

2010 Environmental Report

Development Bureau

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1. INTRODUCTION

This report covers the Year 2010 on the environmental performance of the Planning and Lands Branch (PLB) and Works Branch (WB) of the Development Bureau (DEVB).

The Development Bureau was established on 1 July 2007 following the reorganisation of the Government Secretariat's Policy Bureaux. It consists of two policy branches: the PLB and the WB. The Secretary for Development is the head of the Bureau. She is assisted by the Permanent Secretary for Development (Planning and Lands) and the Permanent Secretary for Development (Works). PLB oversees the operation of four departments, namely Planning Department, Buildings Department, Lands Department and Land Registry; while WB is responsible for the operation of five departments, namely Architectural Services Department, Drainage Services Department, Electrical & Mechanical Services Department, Civil Engineering and Development Department and Water Supplies Department.

The Development Bureau has taken up additional policy areas since 2009. The Development Opportunities Office was established on 1 July 2009 to facilitate land development projects by the private sector and non-government organisations for an initial period of three years. Further, another new policy team – the Greening, Landscape and Tree Management Section was established on 1 March 2010 to facilitate the adoption of a holistic approach to greening, landscape and tree management.



2.

ENVIRONMENTAL POLICY

We support the HKSAR Government's initiatives to improve the environment by :

- ensuring that sustainable development is the starting-point of all our planning for the development of Hong Kong;
- making available sufficient land for activities that are essential for the sustainable development of Hong Kong;
- promoting the development of sustainable buildings for Hong Kong;
- regenerating older urban districts in Hong Kong;
- requiring ourselves and our agents to minimise any possible environmental impacts in implementing public works;
- revitalising historical and heritage sites and buildings through sustainable approaches;
- promoting a new, strategic approach to greening, landscape and tree management with a view to achieving the sustainable development of a greener environment in Hong Kong;
- promoting waste reduction, recovery and recycling, and less consumption of resources;
- minimizing the production of environmental pollutants and/or nuisance; and
- developing a culture of environmental protection and awareness among staff members.

3. KEY RESPONSIBILITIES

The Development Bureau is responsible for policy matters on land supply and disposal; land use planning; building safety; land registration; urban renewal; revitalizing industrial buildings; greening and tree management; water supply; slope safety; flood prevention; development-related heritage conservation and various works policies such as procurement, construction safety and environmental management. The major areas of policy responsibilities include:

- to oversee land policy and the related legislation, land sale and disposal;
- to manage land resumption and clearance compensation, and coordinate land use for potentially hazardous installation;
- to oversee land use planning policy and the related legislation, and issue on territorial, sub-regional and district planning;
- to coordinate the overall planning of Lantau and maintain close liaison with mainland authorities on cross-boundary planning issues;
- to oversee building safety and land registration, and encourage innovation and environmentally friendly building design;
- to review the policy on building maintenance;
- to review the Urban Renewal Strategy and oversee the operation of the Urban Renewal Authority;
- to optimise the use of industrial buildings to meet Hong Kong's changing economic and social needs;
- to ensure the provision of a reliable, adequate and quality water supply and an efficient water supply service;
- to ensure effective planning, management and implementation of public infrastructure development and works programmes in a safe, environmentally responsible, timely and cost-effective manner and to maintain high quality and standards;
- to ensure a high standard of slope safety, and greener and visually more attractive slope appearance;

- to alleviate the risk of flooding and incorporate environmentally friendly measures in river widening works and channel design;
- to uplift the quality of the living environment by promoting sustainable urban greening; and
- to protect, conserve and revitalise historical and heritage sites and buildings through sustainable approaches for the benefit and enjoyment of present and future generations.

4. ENVIRONMENTAL GOAL

Our goal is for all development in Hong Kong to be guided by principles of sustainability in order to balance social, economic and environmental needs, with a view to providing a high quality living environment for both the present and future generations of Hong Kong.



5. ENVIRONMENTAL PERFORMANCE OF MAJOR POLICY PROGRAMMES

5.1 Land Supply

Policy

Our land policy is to optimise the use of land within a framework set by the land use zoning. When government land becomes available for disposal, it is, whenever possible, disposed of to the private sector or allocated to Bureaux/Departments for permanent development in accordance with the plans/schemes approved under the statutory planning framework.

To this end, we are committed to providing an adequate supply of land to meet demand from the private market and to facilitate community and infrastructural developments, which is essential to the long-term social and economic development of Hong Kong.

To implement land policy, we seek to achieve the optimum use of land resources and maintain an effective land administration system.

Promoting Environmental Initiatives

Through conscientious drafting of lease conditions in land grants, land exchanges and lease modifications, and engineering conditions in the allocation of government land to government departments, we provide one of the vehicles whereby the Government may implement its environmental initiatives. Examples include imposition of mandatory requirements for the provision of Liquefied Petroleum Gas filling facilities in petrol filling station leases, identification of suitable sites for the waste recycling industry with the Environmental Protection Department, provision of off-street bicycle parking spaces, incorporation of the “Tree Preservation Clause” and the “Tree Maintenance Clause” in the existing and new short term tenancies.

A system has been introduced to put on public notice a list of vacant government sites that can temporarily be made available for community and/or amenity purposes by application. Streamlined procedures have been devised in processing applications for the grant of short term tenancies or allocations to departments when made by interested parties. Sites granted for such purposes include community gardening, organic farm, eco-garden cum plant nursery and provision of landscape amenities, which are conducive to improving our environment and the promotion of green living.

Development Controls

As a positive response to public aspirations for quality city environment and increasing concerns about excessive development intensity, we reviewed individual sites for sale in the 2010-11 Application List. Thus, for every site included in the 2010-11 Application List, we examined the particulars of each site carefully and specified in the Conditions of Sale the maximum Gross Floor Area (GFA) or plot ratio and building height limit, as well as, where appropriate, other development restrictions, such as site coverage limit, non-building areas, etc. Where necessary, we also conducted air ventilation assessment (AVA) to assess the impact of the development on the pedestrian wind environment and included the relevant restrictions in the Conditions of Sale for the sites concerned to ensure that air ventilation in the surrounding area would not be adversely affected. Where required, pre-land sale tree surveys were conducted to identify trees of particular value for special attention as specified in the Conditions of Sale.

Land Control and Lease Enforcement Measures

To improve the environmental conditions of all unallocated government land and private land, the Lands Department (LandsD) has implemented effective land control and lease enforcement measures. During 2010, LandsD handled 904 lease enforcement cases against private land owners in respect of nuisances, unauthorised building works or unauthorised conversion of permitted use. In the same year, 45 353 Government Land Notices under the Land (Miscellaneous Provisions) Ordinance were posted for the clearance of unauthorised dumping or occupation of government land.

5.2 Land Use Planning

Policy

We oversee the process of land use planning to achieve optimum and sustainable use of land, with the aim of making Hong Kong a better place to work and live. To this end, we took various actions in 2010 to lower the development density of our city with a view to upgrading urban design, enhancing the vista of buildings, improving air ventilation and generally to provide a better living environment. Based on the principle of sustainable development, we also took forward initiatives on pedestrian planning and area improvement, and embarked on the planning work for new areas for development (including areas in the New Territories and Boundary district).

Improving Air Ventilation and Urban Climate

There is growing community aspiration for a better living environment.

In recent years, the public has expressed concern about developments of high intensity and compact building bulk, which have visual and air ventilation impacts on the surrounding areas and are commonly called “wall buildings”. The public has also called for measures to prevent developments creating “wall effect”.

We have examined the practicality of stipulating AVA as one of the considerations for all major development and redevelopment proposals in future planning. A “Feasibility Study for Establishment of AVA System” (AVA Study) was completed in late 2005. The performance-based AVA methodology and a set of qualitative guidelines to achieve better air ventilation objectives were incorporated in the Hong Kong Planning Standards and Guidelines (HKPSG) and promulgated in August 2006.

In July 2006, the then Housing, Planning and Lands Bureau and the then Environment, Transport and Works Bureau jointly issued a Technical Circular on AVAs. Proponent departments/bureaux or authorities responsible for major government projects are required to undertake AVA to ensure that air ventilation impact is given due consideration in the planning and design of the projects. We also encourage quasi-governmental organizations and the private sector to conduct AVA in the planning and design of their projects on a voluntary basis. In the case of redevelopment projects, the Urban Renewal Authority (URA) has adopted the guidelines set out in the Technical Circular and conducts AVA for its large-scale projects under planning. For railway property development, the MTR Corporation Limited would take into account the government guidelines on air ventilation in the planning and design of the projects, and conduct AVA for projects yet to be approved, where required.

The Government has observed the Technical Circular and has conducted AVA where necessary for new individual land sale sites in the Application List, review of Outline Zoning Plans (OZPs), and planning studies. Taking into account AVA findings, appropriate development parameters, for example, site coverage, maximum GFA/plot ratio, building height, podium size, non-building area, building set back, etc., would be specified in the Conditions of Sale of the sites, on the OZPs, and in planning briefs to facilitate air ventilation.

To provide a more scientific basis for urban climatic consideration in town planning, a Feasibility Study on “Urban Climatic Map and Standards for Wind Environment” was commissioned by the Planning Department (PlanD) in 2006. The Study will establish an Urban Climatic Analysis Map, an Urban Climatic Planning Recommendation Map, wind performance criterion which can be practically adopted for AVA in Hong Kong and a refined methodology for conducting AVA. A draft Urban Climatic Analysis Map has already been completed. The whole study is expected to be completed in 2011.

