

2013 Environmental Report

Development Bureau

2013 Environmental Report Development Bureau

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1. INTRODUCTION

This report covers the Year 2013 on the environmental performance of the Planning and Lands Branch (PLB) and Works Branch (WB) of the Development Bureau (DEVB).

DEVB 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. He 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, Civil Engineering and Development Department, Drainage Services Department, Electrical and Mechanical Services Department and Water Supplies Department.



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 and associated infrastructure 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;
- minimising the production of environmental pollutants and/or nuisance; and
- developing a culture of environmental protection and awareness among staff members.

3. KEY RESPONSIBILITIES

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

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

Central Business District to support Hong Kong's economic development;

- alleviating the risk of flooding and incorporate environmentally friendly measures in river widening works and channel design;
- uplifting the quality of the living environment by promoting sustainable urban greening; and
- protecting, conserving and revitalising 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 developments 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 development that are essential to the long-term social and economic development of Hong Kong.

To implement our 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 in conjunction with the Environmental Protection Department, provision of off-street bicycle parking spaces, and 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, institutional or non-profit making purposes by application. Streamlined procedures have been devised for processing applications for the grant of short term tenancies or allocations to departments when made by interested parties. Sites are let for such purposes as 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 a quality city environment and increasing concerns about excessive development intensity, we reviewed individual sites for sale in the 2013-14 Land Sale Programme. For every site included in the Land Sale Programme, 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 the air ventilation impact on their surrounding area would not be unacceptable. In other circumstances where it was considered appropriate, the purchasers of the sale sites were required under the Conditions of Sale to carry out environmental-related assessments such as noise and air impact assessments. Where required, pre-land sale tree surveys were conducted to identify trees of particular value for special attention and suitable requirements would be included 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 2013, LandsD handled 969 lease enforcement cases against private land owners in respect of nuisances, erection of structures or conversion of uses not permissible under the leases. In the same year, 51 393 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 in which to work and live. To this end, we continued to take various actions in 2013 to upgrade urban design, enhance the vista of buildings and improve air ventilation to generally 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 from 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 into 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 organisations 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’s 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 conducted AVA

where necessary for new individual land sale sites in the Master List, and in reviewing Outline Zoning Plans (OZPs) and carrying out planning studies. Taking into account AVA findings, appropriate development parameters such as 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 provide a more comprehensive and scientific basis for urban climatic consideration in town planning, a Feasibility Study on “Urban Climatic Map and Standards for Wind Environment” was completed in 2012. Through technical investigation, including field measurement studies, wind tunnel benchmarking studies and users thermal comfort survey, etc., the Study has established an Urban Climatic Analysis Map, an Urban Climatic Planning Recommendation Map and a set of planning and design measures to improve urban climate. It also recommended a wind performance criterion for air ventilation, an alternative prescriptive approach with requirements on building permeability, ground coverage, building setback and greenery, as well as refinements to the current AVA system.

The recommendations of the Study including their implications for the development process and how they should be implemented are being examined.

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 2013, about 11 229 hectares (or 19 %) of land in the New Territories fell within the following conservation-related zones on the relevant statutory plan: “Conservation Area”, “Site of Special Scientific Interests”, “Country Park”, “Coastal Protection Area”, “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area”, “Comprehensive Development and Wetland Protection 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 would 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 have already been covered by OZPs before 2011 and 18 Development Permission Area plans have been prepared for 25 enclaves, namely, Mau Ping, Mau Ping Lo Uk, Mau Ping San Uk, Wong Chuk Shan; Tin Fu Tsai; Sam A Tsuen; Siu Tan; Kop Tong, Mui Tsz Lam, Lai Chi Wo; So Lo Pun; Pak A; Tung

A; Pak Lap; Pak Tam Au; To Kwa Peng; Ko Lau Wan, Mo Uk, Lam Uk, Lau Uk, Tse Uk; Sai Wan; Hoi Ha; Luk Wu, Upper Keung Shan, Lower Keung Shan, Cheung Ting, Hang Pui; Ngau Kwo Tin; Shui Mong Tin; Chek Keng; Yung Shue O; Yi O; Pak Sha O & Pak Sha O Ha Yeung; Kuk Po San Uk Ha, Kuk Po Lo Wai, Yi To, Sam To, Sze To and Ng To; Fung Hang; Yung Shue Au and Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung as at end 2013.

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 revised and updated from time to time 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

Planning Department (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.



Landscaped Area at Ashley Road

Enhancement Projects for the Harbourfront

We are committed to promoting the enhancement of the harbourfront and 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 at both sides of Victoria Harbour. Projects completed for public use in 2013 include the Kai Tak Cruise Terminal Park, and the temporary passive open space and pet garden at the new Central harbourfront. PlanD has planned to conduct an urban design study for the Wan Chai North and North Point harbourfront areas to devise comprehensive urban design framework that guides the permanent development of the land being formed under the Wan Chai Development Phase II project.

We will continue to work with the Harbourfront Commission to ensure that our planning, land use and urban design are in line with our stated mission to protect the Victoria Harbour, and to enhance the harbourfront for the enjoyment of our residents and visitors with participation of the community.



Kai Tak Cruise Terminal Park



Temporary Passive Open Space at the New Central Harbourfront



Temporary Pet Garden at the New Central Harbourfront

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 are therefore necessary to help prevent further degradation of the rural environment.

In 2013, 395 new UD, including mainly open storage, container-related uses, vehicle parks and land/pond filling, were detected in the rural areas. The Planning Authority issued a total of 3 292 warning letters/reminders for 628 cases, 1 730 enforcement notices for 305 cases, 445 reinstatement notices for

85 cases and 1 746 compliance notices for 324 cases. A total of 119 notice recipients, who did not comply with the requirements of the notices, were prosecuted, convicted and fined. During the year, enforcement and prosecution actions had resulted in the discontinuation of 185 UDs occupying 31 hectares of land, while another 49 UDs covering 13 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, panel display on planning enforcement information at secondary schools and shopping centres, and giving school talks on “Planning Enforcement Against Unauthorised Development in Rural New Territories” to students of secondary schools as part of the Planning Department Outreach Programme.

Planning Studies in the Boundary District and 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 Vice 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 (the 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 the Loop jointly commissioned by the Hong Kong and Shenzhen Governments commenced in June 2009. Both Governments agreed that higher education would 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 as a knowledge and technology exchange zone for cross-boundary human resources development as well as a hub for exchange of knowledge and technology between Hong Kong and the Mainland. The overarching objective for development of the Loop is to have a sustainable, environmentally friendly, energy-saving and people-oriented environment. The Recommended Outline Development Plan (RODP) was confirmed later after two rounds of public engagement (completed in January 2011 and July 2012 respectively), planning analysis and

detailed technical assessments. The final recommendations of the study were promulgated to the public through the release of an Information Digest in July 2013. The study is expected to be completed in 2014.



Lok Ma Chau Loop Study Area

The Loop is situated in the upstream of Mai Po Inner Deep Bay Ramsar Site. The adjacent wetland has high ecological value. In the study, environmental impact assessments were carried out as required under the Environmental Impact Assessment (EIA) Ordinance. Mitigation measures were proposed to ensure that development in the Loop will be environmentally acceptable and the existing ecology of the surrounding areas will not be adversely affected. The EIA report for the Loop development was approved with conditions under the EIA Ordinance in October 2013 and the Environmental Permit was obtained in November 2013. Green initiatives were examined for adoption in the Loop.

