practical functionality and comfortability



WE CALL FOR EARLY PUBLIC ENGAGEMENT

We have conducted a placemaking exercise in August 2019 to work with local residents to design the “Kennedy Town Promenade Park”, and suggested that any work on the waterfront (for temporary promenade and permanent park) should account for the design principles and concepts developed by local residents to better meet their needs

海濱長廊休憩空間：

- 綠化: 增加綠化空間，阻隔噪音廢氣
- 休憩設施: 充足座椅，室外運動設施，兒童遊樂，寵物花園
- 海濱設計: 保留景觀，沿岸設低欄杆座椅
- 設多用途公共空間: 用作節慶活動、假日墟市、年齡群組等
- 加強可達性: 木板道連接海濱公園及加多近街



Design principles for promenade park:

- **Greening:** More green space to help isolate noise and waste air
- **Facilities:** Seating, outdoor sports, children’s playground, pet park
- **Promenade:** Maintain current waterfront view with seating and low/ minimal railing to avoid obstruction
- **Multi-purpose open spaces** for various festival functions, bazaars, age groups, etc.
- **Accessibility:** Boardwalk to link promenade park and Cadogan Street

【我劃我城】社區規劃項目

堅尼地城海濱公園設計公眾諮詢

引言

Introduction

2017年，城市規劃委員會批准在加多近街臨時花園以北，建造海濱公園。

我們預計計劃將於除污工程後，才開始施工。然而，一群有心的城市規劃師和建築師已開始把過去堅城居民提出的意見設計出一個適合居民使用的海濱公園初稿。透過這問卷，我們公開諮詢這個設計的三個方面：

(1) 海濱公園的設計建議 (2) 周邊馬路的改動 (3) 行人路的連接。

在與政府磋商細節時，你的意見十分寶貴。歡迎就海濱公園踴躍表達意見。

<< My Dream My Town >> Community Planning project

Kennedy Town Promenade Park Design – Public Consultation

The area at the North of Cadogan Street Temporary Garden (“CSTG”) was approved in Town Planning Board in 2017 to build a Promenade Park. We expect the construction work will start after the decontamination issue is resolved and works have been completed. A group of kind professionals – urban planners and architects – has been working with Kennedy Town residents to design our new promenade park and connectivity approach to better meet the needs of residents here. I would like to seek your inputs on three aspects, namely, (1) Proposed Design of Kennedy Town Promenade Park, (2) Road Alignment, and (3) Pedestrian connectivity to the Promenade Park. Your inputs and participations are highly treasured and important for us to enhance the design and propose to the government officials for implementation.

