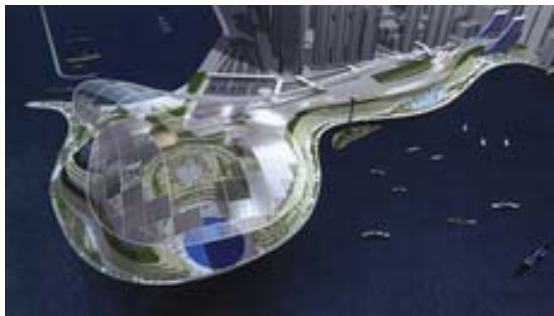


# **Environmental Report 2004**

## **Housing, Planning and Lands Bureau (Planning and Lands Branch)**



## Introduction

This report covers the environmental performance of the Planning and Lands Branch of the Housing, Planning and Lands Bureau since the last report published by the Planning and Lands Branch in 2003.



## Key Responsibilities

The Planning and Lands Branch, under the direction of the Secretary for Housing, Planning and Lands and the Permanent Secretary for Housing, Planning and Lands (Planning and Lands), has policy responsibility for the Buildings, Lands and Planning programme area. The policy objective is to facilitate Hong Kong's continual development through a steady and sufficient supply of land, effective planning and use of land, efficient registration of land, promoting and ensuring building safety and timely maintenance, and expediting urban renewal.



Policy responsibility on Buildings, Lands and Planning is grouped under four major areas –

### ***Land use planning***

We oversee the process of formulating development plans to achieve the optimum use of land, with the aim of making Hong Kong a better place to work and live.



### ***Land Supply***

We are committed to providing an adequate supply of land to meet market demand and to facilitate community and infrastructural developments, which is essential to the long-term social and economic development of Hong Kong. We also seek to achieve the optimum use of land resources and maintain an effective land administration system.



### ***Building safety, maintenance and management***

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 and management, clearance of illegal structures, public education and community participation in a culture of good building care.



## **Urban renewal**

We have put in place a holistic urban renewal policy comprising redevelopment, rehabilitation, revitalization and preservation to address the urban decay problem in order to improve the built environment of older urban areas and to improve the living condition of residents therein.



In addition to his policy responsibilities, the Secretary for Housing, Planning and Lands oversees the operation of the Buildings Department, Lands Department, Planning Department and Land Registry. He also oversees part of the work of the Agriculture, Fisheries and Conservation Department, the Civil Engineering and Development Department, Electrical and Mechanical Services Department and Marine Department.

The Planning and Lands Branch and the Office of the Secretary for Housing, Planning and Lands are located at Murray Building and the Central Government Offices respectively. We aim to ensure that all our staff are environmentally alert and operate in an environmentally responsible manner, particularly in relation to the consumption of electricity and paper and recycling of waste.

## **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, both for present and future generations.

## Environmental Policies and Objectives

### *Land use planning*

We are committed to ensuring that the concept of sustainable development is incorporated into all our planning for the development of Hong Kong.

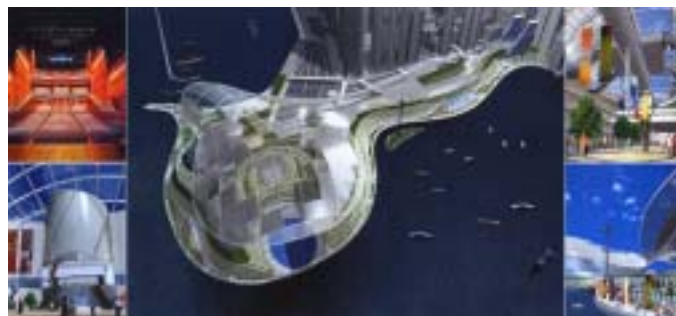
We are developing a land use, transport and environment strategy under the Hong Kong 2030 Study to guide the long-term development of Hong Kong. We will solicit public views and pool our wisdom together to work out a development pattern most beneficial to the long-term development of Hong Kong.

It is our aim to create a vibrant harbourfront for the people. We will ensure that our planning and land use objectives are geared towards our mission to protect Victoria Harbour and enhance it for the enjoyment of our residents and visitors alike.



