

**For discussion
on 28 May 2007**

Legislative Council Panel on Economic Services

Development of a Landscaped Piazza at Ngong Ping, Lantau

Purpose

This paper seeks Members' support to develop a landscaped piazza and upgrade related facilities at Ngong Ping, Lantau, to enhance visitors' experience and facilitate pedestrian flow among tourist attractions in the vicinity.

Proposal

2. The Director of Civil Engineering and Development, with the support of the Secretary for Economic Development and Labour, proposes to upgrade Public Works Project Item 389RO to Category A at an estimated cost of \$69.4 million in money-of-the-day (MOD) prices for the development of a landscaped piazza and upgrading of related facilities at Ngong Ping (the Proposal).

Background and Justifications

3. The opening of Ngong Ping 360, with the Ngong Ping Skyrail linking Tung Chung and Ngong Ping, has substantially increased the number of visitors to Ngong Ping. According to Ngong Ping 360, it has attracted over 1.4 million visitors since its opening in September 2006. Together with other existing tourist attractions at Ngong Ping, including the Po Lin Monastery (PLM), the Giant Buddha and the Wisdom Path, the Ngong Ping area has further developed into an important cluster of tourist attractions on Lantau Island.

4. To cope with the tourism development at Ngong Ping, the Government implemented the following upgrading works for the area -

- (a) upgrading of sewerage and sewerage treatment and disposal were completed in March 2006 (about \$228.5 million);
- (b) modification works of Ngong Ping Road and associated drainage and water supply works interfacing with Ngong Ping Village, as well as upgrading of the drainage reserve near Di Tan¹ were completed in September 2006 (about \$32 million); and
- (c) a public transport interchange (PTI) cum car and coach parks, situated near the Ngong Ping Village, was completed in August 2005 (about \$20 million).

The Government intends to develop a landscaped piazza to improve pedestrian flow, enhance the convenience of Ngong Ping area and attract visitors to stay longer.

Scope and Nature

5. The scope of the Proposal comprises mainly the construction of a landscaped public piazza of about 1.52 hectare linking various attractions at Ngong Ping including the Ngong Ping Village, the Giant Buddha and PLM. The Proposal will also include the associated storm water drainage works, a roundabout at the end of Ngong Ping Road, and a public toilet at the Ngong Ping PTI, to cater for the increasing demand from visitors. A plan showing the proposed works is at Annex.

6. The area for the proposed landscaped piazza currently comprises part of the Ngong Ping Road, an old bus terminus and the Di Tan area. Since the Ngong Ping PTI located adjacent to the Ngong Ping Village came into operation in August 2005, the bus routes originally terminating at the old Ngong Ping bus terminus have been relocated to the new interchange. The old Ngong Ping bus terminus is now being used as a bus stop. The proposed landscaped piazza will be a pedestrian area except for an emergency vehicular access (EVA). It will serve local residents and visitors to Ngong Ping, while preserving the heritage of the Di Tan area. It will also improve the pedestrian

¹ The Di Tan is located in front of PLM and the Giant Buddha where occasional religious ceremonies are held.

flow between the Ngong Ping Village and other attractions, and enhance the environment and overall attractiveness of the area.

7. The major features of the proposed landscaped piazza include the following –

- (a) a spacious piazza with landscaped Chinese-style gardens and a pavilion;
- (b) a Lotus pond and ramp for the existing Di Tan;
- (c) converting part of the existing Ngong Ping Road into a central pedestrian Bohdi Path with stone statues and light pillars on each side to form the piazza entrance with a Pai Lau at the front;
- (d) replacing the existing open channel by covered twin pipes to provide a grand entrance; and
- (e) an EVA/footpath for the landscaped piazza.

The piazza area will be surfaced with non-slippery and glare-free patterned paving. Lighting, seating, landscaping and greening works will be added to enhance visitors' experience. The proposed piazza will be opened to the public free of charge.

8. To ensure a consistent design and minimize any nuisance to the public and tourists at Ngong Ping, we have entrusted the Mass Transit Railway Corporation Limited (MTRCL) with the design of the Proposal and plan to entrust it with the construction works as well. The piazza area will need to remain open to the public throughout the construction period. This will involve a phased approach to ensure smooth pedestrian flow. Being both the cable car franchisee and the trustee for the Proposal, MTRCL is best placed to ensure the delivery of the project works with minimum inconvenience to the public. In fact, we entrusted MTRCL with the design and construction of the upgrading works referred to paragraphs 4(b) and 4(c) above. The detailed design for the Proposal is now completed. Subject to upgrading of 389RO to Category A, we will proceed to arrange with MTRCL for construction of the landscaped piazza. We will reimburse MTRCL with the actual construction

cost of the entrusted works plus on-costs. The public toilet at the Ngong Ping PTI will be constructed by the Food and Environmental Hygiene Department, with the Architectural Services Department acting as its agent.

Financial Implications

9. We estimate the capital cost of the Proposal to be \$69.4 million in MOD prices, made up as follows –

	\$ million (in MOD prices)
(a) Landscaped piazza	35.2
(b) Roundabout and EVA/footpath	5.2
(c) Associated drainage works	10.7
(d) A public toilet	5.0
(e) On-cost payable to MTRCL at the construction stage ²	6.8
(f) Contingencies	6.5
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Total	69.4

10. We have derived the MOD estimate on the basis of the Government's latest forecast of trend on labour and construction prices for the period from 2007 to 2011.

