

For discussion
On 27 March 2007

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

**DEVELOPMENT AND IMPLEMENTATION OF
GREENING MASTER PLANS
- PROGRESS REPORT**

PURPOSE

The purpose of this paper is to :

- (a) report to Members the latest position in regard to the development and implementation of Greening Master Plans (GMPs);
- (b) consult Members on the overall programme for the development and implementation of GMPs for the remaining selected urban areas; and
- (c) consult Members on the proposed funding application for the development of GMPs for the remaining selected urban areas.

BACKGROUND

2. A GMP seeks to define comprehensively the greening framework of an area by studying into its characteristics and particular needs as well as providing a guide to the planning, design and implementation of works so as to achieve comprehensive, consistent and sustainable greening results.

3. GMPs will encompass short, medium and long term measures to apprehend greening opportunities arising at different time frame. Short-term measures will be based on existing district layout and can generally be implemented within 1 to 2 years. Medium-term measures will embody additional greening opportunities associated with urban renewal or redevelopments. Long-term GMPs depict the ultimate greening vision in the area which may be achieved over a long period of time with various concerted efforts to overcome the existing constraints.

4. To draw up a GMP for an area, extensive effort will be required including the following:

- (a) studying the existing conditions in the district to identify possible greening opportunities;
- (b) drawing up a strategic planting theme for the area;
- (c) detailed planning of the thematic choice of plants to project the characteristics of the district;
- (d) soil studying for planting suitable species;
- (e) examination of any site constraints and underground utility installations to proceed with the appropriate planting methods;
- (f) discussing with Government departments, non-Government organizations, private developers and utilities companies; and
- (g) reviewing on the medium and long-term prospect of greening in the area in the light of town planning and land use considerations, etc.

5. To develop high quality GMPs, large number of professionals with multi-disciplinary expertise is required to meet the expectations of stakeholders. With limited in-house staff resources possessing the required skills, we consider the engagement of consultants to carry out the development and detailed design of GMPs to be the most cost-effective.

6. In response to requests for more public participation in the development process for areas / districts concerned, we have adopted the Enhanced Partnering Approach whereby more views will be collected from stakeholders prior to working out the GMPs. Participation of District Councils and the general public would not only help the consultants to understand the characteristics of the district, identify suitable locations and local constraints, establish the greening theme more effectively but would also help achieve consensus, partnership and public ownership in developing GMPs.

PREVIOUS SUBMISSIONS TO PANEL and PWSC/FC

7. The following are listed out for Members' reference:

- (a) at the Panel meeting on 13 July 2005, we briefed Members on the general approach in development and implementation of GMPs for

urban districts and the progress of two consultancy studies in developing the GMPs for Tsim Sha Tsui and Central respectively;

- (b) at the Panel meeting on 22 November 2005, we consulted this Panel regarding two proposed funding applications for implementation of the recommended greening measures in Tsim Sha Tsui and Central amounting to \$34.1 million (in September 2005 prices) and development of GMPs for other selected urban areas in Kowloon West and on Hong Kong Island amounting to \$64.2 million (in September 2005 prices);
- (c) at the PWSC meeting on 21 December 2005, we sought funding approval from PWSC for (b) above. Members then enquired about various aspects of the proposals. In view of Members' concern, the Administration withdrew the proposals and undertook to refine and submit them in due course;
- (d) at the Panel meeting on 28 February 2006, we obtained support from this Panel to initially pursue the implementation of the recommended greening measures in Tsim Sha Tsui and Central at the cost of \$34.1 million in September 2005 prices (or \$37.4 million in MOD prices inclusive of contingencies);
- (e) at the PWSC meeting on 6 April 2006 and FC meeting on 28 April 2006 respectively, funding application for greening works in Tsim Sha Tsui and Central was approved (i.e. (d) above);
- (f) at the Panel meeting on 25 July 2006, we reported to this Panel progress of the greening works in Tsim Sha Tsui and Central approved by the PWSC/FC in (e) above. We further elaborated how the detail comments put forward by Members in past meetings would be incorporated in the development of GMPs as necessary. We also obtained support from this Panel to initially proceed with development of GMPs for Mong Kok / Yau Ma Tei in Kowloon West and GMPs for Sheung Wan / Wan Chai / Causeway Bay on Hong Kong Island at the cost of \$17.7 million in September 2006 price (or \$18.1 million in MOD prices inclusive of contingencies) by adopting the Enhanced Partnering Approach to enable the Administration to manage the projects more effectively as well as apply the valuable experience gained in the process in subsequent endeavours. We undertook to speed up greening in other districts to improve the environment and will make effort to achieve this as quickly as possible. At the request of this Panel, we have

included in the present paper an overall timetable for implementing GMPs in the remaining selected urban areas, including those currently under planning and those under consideration; and

