

For discussion
On 25 March 2008

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

**IMPLEMENTATION OF GREENING WORKS OF
GREENING MASTER PLANS FOR MONG KOK, YAU MA TEI,
SHEUNG WAN, WAN CHAI AND CAUSEWAY BAY**

PURPOSE

The purpose of this paper is to seek Members' advice and support to the proposed funding application for greening works of Greening Master Plans (GMPs) for Mong Kok, Yau Ma Tei, Sheung Wan, Wan Chai and Causeway Bay.

BACKGROUND

2. The Administration has been actively promoting greening in order to improve our living environment. There is in particular a close relationship between greening and improvement of air quality. Rich and colourful trees, shrubs and flowers can also help create a fresh, beautiful and comfortable environment to improve our living conditions and enhance the quality of our lives.

3. One key component in the pursuit of greening is the development and implementation of GMPs. GMPs seek to define comprehensively the greening framework of selected areas with coherent themes and plant species to promote a clear district identity. In recognition of the fact that greening opportunities arise under different time frames, GMPs will embody a full spectrum of short, medium and long-term measures. Short-term measures are those conforming to the district layout and posing no direct conflict with land use or traffic arrangements and can be implemented within one to two years. Greening measures which have to be implemented in association with other projects or which require private sector participation are classified as medium-term measures. As for long-term measures, they depict the ultimate

greening vision and include proposals such as tree corridors along major roads which can only be achieved in conjunction with urban renewal, etc.

4. As reported to Members previously at the Panel meeting on 18 December 2007, our objective is to complete development of GMPs for the urban areas by around early 2009. We will then move to NT.

FUNDING APPLICATION TO BE SUBMITTED TO PWSC/FC FOR GREENING WORKS OF GMPs FOR MONG KOK, YAU MA TEI, SHEUNG WAN, WAN CHAI AND CAUSEWAY BAY

5. We are now seeking Members' advice and support for the implementation of greening works of GMPs for Mong Kok, Yau Ma Tei, Sheung Wan, Wan Chai and Causeway Bay. As background, approval for the consultancy study for the development of the above GMPs and design of greening works was obtained from the Finance Committee on 1 December 2006 upon support of the Panel.

6. The consultancy study and design have now been completed. To implement works, we now propose to seek endorsement from PWSC to part upgrade

- (a) **35CG** - Greening master plan for Kowloon West – studies and works; and
- (b) **36CG** - Greening master plan for Hong Kong Island – studies and works

at its meeting on 23 April 2008. The scope of the parts to be upgraded comprises -

- (a) planting and establishment of about 2 000 trees and 400 000 shrubs in Mong Kok and Yau Ma Tei within the area shown blue in the plan at **Enclosure 1**;
- (b) planting and establishment of about 2 200 trees and 500 000 shrubs in Sheung Wan, Wan Chai and Causeway Bay within the area shown blue in the plan at **Enclosure 2**;

- (c) ground preparation, soil improvement and tree mounting fixtures;
- (d) construction of associated planters; and
- (e) ancillary works including irrigation facilities.

7. Photomontages showing the designed visual effects of some proposed greening works are at **Enclosure 3**.

8. We estimate that the capital cost of the project will be \$125.0 million (\$56.1 million for the part of **35CG** and \$68.9 million for the part of **36CG**) in money-of-the-day (MOD) prices, made up as follows:

	\$ million			
	35CG	36CG	Total	
(a) Total cost of greening works	41.4	51.0	92.4	
(i) planting and establishment	26.0	30.7	56.7	
(ii) ground preparation, soil improvement and tree mounting fixtures	5.6	7.8	13.4	
(iii) provision of associated planters	3.9	5.1	9.0	
(iv) ancillary works	5.9	7.4	13.3	
(b) Consultants' fees	8.4	10.3	18.7	
(i) construction stage	0.9	1.0	1.9	
(ii) resident site staff costs	7.5	9.3	16.8	
(c) Contingencies	5.0	6.1	11.1	
Sub-total	54.8	67.4	122.2	(in September 2007 prices)
(d) Provision for price adjustment	1.3	1.5	2.8	
Total	56.1	68.9	125.0	(in MOD prices)

9. Subject to funding approval, the proposed planting works will start in September 2008 for completion in December 2009, followed by a 1-year establishment period.

