

LegCo Panel on Transport

Public Transport Interchanges at Hang Hau Station, Tseung Kwan O Station and Tiu Keng Leng Station of the MTR Tseung Kwan O Extension

PURPOSE

This paper briefs Member on the plan of the Administration to make a submission to the Public Works Subcommittee of the Legislative Council for the upgrading of the proposed public transport interchanges (PTIs) at Hang Hau (HAH) Station, Tseung Kwan O (TKO) Station and Tiu Keng Leng (TKL) Station of the MTR Tseung Kwan O Extension (TKE) to Category A of the Public Works Programme.

BACKGROUND INFORMATION

2. The population of Hang Hau, TKO Town Centre (in the vicinity of Area 56) and Tiu Keng Leng in TKO is forecast to increase to about 84,000, 142,000 and 80,000 respectively by 2011. To meet the increase in demand for public transport interchange in these areas, we need to construct the three proposed PTIs to provide sufficient facilities for passengers to change between the MTR TKE and buses and green minibuses, and for loading/unloading for taxis and general vehicles.

3. The Government authorized the MTR TKE project in October 1998 and the MTR Corporation Limited (MTRCL) subsequently started construction in end 1998. The first phase of MTR TKE including the HAH, TKO and TKL Stations will be commissioned in end 2002. We need to provide the three proposed PTIs in time for the opening the MTR TKE.

4. To avoid interface problems and to ensure timely completion of the proposed PTIs, we will entrust the design and construction of the PTIs to MTRCL as part of the land grant for the associated property developments at HAH, TKO and TKL Stations.

PROPOSAL

5. We propose to upgrade **188CL** and **72TI** to Category A of the Public Works Programme to cover the design and construction of :-

- (a) **188CL**: a PTI with 7 bays at HAH Station in Area 38 of TKO;

- (b) **72TI:** a PTI with 9 bays at TKO Station in Area 56 of TKO;
and
- (c) **72TI:** a PTI with 9 bays at TKL Station in Area 73 of TKO.

A site plan of the PTIs at HAH Station, and TKO and TKL Stations are at Enclosures 1 and 2 respectively. Layout plans of the three PTIs are at Enclosures 3, 4 and 5 respectively.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the proposed works under **188CL** (for the PTI at HAH Station) and under **72TI** (for the PTIs at TKO and TKL Stations) to be \$17.8 million and \$52.5 million respectively in MOD prices.

7. We will stipulate the requirement for MTRCL to provide the three proposed PTIs at a ceiling cost¹ of \$16.2 million, \$18.8 million and \$28.9 million in the conditions of land grants to MTRCL for the associated property developments of MTR TKE at HAH, TKO and TKL Stations respectively. The Government will only reimburse MTRCL the actual cost of construction or the ceiling cost, whichever is the lower, upon completion of the works in end-2002. MTRCL will bear any additional cost above the ceiling figures for those works which are stated in the conditions of land grant. We have allowed a contingency sum of \$1.6 million for **188CL** and \$4.8 million for **72TI** in MOD prices to cover any unforeseen works that we may later find necessary for completion of the project.

8. We estimate the total annually recurrent expenditure to be \$9.79 million.

PROGRAMME

9. Subject to funding approval, we plan to commence the construction in early 2002 for completion by end 2002.

¹ The ceiling costs are the current estimates of the works in MOD prices. They are calculated on the basis of the current costs to the Government of building three PTIs on a green-field site. In this calculation, we have excluded the costs of the building foundations under the PTIs and the building structures on top of them, but included the developer's on-costs for design, supervision and associated costs of the PTIs. MTRCL will be paid the actual cost of construction or the ceiling cost, whichever is the lower.

PUBLIC CONSULTATION

10. We consulted the District Development Committee of the then Sai Kung Provisional District Board on the Hang Hau Layout Plan (on 4 September 1997), Tseung Kwan O Town Centre Layout Plan (on 24 June 1999) and Tiu Keng Leng Layout Plan (on 11 February 1999) which included the proposed PTIs. Members had no objection to the proposed PTIs.

