



# Environmental Report

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## 2011



**Lands Department**



## Introduction

This is the thirteenth environmental report of the Lands Department. It sets out our environmental policy as well as our related performance in 2011. We attach great importance to environmental protection and preservation in our daily work, and are committed to the development and promotion of a green culture among our staff. We welcome any suggestion on how we may better achieve our environmental objectives.

## Key Responsibilities of the Department

The Lands Department (the Department) is responsible for the administration of land throughout the territory. It comprises three functional offices with specific responsibilities as follows :

### • Lands Administration Office

Disposal of land for development purposes including lease modification, land exchange and renewal of existing leases, acquisition of private land for public projects, valuation of land and property, land control and lease enforcement and maintenance of slopes on unallocated government land.

The Tree Unit was set up in April 2010 to strengthen the tree work under the scope of responsibilities of the Department. It comprises two teams, (1) the Vegetation Management Team, which is responsible for providing expert advice on tree maintenance matters on unleased and unallocated government land not coming under the jurisdiction of other departments, and (2) the Advisory & Development Proposal Team, which is responsible for providing expert advice on landscape and tree issues related to development control on private land, and trees of imminent danger.

- **Survey and Mapping Office**

Land and aerial survey, map production and maintenance of the geodetic control network.

- **Legal Advisory and Conveyancing Office**

Provision of legal advisory and conveyancing services primarily to the Department, and giving consent to the pre-sale of uncompleted units and approval of deeds of mutual covenant.

## **Environmental Policy**

In carrying out our land administration functions, we support environmental protection and improvement by :

- formulating and implementing departmental policies and practices in line with Government's environmental objectives;
- joining hands with other government departments to improve the environment in Hong Kong;
- developing a culture of environmental protection and awareness among staff members; and
- employing best practices in green house-keeping including adoption of energy-efficient measures in daily operations and publication of information on energy and fuel use.

## Land Disposal

The Department will make available land or enter into land transactions with leaseholders of existing private properties for development purposes. Through the incorporation of appropriate lease conditions in land grants, land exchanges and lease modifications, and engineering conditions in the allocation of government land to government departments, we also provide, where appropriate, a vehicle whereby Government may exercise control over environmental issues, or implement its environmental initiatives which are related to land but are outside the purview of the existing statutory framework. Some examples of the above are as follows :

### • Liquefied petroleum gas

We continue to render full support to Government's policy initiative with regard to Liquefied Petroleum Gas (LPG) and provide sites for petrol filling stations with LPG filling facilities, where suitable. In 2011, two sites for petrol filling station purposes with the provision of LPG filling facilities requirement were sold by public tender.



▲ A Petrol Filling Station with LPG filling facilities

- **Sites for waste recycling and waste management**

We work with the Environmental Protection Department to identify suitable sites for the waste recycling industry. For instance, a site in Tuen Mun has been allocated to the Environmental Protection Department for the “EcoPark”. As at the end of 2011, we were managing a total of 46 short term tenancies for waste recycling use.



▲ A short term tenancy for recovery and recycling of waste at the former Kai Tak Airport



▲ EcoPark in Tuen Mun Area 38



▲ Plastic Resources Recycling Centre at EcoPark

- **Control on contamination of land**

Where there may be potential risk of contamination arising from various specific land uses such as petrol filling stations, we incorporate relevant environmental protection requirements in land leases. This measure has been further extended to sites being granted under short term tenancies or being held under land allocation by other departments.

- **Lowering of development density**

For sites included in the 2012-13 Application List, air ventilation assessment has been conducted where required. Such assessment enables us to incorporate where necessary specific development parameters or restrictions in the Conditions of Sale for the sites concerned.

## • **Fostering a Quality and Sustainable Built Environment**

The Government announced the details of the measures to enhance the design standard of new buildings to foster a quality and sustainable built environment in Hong Kong in October 2010. The Buildings Department promulgated in January 2011 the practice notes to implement the measures with effect from 1 April 2011. The appropriate sustainable building design requirements are also included in the lease conditions.