We have set the blueprint for new developments on both sides of the Harbour. Apart from Central, Wan Chai North and Kai Tak, we will not undertake any further reclamation in the Harbour.

In respect of West Kowloon, we have formulated a comprehensive development package for an integrated arts, cultural and entertainment district, which will help enhance Hong Kong's status as Asia's premiere centre of arts, culture and entertainment.



## ***Land Supply***

Our aim is to make available sufficient land for activities that are essential for the sustainable development of Hong Kong.

To facilitate government and non-government agencies in their efforts to improve the environment of Hong Kong, we –

- keep the land administration system under review from time to time with a view to facilitating the provision of land for activities that will improve the environment;
- optimize the use of land with the least impact on the natural environment;
- contribute towards formulating appropriate land disposal policies for environmental sensitive activities; and
- enable the efficient use of land for environmental improvement measures.



## ***Building safety, maintenance and management***

Our overall aim is to promote the development of sustainable buildings for Hong Kong. To achieve this we aim to upgrade the living environment in existing private buildings by improving the standards of safety and maintenance, and to promote the design and construction of new buildings which take account of their maintainability, durability, manageability, energy-efficiency and environmental friendliness. We also promote proper building



management and maintenance of private buildings by property owners in order to sustain and prolong the useful life of buildings.

### *Urban renewal*

We aim to improve the environment in older urban areas through the redevelopment of dilapidated buildings, the rehabilitation of older buildings in need of repair, the revitalization of the socio-economic and environmental fabric of older urban areas and the preservation of heritage buildings that are located within urban renewal projects. Urban renewal will also help to provide more open space and community facilities. Environmental and hygiene problems will also be improved. The urban renewal programme will help reduce the need for development in the New Territories and the pressure for reclamation, thus contributing towards preserving our natural environment.

## **Performance and Targets**

### *Land use planning*

- We completed the third round of public consultation under the “Hong Kong 2030 : Planning Vision and Strategy” Study and have entered the final stage of the Study which focuses on the formulation of the “Preferred Development Option” and “Planning Strategy”, taking into account the public comments received and adhering to the principles of sustainable development;
- We secured the enactment of the Town Planning (Amendment) Ordinance by the Legislative Council to streamline the planning process and enhance the transparency of the planning system; and



- We set up a high-level steering committee to co-ordinate the government's input to the West Kowloon Cultural District project and invited proposals for the development of West Kowloon Cultural District.

Our main targets for 2005 are to –

- conduct a comprehensive planning and engineering review of the projects in Wan Chai North and Kai Tak to ensure that these projects are in compliance with the court ruling on reclamation;  

- amend relevant town plans to reflect the Government's policy on minimal reclamation in the Harbour;
- carry out studies on improvement of the pedestrian environment with the purpose of upgrading the environmental quality of the city;
- continue to service the Steering Committee for Development of West Kowloon Cultural District and in particular co-ordinate the assessment of proposals;
- oversee the implementation of the Town Planning (Amendment) Ordinance; and
- maintain close liaison with the mainland authorities on planning and development matters under the auspices of the Hong Kong-Guangdong Co-operation Joint Conference and the Pan Pearl River Delta Co-operation Forum.

Our longer-term target is to produce a long-term planning framework for developing Hong Kong into a better place to live and work in the run-up to 2030.



## *Land Supply*

- We resumed the Application List System from January 2004. The 2004-05 Application List comprises of 17 sites, including 14 residential sites and 3 commercial/business sites. 5 residential sites and 1 commercial/business site have been sold.
- In the past 3 years, we disposed of a total of 143.8 hectares of land (95.7 hectares in 2002, 15.8 hectares in 2003 and 32.3 hectares in 2004) through various means, including auctions, tenders, grants and land exchanges, for the continuous development of Hong Kong;
- Review of the Pre-Sale Consent Scheme was conducted in 2003. We have formulated a number of improvement measures which have been implemented in 2004; and
- The Land Titles Bill was enacted in July 2004 to provide for the implementation of a title registration system to give greater security to interests in land and property and to simplify conveyancing.



Our main targets for 2005 are to –

- monitor the property market conditions and arrange the sale of land through the Application List system to facilitate the continuous development of Hong Kong;
- consult various stakeholders with a view to making preliminary proposals on small house policy for further in-depth discussion; and



- continue the preparatory work for the implementation of the title registration system.

