

For information

**Legislative Council
Panel on Development**

**The Revitalisation of Tai O:
Design competition and proposals for
early implementation of improvement works**

Purpose

This paper informs Members of the Design Competition for the Revitalisation of Tai O and proposals for early implementation of improvement works in Tai O.

Background

2. Tai O lies on a low lying coastal area on the western side of Lantau Island. It is an old fishing village characterised mainly with stilted structures and village settlement along the banks of Tai O River. Natural heritage of Tai O includes Po Chue Tam (egretry), disused salt pans, mangrove areas and reedbeds. Built heritage includes stilted structures, the Old Tai O Police Station, North Lantau Stone Obelisk, Kwan Tai Temple, Hung Shing Temple, Yeung Hau Temple, Lung Ngam Monastery, Wah Kwong Temple, Tin Hau Temple and Sun Ki Bridge. Among these, the Old Tai O Police Station, a Grade III historic building, is one of the Government historic buildings included in the 'Revitalising Historic Buildings through Partnership Scheme' announced by the Chief Executive in his 2007-08 Policy Address.

3. In June 2007, the Government commissioned a consultancy, the Feasibility Study on Improvement Works for Tai O, to examine in detail the feasibility of various proposals for revitalising Tai O. The objective of the revitalising strategy is to rejuvenate the fishing village of Tai O whilst retaining its character. During the Study, we have through a public forum and various channels gathered views of the community on the preliminary concepts. There was general public support for early implementation of the revitalisation plan for Tai O. Valuable views in respect of development proposals were also heard.

Design Competition for the Revitalisation of Tai O

4. In line with the Government policy on heritage and nature conservation, we propose to apply a holistic revitalisation approach with an emphasis on heritage conservation in taking forward the improvement programme in Tai O because it is rich in natural and cultural heritage. With the support of the Tai O Rural Committee, five professional institutes namely The Hong Kong Institute of Architects, The Hong Kong Institution of Engineers, The Hong Kong Institute of Landscape Architects, Hong Kong Institute of Planners, The Hong Kong Institute of Surveyors and other interested groups (The Conservancy Association, Green Power and Hong Kong Young Women's Christian Association), we decided to launch a comprehensive public engagement exercise and invite innovative input from different sectors on how to achieve a holistic plan and implementation strategy to revitalise Tai O for the benefit of local residents and for the enjoyment and appreciation of local and tourists.

5. To ensure the sustainability of the development of Tai O, we propose that the competition should accord importance to the hardware such as the provision of new/revitalised public facilities, structural additions to the existing built environment, landscaping, signage, etc., as well as the software such as the involvement of local residents and non-governmental organisations providing service in the area, the establishment of social enterprises, etc. Apart from resorting to new/revitalised public works projects to implement the plan, consideration will be given to utilising other existing public resources including the Old Tai O Police Station and vacant public housing flats in Tin Lee House of Lung Tin Estate.

6. The competition is divided into two groups. The Professional Group competition is open to all full/professional/fellow members of The Hong Kong Institute of Architects, The Hong Kong Institution of Engineers, The Hong Kong Institute of Landscape Architects, Hong Kong Institute of Planners and The Hong Kong Institute of Surveyors as well as professionals in the aforementioned categories who are registered in a place of practice outside Hong Kong. The Open Group competition is open to the general public except professionals in the aforementioned categories.

7. All entries to the competition will be assessed by an independent panel of jurors comprising -

Mr LEE Chi-fung	Chairman, Tai O Rural Committee and Member, Islands District Council
Prof David LUNG Ping-yee	Chairman, Land and Building Advisory Committee
Prof Hon Patrick LAU Sau-shing	Member, Legislative Council

Prof LAM Kin-che	Chairman, Advisory Council on the Environment
Ir Otto POON Lok-to	Member, Council for Sustainable Development
Ms Gilly WONG Fung-han	General Manager, Destination Marketing, Hong Kong Tourism Board
Dr LIU Tik-sang	Director, South China Research Center, The Hong Kong University of Science and Technology
Reserve members:	
Ir Dr Greg WONG Chak-yan	Member, Town Planning Board
Mr WONG Fuk-kan	Member, Islands District Council

Entries will be assessed on originality, creativity, appropriateness and effectiveness against the following criteria:

Design quality and sustainability

- Culture and heritage conservation
- Environmental and ecological enhancement
- Architectural and spatial quality
- Sustainable community development
- Local economy development
- Tourist attraction enhancement

Practicality

- Feasibility of implementation
- Community acceptance

Community safety

- Access for fire fighting and rescue
- Flood protection

An exhibition will be organised to invite public comments on the entries. The comments received will be put to the jury panel for reference in assessment on community acceptance of the exhibited entries.