◀ A site with new measures to foster a quality and sustainable built environment at Oil Street, North Point

## • **Tree preservation**

We continue to play a key role in tree preservation, mainly through drafting of lease conditions and approval of development and landscaping plans. All applications for tree felling in private developments and public projects are carefully examined, with due consideration given to transplanting and compensatory re-planting.

We conduct pre-land sale tree surveys, where required, so as to identify whether or not there are any trees of particular value within the sale site and the numbers of trees within the sites.

- **Vacant government sites for community and/or greening uses**

We introduced a streamlined procedure for District Councils, non-governmental organisations, schools or other charitable organisations to apply for vacant government sites for community and/or greening uses. About 900 sites were readily available for application for short-term use during 2011. Applications from interested parties which are supported by the relevant policy bureaux and which have not attracted adverse comments/objections from the relevant departments or local residents would be considered and nominal or market rent would be charged, depending on the nature of use and operation. We let out one site for plant nursery and cultivation purposes in 2011. In addition, we allocated six sites to relevant government departments for carrying out greening or amenity works.

## **Land Management**

Our target is to maintain and where appropriate improve the environmental conditions of all unallocated government land and private land through effective land control and lease enforcement measures. Some specific tasks carried out in 2011 are set out below :

- We posted 50 529 government land notices under the Land (Miscellaneous Provisions) Ordinance for clearance of unauthorised dumping or occupation of government land. We issued another 939 warning letters to private land owners in respect of nuisances, erection of structures or conversion of uses not permissible under the leases.
- Our District Lands Offices joined hands with other departments in providing off-street bicycle parking spaces to encourage the use of this environmentally friendly mode of transport.



- In addition to cutting grass on a regular basis at 812 sites on government land, we removed rubbish and waste and drained stagnant water on another 2 277 sites, some of which were illegal cultivation blackspots and fly tipped sites, as part of Government's effort in the anti-mosquito campaign to assist to prevent the spread of dengue fever and Japanese encephalitis.
- We broadcast messages on both television and radio to appeal to the general public to refrain from illegal cultivation. Such activities would endanger slope stability and provide breeding grounds for mosquitoes.
- To contain the proliferation of placing skips for collection of renovation debris in public streets, we conducted 993 inspections and 25 successful clearances.
- We enhanced the appearance and planted shrubs and trees during improvement works on 94 man-made slopes under our preventive maintenance programme.



◀ Before slope improvement work

After slope improvement work



This is slope no. 7SW-C/CR1109 located at Da Chuen Ping Village, Tsuen Wan, which is one of the slopes under maintenance responsibility of the Lands Department for which improvement / upgrading works have been carried out. The works included greening measures on the slope's surface.

## Acquisition

To facilitate early implementation of public sewerage improvement works in the rural New Territories, we acquired private land under the relevant ordinance. In 2011, we acquired 4 572 m<sup>2</sup> of private land and also made available 9 594 m<sup>2</sup> of government land in Tuen Mun District for construction of a sewage pumping station and associated rising mains to serve Tuen Mun Area 54 and nearby villages.

## Survey and Mapping

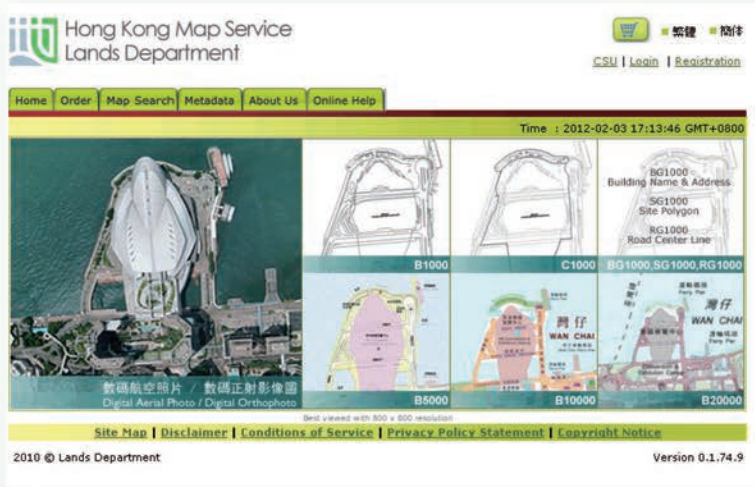
### • ISO14001 Environmental Management System