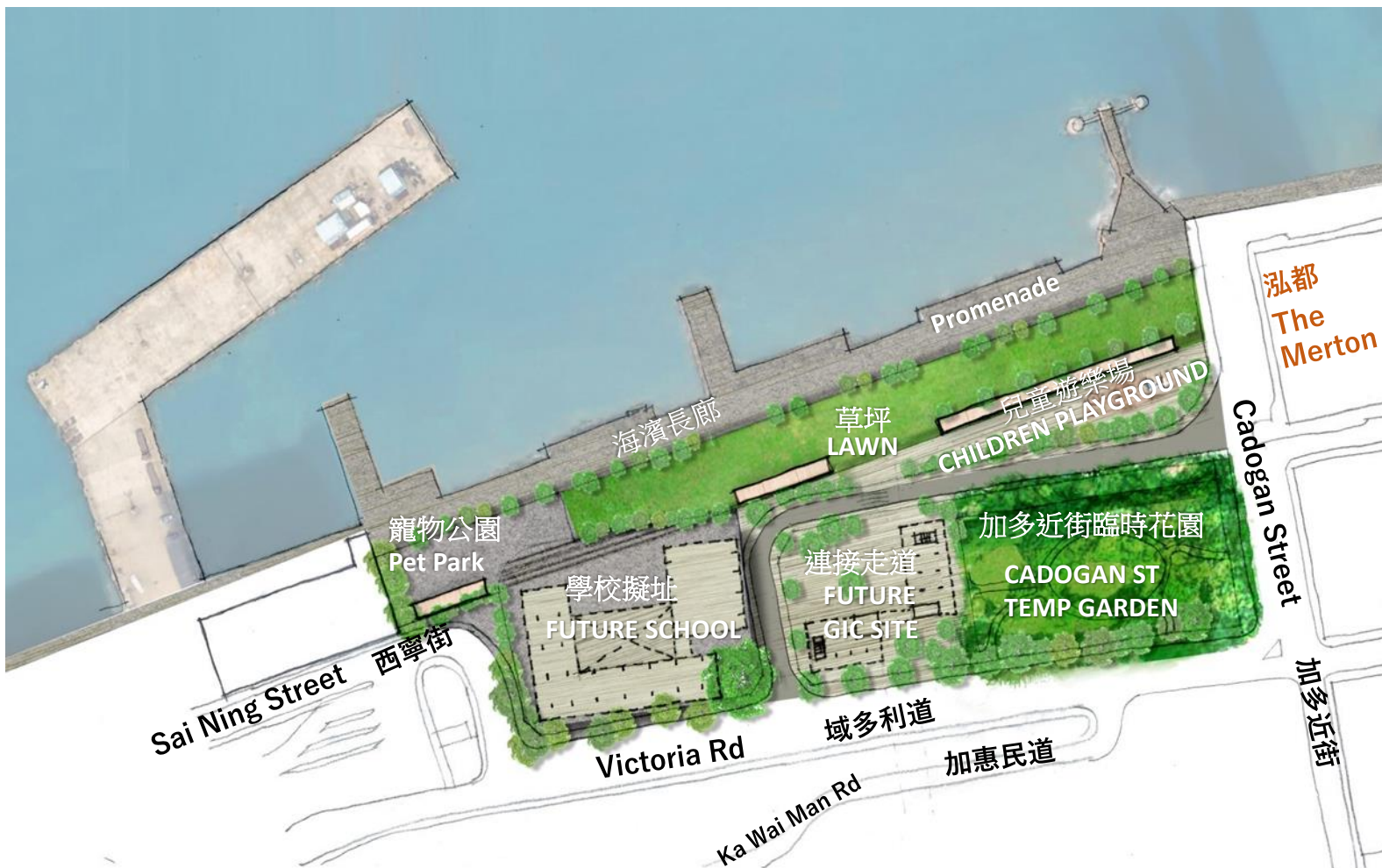


以上圖片中，黃色方格內是堅尼地城海濱公園的建議用地。隨著新公屋在域多利道的落成，鄰近加多近街臨時花園的周邊環境將會非常繁忙。為了疏導交通，運輸署建議在加多近街臨時花園和海濱公園之間修建一條新的道路。就將來海濱公園的設計，希望在此諮詢大家意見，並要求政府真正與民共議！

The above picture shows you the site of the proposed Kennedy Town Promenade Park in yellow borders. With the development of new public housing along Victoria Road, the traffic near CSTG will be busy. In order to divert the traffic, a new road extending from Sai See Street will be built between CSTG and the Promenade Park as proposed by Transport Department. For the design of our Promenade Park, we would like to consult your views and urge the government to design with people!

1) 海濱公園設計建議

Promenade Park Proposal for Long Term Design



- *This design is based on the principles from the community placemaking exercise outlined on p.8*
- *Please see next page for the descriptions of each component of the design re this promenade site*

Descriptions of each component of the Promenade Park design

寵物公園

- 處於近西面的位置，可加開門
- 能暢通無阻地進入草坪及海濱長廊，以促進人寵共融
- 以狗隻最愛的混凝土鋪設，容易保養

Pet Park

- Located at the west end corner which is contained and protected, can be gated
- Open, barrier-free access to the lawn and the promenade to promote co-use of the public and animal
- Dog friendly concrete paver flooring and easy maintenance

海濱長廊

- 以混凝土鋪地，方便通往西邊的寵物公園
- 若需要，建議用低及透明的欄杆，以免影響海濱景觀
- 把現有碼頭轉換為公眾觀景台，並與新長廊無縫連接
- 建議建新的架空行人天橋，由堅尼地城新海旁連接到西環碼頭，無縫連接中西區的海濱長廊。

Promenade

- Concrete paver flooring allow a pet-friendly access to Pet Park at West End
- If needed, use low and transparent railing to avoid destruction of waterfront view
- Existing piers to be converted into public viewing deck with seamless access to the new promenade
- Propose new pedestrian bridge above the sea along New Praya Kennedy Town connecting to Sai Wan Pier to link the Central and Western promenade seamlessly