- (g) at the PWSC meeting on 25 October 2006 and FC meeting on 1 December 2006 respectively, funding application for development of GMPs for Mong Kok / Yau Ma Tei in Kowloon West and Sheung Wan / Wan Chai / Causeway Bay on Hong Kong Island was approved (i.e. (f) above).

LATEST POSITION

A. Greening Works for Tsim Sha Tsui and Central

8. Upon approval of FC on 28 April 2006, greening works for Tsim Sha Tsui and Central started in May 2006 and were substantially completed in March 2007. Photographs showing some of the completed greening works in these two areas are at **Annex 1**.

B. Studies for Development of GMPs for Mong Kok / Yau Ma Tei and Sheung Wan / Wan Chai / Causeway Bay

9. Upon approval of FC on 1 December 2006, two consultancy studies for development of GMPs for Mong Kok / Yau Ma Tei and Sheung Wan / Wan Chai / Causeway Bay commenced in January 2007 and have been progressing on schedule. The studies are expected to complete in December 2007.

10. We have already briefed the Yau Tsim Mong, Central & Western and Wan Chai District Councils at the outset of the studies in accordance with the Enhanced Partnering Approach. The DCs have shown general support of the new Approach and have agreed to partnering with the Administration throughout the study process.

C. Development of GMPs for Remaining Selected Urban Areas

11. As mentioned in paragraph 7(f) above, although we have already obtained funding to proceed with the development of GMPs for Mong Kok / Yau Ma Tei and Sheung Wan / Wan Chai / Causeway Bay, we have not done so for other urban areas in Kowloon West and on Hong Kong Island. The

Administration has also received a request to prepare GMPs for urban areas in Kowloon East. We consider now to be the most appropriate time to applying for funding to cover development of GMPs in all remaining selected urban areas in the whole of Kowloon and on Hong Kong Island because:

- there have been continuous requests from this Panel and the general public to expedite the enhancement of greening for Hong Kong;
- District Councils have become familiar with the GMP concept and could facilitate speeding up the study processes;
- through their participation in previous and on-going studies for development of GMPs, relevant Government departments, non-Government organizations and utilities companies are already aware of the requirements of GMP works thus enabling more efficient processing of design submissions requiring their approval / agreement;
- the valuable experience gained in the planning, coordination, development, detailed design and implementation of previous GMPs has given the Administration confidence to adopt a more aggressive programme in development of remaining GMPs; and
- the market (including consultants and contractors) are better prepared to take up relevant consultancy studies and greening works to be rolled out.

12. We propose to develop GMPs for the following remaining urban areas which cover a total area of about 3,690 hectare:

- Sham Shui Po, Cheung Sha Wan, Kowloon City, Kowloon Tong, Hung Hom and Ho Man Tin in Kowloon West;
- North Point, Quarry Bay, Shau Kei Wan, Chai Wan, Sai Ying Pun, Kennedy Town and Aberdeen on Hong Kong Island; and
- Wong Tai Sin, Diamond Hill, San Po Kong, Kowloon Bay, Ngau Tau Kok, Kwun Tong and Lam Tin in Kowloon East.