ENVIRONMENTAL IMPLICATIONS

11. The Environmental Protection Department (EPD) has confirmed that the PTIs are not classified as "Designed Projects" under the Environmental Impact Assessment Ordinance (Cap. 499). TDD has completed Preliminary Environmental Reviews (PERs) in respect of the three PTIs which are satisfactory from EPD's point of view. EPD has also confirmed that it is not necessary to carry out additional environmental studies for the projects.

12. The Preliminary Environmental Review (PER) for the proposed PTIs which set out the mitigation measures necessary for the construction and operation of the PTIs. The PERs concluded that the PTIs would not cause insurmountable environmental impacts. Mitigation measures for construction of PTIs include wheel washing facilities, site watering and noise screening as recommended in EPD's Recommended Pollution Control clauses. Mitigation measures for the operation of PTIs include silencing measures for noise control and provision of mechanical ventilation system to maintain the air quality inside the PTIs in accordance with EPD's Practice Notes "Control of Air Pollution in Semi-Confined Public Transport Interchanges".

LAND ACQUISITION

13. The project does not require any land acquisition.

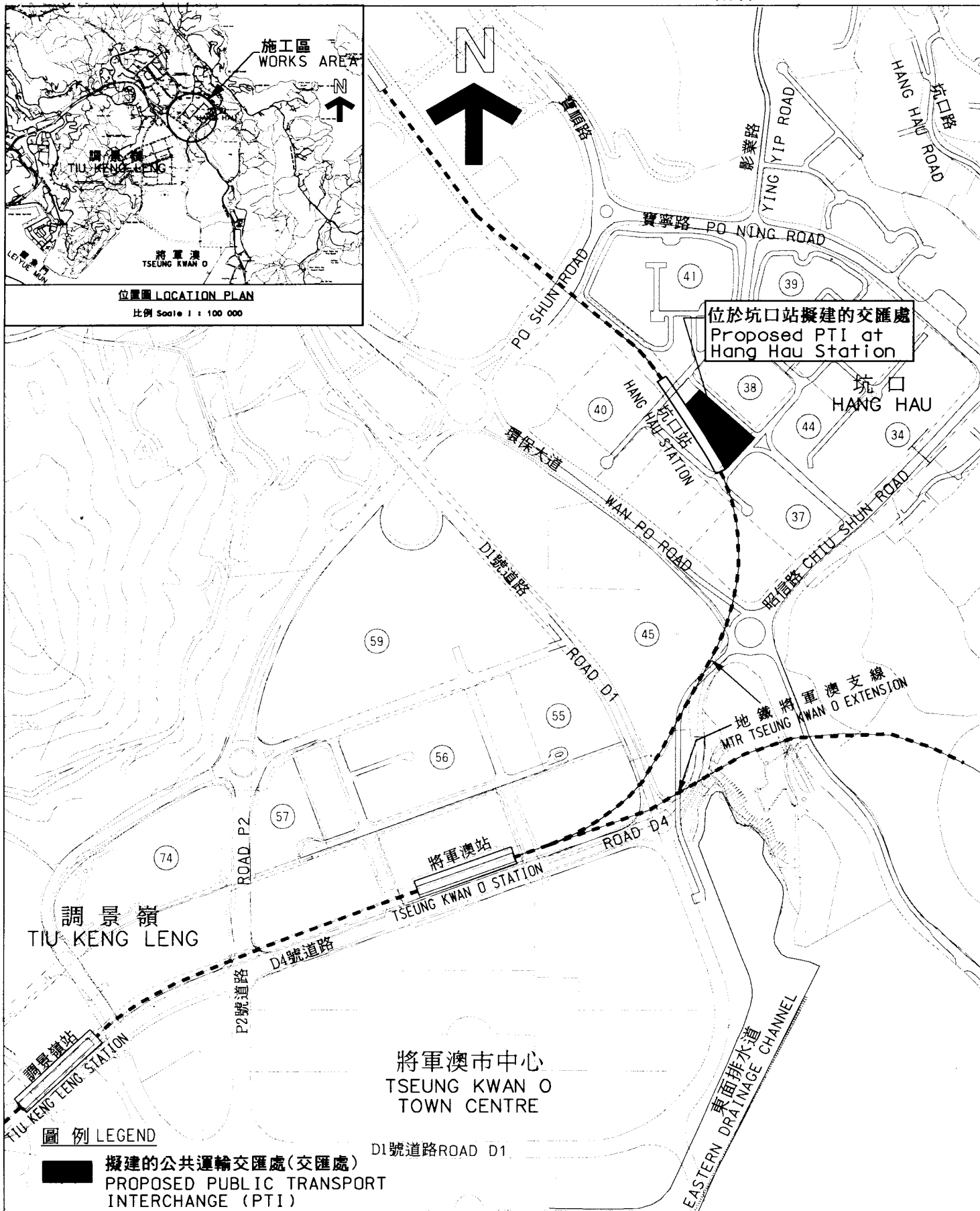
THE WAY FORWARD

14. We will seek the approval of the Public Works Subcommittee of the Finance Committee on 4 April 2001 to upgrade the project to Category A.

