

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 711 - HOUSING

Territory Development

Transport - Interchanges/bus termini

70TI - Public transport interchange at area 3A, Tung Chung

Members are invited to recommend to Finance Committee the upgrading of **70TI** to Category A at an estimated cost of \$69.9 million in money-of-the-day prices for the provision of a public transport interchange at area 3A, Tung Chung.

PROBLEM

We need to provide a public transport interchange (PTI) at area 3A, Tung Chung in order to meet the increasing demand for public transport services arising from the phases 1 and 2 development in the area.

PROPOSAL

2. The Director of Territory Development (DTD), with the support of the Secretary for Housing, proposes to upgrade **70TI** to Category A at an estimated cost of \$69.9 million in money-of-the-day (MOD) prices for the provision of a PTI at area 3A, Tung Chung.

PROJECT SCOPE AND NATURE

3. The scope of the project comprises -

/(a)

- (a) construction of an interim bus terminus with twelve bus bays at area 3B, Tung Chung and its subsequent removal after the completion of the permanent PTI at area 3A of Tung Chung;
- (b) removal of the existing temporary bus terminus at area 3A; and
- (c) construction of a permanent PTI with twenty-five bus bays at area 3A.

JUSTIFICATIONS

4. To serve the Phase 1 Tung Chung development, airport employees and existing population in Lantau, there is now one permanent bus terminus at area 14 of Tung Chung providing shuttle bus services between Tung Chung and the Hong Kong International Airport, and a temporary bus terminus at area 3A providing bus services to the phase 1 Tung Chung development as well as some areas in Lantau. We expect the population in Tung Chung to grow from the existing 20 000 to 87 000 upon full development of phases 1 and 2 of Tung Chung by 2002. To meet the increasing demand for public transport services arising from the development in Tung Chung, we need to provide more permanent terminal facilities in the area. We propose to construct a permanent PTI at the ground level of a proposed commercial development at area 3A, Tung Chung by 2001.

5. To make way for the construction of the proposed commercial development at area 3A, we need to demolish the existing temporary bus terminus at area 3A. However, we would provide an interim bus terminus at area 3B before the completion of the permanent PTI.

6. To avoid interface problems, we plan to entrust the design and construction of the proposed works described in paragraph 3 above to the developer of a commercial project at area 3A. These works will be included as part of the land sale conditions.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$69.9 million in MOD prices (see paragraph 8 below), made up as follows -

		\$ million	/(a)
(a)	Design and construction of the PTI at area 3A	47.9	
(b)	Design and construction and subsequent removal of the interim bus terminus at area 3B	9.5	
(c)	Removal of existing temporary bus terminus at area 3A	0.6	
(d)	Contingencies	3.4	
	Sub-total	61.4	(at December 1998 prices)
(e)	Provision for price adjustment	8.5	
	Total	69.9	(in MOD prices)

8. Subject to approval, we will phase the expenditure as follows -

Year	\$ million (Dec 1998)	Price adjustment factor	\$ million (MOD)
2002 – 2003	61.4	1.13782	69.9
	61.4		69.9

9. We will stipulate in the Conditions of Sale for the commercial site at area 3A the requirement for the developer to provide the PTI at the ceiling cost of \$66 million¹. Government will reimburse the developer the actual

¹ \$66 million is the total cost of the works in MOD prices under paragraphs 7(a), 7(b) and 7(c) above. It is estimated on the basis of the current cost to Government of building a PTI on a green-field site. In this calculation, we exclude the cost of the basement, building foundation

cost upon

/completion

completion of the works. The developer will bear any additional cost above the ceiling figure for those works clearly stated in the contract.

10. We estimate the annually recurrent expenditure for the permanent PTI to be \$1.82 million.

PUBLIC CONSULTATION

11. We consulted the Traffic and Transport Committee of the Islands Provisional District Board on the proposed works on 9 November 1998 and received no objections to the proposal.

ENVIRONMENTAL IMPLICATIONS

12. In August 1998, we completed a Preliminary Environment Review (PER) for the proposed public transport interchange. The PER concluded that the environmental impacts of the project can be controlled to within established standards and guidelines through the implementation of standard mitigation measures. We will require the developer to incorporate all mitigation measures in the construction contract.

LAND ACQUISITION

13. The project does not require any land acquisition.

BACKGROUND INFORMATION

14. We upgraded **70TI** to Category B in May 1999.

15. The site has been placed in the Reserved List of Sites Available for Application of the 1999-2000 Land Sale Programme and is scheduled to be available for disposal no later than June 1999. We need approval for funding prior to a developer entering into the contractual obligations under the lease