2. *Planning and Engineering Studies for New Development Areas in North East New Territories and Hung Shui Kiu*

To cope with Hong Kong's population growth and the long-term demand for housing and employment, planning and engineering studies on the development of the New Development Areas (NDAs) in North East New Territories (NENT) and North West New Territories (NWNT) are carried out. The NDAs are planned as new towns to provide land to meet housing and other development needs. With convenient access to mass transportation, workplace and a range of community facilities, NDAs offer an alternative choice of quality living environment.

The planning and design for the Kwu Tung North (KTN) and Fanling North (FLN) NDAs in NENT has followed the sustainable development

principle, with emphasis on urban design and the adoption of environmentally friendly and energy saving measures. In response to the public's aspirations for a better quality living environment, the final development proposals for the KTN and FLN NDAs have accorded high priority to "green design". EIA was carried out to confirm the environmental acceptability of the development proposals for the KTN and FLN NDAs. The EIA report was approved with conditions by the Director of Environmental Protection on 18 October 2013. The statutory OZPs for KTN and FLN NDAs, which were formulated on the basis of the final development proposals of the planning and engineering study, were gazetted in December 2013.



Artist Impression of FutureTown Centre with the Proposed Railway Station in Kwu Tung North New Development Area

The planning and engineering study on the Hung Shui Kiu NDA commenced in August 2011. Stage 2 Community Engagement was completed in October 2013. The RODP is being formulated taking into account the public views received during Stage 2 Community Engagement and detailed technical assessments would be conducted. The public will be further engaged to discuss the RODP in Stage 3 Community Engagement. As part of the work of the planning and engineering study, EIA is being undertaken to confirm the environmental acceptability of the proposals.



Public Forum in Stage 2 Community Engagement

3. *Planning and Engineering Study for Housing Sites in Yuen Long South*

The planning and engineering study for Yuen Long South is to examine and optimise the development potential of the degraded brownfield land for housing purpose and other uses with supporting infrastructure and community facilities.

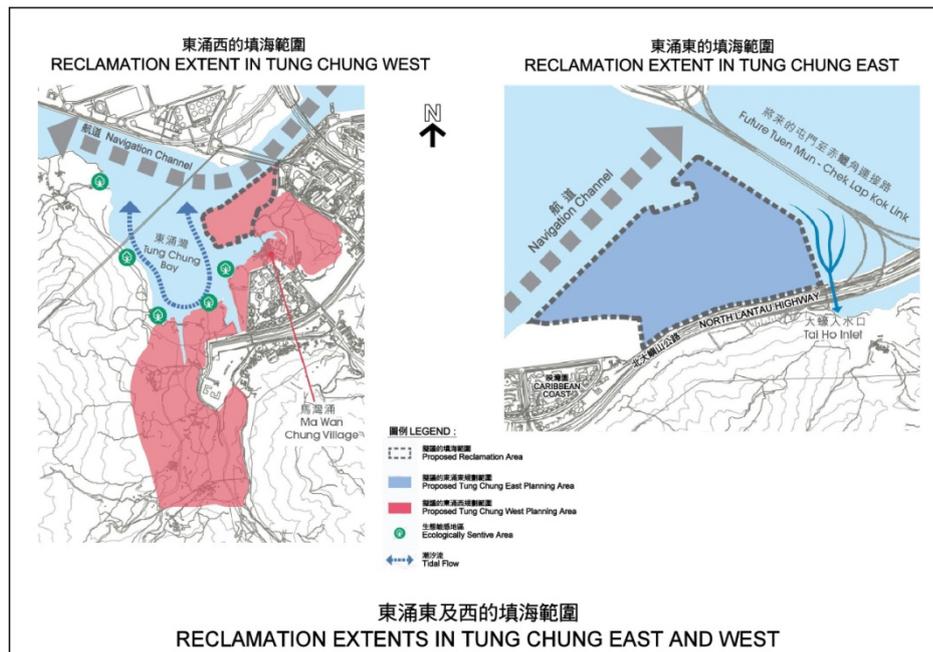
Stage 1 Community Engagement to solicit public views on the constraints, opportunities, key issues and guiding principles was conducted between April and June 2013. Public views received provided useful input for formulating the Preliminary Outline Development Plan (PODP). Stage 2 Community Engagement on the PODP will be conducted in 2014. EIA is being undertaken to ascertain the environmental feasibility of the proposals.



Community Forum in Stage 1 Community Engagement

4. *The Planning and Engineering Study on Tung Chung New Town Extension*

The Planning and Engineering Study on Tung Chung New Town Extension commenced in January 2012 with Stages 1 and 2 public engagement activities completed in August 2012 and July 2013 respectively. The public views received will be taken into account in formulating the draft RODP. Stage 3 public engagement exercise on the draft RODP will be carried out in 2014.



Reclamation Extents in Tung Chung West and Tung Chung East



Stage 2 Public Engagement
Community Workshop

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

In response to the rising public concerns over the impact of building bulk and height on the built environment, we have since April 2011 introduced an enhanced package of measures to foster a quality and sustainable built environment. The measures include the promulgation of sustainable building design guidelines on building setback, building separation and greenery coverage; tightening the granting of GFA concessions; requiring new buildings to undertake the Building Environmental Assessment Method (BEAM) Plus Assessment conferred by the Hong Kong Green Building Council (HKGBC) as a pre-requisite for seeking GFA concessions; as well as tightening the overall thermal transfer value of external walls and roofs in commercial buildings so as to enhance energy efficiency. Since its implementation in April 2011, over 140 new building projects approved by the Buildings Department (BD) have registered for the BEAM Plus assessment under the new GFA concessions policy. We will continue to monitor the implementation of the new measures in an effort to promote green buildings in Hong Kong.

Government Buildings

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 BEAM Plus green building rating system conferred by the HKGBC. Since the launch of the BEAM Plus green building label on 1 April 2010, over 25 government projects have been registered for the assessment.

We collaborated with the Construction Industry Council to develop the

Zero Carbon Building (ZCB) in Kowloon Bay. The ZCB is the first of its kind in Hong Kong and comprises a zero carbon building and a landscape area. It aims to showcase the state-of-the-art eco-building design and technologies to the construction industry locally and internationally, and raise community awareness of low carbon living in Hong Kong. The ZCB started operation in end June 2012, and was officially opened to public in December 2012.

Enforcement Actions against Unauthorised Building Works and Building Dilapidation

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. To this end, the BD has all along been taking enforcement action against both unauthorised building works (UBWs) and building dilapidation. The BD has adopted since April 2011 a revised enforcement policy against UBWs, whereby the scope of UBWs that would be subject to priority enforcement was extended to include UBWs on rooftops and podiums, as well as in yards and lanes of buildings. In addition, the legislative proposal to provide for application to the Court for a warrant under the Buildings Ordinance (Cap. 123) for entry to premises to facilitate the BD's enforcement actions was enacted in July 2012. This is particularly useful for inspections relating to subdivided flat units. In 2013, the BD continued its two large scale operations to: (a) remove the UBWs situated on the rooftops and podiums, or in the yards and lanes of 600 target buildings; and (b) inspect 300 buildings with subdivided flats, including 30 industrial buildings. Under the revised enforcement policy, the BD issued 12 005 removal orders against UBWs and 682 repair/investigation orders on dilapidated buildings in 2013. Over 2 500 prosecutions have also been instigated by the BD for outstanding removal orders of UBWs. In 2013, the BD continued to implement the enhanced enforcement policy against UBWs in New Territories Exempted Houses, and 328 removal orders were issued accordingly.