ADVICE SOUGHT


15. Views and comments from Members are welcomed.

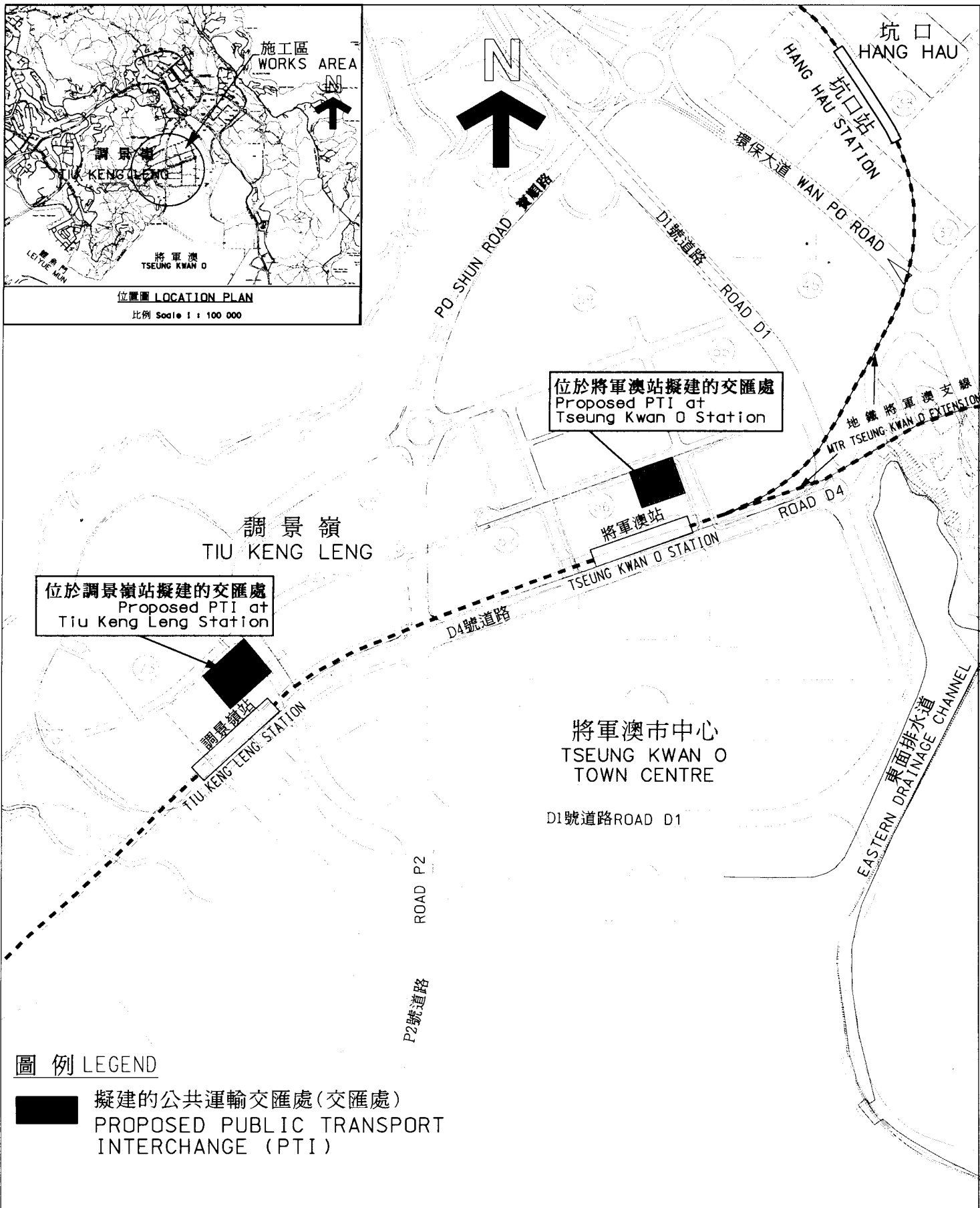
Transport Bureau
9 March 2001




二〇〇〇年至二〇〇一年年度工務小組委員會文件 P.W.S.C. SUBMISSION 2000-2001

項目編號 ITEM No. 188CL

圖則名稱 title 將軍澳發展計劃 - 坑口 隔音屏障及公共運輸交匯處 TSEUNG KWAN O DEVELOPMENT - HANG HAU NOISE BARRIER AND PUBLIC TRANSPORT INTERCHANGE	繪圖 draw M K LEE	簽署 initial <i>MKL</i>	日期 