

For discussion
On 25 July 2006

**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 revised study process for development of GMPs; and
- (c) consult Members on the funding application for the development of GMPs for
 - Mong Kok/Yau Ma Tei in Kowloon West; and
 - Sheung Wan/Wan Chai/Causeway Bay on Hong Kong Island.

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.

3. In recognition of the fact that greening opportunities will arise under different timeframes, GMPs will embody a spectrum of short, medium and long term measures:

- short-term – such measures will conform to the district layout, posing no conflict with existing land use and/or traffic arrangements and can be implemented within 1 to 2 years;
- medium-term – such measures will generally be associated with urban renewal or redevelopments; and
- long-term – this depicts the ultimate greening vision in the area which may be achieved over a long period of time with various concerted efforts to overcome constraints such as land availability, congested underground installations and by deploying ambitious and innovative methods such as tree corridors alongside highways, roof/podium gardens and vertical greening.

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 theme planting 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 (Highways Department, Water Supplies Department, Lands Department, Leisure and Cultural Services Department, Transport Department etc.)

- non-Government organizations (e.g. Urban Renewal Authority, Hong Kong Housing Society, Mass Transit Railway Corporation etc.);
 - 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. In undertaking the above, substantial manpower resources will be required. In addition, rich technical knowledge in multi-disciplinary fields (e.g. landscape architect, geotechnical engineer, civil engineer, town planner, land surveyor etc.) and sound professional judgement are necessary to develop high quality and sustainable designs which can meet the expectations of stakeholders. We consider the engagement of consultants to carry out the development and detailed design of GMPs to be the most cost-effective way to meet the needs within the desired timeframe, taking into account constraints of in-house staffing resources, especially landscape architects.

PREVIOUS SUBMISSIONS TO PANEL and PWSC/FC

6. 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. We then also informed Members of the commissioning of two consultancy studies in developing the GMPs for Tsim Sha Tsui and Central respectively. Members in general welcomed the proposal and put forward comments for the Administration to consider;
 - (b) at the Panel meeting on 22 November 2005, we consulted the Panel regarding two proposed funding applications for

- implementation of the recommended greening proposals for Tsim Sha Tsui and Central amounting to \$34.1 million (in September 2005 prices and comprising \$24.6 million for Tsim Sha Tsui and \$9.5 million for Central); and
 - development of GMPs for other selected areas in Kowloon West and on Hong Kong Island amounting to \$64.2 million (in September 2005 prices and comprising \$28.6 million and \$20.6 million for development of GMPs and detailed design of greening works for Kowloon West and Hong Kong Island under item 35CG and 36CG respectively and \$15 million for associated site investigations);
- (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 proposals for 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). We then reported that development of GMPs for other selected areas in Kowloon West and on Hong Kong Island would be pursued at a later stage; and
- (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).

LATEST POSITION

A. Construction Works for Tsim Sha Tsui and Central

7. Upon approval of FC on 28 April 2006, greening works for Tsim Sha Tsui and Central started in May 2006 and have proceeded smoothly. Some

photomontages of the proposed greening works to be achieved upon completion of establishment period are at **Annex 1**.

B. Revised Study Process for Development of GMPs

8. At previous meetings of the Panel and PWSC, Members have suggested the Administration to invite District Councils to provide input at an early stage in the implementation of GMPs. We then undertook to review the current consultation mechanism. In the past months, we have also received requests for more public participation in the study process in the areas/districts concerned. This is because District Councils, as well as members of the public residing in the concerned areas, will have a good knowledge of the aspirations of the local community as well as past experience (both successful and unsuccessful) in the implementation of greening. As such, we propose to extend our study process to collect more views from stakeholders prior to working out the GMPs under the Enhanced Partnering Approach. This would include consulting the District Councils or their relevant sub-committees at the outset, conducting focus forums for members of public in the locality, etc. Such effort 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 sense of belonging in developing GMPs. A flow chart showing the proposed Enhanced Partnering Approach is at **Annex 2**.

C. Phased Approach in Development of GMPs for Remaining Selected Urban Areas

9. As mentioned in paragraph 6(d) above, while we have already obtained funding to proceed with greening works in Tsim Sha Tsui and Central, we have not done so for the development of GMPs for other selected areas in Kowloon West and on Hong Kong Island. In the past few months, the Administration has reviewed the way forward in doing so. Instead of applying for funding to cover development of GMPs in all remaining selected areas in Kowloon West and on Hong Kong Island in one go (as submitted to PWSC on 21 December 2005), we propose to reduce the scope and initially apply for funding for the development of:

- GMPs for Mong Kok and Yau Ma Tei in Kowloon West (thus leaving Sham Shui Po, Hung Hom, Kowloon Tong etc. to a later date); and
- GMPs for Sheung Wan, Wan Chai and Causeway Bay on Hong Kong Island (thus leaving North Point, Shau Kei Wan, Aberdeen etc. to a later date).

10. This is to enable us to manage the projects more effectively as well as apply the valuable experience gained in the process in subsequent endeavours. Subject to Members' advice we propose to apply to PWSC/FC for funding after the coming LegCo recess. We would, however, like to stress that we are fully aware of the need to speed up greening in other districts to improve the environment and will make effort to achieve this as quickly as possible.

11. In addition, we have studied in detail comments put forward by Members in past meetings and would incorporate them in the development of GMPs as necessary. For details, please refer to the table at **Annex 3**.

FUNDING APPLICATION TO BE SUBMITTED TO PWSC/FC

12. Pursuant to paragraph 9-11 above and subject to Members' advice, the following funding application will be submitted to PWSC/FC:

- (a) development of GMPs for Mong Kok/Yau Ma Tei in Kowloon West (i.e. involving the part upgrade of PWP item **35CG** entitled "Greening master plan for Kowloon West – studies and works "); and
- (b) development of GMPs for Sheung Wan/Wan Chai/Causeway Bay 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 ").

13. 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.

14. The study areas for the proposed GMPs for Mong Kok/Yau Ma Tei and Sheung Wan/Wan Chai/Causeway Bay are at **Annex 4** and **5** respectively.