10. We estimate that the annual recurrent expenditure arising from the proposed greening works to be \$9 million. The greening works will create about 171 jobs (141 for labourers and 30 for professional/technical staff) providing a total employment of 2,310 man-months.

PUBLIC CONSULTATION

11. In developing GMPs for Mong Kok, Yau Ma Tei, Sheung Wan, Wan Chai and Causeway Bay, we followed the Enhanced Partnering Approach and worked closely with the District Councils.

12. The GMPs received the support of the respective District Councils at the following meetings:

- (a) Central and Western District Council's Food, Environment, Hygiene and Works Committee meeting on 13 September 2007;
- (b) Wan Chai District Council meeting on 18 September 2007; and
- (c) Yau Tsim Mong District Council meeting on 27 September 2007.

13. The District Councils also supported the following themes for the GMPs:

- (a) Sheung Wan, Wan Chai and Causeway Bay
 - The theme of "Rainbow" with bands of vibrant colours is proposed for these areas which are along the northern coast of Hong Kong Island. Such areas have generally evolved into the present state by a series of strip-like development, each with unique characteristics.
- (b) Mong Kok and Yau Ma Tei
 - The theme of "Coastal Scenery" is proposed to create a waterfront recreation zone for residents to dovetail with the

West Kowloon waterfront character;

- The theme of “Green Kaleidoscope” is proposed for the core area to reinforce the characteristics of existing attractions including Tin Hau Temple, Jade Market and Flower Market and to demonstrate the rich cultural and historical context; and
- The theme of “Parkland” is proposed to depict a series of high quality linked open spaces including King’s Park and MTR Hung Hom Station.

14. The greening theme of Sheung Wan, Wan Chai and Causeway Bay is shown at **Enclosure 4** and those of Mong Kok and Yau Ma Tei at **Enclosure 5**.

