

國際百萬森林計劃 搶救氣候 種出未來
The climate to save the future

歡迎!
Souhaiter la bienvenue~!
Herzliche Willkommen!
Welcome!

停止空談 開始種植
Arrêtez de parler et débutez de planter
STOP TALKING START PLANTING

1

Tree Conservation relates to the construction

停止空談 開始種植
Arrêtez de parler et débutez de planter
STOP TALKING START PLANTING

2

- « 國際百萬森林計劃 (包括十億樹木行動及地球植林計劃) - 聯合國環境署 » 香港區項目
- Les événements de reboisement et de verdissement du projet mondial de million d'arbres (avec la campagne pour un milliard d'arbres et le programme de 'plantons pour la planète') sous PNUE - pour la région hongkongaise en
- The « International Million Trees (Forest) Project & Network (with the billion trees campaign and the "plant for the planet" program) under UNEP » - Trees Conservation & Planting Events for Hong Kong Region

GENU A Green Future
PNUE UNEP
HIMA
WWN

3

Subject:
Institutional factor

1. Conducting a research on major changes or decisions in government policy, statutory requirement, investment plan and the like that have a significant implication to the property development and construction industry in HK.
2. Discussing the implication for these changes or decisions on project development from a developer's perspective as well as on construction cost from the perspective of contractor.

4

Introduction

- ▶ Conservation and sustainable development aspects become more essential as HK encounters serious pollution problem nowadays
- ▶ Green construction concept becomes more popular as people demands a healthier life and environment
- ▶ Concerning of the precious natural resource of HK Government in this decade
- ▶ Policies have been erected by the government hence developers and citizens should comply with
- ▶ After the accident of tree falling at Stanley in 2008 and it took away one life, the government erected a Tree Management Office (TMO) to strengthen the control of trees

5

Fact of the policy

- ▶ In the past during the construction in HK, the conservation of green belt (namely numerous tree belts) has not been concerned, as the developers concern more about the flexibility and cost expenditure within the projects
- ▶ Trees management & conservation policies arise, because the developers and contractors provide more effort to protect those trees within their construction sites as to sustain the green environment to the society
- ▶ Cost and time length of the construction project increase due to the extra procedure of the handling of trees reservation and conservation

6

Government statutory & legislative framework for the conservation of trees

- ▶ **Crimes Ordinance** 《刑事罪行條例》(Cap. 200) and **Theft Ordinance** 《盜竊罪條例》(Cap. 210).
- ▶ In addition, trees on pleasure grounds, public cemeteries and gardens of remembrance are protected under the **Public Health & Municipal Services Ordinance (Cap 132)** 《公眾衛生及市政條例》.
- ▶ **Guidelines** from the Development Bureau & Tree Management Office 2010

13

Government statutory & legislative framework for the conservation of trees

- ▶ Individual extra-conditions under leasing or contracting:
 - introduction of an enhanced contract condition to strengthen the protection of trees within public works construction sites since 2004;
 - establishment of an interdepartmental working group in 2008 to review the technical requirements and management criteria of the existing approved list of landscaping contractors, with a view to strengthening the entry requirement on tree maintenance of the approved contractors

14

Government statutory & legislative framework for the conservation of trees

- ▶ the actual trees conservation details and conditions are depending on each construction project
- ▶ as the government will consider for each construction site's environment and conditions to amend the leasing, contracting or approval terms
- ▶ sometimes even reject the whole proposed project

15

Government statutory & legislative framework for the conservation of trees

Register of Old and Valuable Trees

- ▶ In 2004, government established a Register of Old and Valuable Trees (OVTs) 《古樹名木冊》 to strengthen the protection of trees with special value
- ▶ Issued a technical circular to promulgate additional procedures for priority preservation of trees on the Register (Registered Trees)
- ▶ AFCD and LCSD would assess the suitability of trees on the Register
- ▶ conduct regular inspections at least once every year to appraise the health conditions of Registered Trees
- ▶ provide expert advice and guidance on site to tree maintenance departments / contractors
- ▶ Felling of the Registered Trees is prohibited unless under exceptional circumstances and with prior agreement
- ▶ In 2007, LCSD set up a tree expert group to advise the departments concerned on raising the standards on management / maintenance of OVTs
- ▶ Since 2008, LCSD had been updating the Register after each tree removal from the Register to keep the public informed
- ▶ Register currently contains information of about 530 trees on Government land

16

Government statutory & legislative framework for the conservation of trees

If developer / contractor breach the government framework / guideline or condition of tree conservation on site, the following issues may arise:

- ▶ ... any person, as a result of whose act, an old or valuable tree is dying or dead, to replant another tree of similar size and species or, failing which, to pay compensation to the Government, says HK\$200,000 each

Government may introduce conditions to developers of any Government land which includes tree protection zone if necessary

17

Why the trees should be reserved?