15. We estimate that the total cost of the above will be in the region of \$18.1 million (in MOD prices) – comprising \$9.2 million for the part upgrade of **35CG** in regard to Mong Kok/Yau Ma Tei in Kowloon West and \$8.9 million for the part upgrade of **36CG** in regard to Sheung Wan/Wan Chai/Causeway Bay on Hong Kong Island. Breakdown is as follows:

	\$ million		
	35CG	36CG	Total
(a) Consultants' fees	5.9	5.6	11.5
(i) Development of GMPs for areas mentioned in paragraph 12	4.4	4.2	8.6
(ii) Drawing up of detailed design of short-term greening measures	1.5	1.4	2.9
(b) SI works	2.2	2.2	4.4
(c) Contingencies	0.8	0.8	1.6
Sub-total	8.9	8.6	17.5 (in September 2005 prices)
(d) Provision for price adjustment	0.3	0.3	0.6
TOTAL	9.2	8.9	18.1 (in MOD prices)

16. The total cost of \$18.1 million quoted represents an overall decrease of around 14% when compared to the corresponding portion in our submission to PWSC on 21 December 2005. This is achieved by reducing the consultants' fees for development of GMPs from \$11.4 M to \$8.6M (i.e. 25%) 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.

17. Subject to funding approval, the development of GMPs will start in January 2007 for completion by March 2008.

18. We will in due course consult this Panel again on the implementation of GMPs in other parts of the territory.

19. The proposed study will not incur any recurrent expenditure. We estimate that the proposed studies and SI works will create about 22 jobs (18 professional/technical staff plus four labourers) providing a total employment of 214 man-months.

WAY FORWARD

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

- (a) consulting the Yau Tsim Mong, Wan Chai and Central & Western District Councils; and
- (b) applying for funding from PWSC/FC after the current LegCo recess.

ATTACHMENTS

- Annex 1 – Photomontages of the proposed greening works in Tsim Sha Tsui and Central
- Annex 2 – Flow chart of the Enhanced Partnering Approach in developing GMPs
- Annex 3 – Summary of responses to comments by Members

- Annex 4 – Study Area for the Proposed GMPs for Mong Kok and Yau Ma Tei
- Annex 5 – Study Area for the Proposed GMPs for Sheung Wan, Wan Chai and Causeway Bay

Environment, Transport and Works Bureau
July 2006

立法會規劃地政及工程事務委員會
2006年7月25日會議的討論文件
「制定和推行綠化總綱圖
－ 進度報告」的附件

**Annexes of Discussion Paper on
“Development and Implementation of
Greening Master Plans -
Progress Report” for LegCo
Planning, Lands and Works Panel
Meeting on 25 July 2006**

