

For information

**Legislative Council Panel
on Economic Services**

**Revised Procurement Arrangement for Construction Works
of the Proposed Landscaped Piazza at Ngong Ping**

Purpose

This paper informs Members of the revised procurement arrangement for the construction works and related matters of a proposed landscaped piazza at Ngong Ping in Lantau.

Background

2. We briefed Members at the meeting on 28 May 2007 on the Administration's proposal for developing a landscaped piazza¹ in Ngong Ping (the Proposal) to enhance visitors' experience and facilitate pedestrian flow to various tourist attractions in the vicinity. While generally in support of the Proposal, some Members requested additional information on the design of the Proposal, and expressed concern and reservation about the Administration's initial plan to entrust the Mass Transit Railway Corporation Limited ("MTRCL") with the construction works.

The Proposed Landscaped Piazza

3. The proposed landscaped piazza is intended to be another major attraction to complement the diversity of tourist attractions in the area, including the Po Lin Monastery (PLM), the Giant Buddha, Ngong Ping

¹ The site and the adjacent land together have a size of about 1.52 hectare linking various attractions in Ngong Ping including the Ngong Ping Village, the Giant Buddha and Po Lin Monastery. 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 public transport interchange.

360 (i.e. Ngong Ping Skyrail and Ngong Ping Village). The MTRCL, being also the cable car franchisee, was entrusted with the design work. In drawing up the conceptual design for the proposed landscaped piazza, the MTRCL was mindful of the need to ensure a holistic design which shall blend in with the tranquil and religious atmosphere of the area as a whole. This is also in line with Members' suggestions that the piazza should maintain consistency in style and stay in harmony with the buildings and structures in the area.

Annex

4. A copy of the design drawings showing the main architectural features of the piazza is at the Annex. The spacious piazza will include a landscaped Chinese-style garden with a pavilion, as well as a lotus pond and ramp for the existing Di Tan. A central pedestrian Bodhi Path with stone statues and light pillars on each side will form the entrance of the piazza. This design will harmonise with the religious setting of the area. As the Di Tan area will be managed by the PLM upon completion of works², the MTRCL has been maintaining close communication with the PLM during the design stage in relation to the new Pai Lau, Bodhi Path and the pavilion.

5. The Islands District Council was consulted on the proposed development of the landscaped piazza, including the finalised layout and landscape plan, at its meeting on 23 October 2006. The Council welcomed the Proposal and supported its implementation.

Procurement Arrangement for the Construction Works

The Original Entrustment Approach

6. As mentioned in the paper entitled "Development of a Landscaped Piazza at Ngong Ping, Lantau" (LC Paper No. CB(1)1675/06-07(03)), the Administration's original intention was to entrust the construction of the Proposal to the MTRCL.

² We are processing the granting of a Private Treaty Grant to the PLM in respect of the Di Tan area at Ngong Ping. Under this arrangement, the PLM will, upon completion of works, be responsible for managing and maintaining the area as a pleasure garden for use by the public free of charge. The arrangement is similar to that for the Tian Tan area (where the Giant Buddha is located), which was granted to the PLM by way of a Private Treaty Grant in 1976.

7. The entrustment of the design work to the MTRCL helps ensure consistency between the design of the proposed landscaped piazza and that of the other attractions in the vicinity developed by the MTRCL. In delivering Ngong Ping 360 and other nearby upgrading works, the MTRCL had established mutual trust with the PLM and local residents. Furthermore, in view of the need to ensure that the piazza should remain open to the public during the construction stage, MTRCL should be well placed to take forward the delivery of the Proposal with minimum inconvenience to the PLM, nearby residents and visitors. The same integrated approach was adopted when the MTRCL was entrusted with the other upgrading works serving Ngong Ping area, namely the road modification works and associated drainage works completed in September 2006, as well as the construction of a public transport interchange cum car and coach parks completed in August 2005.

Revised Procurement Arrangement

8. At the May Panel meeting, we note Members' reservation about entrusting the construction of the Proposal to the MTRCL. Despite the above-mentioned merits of the entrustment approach, we appreciate that there is scope for reviewing the procurement arrangement for the construction works in order to address Members' concern.