Review on Development Intensities

Pursuant to the Chief Executive's 2007-08 Policy Address, the Town Planning Board and PlanD have been reviewing OZPs with a view to meeting rising public aspiration for a better quality living and working environment. Priority has been given to reviewing building heights in areas subject to high development/redevelopment pressures, and areas of special setting and character which warrant particular attention, such as waterfront areas along Victoria Harbour, areas within view corridors to important ridgelines and congested built-up areas. This involves about 43 OZPs. In 2010, 13 OZPs incorporating amendments on building height restrictions were exhibited for public inspection. As at end 2010, 27 OZPs and part of 3 OZPs have been reviewed with incorporation of building height restrictions.

The review of the OZPs takes into account the topography, local character, existing building height profile of the planning areas and its compatibility with the surrounding areas as well as the prevailing planning circumstances and urban design principles. AVAs are undertaken for the OZPs where appropriate to provide qualitative assessment of the wind environment within the area, identify problem areas and propose mitigation measures.

Apart from reviewing the OZPs, the Government has incorporated, where justified, specific development parameters in the Conditions of Sale for sites included in the Application List and modified leases of redevelopment sites.

Conservation-related Zones

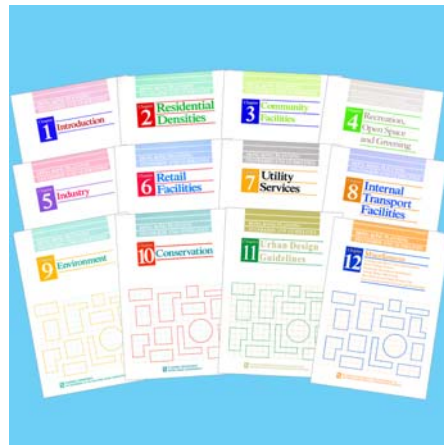
The scarcity of land and increasing development pressure impose threats on our natural environment. Zoning designation helps safeguard our natural environment against undesirable development in areas of high conservation value.

As at the end of 2010, about 9 144 hectares (or 23%) of land in the New Territories fell within the following conservation-related zones on the relevant statutory plans : "Conservation Area", "Site of Special Scientific Interests", "Country Park", "Coastal Protection Area", "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area", and "Comprehensive Development and Wetland Enhancement Area".

Following the Chief Executive's 2010-11 Policy Address, to forestall human damage, country park enclaves not yet covered by statutory plans will be either included into country parks, or have their proper uses determined through statutory planning. There are currently 77 country park enclaves, of which 23 are already covered by OZPs and six Development Permission Area plans have been prepared for seven enclaves, namely, Tai Long Sai Wan, Hoi Ha, So Lo Pun, Pak Lap, Tin Fu Tsai, To Kwa Peng and Pak Tam Au.

Hong Kong Planning Standards and Guidelines

The HKPSG, comprising a total of twelve chapters, is a government manual of criteria for determining the scale, location and site requirements of various land uses and facilities. The purpose of the HKPSG is to provide specific standards and general guidelines to ensure that during the planning process, the Government will reserve adequate land to facilitate social and economic development and provide appropriate public facilities to meet the needs of the public. Apart from development purposes, the HKPSG also provides guidelines on environmental planning and conservation of our natural landscape, habitats, cultural heritage and townscape. The HKPSG is regularly revised and updated to reflect and keep pace with government policies and the changing needs/aspirations of society.



Hong Kong Planning Standards and Guidelines

Pedestrian and Area Improvement Plans

PlanD has completed pedestrian plans for Causeway Bay, Kwun Tong, Tai Po Market and Central District, and area improvement plans (AIP) for Tsim Sha Tsui and Mong Kok with a view to bringing about an overall framework for improvement to congested urban areas. While some of the short-term pedestrian planning proposals have been completed, a number of the priority AIP projects are at various stages of implementation. The remaining pedestrian and AIP proposals would be taken forward for implementation under the existing mechanism and resource allocation system.



Improvement Works near Tsim Sha Tsui MTR Station

Enhancement Projects for the Harbourfront

We are committed to promoting the enhancement of the harbourfront as well as improving its accessibility. Subject to the actual circumstances of the harbourfront sites and through effective allocation of resources, we gradually construct various harbourfront promenades for public enjoyment. Apart from taking forward the development of the new Central harbourfront, the Administration has also actively carried out various enhancement works at both sides of Victoria Harbour. Projects completed for public use in 2010 include the park area of Sun Yat Sen Memorial Park in Sheung Wan, the open space fronting Central Piers No. 9 and 10, the temporary waterfront promenade along the eastern part of the ex-North Point Estate site, Kwun Tong Promenade Stage 1 and the open space at Tam Kon Shan Road in Tsing Yi, etc. Moreover, PlanD conducted planning studies related to the harbourfront such as the Hong Kong Island East Harbour-front Study. The objective of the study is to formulate a comprehensive plan for enhancement of the Hong Kong Island East harbourfront areas, focusing on connectivity and pedestrian accessibility to the harbourfront. PlanD completed the Stage 2 Public Engagement Programme of the study to solicit views on the initial options of enhancement proposals in mid-2010, and the study was targeted for completion within 2011.

In July 2010, the Harbourfront Commission was established to succeed the former Harbour-front Enhancement Committee to advise the Government on harbourfront planning, design, management and other related matters with a view to creating an attractive, vibrant, accessible and sustainable world-class harbourfront.

We will continue to strengthen our work on harbourfront enhancement and work closely with the Harbourfront Commission in identifying, planning and undertaking harbourfront enhancement projects, as well as widely engage the

public throughout the planning and implementation process.

Planning Enforcement against Unauthorised Developments

Unauthorised developments (UDs) have led to environmental degradation in the rural New Territories, and are causing nuisance to local communities. They have damaged the natural environment and also caused problems like flooding, air and water pollution, traffic congestion, sometimes even posing a threat to public safety. Planning enforcement and prosecution actions against UD's are therefore necessary to help prevent further degradation of the rural environment.

In 2010, 372 new UD's, including mainly open storage, container-related uses, vehicle parks and land/pond filling, were detected in the rural areas. The Planning Authority has issued a total of 3 625 warning letters/ reminders for 602 cases, 2 071 enforcement notices for 307 cases, 299 reinstatement notices for 46 cases and 1 617 compliance notices for 224 cases. A total of 142 notice recipients, who did not comply with the requirements of the notices, were prosecuted, convicted and fined. During the year, enforcement and prosecution actions have resulted in the discontinuation of 236 UD's occupying 52 hectares of land, while another 75 UD's covering 49 hectares of land were regularised through the planning application system.

During the year, we also carried out publicity campaigns on planning enforcement including television and radio announcements of public interest, promulgation of pamphlets and posters, and outreach education programmes in secondary schools.

Planning Studies in the Boundary District and Northern New Territories

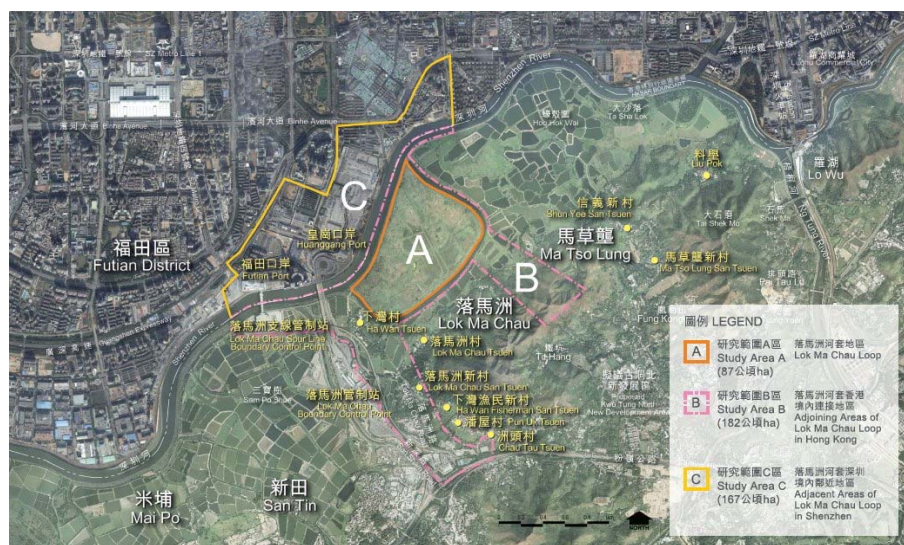
1. Hong Kong – Shenzhen Cooperation in Planning for the Boundary District

Since its establishment in 2007, the Hong Kong – Shenzhen Joint Task Force on Boundary District Development (Joint Task Force), co-headed by the Secretary for Development and the Executive Deputy Mayor of the Shenzhen Municipal Government, has made continuous effort in planning for the boundary district of the two cities, including the Lok Ma Chau Loop and the proposed boundary control point at Liantang/Heung Yuen Wai. Working groups have been set up under the Joint Task Force to study various issues related to these two projects.