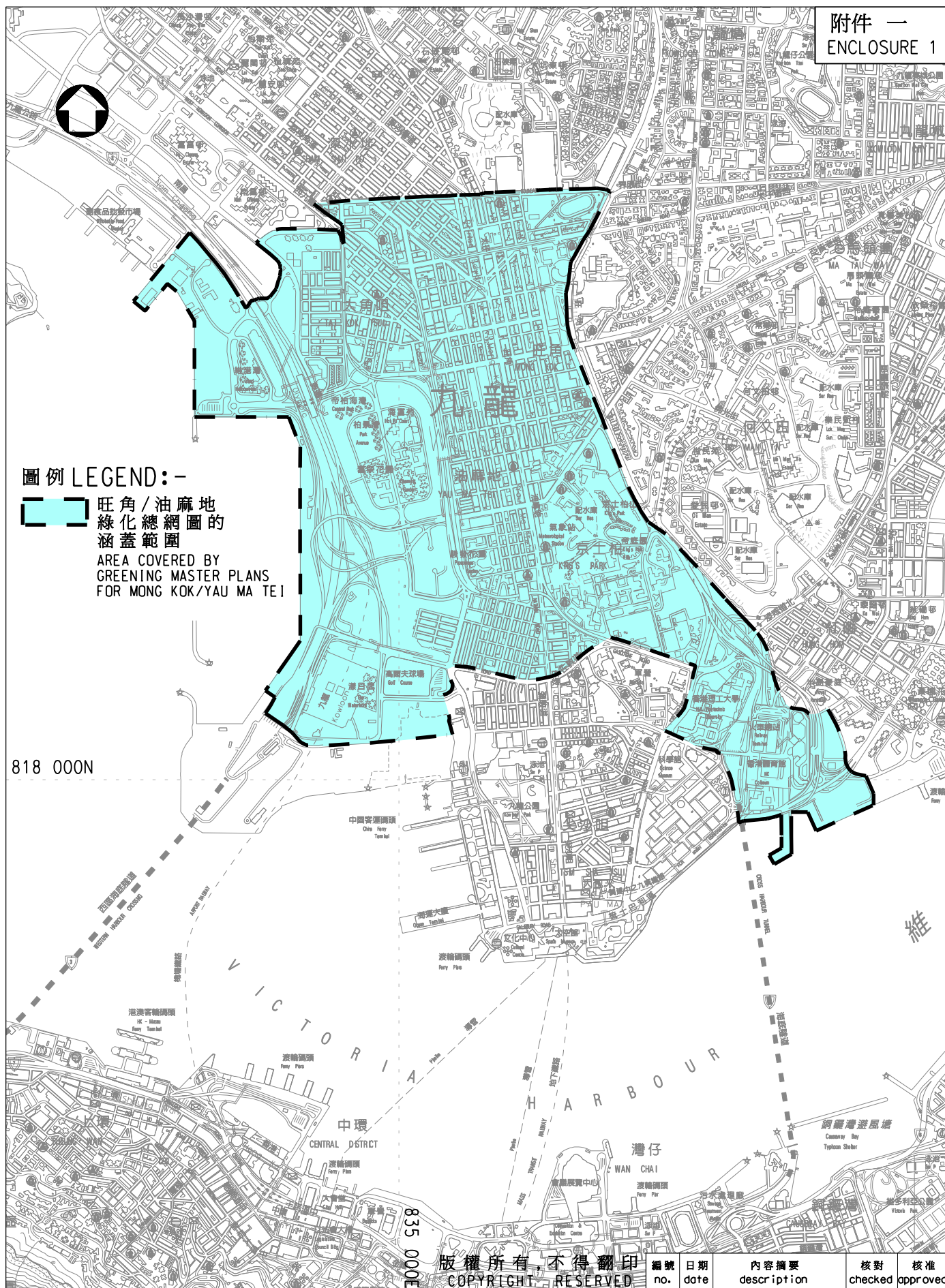
WAY FORWARD

15. Subject to endorsement by this Panel, we will proceed to seek funding from PWSC in April 2008 for the upgrading of the proposed greening works.

ATTACHMENTS

- Enclosure 1 – Area covered by GMPs for Mong Kok and Yau Ma Tei
- Enclosure 2 – Area covered by GMPs for Sheung Wan, Wan Chai and Causeway Bay
- Enclosure 3 – Photomontages of some proposed greening works
- Enclosure 4 – Greening theme of Sheung Wan, Wan Chai and Causeway Bay
- Enclosure 5 – Greening theme of Mong Kok and Yau Ma Tei