9. After reviewing the arrangement, we believe that the Proposal can be regarded as a stand-alone project, separate from the development of Ngong Ping 360, the works of which were completed in June 2006. The Civil Engineering and Development Department, as the project manager, will engage the Architectural Services Department (ArchSD) as the works agent in implementing the Proposal. For this delivery mode, we have revised the indicative capital cost of the Proposal in money-of-the-day (MOD) prices, made up as follows –

	\$ million (in MOD prices)
(a) Construction of landscaped piazza	35.2
(b) Construction of roundabout and EVA/footpath	5.2
(c) Associated drainage works	10.7
(d) Construction of a public toilet	5.0
(e) Consultancy services	2.0
(f) Contingencies	5.8
	63.9
Total	63.9

The revised capital cost is slightly less than that for the entrustment approach (\$69.4 million) last reported to Members in May 2007.

10. It is our target to seek the Public Works Sub-committee's endorsement for upgrading the proposed works to Category A and funding approval by the Finance Committee (FC) in January 2008. As we need to allow adequate lead time for following Government's due process for construction works, we expect, subject to FC's approval, to commence the construction works in mid-2008 for completion in late 2009/early 2010. This is only a few months later than the target completion date initially envisaged under the entrustment approach.

11. Members are invited to note the revised procurement arrangement for the construction works of the Proposal.

Civil Engineering and Development Department
Tourism Commission, Commerce and Economic Development
Bureau
August 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





擬建昂坪露天廣場從中式園林觀望地壇之景觀

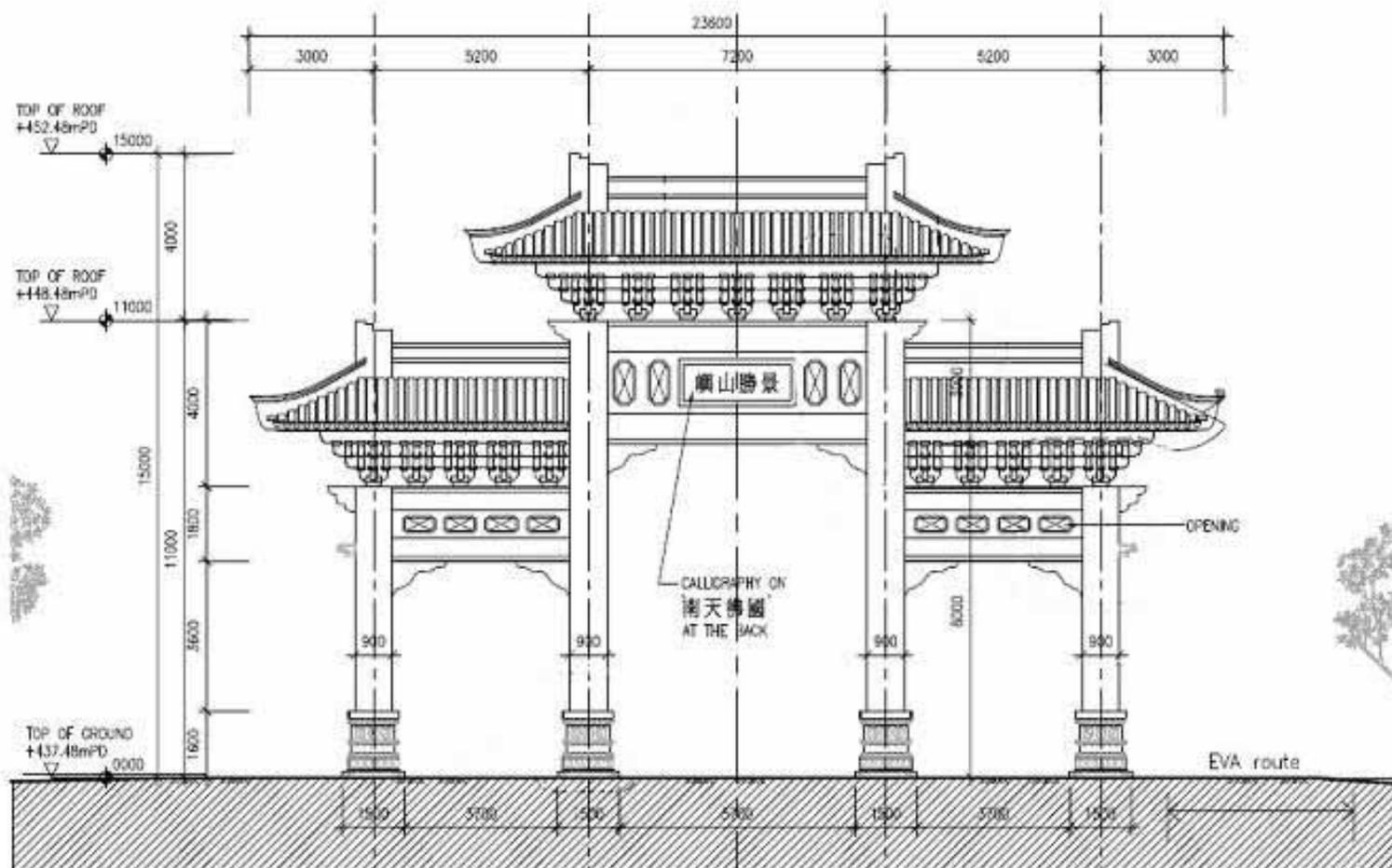
Viewing towards Di Tan from the Chinese Garden of the Proposed Landscaped Piazza at Ngong Ping