Minor Works Control System

The Minor Works Control System commenced on 31 December 2010. Compared with the previous approval and consent mechanism adopted by the BD, this regime has simplified the relevant procedures to provide a lawful, simple, safe and convenient means for owners to carry out a total of 126 minor works items, including building works associated with subdivided flats which were added into the Minor Works Control System through the commencement of the Building (Minor Works)(Amendment) Regulation 2012 on 3 October 2012. With such simplified requirements, the regime will help reduce the number of UBWs in Hong Kong. So far, the implementation of the regime has been smooth and the regime is generally welcomed by both the industry

and the public. As at end of 2013, the BD had approved over 20 000 applications from industry practitioners for registration as Registered Minor Works Contractors and received a total of over 194 000 minor works submissions. In 2013, the DEVB also continued to work with the BD to widely promote the regime to both building professionals and building owners.

The Validation Scheme for unauthorised signboards under the Signboard Control System came into operation on 2 September 2013. For unauthorised signboards in existence or completed before the implementation date of the Validation Scheme and which fall within the list of prescribed building or building works in the Building (Minor Works) Regulation (Cap 123 Sub. Leg. N), signboard owners may retain them for continued use after inspection, strengthening (if required) and certification of their structural safety by a prescribed building professional and/or prescribed registered contractor to the Building Authority. Safety inspection has to be conducted once every five years for continual retention of the validated signboard.

Mandatory Building and Window Inspection Schemes

The Buildings (Amendment) Ordinance 2011, which provides for the legislative framework of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS), was enacted on 29 June 2011. The relevant subsidiary legislation setting out the technical requirements was also passed by the Legislative Council (LegCo) in December 2011. Fully implemented on 30 June 2012, the two schemes will help tackle the problem of building neglect at source. The MBIS and the MWIS 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. Building owners are required to carry out prescribed inspection in relation to the common parts, external walls, projections and signboards of the buildings every ten years under the MBIS, and of the windows in the building every five years under the MWIS and, if necessary, prescribed repair.

To assist owners in need to comply with the statutory requirements, the Administration and its partner organisations will provide them with the necessary technical and financial support. In particular, the Hong Kong Housing Society (HKHS) and the URA jointly launched the Mandatory Building Inspection Subsidy Scheme (MBISS) in August 2012 to subsidise eligible owners the full cost of the first building inspection (subject to a cap). As for repair works found necessary under the MBIS, building owners may apply for financial assistance under the various existing schemes administered by HKHS, URA and BD.

Operation Building Bright

As one of the measures for “preserving jobs” amidst the financial tsunami,

the DEVB, in collaboration with the HKHS and the 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 OBB, while the HKHS and URA injected \$300 million funding to the same. Subsequently, the Government had injected further funding to the OBB twice, thus increasing the total funding to \$3.5 billion. With a total budget of \$3.5 billion, it is anticipated that the OBB could in total assist over 3 000 target buildings and create more than 60 000 job opportunities for construction and maintenance workers as well as related professionals and technicians. Up to 31 December 2013, over 3 100 target buildings had been included for assistance under the OBB. Among these, 1 634 buildings had completed repair works and 757 buildings had repair works underway. The OBB has so far created over 42 000 jobs.

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, revitalising 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.

Between July 2008 and July 2010, we conducted a review of the 2001 Urban Renewal Strategy (URS) to ensure that the URS is brought up-to-date and reflects changing public aspirations towards urban renewal. All the key initiatives under the URS promulgated on 24 February 2011 have been progressing well -

- The District Urban Renewal Forum (DURF) was set up in Kowloon City in 2011 to advise the Government on a holistic and integrated approach to renewal of the Kowloon City district. In 2013, DURF completed a two-stage public engagement programme, to gauge public views in

drawing up the Urban Renewal Plan for Kowloon City with proposals on areas suitable for redevelopment, rehabilitation and revitalisation. The plan will be submitted to the Government for consideration in early 2014;

- The \$500 million independent Urban Renewal Trust Fund was set up in 2011. In January 2013, social service teams funded by the Trust Fund commenced operation to provide assistance and advice to residents affected by URA-implemented redevelopment projects. An Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme to provide support to urban renewal preservation and revitalisation projects proposed by the community was launched in end-2012. In 2013, six applications from the first round of applications were approved with funding support at \$14 million. Another six applications were received in the second round, the results of which will be announced in mid-2014;
- The URA launched the “Demand-led Redevelopment Project Pilot Scheme” in July 2011. The Pilot Scheme has been well received. The third round of invitation for applications was launched in 2013. By end-2013, a total of eight demand-led projects were commenced, one of which was subsequently terminated after failing to attain the required percentage of owners’ acceptance for the project to continue. The URA has also set up a dedicated Urban Redevelopment Facilitating Services Company Limited to render facilitation services since 2011; and
- The site at the Kai Tak Development Area earmarked to facilitate early implementation of the URA’s “Flat-for-Flat” Scheme was handed over to the URA in July 2012. Construction is under way. In-situ “Flat-for-Flat” at the URA redevelopment project sites has also been made available since 2012.

In his 2012-13 Budget, the Financial Secretary invited the URA to launch redevelopment projects of industrial buildings in the form of a pilot scheme to speed up the renewal of industrial areas. Two projects were commenced in 2012 and 2013 respectively, one of which was terminated due to unanimous objection from the owners.

Work of the URA

Under the 2011 URS, the URA is tasked to adopt “Redevelopment” and “Rehabilitation” as its core businesses.

By end-2013, the URA and its strategic partner, the HKHS, had commenced a total of 53 redevelopment projects and four preservation-cum-revitalisation projects. The URA is now preserving over 60 pre-war buildings for adaptive re-use within its project areas.

To assist owners in need to rehabilitate their buildings, the URA has been providing them with materials, interest-free loans, grants, technical advice and other assistance. Up to end-2013, the URA had assisted about 44 400 owners to rehabilitate their 558 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 (RSAs). Up to end-2013, the URA had rehabilitated around 990 buildings in its RSAs under the OBB. The URA anticipates that, in total, about 1 500 buildings in its RSAs will be rehabilitated under the OBB.

With a view to providing one-stop assistance to building owners in need to maintain and repair their buildings, starting from 1 April 2011, the various financial assistance schemes operated by the URA and HKHS have been amalgamated into a single scheme called the “Integrated Building Maintenance Assistance Scheme” (IBMAS).

The subsidiary legislation on the implementation of the MBIS came into force on 30 June 2012. To support MBIS, the URA launched the MBISS in conjunction with the HKHS in August 2012 to assist building owners with the first inspection fee, subject to a financial cap for buildings within its RSAs which are subject to inspection notices issued by the BD. Buildings which require rehabilitation upon inspection may apply for assistance under IBMAS. Up to end-2013, the URA had granted 104 MBISS “Approvals-in-Principle” to those applicants who would benefit from technical or financial assistance.



The URA had also continued with its revitalisation initiatives in various old districts. The URA carried on with its revitalisation work at the Central Market building to turn it into a Central Oasis, encompassing a retail-cum-leisure space with the provision of greenery and quality public space.



A ground floor shop acquired by the URA for its Prince Edward Road West preservation project has been licensed for use by an art themed social enterprise since 2012 which has recorded over 110 000 visitors and hosted more than 130 local community workshops. Since 2012, the URA has also been running an “artist-in-residence” programme at its acquired block at Wing Lee Street, providing accommodation for some 50 non-local artists.



Since the formalisation of the URA’s environmental policy in 2009, it has been incorporating various environmental provisions in its redevelopment projects, endeavouring to improve energy efficiency of buildings, reducing water consumption and waste generation, and minimising environmental nuisances caused during construction and demolition. The URA has also championed the “modest design concept” in its Kai-Tak Flat-for-Flat development in which practicality and durability are emphasised.

By end-2013, the URA had received eight BEAM Platinum Awards and nine provisional green building awards for projects at the design and construction stages. This fully demonstrates the URA’s commitment to contributing to the reduction of carbon footprint of buildings in Hong Kong via the urban renewal process.