附件 1

Annex 1

尖沙咀建議綠化工程的
合成照片

**Photomontages of
Proposed Greening Works
in Tsim Sha Tsui**

Before Planting 種植前



Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity 成熟後

Example 1 - Salisbury Road

例子一 - 梳士巴利道

Before Planting 種植前



Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity 成熟後

Example 2 - Peking Road

例子二 - 北京道

Before Planting 種植前



Upon Completion of Establishment Period

剛完成培植期



Upon Maturity 成熟後

Example 3 - Nathan Road near Mody Road

例子三 - 彌敦道近麼地道

Before Planting 種植前



Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity 成熟後

Example 4 - Nathan Road near Austin Road

例子四 - 彌敦道近柯士甸道

Before Planting 種植前



Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity 成熟後

Example 5 - Chatham Road South

例子五 - 漆咸道南

中環建議綠化工程的
合成照片

**Photomontages of
Proposed Greening Works
in Central**

Before Planting 種植前



Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity 成熟後

Example 6 - Outside Murray Road Carpark

例子六 - 美利道停車場外

Before Planting 種植前



Upon Completion of Establishment Period

剛完成培植期



Upon Maturity 成熟後

Example 7 - Junction of Queensway and Cotton Tree Drive

例子七 - 金鐘道與紅棉道交界

Before Planting 種植前



Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity 成熟後

Example 8 - Star Ferry Pier

例子八 - 天星碼頭附近

Before Planting 種植前



Upon Completion of
Establishment Period

剛完成培植期



Upon Maturity 成熟後

Example 9 - Chater Road by Legislative Council Building

例子 九 - 遮打道近立法會大樓

Before Planting 種植前



Upon Completion of
Establishment Period

剛完成培植期



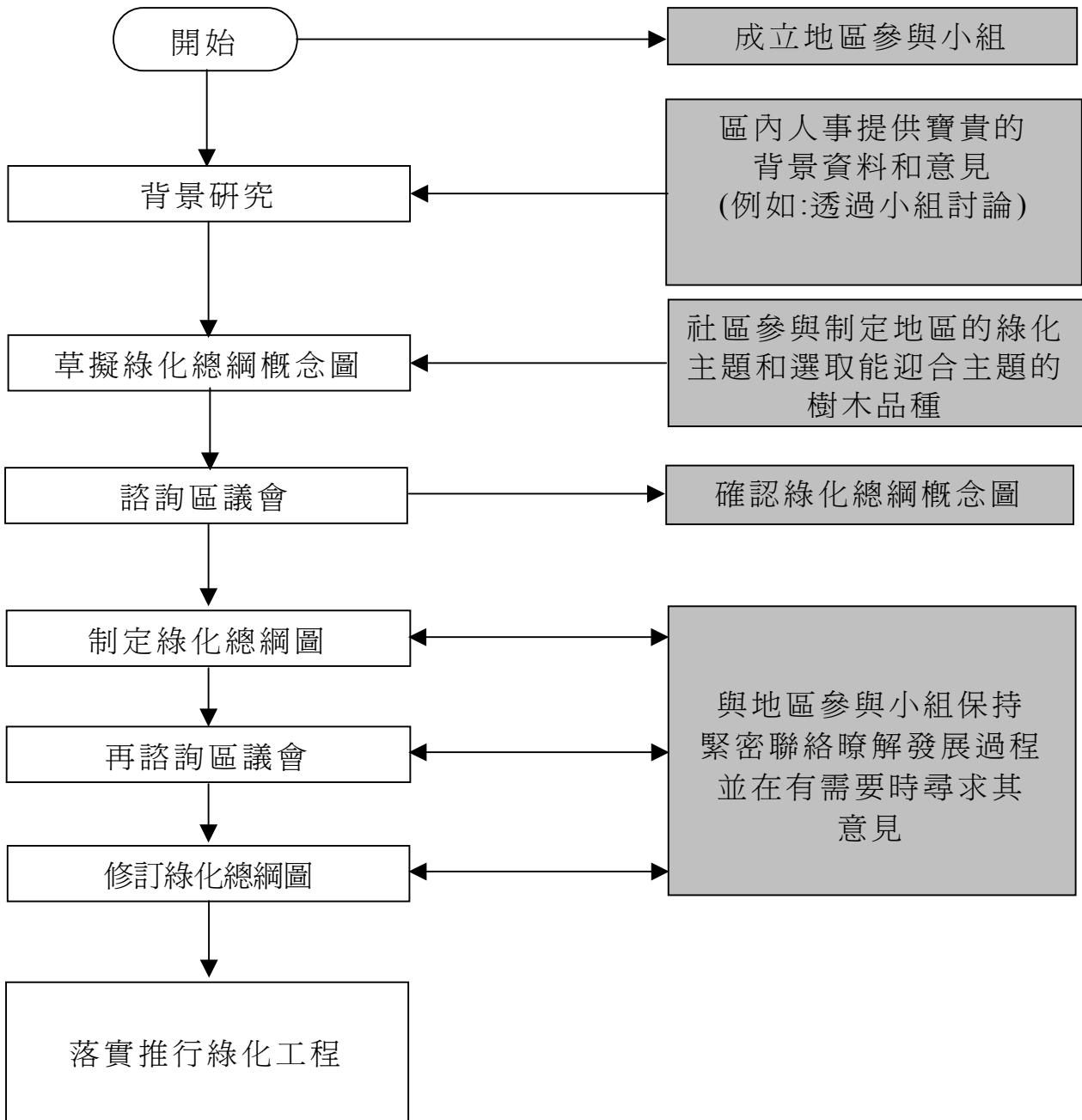
Upon Maturity 成熟後

Example 10 - Exchange Square

例子 十 - 交易廣場附近

附件 2
Annex 2

制定綠化總綱圖的「加強地區參與模式」的流程圖



圖例：

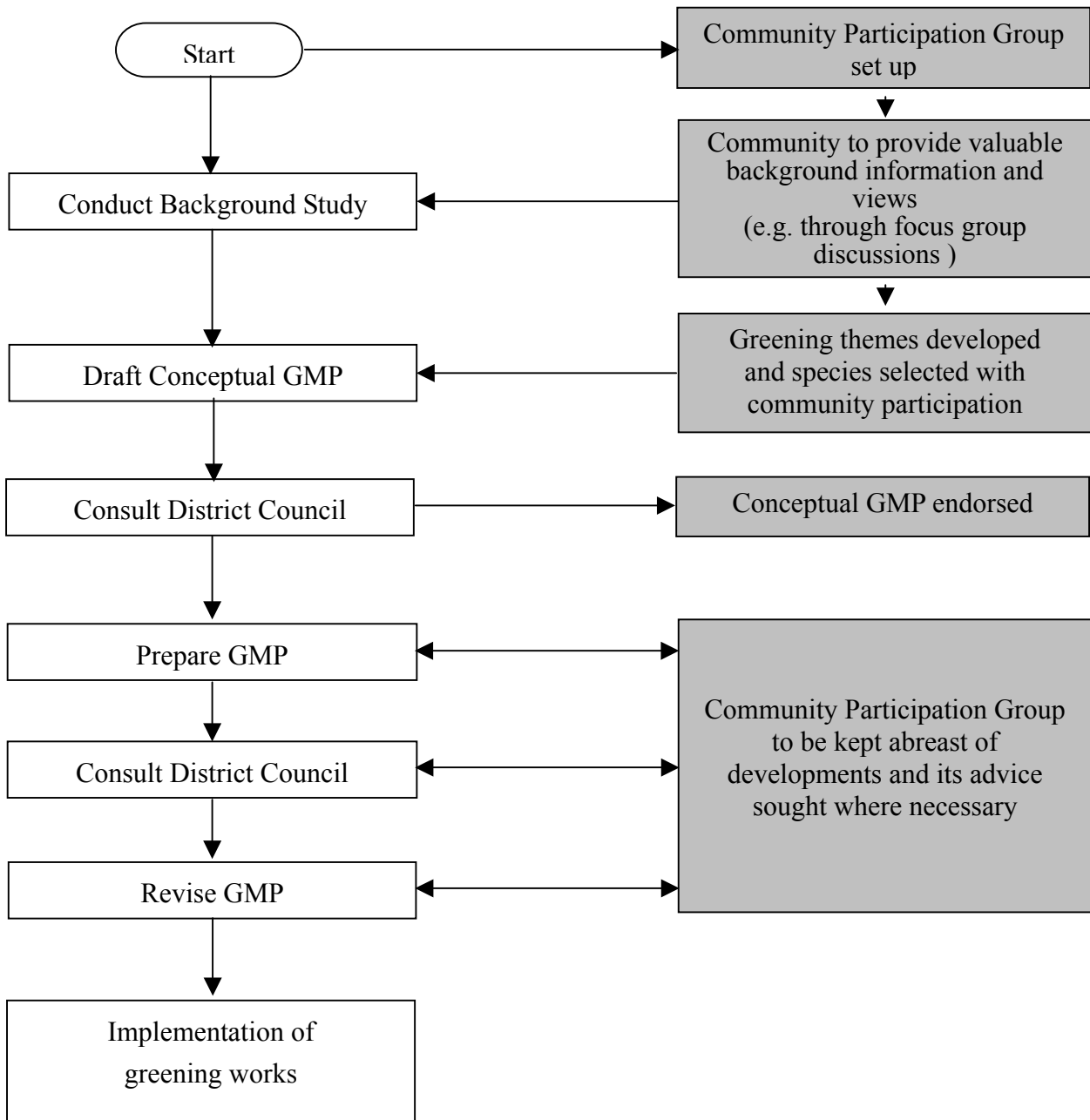


- 傳統方法



- 加強地區參與模式

Enhanced Partnering Approach in Developing GMPs



Legend:



- Traditional Approach



- Enhanced Partnering Approach

附件 3
Annex 3

委員在先前會議上提出的意見
以及政府當局的回應一覽表

- (1) 制定綠化總綱圖的一般事宜
- (2) 設計和選擇植物品種
- (3) 與其他部門的配合
- (4) 保養
- (5) 社區參與
- (6) 與尖沙咀和中環有關的事宜

(1) 制定綠化總綱圖的一般事宜

立法會議員的意見	政府當局的回應
1. 應訂定可量度的表現指標，以便監察進度。	我們已根據每區綠化總綱圖訂定預計栽種的植物數量。這些目標植物數量可用作為表現指標，以便監察進度。此外，土木工程拓展署將嚴密監察顧問的工作，以確保質量和成本效益。
2. 政府當局應加快進度，並應優先處理綠化程度最低，亦即是有最大綠化需要的地區。	政府當局將盡快制定各區的綠化總綱圖，並會優先在人口稠密的地區(特別是綠化程度偏低的地區)分期進行這項工作。
3. 如有需要，應把停車位改作綠化用途。	將予跟進，例如把加拿分道的路旁停車位改為種植地帶的建議，已經納入尖沙咀的綠化總綱圖。
4. 為了盡量增加種植空間，應致力改善地下裝置的安排，並妥為記錄。	政府當局和公用事業公司一直致力改善地下裝置的安排和公用服務設施記錄，包括利用電子化公用設施記錄聯通系統來提升以電子方式交換公用設施記錄的效率。此外，亦已設立一個聯絡機制，以便公用設施機構可在其他機構進行掘路工程時，參照工地外露的設施，更新有關記錄。有賴各方面的通力合作，

立法會議員的意見	政府當局的回應
	<p>設施記錄的準確程度已逐步提升。舉例說，在過去 5 年間，設施損毀個案已減少 68%。</p> <p>如有需要，公用設施機構會向政府部門、發展商或有關機構提供其保存的記錄。這種做法有助推行綠化工作。</p>
<p>5. 應考慮在行人天橋和斜坡種植攀緣植物，因為該些植物既不需太多空間，又可提供良好的綠化效果。</p>	<p>將予跟進。就行人天橋的綠化工作而言，我們已經發出了內部技術指引，規定除了在獲豁免的情況外，所有新建行車天橋和行人天橋都必須具有綠化元素。礙於空間和承重能力的限制，我們或許不能在所有現存天橋進行全面的綠化工程。在這些情況下，我們會設置可移動的花盆。</p> <p>我們亦已經制定政策，規定須盡量使<u>人造斜坡</u>看似天然斜坡，藉此改善環境。土木工程拓展署轄下土力工程處將會在可能的範圍內，綠化所有在防止山泥傾瀉計劃獲鞏固的斜坡。</p>
<p>6. 會否把綠化措施推廣至新界，使新界居民也能受惠。</p>	<p>鑑於政府和市場同樣受到資源限制，而且與新界的地區相比，市區一般有較高的人口密度和較低的綠化程度，故當局會優先在市區推行綠化總綱圖。不過，綠化工作屬長期措施，當局日後會視乎情況把綠化總綱圖推廣至新界地區。</p>

立法會議員的意見	政府當局的回應
7. 內地不少城市的綠化措施都有周詳規劃，並取得理想成效，香港可加以借鏡。	市區綠化殊非易事，在香港推動市區綠化更是困難重重。本港是全球人口密度最高的地區之一，市區舊區內空間嚴重不足，而在行人路地底又滿佈公用服務設施和管道。再者，街道狹窄，加上路旁的高樓大廈，也令植物難以直接吸收陽光。以上各種因素，使綠化工作困難重重。然而，我們會盡力在各種限制下做好綠化工作，並會參考海外經驗探索新措施。
8. 應委聘單一顧問負責全港綠化總綱圖的規劃和設計工作，藉此加快項目進度。	我們擬分期推展工作，以便汲取經驗，適當地在日後工作應用。如此一來，規模較小的顧問公司也有機會獲遴選負責部分研究工作。此外，聘用多於一家顧問公司，也有助豐富綠化建議的變化。
9. 九龍西發展迅速，應加快在該區推行綠化計劃。	將予跟進。
10. 政府當局應在顧問工作概要清楚訂明有關概念及規定。	將予跟進。

立法會議員的意見	政府當局的回應
11. 制定綠化總綱圖的顧問費似乎過高。	我們已嘗試盡量降低費用，詳情請參閱本文件內文。不過，鑑於須進行的工程規模龐大／種類繁多，而且有需要尋求專業人士的服務，因此預計費用無法再予調低。我們亦想指出，我們會透過公開招標遴選顧問，故政府將可按照市場價格採購顧問服務。

(2) 設計和選擇植物品種

立法會議員的意見	政府當局的回應
1. 當局應作出策略性的整體規劃，確保在不同地區栽種不同的植物，以展現地區特色，並且避免栽種的植物有所重覆。	我們的原意是根據地區特色，制定富代表性的綠化主題。舉例來說，我們分別建議以“翡翠玉帶”及“金融中心”，作為尖沙咀及中環綠化總綱圖的主題。在擬定綠化主題時，我們會徵詢當地社區的意見，盡可能避免主題重疊。此外，在選擇主題時亦會考慮不同因素，包括該區的環境，目前的綠化情況、生態因素等。
2. 會否優先選用本地品種。	將予跟進。我們為某地區選擇栽種的樹木時，會考慮樹木是否可以在該區生長、與周遭環境是否相配，以及能否配合該處的生態環境。如環境合適，所選定的樹木會是本地品種。如所選用的為外來樹種，則這些樹木一般都已移植香港多時。
3. 為何選擇在某些寬闊道路的欄杆上以花盤盛載小型植物，而不栽種樹木。	在可能範圍內，必定先栽種樹木。只有在因行人流量極高等因素下，不能栽種樹木，才使用掛在欄杆上的花盆。舉例來說，在尖沙咀和中環，並無建議使用掛在欄杆上的花盆。