Development Bureau
March 2008



圖例 LEGEND:-

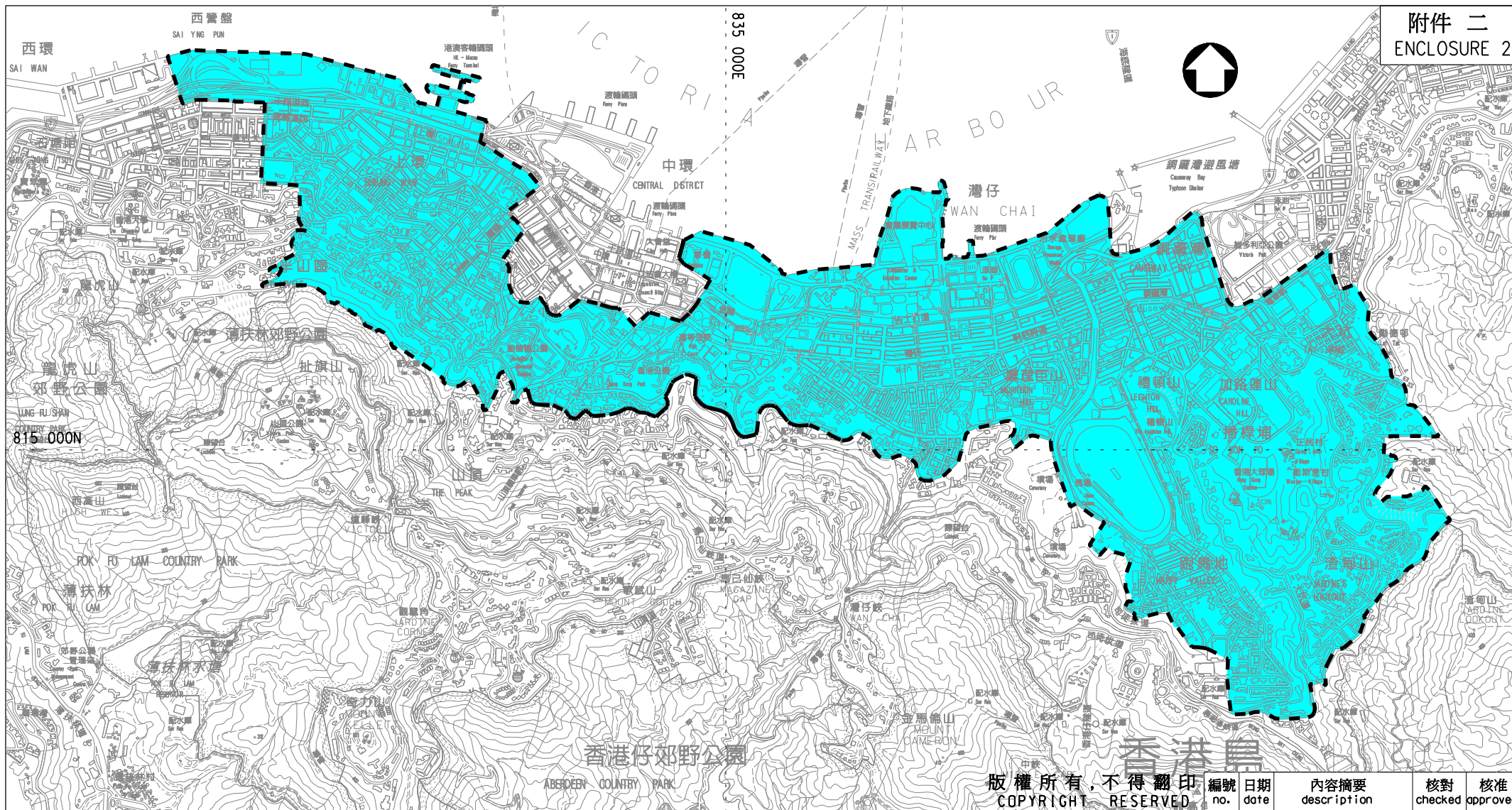
 旺角/油麻地
綠化總綱圖的
涵蓋範圍
AREA COVERED BY
GREENING MASTER PLANS
FOR MONG KOK/YAU MA TEI

818 000N

835 000E

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名稱 title	姓名 name	簽署 initial	日期 date	圖則編號 drawing no.	比例 scale	
旺角及油麻地 綠化總綱圖涵蓋範圍	繪圖 drawn	S. S. CHING	SIGNED	L W 8485	1:25000	
	核對 checked	S. Y. LEUNG	SIGNED			12.3.08
	核准 approved	H. S. LAW	SIGNED			12.3.08
AREA COVERED BY GMPS FOR MONG KOK AND YAU MA TAI	辦事處 office 土地工程部 LAND WORKS DIVISION			 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		



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圖例 LEGEND:-



上環、灣仔及銅鑼灣
綠化總綱圖涵蓋範圍
AREA COVERED BY GMPs FOR SHEUNG WAN,
WAN CHAI AND CAUSEWAY BAY

名稱 title

上環／灣仔／銅鑼灣
綠化總綱圖的涵蓋範圍
AREA COVERED BY GREENING MASTER
PLANS FOR SHEUNG WAN/WAN CHAI/
CAUSEWAY BAY

	姓名 name	簽署 initial	日期 date
繪圖 drawn	S. S. CHING	SIGNED	12.3.08
核對 checked	S. Y. LEUNG	SIGNED	12.3.08
核准 approved	H. S. LAW	SIGNED	12.3.08
辦事處 office	土地工程部 LAND WORKS DIVISION		

編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
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圖則編號 drawing no.	比例 scale
LW 8486	1:25000