Planning and Engineering Study on Development of Lok Ma Chau Loop

The Planning and Engineering Study on Development of Lok Ma Chau

Loop jointly commissioned by the Hong Kong and Shenzhen Governments commenced in June 2009. Both Governments considered that higher education could be the leading land use in the Loop, to be complemented by high-tech research and development as well as cultural and creative industries. The Loop would be developed along the principle of sustainable development to build up an area for fostering cross-boundary talents and exchange of knowledge and technology. A Preliminary Outline Development Plan (PODP) was formulated with a view to developing a sustainable, environmentally friendly, energy efficient and people oriented community. A two-month Stage 1 public engagement on the PODP was conducted in end 2010.



Lok Ma Chau Loop Study Area

The Loop is situated in the upstream of Mai Po Inner Deep Bay Ramsar Site. The adjacent wetland is found to have high ecological value. In the planning and engineering study, a series of environmental assessments/studies are being carried out as required under the Environmental Impact Assessment (EIA) Ordinance. The study will propose mitigation measures to ensure that development in the Loop will be environmentally acceptable and the existing ecology of the surrounding areas will not be adversely affected. Moreover, green measures are being examined for adoption in the Loop.

2. Study on Land Use Planning for the Closed Area

The objective of the study is to examine the development potential and constraints of the land to be released from the Closed Area, and to formulate a planning framework for the preparation of statutory town plans to guide the conservation and development of the land based on the principle of sustainable development. A Strategic Environmental Assessment (SEA) covering air quality, noise, water quality, waste,

ecology and heritage impacts has been undertaken in parallel with and as part of the study. The findings and recommendations of the SEA have been used in various stages of the study to facilitate the formulation of an environmentally acceptable planning framework.

The study was completed in July 2010. The Recommended Development Plan prepared under the study proposes adoption of a sustainable planning framework respecting the natural physical landscape, rural settings and local traditions without compromising the ecologically and environmentally sensitive areas. Nature conservation and passive recreation and tourism uses are proposed in the eastern and western portions, whereas low-density residential and cultural tourism developments are proposed in the central portion.



Photomontage – Proposed Eco-lodge in Ma Tso Lung

3. *Planning and Engineering Studies for New Development Areas in Northeast New Territories and Hung Shui Kiu*

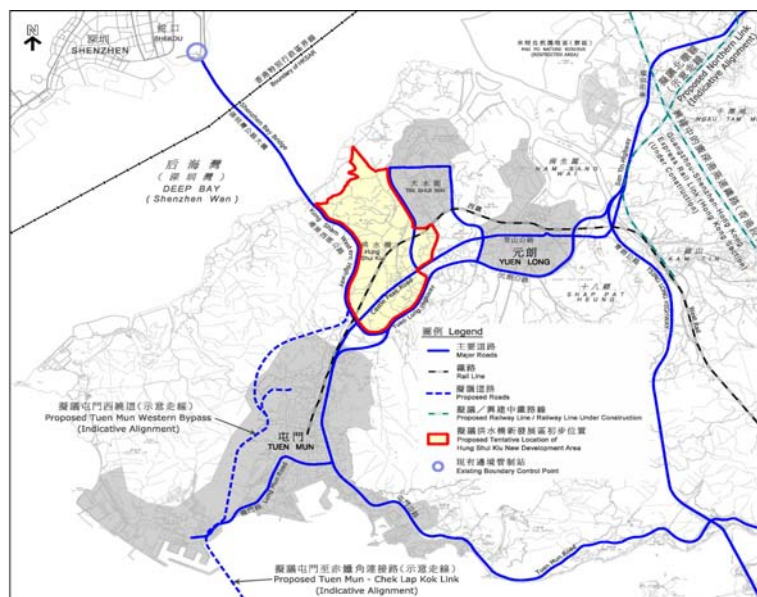
In the light of the population growth and the long-term demand for housing and employment, it is recommended that the development of the New Development Areas (NDAs) in Kwu Tung North, Fanling North, Ping Che/Ta Kwu Ling in Northeast New Territories (NENT) and NDA in Hung Shui Kiu in Northwest New Territories (NWNT) be proceeded with. NDAs are smaller-scale new towns to provide housing land and to meet other future land use requirements. With convenient access to mass transportation and community facilities and the development of lower-density buildings, NDAs offer an alternative choice of quality living environment. The planning and design for NDAs in NENT has followed the sustainable development principle, with emphasis on urban design considerations and the adoption of environmentally friendly and energy saving measures.



Artist Impression of Fanling North Riverside

The Stage One Public Engagement of the NENT NDAs Planning and Engineering Study commenced in mid November 2008 and lasted for about three months. Four major topics including the one on “Sustainable Living Environment” were discussed. In response to the general public’s aspirations for a better quality living environment, the PODPs for the NDAs have accorded high priorities to “green design”. The Stage Two Public Engagement, which aimed to engage the public in discussions on the PODPs, was launched in mid-November 2009 and lasted for about two months. We shall continue to engage the public on the discussion of sustainable development for the planning of the NDAs.

As regards the Hung Shui Kiu NDA Planning and Engineering Study, preparatory work is being undertaken for the commencement of the study in the third quarter of 2011. In order to collect public views on key issues of the HSK NDA as early as possible, community engagement was launched in November 2010 in advance of the study. The views collected will be considered in the study.



Location of Hung Shui Kiu New Development Area

As part of the work of the planning and engineering studies, an EIA is being undertaken to confirm the environmental acceptability of the proposals.

5.3 Building Safety and Maintenance

Policy and Vision

Our vision is a safe and healthy built environment and an attractive city outlook worthy of a dynamic world-class city. We aim to achieve this through quality construction, proper building maintenance, clearance of illegal structures, public education and community participation in a culture of good building care.

Green Building

Private Buildings

It has been an established Government policy to facilitate and encourage the provision of various building features which can enhance the living environment of the residents and the convenience of other users in private building developments through the granting of incentives such as GFA concessions.

In response to the rising public concerns over the effect of building bulk and height on the built environment, a public engagement process on “Building Design to Foster a Quality and Sustainable Built Environment” was launched by the Council for Sustainable Development (SDC) from June to October 2009 to identify the preferred options to address public concerns with a view to improving the quality and sustainability of the built environment. The public engagement process ended on 31 October 2009. The public engagement revealed strong public aspiration for a quality and sustainable built environment. Members of the public had clearly called for a change and were of the view that maintaining the status quo was not an option. Based on the views collected, the SDC submitted over 50 recommendations to the Government in June 2010.

The Chief Executive announced in the Policy Address 2010-11 that the Government would, in the light of the recommendations of the SDC, introduce a series of measures to enhance the design standard of new buildings to foster a quality and sustainable built environment.

In particular, compliance with the requirements regarding building

separation, building setback and site coverage of greenery, where applicable, will become a prerequisite for obtaining GFA concessions for green and amenity features. For all new buildings, we will also require certification by the Building Environmental Assessment Method (BEAM) Plus Assessment conferred by the Hong Kong Green Building Council (but without mandating the rating obtained) as well as estimation of energy consumption of the common parts of a domestic development and of the entire non-domestic development as additional prerequisites for developers' seeking GFA concessions for communal podium/sky gardens as well as other relevant green and amenity features in their developments.

The new requirements will be imposed through administrative means by way of new practice notes for building professionals issued by the Buildings Department (BD). Upon consultation with stakeholders through the established channel, the finalised practice notes have come into effect starting from 1 April 2011.

In April 2009, we promulgated a comprehensive target-based environmental performance framework jointly with the Environment Bureau for new and existing Government buildings with a view to promoting green buildings in Hong Kong. The framework sets targets in various environmental aspects, such as energy efficiency, renewable energy, indoor air quality and greenhouse gas emissions. All newly-built Government buildings with construction floor areas of more than 10 000m² are required to obtain the second highest grade or above under the Building Environmental Assessment Method (BEAM) Plus green building rating system conferred by the Hong Kong Green Building Council (HKGBC). Since launching of the BEAM Plus green building label on 1st April 2010, four government projects have been submitted for assessment.

Enforcement Actions against Unauthorised Building Works

Proper building management and timely maintenance of existing buildings help prolong the overall life span of buildings, optimise the economic value of our scarce land resource and improve the living environment, all of which contribute to a sustainable living environment. In 2010, the BD issued 22 903 removal orders and 3 618 warning notices to tackle unauthorised building works (UBWs) and removed 25 751 UBWs. In 2010, the BD launched a special operation to assist owners of some 360 old buildings to improve the condition of their buildings by clearing unauthorised structures on rooftops, flat roofs and yards constituting safety hazard or environmental nuisance, including such types of unauthorised structures in industrial buildings. In addition to the original plan of removing/repairing 3 000 signboards for 2010, the Department also launched a one-off special operation that will last for eight months in August 2010 against abandoned/dangerous signboards. As of end-2010, this operation has handled over 500 abandoned/dangerous signboards.

Minor Works Control System

With years of preparation, the Minor Works Control System was fully implemented at the end of 2010. Compared with the existing approval and consent mechanism adopted by the BD, this system has simplified the relevant procedures, providing a lawful, simple, safe and convenient means for owners to carry out a total of 118 minor works items, including the demolition of UBWs. Under the new system, instead of hiring authorised persons for submitting plans and obtaining the prior approval of plans and consent to the commencement of works from the BD, owners will only need to hire prescribed building professionals and/or registered contractors to carry out the 118 designated minor works items. With such simplified requirements, the regime will help reduce the number of UBWs in Hong Kong. During 2010, the DEVB has worked with the BD to widely promote the system to both building professionals and building owners. As of end-2010, over 5 000 building professionals have applied to register as registered minor works contractors, and over 10 000 practitioners have attended the training courses for the regime.