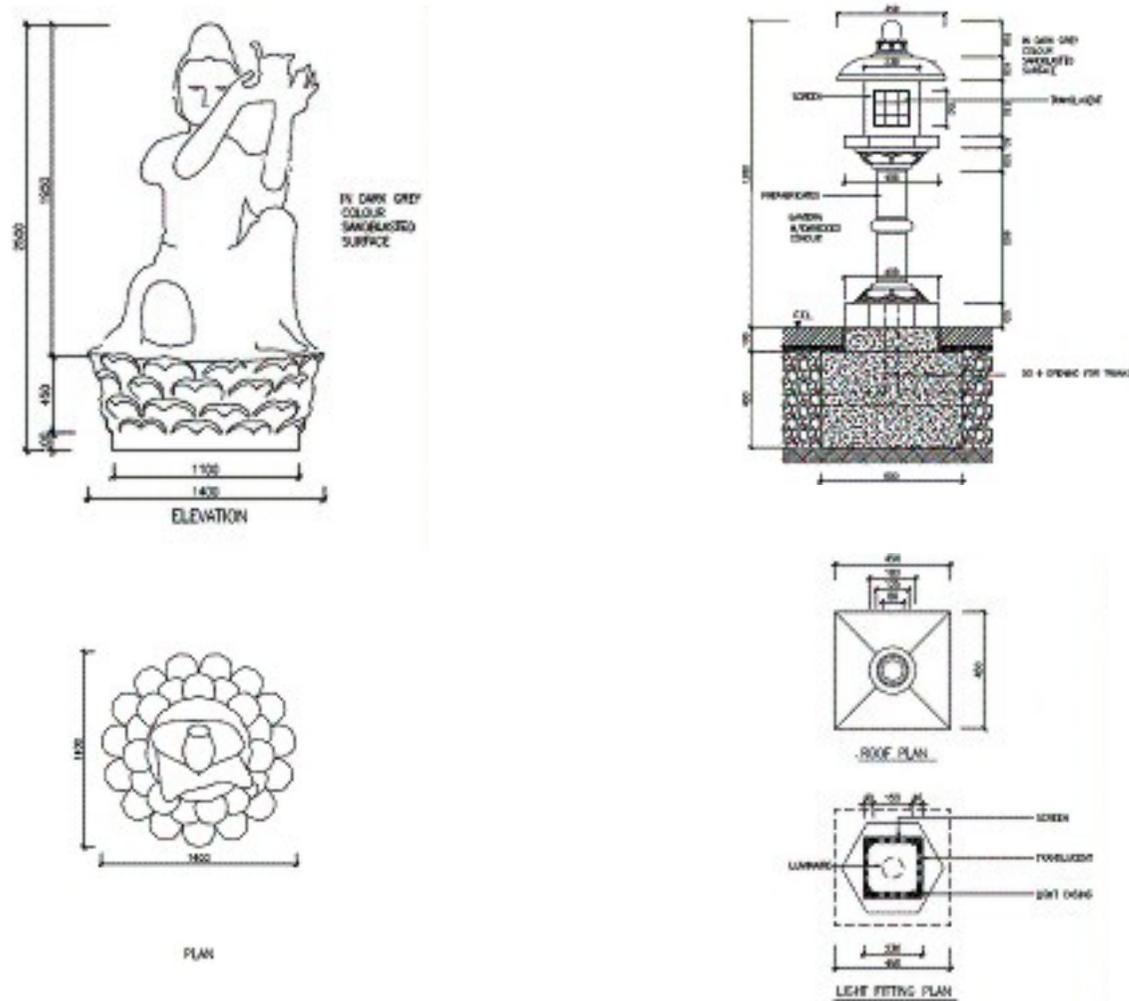
擬建昂坪露天廣場之入口
Entrance of the Proposed Landscaped Piazza at Ngong Ping