date 19.10.2000	比例 scale 1 : 10000	辦事處 office 新界東拓展處 NT EAST DEVELOPMENT OFFICE
	核對 checked F C LUI	簽署 initial <i>FC</i>	日期 date 20.10.2000		
	圖則編號 drawing no. TK2275	核准 approved L Y HO	簽署 initial <i>L</i>	日期 date 20.10.2000	 拓展署 TERRITORY DEVELOPMENT DEPARTMENT



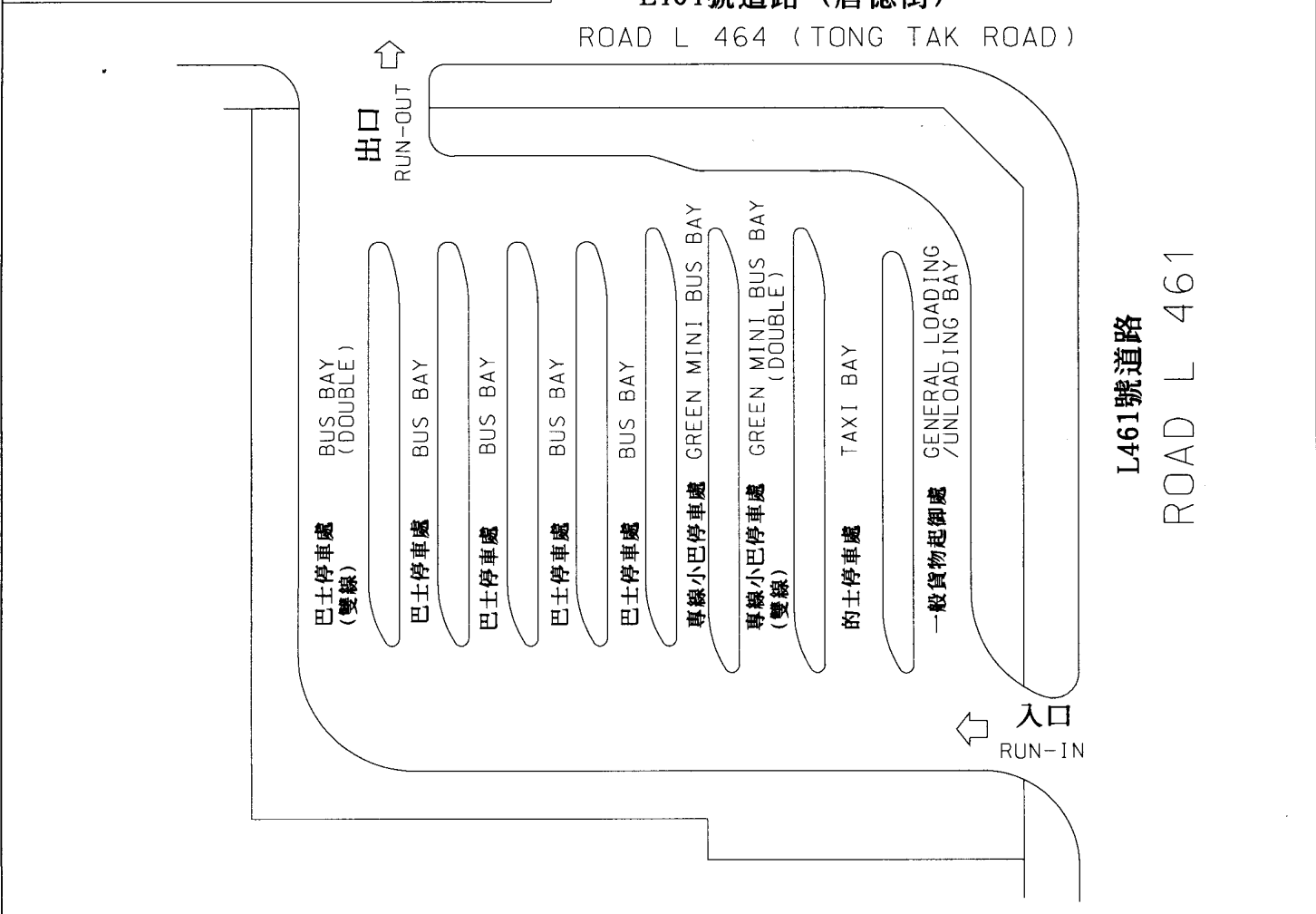
二〇〇〇年至二〇〇一年年度工務小組委員會文件 P.W.S.C. SUBMISSION 2000-2001 項目編號 ITEM No. 72TI

