

**For discussion
23 March 2020**

**Legislative Council
Panel on Economic Development**

Lei Yue Mun Waterfront Enhancement Project

PURPOSE

This paper briefs Members on our proposal to seek the Finance Committee (FC)'s approval of funding totalling \$268.1 million in money-of-the-day (MOD) prices and to upgrade the associated works items to Category (Cat) A for the implementation of the Lei Yue Mun Waterfront Enhancement Project (LYM Project) with a view to further enhancing the attractiveness of Lei Yue Mun (LYM) as a popular tourist attraction.

PROJECT SCOPE

2. The proposed works under the LYM Project will be funded under the Public Works Programme (PWP) Items **5444RO** and **3409RO**. The scope of works of the two PWP Items are as follows–

5444RO - construction of a public landing facility

- (a) construction of a public landing facility;
- (b) construction of a breakwater; and
- (c) structural improvement works to an existing viewing platform and a lookout point.

3409RO - development of a waterfront promenade and related improvement works

- (a) construction of a waterfront promenade and a new viewing platform;

- (b) beautification works to the existing viewing platform, five lookout points and other improvement works along LYM waterfront; and
- (c) improvement works to an existing LYM Rest Garden and open space.

3. The layout plan of the public landing facility and related marine works under **5444RO** is at **Enclosure 1**. The location plan cum site plans, and artist's impressions of the LYM Project under **3409RO** are at **Enclosures 2** and **3** respectively.

JUSTIFICATION

4. LYM is one of Hong Kong's most popular tourist spots. The LYM Project will improve the facilities along LYM waterfront. The proposed enhancement works include the construction of a new public landing facility, a breakwater, a promenade, a viewing platform; and beautification works to the existing viewing facilities, enabling visitors to experience the traditional fishing village while enjoying the enchanting seaview of the eastern coastal of Victoria Harbour. The design of LYM Project will also be embedded with the historical and cultural characteristics of LYM so as to provide visitors a diversified travelling experience. The LYM Project will also enhance various leisure and ancillary facilities in the area including the existing LYM Rest Garden and open space, thereby providing an ideal leisure environment for the community. Overall speaking, the LYM Project will further enhance the attractiveness of LYM with a view to creating a better visitor experience.

5. The LYM Project also aims at enhancing the connectivity and walkability of the waterfront area in LYM. In considering the provision of the new public landing facility, due account has been taken of the presence of the Sam Ka Tsuen ferry pier in Yau Tong and the berthings in the typhoon shelter. However, they are either too far away from the popular tourist attractions along LYM waterfront or could not accommodate large sight-seeing vessels. The proposed new public landing facility will provide visitors a convenient access to LYM waterfront for enjoyment of scenery. In the long run, LYM waterfront

may serve as an extended destination of the “water taxi”¹ service to be introduced by the Government. Moreover, with the completion of the planned public promenade at the Cha Kwo Ling, Yau Tong Bay and Yau Tong area, visitors will be able to gain access to LYM via a continuous promenade stretching from Kwun Tong Business Area.

FINANCIAL IMPLICATIONS

6. The proposed construction of a public landing facility as well as related marine works will be funded under PWP Item **5444RO** while the proposed development of a waterfront promenade as well as related improvement works will be funded under PWP Item **3409RO**. We estimate that the total costs in MOD prices of the proposed works are as follows -

PWP Item	\$ million (MOD)
(a) 5444RO - construction of a public landing facility	164.9
(b) 3409RO - development of a waterfront promenade and related improvement works	103.2
Total	268.1

PUBLIC CONSULTATION

7. Since 2005, the Government has carried out extensive consultation on the LYM Project to collect views of relevant stakeholders, including the Kwun Tong District Council (KTDC), green groups, the Hong Kong Off-shore Fishermen’s Association and the Sub-committee on Harbour Plan Review of the former Harbourfront Enhancement Committee. KTDC members expressed unanimous support for the LYM Project and urged the Government to implement the LYM Project as early as possible. The other consulted parties mentioned above also raised no in-principle objection to the LYM Project. KTDC and the local community were

¹ Currently, the proposed new public landing facility is not a calling point of “water taxi” licensed ferry. The feasibility of extending the short working trips of the “water taxi” licensed ferry service to the proposed new public landing facility in future depends on a combination of factors, including sea and berthing trial and passenger demand, etc.

consulted again on the latest progress of the LYM Project on 16 July 2019 and 23 August 2019 respectively. They showed unanimous support to the LYM Project and urged for its early implementation.