² We will pay on-cost to MTRCL for undertaking detailed design, contract administration and construction supervision related to the entrusted works. We estimate the on-cost to be about \$8.4 million at 16.5% of the construction cost. \$1.6 million payable to MTRCL for detailed design work will be charged to the block allocation **Subhead 7100CX** "New towns and urban area works, studies and investigations for items in Category D of the Public Works Programme". Subject to upgrading of **389RO** to Category A, the remaining on-cost which is estimated to be some \$6.8 million will be payable to MTRCL at the construction stage.

Economic Implications

11. The enhancement of public facilities at Ngong Ping will enhance visitors' experience and the popularity of Ngong Ping to tourists and local residents, and hence will help bring positive economic benefits.

12. We estimate that the Proposal will create about 152 jobs (124 for labourers and 28 for professional/technical staff), providing a total employment of 1645 man-months.

Public Consultation

13. We have consulted the Islands District Council on the proposed development of the landscaped piazza, including the latest design and layout in October 2006, and obtained its support for the Proposal. The Hong Kong Tourism Board and the Travel Industry Council of Hong Kong are also supportive of the Proposal as it would improve pedestrian flow and enhance the attractiveness of the area to tourists.

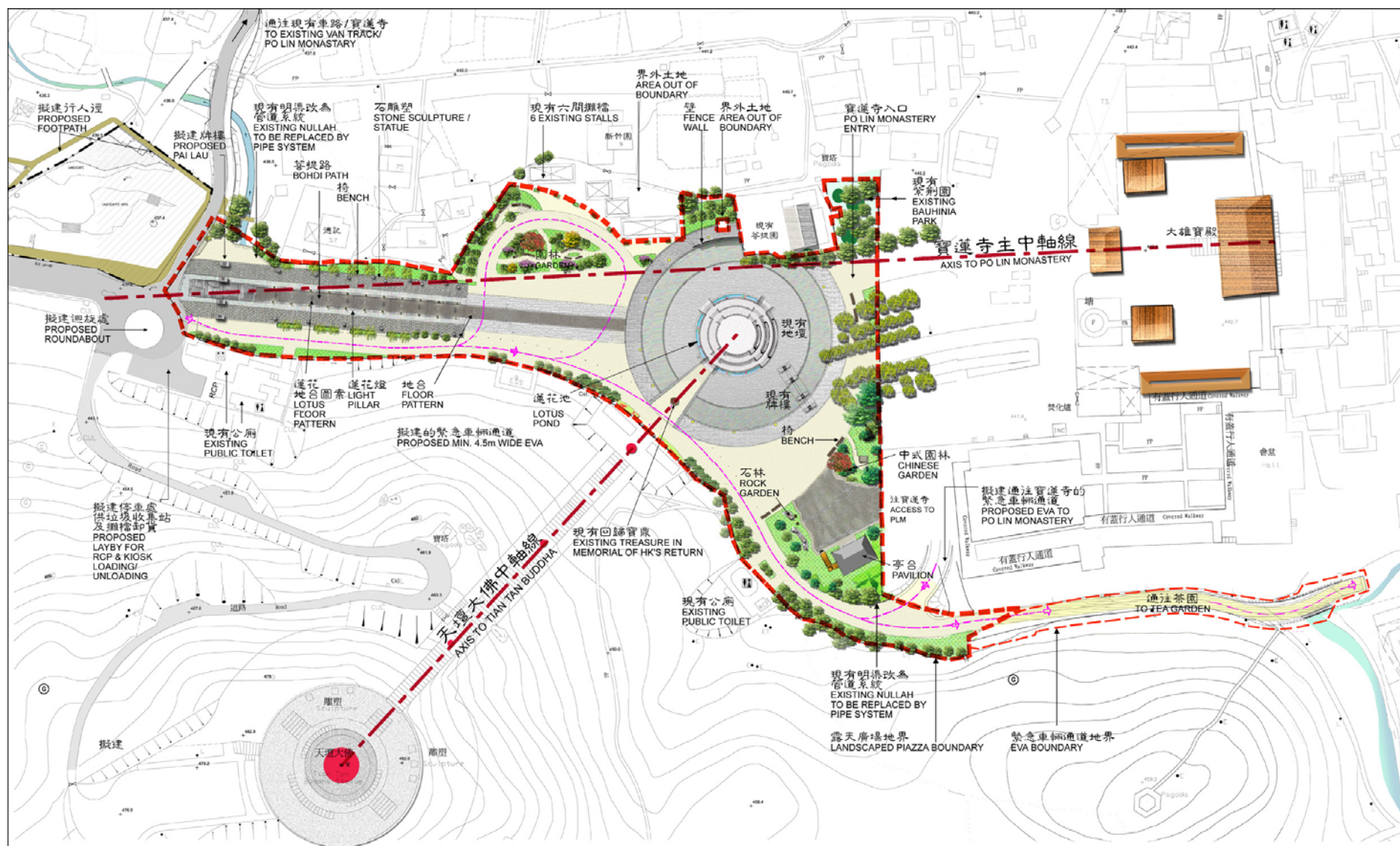
Way Forward

14. We plan to seek the Public Works Sub-committee's endorsement for upgrading the proposed enhancement works to Category A in October 2007 and funding approval by the Finance Committee (FC) in November 2007. Subject to FC's approval, the construction works of the project is expected to commence in end 2007/early 2008 for completion in 2009.

Views Sought

15. Members are invited to note and comment on the Proposal.

Economic Development and Labour Bureau
18 May 2007



擬建昂坪廣場之園林規劃圖

PROPOSED LANDSCAPE MASTERPLAN FOR LANDSCAPED PIAZZA AT NGONG PING

16.08.2006

