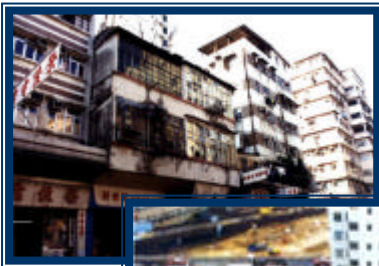


# Environmental Report 2006

**Development Bureau  
( Planning and Lands Branch )**



**Environmental Report 2006**  
**Development Bureau**  
**(Planning and Lands Branch) (PLB)**

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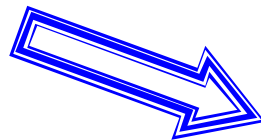
## A. Introduction

This report covers the Year 2006 on the environmental performance of the Planning and Lands Branch (PLB).



Before the re-organisation of the Government Secretariat with effect from 1 July 2007, PLB together with the Housing Branch / Housing Department, were grouped under the former Housing, Planning and Lands Bureau (HPLB). After the re-organisation exercise, the PLB together with the Works Branch are grouped under the Development Bureau (DEVB). The Secretary for Development is the head of the Bureau. She is assisted by the Permanent Secretary for Development (Planning and Lands) and the Permanent Secretary for Development (Works). On the planning and lands side, PLB oversees the operation of four departments, namely Planning Department, Buildings Department, Lands Department and Land Registry.

HPLB



DEVB

## B. Policy Objectives of PLB

The policy objectives of PLB are as follows :

- to facilitate Hong Kong's continual development through effective land use planning as well as a steady and sufficient supply of land;
- to achieve the optimum use of land resources and maintain an effective land administration system;
- to manage an efficient system for registration of land;
- to promote and ensure building safety and timely maintenance; and
- to implement urban renewal in a holistic manner by improving the built environment of older urban areas and the living condition of residents therein.



## C. Environmental Goal of PLB

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



## D. Environmental Policy of PLB

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

- ensuring that sustainable development is the starting-point of all our planning for the development of Hong Kong ;
- making available sufficient land for activities that are essential for the sustainable development of Hong Kong;
- promoting the development of sustainable buildings for Hong Kong; and
- regenerating older urban districts in Hong Kong.



Moreover, we are committed to help improve our own environmental performance by :

- complying with relevant environmental protection ordinances;
- promoting waste reduction, recovery and recycling, and less consumption of resources;
- minimizing the production of environmental pollutants and/or nuisance;
- adopting technologies and measures that minimize pollution, energy use and waste;
- developing a culture of environmental protection and awareness among staff members; and
- contributing to sustainable development.

## **E. Environmental Performance of Major Policy Programmes under PLB**

### **E.1 Land Use Planning**

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



The Planning Department helps safeguard the natural environment against undesirable development in areas of high conservation value. As at end-2006, about 8 940 hectares (or 22%) of land in the New Territories fall within conservation-related zones on relevant statutory plans. In 2006, about 19 hectares of land were newly zoned for conservation related zones.

Actions are also taken to combat unauthorized developments (UDs) which lead to environmental degradation in the rural areas, and cause nuisance to local communities and damage to habitats of ecologically sensitive areas. In 2006, a total of 1 028 suspected UD's in the New Territories were investigated by the Planning Department. After taking enforcement and prosecution actions, 249 UD's covering about 62 hectares of land were discontinued.



UD site before enforcement action



UD site cleared after taking enforcement action

The Planning Department also developed a Computer Aided Sustainability Evaluation Tool to assist the Government's evaluation of the sustainability implications of major strategic policies and projects. In 2006, the department conducted a total of 12 sustainability assessments.

## E.2 Land Supply

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





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 a vehicle whereby Government may implement its environmental initiatives. Examples include imposition of mandatory requirements for the provision of Liquefied Petroleum Gas filling facilities in petrol filling station leases, identification of suitable sites for the waste recycling industry with the Environmental Protection Department, and provision of off-street bicycle parking spaces, etc.

To improve the environmental conditions of all unallocated Government land and private land, Lands Department has implemented effective land control and lease enforcement measures.



During 2006, the department posted 7 606 Government land notices for clearance of unauthorized dumping or occupation of Government land, and issued 883 letters to warn private land owners in respect of nuisances, unauthorized building works or unauthorized conversion of permitted use.

Lands Department also helps reduce the consumption of materials, chemicals and paper through provision of survey and mapping information by electronic means. In 2006, 522 760 sheets of digital maps were provided to Government departments and the private sector.

The Geospatial Information Hub, a web-based information platform for searching and displaying digital maps, aerial photographs and vast amount of geospatial



data on computers, was introduced to more than 50 Government bureaux / departments in 2006. The department also developed a Data Dissemination System to facilitate the electronic submission and delivery of common spatial unit data.

### E.3 Building Safety and Maintenance

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.



To promote green and innovative buildings and better living space, the Government has since 2001 introduced incentives for the provision of green features such as balconies, wider common corridors and lift lobbies, communal podium/sky gardens, non-structural prefabricated external walls, etc. in building projects. Actions were also taken to reduce construction and demolition wastes. For example, the Buildings Department issued a new practice note in August 2006 on quality control of precast concrete construction in order to encourage the industry to widely adopt this environmentally friendly construction method.

Proper building management and timely maintenance of existing buildings help prolong the overall life span of buildings, optimize the economic value of our scarce land and improve the living environment, all of which contribute to a sustainable living environment.