8. Upon the establishment of the Harbourfront Commission (HC) in July 2010, we were invited to discuss the LYM Project at the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (HC Task Force) under HC on 4 October 2010 and 12 January 2011. HC expressed views on the LYM Project and associated sewerage problem. Subsequently, with the completion of the Environmental Impact Assessment (EIA) study for the LYM Project conducted by the Civil Engineering and Development Department (CEDD) and the implementation of the construction works of Sewerage to LYM Village by the Drainage Services Department, we updated HC Task Force on the LYM Project on 24 September 2019 and Members of the HC Task Force expressed support to the LYM Project.

9. We gazetted the proposed works under the Foreshore and Seabed (Reclamations) Ordinance (Cap. 127) on 23 October 2009 and received 95 objections. After taking administrative steps to resolve the objections, 75 objections remained unresolved. The main grounds of objections concerned were related to public hygiene and safety, wastage of public resources, preservation of unique natural resources, and the capacity of LYM area in receiving a huge increase in number of tourists. To address these concerns, the Government has implemented various measures including the commencement of the construction works of Sewerage to LYM Village in November 2018 with a view to improving the water quality and the hygiene conditions in LYM; the completion of the EIA study in 2018 which has addressed the overall environmental impact of the LYM Project and proposed mitigation measures; as well as avoiding works to be carried out at the oyster shell beach, LYM lighthouse and rocky outcrop which are natural features located at the nearby coastal protection area. The concerns of the objections have thus been duly addressed. In February 2020, the Chief Executive in Council authorised the proposed works and the notice of authorisation was gazetted on 28 February 2020.

ENVIRONMENTAL IMPLICATIONS

10. The LYM Project is a designated project under Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499) and an environmental permit (EP) is required for the construction and operation of the LYM Project. In October 2018, the Director of Environmental

Protection approved the EIA report for the LYM Project with conditions under EIAO and an EP for construction and operation of the LYM Project was issued in December 2018. The EIA report concluded that the environmental impact of the LYM Project could be controlled to within acceptable levels under EIAO and the Technical Memorandum on EIA Process. We shall implement the measures recommended in the approved EIA report, and comply with the relevant conditions under the EP. The key measures to be implemented include use of closed grab dredger, control of dredging rate, deployment of silt curtains, erection of noise barriers and portable noise enclosure, translocation of affected coral colonies, and implementation of environmental monitoring and audit (EM&A) programme including those for water quality and noise during construction phase. We have included the cost of implementing the environmental mitigation measures as well as the EM&A programme in the overall project estimates under **3409RO** and **5444RO**.

11. At the planning and design stages, we have considered the design and construction sequence of the proposed works with a view to minimising generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste (e.g. excavated materials) on site or in other suitable construction sites as far as possible. We will also encourage the contractor to maximise the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further reduce the generation of construction waste.

12. We will require the contractor to submit for approval a plan setting out the waste management measures for the construction stage, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site will comply with the approved plan and require the contractor to separate inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will also control the disposal of inert and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

HERITAGE IMPLICATIONS

13. The LYM Project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded heritage site or buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

14. The LYM Project does not require resumption of private land.

MARINE TRAFFIC IMPLICATIONS

15. Upon commissioning, the new public landing facility will provide an additional berthing point for vessels up to 30 metres (m) long with a draft of 3m at LYM.

