

For discussion
on 9 January 2008

PWSC(2007-08)67

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 707 - NEW TOWNS AND URBAN AREA DEVELOPMENT
Hong Kong Island and Islands Development
Recreation, Culture and Amenities – Open spaces
389RO - Enhancement of public facilities at Ngong Ping, Lantau

Members are invited to recommend to Finance Committee the upgrading of **389RO** to Category A at an estimated cost of \$68.0 million in money-of-the-day prices for enhancement of public facilities at Ngong Ping, Lantau.

PROBLEM

The public facilities at Ngong Ping need to be enhanced to support tourism development and recreation use.

PROPOSAL

2. The Director of Civil Engineering and Development, with the support of the Secretary for Commerce and Economic Development, proposes to upgrade **389RO** to Category A at an estimated cost of \$68.0 million in money-of-the-day (MOD) prices for development of a landscaped piazza and upgrading of related facilities at Ngong Ping to support tourism and recreation development.

/PROJECT

PROJECT SCOPE AND NATURE

3. The scope of **389RO** comprises -
- (a) a landscaped piazza of about 1.52 hectare;
 - (b) a roundabout and a 4.5 metres (m) wide emergency vehicular access (EVA)/footpath;
 - (c) associated storm water drainage works;
 - (d) a public toilet; and
 - (e) environmental mitigation measures and monitoring works during construction period.

———— Details of the proposed works are shown at Enclosure 1. We plan to commence the main construction works in June 2008 for completion in December 2009.

JUSTIFICATION

4. 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 and Ngong Ping 360. The spacious piazza will include a central pedestrian Bodhi Path with stone statues and light pillars on each side, a new Pai Lau as the entrance gateway for the piazza, a landscaped Chinese-style garden with a pavilion, as well as four lotus ponds around the existing Di Tan¹. This design will harmonise with the religious setting of the area. The proposed piazza will be open to the public free of charge. A copy of the design drawings showing the main architectural features of the piazza is at Enclosure 2.

5. Construction of the piazza is supported from the tourism perspective as it will provide an outdoor open-air public area to serve local residents and visitors to Ngong Ping, facilitate pedestrian flow, and improve the environment of the area thereby enriching visitors' experience.

/6.

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

6. As regards the associated infrastructure, we will provide a roundabout in front of the entrance of the piazza for buses and vehicles to turn around at the end of Ngong Ping Road. In addition, we will provide an EVA/footpath at the south of the piazza for access to the PLM and the recreation zone to the east of piazza. To cater for the projected increase of visitors, we will construct a new public toilet at the public transport interchange thereby increasing the total number of public toilets at Ngong Ping to three.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$68.0 million in MOD prices (see paragraph 8 below), made up as follows –

	\$ million	
(a) Landscaped piazza	42.7	
(b) Roundabout and EVA/footpath	3.4	
(c) Associated storm water drainage works	10.3	
(d) Public toilet	5.0	
(e) Environmental mitigation measures and monitoring works	0.4	
(f) Contingencies	5.2	
	67.0	(in September 2007 prices)
(g) Provision for price adjustment	1.0	
	68.0	(in MOD prices)

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

Year	\$ million (Sept 2007)	Price adjustment factor	\$ million (MOD)
2008 – 2009	27.0	1.00750	27.2
2009 – 2010	32.0	1.01758	32.6
2010 – 2011	5.0	1.02775	5.1
2011 – 2012	3.0	1.03803	3.1
	67.0		68.0

9. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period 2008 to 2012. We will invite tenders for the proposed works under a lump-sum contract because we can clearly define the scope of the works in advance. The contract will not provide for price adjustments because the contract period will not exceed 21 months.

10. Upon funding approval, we will invite tenders for construction of the main contract for development of the landscaped piazza commencing in June 2008. We will use Government's term contractor to carry out advance works including the roundabout in front of the piazza, the EVA/footpath to the east of piazza, and the storm water drainage works before the onset of wet season to facilitate the main contract works. Architectural Services Department (ArchSD) will undertake the design and construction of the proposed public toilet at the public transport interchange (see paragraph 13 below) and plan to commence construction in June 2008 for completion in December 2009.

11. We estimate the annual recurrent expenditure arising from this project to be about \$1.1 million.

/PUBLIC

PUBLIC CONSULTATION

12. We have been engaging the Islands District Council (IDC) on the proposed development of the landscaped piazza including its design and layout, and obtain IDC's endorsement for the proposal in October 2006. The Hong Kong Tourism Board and the Travel Industry Council of Hong Kong are supportive of the proposal from tourism development perspective. In addition, we consulted the PLM, a core stakeholder of the project, and obtained its support.