Mandatory Building and Window Inspection Schemes

We introduced the legislation on the proposed Mandatory Building and Window Inspection Schemes to the Legislative Council (LegCo) in February 2010. The proposed Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) will cover all private buildings in Hong Kong (except domestic buildings not exceeding three storeys in height) that are aged 30 years or above and ten years or above respectively. Under the MBIS, the BD will select around 2 000 private buildings every year and require their owners to carry out inspection and repair works in relation to the common parts, external walls and projections of the buildings. Owners of the buildings so selected will be required to carry out building inspections once every ten years after the first inspection.

As for the MWIS, the BD will select around 5 800 private buildings every year and require their owners to carry out inspection and repair works in relation to windows in common parts as well as individual premises of the buildings. Owners of buildings so selected will be required to carry out window inspections once every five years after the first inspection.

LegCo has established a Bills Committee to scrutinise the Bill. The DEVB has been facilitating the work of the Bills Committee proactively, with a view to implementing the schemes as soon as practicable. It is anticipated that the two schemes will be able to alleviate the problem of building dilapidation in Hong Kong, and hence improve our living environment. To assist owners in need to comply with the statutory requirements, the

Administration and its partner organisations will provide the relevant technical and financial support to such owners.

Operation Building Bright

As one of the measures for “preserving jobs” amidst the financial tsunami, the DEVB, in collaboration with the Hong Kong Housing Society (HKHS) and URA, launched the “Operation Building Bright” (OBB) in May 2009. The OBB aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety and the cityscape. The OBB does not have any asset or income means tests. Once an application is approved or a building is selected as a target building under the OBB, owners of the residential and commercial units can receive a grant amounting to 80% of the cost of repair, subject to a ceiling of \$16,000. Elderly owner-occupiers aged 60 or above can receive a grant to cover the full cost of repair, subject to a ceiling of \$40,000.

In 2009, the Government provided funding twice, with a total of \$1.7 billion, to the Operation, while the HKHS and URA injected \$300 million funding to the same. The OBB has so far assisted the repair works of some 1 850 buildings and has created over 15 600 jobs. Repair works have been started and are being completed gradually. Currently, around 200 buildings have completed their repair works, about 500 buildings are carrying out their repair works, and nearly 1 100 buildings with “approvals-in-principle” granted will be commencing their repair works upon completion of the tendering process.

To assist more owners to carry out repair works, the Government has provided an additional funding of \$500 million in order to launch a second round of OBB. The two-month application period for the second round Operation came to an end on 24 December 2010 and the results will be announced in due course.

5.4 Urban Renewal

Policy

The purpose of urban renewal is to improve the living environment of residents in older urban areas while endeavouring to preserve the areas’ local character and social network. It involves redeveloping dilapidated buildings, rehabilitating poorly maintained buildings, revitalizing old districts, and preserving buildings of historical, cultural or architectural significance.



We formulate the overall urban renewal policy, and provide support and policy guidance to the URA, a statutory body which was established in May 2001 to undertake urban renewal.

Work of the URA

By end 2010, the URA and its strategic partner, the HKHS, have commenced a total of 38 redevelopment projects. On the preservation front, URA is preserving over 60 pre-war buildings for adaptive re-use.

To assist owners in need to rehabilitate their buildings, the URA has provided them with materials, interest-free loans, grants, technical advice and other assistance. Up to end 2010, the URA had assisted about 39 800 owners to rehabilitate their 515 buildings on a voluntary basis under the various rehabilitation schemes provided by the URA (excluding the OBB). In 2009, in support of the Government's initiative to create employment opportunities through the promotion of building rehabilitation, the URA agreed to contribute \$150 million and to provide other supporting resources to implement the OBB within the URA's Rehabilitation Scheme Areas. Up to the end of 2010, the URA has been assisting about 880 buildings in its Scheme Areas under the OBB. The URA anticipates that, in total, about 1 200 buildings in its Scheme Areas will be rehabilitated under the OBB.



The URA has also carried out revitalisation initiatives in various old districts. Following the Chief Executive's announcement in the 2009-10 Policy Address, the URA is working to conserve and revitalise the Central Market building to turn it into a new Central Oasis.



The URA launched its first comprehensive policy on environmental sustainability in mid-2009. The environmental policy applies to all URA redevelopment projects with emphases on energy efficiency, water conservation, facilities for collection of recyclable waste, use of environment-friendly and recycled materials, and reduction of construction waste. The Lee Tung Street project in Wan Chai is the first URA project implementing this enhanced policy.

Facilitating Redevelopment by Private Property Owners

The LegCo enacted the Land (Compulsory Sale for Redevelopment)

Ordinance (Cap 545) in 1998 to facilitate owners of private buildings in multiple ownership to redevelop their lots. Under the Ordinance, any person or persons who owns or own not less than 90 per cent of the undivided shares of a lot may make an application to the Lands Tribunal for compulsory sale of the lot for redevelopment.

The Land (Compulsory Sale for Redevelopment)(Specification of Lower Percentage) Notice, which came into operation on 1 April 2010 after scrutiny by the LegCo, specifies a lower compulsory sale threshold of 80 per cent for three classes of lot. The lowering of the application threshold for certain classes of lot under the Notice will help further expedite urban redevelopment by the private sector so as to make better use of our valuable land resources.

5.5 Revitalising Industrial Buildings

The Chief Executive announced in his 2009-10 Policy Address a package of initiatives to promote revitalisation of older industrial buildings through facilitating redevelopment and conversion of vacant or under-utilised industrial buildings. The objective is to provide suitable land and premises timely to meet Hong Kong's social and economic needs, including the development of higher value-added economic activities, such as those of the six economic areas in which Hong Kong has comparative advantages as identified by the Chief Executive's Task Force on Economic Challenges.

The package of measures came into operation on 1 April 2010 and most of them are valid for a period of three years until 31 March 2013.

The new initiatives to facilitate redevelopment and wholesale conversion of older industrial buildings will help create jobs, regenerate older industrial areas and inject new vibrancy into the local communities. In support of the principle of sustainable development, our measures to facilitate redevelopment of industrial buildings would encourage owners to go for less than maximum development scale and density by assessing land premium according to the proposed rather than the maximum permissible development intensity. On the other hand, wholesale conversion of existing industrial buildings is a more environmentally friendly and sustainable way to provide suitable premises to support various social and economic activities, because wholesale conversion will help contain the generation of construction waste and extend the lifespan of landfills.

To facilitate and encourage industrial building owners to adopt more environmentally friendly measures in their conversion works, the Hong Kong Green Building Council has produced a "Green Guide" on conversion of industrial buildings at the initiation of the Development Bureau. The Guide advises building owners how they may adopt green building design and

features in reducing waste and conserving energy so as to attain BEAM Plus rating. The Guide has been uploaded to our web page on revitalisation of industrial buildings <<http://www.devb.gov.hk/industrialbuildings/>>. BD has also revised its Practice Notes to encourage the use of green building and energy efficient designs and features in converted buildings.

5.6 Water Quality and Conservation

Conservation of Fresh Water

Fresh water is a scarce resource. In 2008, we promulgated the Total Water Management (TWM) strategy to better prepare Hong Kong for uncertainties such as acute climate changes and low rainfall, and to enhance Hong Kong's role as a good partner of other municipalities in the Pearl River Delta in promoting sustainable use of water in the region. We have continued to implement the initiatives to contain growth of water demand and strengthen water supply management.

In regard to water demand management, we maintain our focus on public education on water conservation with particular attention to education programmes for the younger generation on the concept and details of water conservation. We launched a new phase of the water conservation campaign entitled "Water Conservation Starts from Home" with the participation of primary students and the Water Conservation Design Competition in September 2010. Also, under the voluntary Water Efficiency Labelling Scheme (WELS), in addition to showers for bathing, we launched water taps in September 2010 to facilitate consumers to select water efficient plumbing fixtures and appliances, thereby help saving water.

On the other hand, we are pressing ahead with our on-going effort to tackle water leakage through replacing and rehabilitating 3 000 km of aged watermains. We continue to implement comprehensive pressure management to optimize watermains pressure, and adopt new techniques to enhance leakage detection and monitoring so that leakage can be reduced and detected for early remedial actions.

In regard to water supply management, we will continue to explore new technologies and new ways for development of new water resources in a cost effective manner. In the aspect of non-potable water resources, we are exploring ways and means to cut down the cost of reclaimed water supply for provision of reclaimed water to residents in Sheung Shui and Fanling and the new development areas in North East New Territories for toilet flushing and other non-potable uses. As regards the potable water resources, the cost of desalination still remains high at the moment but the advance in technology will probably bring the cost down over time. We will closely monitor the latest

development in desalination technology as a possible way to expand our sources of water supply in future.



Kick-off Ceremony of Water Conservation Design Competition

5.7 Energy Efficiency and Conservation

Water-cooled Air-conditioning Systems

In collaboration with the relevant Government departments, a scheme was introduced in June 2000 to promote the use of water-cooled air-conditioning systems which are more energy efficient than the conventional air-cooled air-conditioning systems. Up to the end of 2010, the number of designated areas for application to join the Scheme has been expanded to 102 as compared to the initial 6 nos. in 2000. 552 applications have been received for joining the Scheme and 269 installations of fresh water cooling towers have been completed and put into operation. The estimated annual energy saving of the completed installations is 194 million kilowatt-hour per year and reduction of carbon dioxide emission is about 136 000 tonnes per year. It proves to be a promising way to improve the energy efficiency of air-conditioning systems.