8. The competition will be launched on 19 March 2008. It will last for about three months and we expect to be able to announce the result of the competition by August 2008. The competition will provide major input to the work of the consultant under the Feasibility Study on Improvement Works for Tai O in the next phases, with the use or adoption of all or part of the entries for the competition as appropriate.

9. A leaflet introducing the competition is at Annex A.

Proposals for early implementation of improvement works

10. In the meantime, we have identified, with the advice of the Tai O Rural Committee, a number of proposals of improvement works to cater for the more imminent needs of the local community of Tai O. These proposals include the improvement of pedestrian safety facilities at the Tai O Public Transport Terminus, the development of a coach park in Yim Tin, a pilot scheme for restoring disused salt pans, the beautification of fences east of the mangrove area, the installation of telescopes at the dolphin-watching pavilions at Fu Shan and Kau San Tei, and the implementation of interim flood protection works to protect flood prone areas on Wing On Street. Details of the above proposals are at Annex B. The project for beautifying the fences has commenced this month and the telescopes at the pavilions will be installed shortly. The remaining proposals require more time for pre-commencement planning and design works. We plan to commence these proposals in early 2009 for progressive completion by early 2010.

Development Bureau
March 2008

Design Competition **活** for the Revitalisation of Tai O **化**

大澳

設計比賽



合辦機構 Co-Organisers



比賽目的

徵求創新的意念，以制訂全面的活化大澳計劃和實施策略，使該區成為區內外人士生活和消閒的好地方，最終令當地居民受惠。

比賽組別及獎項

專業組

公開予香港所有建築師、工程師、園境師、規劃師及測量師學會的所有會員、專業會員及資深會員參加，以及非本地註冊的上述業界人士參加

優勝作品 (三名)： 第一名可獲得港幣220,000元現金券及獎狀乙張
第二名可獲得港幣120,000元現金券及獎狀乙張
第三名可獲得港幣60,000元現金券及獎狀乙張

優異作品 (五名)： 各可獲得港幣10,000元現金券及獎狀乙張

公開組

公開予任何人事參加 (除專業組人士之外)

優勝作品 (三名)： 各可獲得港幣10,000元現金券及獎狀乙張

優異作品 (五名)： 各可獲得獎座及獎狀乙張

比賽時間表

2008年3月19日	報名開始
2008年4月21日	報名結束
2008年4月	實地參觀
2008年5月1日	截止遞交比賽提問
2008年5月10日	最後回答提問日期
2008年6月30日	截止遞交比賽作品
2008年7、8月	評審比賽作品、比賽作品的公開展覽
2008年8月	公佈賽果

遞交參賽作品

參賽作品必須於2008年6月24日至6月30日上午九時至下午五時，寄達或親遞至：

香港北角渣華道333號北角政府合署13樓
土木工程拓展署港島及離島拓展處
龔啟熾先生收

評審委員會

所有作品會經由評審委員會評審。評審委員會由下列人士組成：

大澳鄉事委員會主席、離島區議會議員
土地及建設委員會主席
立法會議員
環境諮詢委員會主席
可持續發展委員會成員
香港旅遊發展局市場推廣總經理
香港科技大學華南研究中心主任

李志峰先生
龍炳堅教授
劉秀成教授
蘇健敏教授
潘樂陶先生
高鳳嫻女士
廖迪生博士

候補評審委員：

城市規劃委員會成員
離島區議會 (大嶼山選區) 議員

蕭澤康博士
黃福眼先生

包括下列成員的技術委員會，將會協助評審委員會的工作：

香港建築師學會
香港工程師學會
香港園境師學會
香港規劃師學會
香港測量師學會

評審條件

評審委員會將會按下列的條件，評審各參賽作品的原創性、創意、適用性和實效性：

- 文物保育
- 提升環境及生態
- 建築和空間質素
- 社區可持續發展
- 社區經濟發展
- 提高旅遊吸引力
- 實施的可行性
- 社區接受程度
- 消防和救援通道
- 防洪措施