### ***Building safety, maintenance and management***

- We processed the Buildings (Amendment) Bill 2003 aiming to enhance building safety and ensure more effective control of building works. The Amendment Bill was enacted in June 2004 and largely commenced substantively in December 2004;
- We oversaw the implementation of the recommendations in “A Comprehensive Strategy for Building Safety and Timely Maintenance” promulgated in April 2001;

- We continued to promote community awareness of building owners’ responsibility for ensuring building safety and timely maintenance;



- We oversaw the implementation of the Comprehensive Building Safety Improvement Loan Scheme; and



- We released the report on the first stage Public Consultation on Building Management and Maintenance. A comprehensive and systematic strategy, comprising short and medium to long term measures, has been put in place in the light of the results of the public consultation.



Our main targets for 2005 are to –

- continue consultation with the building industry to formulate a widely accepted minor works control system with a view to introducing a Buildings (Amendment) Bill in the 2005/06 LegCo session;

- continue to review the Buildings Ordinance for updating and improvement purpose;
- keep under review enforcement efforts against unauthorised building works;
- oversee the implementation of measures to rectify building defects which have caused environmental hygiene problems in private buildings; and
- launch a second stage public consultation on building management and maintenance, focusing on the implementation details of the mandatory building inspection scheme and the related support measures.

### ***Urban renewal***

- We set up the Urban Renewal Authority (URA) in May 2001 to replace the Land Development Corporation to undertake urban renewal;
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- We put in place a financial support package for the URA to enable it to launch the urban renewal programme on a sound financial footing;
  - We promulgated the Urban Renewal Strategy after wide public consultation, setting out the policy guidelines for the URA's urban renewal work; and
  - We facilitate and support the URA to adopt a holistic approach to urban renewal, including the redevelopment of dilapidated buildings; revitalization of local areas; rehabilitation of older buildings and preservation of heritage buildings.
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Our main targets for 2005 are to –

- continue to provide the necessary support and facilitation to the URA's urban renewal work to improve the built environment of older urban areas;
- consult the industry and interested parties on the proposal to facilitate private sector's urban renewal work; and
- work closely with the URA to review the Urban Renewal Strategy and formulate proposals to revise the Strategy for public consultation.

### ***Green Management***

- We are committed to ensuring that the operations of the Planning and Lands Branch are conducted in an environmentally responsible manner. The support of all staff are enlisted to practice green management, following the principles of 'Reduce, Re-use and Recycle' in resource consumption and service provision. Major green housekeeping measures include :

### **Saving on Paper Consumption**

- (a) Circulars and notices, major notices, announcements, guidelines, etc. are disseminated by electronic means as far as possible via the Planning and Lands Branch intranet.
- (b) Leave applications and payroll system are processed on-line.
- (c) All staff are encouraged to use both sides of paper for printing/copying. Paper used on one side will be collected for reuse.
- (d) All network printers are pre-set to print on both sides of paper.
- (e) All envelopes and file jackets are reused where practicable.

- (f) Electronic greeting cards are produced for staff to use at festive seasons.
- (g) Green tips on paper savings are regularly updated and posted in the intranet.

#### Saving on Energy Consumption

- (a) Energy wardens are appointed to check and ensure that room temperature will be maintained at not less than 25.5 °C in summer months. They will also remind staff to comply with other energy saving measures.
- (b) Half of the lights and air-conditioning of common area will be turned off during lunch hour and after normal office hours. The 'last-man-out' will ensure that all office equipment, lights and air-conditioning are switched off.
- (c) All computers and office equipment will automatically switch to energy saving mode when not in use.
- (d) LCD monitors are being used instead of CRT monitor.
- (e) Staff are encouraged to walk up and down one or two floors instead of taking lifts.

#### Green Procurement

- (a) Green/recyclable stationery items are used wherever possible, e.g. recycled paper, recycled pencil, reusable toner cartridges for printers, various refillable stationery, transit envelopes, etc.
- (b) When replacement is required, electrical appliances and office equipment with Energy Efficiency Label are purchased.

## Waste Management

- (a) Green boxes are placed in various convenient locations in offices for collection of waste papers for recycling.
- (b) All used printer cartridges are collected for recycling.



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