BACKGROUND

16. LYM, being one of Hong Kong's most popular tourist spots, has been identified for improvement. In 2003, the Tourism Commission (TC) implemented a number of minor improvements works in LYM. In 2004, the LYM community approached the Government urging further action to revitalise the area, including the construction of a public landing facility to facilitate access by leisure boats. Both TC and the Hong Kong Tourism Board considered that the proposal would help promote tourism in Hong Kong. In response to the request of the LYM community, TC introduced the LYM Project in 2005 with a view to further enhancing the facilities along the LYM waterfront. The LYM Project was also covered in the Policy Agenda 2005-2006.

17. The original PWP Item for the LYM Project was **3409RO** under the vote controllership of the Architectural Services Department (ArchSD), which was upgraded to Cat B in December 2005. Subsequently in October 2011, the proposed works of the LYM Project was split into PWP Items **5444RO** and **3409RO** under the vote controllership by CEDD and ArchSD respectively, so as to differentiate CEDD's responsible works for the construction of a public landing facility under the LYM Project.

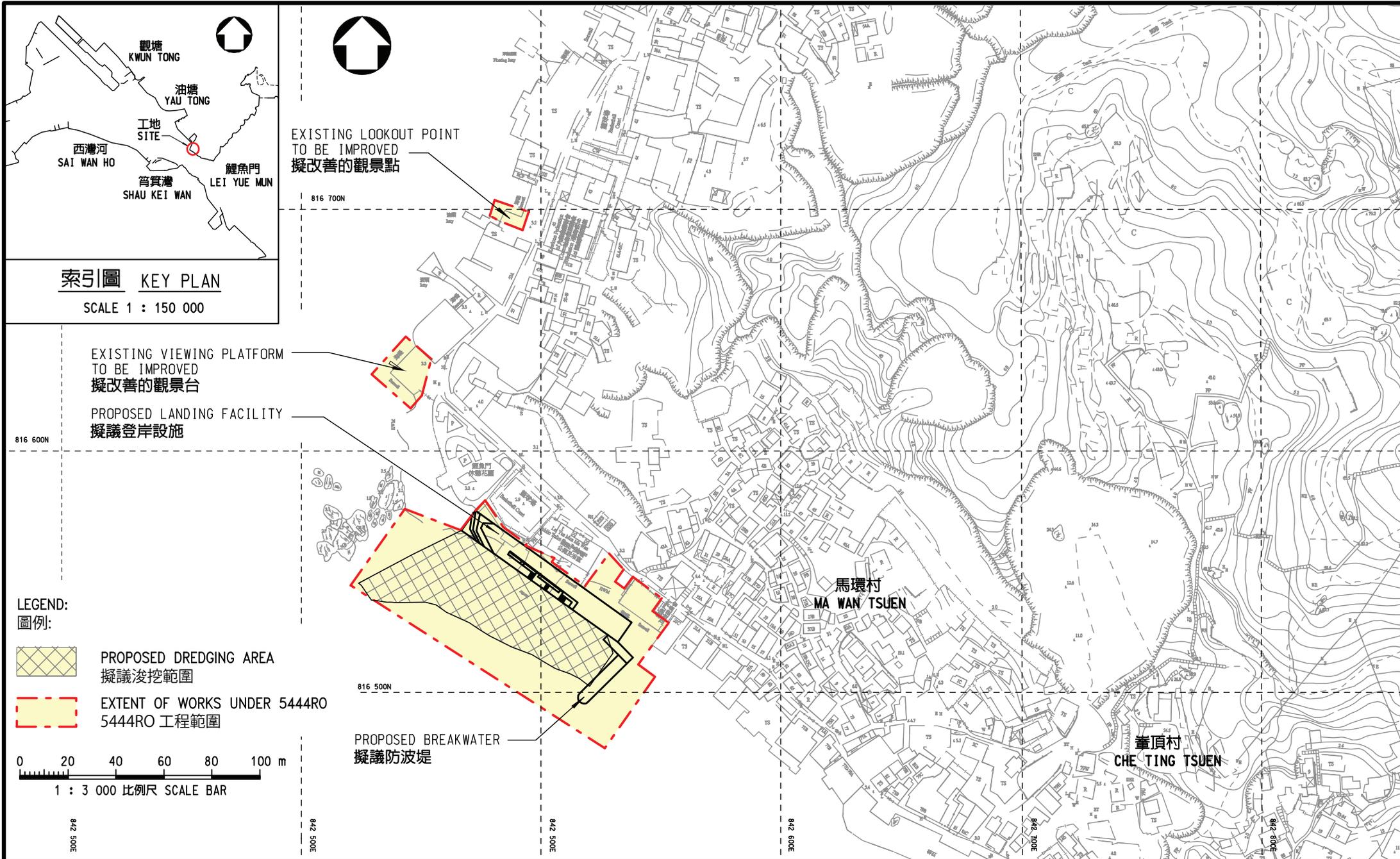
18. CEDD engaged consultants to undertake preliminary environmental review and an EIA, marine and land traffic impact assessment; and contractors to undertake ground investigation works, at a total cost of about \$9.0 million, chargeable to Capital Works Reserve Fund (CWRF) block allocation **Head 705 Subhead 5101CX** "Civil engineering works, studies and investigation for items in Cat D of PWP". Detailed design under **5444RO** was undertaken by in-house resources of CEDD.