圖則名稱 title 位於地鐵將軍澳支線 將軍澳站及調景嶺站的公共運輸交匯處 PUBLIC TRANSPORT INTERCHANGES AT TSEUNG KWAN O STATION AND TIU KENG LENG STATION OF THE MTR TSEUNG KWAN O EXTENSION	繪圖 drawn	簽署 initial	日期 date	比例 scale 1 : 10000	辦事處 office 新界東拓展處 NT EAST DEVELOPMENT OFFICE
	核對 checked	簽署 initial	日期 date		
	核准 approved	簽署 initial	日期 date	圖則編號 drawing no. TK2276	 拓展署 TERRITORY DEVELOPMENT DEPARTMENT
M K LEE	FC LUI	LY HO	19.10.2000	20.10.2000	



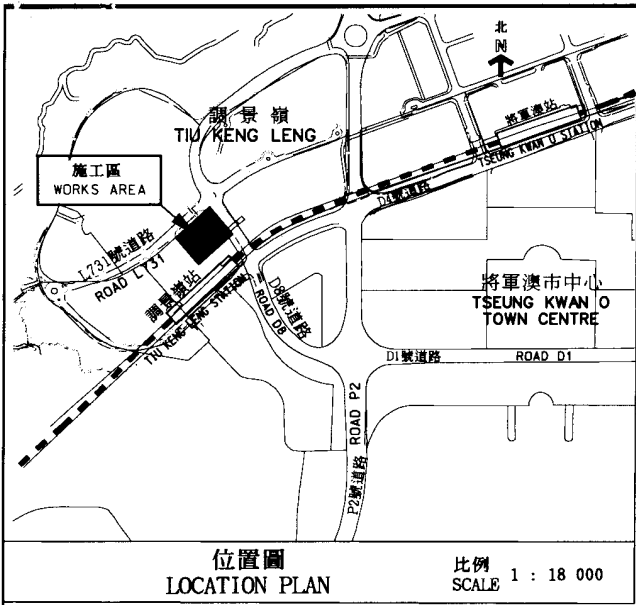
位置圖 LOCATION PLAN
比例 SCALE 1 : 15 000

L464號道路 (唐德街)
ROAD L 464 (TONG TAK ROAD)



編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
修訂 REVISION				

二〇〇一年至二〇〇二年度工務小組委員會文件 P.W.S.C. SUBMISSION 2001-2002				項目編號 ITEM No. 72TI	
圖則名稱 drawing title 位於地鐵將軍澳支線 將軍澳站的公共運輸交匯處 - 規劃設計圖則 PUBLIC TRANSPORT INTERCHANGE AT TSEUNG KWAN O STATION OF THE MTR TSEUNG KWAN O EXTENSION - LAYOUT PLAN	繪圖 drawn	簽署 initial	日期 date	比例 scale 1 : 350	辦事處 office 新界東拓展處 NT EAST DEVELOPMENT OFFICE
	核對 checked	簽署 initial	日期 date		
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				圖則編號 drawing no. TK2278	拓展署 TERRITORY DEVELOPMENT DEPARTMENT