13. We consulted the then Legislative Council Panel on Economic Services (the Panel) on the proposed works on 28 May 2007. While the Panel generally supported the proposal, some Members expressed concern about the Administration's initial plan to entrust the Mass Transit Railway Corporation Limited (MTRCL) with the construction works. After reviewing the procurement arrangement, the Civil Engineering and Development Department, as the project manager, has engaged ArchSD as its works agent, in place of MTRCL, for implementing the construction works.

14. To minimise disturbance to visitors and existing traffic flow during construction, we will phase the construction works and implement temporary traffic management measures. We will continue to engage the IDC, the PLM and local villagers regarding temporary traffic management.

ENVIRONMENTAL IMPLICATIONS

15. The proposed project is a non-designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed a Preliminary Environmental Review for the project and agreed the findings with the Director of Environmental Protection. We shall implement the measures recommended in the Preliminary Environmental Review. The key measures include control of noise, dust and site surface water run-off nuisance during construction through the implementation of appropriate monitoring and mitigation measures specified in the works contract. We estimate the cost of implementing the environmental mitigation measures and monitoring to be \$400,000. We have included this cost in the overall project estimate.

/16.

16. We have considered the level and layout of the proposed works and construction sequence in the planning and design stage to reduce the generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste (e.g. excavated soil) on site or in other suitable construction sites as far as possible, in order to minimize the disposal of inert construction waste to public fill reception facilities². We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimise the generation of construction waste.

17. We will also require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation measures to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste to public fill reception facilities and landfills respectively through a trip-ticket system.

18. We estimate that the project will generate about 18 400 tonnes of construction waste. Of these, we will reuse about 7 400 tonnes (40 %) of inert construction waste on site and deliver about 9 500 tonnes (52 %) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of about 1 500 tonnes (8 %) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$440,000 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

/HERITAGE

² Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste in public fill reception facilities requires a license issued by the Director of Civil Engineering and Development.

³ This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m³), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.

HERITAGE IMPLICATIONS

19. This project will not affect any heritage site, i.e. all declared monuments, graded historic buildings and sites of archaeological interests.

LAND ACQUISITION

20. The proposed works do not require any land acquisition⁴.

BACKGROUND INFORMATION

21. We upgraded **389RO** to Category B in December 2002.

22. The Ngong Ping Outline Zoning Plan, approved in April 2003, has incorporated the proposal of turning the area into a vehicle-free pedestrian piazza.

23. To cope with tourism development at Ngong Ping, the Administration has implemented the following upgrading works -

(a) a public transport interchange cum car and coach parks situated near Ngong Ping Village⁵;

(b) upgrading of sewerage and sewage treatment and disposal⁶; and

/(c)

⁴ The Director of Lands is 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.

⁵ The works completed in August 2005 at a cost of about \$20 million under **Subheads 6100TX** "Highway works, studies and investigations for items in Category D of the Public Works Programme", **7100CX** "New towns and urban area works, studies, investigations for items in Category D of the Public Works Programme" and **9323WF** "Provision of water supply to Ngong Ping" which was approved by the Finance Committee (FC) in February 2003.

⁶ The works completed in March 2006 at a cost of about \$228.5 million under **4231DS** "Outlying Islands sewerage, stage 1 phase 1 part 1 – Ngong Ping sewerage, sewage treatment and disposal" which was approved by FC in May 2003.

- (c) modification works of Ngong Ping Road and associated drainage and water supply works interfacing with Ngong Ping Village, as well as upgrading of drainage reserve near Di Tan⁷.

Details of the completed upgrading works are shown at Enclosure 3.

24. Of the 256 trees within the project boundary, 136 trees will be preserved. The proposed works will remove 120 trees including 58 trees to be felled, 62 trees to be transplanted within the project site. All these trees to be removed are not important trees⁸. We will incorporate planting proposals as part of the project, including an estimated number of 245 trees.