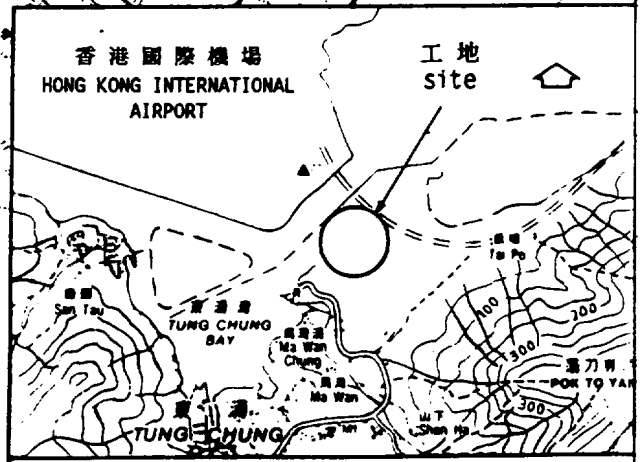
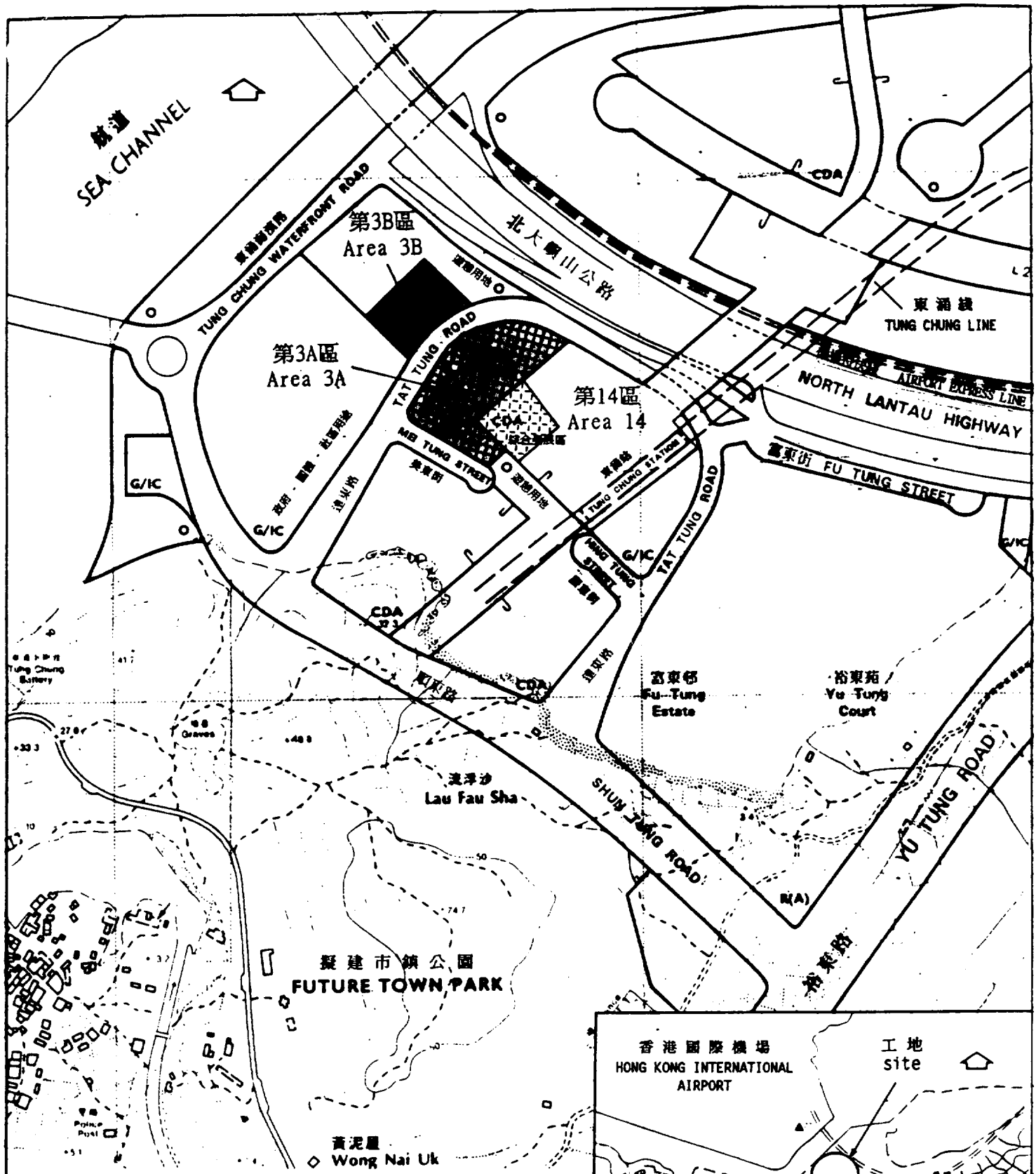
under the PTI and the building structures on top of it, but include developer's on-cost for design, supervision and associated costs.

conditions.




/We

We estimate that the proposed works will commence in December 1999 for completion in December 2002. The developer will hand the PTI over to the Government upon completion.





Housing Bureau
May 1999



Legend :

-  擬建的第3A區公共交通交匯處(以取代現存暫時使用的巴士總站)
Proposed public transport interchange to replace the existing temporary bus terminus at Area 3A
-  擬建的第3B區臨時巴士總站(將會在公共交通交匯處建成後予以拆除)
Proposed interim bus terminus at Area 3B(to be removed after completion of the public transport interchange)
-  第14區現存巴士總站
Existing bus terminus at Area 14

Location Plan Scale 1:50 000

一九九九至二〇〇〇年度工程小組委員會文件 PWSC SUBMISSION 1999/2000	繪圖 drawn C. M. Lo	簽署 initial 	日期 date 26.10.98	項目編號 item no. BNLTI	辦事處 office 港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE
圖則名稱 drawing title 東涌第3A區公共交通交匯處 (在第3區擬建的公共交通設施) Public Transport Interchange at Tung Chung Area 3A- (Proposed Public Transport Facilities at Area 3)	核對 checked Anka Leung	簽署 initial 	日期 date 26.10.98	比例 scale 1:5 000	圖則編號 drawing no. HKI - 320  拓展署 TERRITORY DEVELOPMENT DEPARTMENT
核准 approved C. W. Lam	簽署 initial 	日期 date 26.10.98			