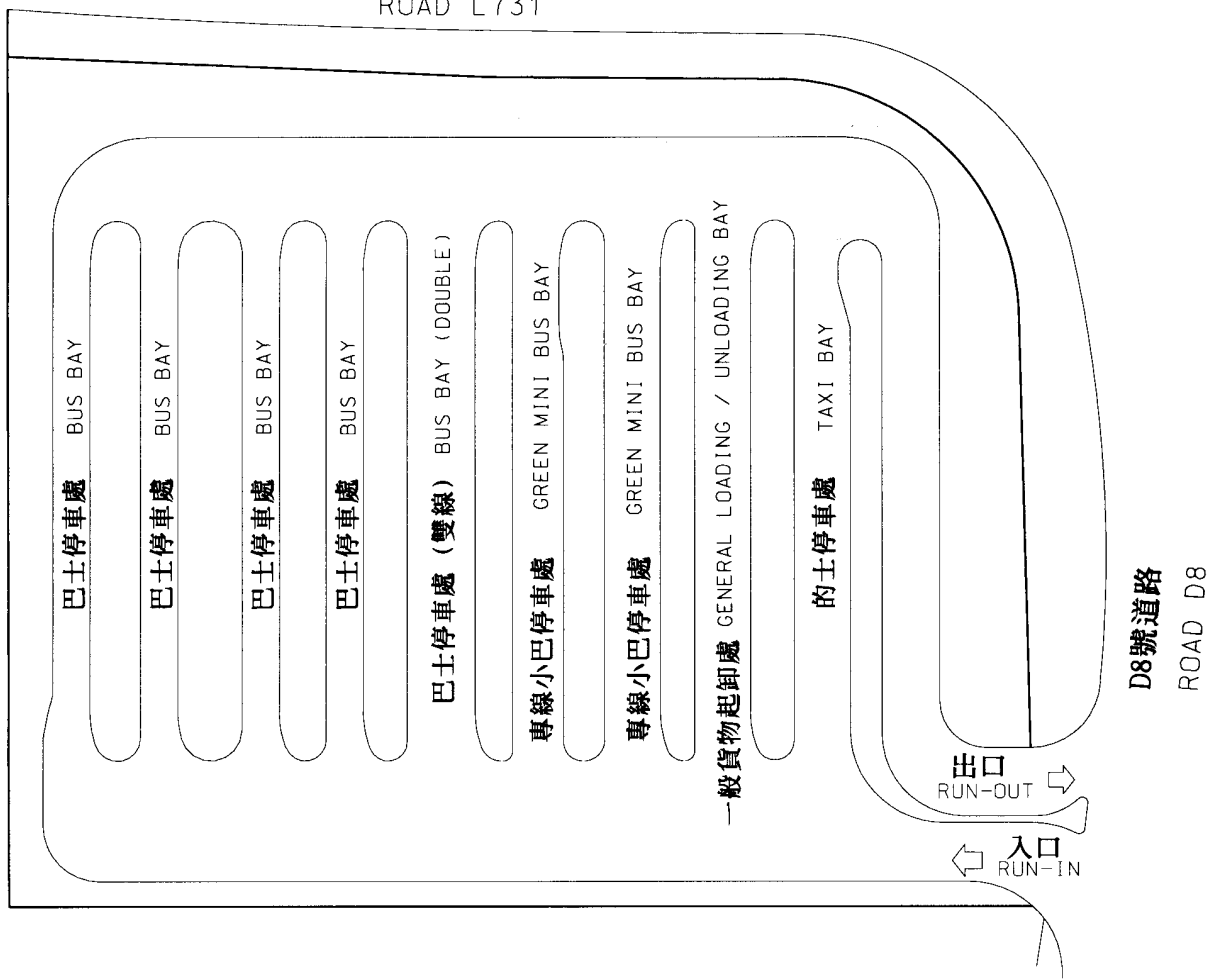


位置圖
LOCATION PLAN


比例
SCALE 1 : 18 000



L731號道路
ROAD L731



編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
修訂 REVISION				

二〇〇一年至二〇〇二年度工務小組委員會文件		P.W.S.C. SUBMISSION 2001-2002			項目編號 ITEM No. 72TI	
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