土木工程拓展署
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

Photomontages of some Proposed Greening Works

部份建議綠化工程的
合成照片



Before Planting 種植前

Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity

成熟後

Example 1 - Shanghai Street,
Mong Kok , Kowloon
例1-九龍旺角上海街



Before Planting 種植前

Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity
成熟後

Example 2 – West Kowloon Highway at Olympian City 1,
Tai Kok Tsui, Kowloon

例2- 九龍大角咀奧海城1期西九龍公路

Before Planting 種植前



Upon Completion of Establishment Period
剛完成培植期



Upon Maturity 成熟後



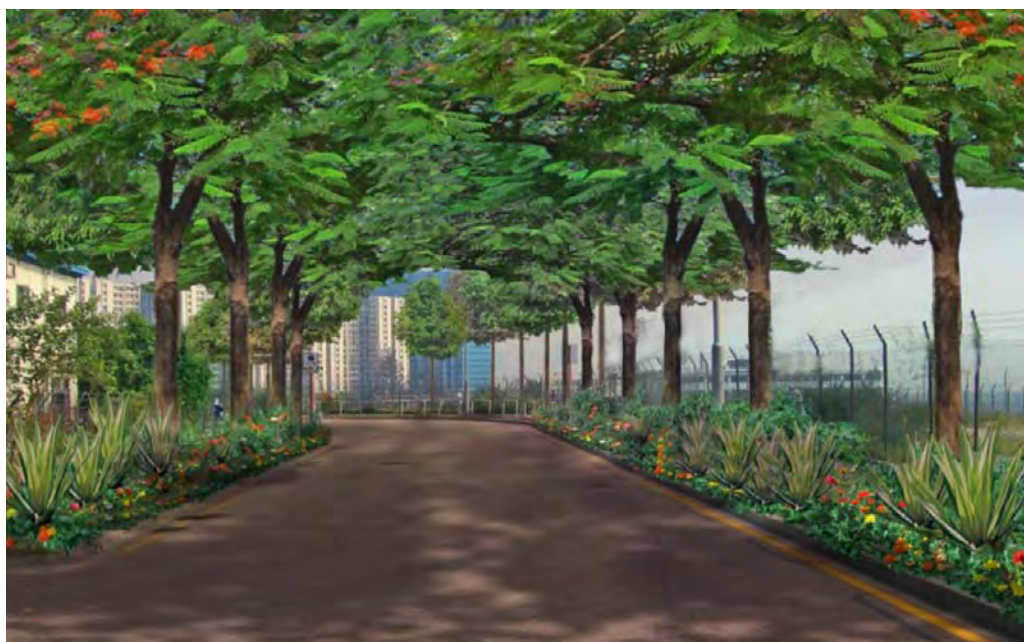
Example 3 - Tin Hau Temple,
Yau Ma Tei, Kowloon
例3- 九龍油麻地天后廟