In 2006, the department issued 41 209 orders / warning notices to tackle unauthorized building works (UBWs) and removed 48 479 UBWs. In addition, a clearance operation against unauthorized large glass panels, advertisement signboards and TV displays on the external walls at pedestrian streets with heavy pedestrian flow and commercial activities commenced in April 2006. A total of 315 (118 involving large glass panels) target buildings were covered in the operation.

We are working on the legislation on the proposed mandatory building inspection scheme for submission to the Legislative Council as soon as practicable.

#### **E.4 Urban Renewal**

The purpose of urban renewal is to improve the living conditions of residents in older urban areas. It involves redeveloping dilapidated buildings, rehabilitating old buildings, revitalizing old districts, and preserving buildings of historical, cultural or architectural interest.



The Urban Renewal Authority (URA) was established in May 2001. We provide support and policy guidance to the URA, monitor and facilitate the implementation of individual projects, including vetting development projects, and oversee land resumption and clearance work to be undertaken by the Lands Department.

By the end of 2006, the URA had launched 30 redevelopment projects, four with preservation elements. The URA also continued its revitalization initiatives and building rehabilitation schemes. Under its rehabilitation schemes, the URA will provide owners in need with materials, technical assistance, interest-free loans, grants and subsidies for third-party liability for buildings that have been rehabilitated to encourage the owners to undertake building maintenance.



## **F. Green Office Management**

We are committed to ensuring that the operations of the Planning and Lands Branch are conducted in an environmentally responsible manner. We aim to provide a green office environment in the workplace and to ensure that our operation is conducted in an environmentally conscious and responsible manner. Our main objectives are to reduce paper and energy consumption. In working towards a better and healthier future, we strive to protect and conserve the environment through :

- adopting green housekeeping measures in daily office operations with a view to maintaining a green workplace; and
- encouraging staff participation in environmental protection activities.

Major green housekeeping measures include :

### **F.1 Managing Paper Consumption**

Our paper consumption in the year has reduced significantly by 48% from 3094 reams in 2005 to 1613 reams in 2006. The reduction was achieved due to the concerted efforts of all staff and the implementation of the following paper saving measures :

- (a) Circulars and notices, announcements, guidelines, etc. are disseminated by electronic means as far as possible via the Planning and Lands Branch intranet.
- (b) Papers, reports and consultation papers of public concerns are provided on our website for public browsing or downloading through the internet.
- (c) Leave applications and payroll system are processed on-line.

- (d) All staff are encouraged to use both sides of plain paper and/or the clean side of waste paper for printing/copying/drafting. Paper used on one side will be collected for reuse.
- (e) All network printers are pre-set to print on both sides of paper.
- (f) All envelopes and file jackets are reused where practicable.
- (g) Electronic greeting cards are produced for staff to use at festive seasons.
- (h) Green tips on paper savings are regularly updated and posted on the intranet.

## **F.2 Managing Energy Consumption**

Our offices are accommodated in Murray Building, which is a joint-user building with only one electricity account holding by the Director of Administration. The achievements of our energy saving measures are hence reflected in the overall energy conservation result of the whole building. In 2006, the whole building achieved a 4.5% reduction in energy consumption from 7,206,835 kWh in 2005 to 6,880,170 kWh, surpassing the set target of 1.5% for the building. The energy saving measures that we have taken are appended below :

- (a) Energy wardens are appointed to check and ensure that room temperature is maintained at not lower than 25.5 °C in summer months. They also remind staff to comply with other energy saving measures.
- (b) Half of the lights and air-conditioning of common area is turned off during lunch hour and after normal office hours. The 'last-man-out' ensures that all office equipment, lights and air-conditioning are switched off.
- (c) The daily central air-conditioning provision hours are reduced by 30 and 45 minutes in summer and winter time respectively.

- (d) Air-conditioning for pre-cooling of conference rooms are switched on no earlier than 15 minutes before they are to be used and switched off immediately after use.
- (e) All computers and office equipment are automatically switched to energy saving mode when not in use after a pre-set period.
- (f) LCD monitors are being used instead of CRT monitor.
- (g) Staff are encouraged to walk up and down one or two floors instead of taking lifts.
- (h) Staff are encouraged to dress lightly in summer months.

### **F.3 Green Procurement**

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



### **F.4 Waste Management**

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

## **F.5 Green Awareness**

- (a) Notices and stickers are posted in office to remind staff of energy saving.
- (b) Tips and guidelines on green housekeeping are circulated through emails.
- (c) Drivers are reminded to switch off engines whilst waiting to avoid idling emissions.
- (d) Staff are encouraged to participate in green activities organized in the community.
- (e) Staff are encouraged to attend training courses, seminars, briefings, and workshops on green management.



## **G. Supporting the Clean Air Charter**

We support the principles and spirit of the Clean Air Charter. Appropriate measures have been implemented in the Branch to reduce air pollution. In addition to the various efforts taken in reducing the electricity consumption, other environmental friendly actions taken include reminding our drivers to switch off idling engines and purchase only ultra-low sulphur diesel and lead-free petrol. We have been a non-smoking office years ago and our communal areas feature potted plants to improve air quality.



## H. Views and Suggestions

We welcome your views and suggestions to this Environmental Report. Please send them to us by email at [plbenq@devb.gov.hk](mailto:plbenq@devb.gov.hk) or by post to 18<sup>th</sup> Floor, Murray Building, Garden Road, Hong Kong. An electronic copy of this Report is posted to the PLB Homepage at <http://www.devb-plb.gov.hk/>. To save paper, we do not provide hardcopy unless upon special request.



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