The URA had also followed the Buildings Energy Efficiency Ordinance and duly conducted energy audit for the commercial portions of redevelopment projects under the URA’s ownership by end-2013 with report submitted to the Electrical and Mechanical Services Department (EMSD).

In support of the Government’s aspiration to reduce the city’s carbon intensity, apart from project-related environmental initiatives, the URA had also continued its annual carbon audit in URA-owned and/or managed premises in 2013. Interim review indicated that some energy saving has been achieved since its first annual carbon audit.

Facilitating Redevelopment by Private Property Owners

The LegCo enacted the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) in 1998 to facilitate redevelopment by owners of their private buildings in multiple ownership. 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.

To provide further support to minority owners affected by compulsory sale or voluntary acquisition prior to compulsory sale, DEVB launched two pilot schemes, namely, the Pilot Mediation Scheme and the Pilot Scheme on Outreach Support Service for Elderly Owners, in January 2011. Given the popularity of the Outreach Support Service for Elderly Owners and the strong demand for assistance from elderly minority owners, since 2012-13, we have expanded the outreach service from one service team covering the whole territory to two teams, with one covering Hong Kong Island and the other covering Kowloon and the New Territories. In March 2013, we commissioned Versitech Limited of the University of Hong Kong to conduct a comprehensive review of the Pilot Mediation Scheme. The review will be completed in 2014.

5.5 Revitalising Industrial Buildings

The package of measures to promote revitalisation of vacant or under-utilised industrial buildings (“the revitalisation measures”) came into operation on 1 April 2010. The objective is to facilitate redevelopment and wholesale conversion of old industrial buildings with a view to providing more floor space to meet Hong Kong’s changing social and economic needs. In September 2011, we completed a mid-term review on the revitalisation measures, and subsequently introduced a number of refinements to allow more flexibility in wholesale conversion and encourage adoption of green building design and features in the converted buildings. We also extended the deadline of application for the revitalisation measures for three years, from 31 March 2013 to 31 March 2016. Further refinements to the revitalisation measures came into effect in February 2014. The refinements would help address certain difficulties currently faced by applicants of wholesale conversion and redevelopment of industrial buildings.

Wholesale conversion of existing vacant or under-utilised industrial buildings for more gainful uses is itself an environmentally friendly and sustainable way to provide suitable premises to support various social and economic activities, because this would help contain the generation of construction waste and thus extend the lifespan of landfills. We encourage wholesale conversion projects to go through BEAM Plus Assessment by the HKGBC. The BEAM Plus is Hong Kong’s unique assessment system for green building certification to enhance building environmental sustainability. The assessment would contribute to promoting healthy indoor environments, and reducing energy, water and resource consumption as well as carbon footprint of the proposed conversion projects.

The revitalisation measures will help regenerate older industrial areas, inject new vibrancy into the local communities and create jobs. In support of the principle of sustainable development, the measures to facilitate redevelopment of industrial buildings also allow owners to go for less than maximum development scale by assessing land premium according to the proposed rather than the maximum permissible development intensity.

5.6 Water Quality and Conservation

Conservation of Fresh Water

In 2013, Hong Kong consumed about 933 million cubic metres of fresh water. Even though our forecasted water demand in the coming years will be met by the current water supply arrangement, it is prudent to better prepare ourselves for uncertainties such as climate change. Furthermore, we would like to enhance Hong Kong's role as a good partner to other municipalities in the Pearl River Delta in promoting sustainable use of water in the light of rapid growth of water demand in the region. Therefore, in 2008, we formulated the Total Water Management (TWM) strategy for the period up to 2030 which will provide a firm foundation to sustain the use of our precious water resources. We have continued to implement various initiatives under the strategy to contain the growth of water demand and explore new technologies and innovative ways for developing new water resources to strengthen our water supply.

According to the results of the Domestic Water Consumption Survey 2011, the average daily per capita domestic fresh water consumption of Hong Kong was around 130 litres. We consider that there is possible scope for reduction in consumption and this could be achieved through public education and promotion on water conservation. Against this, our water conservation promotion thrust started at the younger generation through school education. Since 2009, the Water Supplies Department (WSD) has launched a host of programmes such as school roadshows, school water audits and the Water Conservation Ambassadors Selection Scheme in primary schools. In December 2012, we set up a temporary Water Resources Education Centre to enhance the younger generation's knowledge of water conservation through exhibits, live demonstrations and interactive games. Since 2013, the WSD has extended the promotion on water conservation from schools to the community by roving exhibitions and mobile showrooms at shopping malls and housing estates.

With regard to non-domestic consumption, the WSD has been carrying out water efficiency audits and developing the best practice guidelines for selected government facilities and commercial trades such as hotels, restaurants, laundries, etc.

For the voluntary Water Efficiency Labelling Scheme (WELS), in addition to showers for bathing, water taps, washing machines and urinal equipment, we plan to extend WELS to cover flow controllers. Up to end 2013, 202 models of showers for bathing, 144 models of water taps, 204 models of washing machines and 28 models of urinal equipment have been registered under the WELS.

We have also made good progress on the staged implementation of the Water Mains Replacement and Rehabilitation (R&R) Programme to replace/rehabilitate about 3 000 km of aged water mains. We also continue to reduce water mains bursts and leaks through active leakage control measures, including the establishment of district metering areas and pressure management schemes, and leak detection. With the completed R&R works and the implementation of leakage control and management measures, the number of water mains burst incidents has decreased from the peak of about 2 500 per year in 2000 to below 260 cases in 2013. The water mains leakage rate has also been reduced from 25% in 2001 to 17% in 2013. We anticipate that the leakage rate will further decrease to 15% upon the completion of the R&R programme by end of 2015.

We also plan to engage consultants to carry out investigation and studies on the use of reclaimed water for toilet flushing and other non-potable purposes in the north-eastern part of the New Territories. Besides, we have developed the technical and water quality standards for grey water recycling and rainwater harvesting for non-potable applications. To encourage private developers to adopt grey water recycling and rainwater harvesting, the Government will take the lead in implementing these systems under suitable government developments, while collecting data and gathering operation experience at the same time.

As the TWM Strategy has been implemented for five years, we consider now an appropriate time to conduct a comprehensive review. One of the main objectives of the review is to study the strategy and measures including any new initiatives to strengthen our resilience in water supply and preparedness to meet challenges such as severe droughts arising from climate change. Different proportions of various water resources including water collected locally, Dongjiang water, seawater for flushing, reclaimed water, desalinated water, etc for meeting our demand will be studied in this review. We have begun preparatory work for the review in late 2013 for commencement in 2014.

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 end 2013, the number of designated areas for application to join the scheme to use water-cooled air-conditioning systems has been expanded to 108 as compared to the initial 6 in 2000. 812 applications have been received for joining the scheme and 499 installations (involving 1 657 fresh water cooling towers) have been completed and put into operation. The estimated annual energy saving of the completed installations is 314 million kilowatt-hour (kWh) and reduction of carbon dioxide emission is about 219 000 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 installations, we have established guidelines for all works departments to incorporate such features into their designs. 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 a construction floor area of more than 10 000 m² should aim to outperform the Building Energy Codes issued by the EMSD 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.

Following the promulgation of the guidelines and procedures on the adoption of energy efficient features and renewable energy technologies in government projects in December 2005, a total of 1 035 projects for incorporating energy efficient features have been identified for implementation by works departments. We estimate that the total energy saving will be about 118 million kWh per annum upon completion. By September 2013, a total of 939 out of these 1 035 projects have been completed. The estimated annual energy saving of these completed projects is about 107 million kWh. Furthermore, a total of 118 renewable energy projects have been identified since December 2005 for implementation by Works Departments. The estimated

total installed capacity will be about 11.8 MW upon completion of these projects. By September 2013, 105 projects with total installed capacity of 3 600 kW have been completed.