19. ArchSD engaged consultants to carry out services including site investigation, topographic and tree survey, underground utility mapping, architectural lead consultancy and quantity surveying consultancy services. The total cost of these services was about \$7.4 million. It was funded under CWRP block allocation **Head 703 Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fee for items in Cat D of PWP”.

WAY FORWARD

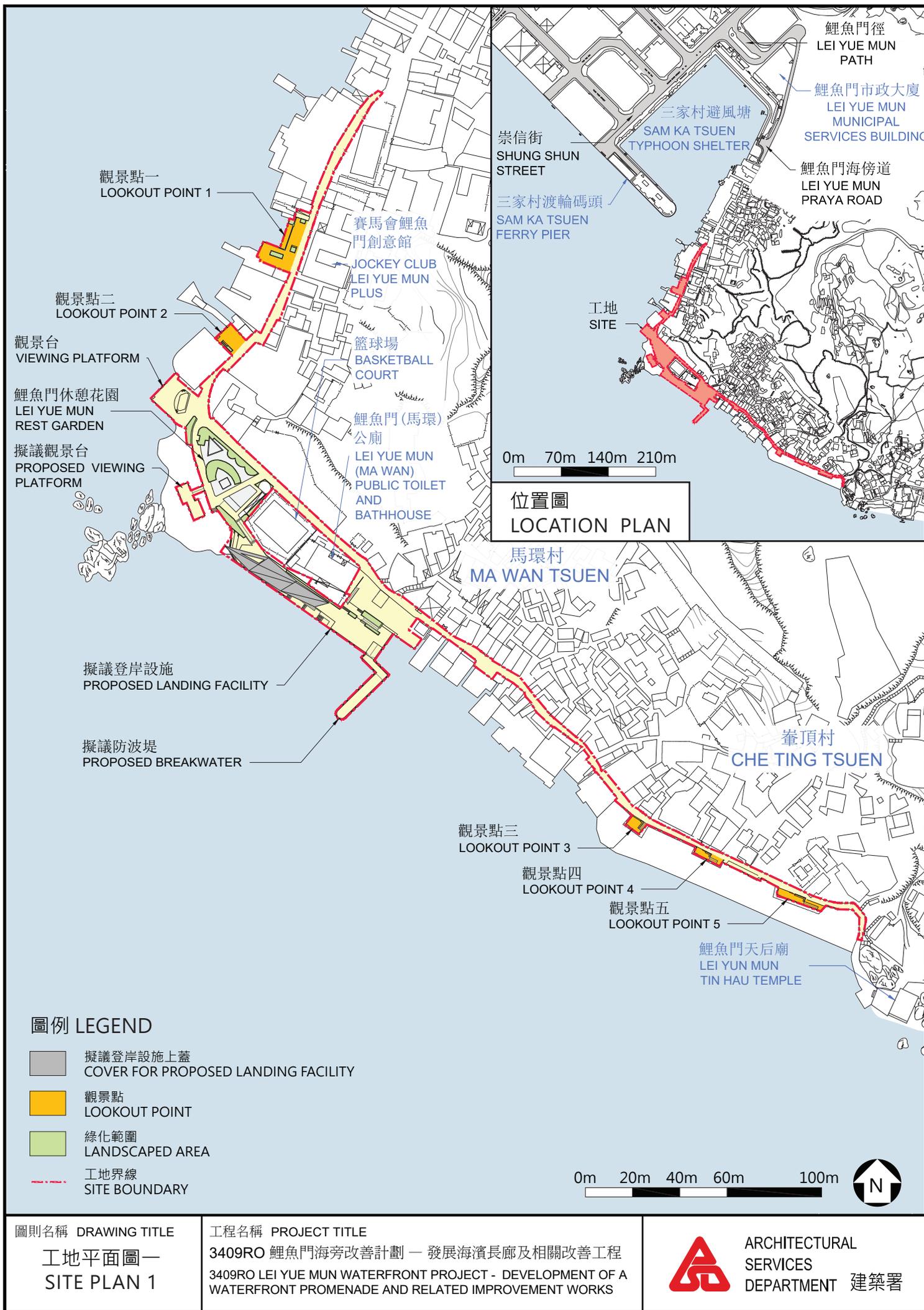
20. We plan to seek funding approval from FC for the proposed works (i.e. items under **3409RO** and **5444RO**) and to upgrade the associated works to Cat A after consulting the Public Works Subcommittee. We plan to commence the construction works in the fourth quarter of 2020 for completion in phases from the second quarter of 2022 to the fourth quarter of 2024. Members are invited to comment on the proposed funding application.