Before Planting 種植前

Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity

成熟後

Example 4 - Kin Wan Street,
Hung Hom, Kowloon
例4- 九龍紅磡建灣街



Before Planting 種植前

Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity

成熟後

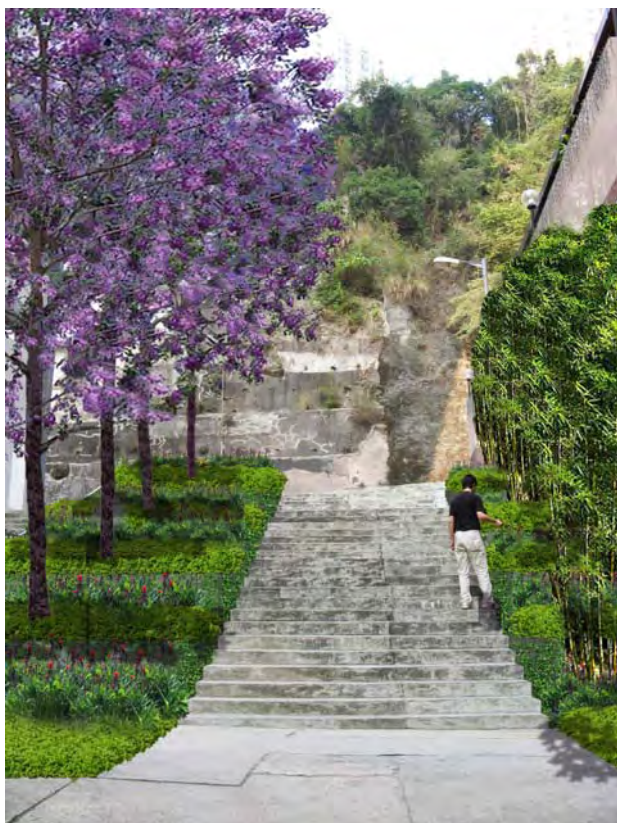
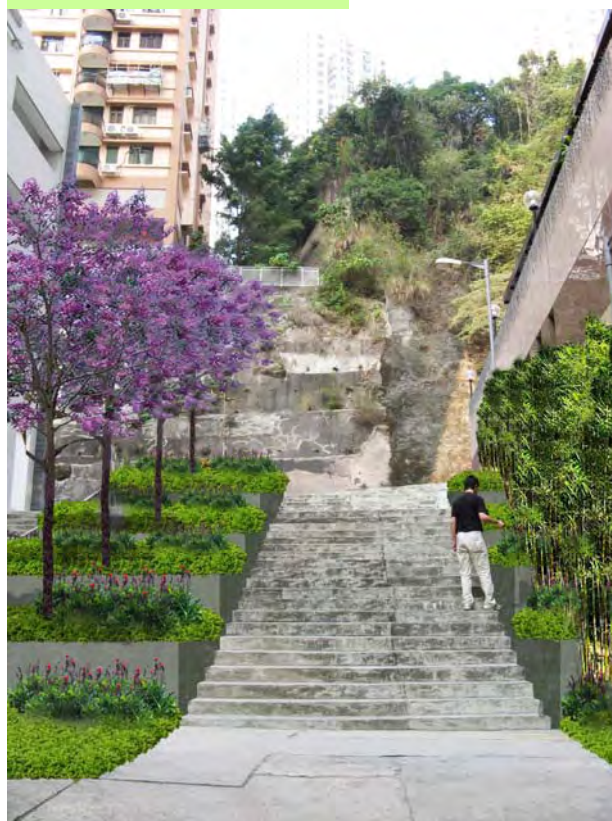
Example 5 - Tak Cheong Street,
Yau Ma Tei, Kowloon
例5- 九龍油麻地德昌街

Before Planting 種植前



Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity 成熟後

Example 6 - Yuen Yuen Street,
Happy Valley, Hong Kong Island
例6- 香港跑馬地源遠街



Before Planting 種植前



Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity 成熟後

Example 7 - Connaught Road West,
Sheung Wan, Hong Kong Island
例7- 香港上環干諾道西



Before Planting 種植前

Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity

成熟後

Example 8 - Queen's Road East,
Wan Chai, Hong Kong Island
例8- 香港灣仔皇后大道東

Before Planting 種植前



Upon Completion of Establishment Period

剛完成培植期



Upon Maturity 成熟後



Example 9 – Junction of Fenwick Street and
Johnston Road, Wan Chai, Hong Kong Island
例9- 香港灣仔分域街及莊士敦道交界