比賽文件

比賽文件及參賽報名表格可於比賽網址 www.designcompetition-tai-o.com 下載，亦可於下列地點索取：

土木工程拓展署
香港北角渣華道333號北角政府合署13樓
規劃署
新界沙田上禾輋路1號沙田政府合署15樓
離島民政事務處
香港中環統一碼頭道38號海港政府大樓20字樓
大澳鄉事委員會
大嶼山大澳街市街29號
曾文彪建築師有限公司 (比賽專業顧問)
香港中環德輔道中210號匯豐大廈16樓A室

查詢

網址：www.designcompetition-tai-o.com
傳真：2577 5040
電郵：kylam@cedd.gov.hk

投入新意念 大澳美展現
New Ideas for Revitalising Tai O

Purpose of the Competition

To invite innovative input on how to achieve a holistic plan and implementation strategy to revitalise Tai O for the benefit of local residents and for the enjoyment and appreciation of locals and tourists alike.

Categories of Entries

Professional Group

The Professional Group Competition is open to all full / professional / fellow members of the professional institutes of architects, engineers, landscape architects, planners and surveyors in Hong Kong, as well as professionals registered in a place of practice outside Hong Kong.

3 winning entries:

HK\$220,000 cash coupon and certificate for the 1st prize
HK\$120,000 cash coupon and certificate for the 2nd prize
HK\$60,000 cash coupon and certificate for the 3rd prize

5 merit entries:

Each HK\$10,000 cash coupon and certificate

Open Group

The Open Group competition is open to the general public (other than professionals in the Professional Group).

3 winning entries: Each HK\$10,000 cash coupon and certificate
5 merit entries: Each plate and certificate

Competition Schedule

19 March 2008	Registration opens
21 April 2008	Registration closes
April 2008	Site tour
1 May 2008	Deadline for submission of enquiries by participants
10 May 2008	Last day for answers to enquiries by participants
30 June 2008	Deadline for submission of entries
July & August 2008	Jury assessment
	Exhibition of entries
August 2008	Announcement of results

Entry Submission

Entries can be sent by post or delivered by hand, and must reach the following address from 9:00 am to 5:00 pm between 24 June 2008 and 30 June 2008:

Mr Henry K Y Lam
Hong Kong Island and Islands Development Office
Civil Engineering and Development Department
13/F. North Point Government Offices
333 Java Road, North Point

The Jury

Entry submissions will be assessed by a Jury Panel comprising the following members :

Mr LEE Chi-fung
Chairman, Tai O Rural Committee and Member, Islands District Council

Professor David LUNG Ping-ye
Chairman, Land and Building Advisory Committee

Professor Hon Patrick LAU Sau-shing
Member, Legislative Council

Professor LAM Kin-che
Chairman, Advisory Council on the Environment

Ir Otto POON Lok-to
Member, Council for Sustainable Development

Ms Gilly WONG Fung-han
General Manager (Destination Marketing), Hong Kong Tourism Board

Dr LIU Tik-sang
Director, South China Research Center, The Hong Kong University of Science and Technology

Reserve members:

Ir Dr Greg WONG Chak-yan
Member, Town Planning Board

Mr WONG Fuk-kan
Member (Lantau constituency), Islands District Council

The Jury will be assisted by a Technical Committee with representatives nominated by the following professional institutes :

The Hong Kong Institute of Architects
The Hong Kong Institution of Engineers
The Hong Kong Institute of Landscape Architects
Hong Kong Institute of Planners
The Hong Kong Institute of Surveyors

Assessment Criteria

Entries will be assessed on originality, creativity, appropriateness and effectiveness against the following criteria:

- Culture and heritage conservation
- Environmental and ecological enhancement
- Architectural and spatial quality
- Sustainable community development
- Local economy development
- Tourist attraction enhancement
- Feasibility of implementation
- Community acceptance
- Access for fire fighting and rescue
- Flood protection

