

For discussion  
On 28 February 2006

**LEGISLATIVE COUNCIL  
PANEL ON PLANNING, LANDS AND WORKS**

**GREENING MASTER PLANS  
FOR KOWLOON WEST AND HONG KONG ISLAND  
– GREENING WORKS  
FOR TSIM SHA TSUI AND CENTRAL**

**PURPOSE**

The purpose of this paper is to consult Members on a proposed funding application for the implementation of greening works as recommended in the greening master plans (GMPs) for Tsim Sha Tsui and Central.

**BACKGROUND**

2. We informed Members at the meeting held on 13 July 2005 of an initiative to develop GMPs for selected urban areas in order to bring about coordinated efforts and visible improvements in urban greenery. The objective of GMPs is to define an overall greening framework by identifying suitable locations for planting together with desirable themes and species, thus paving way for continuous and consistent results.

3. During the meeting, we also reported on progress of the two GMPs for Tsim Sha Tsui and Central bearing the themes of “Jade Necklace” and “Heart of Gold” respectively, highlighting that there was overwhelming support from District Councils, Area Committees, Town Planning Board as well as the local community. The GMPs were subsequently refined in line with advice given by Members, and six pilot greening schemes were introduced in Tsim Sha Tsui to secure an early buy-in.

4. After obtaining positive feedback from key stakeholders, we met with this Panel again on 22 November 2005 to present two funding applications for implementation of greening works as recommended in the GMPs for Tsim Sha Tsui and Central, as well as the development of GMPs for selected areas in

Kowloon West and on Hong Kong Island. In addition, a supplementary information note was provided on measures taken to ensure cost-effectiveness in the development and implementation process of GMPs.

5. When the Public Works Subcommittee (PWSC) examined these two funding applications at its meeting on 21 December 2005, Members expressed a number of specific concerns and the items were withdrawn. We have taken stock of these concerns and will expedite the implementation programme within constraints imposed by professional capacity available in the market and the need to avoid excessive disturbance to the public. Although making a direct comparison between different cities might not be the best means to guide our greening strategy because of geographical and climatic discrepancies, we will formulate greening themes bearing local characteristics and adopt in-ground planting whenever practicable to reduce hard landscape works.

6. A summary of response and actions that we have taken to address the comments and suggestions raised by this Panel is at **Annex 1**.

## FUNDING APPLICATION

7. Since the main thrust of concerns voiced by Members at PWSC was directed at development of GMPs, we will seek initial approval from PWSC to part upgrade **35CG** and **36CG** for the implementation of short-term greening works<sup>1</sup> recommended in the GMPs for Tsim Sha Tsui and Central at its meeting on 6 April 2006. Some photomontages showing the designed visual impact are at **Annex 2**, the scope of which comprises -

- (a) planting and establishment of about 600 trees and 160 000 shrubs in Tsim Sha Tsui within the area shown blue in the plan at **Annex 3**;
- (b) planting and establishment of 300 trees and 50 000 shrubs in Central within the area shown blue in the plan at **Annex 4**;
- (c) ground preparation, soil improvement and tree mounting fixtures;

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<sup>1</sup> In recognition of the fact that greening opportunities arise under different timeframes, GMPs will embody a full spectrum of short, medium and long-term measures. Short-term measures are those conforming to the district layout, posing no conflict with land use and/or traffic arrangements. Greening opportunities associated with urban renewal or redevelopments are classified as medium-term measures. Long-term measures depict the ultimate greening vision setting aside constraints such as land availability, congested underground installations and overhanging signboards, deploying ambitious and innovative methods or techniques like tree corridors alongside highways, roof/podium gardens and vertical greening.

- (d) construction of associated planters; and
- (e) ancillary works including irrigation facilities.