Before Planting 種植前

Upon Completion of
Establishment Period

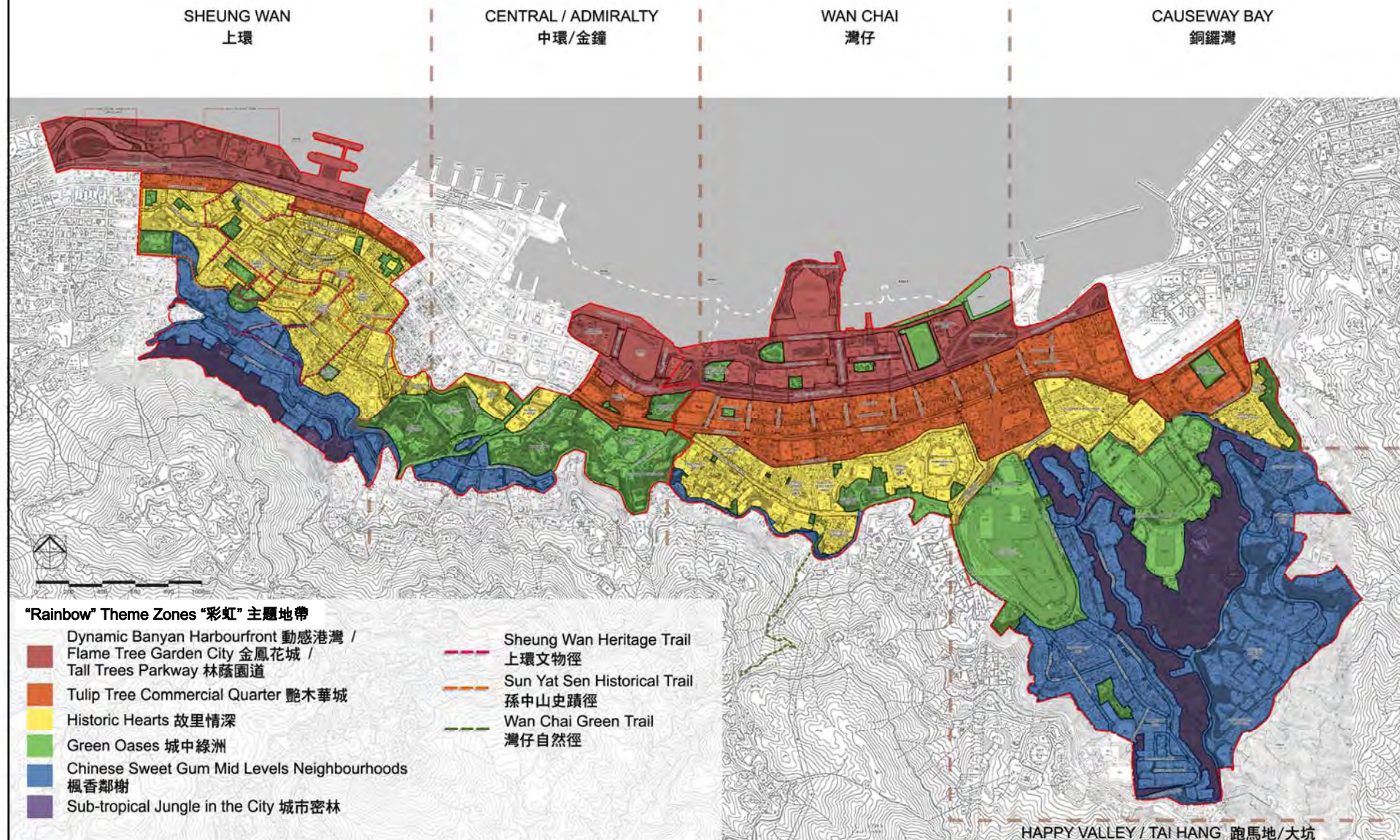
剛完成培植期



Upon Maturity 成熟後

Example 10 - Queen's Road West,
Sheung Wan, Hong Kong Island

例10- 香港上環皇后大道西



Greening Theme of Sheung Wan , Wanchai and Causeway Bay 上環、灣仔及銅鑼灣的綠化主題

"海濱風光"—配合西九龍的海濱特色，為居民創造一個海濱休閒帶，並且與舊區相連接。

The "Coastal Scenery" ties in with the West Kowloon waterfront character, creates a waterfront recreation zone for the residents and establishes connections with the old districts.



"休閒園地"—主要指從京士柏山延伸出來的多樣綠化空間。

The "Parkland" mainly refers to various green spaces extending from King's Park.



"綠色麗花園"—利用不同的綠化設計和品種安排，在改善環境之外，更加强現有景點的特色。

"Green Kaleidoscope" is proposed for the core area using variety of planting designs and species to enhance the environment and reinforce the characters of existing landmarks.