13. A plan showing the coverage of the above areas where GMPs are proposed to be developed is at **Annex 2**.

14. We have stated in the 2006 Policy Agenda our intention to develop GMPs for the vast majority of urban areas in around four years (i.e. by end 2010). As mentioned in paragraph 11 above, the Administration intends to adopt a more aggressive schedule in response to demand of the public to expedite greening for Hong Kong. We propose the following milestone programme aiming to complete development of all GMPs in selected urban areas by June 2009, which is 18 months ahead of our original target:

<u>Tasks</u>	<u>Tentative Completion Date</u>
(i) Development of GMPs for Tsim Sha Tsui and Central	August 2005 <i>(already completed)</i>
(ii) Greening works for Tsim Sha Tsui and Central	March 2007 <i>(already completed)</i>
(iii) Development of GMPs for Mong Kok/ Yau Ma Tei and Sheung Wan/ Wan Chai/ Causeway Bay	December 2007
(iv) Greening works for Mong Kok/ Yau Ma Tei and Sheung Wan/ Wan Chai/ Causeway Bay	November 2009
(v) Development of GMPs for remaining selected urban areas for whole of Kowloon and Hong Kong Island mentioned in paragraph 12 above	<u>June 2009</u>
(vi) Greening works for remaining selected urban areas for whole of Kowloon and Hong Kong Island mentioned in paragraph 12 above	December 2011

15. Regarding built-up areas in the New Territories, greening measures would be implemented in some key areas without awaiting the development of GMPs for these areas so as to expedite greening. We have already identified focal points for some of the districts in the New Territories in consultation with relevant District Officers of the Home Affairs Department. Design of the proposed greening measures are underway.

FUNDING APPLICATION TO BE SUBMITTED TO PWSC/FC

16. Pursuant to paragraphs 11-15 above and subject to Members' advice, the following funding application will be submitted to PWSC/FC:

- (a) development of GMPs for Sham Shui Po, Cheung Sha Wan, Kowloon City, Kowloon Tong, Hung Hom and Ho Man Tin in Kowloon West (i.e. involving the part upgrade of PWP item **35CG** entitled "Greening master plan for Kowloon West – studies and works");
- (b) development of GMPs for North Point, Quarry Bay, Shau Kei Wan, Chai Wan, Sai Ying Pun, Kennedy Town and Aberdeen on Hong Kong Island (i.e. involving the part upgrade of PWP item **36CG** entitled "Greening master plan for Hong Kong Island – studies and works"); and
- (c) development of GMPs for Wong Tai Sin, Diamond Hill, San Po Kong, Kowloon Bay, Ngau Tau Kok, Kwun Tong and Lam Tin in Kowloon East (i.e. involving the part upgrade of PWP item **40CG** entitled "Greening master plan for Kowloon East – studies and works");

17. The scope of each item will include:

- (a) consultants' fees for the development of GMPs;
- (b) consultants' fees for drawing up of detailed designs of short-term greening measures (all the way to final design) as recommended in the respective GMPs; and
- (c) site investigation (SI) considered necessary.

18. We estimate that the total cost of the above will be in the region of \$52.8 million (in MOD prices) – comprising \$20.3 million for the part upgrade of **35CG** in regard to remaining selected urban areas in Kowloon West, \$12.3 million for the part upgrade of **36CG** in regard to remaining selected urban areas on Hong Kong Island and \$20.2 million for the part upgrade of **40CG** in regard to selected urban areas in Kowloon East. Breakdown is as follows:

	\$ million			
	35CG	36CG	40CG	Total
(a) Consultants' fees	13.4	8.1	13.3	34.8
(i) Development of GMPs for areas mentioned in paragraph 12	10.1	6.1	10.0	
(ii) Drawing up of detailed design of short-term greening measures	3.3	2.0	3.3	
(b) SI works	4.9	3.0	4.9	12.8
(c) Contingencies	1.3	0.8	1.3	3.4
Sub-total	19.6	11.9	19.5	51.0 (in September 2006 prices)
(d) Provision for price adjustment	0.7	0.4	0.7	1.8
TOTAL	20.3	12.3	20.2	52.8 (in MOD prices)

19. The estimated consultancy fees for development of GMPs quoted above are more than 25% below the corresponding portion in our submission to PWSC on 21 December 2005 by leveraging on local stakeholders' knowledge and valuable suggestions on site constraints, greening opportunities and thematic planting as well as additional input from CEDD as far as practicable. The area covered by the proposed funding application is approximately 3,690 hectare as compared with the 1,080 hectare for the GMPs for Mong Kok / Yau Ma Tei and Sheung Wan / Wan Chai / Causeway Bay as approved by PWSC / FC at the cost of \$18.1 million (at MOD prices). We have already taken into consideration the anticipated cost reduction for projects of expanded scale.