Adoption of Energy Efficient Features and Renewable Energy Technologies in Government Projects and Installations

The rapid depletion of fossil fuels and the emission of greenhouse gases from conventional power generation plants have drawn world-wide attention to the compelling need to conserve energy and to look for alternative energy

sources. To advocate the adoption of more energy efficient features and renewable energy technologies in Government projects and installation, we have established guidelines for all works departments to incorporate such features into their design. Further, in accordance with the comprehensive target-based green performance framework for new and existing Government buildings promulgated in April 2009, all new Government buildings with construction floor area of more than 10 000 m² should aim to outperform the Building Energy Codes issued by the Electrical and Mechanical Services Department by at least 5 - 10 % depending on the types of the buildings. On the other hand, all existing Government buildings should aim to achieve an energy performance in line with the prevailing energy performance in new Government buildings wherever there are major retrofitting works for building services installations in Government buildings. In addition, a sum of \$130 million was allocated in the 2009-10 Budget to carry out works to enhance energy efficiency of Government buildings and public facilities. Up to end 2010, more than \$123 million of works was completed, and with 129 projects completed out of the total 133 projects. Further, a package of \$450 million minor works projects to improve the green performance of Government buildings was also being implemented. Up to end 2010, about \$340 million of works was completed, and with 161 projects out of the total 213 projects completed.

5.8 Minimizing Environmental Impact by Public Works Policies

The environmental issues associated with the construction industry are unique and complex. Notwithstanding these challenges, every practicable measure is taken to ensure that the environmental integrity of the projects under the Public Works Programme is continually strengthened through improved management and enhanced controls. To achieve this, we have implemented a range of environmental improvement measures in public works projects, including the introduction of a systematic environmental management process, the application of more effective nuisance controls, the promotion of recycling and reduction of construction waste, the wider use of recycled aggregates, the strengthened enforcement of the Environmental Impact Assessment (EIA) Ordinance, the improved requirements of site cleanliness and tidiness, the enhanced tree preservation measures etc.

We have also set out comprehensive guidelines and procedures for conducting environmental impact assessment for projects not covered by the EIA Ordinance, in order to attain the highest standard in environmental performance, over and above statutory requirements. Contractual provisions have also been incorporated in public works contracts to require contractors to adopt the best environmental site practices. We will continue to improve the design and construction planning of our public works projects to further reduce their impact on the environment.

Specifically, we require, as part of our works policies, project proponents to prepare a Construction and Demolition Materials Management Plan for identifying and implementing measures to minimize the generation of construction waste and maximize their reuse/recycling through proper planning and design, as well as adoption of appropriate construction methods. We have promulgated specifications to promote the use of recycled aggregates in filling works, road sub-base construction and concrete production etc. Also, site hoardings have been required to be made of metal material to facilitate reuse. Moreover, we have discouraged the use of tropical hardwood in false work, formwork and other temporary works. We have required contractors of public works contracts to prepare an Environmental Management Plan setting out concrete measures to control nuisances such as air, noise and wastewater pollution and minimize the generation of construction waste. We have introduced the 'Pay for Environment' scheme to encourage contractors to invest more resources in environmental management. The scheme also serves as a good management tool for the project team to monitor the contractor's environmental performance.

In September 2010, we promulgated a revised trip ticket system, which has streamlined procedures and promulgated enhancement measures including contract requirements to further improve the system to prevent illegal dumping.

The Chief Executive announced after the fifth meeting of the Task Force on Economic Challenges on 22 June 2009 that the Government would take the lead in making Hong Kong a green city through a number of measures including the expansion of green procurement in the Government. In this connection, the Environment Bureau has set up an Inter-departmental Working Group on Green Government Procurement. Furthermore, we have set up under the Working Group a Sub-group to oversee the identification of green materials in public works projects and examine the implications of their use with a view to promoting them in public works projects. Under the Subgroup, we have collaborated with the Highways Department, Housing Department and the Environmental Protection Department to use paving blocks with recycled glass at areas originally planned for concrete blocks in road maintenance contracts and selected housing projects since October 2010.

Control on Contractor's Environmental Performance

Contractor's environmental performance has a major impact on the successful implementation of our environmental policies. In this regard, we have been monitoring and assessing the environmental performance of public works contractor, and regulating action in the form of suspension from tendering may be taken against any contractor who is on Works Branch's approved lists with repeated convictions in environment-related offences or poor site hygiene.

Further Enhancement Measures

Environmental management is an ongoing task that needs tenacity, vigilance and foresight. To achieve this and to set an example for the construction industry to follow, we will continue to promote the use of green materials in public works projects, to promote good waste management practices and measures through public awards, in-house training and workshops, to review and refine the operation of environmental management measures on public works sites and to strengthen and enhance the “trip ticket” system.

5.9 Greening, Landscape and Tree Management

Policy

Green landscape can effectively enhance the quality of our living environment by improving the air quality, ameliorating heat island effect, reducing water runoff, and providing visual relief and shading effect.

Government has been actively promoting greening over the years to improve our environment for living and business through active planting, proper maintenance and preservation of trees and other vegetation. Our objective is to bring about noticeable improvement in urban greenery through quality landscape planning and design as well as professional vegetation management.

The Task Force on Tree Management, led by the Chief Secretary for Administration, published the “Report of the Task Force on Tree Management – People, Trees, Harmony” (“Report”) in June 2009 following a comprehensive review. The Report recognised that the tree management issue should be put under the overall context of Government’s broader greening and landscape policy. Pursuant to the Report’s recommendation, the Development Bureau has taken up the overall policy responsibility for greening, landscape and tree management. The Greening, Landscape and Tree Management (GLTM) Section in the Development Bureau was established on 1 March 2010, to promote the adoption of a holistic and visionary approach for developing a greener urban environment in Hong Kong and to implement the improvement measures recommended in the Report.

The GLTM Section is underpinned by two offices, namely the Greening and Landscape Office (GLO) and the Tree Management Office (TMO). The GLO is responsible for central coordination of policy matters and departmental efforts on greening and landscape planning and design, whereas the TMO is the central authority and provider of expertise to executive departments and the community at large on a quality-led approach to tree management.

Steering Committee on Greening, Landscape and Tree Management

The Steering Committee on Greening, Landscape and Tree Management (previously named Steering Committee on Greening) is a high-level cross departmental Committee to set strategic directions for Government's greening efforts and to oversee the implementation of Government's major greening programmes. It has three sub-committees, namely the Works and Maintenance Committee on Greening, the Community Involvement Committee on Greening and the Greening Master Plan Committee.

A greening programme is compiled every year to facilitate effective planning and progress monitoring. About 10.3 million plants were planted under the programme in 2010.

Identification of Enhanced Greening Opportunities

With the increasing aspiration for enhancement of our living environment and faced with spatial limitation in the built-up areas, Government seeks to increase opportunities for greening by early involvement in the planning and design stages, shifts the focus of greening works from "quantity" to "quality", and efforts are being made to raise the professional standards of the landscape industry.

To promote long-term and sustainable greening, the GLO seeks to increase the provision of sufficient quality space for future greening during the urban planning process, in particular for new development sites and urban renewal sites. The GLO is liaising with other Government departments on other greening measures such as feasibility of catering for the space requirement for median planting and roadside planting (e.g. the provision of utilities-free tree corridors); and the stipulation of a greenery coverage ratio in the planning conditions for individual sites. The greenery coverage ratio, together with other complementary requirements such as building set-back, air ventilation corridor, etc., will lead to continuous improvement in the quality of our built environment.

It is already an existing requirement to maximise greening opportunities for public works projects. For selected sites, e.g. Kai Tak Development (KTD), the GLO has imposed an even more stringent greenery coverage requirement in order to deliver the planning objective of turning KTD into a green hub. At the project level, the GLO has been working closely with departments to expand available greening opportunities under different types of works projects through innovative application of landscape design, e.g. greening of stormwater drainage channels, noise barriers, roofs, slopes, etc.

In the built-up urban areas, notwithstanding the space constraints,

Government seeks to improve the cityscape through the Greening Master Plan (GMP) initiative. A GMP provides a coherent, overarching greening framework, defined by a greening theme and a palette of plant species, to guide the planning, design and implementation of greening works in an area/district. To date, the GMPs covering all 9 urban districts have been developed. When all greening works under the urban GMPs that can be implemented without any alteration to the prevailing land use and traffic arrangements are completed in 2011, a total of about 19 000 trees and 4.4 million shrubs will have been planted.

In the light of the positive results achieved in the urban areas, Civil Engineering and Development Department (CEDD) has proceeded with the development of GMPs for the 9 New Territories districts in phases, with a focus on the enhanced provision of greenery at the more densely populated areas and tourist attractions as well as along major transportation routes. The GLO will continue to work with CEDD on this initiative with a view to enhancing quality greenery provision in the New Territories.



Greening works under the GMP for Kwun Tong – Tai Yip Lane



Greening works under the GMP for Sham Shui Po – Lai Po Road

Enhancement of the Quality of Landscape Design and Promotion of New Greening Technologies

To achieve design excellence and coherence across projects undertaken by different departments and to achieve an overall coordinated greening effect with due regard to urban design, the GLO is developing an integrated landscape design framework to provide practical guidelines on the landscape treatment for key types of public works such as public parks and gardens, road structures, roadside planting, slopes, etc.