The Survey and Mapping Office (SMO) has adopted an Environmental Management System (EMS) since 2007. Through implementing EMS, SMO takes into account environmental considerations in project planning and execution, in office administration work as well as in every stage of the survey and mapping processes. The performance of SMO in these areas is regularly audited. Both the internal environmental audit conducted in March 2011 and the external audit conducted by an external certification body in September 2011 confirmed that SMO had been in full compliance with ISO 14001 EMS requirements.

### • Data Dissemination System (DDS)

The first phase of DDS was launched in 2007. It has provided a major intranet platform for the integration and sharing of common geospatial data among government bureaux and departments under the Data Alignment Measures (DAM) as led by the Development Bureau. Standardisation and sharing of geospatial data for planning, engineering, conservation and other environmental related purposes are globally regarded as fundamental to achieving sustainable development of the living environment.

Launched in 2010, the Hong Kong Map Service (HKMS) (<http://www.hkmapservice.gov.hk>) provides online functions for e-ordering, e-payment and e-delivery of SMO's digital map products on the Internet. In 2011, 93% of digital map order requests were processed through the HKMS. This new service has facilitated and promoted the use of digital maps with a view to reducing paper consumption.



#### ▲ Website of Hong Kong Map Service

### • Geospatial Information Hub (GIH)

GIH is a web-based information platform for searching, displaying and sharing a vast amount of geospatial data through Government Intranet. Various geospatial data, e.g. digital maps, aerial photographs and other land information can be conveniently overlaid for display on computer screen. Several types of common paper maps such as 1:1 000 basic maps, 1:5 000 topographic maps, etc. have been converted to digital versions and made available on GIH for reference by desktop computer users. To widen the use of such integrated geospatial information and to support more government

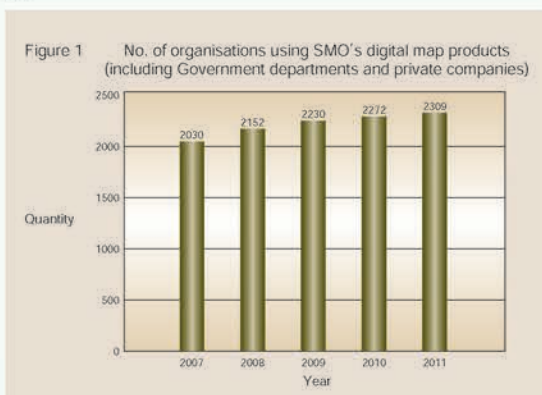
operations, a simplified version of GIH was newly implemented in 2011. Up to March 2012, over 10 000 officers in six government departments could gain access to geospatial data through this new platform, thus greatly reducing the need for paper printouts of geospatial information.

- **Geographic Information Retrieval System 2 (GIRS2)**

GIRS2 is an application module of the Land Information System that integrates and consolidates base maps, aerial photographs and land boundary records. With the full launch of GIRS2 in May 2011, all staff of the Department can view, query and overlay the information in one go on their desktop computers instantly without the need to print and keep extra paper copies of the base maps, aerial photographs and land boundary records in the office.

- **Digital map products**

In 2011, the number of government departments and private organisations using SMO's digital map products had increased by about 2% to 2 309. The number of these user organisations from 2007 to 2011 is shown in Figure 1. By engaging more organisations to using digital maps instead of paper maps, it helps reduce paper consumption.