20. Subject to funding approval, the development of GMPs will start in September 2007 for completion by June 2009.

21. The proposed study will not incur any recurrent expenditure. We estimate that the proposed studies and SI works will create about 64 jobs (53 professional / technical staff plus 11 labourers) providing a total employment of 665 man-months.

WAY FORWARD

22. Subject to endorsement by this Panel, we will proceed with the following:

- (a) consulting the Sham Shui Po, Kowloon City, Wong Tai Sin, Kwun Tong, Eastern, Central & Western and Southern District Councils; and
- (b) applying for funding from PWSC/FC for development of GMPs for the remaining selected urban areas.

ATTACHMENTS

Annex 1 – Photographs of completed greening works in Tsim Sha Tsui and Central

Annex 2 – Study Area for the Proposed GMPs for the Remaining Selected Urban Areas

Environment, Transport and Works Bureau
March 2007

尖沙咀已完成的
綠化工程照片

**Photographs of Completed
Greening Works in Tsim Sha Tsui**

Completed Greening Works in Tsim Sha Tsui
尖沙咀已完成的綠化工程



Before 前



After 後

Salisbury Road adjacent to Wing On Plaza
梳士巴利道永安中心

Completed Greening Works in Tsim Sha Tsui
尖沙咀已完成的綠化工程



Before 前

After 後



Nathan Road near Mody Road
彌敦道近麼地道

Completed Greening Works in Tsim Sha Tsui
尖沙咀已完成的綠化工程



Before 前



After 後

Nathan Road near Austin Road
彌敦道近柯士甸道

Completed Greening Works in Tsim Sha Tsui
尖沙咀已完成的綠化工程



Before 前



After 後

Nathan Road Central Median near Austin Road
彌敦道近柯士甸道

Completed Greening Works in Tsim Sha Tsui
尖沙咀已完成的綠化工程



Before 前



After 後

Kowloon Park Drive
九龍公園徑

Completed Greening Works in Tsim Sha Tsui
尖沙咀已完成的綠化工程



Before 前



After 後