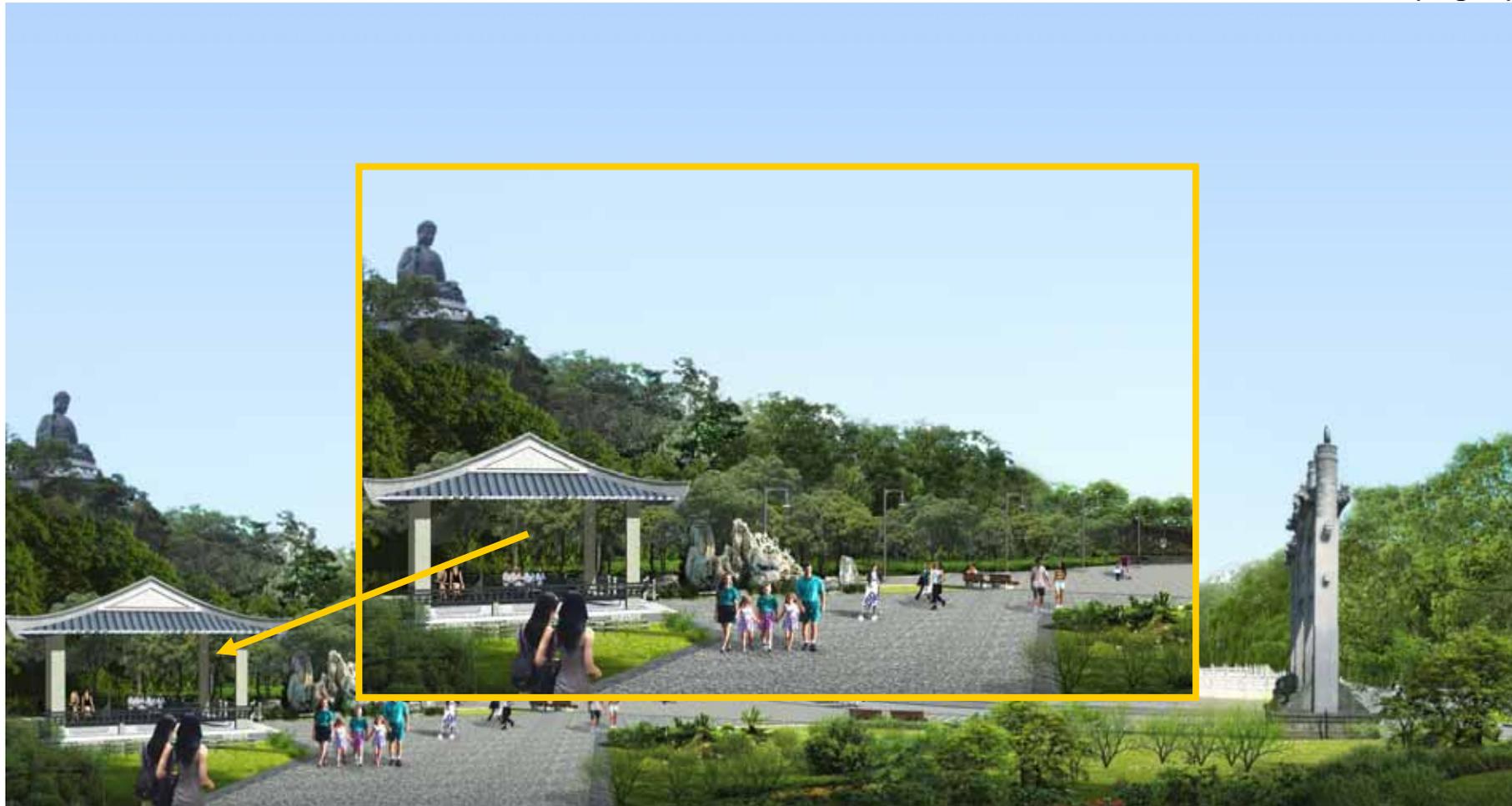
擬建昂坪露天廣場入口之牌樓設計圖

Design Layout of the Pai Lau at the Entrance of the Proposed Landscaped Piazza at Ngong Ping