5.8 Minimising 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 minimise the generation of construction waste and maximise its reuse/recycling through proper planning and design. We have applied the concepts of standardisation, simplification and single integrated element, and used prefabricated components during the design and construction of works to minimise the generation of construction and demolition waste. We have promulgated specifications to promote the use of recycled aggregates in filling works, road sub-base construction, concrete production, etc. Also, site hoardings and signboards have been required to be made of metal material to facilitate reuse. Moreover, we have prohibited the use of tropical hardwood in falsework, formwork and other temporary works. We have required contractors of public works contracts to prepare an Environmental Management Plan (EMP) setting out concrete measures to control nuisances such as air, noise and water pollution, and to minimise the generation of construction waste. The EMP also provides for the sorting of construction and demolition materials on site to facilitate recovery and recycling. 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.

Green Procurement in Public Works Projects

The Government is taking 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. To encourage the wider use of green materials in public works projects, we have set up a Sub-group on Green Procurement in Public Works Projects under the above Inter-departmental Working Group to identify and monitor the use of green materials in public works projects and to formulate guidelines, policies and strategies to promote their use.

Under the framework for procurement of recycled and other green materials in public works projects promulgated in January 2011, works departments and the Housing Department have been using paving blocks with recycled glass as constituent material (eco-pavers) in road maintenance contracts and selected housing projects. From October 2010 to end 2013, over 660 000 square metres of eco-pavers have been laid in both public works projects and housing projects which have used about 13 200 tonnes of recycled glass. We also completed studies and finalised relevant technical specifications in 2013 on the use of crushed glass (i.e. glass cullet) as fill materials for reclamation and earthworks. We also started field trial in late 2013 on the use of glass cullets as fill materials and the performance will be monitored.

We are conducting trial use of 5-seater and 4-seater electric vehicles in public works contracts, with 25 electric vehicles procured under the maintenance and capital works contracts awarded in 2012 and 2013. Moreover, 19 electric vehicles have been specified in the works contracts to be tendered in 2014.

Control on Contractors' Environmental Performance

Contractors' 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 contractors, and regulating action in the form of suspension from tendering may be taken against any contractors with repeated convictions in environment-related offences or poor site hygiene.

Further Enhancement Measures and Low-carbon Construction

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. We will also implement the requirement that public works contractors shall obtain certification for environmental management systems to the ISO 14001 standard in order to raise their environmental awareness. The ISO 14001 certification will facilitate construction companies to ensure continual environmental improvement, comply with legislation, reduce environmental risks and liabilities, and enhance staff environmental awareness.

The results of a study on the baseline carbon assessment for construction activities in Hong Kong completed in 2012 indicated that the construction process accounts for around 1.65% of Hong Kong’s total greenhouse gases emissions, representing about 700 000 tonnes of carbon dioxide equivalent emission per year. On-site activities including site offices and construction works are the largest contributor to the emissions in the construction process. In this regard, we took forward new initiatives in 2013 for the reduction of carbon emissions in construction activities in public works projects. We commenced the trial use of B5 biodiesel (i.e. a blend of 95% Euro V diesel and 5% biodiesel) in selected construction machinery in some public works projects. In addition, we are preparing the specifications for sustainable designs and green features in public works site offices with a view to promoting green site offices in public works.

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 interest and shading effect.

The Government has been actively promoting greening over the years to uplift the quality of our environment for living and business through active planting, proper maintenance and preservation of trees and other vegetation. Our target is to bring about noticeable improvement in urban greenery, to enhance existing greened areas, and to enhance opportunities of quality greening during the planning and development of public works projects.

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 to developing a greener urban environment in Hong Kong and to implement the improvement measures on the tree management issue under the overall context of the Government's broader greening and landscape policy.

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

Steering Committee on Greening, Landscape and Tree Management

The Steering Committee on Greening, Landscape and Tree Management is a high-level cross departmental committee to set strategic directions for the Government's greening efforts and to oversee the implementation of the 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 7.8 million plants were planted under the programme in 2013.

Identification of Enhanced Greening Opportunities

With increasing aspirations for the enhancement of our living environment and faced with spatial limitation in the built-up areas, the Government seeks to increase opportunities for greening by early involvement in the planning and design stages, and by shifting the focus of greening work from “quantity” to “quality” and making efforts to raise the professional standards of the landscape industry.

As a continual effort to promote long-term and sustainable greening, the GLO seeks to increase the provision of sufficient quality space for future greening during the planning process, in particular for new development sites and urban renewal sites.

It is already an existing requirement to maximise greening opportunities for public works projects. For selected sites, e.g. Kai Tak Development (KTD), an even more stringent greenery coverage requirement has been imposed in order to deliver the planning objective of turning the 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, the Government seeks to improve the cityscape through the Greening Master Plans (GMPs) 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 work in an area/district.

To date, a total of about 24 980 trees and 5.13 million shrubs have been planted under the GMPs for urban areas.

In the light of the positive results achieved in the urban areas, the Civil Engineering and Development Department (CEDD) has been formulating the GMPs for the nine 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 GMPs for Sai Kung, Tuen Mun, Yuen Long and Sha Tin districts are scheduled to complete in early 2014 followed by those of the remaining districts in the New Territories. The GLO will continue to work with the CEDD on this initiative with a view to enhancing quality greenery provision in the New Territories.



Images of the GMPs (*clockwise from top left*) developed for Sai Kung, Tuen Mun, Yuen Long and Sha Tin.

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 has developed an Integrated Landscape Design Framework (ILDF) to provide practical guidelines on the landscape treatment for key types of public works such as public parks and gardens, waterfront, roadside planting, slopes, etc. The ILDF document is expected to be promulgated in Q1 of 2014 for the reference of the government bureaux and departments.

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 into account not only the aesthetic dimension, but also lifecycle maintenance considerations. The technical circular on “Greening on Footbridges and Flyovers”, which updates the policy and requirements for greening on new footbridges and flyovers in both the metro areas and new town areas of Hong Kong, was issued in February 2013. The objective is to accomplish a coherent and integrated landscape design with greening initiatives on footbridges and flyovers that blend in with the existing greenery in the neighbourhood and adjacent developments.

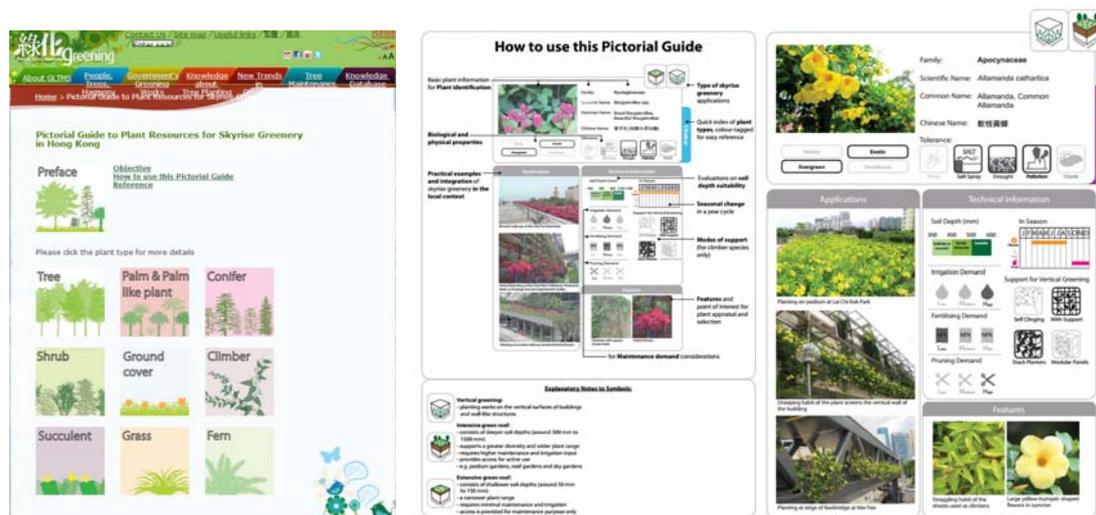
To overcome the space constraint in our built-up city and to enhance greenery provisions, the GLO promotes the wider adoption of skyrise greening such as roof greening and vertical greening in both the public and private sectors; and through the formulation of guidelines, coordination with departments and academia in researches and dissemination of research findings, and organisation of seminars and site visits to facilitate the sharing of professional expertise and experience. These measures help lower the technical barriers in the application of these greening techniques.