8. We estimate that capital cost of the proposed greening works will be \$37.4 million (\$27.0 million for the part of **35CG** and \$10.4 million for the part of **36CG**) in money-of-the-day (MOD) prices, made up as follows -

		\$ million			
		<b>35CG</b>	<b>36CG</b>	<b>Total</b>	
(a)	Total cost of greening works	24.6	9.5	34.1	
(i)	planting and establishment	9.8	3.8	13.6	
(ii)	ground preparation, soil improvement and tree mounting	5.5	2.4	7.9	
(iii)	associated planters	4.9	1.3	6.2	
(iv)	ancillary works	4.4	2.0	6.4	
(b)	Contingencies	2.4	0.9	3.3	
	Sub-total	27.0	10.4	37.4	(in September 2005 prices)
(c)	Provision for price adjustment	0.0	0.0	0.0	
	Total	27.0	10.4	37.4	(in MOD prices)

9. Subject to funding approval, the proposed planting works in Tsim Sha Tsui and Central will start in May 2006 for completion in February 2007 under supervision by deployment of in-house staff resources.

10. The annual recurrent costs associated with the proposed greening

works in Tsim Sha Tsui and Central are estimated to be about \$1.0 million and \$400,000 respectively. The greening works will create 63 jobs (55 for workers and eight for professional/technical staff) and provide a total employment of 730 man-months.

## **DEVELOPMENT OF GMPs FOR SELECTED AREAS IN KOWLOON WEST AND ON HONG KONG ISLAND**

11. We intend to roll out the development of GMPs to Kowloon West and Hong Kong Island, the coverage of which includes Mong Kok, Yau Ma Tei, Sham Shui Po, Cheung Sha Wan, Kowloon City, Kowloon Tong, Hung Hom, Ho Man Tin, Sheung Wan, Wan Chai, Causeway Bay, North Point, Quarry Bay, Shau Kei Wan, Chai Wan, Sai Ying Pun, Kennedy Town and Aberdeen.

12. A separate submission focusing particularly on the planning process and consultative mechanism as well as the scope of consultancy services will be made to this Panel in due course.

## **WAY FORWARD**

13. Subject to endorsement by this Panel, we will proceed to apply funding from PWSC in April 2006 for the proposed greening works in Tsim Sha Tsui and Central.

## **ATTACHMENTS**

Annex 1 – Summary of response and actions

Annex 2 – Illustration of the proposed greening works

Annex 3 – Areas in Kowloon West for which GMPs will be developed

Annex 4 – Areas on Hong Kong Island for which GMPs will be developed

**Environment, Transport and Works Bureau**  
**February 2006**

**Summary of Response and Actions Taken to Address  
Comments and Suggestions Raised by  
the Legislative Council Panel on Planning, Lands & Works**

Planning and Implementation

- Greening themes reflecting local characteristics will be formulated in the context of each GMP to guide all implementing parties.

Greening Cost and Indicator

- An average unit cost of the proposed greening works in Tsim Sha Tsui and Central of about \$1,400 per square meter is reasonable taking into account constraints prevailing in densely populated urban areas. The estimated quantities of trees and shrubs to be provided could be relied upon as an indicator to monitor outcome of the proposed greening works.

Maintenance of Plants

- The Leisure and Cultural Services Department will take over long-term maintenance of the plants after a 12-month establishment period.

Relaxation of Site Coverage for Greening

- The long-term greening measures recommended under GMPs will cover tree corridors that require more space to be reserved for future planting. Since these proposals are likely to have impact on planning and land administration policies, detailed examinations must be carried out.

Greening of Slopes

- Apart from guidelines and practice notes for industry practitioners, promotional talks/seminars and award schemes have been organized to encourage private sector participation in slope greening. The surface of public man-made slopes will be protected by greenery and existing vegetation as far as possible.

### Green Building Features

- There are practical difficulties in establishing a standard flower rack design to suit different buildings. Nonetheless, Practice Note No. 68 promulgated by the Buildings Department already exempts window flower boxes not exceeding 500mm in width projecting from the face of a building from site coverage and plot ratio calculation. Guidelines have also been issued to include green features on all new flyovers and footbridges.