- ▶ Better environment
- ▶ Maintain air quality
- ▶ Lower the temperature and ultraviolet
- ▶ Conserve the precious natural species
- ▶ Appearance
- ▶ Biodiversity
- ▶ Lower wind velocity
- ▶ Sustainable development



18

Case study 1 - Construction of the express railway (Shum Shui Po part)

- ▶ Construction is executed from 2010-2011
- ▶ Affected areas is along the Shum Mong Road at Shum Shui Po and Mong Kok
- ▶ The Express Railway utilize the Tunnel Boring Machine to construction the underground railway tunnel
- ▶ One of the Tunnel Boring Machine entrance opening Vertical shaftsituates at the Shum Mong Road near the existing Nam Cheong Station

19

Case study 1 - Construction of the express railway (Shum Shui Po part)

- ▶ 42 precious trees are affected due to construction is commenced
- ▶ During the contract between the MTR Cor. Ltd. & government, the contractor should comply with the agreement to conserve those existing trees
- ▶ Trees are necessary to be reserved at the original site or transplanted to the other site (usually are some natural reserves) without damage.

20

Case study 1 - Construction of the express railway (Shum Shui Po part)

- ▶ The contractor should carry out research about the trees in the construction site according to the Trees List
- ▶ The trees under the Trees List should be reserved
- ▶ Transplantation of the trees under the Trees List approval is required
- ▶ Illegal to remove those trees under the Trees List will induce penalty & accuse

21



22



23



24



25

Case study 1 - Construction of the express railway (Shum Shui Po part)

- ▶ In addition, there are 22 trees were common species or dead due to need to be cut down because of works.
- ▶ MTR Corporation committed to find a suitable location in the region, replanting of appropriated trees to maintain a green community to compensate the affected area

26

Case study 1- Construction of the express railway (Shum Shui Po part)

- ▶ Trees situate inside the construction site are usually local common species
- ▶ Contractor also must verify and certify that trees during the reservation period or transplantation procedure are in good condition
- ▶ Follow the guidelines from the government, Development Bureau and Trees Management Office (TMO)
- ▶ ensuring that the project will not involve any champion tree(s) on the Register List

27

Case study 1 - Construction of the express railway (Shum Shui Po part)

- ▶ experts will first inspect the associated species of trees, health status, the survival rate after transplantation, and root growth to decide on the trees should be transplanted or felled.
- ▶ Transplanted trees will need to be transplanted to the tree conservation area; the contractor's tree experts are responsible for the care
- ▶ arrange return of the trees within planting area after the project is completed

28

Case study 1 - Construction of the express railway (Shum Shui Po part)

The transplanted trees during the construction period will be moved to Tuen Mun Siu Lang Shui tree conservation area, the tree experts are responsible for conservation. Upon completion, the MTR Corporation will arrange to plant the tree back to the communities.

29

Case study 2 - Hotel Construction application of Wai Chai

- ▶ the Town Planning Board rejected the Wai Chai Mega Tower Hotel developer's submission on 25 February 2005
- ▶ the developer has included government land into the latest plan and pushed the development scale and density to the limit
- ▶ the site also houses the largest woodland in Wanchai
- ▶ right on the government slope

30

Case study 2 - Hotel Construction application of Wai Chai

- ▶ Within the woodland there are over a-hundred-year-old banyan trees merging with the pre-war stonewall they grow on
- ▶ Developer proposed three hundred and ninety trees will be chopped down in exchange of covered private open space
- ▶ Such trend of privatizing public land must not be accepted by public and government in common mind
- ▶ The proposed tower will also act as a humongous screen obstruction the view from Bowen Road looking over the sea
- ▶ Obstruction of the dispersion of motor vehicles' emission

31

Case study 2 - Hotel Construction application of Wai Chai

- ▶ Due to the over a-hundred-year-old banyan trees is over there, TPB finally decided to rejected the developer in order to protect those old trees, and maintain the community environment quality

32


Case study 2 - Hotel Construction application of Wai Chai

Save Our **OPEN SPACE**



33

Case study 2 - Hotel Construction application of Wai Chai



34

Case study 2 - Hotel Construction application of Wai Chai



35

Case study 3 - Construction of the Central Reclamation Area

- ▶ Similar to Case Studies 1 & 2, as some trees are listed in the Old Trees List, must be reserved
- ▶ The developer / contractor of reclamation erected hoardings in order to protect those trees avoid damages cause by daily works as shown at the following figures