Green roof at Kowloon City Pumping Station No. 1.

(Photo courtesy: Drainage Services Department)

To further lower the technical thresholds in designing and implementing sustainable skyrise greening and promoting its wider adoption in Hong Kong, the GLO promulgated an electronic version of the “Pictorial Guide to Plant Resources for Skyrise Greenery in Hong Kong” (www.greening.gov.hk) in 2013. This pictorial guide is a useful resource reference. It is also the first of its kind on plant resources for skyrise greenery in the local context. It aims to facilitate proper plant selection and encourage the use of suitable plants based on ‘Right Species for the Right Place’ principle for skyrise greenery by designers and for public appreciation of plant resources in Hong Kong. The Guide with plant species sorted by plant types is presented in easy-to-read graphics with photos of exemplary skyrise greenery projects for handy reference.



Pictorial Guide to Plant Resources for Skyrise Greenery in Hong Kong on the Greening website

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, formulates a training and manpower development plan under the manpower development strategy to ensure an adequate supply of professional staff within the Government at the managerial, supervisory and frontline levels for the competent discharge of the full spectrum of functions in these areas and build up the capacity of the industry to undertake greening, landscape and tree management work.

The GLTM Section proactively enlists 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 the non-government organisations and the private sector to beautify the cityscape through quality greening. In May 2013, GLTM Section launched the “Be Our Greening Partner” Campaign, aiming to enlist wider public support and involvement in promoting good greening and tree management. The Campaign is on-going and public participation activities are being organised.



The Secretary for Development, Mr CHAN Mo-po, Paul (third right), the Permanent Secretary for Development (Works), Mr WAI Chi-sing (second right), and Greening Partners joined the “Be Our Greening Partner” Campaign opening ceremony held on 25 May 2013.



The “Greening” newsletter issued on a quarterly basis provides a good communication tool with the general public on greening and landscape. The “Greening” and “Trees” websites (www.greening.gov.hk and www.trees.gov.hk)

provide useful platforms for knowledge sharing as well as for publicity of greening, landscape and tree management policies, best practices and design. In addition, the ‘Flower in Bloom’ webpage on our Greening website also illustrates useful information with photos of selected plant species of seasonal interest during the year to raise the public appreciation of greenery.

To promote the enhancement of our urban greenery and living environment, a series of seminars were organised by the GLTM Section in 2013. Topics include Landscape and Visual Impact Assessments, Green Infrastructure in Drainage Services Department Projects and Experience Sharing on “Place Making” and Integrated Landscape Design of Energizing Kowloon East.

The “Tree and Landscape Map” series is a publication introducing the representative landscape assets, open spaces and landscape features in all districts of Hong Kong to enhance the public’s appreciation of unique trees and green spaces. Following the launch of the printed version, the electronic version and the Smartphone app versions have been launched to facilitate different target users. A roving exhibition introducing the functions of the apps commenced in December 2013 for display in various venues throughout the territory including a booth display at the Hong Kong Flower Show in March 2014.



Tree and Landscape Map promotional leaflet

Tree Management

The TMO is focused on priority tasks including the 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 tree risk assessment arrangements in 2010 with priority on areas with high pedestrian and vehicular flow. In 2013, updated guidelines on tree risk assessment were promulgated for compliance by tree management departments, and associated training was organised. Further to the promulgation of the “Guidelines on Brown Root Rot Disease” and associated training, an educational video on Brown Root Rot disease will be launched to enhance the understanding of its diagnosis, control and management through vivid illustrations.

Other guidelines issued in 2013 on tree care include those on management of stonewall trees, pavement renovation works and tree stability, use of tree labels and tree stump treatment. To raise the professional standards of the industry, the GLTM Section organises a broad range of training programmes for both government staff and members of the industry. A total of over 6 400 participants were recorded in 2013.

To enhance the preservation of trees and better control of tree removal applications in government projects, the Technical Circular on “Tree Preservation” has been revised and updated. To upgrade the professional level of the industry on greening, landscape and tree management, a comprehensive review on the management of contractors engaged by government departments for landscape works and tree management service has been conducted. In addition, new items specifically reflecting the performance of the contractor on tree care and preservation have been incorporated in the contractor’s performance report on public works.

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 and various departments 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 property and serious or complete blockage to main pedestrian or vehicular access. The TMO also takes the 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 set up in March 2011 continues 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.

Information about trees which require continuous monitoring is provided on the Tree Register at www.trees.gov.hk for the public’s reference. The TMO has also been promoting community surveillance of trees in the territory and encourages the public to report on trees in public areas 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, a variety of public education and community involvement activities have been organised to foster a culture of care in Hong Kong for greenery across the territory. A total of over 5 700 participants were recorded in 2013.



Examination of trees by members of the Expert Panel on Tree Management

Targets for 2014

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

- to provide advice on the policy and operational aspects of greening, landscape and tree management;
- to formulate and promulgate standards, guidelines and best practices to promote quality-led greening, landscape planning and design, and tree management matters;
- to provide input to the greening and landscape aspects of strategic government infrastructure projects to identify enhanced greening opportunities and oversee the overall formulation and implementation of the GMPs for the New Territories;

- to 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;
- to complete the integrated landscape design framework to guide the planning and design of landscape works of public works projects with a view to enhancing design quality and design coherence;
- to build up the capacity of the Government and the industry in the field of greening, landscape and tree management through training, manpower development and research;
- to further enhance the risk management approach to tree management; and
- to enhance community involvement and public education efforts to increase 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

The DEVB assumed policy responsibility for heritage conservation in July 2007. In April 2008, the Commissioner for Heritage's Office (CHO) was set up under the 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 he 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.

The 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 for the AAB. The 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 the SDEV.

Heritage Conservation 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 2013. 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 the AMO is required to determine if a project may affect heritage sites. A Heritage Impact Assessment (HIA) will need to be conducted if required by the AMO. In 2013, the AMO has requested six 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 government-owned 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 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. Batch II of the Scheme was launched in August 2009 and three NPOs were selected to revitalise three historic buildings, namely Old Tai Po Police Station, Blue House Cluster in Wan Chai and the Stone Houses in Kowloon City. Batch III of the Scheme was launched in October 2011 and three NPOs were selected to revitalise three historic buildings including Haw Par Mansion, Bridges Street Market and Former Fanling Magistracy. Batch IV of the Scheme, which included No. 12 School Street, Old Dairy Farm Senior Staff Quarters, Lady Ho Tung Welfare Centre and King Yin Lei, was launched in December 2013. By the end of 2013, invitation of proposals was in progress.

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

The Government recognises the need for economic incentives in order to encourage and facilitate private owners to preserve their historic buildings. So far, we have successfully secured the owners' agreement to conserve the

historic buildings under their ownership in eight projects through the provision of economic incentives such as land exchange and minor relaxation of 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 \$1 million to enable the maintenance works to be carried out in a more comprehensive manner. Up to the end of 2013, we had approved 32 applications under the scheme. Maintenance works of 19 approved applications were completed.