### Underground Installations and Tree Planting

- As a result of concerted efforts made by Government and utility companies, the organization and accuracy of underground installations have improved in recent years. The feasibility of widening footpaths to make more room for tree planting in urban areas is being actively explored.

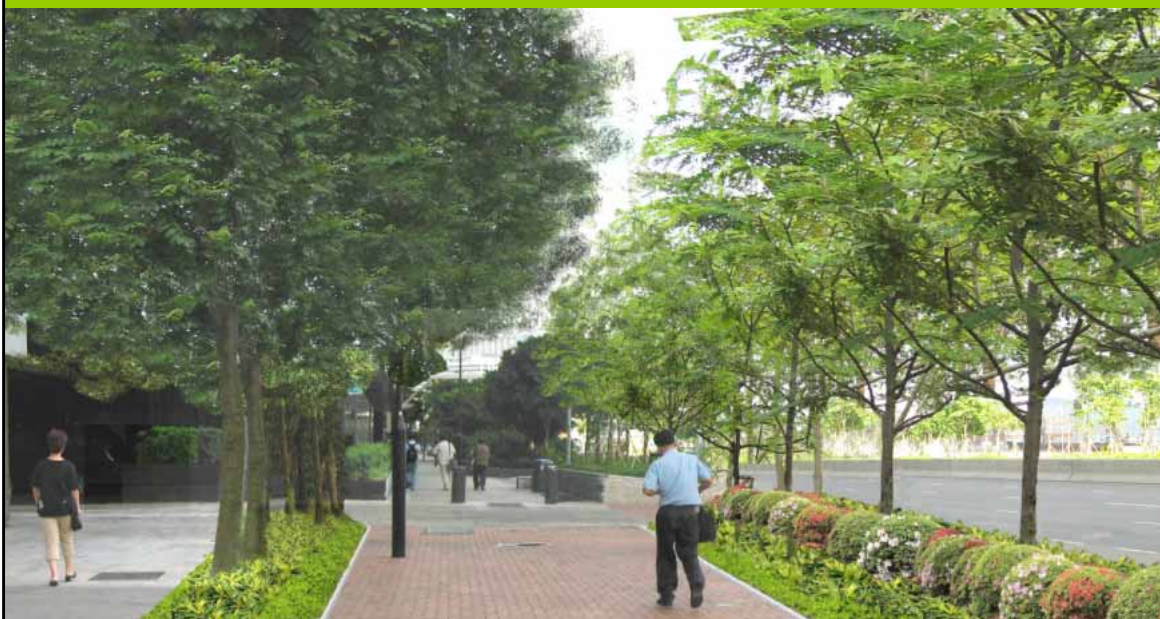
Before 前



After 後

Example at Nathan Road  
例子 - 彌敦道

Before 前



After 後

Example at Salisbury Road  
例子 - 梳士巴利道

Before 前



After 後



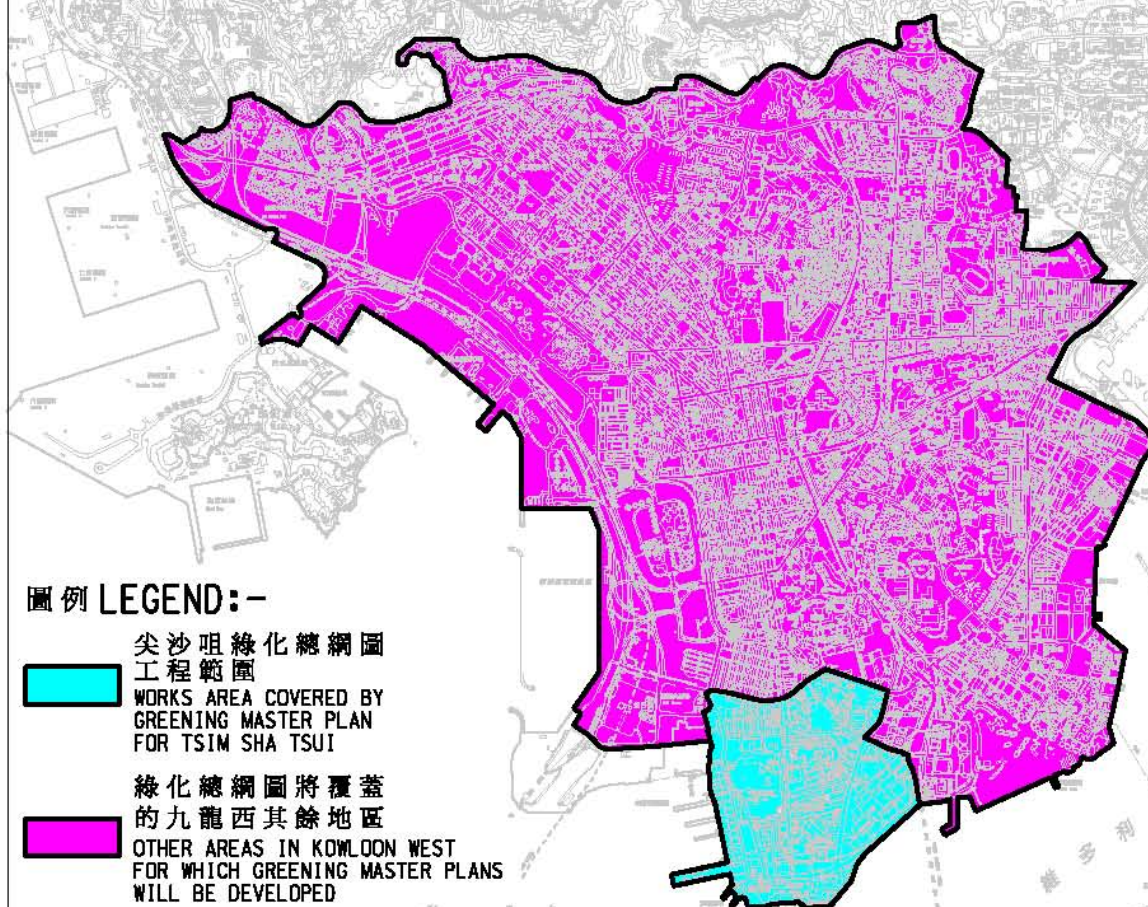
Example near Exchange Square  
例子 - 交易廣場附近

