

Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 4 October 2010

TFK/02/2010

Lei Yue Mun Waterfront Enhancement Project

PURPOSE

This paper aims to brief Members about the Lei Yue Mun (LYM) Waterfront Enhancement Project.

BACKGROUND

2. LYM has a rich heritage as a former fishing village and is conveniently situated near the urban area. With its rustic setting and famous seafood cuisine, LYM is popular with both visitors and locals. In 2003, the Tourism Commission (TC) completed a series of minor improvement works in LYM, including 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.

3. To further enhance the attractiveness of LYM and respond to the aspirations of local residents and business operators, TC plans to further improve the facilities along the LYM waterfront area.

DESIGN FEATURES

4. The key features of the LYM Waterfront Enhancement Project include:

- (a) construction of a public landing facility, a breakwater, a waterfront promenade and five lookout points along the LYM waterfront;
- (b) construction of a new viewing terrace; and
- (c) other streetscape improvement and landscaping works, such

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as the provision of additional greening and ocean-themed mosaic tiles along the footpath.

The design scheme is at **Annex**.

5. In drawing up the design scheme, the works departments have conducted relevant environmental review, ecological and fisheries impact assessment and marine traffic impact assessment to ensure that the proposed works comply with various technical and environmental requirements. In addition, we have tried to minimize the number of squatters that may be affected so as to reduce the impact on the community. Affected residents who are eligible will be rehoused in accordance with government's rehousing policy. At the construction stage, we will also formulate suitable mitigation measures to minimize the impact of the project works on surrounding environment and inconvenience to the public.

PUBLIC ENGAGEMENT

6. We submitted the project framework to the Kwun Tong District Council (KTDC) for comments in May 2005. KTDC supported the proposal and selected the area east of the LYM Lighthouse as the site for the landing facility. We further presented the conceptual design and design features of the Project to KTDC in May 2007, May 2008 and March 2010. KTDC expressed unanimous support on each occasion, and urged for early implementation of the project. Separately, we have consulted other relevant stakeholders, including green groups and fishermen, on the design and scope of the Project, and arranged a consultation session for LYM residents in December 2008.

7. In September 2008, we presented the conceptual design of the Project to the Sub-committee on Harbour Plan Review of the former Harbourfront Enhancement Committee. Members of the Sub-committee generally considered that the existing natural setting of LYM with its rocky shoreline was very attractive and should be respected, and that there was no apparent merit to introduce artificial elements to the area. Taking into consideration the views expressed, the works departments have suitably

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adjusted the design of the Project, with a view to preserving the indigenous character of LYM as a fishing village as far as possible.

LATEST POSITION

8. Gazettal for the Project was made in October 2009 under the Town Planning Ordinance and Foreshore & Seabed (Reclamations) Ordinance respectively, in response to which a total of 190 representations were received. These representations focused mainly on the hygiene and sewerage treatment problems in LYM, and the preservation of the rocky beach in the area. At the Town Planning Board (TPB) hearing on the representations held in April 2010, TPB members expressed concern over the hygiene and sewerage treatment problems in LYM area. TPB eventually decided not to uphold the representations, but asked that the Government should take proactive measures to address these problems.

9. In response to TPB's comments, the Environmental Protection Department and Drainage Services Department would commission a consultancy study to consider long-term solutions to the demand for sewage facilities in LYM. The study is expected to start by the end of this year and would complete in about 15 months. The scope of study would include identifying all water pollution sources in the LYM Village, and assessing the flows and characteristic of the pollution loads; reviewing and assessing the effectiveness of the existing sewerage facilities in the village; identifying and evaluating feasible interim improvement measures for reducing water pollution and long-term foul sewerage systems in the village; and recommending the preferred options and formulating the implementation scheme for sewerage works. As an interim mitigating measure, we will construct an underground septic tank adjacent to the site of the landing facility planned under the project. The septic tank will provide a disposal system for tackling the foul water in a surface channel cutting across the site. This would help ease pollution caused by raw sewerage in the open drain and, pending the implementation of long-term solutions, would bring about improvement to the hygienic condition of the area.

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10. Members are invited to note the design and progress of the Lei Yue Mun Waterfront Enhancement Project.

**Tourism Commission
October 2010**

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