立法會議員的意見	政府當局的回應
<p>4. 為何選用生長速度極快的樹種，例如細葉榕（這種樹的樹根龐大，或會使地面凸起）及石栗（這種樹的果實堅硬，或會擊傷途人）。</p>	<p>某些植物只適宜種植於某些位置及環境。在選擇合適樹種時，我們須考慮環境布局、生態條件、土壤類別等問題，並會徵詢當地社區的意見。例如細葉榕應栽種在公園而不是狹窄的行人路以避免使地面凸起。同樣地，石栗應種在美化市容地帶而非行人路以減少傷及途人。</p>
<p>5. 詢問為何洋紫荊通常只會種於公園內，而道路上則較為少見。</p>	<p>我們會在合適地方種植洋紫荊，例如在立法會大樓附近，以彰顯大樓富象徵意義的重要地位。不過，洋紫荊並不耐風，不宜種植於強風凜烈的地點。</p>
<p>6. 某些工程設計未能展現原擬的視覺效果及綠化成效，反而令人覺得過度使用混凝土，令栽種效果變得乏味。</p>	<p>有關意見將予跟進，並轉告顧問。我們會盡量在地上種植，避免使用混凝土花槽。當在地上植樹有極大困難時，我們才會使用混凝土花槽，及種植攀緣植物在花槽四周垂下，以改善視覺效果及減少混凝土感覺。</p>

立法會議員的意見	政府當局的回應
7. 綠化不僅是栽種樹木或灌木，還須加添環境的美感。	將予跟進。

(3) 與其他部門的配合

立法會議員的意見	政府當局的回應
1. 與屋宇署聯絡，訂定樓宇外牆花架的技術規定，以便在私人樓宇安全地裝設花架，讓個別住戶進行綠化。	我們支持在窗台栽種植物。 <u>至於新建成樓宇</u> ，屋宇署的《作業備考第 68 號》，已把從外牆伸出闊度在 500 毫米以下的窗邊花槽，豁免計入上蓋面積和地積比率。這項指引可以鼓勵發展商提供窗邊花槽，以便綠化環境。 <u>至於現有樓宇</u> ，由於整體結構各有差異，故此不能訂出標準花架設計。
2. 《建築物條例》(第 123 章)應予修訂，放寬有關上蓋面積的規定，鼓勵發展商預留更多空間興建道路，使道路闊度足以栽種樹木。	綠化總綱圖包含短期、中期以至長期措施；而綠化長廊因須預留更多空間作栽種，將在長期措施中提供。由於這些建議可能會對規劃和土地政策有所影響，故此我們會作仔細研究。

立法會議員的意見	政府當局的回應
<p>3. 與有關地區的規劃處聯絡，找尋綠化機會，包括設置行人大道。</p>	<p>負責制定綠化總綱圖的土木工程拓展署，經常與規劃署保持聯繫。土木工程拓展署對規劃署的關設行人專區計劃十分了解，並會借助這些計劃，提升有關地區的綠化情況。</p>
<p>4. 民政事務總署應就個別地區的綠化工程提出意見和建議。在制定綠化總綱圖時，亦應更充份利用漁農自然護理／康樂及文化事務署的專長。</p>	<p>在加強地區參與模式之下，我們會徵詢所有相關各方的意見，而民政事務總署將會在這方面提供協助。在制定綠化總綱圖過程中，我們亦會尋求漁農自然護理署／康樂及文化事務署的協助。</p>

(4) 保養

立法會議員的意見	政府當局的回應
1. 確保植物得到良好保養。	按綠化總綱圖項目而完成的綠化工程，在 12 個月培植期之後，將會移交康樂及文化事務署負責保養。該署有專職人員負責這方面的工作，而且經驗豐富。
2. 政府當局有否任何經改良的保養和澆水系統。	植物保養和灌溉的跨部門指引已經發出。例如：在尖沙咀和中環的綠化工程的詳細設計內，在合適的情況下，已包括如澆水系統等可以節省人力的設施。
3. 有否備存市區所栽種樹木數目及品種的記錄，因為這類記錄有助保養和更換樹木。	為方便保養，負責保養的部門存有所栽種樹木數目和品種的記錄。

(5) 社區參與

立法會議員的意見	政府當局的回應
1. 應規定新發展項目的發展商在項目範圍內多做綠化工作。	將予跟進。但凡有任何發展或重建項目，政府當局都會與有關方面洽談，謀求有更多機會進行綠化。
2. 應鼓勵發展商把發展項目邊界內的斜坡予以綠化	我們已採取以下措施，鼓勵發展商綠化其發展區項目內的斜坡： <ul style="list-style-type: none">• 編訂《美化斜坡及擋土牆簡易指南》和《人造斜坡及擋土牆的環境美化及生物工程技術指南》，以便專業人士在修葺或加固斜坡或擋土牆時，可以進行美化／綠化工程。• 經常為業主立案法團舉辦講座及研討會，推動業主為斜坡及擋土牆進行綠化。• 與環保建築專業議會、香港物業管理公司協會及香港園境師學會合辦最佳斜坡美化獎。• 在屋宇署的《認可人士及註冊結構工程師作業備考第 270 號》，強烈建議認可人士及註冊結構工程師在擬備發展圖則時，充份考慮加入園景措施，以改善斜坡和擋土牆的外觀。

