

Potentials and Challenges of Developing the Land Beneath Flyovers in Hong Kong

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INTRODUCTION

Hong Kong have plenty of bridges, including 1,447 flyovers and bridges, as well as 1,583 footbridges and subways (Highway Department, 2022). Many of the public spaces beneath the flyovers are not being utilized.

OBJECTIVES

1. To analyse the trend of uses in developing the land/space beneath flyovers.
2. To identify the challenges and innovative solutions when developing the land/space beneath flyovers.
3. To propose feasible uses in developing the land/space beneath flyovers in the future.

RESEARCH METHODOLOGIES

a) Literature Review

Review regulations, government documents, and journal articles regarding the principles of urban planning.

b) Interviews

2 interviews are conducted. 3 interviewees from an urban design consultancy who have experience in city planning and

Placemaking Manager from EKEO Office were interviewed to

share their opinions

- To evaluate the special features of the land beneath flyovers
- To discuss the cases utilizing the land beneath flyovers

c) Case Studies

1 uncompleted case and 1 completed case in Hong Kong were focused on, and cases in foreign countries with innovative design were studied.



Fig 1 Uncompleted cases near Connaught Road West in Sheung Wan



Fig 2 Fly the Flyover (Completed Case)

d) Site Visit

To further endorse the opinions of the interviewees, site visits will be followed up. Two sites of the land beneath flyovers were visited. One is in Prince Edward (urban district), while another is in Tin Shui Wai (NT).



Fig 3 Urban District



Fig 4 NT



FINDINGS AND DISCUSSIONS

Trend

- People are not willing to utilize the land beneath flyovers
- Lack of motivation to utilize such spaces
- Recreational use is common

Features

- Different headroom suit different uses

Challenges

Unsolvable challenges	Resolvable challenges
<ul style="list-style-type: none"> ➢ High development costs ➢ Limited construction area ➢ Lengthy development process ➢ Blocking sight of the driver ➢ Accessibility 	<ul style="list-style-type: none"> ➢ Regulation ➢ Insufficient light ➢ Unattractive ➢ Safety and security ➢ Environmental issue ➢ Lighting pollution

Innovative design examples: A8erna located in Zaanstad, Amsterdam, Netherlands



Fig 5 lit-up letterings on the columns in A8erna



Fig 6 Mini Harbour in A8erna

Feasible uses

Criteria: Social need, regulation, Buildability,

Economic Viability and Attractiveness **Most Feasible**

1. Recreational and green spaces / Art and culture
2. Mixed use / Storage / Carparking / Commercial use
3. Residential Use

Least Feasible

Conclusion

There is high potential for utilizing such spaces, which can be beneficial to the community by creating more public spaces.

- ✓ Some challenges can be resolved by innovative and creative solutions
- ✓ Many uses are considerable and available