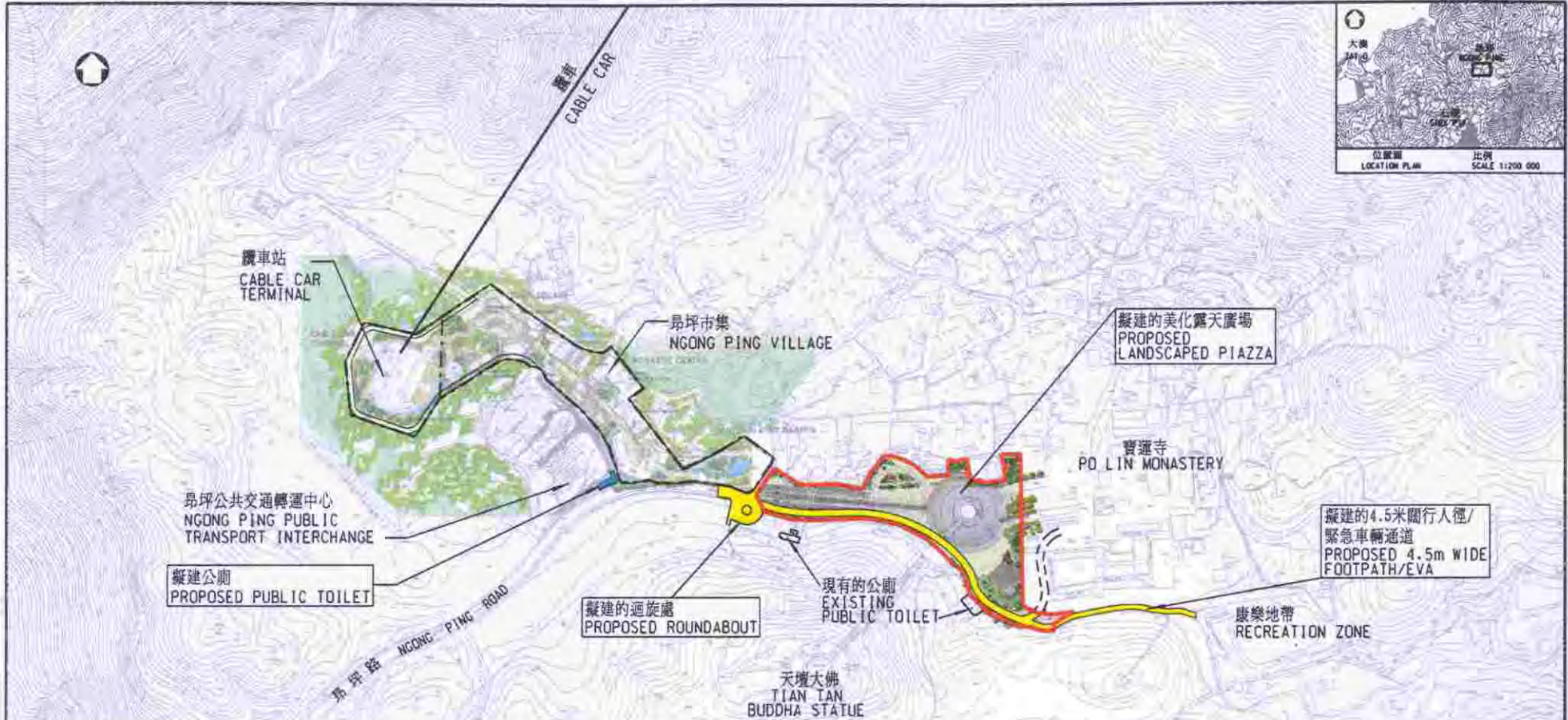
25. We estimate that the proposed works will create about 116 jobs (100 for labourers and other 16 for professional/technical staff), providing a total employment of 1700 man-months.

Commerce and Economic Development Bureau
December 2007

⁷ The works completed in September 2006 at a cost of about \$32 million under **Subheads 7100CX** “New towns and urban area works, studies, investigations for items in Category D of the Public Works Programme”, **4100DX** “Drainage works, studies and investigations for items in Category D of the Public Works Programme”, **9323WF** and **4231DS**.

⁸ An “important tree” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria:-

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 m (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.



圖例
LEGEND:

- 擬建的美化露天廣場及相關的雨水渠系統
PROPOSED LANDSCAPED PIAZZA & ASSOCIATED STORMWATER DRAINAGE SYSTEM
- 擬建的行人徑/緊急車輛通道及小規模迴旋處
PROPOSED FOOTPATH / EMERGENCY VEHICULAR ACCESS (EVA) & SMALL ROUNDABOUT WORKS
- 擬建的公廁
PROPOSED PUBLIC TOILET

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

繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office
S H CHENG		19-09-07	389RO	港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE
核對 checked	簽署 initial	日期 date	比例 scale	
L S LEUNG		19-09-07	1 : 5000	
核准 approved	簽署 initial	日期 date	圖則編號 drawing no.	土木工程拓展署 CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
F Q HO		19-09-07	HK1-Z1315	

圖則名稱 drawing title
 工務計劃項目第389RO
 PWP ITEM No. 389RO
 大嶼山昂坪公共設施的改善計劃
 ENHANCEMENT OF PUBLIC FACILITIES AT NGONG PING, LANTAU