學校擬址及政府用地

- 設法連接北面的草坪和寵物公園
- 建議分散建築主體，以保持該區域的視野及空氣流通

Future School & GIC Site

- Potential to connect the north side to the Lawn and Pet Park
- Propose a dispersed massings to reduce blocking view and air flow at the area

草坪

- 長形設計而無阻的草坪，讓人自由通往
- 輕微傾斜，隨意坐下便可盡享海港美景
- 自由，開放進出加多近街
- 無縫連接至寵物公園及兒童遊樂場，以促進各年齡層與人寵的互動
- 長型涼亭沿海岸伸延，用作遮太陽及供居民安坐

Lawn

- Long, linear lawn along the promenade without barrier promoting free passing
- Slightly raised & titled for casual sitting with a better view to the harbor
- Open and free access from Cadogan St.
- Seamless connection to the pet park and children playground to promote co-use by all-ages and animal
- long shelters stretch along the periphery to support shaded seating for groups of people

兒童遊樂場

- 坐落於樹木圍繞的角落，加強綠化，富有安全感
- 毗鄰主要街道，容易進入
- 坐落於加多近街臨時花園及草坪旁，以便家長照顧子女
- 木地板營造自然氛圍及溫暖感覺

Children Playground

- Located at a corner embraced with trees to enhance green space and sense of protection
- Close to the main street for easy, direct yet controlled entry
- Sit next to the retained Cadogan St. temporary garden and the lawn to support easy parenting
- Timber deck flooring give a natural atmosphere and warm touch

加多近街臨時花園

- 保留現有花園設計，並作為新海濱用地的其中一部分
- 在域多利道旁建多些樹擴闊綠化範圍

Cadogan St. Temporary Garden

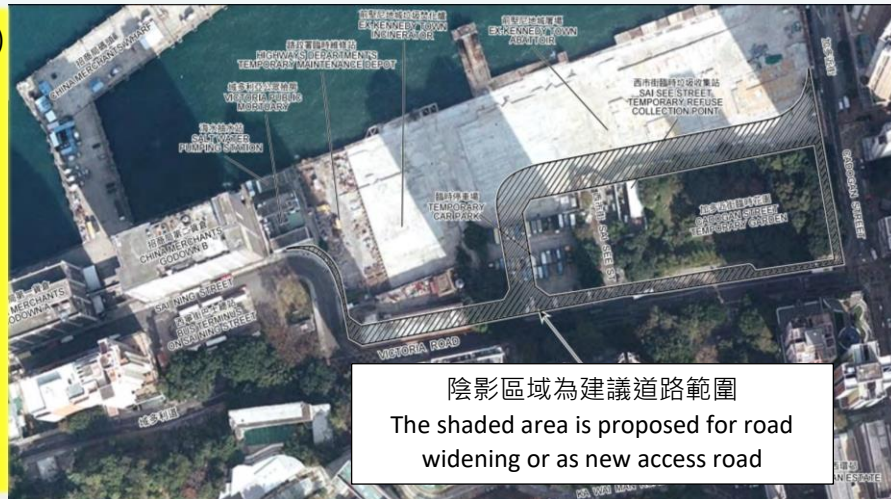
- The setting of garden to be maintained, and incorporated as part of the new public promenade park
- Plant more trees along Victoria Road to extend greening area

(二) 周邊馬路的改動

DESIGN OF ROAD ALIGNMENT

方案(1)

根據規劃大綱圖中的
擬議道路走線



陰影區域為建議道路範圍
The shaded area is proposed for road widening or as new access road

Option 1:

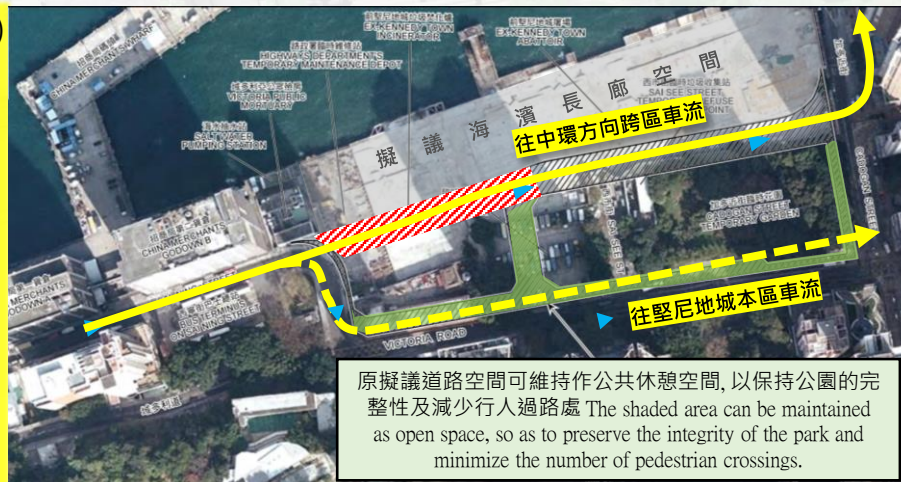
Proposed Access Road Alignment in the Draft Outline Zoning Plan