**Tourism Commission
Commerce and Economic Development Bureau
Architectural Services Department
Civil Engineering and Development Department
March 2020**



工程名稱
PROJECT TITLE 5444RO 鯉魚門海旁改善計劃 — 公眾登岸設施建造工程
5444RO LEI YUE MUN WATERFRONT ENHANCEMENT PROJECT
— CONSTRUCTION OF A PUBLIC LANDING FACILITY

圖則名稱
DRAWING TITLE 5444RO公眾登岸設施及相關海事工程平面圖
LAYOUT PLAN OF PUBLIC LANDING FACILITY AND
RELATED MARINE WORKS UNDER 5444RO



圖例 LEGEND

- 擬議登岸設施上蓋
COVER FOR PROPOSED LANDING FACILITY
- 觀景點
LOOKOUT POINT
- 綠化範圍
LANDSCAPED AREA
- 工地界線
SITE BOUNDARY

圖則名稱 DRAWING TITLE
工地平面圖—
SITE PLAN 1

工程名稱 PROJECT TITLE
3409RO 鯉魚門海旁改善計劃 — 發展海濱長廊及相關改善工程
3409RO LEI YUE MUN WATERFRONT PROJECT - DEVELOPMENT OF A
WATERFRONT PROMENADE AND RELATED IMPROVEMENT WORKS



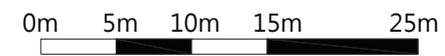
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SERVICES
DEPARTMENT 建築署