Before 前



After 後

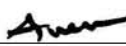

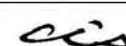

Example near Star Ferry Pier  
例子 - 天星碼頭附近

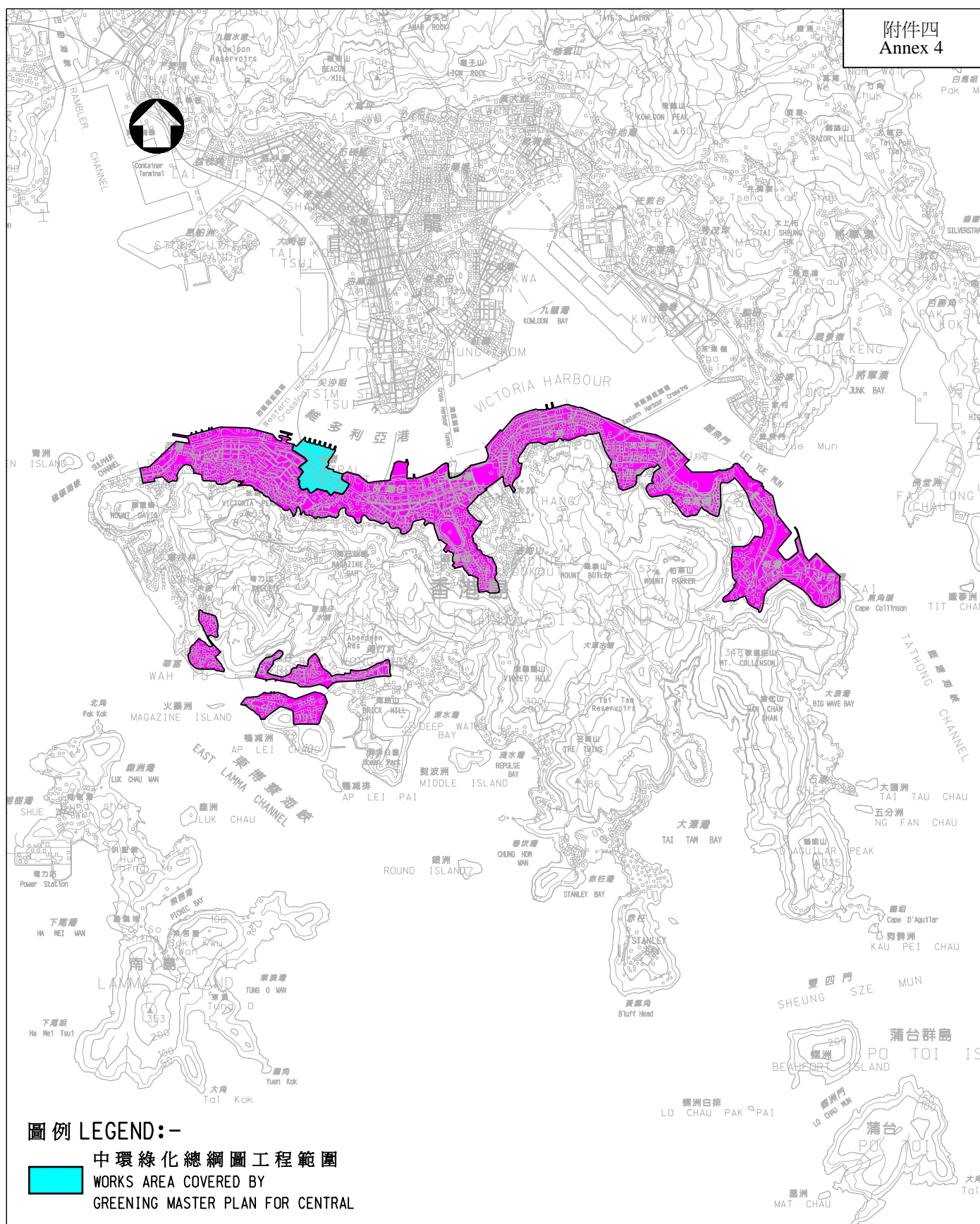


圖例 LEGEND:-

-  尖沙咀綠化總綱圖工程範圍  
WORKS AREA COVERED BY GREENING MASTER PLAN FOR TSIM SHA TSUI
-  綠化總綱圖將覆蓋的九龍西其餘地區  
OTHER AREAS IN KOWLOON WEST FOR WHICH GREENING MASTER PLANS WILL BE DEVELOPED

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名稱 title	姓名 name	簽署 Initial	日期 date	編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
工務計劃項目第35CG號	C P SUEN		20/1/06	圖則編號 drawing no.				比例 scale
九龍西綠化總綱圖	K M CHIU		20/1/06	HQS G155				1:50000
- 研究及工程	P M CHAN		20/1/06					
PWP ITEM No. 35CG	辦事處 office	總部 HEADQUARTERS				土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
GREENING MASTER PLAN FOR KOWLOON WEST - STUDIES & WORKS								



圖例 LEGEND:-

### 中環綠化總綱圖工程範圍

WORKS AREA COVERED BY  
GREENING MASTER PLAN FOR CENTRAL

### 綠化總綱圖將覆蓋的香港島其餘地區

OTHER AREAS ON HONG KONG ISLAND FOR WHICH GREENING MASTER PLANS WILL BE DEVELOPED

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編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
圖則編號 drawing no.			比例 scale	
HQS G156			1:100000	