Option 2:

Realigning the Proposed Access Road to Connect Sai Ning Street, to divert traffic flow from Victoria Road and maintain the integrity of the open Space

方案(2)

改變擬議道路走線



原擬議道路空間可維持作公共休憩空間, 以保持公園的完整性及減少行人過路處 The shaded area can be maintained as open space, so as to preserve the integrity of the park and minimize the number of pedestrian crossings.

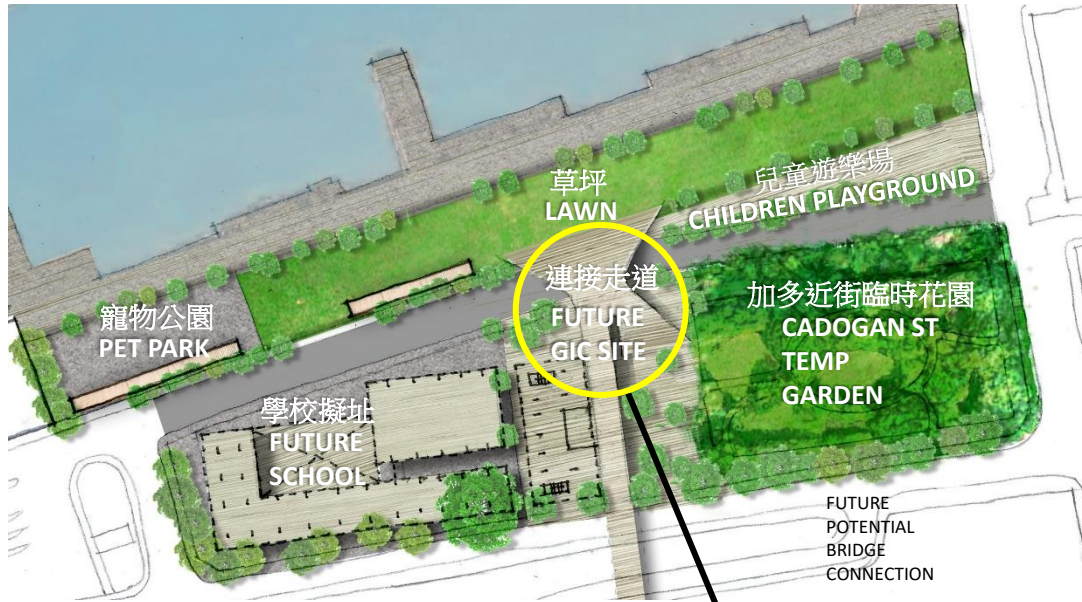
- 打通西寧街及擬議道路
- 達到分流域多利道車流之餘亦維持休憩空間的完整性

(三) 行人道的連接

Design of Pedestrian Connectivity

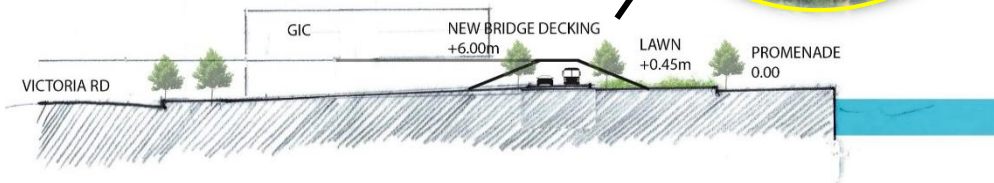
方案(1). 以板道跨越地面的行車路

Option 1: New On-grade Street + Bridge Decking



以板道跨越地面的行車路連接兩旁的休憩空間 (右圖為外國案例)

Introduction of Boardwalk Footbridge across the Proposed Access Road To connect the promenade park and Cadogen Street Temporary Garden (Right: overseas example)