圖例 LEGEND

- 綠化範圍 LANDSCAPED AREA
- 工地界線 SITE BOUNDARY

續工地平面圖三
TO BE CONTINUED
IN SITE PLAN 3



圖則名稱 DRAWING TITLE

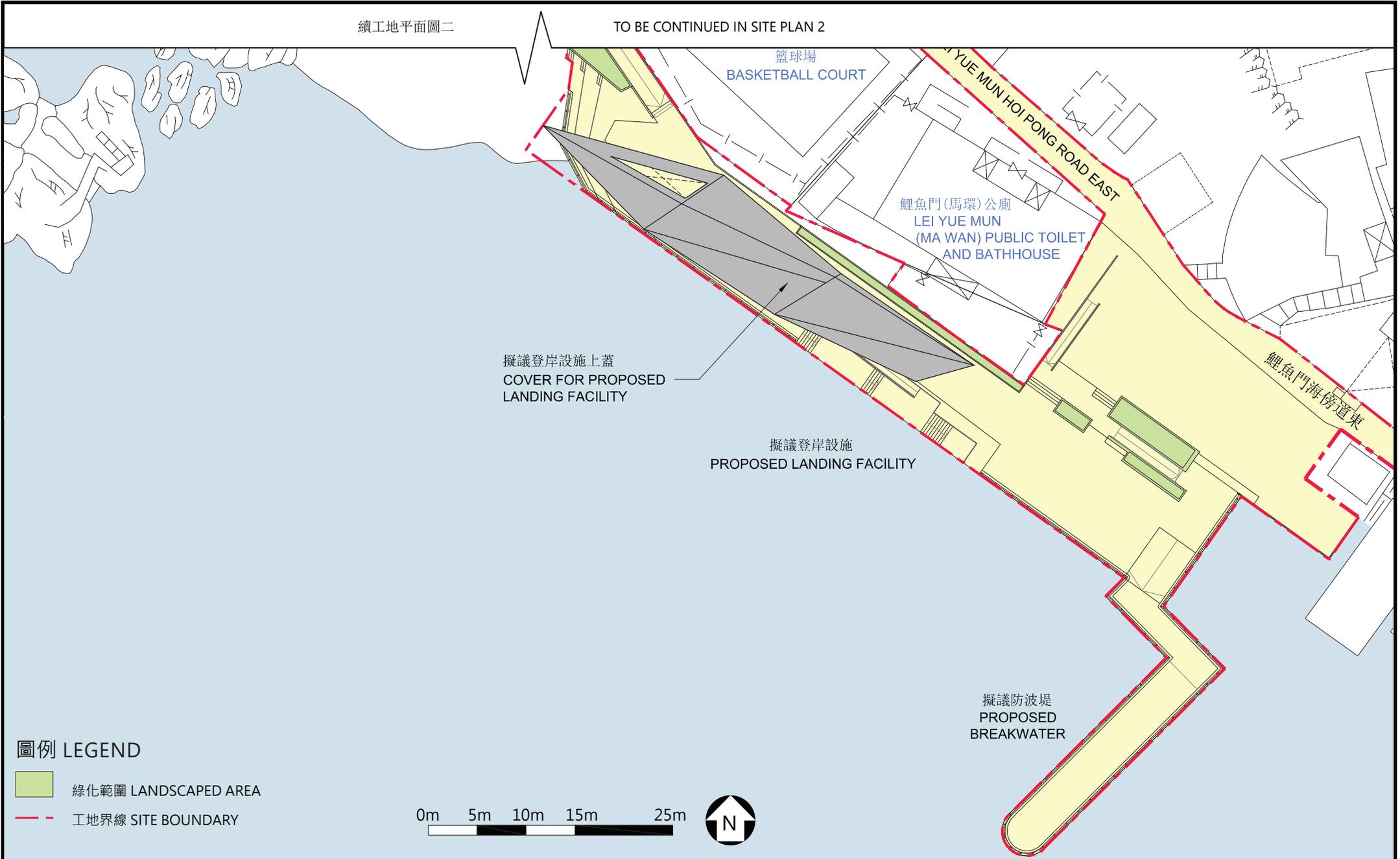
工地平面圖二
SITE PLAN 2

工程名稱 PROJECT TITLE

3409RO 鯉魚門海旁改善計劃 — 發展海濱長廊及相關改善工程
3409RO LEI YUE MUN WATERFRONT PROJECT - DEVELOPMENT OF A