The GLO has been formulating technical standards and guidelines on proper planting practices and guidelines, to promote a holistic and sustainable approach to landscape design that takes account of not only the aesthetic dimension, but also lifecycle maintenance considerations.

To overcome the space constraint in our built-up city and to enhance greenery provisions, GLO promotes the wider adoption of skyrise greening in both the public and private sectors; through the formulation of guidelines and organisation of seminars to facilitate the sharing of professional expertise and experience.



Roof greening at
Shatin Sewage Treatment
Works

Development of Professional Expertise, Public Education and Community Involvement in Greening

Enhanced training is essential for nurturing a professional workforce capable of providing quality landscape service and tree care service. The GLTM Section, in collaboration with relevant departments, is formulating a training and manpower development plan to ensure an adequate supply of professional staff within Government at the managerial, supervisory and frontline levels for the competent discharge of the full spectrum of functions in these areas. The GLTM Section will also look into the formulation of a manpower development strategy with a view to building up the capacity of the industry to undertake greening, landscape and tree management works.

To upgrade the professional level of the industry on greening, landscape and tree management, the GLTM Section will conduct a comprehensive review on the management of consultants/contractors engaged by Government departments for landscape works and tree management service. In addition to the ongoing review on the qualification requirements for contractors interested in admission to Government's approved list of contractors, the GLTM Section will examine ways to promote continuous improvement in consultant/contractor performance, for instance, through more clearly-defined service requirements.

The GLTM Section proactively enlist community support for our greening effort to foster a culture of care in Hong Kong for greenery across the territory through a variety of community involvement and public education activities. We also collaborate with non-government organisations and private sector organisations to beautify the cityscape through quality greening.



Green volunteers assisting the greening works under the Leisure and Cultural Services Department's Green Volunteer Scheme.

Tree Management

As recommended in the Task Force Report, the TMO is focused on priority tasks that include enhancement of tree risk management, promotion of a quality-oriented approach to tree management, enhancement of the tree complaint handling mechanism and the emergency response arrangement, enhancement of training to raise the professional standard of tree management personnel, and enhancement of public education and community involvement.

The TMO introduced new tree risk assessment arrangements in 2010 with a priority on areas with high pedestrian and vehicular flow. Detailed guidelines on tree risk assessment have been promulgated for compliance by tree management departments, and associated training has been organised for

over 2 700 Government officers and their contractors' staff in 2010.

Other guidelines issued by the GLTMS include proper planting practices, proper pruning practices, identification of common tree problems, identification of brown root rot and tree protection measures in construction sites which aim at promoting a holistic and quality-oriented approach to tree care. To raise the professional standards of the industry, the GLTM Section organises a broad range of training (in addition to tree risk assessment) for both Government staff and members of the industry. A total of over 3 900 participants have been recorded in 2010.

The TMO has enhanced the handling mechanism for tree related public complaints by working closely with the round-the-clock "1823" Call Centre and tree management departments. The TMO, tree management departments, Fire Services Department and the Hong Kong Police Force have been working together to enhance the procedures for handling emergency tree cases that involve major injuries or loss of human life, substantial damage to properties or serious or complete blockage to main pedestrian or vehicular access. The TMO also takes a lead in resolving complex tree cases which tree management departments may not be able to deal with on their own. The Expert Panel on Tree Management will be set up in March 2011 to provide expertise in both policy and operational aspects of tree management, with the objective of promoting the well-being of trees in Hong Kong.

Public information about trees which require continuous monitoring is provided on the Tree Register at www.trees.gov.hk. A dedicated tree website (www.trees.gov.hk) was launched in July 2010 to enhance transparency of information on trees on Government land. TMO has also been promoting community surveillance of trees in the territory with health or structural problems with a view to better protecting public safety.

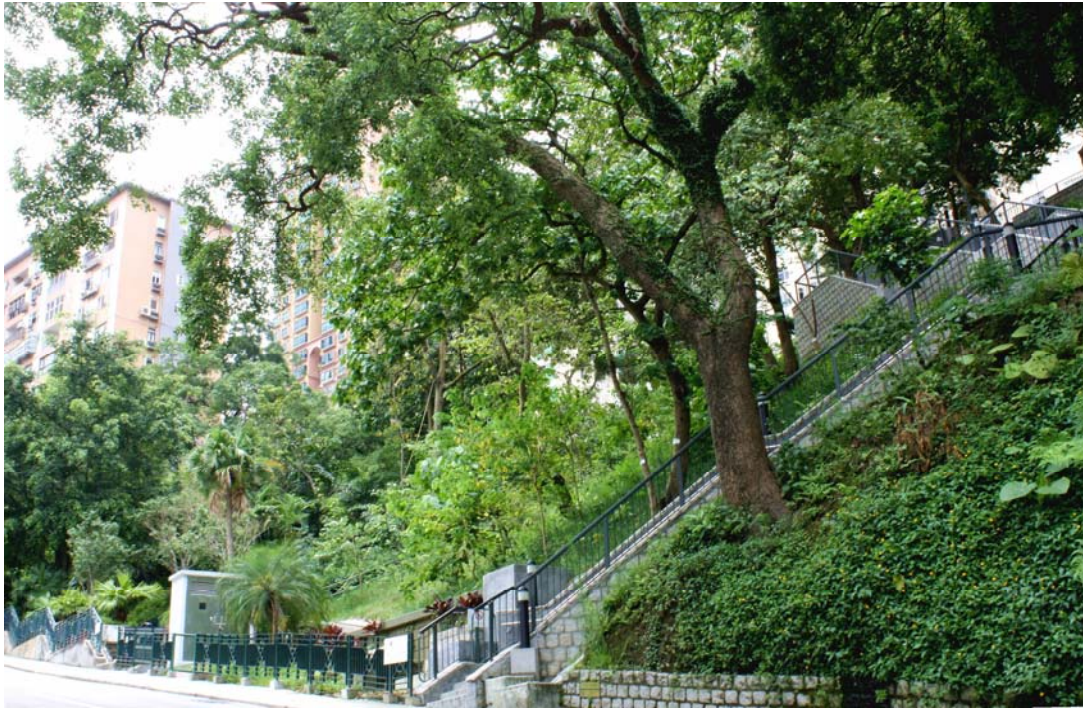
In collaboration with other departments, District Councils, schools and non-government organisations, the GLTM Section has been organising a variety of public education and community involvement activities to foster a culture of care in Hong Kong for greenery across the territory. A total of over 2 300 participants have been recorded in 2010.



Staff undertaking Tree Risk Assessment on-site

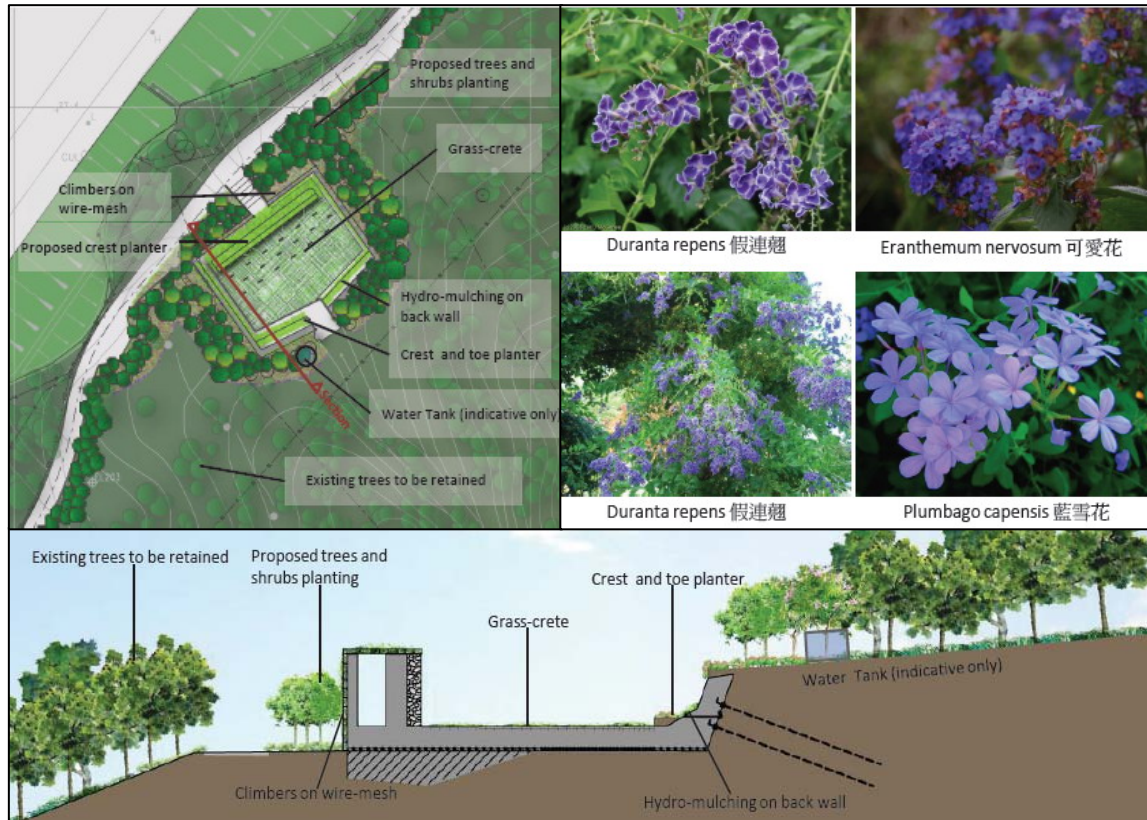
Greening of Slopes

The Landslip Preventive Measures (LPM) Programme was successfully completed in 2010. The LPM Programme has upgraded about 4 600 substandard Government man-made slopes. At the same time, we have planted more than two million trees, shrubs and climbers on the slopes to make them look as natural as possible.



