

Kwun Tong District Council
Lei Yue Mun Waterfront Enhancement Project

Purpose

This paper seeks members' views on the proposed scope of further enhancement works along the waterfront of Lei Yue Mun (LYM).

Background

2. To enhance and sustain Hong Kong's attractiveness as a premier tourist destination, the Tourism Commission (TC) has been implementing the Tourism District Enhancement Programme since 2000. LYM, being one of the most popular tourist spots in Hong Kong, has been identified for improvement under the Programme. In 2003, TC completed a number of improvement works in LYM which included renovation of the LYM Sitting-out Area, repaving of the footpath serving the seafood restaurants, construction of a 'Pai Lau', and provision of a taxi stand and coach laybys.

Proposed Scope of Further Enhancement Works

3. LYM is renowned for its pleasant waterfront ambience and excellent seafood. In order to leverage on its strengths and enhance its attractiveness, we plan to further improve the facilities along the waterfront area. The following project scope is proposed on the basis of our consultation with the local residents and businesses:

- (a) provision of a public landing facility near the seafood restaurants (three possible locations);
- (b) construction of a viewing platform near the existing lighthouse with a landmark sculpture; and
- (c) streetscape enhancement to complement (a) and (b).

4. A layout plan showing the proposed improvement works is at **Annex.**

Possible Locations for the Proposed Landing Facility

5. To ensure its effective use, the proposed landing facility should have a capacity to provide berthing for vessels up to 30 meters in length. Having taken into account other factors like site conditions, marine safety, proximity to the seafood restaurants and other attractions in LYM, availability of a suitable hinterland as holding area etc, three possible locations have been identified for constructing the facility as shown at **Annex**. A broad comparison is as follows:

	Location 1	Location 2	Location 3
Proposed type of landing facility taking into account site conditions and marine safety	Pier	Pier	Landing steps (same function as a pier)
Standard procedures for capital works : technical feasibility study, conceptual and detailed design, compliance with Foreshore and Seabed (Reclamations) Ordinance, public consultation, funding approval from LegCo, tender exercise etc.	About 28 months	About 28 months	About 28 months
Application of the statutory presumption against reclamation of the Harbour under the Protection of the Harbour Ordinance	Required (See Note)	Required (See Note)	Not required
Construction of landing facility	About 21 months	About 21 months	About 18 months
Timeframe	Difficult to estimate (See Note)	Difficult to estimate (See Note)	About 46 months

Note: On top of the standard procedures for capital works, Locations 1 and

2, which lie within the limit of the Victoria Harbour, are also subject to the statutory presumption against reclamation of the Harbour under the Protection of the Harbour Ordinance. Government must be satisfied that the “overriding public need” test as stipulated in the judgment of the Court of Final Appeal regarding reclamation within the Harbour has been met, before a proposal involving reclamation within the Harbour will be selected. In the absence of any precedent case, it is difficult to estimate the time required for establishing an “overriding public need”.

Tourism Merits

6. The Hong Kong Tourism Board (HKTB) fully supports the provision of a landing facility near the seafood restaurants in LYM to facilitate visitors’ access by sea thereby enriching their experience. According to HKTB’s initial assessment, the new landing facility can attract about 11,000 visitors to travel to LYM by sea for lunch or dinner per month, and up to 14,000 per month during the peak season. This compares to the existing monthly visitation of about 1,500 visitors only. At present, the Sam Ka Tsuen public pier is inconveniently located and heavily occupied for bulk loading and unloading of seafood produce, hence affecting its visitor-friendliness.

7. As regards the proposed viewing platform, it will provide an excellent vantage point for appreciating, under a leisurely atmosphere, the harbour view. As a welcoming feature for vessels passing through LYM Pass, the proposed sculpture on the viewing platform has potential to become a LYM landmark.

Advice Sought

8. Members are invited to:
- (a) comment on the proposed scope of the project as set out in paragraph 3 above; and
 - (b) agree on a location for the proposed landing facility based on the three options identified in paragraph 5 above.

Tourism Commission
Economic Development and Labour Bureau
19 May 2005

Lei Yue Mun Waterfront Enhancement Project - Layout Plan

Location (1)

Location (2)

Location (3)

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Locations (1), (2) and (3)
possible locations for proposed
public landing facility



Proposed streetscape
enhancement



Proposed viewing platform

Fairway