立法會議員的意見	政府當局的回應
3. 政府當局有否就尖沙咀綠化總綱圖諮詢該區居民的意見。	政府曾就綠化總綱圖及有關的綠化主題，向油尖旺區議會作簡介，並會繼續徵詢相關方面的意見。
4. 進行過多和冗長的諮詢，或會造成反效果，令綠化工作未能得到最佳成效。	將會謀求平衡，在尋求當地社區有用意見之餘，我們會預防諮詢變得過多和冗長。
5. 政府當局應在落實綠化總綱圖的初期邀請區議會提供意見。	建議已被採納，請參閱本文件內文。

(6) 與尖少咀和中環有關的事宜

主法會議會的意見	政府當局的回應
1. 為何不在梳士巴利道路中間種植樹木。	該處不能種植樹木，原因很多，包括有地下設施、路中預留帶過於狹窄等。但我們會在適當時機探索如何把這條主要道路綠化。
2. 為何彌敦道短期綠化措施圖則未有包括大型樹木。	倘若該處地底有足夠空間，將會種植大樹。
3. 應在香港科學館門外多種樹木。	將會盡量加種樹木，但須在該地點預留地方供人參與節日/嘉年華活動。

**List of Comments Put Forward by
Members at Previous Meetings
and the Administration's Response**

- (1) Drawing up of Greening Master Plans in General
- (2) Design and Choice of Plant Types
- (3) Interface with Other Departments
- (4) Maintenance
- (5) Community Participation
- (6) Issues Pertaining to Tsim Sha Tsui and Central

(1) Drawing Up of Greening Master Plans in General

Comments by LegCo Members	Response by Administration
1. Measurable performance indicators to be devised to facilitate monitoring of progress.	We have established anticipated quantities of planting to be implemented under the Greening Master Plan for each area. These planting targets can serve as indicators of performance to facilitate monitoring of progress. Furthermore, CEDD will monitor the work of the consultants closely to ensure quality and value for money.
2. The Administration to expedite progress, and to accord priority to districts which were least greened and hence had the greatest need for greening.	The Administration intends to develop GMPs as soon as practicable, and would target at densely populated areas (in particular those which are least green) in phases.
3. Parking spaces should give way to greening where necessary.	Will be pursued, e.g. proposed conversion of roadside parking spaces on Carnarvon Road into planting areas has been included in the GMP for Tsim Sha Tsui.
4. To maximize planting space, efforts should be made to better organize underground installations with proper records.	The Administration and utility companies have been making effort to improve the organization of underground installations and utility services records including the use of the Electronic Mark Plant Circulation system to improve the efficiency of exchanging utility records by electronic means. A communication mechanism has been also set up for utility undertakers to update their records as exposed on site

Comments by LegCo Members	Response by Administration
	<p>during road excavation by others. Through such concerted efforts, the accuracy of utility records has gradually improved. As an indication, the number of utility damage cases has reduced by 68% in the past 5 years.</p> <p>Records maintained by utility undertakers will be provided to Government departments, developers or relevant organizations if necessary. This will assist in the pursuit of greening.</p>
<p>5. To consider planting climbers on footbridges and slopes because they would not take up much space but could produce very good greening effect.</p>	<p>Will be pursued. Regarding the greening of <u>footbridges</u>, we have already issued internal technical guidelines mandating the inclusion of greening elements in all new flyovers and footbridges unless exemption is permitted. Constrained by space and loading capacity, it may not be possible to carry out comprehensive greening works on all existing bridges. In such cases, movable planters can be provided.</p> <p>We have also established a policy to make <u>man-made slopes</u> look as natural as possible so as to improve the environment. The Geotechnical Engineering Office of Civil Engineering and Development Department will landscape all slopes strengthened under the Landslip Preventive Measures Programme, wherever practicable.</p>
<p>6. Whether the greening initiative would be extended to the New Territories so that residents could also benefit</p>	<p>Due to resource constraints of both the Government and the market, priority is given to implementing GMPs in urban districts because urban districts generally have a higher population density and a lower degree of greening than districts in the New Territories. Greening is however a long-term measure and GMPs would be extended to the New</p>

Comments by LegCo Members	Response by Administration
from it.	Territories in future where appropriate.
7. Greening measures in many Mainland cities were well-planned with satisfactory results. Hong Kong should make reference to this.	Greening in urban area particularly in Hong Kong is not an easy task. Its population density is among the highest in the world. In old urban districts, there is an extreme shortage of space. There are a lot of utility services and ducting laid underneath the pavement. Moreover, the high rise buildings along the narrow streets will deprive plants of direct sun-light. All these factors have created difficulties in greening works. We would, however, try our best to deliver within constraints and new initiatives will be examined making reference to experience overseas.
8. To engage one single consultant to take charge of the planning and design of GMPs on a territory-wide basis so as to speed up the projects.	We wish to conduct work in phases so that lessons learnt in one exercise can be suitably applied in future exercises. In doing so, smaller consultant firms can also have the chance of being selected to undertake some of the study works. In addition, using more than one consultant firm may help to promote variety in the greening proposals.
9. To speed up the greening projects in Kowloon West in view of the rapid development.	Will be pursued.

Comments by LegCo Members	Response by Administration
10. The Administration should state clearly the concept and requirements in the consultancy brief.	Will be pursued.
11. The consultants' fees for developing GMPs appeared to be on the high side.	We have already tried to reduce the cost where possible. Please see text of the paper. However, the cost estimate cannot be lowered further because of the large extent/variety of works to be carried out as well as the professional expertise required. We would like to point out that the consultancies will be awarded vide open tendering and so Government will procure the service at the market price.