擬建昂坪露天廣場之石像及燈柱設計圖

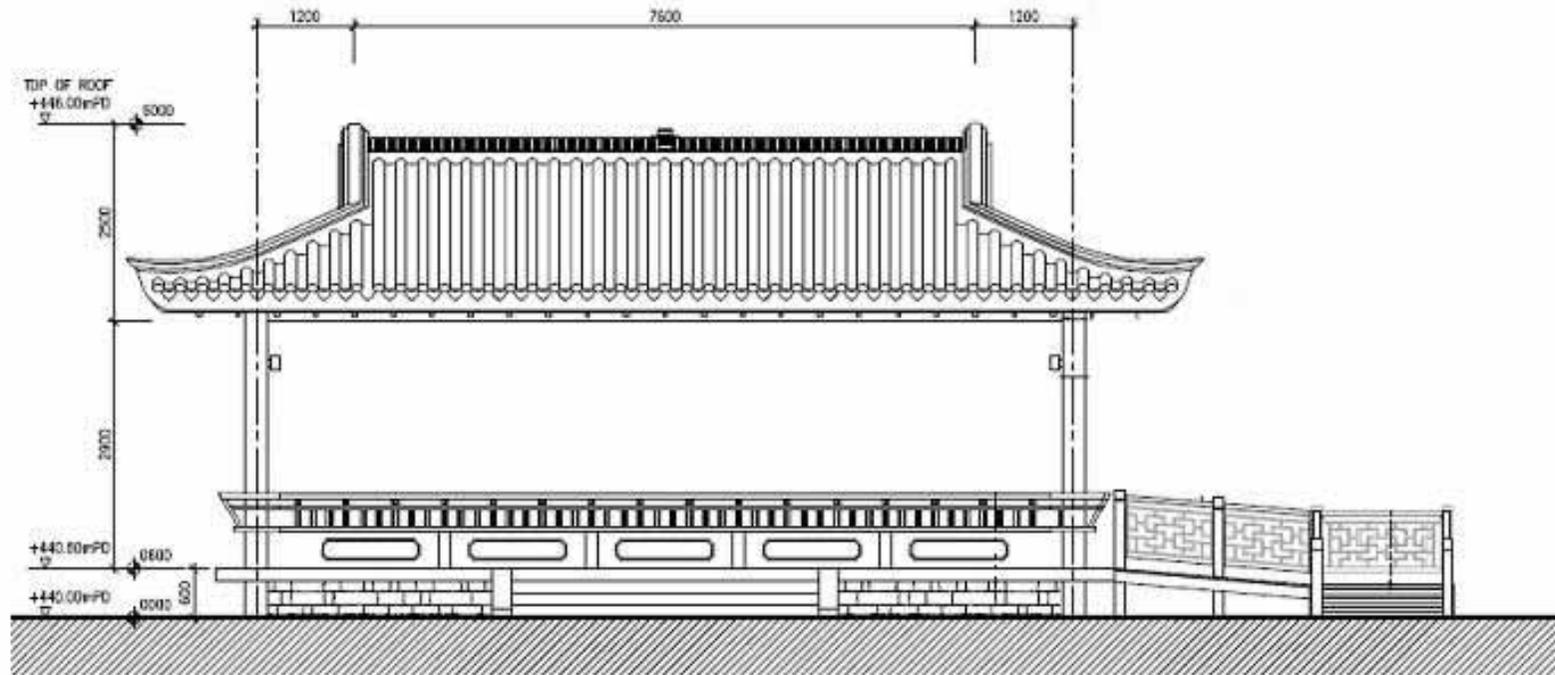
Design Layout of the Stone Statues and Light Pillars at the Proposed Landscaped Piazza at Ngong Ping



擬建昂坪露天廣場從中式園林觀望地壇之景觀

Viewing towards Di Tan from the Chinese Garden of the Proposed Landscaped Piazza at Ngong Ping





擬建昂坪露天廣場之涼亭設計圖

Design layout of the Pavilion at the Proposed Landscaped Piazza at Ngong Ping