- **Less consumption of paper maps**

To help save paper resources, 1:1 000 HP1C and 1:5 000 HP5C paper-based map series are allowed to be downloaded through GIH by selected government departments including the Architectural Services Department, the Planning Department, the Rating and Valuation Department and the Water Supplies Department as and when required. The consumption of paper maps by the concerned departments has tremendously dropped by more than 90%.

- **Online Geodetic Survey Information**

The provision of Online Geodetic Survey Information service to the public was launched in October 2006. The public can browse and download the horizontal and vertical survey control data and other geodetic survey related reference documents from the SMO website (<http://www.geodetic.gov.hk/smo/gsi/programs/en/index.htm>). Downloading the Geodetic Survey Station Summary and relevant data is free of charge and had increased from 20 000 times in 2010 to 31 000 times in 2011. This service has greatly reduced the need for paper printouts and, at the same time, enhanced service delivery efficiency.

## **Green Housekeeping**

The Lands Department is committed to the promotion of a green culture in the workplace. We have established house rules on green office management for staff to follow.

- **Environmental management and auditing**

The Green Manager of this Department, who is the Departmental Secretary, coordinates and reviews our green housekeeping initiatives. Green Executives have also been appointed in individual sections / groups of offices to coordinate and monitor green

housekeeping measures and to encourage staff's participation in green housekeeping in their offices. In addition, an Energy Warden is appointed in each office to ensure strict implementation of energy saving measures.

The Green Executives are also tasked to conduct quarterly reviews and audits of green management practices in their offices, focusing mainly on paper and energy saving. They also ensure other green management practices (e.g. air conditioning units, lightings and other electrical equipment are switched off when not required/in use) are followed through.

- **Experience sharing and training**

To maintain momentum in environmental protection, we continued to provide relevant training to our staff in 2011. About 20 Green Executives/Energy Wardens or their assistants were nominated to attend workshops on energy efficiency organised by the Electrical and Mechanical Services Department. We will identify more training opportunities in future to promote staff participation in the green initiatives.

- **Energy conservation and consumption**

Simple and cost-free measures have been introduced to improve the energy performance of air conditioning, lighting and energy consuming equipment. Green tips on energy saving have been promulgated for compliance by staff. We also continue to implement established measures such



▲ Lighting not required in the office is turned off during lunch time

as setting air conditioning temperature at 25.5°C.

In 2011, the total electricity consumption for offices installed with separate electricity meters was about 1.62 m kw/h, representing a decrease of 1.2% when compared with that in the previous year. This was mainly attributable to the energy saving efforts made by our colleagues.

- **Fuel consumption**

The major user of fuel in the Department is our vehicle fleet. We urged our Motor Drivers to strictly comply with the requirements set out in the Motor Vehicle Idling (Fixed Penalty) Ordinance (Cap. 611) which took effect from 15 December 2011. Switching off the vehicle engines whilst waiting helps reduce exhaust emission and helps achieve fuel saving.

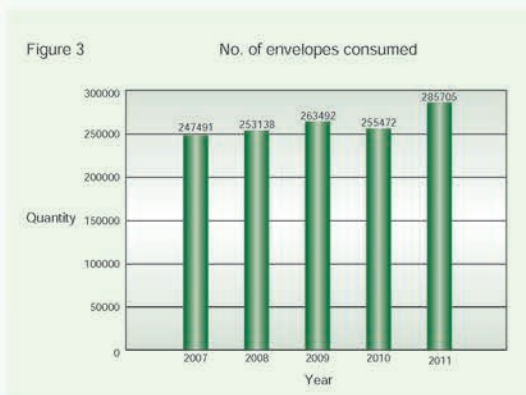
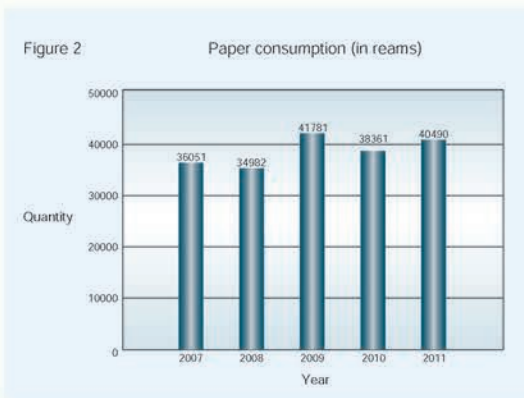
The total fuel consumption of our vehicle fleet was 285 696 litres in 2011, representing a decrease of about 7% as compared with the consumption in the previous year. The fuel consumption rate has been affected by many factors such as strength of the vehicle fleet, vehicle age, mechanical performance of vehicles, vehicle utilisation, weather and so on. With the old fleet being gradually replaced by environmentally friendly vehicles, we envisage more savings in fuel consumption.