A man-made slope upgraded and greened under the LPM Programme

To dovetail with the LPM Programme, we have launched the Post-2010 Landslip Prevention and Mitigation Programme (LPMitP) in order to deal with the remaining landslide risks on a rolling and risk management basis. Government will continue its policy of improving the environment and making slopes look as natural as possible in their surroundings. Hence, apart from maintaining the highest standard of slope safety, we are committed to providing landscape treatments to all man-made slopes upgraded and natural hillside mitigation measures implemented under the LPMitP. Existing trees are preserved and vegetation is used as cover to slopes and mitigation measures as far as practicable. Where the use of hard cover is unavoidable, landscape measures are implemented to minimize its visual impact.



Landscape proposal for natural terrain mitigation works at North Lantau

To improve the technology in greening, we have been researching into the use of vegetation in landslip prevention and mitigation works and experimenting with new techniques of providing erosion control measures and vegetation covers to steep slopes. The results of the research provide useful knowledge for establishing robust, cost-effective and eco-friendly vegetation covers for man-made slopes and natural hillside mitigation measures.

Quarry Rehabilitation Works

As part of the quarry rehabilitation works, active quarries are being rehabilitated to attractive green areas suitable for a variety of uses. The rehabilitation works involve re-contouring of the quarry to a pre-designed profile and extensive planting to blend in with the natural environment. This would facilitate the establishment of suitable habitats for birds and other terrestrial animals.



A view of Shek O Quarry

Targets for 2011

The GLTM Section, established since March 2010, will continue to commit to deliver the following targets –

- provide advice on the policy and operational aspects of greening, landscape and tree management;
- formulate and promulgate standards, guidelines and best practices to promote quality-led greening, landscape planning and design, and tree management matters;
- provide input on the greening and landscape aspects of strategic Government infrastructure projects to identify enhanced greening opportunities and oversee the overall formulation and implementation of the Greening Master Plans;
- formulate measures to promote greening opportunities and the wider adoption of new greening techniques (such as skyrise greening in the form of roof greening and vertical greening) in both public and private sector projects;
- build up the capacity of Government and the industry in the field of greening, landscape and tree management through training, manpower development and research;
- further enhance the risk management approach to tree management and develop a new electronic Tree Management Information System in collaboration with the Efficiency Unit; and
- enhance community involvement and public education efforts to enhance public awareness of greening, landscape and tree management and to foster a culture of tree care.

5.10 Heritage Conservation

Policy

The Government's policy on heritage conservation is “to protect, conserve and revitalise as appropriate historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of present and future generations. In implementing this policy, due regard should be given to development needs in the public interest, respect for private property rights, budgetary considerations, cross-sector collaboration and active engagement of stakeholders and the general public.”

Current Framework of Heritage Conservation

DEVB assumed policy responsibility for heritage conservation in July 2007. In April 2008, the Commissioner for Heritage's Office (CHO) was set up under DEVB to provide dedicated support in implementing the policy on heritage conservation, taking forward a series of new initiatives and serving as a focal point of contact.

Under the Antiquities and Monuments Ordinance (the Ordinance) (Chapter 53), the Secretary for Development (SDEV) is the Antiquities Authority who may, after consultation with the Antiquities Advisory Board (AAB) and with the approval of the Chief Executive, declare by notice in the Gazette a place, building, site or structure which she considers to be of public interest by reasons of its historical, archaeological or palaeontological significance to be a monument for statutory protection under the Ordinance.

AAB, comprising members from different sectors of the community, is a statutory body tasked to advise the Antiquities Authority on any matters relating to antiquities and monuments. The Antiquities and Monuments Office (AMO) under the Leisure and Cultural Services Department provides secretarial and professional support to AAB. AMO is also the expert advisor of the Government on heritage conservation.

The Advisory Committee on Revitalisation of Historic Buildings (ACRHB), a non-statutory advisory body, was set up in May 2008 to provide advice on the operation of the Revitalising Historic Buildings Through Partnership Scheme. It also advises on other matters relating to the revitalisation of historic buildings as referred by SDEV.

New Initiatives and Progress

Following the announcement of the new heritage conservation policy in the Chief Executive's Policy Address in October 2007, we have introduced a

series of initiatives to implement this policy, having regard to the rising public aspiration for the protection of the valuable built heritage in Hong Kong. Significant progress was made in implementing these initiatives in 2010. These initiatives include:

➤ *Heritage Impact Assessment*

Starting from 1 January 2008, it is a mandatory requirement for all new Government capital works projects to assess their heritage implications and to include the findings in their submissions for funding to the Legislative Council so that we will be able to give due consideration to the conservation need at the planning stage. Confirmation with AMO is required to determine if a project may affect sites or buildings of historic and archaeological significance. A Heritage Impact Assessment (HIA) will need to be conducted if required by AMO. In 2010, AMO has requested 9 projects to carry out HIAs to assess their impact on heritage sites.

➤ *Revitalising Historic Buildings Through Partnership Scheme*

The Revitalising Historic Buildings Through Partnership Scheme (the Scheme) was launched in February 2008. Non-profit making organisations (NPOs) with charitable status under section 88 of the Inland Revenue Ordinance are invited to submit proposals to revitalise selected historic buildings in the form of social enterprise. Under Batch I of the Scheme and upon the advice of the ACRHB, six NPOs were selected to revitalise the Old Tai O Police Station, Fong Yuen Study Hall, Former Lai Chi Kok Hospital, Lui Seng Chun, Mei Ho House and North Kowloon Magistracy for a wide variety of uses with enhanced public access and community involvement. We launched Batch II in August 2009 and received 38 applications. The selection result for three historic buildings, namely the Old Tai Po Police Station, Blue House Cluster in Wan Chai and the Stone Houses in Kowloon City, were announced in September 2010. We are preparing for the launch of Batch III of the Scheme in the third quarter of 2011.

➤ *Economic Incentives for the Conservation of Privately-owned Historic Buildings*

Government recognises the need for economic incentives in order to encourage and facilitate private owners to preserve their historic buildings. Successful examples include the preservation of King Yin Lei (a declared monument) in 2009 through a non-in-situ land exchange; Jessville (a Grade three building) in 2009 through the partial uplifting of the Pokfulam Moratorium; and the front portion of the shophouse at 179

Prince Edward Road West (a Grade three building) in 2010 through a minor relaxation of the plot ratio.

➤ *Financial Assistance for Maintenance Scheme*

Launched in August 2008, the Financial Assistance for Maintenance Scheme provides financial assistance in the form of grants for carrying out maintenance works on privately-owned graded historic buildings, thereby preventing these buildings from deterioration due to the lack of maintenance. Starting from 1 April 2009, the ceiling of the grant for each successful application has been increased from \$600,000 to \$1million to enable the maintenance works to be carried out in a more comprehensive manner. Up to the end of 2010, we approved ten applications under the Scheme. Maintenance works of five approved applications were completed.

➤ *Revitalisation Projects – Central Police Station (CPS) Compound and the Former Police Married Quarters (PMQ) on Hollywood Road*

The revitalisation of the CPS Compound, which comprises three groups of monument buildings, namely the CPS, the former Central Magistracy and the Victoria Prison, is a major heritage conservation project under the “Conserving Central” initiative. The Government is taking forward this project in partnership with the Hong Kong Jockey Club (HKJC). Following extensive consultation with the public and the local arts and cultural sector, a revised design for the project was announced on 11 October 2010. The revised design respects the heritage value of the site, takes account of public views and concerns, complies with the building height restrictions and is financially sustainable. Under the revised design, the CPS Compound will be revitalised as a centre for heritage, art and leisure, complementing the organic development of the neighbouring area as a contemporary arts zone. All 15 historic buildings and F Hall in the Compound will be preserved. The Hong Kong Jockey Club Charities Trust will fund the capital cost of the project and all operational deficits until the project is financially self-sustainable. Construction works are expected to commence in late 2011 for completion in end 2014. In addition to implementing tree preservation measures under the project, we will construct new planters for greening at the Parade Grand and provide a green wall at the Prison Yard.

The revitalisation of the former PMQ on Hollywood Road is another heritage conservation project under the “Conserving Central” initiative. In March 2010, the Development Bureau and the Commerce and Economic Development Bureau jointly invited non-profit making organisations for transforming the PMQ site into a creative industries

landmark. In November 2010, following a competitive selection process and on the recommendation of the ACRHB, the Administration selected the “PMQ” proposal submitted jointly by the Musketeers Education and Culture Charitable Foundation Limited (the Musketeers Foundation) and three co-applicants. To expedite the implementation of the “PMQ” project, we have adopted a new partnership model under which the Architectural Services Department will carry out the conservation and revitalisation works under the Public Works Programme. It is not an objective of the “PMQ” project to maximise profit and the Musketeers Foundation has committed to ploughing back its share of the net operating surplus for the operation of the creative industries landmark. The Musketeers Foundation has also pledged to donate \$110 million for the project, including \$17 million for conservation and revitalisation works. We will implement tree preservation measures and landscaping proposals under the project, including preservation of all existing 17 trees; planting of 3 new trees, provision of about 1 400 m² of landscaped open spaces and a green roof, etc. We plan to commence works in January 2012 for completion in December 2013.