圖則名稱 drawing title

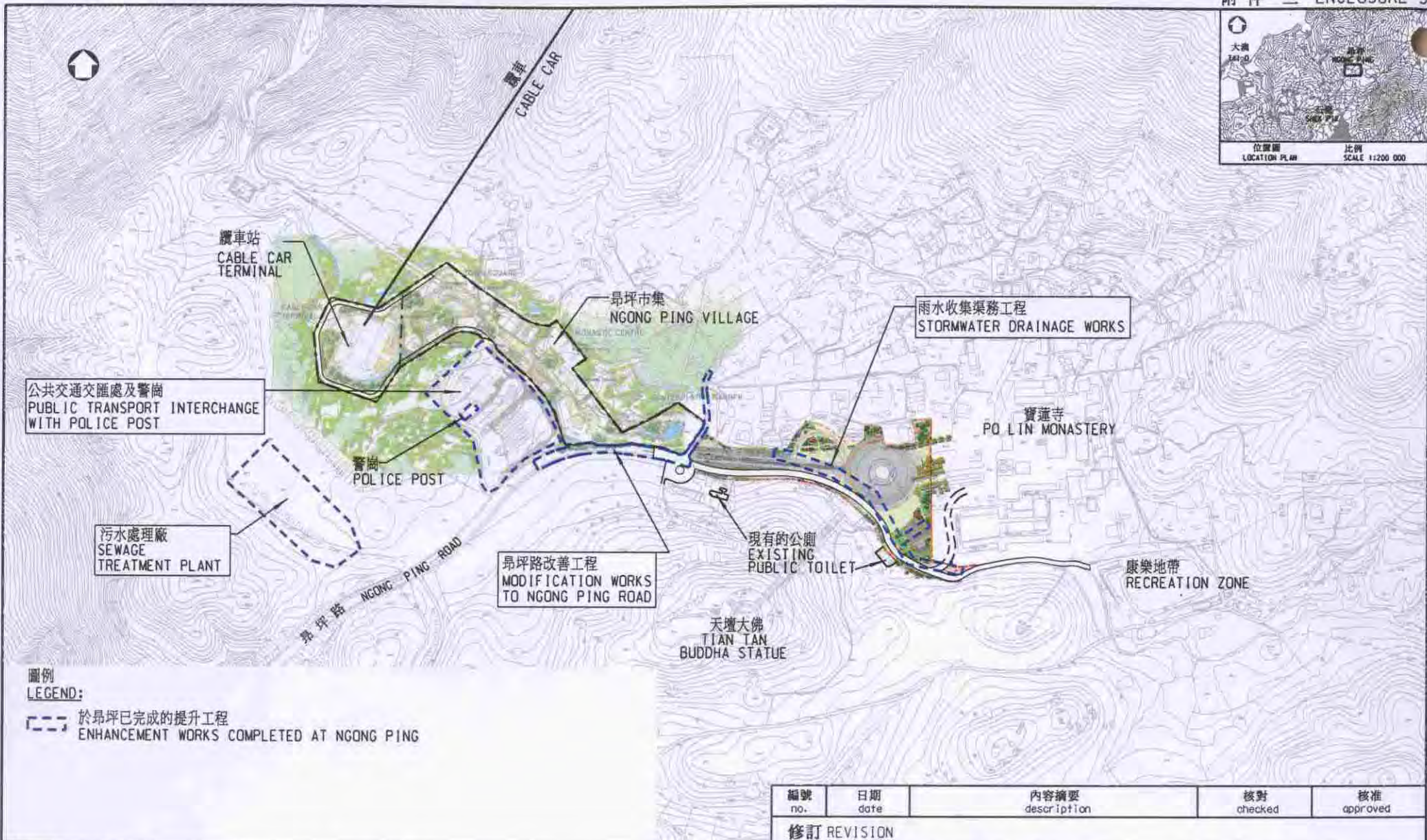
工務計劃項目第389RO
 PWP ITEM No. 389RO

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

繪圖 drawn W H CHEUNG	簽署 initial	日期 date 30-10-07	項目編號 item no. 389RO	辦事處 office 港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE
核對 checked L S LEUNG	簽署 initial	日期 date 30-10-07	比例 scale N.T.S	
核准 approved F O HO	簽署 initial	日期 date 30-10-07	圖則編號 drawing no. HKI-Z1336	 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT



圖則名稱 drawing title 工務計劃項目第389R0 PWP ITEM No. 389R0 擬建昂坪露天廣場之入口 ENTRANCE OF THE PROPOSED LANDSCAPED PIAZZA AT NGONG PING	繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office 港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE
	W H CHEUNG		30-10-07	389R0	
	核對 checked	簽署 initial	日期 date	比例 scale	圖則編號 drawing no. HKI-Z1337
L S LEUNG		30-10-07	N.T.S		
核准 approved	簽署 initial	日期 date			 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
F O HO		30-10-07			



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

圖則名稱 drawing title 工務計劃項目第389RO PWP ITEM No. 389RO 大嶼山昂坪公共設施的改善計劃 ENHANCEMENT OF PUBLIC FACILITIES AT NGONG PING, LANTAU	繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office 港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
	S H CHENG		09-10-07	389RO	
	核對 checked	簽署 initial	日期 date	比例 scale	
L S LEUNG		09-10-07	1 : 5000	圖則編號 drawing no.	
核准 approved	簽署 initial	日期 date	HKI-Z1317		
F O HO		09-10-07			