- **Electric vehicles**

Two electric cars were brought in during the year and two more will be put into use in 2013. This will help not only to save fuel consumption but also to demonstrate to the local community the practical use of electric vehicles. It is expected that more electric cars will be used in the Department.

## • Paper and envelope consumption

The environmental performance of this Department in terms of paper and envelope consumption since 2007 is indicated in Figure 2 and Figure 3 respectively. When compared with 2010, an increase of 5.5% and 11.8% in paper consumption and envelope consumption respectively were recorded. The increased consumption was mainly attributable to increased departmental activities.





## • Waste recycling

In 2011, we collected about 47 954 kg of waste paper, 3 555 used toner cartridges and 579 kg of plastic waste for recycling. Our performance in respect of these areas in the past five years is indicated in Figures 4 to 6 respectively. The overall trend is encouraging as staff are more attuned to the practice of recycling.

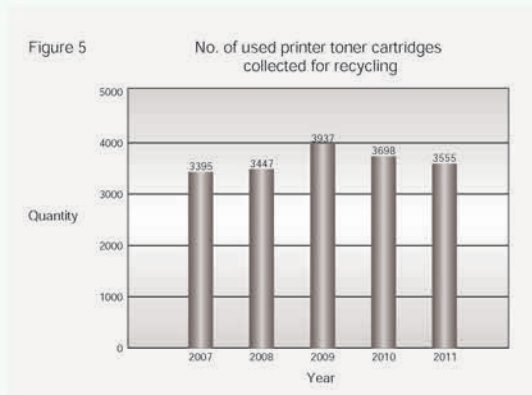
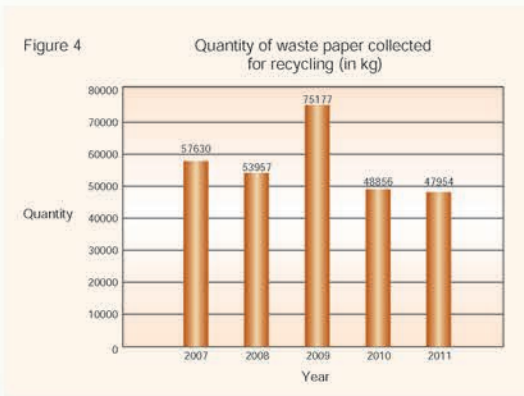
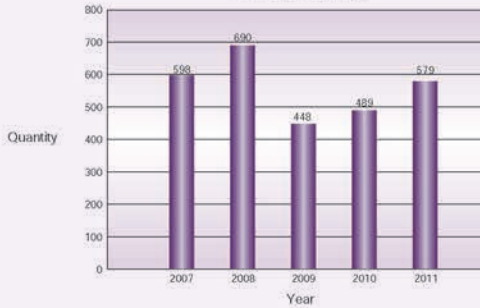


Figure 6

Quantity of plastic waste collected for recycling (in kg)



## Availability of this Report

This Report can be viewed at the Department's website ([http://www.landsd.gov.hk](#)).

## Contact Us

You are welcome to give us suggestions and views on this Report by emailing to us at [landsd@landsd.gov.hk](mailto:landsd@landsd.gov.hk) or calling our enquiry hotline at 2231 3294.