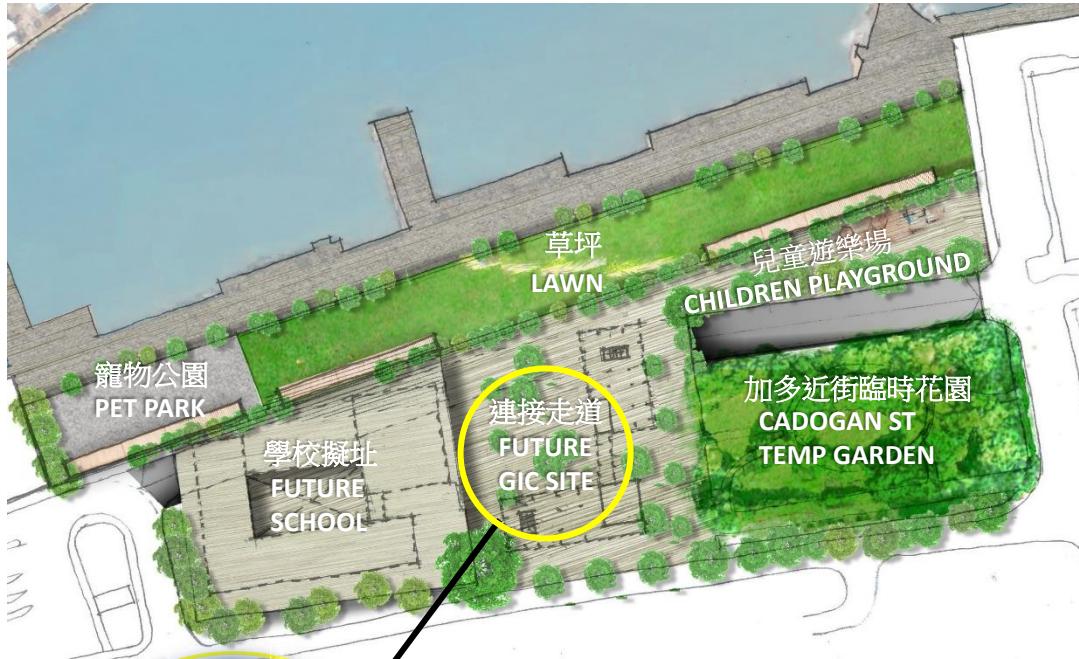


(三) 行人道的連接

Design of Pedestrian Connectivity

方案(2). 將行車路改為下沉式道路

Option 2: New Sunken Road



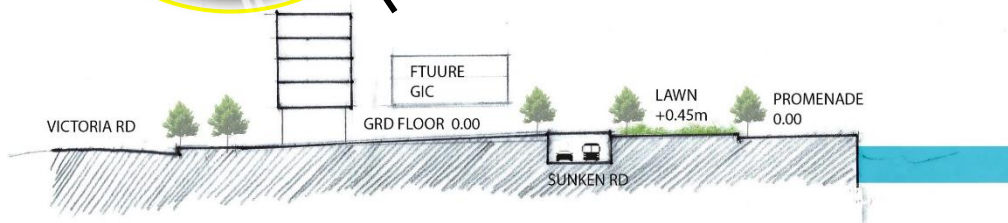
將行車路改為下沉式道路

地面保留作休憩空間 (下圖為干諾道中)

Proposed Access Road as Sunken Road

To reserve the ground level as open space

(Left: Existing Sunken Road on Connaught Road Central)



Based on the design principles proposed by local residents, we suggested HAD also engage the community now for the temporary promenade design to ensure a seamless transition to the long term design for consistency and meeting the needs of the community

Below is a draft proposal for the temporary promenade in line with the design principles proposed by local residents for HAD's consideration

Kennedy Town Temporary Promenade Park
As Phase One of the future park

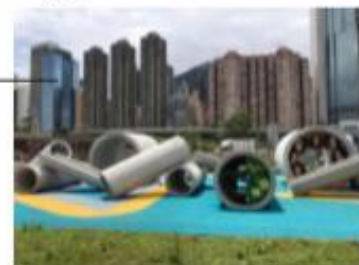


Draft proposal for temporary promenade with reference images to illustrate the facilities involved – we look forward to meeting with HAD and related department to further discuss the proposal

Kennedy Town Temporary Promenade Park
Cluster of fun objects along the promenade



Playing facilities



Playing facilities



Timber decking



Fun seating