Competition Document

Competition document and registration form are available at the competition website www.designcompetition-taio.com and from the following offices:

Civil Engineering and Development Department, HKSARG

13/F., North Point Government Offices, 333 Java Rd., North Point, HK

Planning Department, HKSARG

15/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

Islands District Office, HKSARG

20/F., Harbour Building, 38 Pier Road, Central, HK

Tai O Rural Committee

29, Market Street, Tai O, Lantau Island

TMB Architects Ltd. (Professional Advisor)

Office A, 16/F., Ngan House, 210 Des Voeux Road Central, HK

Enquiry

Website : www.designcompetition-taio.com
Fax : 2577 5040
Email : kylam@cedd.gov.hk



Details of Proposals for Early Implementation in Tai O

1. Replacement of the existing chain-link fence with amenity railings

Tai O residents have been suggesting to remove the chain-link fence to the east of the mangrove planting area as it is not considered compatible with the view of the mangroves. Having consulted the locals, we commenced the work in March 2008 to replace the fence with new amenity railings similar to the existing railings on the waterfront promenade.

2. Provision of telescopes at the existing pavilions

The two existing pavilions at Fu Shan and Kau San Tei are popular spots to Tai O locals and visitors alike for watching dolphins. To facilitate sightseeing and dolphin watching, we will commence work around mid-2008 to install telescopes at the two pavilions.



Pavilions at Fu Shan (left) and Kau San Tei (right)

3. Pilot scheme for restoration of a disused salt pan

Tai O Rural Committee has proposed to restore a disused salt pan in the east of Sun Ki Street opposite Yeung Hau Temple. Planning and preliminary design work for the restoration is being carried out in conjunction with a former salt-worker in Tai O and specialists who are familiar with the history of Tai O and the salt-making process. The area of salt pan to be restored is approximately 3 000 m². An observation area will be constructed next to the pan in the form of a boardwalk for visitors to observe the salt-making process. It is intended that the scheme be operated by a non-governmental organisation.



Existing condition of the proposed salt pan to be restored

4. Improvement of the public transport terminus

The existing public transport terminus at the entrance of Tai O, which serves franchised buses, taxis, private and goods vehicles, motorcycles and coaches, is very crowded during busy periods. The lack of separation between users (in particular coaches and waiting and alighting passengers) has given rise to safety concerns.

An interim design of the terminus has been carried out and a re-arrangement planned to achieve the following -

- a separate waiting area for coach passengers;
- different areas for coach drop off/pick up, private and goods vehicle parking, goods loading/unloading and bus terminus and taxi rank; and
- temporary parking in Yim Tin for coaches waiting for the return of tour groups to the terminus (item 5 below).



Waiting passengers at the existing public transport terminus

5. A new coach park at Yim Tin

12 coach parking spaces will be provided on the vacant government land at Yim Tin for temporary parking of coaches which drop off and pick up passengers at the re-arranged public transport terminus. The proposed layout of the coach park will avoid the removal or transplantation of significant trees and has a simple left-in and left-out coach circulation from existing roads to avoid traffic

disruption. For the convenience of coach drivers, a covered sitting area will be provided and the coach park will be close to the existing toilet facilities.



Existing vacant land at Yim Tin



Proposed coach park

6. Construction of a riverwall at Yat Chung

To help alleviate the flooding problem in Wing On Street which occurs during extremely high tide and storm surge, a riverwall running along Yat Chung parallel to Wing On Street is planned to be built. Raised platforms will be built from the two ends of the riverwall to prevent the ingress of seawater. Stormwater falling within the enclosed area will be diverted through the existing drainage channels to flood pumping stations for subsequent discharge.



Alignment of the proposed riverwall and raised platforms



Photomontage of the riverwall after completion

To give a level of protection adequate for the highest level of flood recorded (July 2000 during the passage of Typhoon Utor), the riverwall will be built to be approximately 60 cm higher than the typical level of Wing On Street (which is

around +3mPD). No public walkway will be provided on the riverwall.

Civil Engineering and Development Department
March 2008