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

The revitalisation of the Central Police Station (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. Following extensive consultation with the public and the local arts and cultural sector, a revised design for the project was announced in 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. 16 historic buildings 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 have commenced in November 2011 for completion in 2015.

The revitalisation of the former Police Married Quarters (PMQ) on Hollywood Road is another heritage conservation project under the “Conserving Central” initiative. In March 2010, the DEVB and the Commerce and Economic Development Bureau jointly invited NPOs 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 adopted a new partnership model under which the Architectural Services Department carried 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 is 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 to the project, including \$17 million for conservation and revitalisation works. We have implemented 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. Construction works were completed in end-2013 for commissioning in the second quarter of 2014.

➤ *Public Engagement and Publicity Programmes*

In 2013, apart from publishing the free bimonthly heritage newsletter “活 化@Heritage”, the CHO organised a number of public engagement and publicity programmes targeting at community groups as well as the general public, including King Yin Lei Open Days from April to December. “Heritage Fiesta 2013” featuring selected schools and study halls was also organised from September to October for public enjoyment and participation. These programmes received very enthusiastic response from the community.

Major Activities in 2013

In 2013, apart from implementing various heritage conservation initiatives as set out above, we carried out the following activities for the conservation of our valuable heritage:

➤ *Declaration of Monuments*

As at 31 December 2013, there were 105 declared monuments, including 87 historic buildings and structures as well as 18 rock carvings, forts and archaeological sites.

➤ *Assessment of 1 444 Historic Buildings*

Up to end 2013, the AAB has completed the assessment of the grading of 1 224 items on the list of 1 444 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 1 224 historic buildings, there are 162 Grade 1 buildings, 329 Grade 2 buildings, 451 Grade 3 buildings and 282 of nil grade.

In addition, the AAB has also completed the assessment of 26 new items including six Grade 1 buildings, eleven Grade 2 buildings, seven Grade 3 buildings and two of nil grade.

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

In 2013, restoration and repair works were carried out for a number of monuments and historic buildings, including Morrison Building in Tuen Mun, Yan Tun Kong Study Hall and Man Lun Fung Ancestral Hall in Yuen Long, Leung Ancestral Hall in Pat Heung, Tat Tak Communal Hall in Ping Shan, Tai Fu Tai in San Tin, Tang Kwong U Ancestral Hall in Kam Tin, Tang Ancestral Hall and Yeung Hau Temple in Ha Tsuen, King Law Ka Shuk in Tai Po, Lo Wai and Kun Lun Wai Entrance Gate House in Fanling, Liu Man Shek Tong Ancestral Hall in Sheung Shui, Former Residence of Ip Ting-sz in Sha Tau Kok, Maryknoll Convent School in Kowloon Tong and St. John's Cathedral in Central.

➤ *Archaeological Excavations, Investigations and Monitoring*

Archaeological surveys and excavations necessitated by small-scale development projects such as small house development in the New Territories were conducted by the AMO in Sai Kung and Lamma Island. The archaeological surveys and excavations have successfully salvaged the archaeological heritage, if any, found at the sites.

➤ *Major Heritage Exhibitions and Conference*

In 2013, the “New Life @ Heritage” Exhibition featuring six revitalised historic buildings under Batch I of the “Revitalising Historic Buildings Through Partnership Scheme” was organised at the airport from June to December. The Roving Exhibition on Batch I of the “Revitalising Historic Buildings Through Partnership Scheme” under the “Hong Kong: Our Home” Campaign was held at various venues from July to December for enhancing public awareness of heritage conservation in Hong Kong. The International Conference on Heritage Conservation 2013 on the theme “Latest Movements in Heritage Conservation: Global Vision and Local Outlook” was co-organised with the Architectural Conservation Programmes of the University of Hong Kong in November.

5.11 Energizing Kowloon East

Policy

The adoption of a visionary, coordinated and integrated approach to expedite the transformation of Kowloon East (KE) into an attractive, alternative central business district (CBD) to support Hong Kong's economic development was first announced in the 2011-12 Policy Address. Specifically, the work involves land use review, urban design, improved connectivity and associated infrastructure. Overwhelming support from different quarters in the society has been received.

In June 2012, a dedicated Energizing Kowloon East Office (EKEO) was formally set up to steer, supervise, oversee and monitor the transformation of KE into another premier CBD.

The EKEO is located near the junction of Hoi Bun Road and How Ming Street, which is in close proximity to both the Kai Tak Development and the business areas of KE. With the joint efforts of the Civil Engineering and Development Department and the Architectural Services Department, the temporary office building of EKEO was completed within six months, with three months for design work and another three months for construction works.

The temporary office building of EKEO is a champion of sustainability by using a raft of integrated green building technologies and features, lean construction methods and low embodied energy materials. It is Hong Kong's first low-carbon temporary office. This innovative and green EKEO building is also the first temporary office building which was provisionally given the BEAM Plus NB V1.1 Platinum rating endorsed by the Hong Kong Green Building Council in May 2012, demonstrating various environmental benefits. To enhance the public's awareness of the initiatives of the Energizing Kowloon East and Kai Tak Development, guided tours for the public are arranged on a monthly basis.



The Energizing Kowloon East Office at Hoi Bun Road, Kwun Tong

Facilitation of Transformation Process

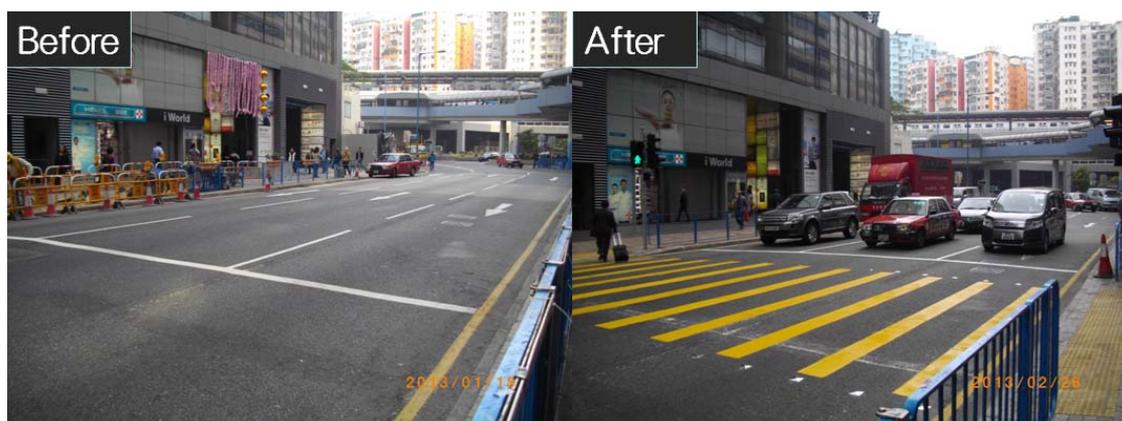
To facilitate the urban transformation process in KE, the EKEO applies a “place-making” approach which is an integrated strategy for planning, design, implementation, management and community engagement to create quality public spaces for the enjoyment of the people and improvement of the pedestrian environment. The EKEO has met with and consulted various stakeholders, including professional institutions, property owners and the District Councils of Kwun Tong, Wong Tai Sin and Kowloon City to collect their views on the transformation of KE. By the end of 2013, the EKEO has organised 102 briefings, seminars, workshops, forums, conferences and exhibitions with more than 3 300 local and overseas participants.