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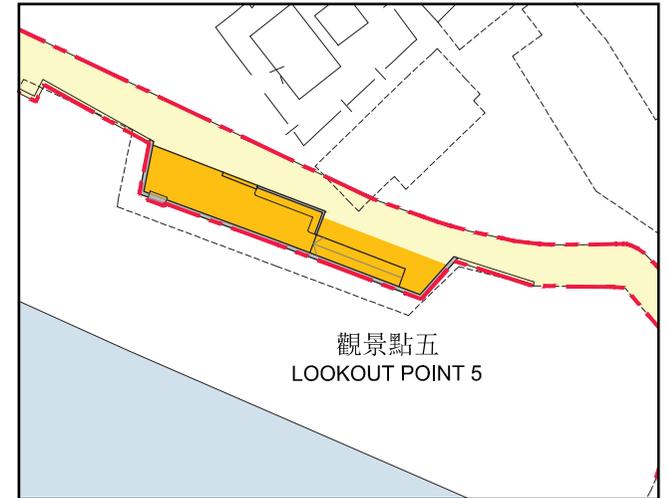
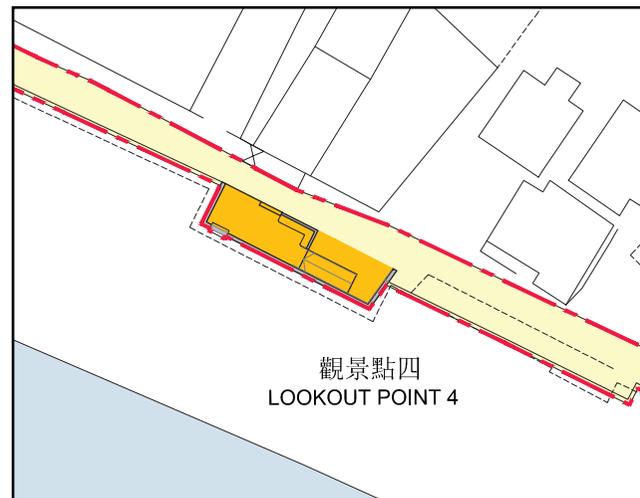
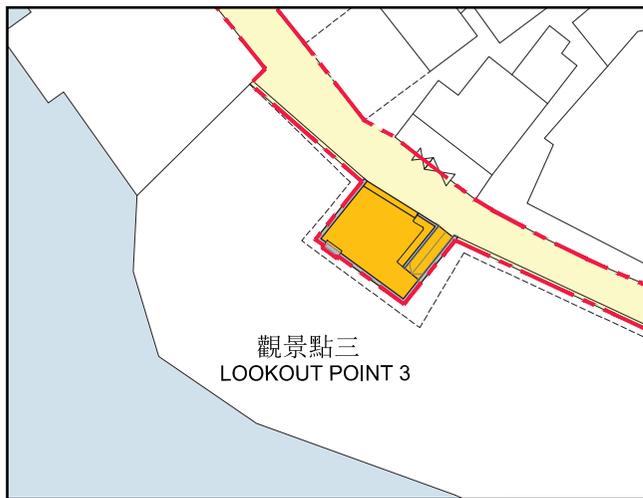
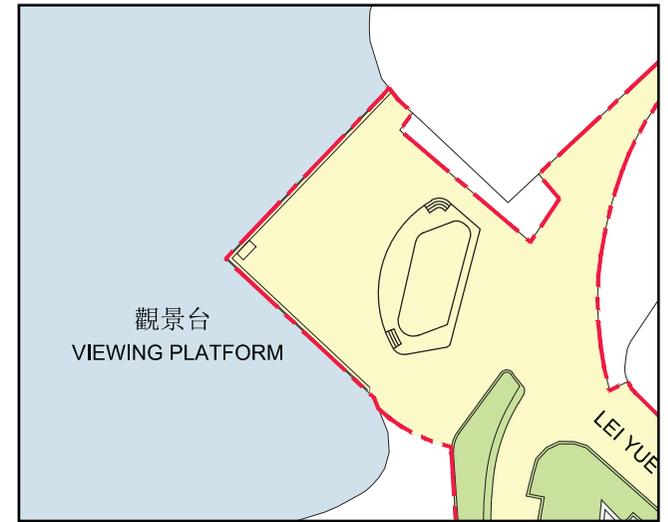
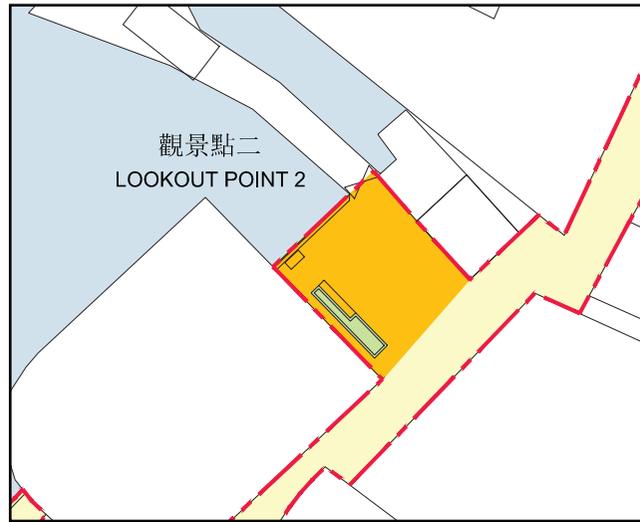
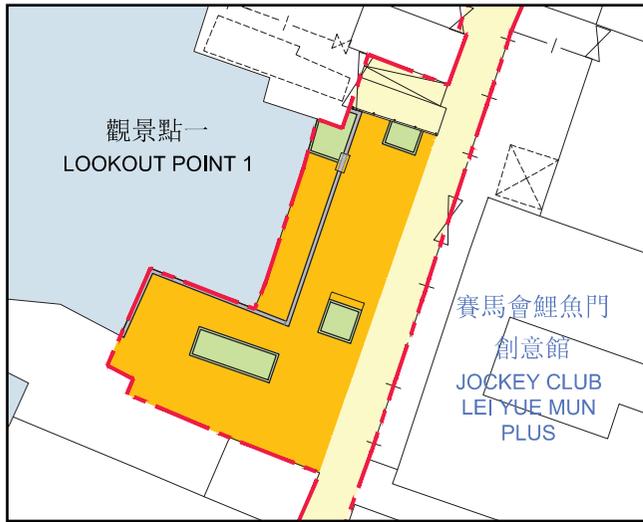
工地平面圖三
SITE PLAN 3