➤ *Public Engagement and Publicity Programmes*

In 2010, apart from publishing the free bimonthly heritage newsletter “活化@Heritage”, CHO organised a number of public engagement and publicity programmes targeting at community groups as well as for the general public, including three West Kowloon architecture tours from January to March, guided heritage tours for low-income families from April to November, barrier-free guided heritage tours for the disabled from November, Tai Tam Waterworks heritage tours for schools from December. A teaching kit on heritage conservation targeting secondary school teachers of Liberal Studies was produced and distributed for free to all secondary schools in Hong Kong in November. To promote heritage tourism to the local community and overseas visitors, a roving exhibition featuring heritage tour routes were staged at various locations across Hong Kong from December 2010. These programmes received very enthusiastic participation from the community.

Major Activities in 2010

In 2010, apart from implementing various heritage conservation initiatives as set out above, we carried out the following activities for the conservation of our valuable built heritage -

➤ *Declaration of Monuments*

In 2010, three privately-owned historic buildings, namely the Tung Wah Museum in Yau Ma Tei, the Man Mo Temple Compound in Sheung Wan and the Tang Kwong U Ancestral Hall in Kam Tin, and one Government-owned historic building, the Kom Tong Hall (currently housing the Dr Sun Yat-sen Museum) at Mid-levels, were declared monuments under the Antiquities and Monuments Ordinance. As at 31 December 2010, there were 98 declared monuments, including 80 historic buildings and structures as well as 18 rock carvings, forts and archaeological sites.

➤ *Assessment of 1 444 Historic Buildings*

An Expert Panel appointed by AAB has completed an in-depth assessment of 1 444 historic buildings built before 1950, which were selected from the 8 800 buildings surveyed by AMO in 2002-2004. The assessment results provide the basis for reviewing the heritage value and the grading status of the buildings. Government and AAB also carried out a public consultation exercise, including consultation with all relevant private owners and all District Councils, on the proposed gradings from March to September 2009. In addition to the heritage buildings and sites on the 1 444 list, the public has proposed some 140 new items/categories for consideration of grading. Up to end 2010, AAB has completed the assessment of the grading of 1 152 historic buildings taking account of the recommendations of the expert panel and the views received from the owners and members of the public. Of these 1 152 historic buildings, 871 have been graded including 154 Grade 1 buildings, 302 Grade 2 buildings and 415 Grade 3 buildings.

➤ *Restoration and Maintenance Works of Monuments and Historic Buildings*

In 2010, restoration and repair works were carried out for a number of monuments and historic buildings, including Kun Lung Wai, Tang Chung Ling Ancestral Hall in Lung Yeuk Tau, Man Mo Temple in Tai Po, Morrison Building in Tuen Mun, Cheung Shan Monastery in Sha Tau Kok, Tsui Sing Lau Pagoda in Ping Shan, Maryknoll Convent School in Kowloon Tong and St. John's Cathedral in Central. Restoration of Chik Kwai Study Hall in Pat Heung was completed in May 2010. Restoration of the Residence of Ip Ting-sz and the Tang Ancestral Hall in Ha Tsuen was in progress and were targeted for completion in mid-2011 and late-2011 respectively.

➤ *Archeological Excavation, Investigations and Monitoring*

Following the archaeological investigations in Kai Tak area to ascertain the extent of the remnants of Lung Tsun Stone Bridge, a conservation

management plan was prepared to provide conservation guidelines for preserving the remnants. Archaeological investigations were also carried out in Tai Po, Tuen Mun, Yuen Long, Sai Kung and Lamma Island to protect underground archaeological deposits from damage during the building of village houses at those sites.

➤ *Major Heritage Exhibitions and Public Education Programmes*

In 2010, the archaeological display of permanent exhibition “Explore Our Heritage” was opened at the Heritage Discovery Centre. AMO also co-organised four major exhibitions with other organisations, namely “Heritage Alive: Hong Kong Winning Projects of UNESCO Asia-Pacific Heritage Awards for Cultural Heritage Conservation”, “Conserving Central”, “Building the City: Inspirations from the Emergence and Continued Development of Construction Technology in Hong Kong” and “Hong Kong Heritage Tourism Expo - Access Heritage”. In December 2010, CHO, AMO and the Architectural Conservation Programme of the University of Hong Kong jointly organised the “People and Places: Symposium on the Conservation of Heritage Places for Communities and Tourism”, with speakers from Australia, Malaysia, Macau and Hong Kong.

6.

GREEN OFFICE MANAGEMENT

We are committed to improving and conserving our environment, and to optimizing the use of resources to reduce pollution and waste. We therefore strive to implement various green housekeeping measures in daily office operations with a view to maintaining a green workplace and setting a good example for our departments. Our main focus of the green office management is on reducing paper and energy consumption.

Managing Paper Consumption

We adopted a wide range of green housekeeping practices in daily office operations. We will continue our advocacy of environmental conservation and adopt the following green initiatives :

- use recycled paper in office operations;
- print and photocopy on both sides of paper;
- reuse single-side used paper for drafting, printing and receiving fax;
- reuse envelopes, loose minute jackets and action tags for internal transmission of documents and correspondence;
- communicate and disseminate information by electronic means within bureaux/departments as well as with members of the public;
- avoid printing or photocopying documents unless hard copy is absolutely necessary;
- keep the number of paper publications and copies of circulars to the absolute minimum (e.g. by circulating a copy to staff only);
- distribute softcopies by emails, diskettes or CD-ROMs instead of print-outs;
- upload reports and consultation papers, circulars, posting notices, telephone lines and other publicity materials on e-bulletin board, intranet and internet website for circulation and general reference;
- avoid sending original documents which have been sent by fax or email; and

- reduce the use of fax leader sheet.

Managing Energy Consumption

To achieve the target of reducing energy consumption in Government offices and buildings, we have adopted the following energy saving measures:

Energy Saving Measures Taken	
Lighting	<ul style="list-style-type: none"> • remind staff to switch off the lights in individual or open plan offices when not in use, e.g. during lunch hours; • installation of light sensors to reduce the use of lighting in public communal areas during lunch and after normal office hours; and • reduce the use of high power incandescent lamps.
Air-conditioning	<ul style="list-style-type: none"> • adjust daily central air-conditioning provision hours according to seasonal change; • set room temperature at 25.5 °C in summer season; • turn off some air-conditioning units when the occupancy is low; • switch on air-conditioning for pre-cooling no earlier than 15 minutes before conference rooms are to be occupied and switch off as soon as the room is unoccupied; • open windows to allow natural ventilation instead of turning on air-conditioning units during cold season; • dress lightly to minimise use of air-conditioning in hot months; and • lower window blinds or curtains before leaving office to reduce direct sunlight on the following day.
Computers and photocopiers	<ul style="list-style-type: none"> • activate the standby mode features of personal computers; • switch off the monitors during lunch and when the staff is away from the workplace for meeting; • switch off personal computers after office hours; • switch off non-essential servers after office hours; and • set all photocopiers to energy saving mode when they are not in use for over 15 minutes.
Others	<ul style="list-style-type: none"> • appoint energy wardens and assign last-man-out to check the effectiveness of energy saving measures; • encourage staff to walk up or down one or two storeys rather than using the lift; and • consult the Electrical & Mechanical Services Department to explore feasible energy saving opportunities.

DEVB is one of the tenants of Murray Building (MB), occupying office spaces from 9/F to 13/F; and part of 14/F, 17/F, 18/F and 21/F. The adoption of the above energy saving measures has helped in the saving of electricity consumption of MB.

Green Purchasing

“Green” stationery items supplied by the Government Logistics Department, such as clutch pencils, refillable ball pens, recycled pencils and furniture made of chip board, are now widely used in DEVB. Other green items e.g. recyclable laser printer toner cartridges and box files made of recycled paper are also ordered from contractors for office use. In 2010, more than 90% of the laser printer toner cartridges used in this Bureau were recycled.

It has all along been our practice to purchase only office equipment such as photocopiers, fax machines and printers with Energy Efficiency label. We also use e-tender whenever applicable.

Staff Awareness

The support and cooperation from staff members are always the key to the success of our green office management. Apart from the regular re-circulation of the relevant guidelines on paper and energy saving, we have from time to time actively encouraged our staff to support the green activities organised by other Government departments and organisations. These would enhance their awareness on environmental protection and green management. For the years to come, we will continue to work closely with our staff with a view to fostering a green culture and ensuring that our offices operate in an environmentally responsible manner.

7.

ACTION BLUE SKY CAMPAIGN

In support of the Government's Action Blue Sky Campaign, we will continue our energy saving efforts in reducing the electricity consumption and emission of air pollutants, with a view to improving the air quality of Hong Kong.

8.

VIEWS AND SUGGESTIONS

If you have any views and suggestions in connection with this Environmental Report, you are welcome to contact us via email at devbenq@devb.gov.hk or by fax on 2523 5327 or write to us at 15/F, West Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong.

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