(2) Design and Choice of Plant Types

Comments by LegCo Members	Response by Administration
<p>1. There should be strategic overall planning to ensure different districts be greened with different species of plants to project local characteristics. Overlapping should be avoided.</p>	<p>It is the intention to develop representative greening themes according to the local characteristics. For example, the themes of “Jade Necklace” and “Heart of Gold” were recommended in the GMPs for Tsim Sha Tsui and Central respectively. In doing so, the views of the local community will be sought and overlapping will be avoided as far as possible. Furthermore, the selection would take into account various factors including the area’s environment, existing greening conditions, ecological factors, etc.</p>
<p>2. Whether priority would be given to local species.</p>	<p>Will be pursued. When selecting trees for a particular district, consideration would be given to whether trees can survive in the area, match with the neighbourhood and complement the ecological environment there. Trees selected will be native species where appropriate. If exotic species are selected, they are generally species which have long been transplanted to Hong Kong.</p>
<p>3. Why small plants in containers mounted on railings instead of trees were selected for certain wide roads.</p>	<p>Trees will be planted wherever practicable whilst portable planters mounted on railings will only be used where planting of trees is not practical due to extremely high pedestrian traffic flow, etc. For instance, in the case of Tsim Sha Tsui and Central, no portable planters mounted on railings are proposed.</p>

Comments by LegCo Members	Response by Administration
4. Why some fast-growing species such as Chinese Banyan (with well-developed root systems which might lead to bulging of pavements) and Candlenut Trees (with nuts with hard shells which might injure pedestrians passing by) were used.	Some plants are suitable for certain locations and settings but not others. In choosing the appropriate species, consideration should be given to factors such as setting and environment, ecological conditions, soil type, etc. Views of the local community will be sought. For example, Chinese Banyan trees should be planted in parks and not on narrow footpaths to avoid bulging of pavements. Likewise, Candlenut trees should be planted on amenity areas instead of pavements in order to minimize injury to passers-by.
5. Why Hong Kong Orchid was mostly found in parks and seldom along roads.	Hong Kong Orchid is planted where appropriate e.g. near the LegCo Building to symbolize its important position. It is however not wind-resistant and is not suitable for areas exposed to strong winds.
6. Certain works designs have failed to deliver the desired visual impact and greening effect. Over-use of concrete has featured, rendering the planting works dull and dry.	Views would be followed up and be conveyed to consultants. In-ground planting will be used and concrete planters will be avoided as far as possible. Where there are insurmountable difficulties in planting trees and concrete planters have to be used, we will plant climbers dangling around the edges of the planters to enhance the visual impact and mitigate the concrete feeling.
7. Greening does not only mean planting trees and shrubs but	Will be pursued.

Comments by LegCo Members	Response by Administration
need to add to the aesthetic value of the environment.	

(3) Interface with Other Departments

Comments by LegCo Members	Response by Administration
<p>1. To liaise with the Buildings Department (BD) to work out the technical requirements of flower racks on buildings, so that they could be safely erected on private buildings to facilitate greening efforts by individual households.</p>	<p>We support planting in window bays. <u>For new buildings</u>, Buildings Department's Practice Note No. 68 already exempts window flower boxes not exceeding 500mm in width projecting from the face of a building from site coverage and plot ratio calculation. The guideline can encourage developers to provide window flower boxes so as to facilitate greening of the environment.</p> <p><u>For existing buildings</u>, given the wide variation of structural integrity, a standard flower rack design would not be practical.</p>
<p>2. The Buildings Ordinance (Cap. 123) should be amended to relax provisions regarding site coverage to encourage developers to leave more space for road construction, so that roads would be wide enough to accommodate trees.</p>	<p>Greening master plans comprise short, medium and long-term measures. The long-term measures will cover the provision of tree corridors that require more space to be reserved for planting. Since these proposals are likely to have impact on planning and land policies, detailed examination would be carried out.</p>
<p>3. To liaise with relevant District Planning Office in identifying greening opportunities</p>	<p>There is frequent communication between the Civil Engineering and Development Department (CEDD), responsible for the development of greening master plans, and Planning Department. CEDD is fully aware of PlanD's pedestrianization schemes</p>

Comments by LegCo Members	Response by Administration
including the designation of pedestrian boulevards.	and will take advantage of such schemes to enhance greening of the area concerned.
4. HAD should offer advice and suggestions on greening works in individual districts. AFCD/LCSD's capacity should also be more fully utilized in the development of GMPs.	Under the Enhanced Partnering Approach, views of all stakeholders will be sought and HAD will play a key role in facilitating this. AFCD/LCSD's assistance will also be sought during the course of developing GMPs.

(4) Maintenance

Comments by LegCo Members	Response by Administration
1. To ensure good maintenance of plants	Greening works completed under GMP projects will be handed over to LCSD for maintenance after a 12 months establishment period. LCSD has a well-experienced team to undertake such responsibility.
2. Whether the Administration had any improved maintenance and watering systems.	Inter-departmental guidelines have been issued on maintenance and watering of the plants. Facilities such as watering systems which can save manual labour have been included in the detailed design of greening works in Tsim Sha Tsui and Central, where appropriate.
3. Whether records on the numbers and species of trees planted in urban areas were available. Such records could facilitate maintenance and replacement of trees.	Records on numbers and species of trees planted are kept by the departments responsible for maintenance purpose.

(5) Community Participation

Comments by LegCo Members	Response by Administration
<p>1. Developers of new developments should be required to do more greening within their developments.</p>	<p>Will be pursued. Whenever there are development or redevelopment projects, the Administration would negotiate with the concerned parties for more greening opportunities.</p>
<p>2. Private developers should be encouraged to green the slopes in the boundaries of their developments.</p>	<p>We have taken the following measures to encourage developers to green the slopes within their developments:</p> <ul style="list-style-type: none"> • Compile the Layman's Guide to Landscape Treatment of Slopes and Retaining Walls and Technical Guidelines on Landscape Treatment and Bio-engineering for Man-made Slopes and Retaining Walls to facilitate professionals to implement beautification/ greening works during the repairing or upgrading of slopes and retaining walls. • Frequently organize talks and seminars for owners' corporations to promote greening for slopes and retaining walls. • Jointly organize the Best Landscaped Slope Awards with the Professional Green Building Council, the Hong Kong Association of Property Management and the Hong Kong Institute of Landscape Architects. • In Buildings Department's Practice Note for Authorized Persons and Registered Structural Engineers 270, Authorized Persons and Registered Structural Engineers are strongly recommended to take due consideration to incorporate landscape