工程名稱 PROJECT TITLE

3409RO 鯉魚門海旁改善計劃 — 發展海濱長廊及相關改善工程
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圖例 LEGEND

-  綠化範圍 LANDSCAPED AREA
-  工地界線 SITE BOUNDARY
-  觀景點 LOOKOUT POINT



圖則名稱 DRAWING TITLE

工地平面圖四
SITE PLAN 4

工程名稱 PROJECT TITLE

3409RO 鯉魚門海旁改善計劃 — 發展海濱長廊及相關改善工程
3409RO LEI YUE MUN WATERFRONT PROJECT - DEVELOPMENT OF A
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從南面望向擬議登岸設施及擬議觀景台的構思透視圖
PERSPECTIVE VIEW OF THE PROPOSED LANDING
FACILITY AND PROPOSED VIEWING PLATFORM FROM
SOUTH DIRECTION (ARTIST'S IMPRESSION)

圖則名稱 DRAWING TITLE

構思圖一
ARTIST'S IMPRESSION 1

工程名稱 PROJECT TITLE

3409RO 鯉魚門海旁改善計劃 — 發展海濱長廊及相關改善工程
3409RO LEI YUE MUN WATERFRONT PROJECT - DEVELOPMENT OF A
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觀景點一的構思透視圖
PERSPECTIVE VIEW OF LOOKOUT POINT 1



觀景點二的構思透視圖
PERSPECTIVE VIEW OF LOOKOUT POINT 2



觀景台的構思透視圖
PERSPECTIVE VIEW OF VIEWING PLATFORM



觀景點三的構思透視圖
PERSPECTIVE VIEW OF LOOKOUT POINT 3



觀景點四的構思透視圖
PERSPECTIVE VIEW OF LOOKOUT POINT 4



觀景點五的構思透視圖
PERSPECTIVE VIEW OF LOOKOUT POINT 5

圖則名稱 DRAWING TITLE

構思圖二

ARTIST'S IMPRESSION 2

工程名稱 PROJECT TITLE

3409RO 鯉魚門海旁改善計劃 — 發展海濱長廊及相關改善工程
3409RO LEI YUE MUN WATERFRONT PROJECT - DEVELOPMENT OF A
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