Through public engagement exercises and workshops, we have consolidated a Conceptual Master Plan (CMP) for Energizing Kowloon East. The CMP provides a broad framework to guide the formulation of major action plans to facilitate the transformation process of KE. It is a living and evolving document to be updated periodically to take on board public views received in the on-going public engagement process. The first CMP was published in October 2011 before EKEO was set up, which focused on enhancing Connectivity, Branding, Design and Diversity (CBD2). In June 2012, we issued CMP version 2.0, which outlined ten main tasks to be taken forward in enhancing connectivity, improving the environment and releasing development potential in KE. In June 2013, we further issued CMP version 3.0, exploring new opportunities for “Kai Tak Fantasy (KTF)”, “Creativity, Arts and Culture”, “Green Buildings” and “Industrial Culture and Heritage”.

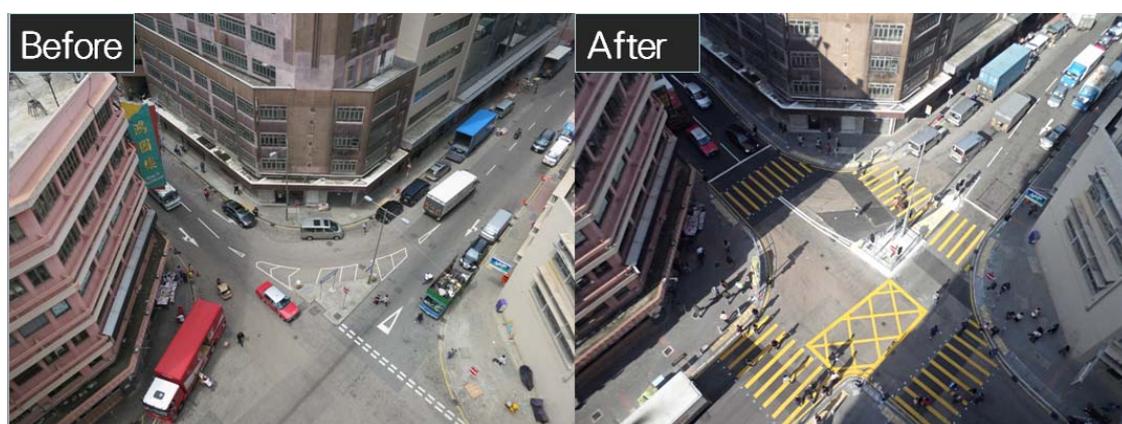
To take forward the initiative of setting up a recreational landmark – Kai Tak Fantasy on the site of the former runway tip in the KTD, we launched an International Ideas Competition to solicit creative and innovative proposals in November 2013. The Competition looked for schemes which would, among other objectives, harmonise with the neighbourhood, and apply sustainable and green design concepts. It is envisaged that the KTF will become a destination for all and have synergy effects with the Energizing Kowloon East initiatives.

We are working on various improvement projects proposed in the CMP, including the face-lifting of Tsun Yip Street Playground and enhancement to the streetscape of Hoi Bun Road. Greening enhancement with trees and shrubs along Lai Yip Street, Hoi Bun Road and various locations in KE has been carried out. More greening works will be undertaken under the greening master plan for KE. We are also carrying out preparatory work to transform the existing King Yip Street nullah into “Tsui Ping River” – a “green river” with environmental and landscape upgrading. Moreover, we advocate the sustainability concept of “walkability” in KE through improving connectivity and enhancing the pedestrian environment. Up to December 2013, we had

carried out short-term traffic improvement works at 23 locations in KE and reviewed 41 traffic signals with improvement works carried out in collaboration with the relevant government departments. Moreover, short, medium and long-term proposals for improving the pedestrian and traffic environment in Kowloon Bay Business Area through enhancing landscape/streetscape, promoting greening and connecting different important nodes of attraction through at-grade connection or grade-separated facilities are being formulated under a consultancy study. A similar study will be commissioned on the Kwun Tong Business Area in 2014.



Addition of Pedestrian Crossing at Hoi Yuen Road near Kwun Tong Plaza



Addition of Pedestrian Crossing at the Junction of Hung To Road and How Ming Street

We are also promoting energy conservation through the concept of Green Buildings. We are taking the lead in employing a low-carbon and sustainable design concept in government projects. On the private sector side, an additional 10% greening ratio and a requirement for acquiring provisional gold rating or above from the Hong Kong Green Building Council are imposed on a sale site (NKIL No. 6312) in KE sold in 2013. A Green Map was established on the EKEO's website in June 2013, which aims to encourage new developments and renovation of existing buildings to adopt a low-carbon design. The Green Map highlights the Green Buildings and Green Check Points in KE and provides environmentally friendly information for the public.

As part of our initiative to provide a vibrant waterfront, we introduced the “Fly the Flyover Operation” project under Kwun Tong Bypass aiming to transform unused areas underneath the bypass into better facilities to serve the community. “Fly the Flyover 01”, opened in January 2013, was the kick-off site for this project. It has become a popular informal performance venue with flexible and green design for diversified activities. With an open-style design, the venue also serves as a public space for people to relax and enjoy freely. This informal performance venue provides an alternative to different parties for organising various activities including music, dancing, exhibitions, sports events etc. We are working on two further sites underneath the bypass for more creative, arts and cultural activities in Kowloon East.



“Fly the Flyover01”

In parallel, we will continue to organise or support various place-making events and branding activities such as carnivals, arts and musical performances, sports activities, exhibitions, visits, etc. aiming at creating a new walkable, stayable and playable “place” in KE.

6. GREEN OFFICE MANAGEMENT

We are committed to improving and conserving our environment, and optimising the use of resources to reduce pollution and waste. We 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 have 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 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;
- reduce the use of fax leader sheet;

- send festive greeting cards by electronic mail, upload them to our homepage and minimise the use of printed cards;
- encourage staff to use their own cups instead of paper-cups; and
- develop Paperless Meeting System to reduce paper consumption.

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"> • motion sensors are installed in both office and common areas like lift lobbies, meeting and conference rooms and toilets, and lights will be automatically turned off when no motion is detected by the sensors; • encourage staff to switch off the lights when they leave the cellular offices so as to achieve energy saving, in addition to installation of motion sensor lighting that will automatically turn lights off within 10 to 15 minutes after staff have left the cellular offices; and • task lighting is used in open plan offices and cellular offices without meeting facilities so as to achieve lower lighting power density, which in turn will save electricity and reduce CO² emission.
Air-conditioning	<ul style="list-style-type: none"> • the air-conditioning provision inside cellular offices will be adjusted to a minimum level when no motion is detected by the sensors; • adjust air-conditioning provision hours according to operational needs; • maintain room temperature at 25.5°C in summer season; • 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; • 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.

Energy Saving Measures Taken	
Computers, photocopiers and other electrical appliances	<ul style="list-style-type: none"> • activate the standby mode features of personal computers; • switch off the monitors during lunch and when the staff are away from the workplace for meeting; • switch off personal computers, photocopiers and other electrical appliances when they are not in use or 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"> • 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; • display posters to publicise messages on environmental protection; • collect plastics, metals, waste paper, glass bottles and rechargeable batteries by setting up coloured recycling boxes at pantries/common areas; • ensure proper maintenance of our departmental vehicles and remind our drivers to switch off vehicle engines while waiting to avoid idling emission and achieve fuel saving; and • consult the Electrical and Mechanical Services Department to explore feasible energy saving opportunities.

DEVB is one of the tenants of Central Government Offices (CGO) at Tamar, occupying office spaces from 15/F to 18/F and part of 6/F and 19/F of West Wing; and part of 17/F of East Wing. The adoption of the above energy saving measures had helped in the saving of electricity consumption of CGO.

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 2013, 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.**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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