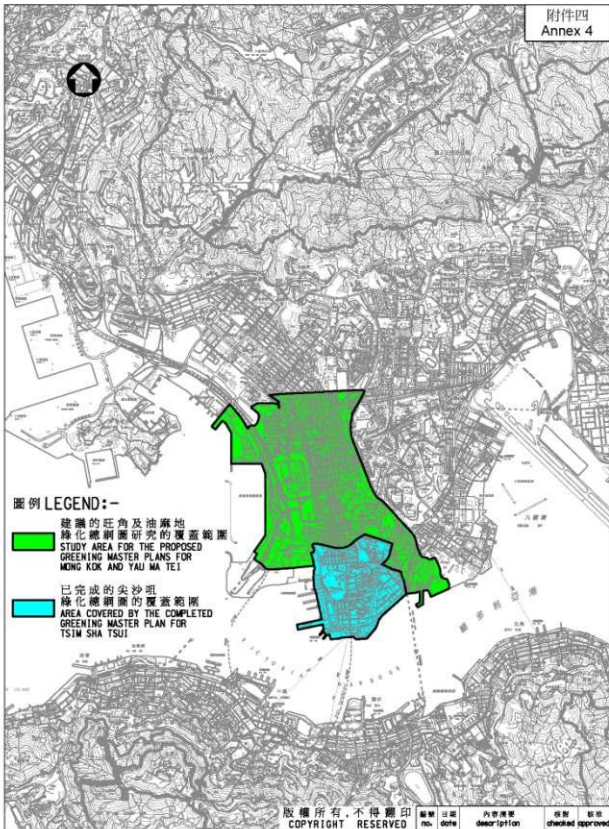
Comments by LegCo Members	Response by Administration
	measures to improve the visual appearance of slopes and retaining walls when preparing their development plans.
3. Whether the Administration had sought local residents' views on the GMP for Tsim Sha Tsui.	The Administration has briefed the Yau Tsim Mong District Council on the GMP and the related greening themes. The Administration would continue to solicit input from stakeholder groups.
4. Excessive and cumbersome consultations might be counter-productive in achieving the best greening results.	A suitable balance will be struck – while obtaining useful comments from the local community, care will be taken to prevent consultation from becoming excessive and cumbersome.
5. The Administration should invite District Councils to provide input at an early stage in the implementation of GMPs.	Suggestion being taken up. Please see text of the paper.

(6) Issues Pertaining to Tsim Sha Tsui and Central

Comments by LegCo Members	Responses by Administration
1. Why trees would not be planted in the middle of Salisbury Road.	Trees could not be planted because of various reasons including underground utilities, narrow width of the central reserve, etc. We will however explore greening this major road wherever opportunities arise.
2. Why large trees were not included in the short-term greening plan for Nathan Road.	Should there be space underground, large trees would be planted.
3. More trees should be planted outside the Hong Kong Science Museum.	Will incorporate as far as possible. But it should be noted that space has to be reserved for spectators during festival/carnival activities.

附件 4

Annex 4

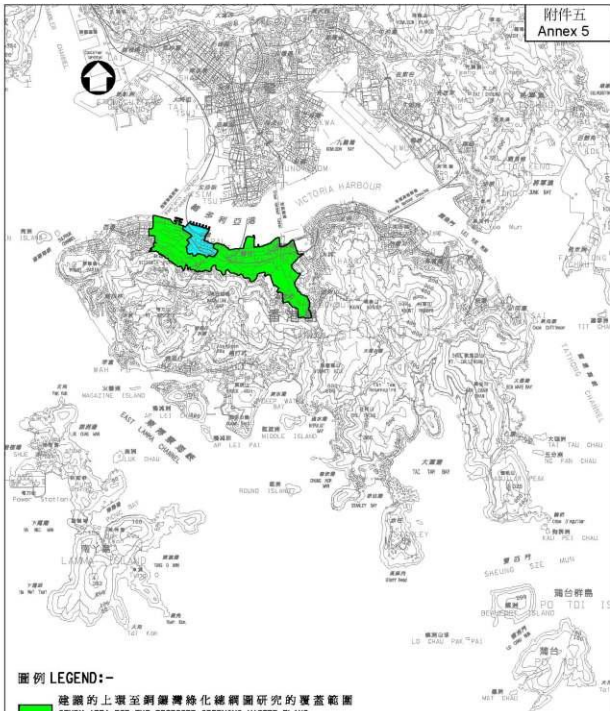


版權所有, 不得翻印
COPYRIGHT RESERVED

名稱 title 工務計劃項目第35CG號 九龍西綠化總綱圖 - 研究及工程 PWP ITEM No. 35CG GREENING MASTER PLAN FOR KOWLOON WEST - STUDIES & WORKS		姓名 name 圖章 initial 日期 date		編號 no. 日期 date 內容描述 description 核對 checked 核實 approved		核對 checked 核實 approved 比例 scale	
繪圖 drawn C P SUEN		校對 checked K M CHIU		圖章圖號 drawing no. HQS G170		比例 scale 1:50000	
校核 approved P M CHAN		辦事處 office 總部 HEADQUARTERS		 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			

附件 5

Annex 5



圖例 LEGEND:-

- 建議的上環至銅鑼灣綠化總綱圖研究的覆蓋範圍
STUDY AREA FOR THE PROPOSED GREENING MASTER PLANS FOR SHEUNG WAN TO CAUSEWAY BAY
- 已完成的中環綠化總綱圖的覆蓋範圍
AREA COVERED BY THE COMPLETED GREENING MASTER PLAN FOR CENTRAL

版權所有, 不得翻印
COPYRIGHT RESERVED

編號 no.	日期 date	內容描述 description	核對 checked	批准 approved
--------	---------	------------------	------------	-------------

名稱 title
工務計劃項目第 36CG 號
香港島綠化總綱圖
- 研究及工程
PWP ITEM No. 36CG
GREENING MASTER PLAN FOR
HONG KONG ISLAND - STUDIES & WORKS

姓名 name	簽署 initial	日期 date
繪圖 drawn	C P SUEN	
核對 checked	K M CHIU	
核准 approved	P M CHAN	
辦事處 office	總部 HEADQUARTERS	

圖則編號 drawing no.	比例 scale
HQS G171	1:100000
土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	