Jordan Road near Canton Road
佐敦道近廣東道

Completed Greening Works in Tsim Sha Tsui
尖沙咀已完成的綠化工程



Before 前



After 後

Jordan Road George V Park
佐敦道佐治五世公園

中環已完成的
綠化工程照片

**Photographs of Completed
Greening Works in Central**

Completed Greening Works in Central
中環已完成的綠化工程



Before 前



After 後

Connaught Road Central
干諾道中

Completed Greening Works in Central
中環已完成的綠化工程



Before 前



After 後

Man Po Street near IFC
民寶街近國際金融中心

Completed Greening Works in Central
中環已完成的綠化工程



Before 前



After 後

Pier No. 3
中環三號碼頭

Completed Greening Works in Central
中環已完成的綠化工程



Before 前



After 後

Pier No. 7
中環七號碼頭

Completed Greening Works in Central
中環已完成的綠化工程



Before 前



After 後

Man Fai Street
民輝街

Completed Greening Works in Central
中環已完成的綠化工程



Before 前



After 後

Central Bus Terminus
中環巴士總站

Completed Greening Works in Central
中環已完成的綠化工程

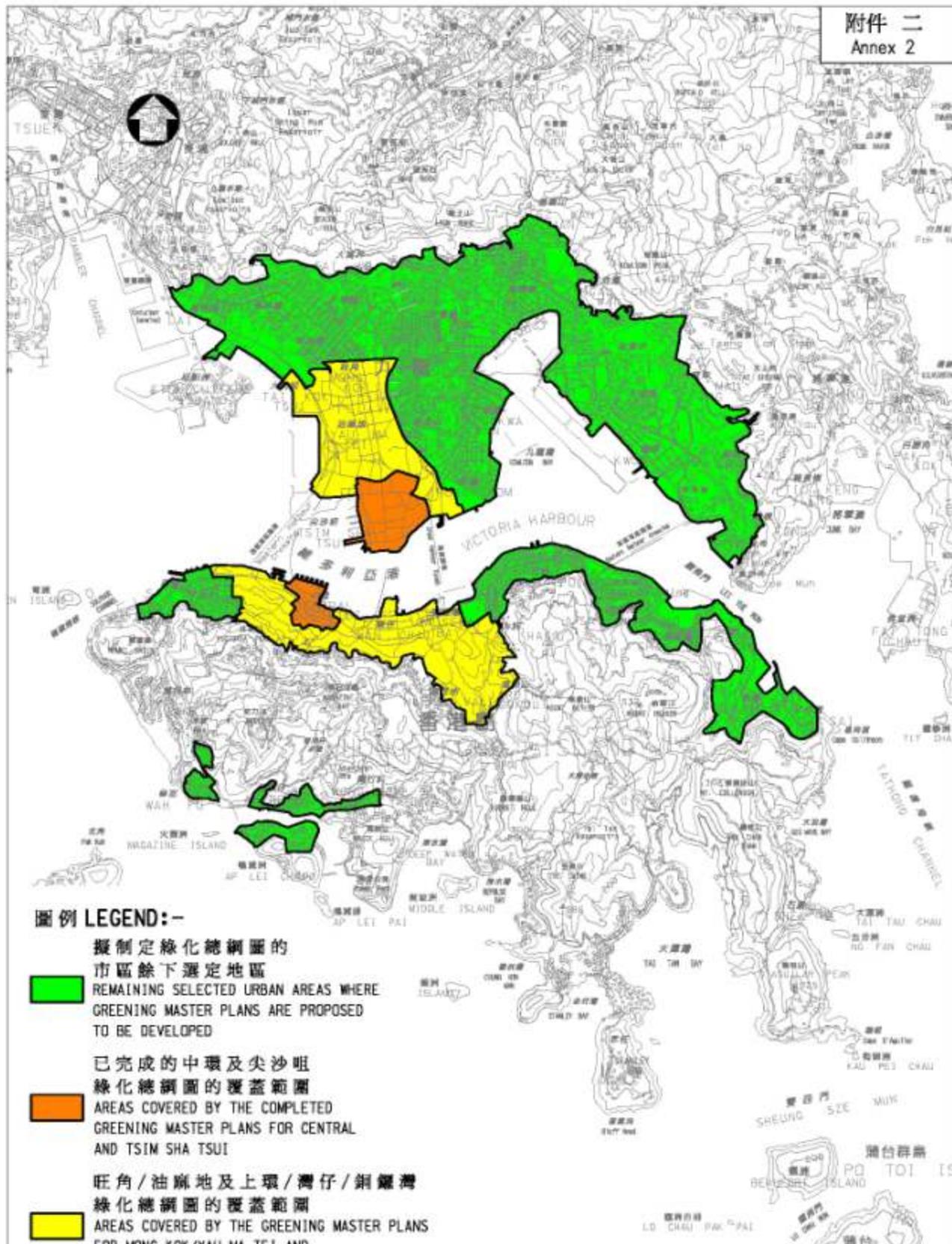


Before 前



After 後

Near Harbour Building
近海港政府大樓



圖例 LEGEND:-

- 
 擬制定綠化總綱圖的市區餘下選定地區
 REMAINING SELECTED URBAN AREAS WHERE GREENING MASTER PLANS ARE PROPOSED TO BE DEVELOPED
- 
 已完成的中環及尖沙咀綠化總綱圖的覆蓋範圍
 AREAS COVERED BY THE COMPLETED GREENING MASTER PLANS FOR CENTRAL AND TSIM SHA TSUI
- 
 旺角/油麻地及上環/灣仔/銅鑼灣綠化總綱圖的覆蓋範圍
 AREAS COVERED BY THE GREENING MASTER PLANS FOR MONG KOK/YAU MA TEI AND SHEUNG WAN/WAN CHAI/CAUSEWAY BAY

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

名稱 title
市區餘下選定地區的
綠化總綱圖
GREENING MASTER PLANS
FOR REMAINING SELECTED
URBAN AREAS

姓名 name	簽署 initial	日期 date
繪圖 drawn	C P SUEN	14/02/07
核對 checked	S Y LEUNG	
核准 approved	P M CHAN	
辦事處 office	土地工程部 LAND WORKS DIVISION	

圖號 drawing no.	比例 scale
LW 7971	1:100000
 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	