36

Case study 3 - Construction of the Central Reclamation Area

土木工程拓展署個案 — 位於中環的建築地盤

37

Case study 3 - Construction of the Central Reclamation Area

土木工程拓展署個案 — 位於中環的建築地盤

38

Case study 3 - Construction of the Central Reclamation Area

- ▶ According to the contract of the central reclamation planning, the developer / contractor also must carry out the green decoration after the reclamation works is worked out
- ▶ Developer / contractor should consider about the cost of such project, especially some projects the developer / contractor should provide a minimum period of maintenance of the green decoration, such as trees, shrubs et cetera
- ▶ maintenance cost may fluctuate at a width range

39

To be concluded

- ▶ This policies were arising only half a decade
- ▶ A huge change & progress for the property development & construction industry
- ▶ Policies erected may merit to Hong Kong environment as the green elements enhance within the projected buildings or infrastructures
- ▶ Citizens and the users of such buildings / infrastructures may have benefits as the policies make the society healthier and at good appearance
- ▶ However, for the developers the risk exists as they have to spend more time and cost to carry out the preliminary research to the trees and time for reserve or transplant them with measures and hoardings

40

To be concluded (cont'd)

- ▶ Risk also enhances as if the proposed project site has several trees are necessary to be conserved and thus the developers willing to amplifier their contingency in their tender BQ & preliminary
- ▶ Experts and professional techniques are required as to execute those trees management and those experts and techniques are very rare within the market, and cause the demand become a little bit difficult and finally induce the whole project enter some techniques difficulties and the total expenditure is high
- ▶ The above-mentioned considerations may reduce the willingness of the developers to enter contract relate to those projects as developers never wish the risk and difficulty become higher due to the uncertainty has the chance to expand

41

To be concluded (cont'd)

- ▶ For the developer's perspective, a project could be viewed as:
 - more difficult to reach approval of the planning from TPB or LD
 - enhancement of cost & time
 - more professional personnel required
 - not relate to quantity but quality
 - sustainable development
 - save environment, as same as save cost and self-resource
 - corporation / company responsibility
 - community recognition
 - reputation

42

To be concluded (cont'd)

- ▶ For the contractor's perspective on construction cost, could be:
 - more uncertainties & risks (for delay, for over-budget...)
 - enhancement of cost & time
 - more professional personnel & techniques required
 - large range contingencies should be given
- ▶ Others:
 - not relate to quantity but quality
 - sustainable development
 - save environment, as same as save cost and self-resource
 - society / company responsibility

43

References

- ▶ www.trees.gov.hk (Trees Management Office)
- ▶ www.devb.gov.hk (Development Bureau)
- ▶ www.legco.gov.hk (Legislative Council)
- ▶ www.info.gov.hk/tpb (Town Planning Board)
- ▶ www.landsd.gov.hk (Lands Department)
- ▶ www.hkgnu.org (Committee of the international million trees / forest project and network [with the billion trees campaign and the "plant for the planet" programme] under UNEP - Hong Kong division)

44

活動期間聯絡

國際百萬森林計劃 搶救氣候 種出未來
The climate to save the future

- 電話: 67782670 / 69762635 / 59817036 (行動單位); 28762855 (辦公室)*
- 無線電: 409.8375 (8號頻道) - 參加者亦可使用 / 462.6875 (CTCSS-110.9Mhz)
- (國際呼號 CALLSIGNS: VR2XGN)
- 電郵: info@hkgnu.org / pr@hkgnu.org 傳真: 39711469
- 活動網址: http://www.hkgnu.org/reboisement_millionarbres.htm
- 香港區委員會聯絡處: 尖沙咀新港中心2座907室
- 香港區委員會郵政信箱: 郵政信箱68046號

▶ CIMPNHK/HKGNU/HIMA/FPPLPHK-PFTPFHK/PNUE-UNEP

45

國際百萬森林計劃 搶救氣候 種出未來
The climate to save the future

- *聯合國環境署 - 國際百萬森林計劃香港區委員會 (包括十億樹木行動及地球植林計劃), 香港綠色自然聯盟(HKGNU)等
- **Le comité du projet et du réseau mondial de million d'arbres - la division hongkongaise (avec la campagne pour un milliard d'arbres, et le programme de 'plantons pour la planète'), sous le cadre du Programme des Nations Unies pour l'Environnement (PNUE) ; et L'association d'écologie de Hong Kong (HKGNU), et caetera.
- *** [The committee of international million trees / forest project and network - Hong Kong Region (with the Billion Trees Campaign, and the the 'Plant for the Planet' Program), under the framework of United Nations Environment Programme (UNEP); Hong Kong Green Nature Union [HKGNU], etc.]

二零一零年九月 09/2010
<http://www.hkgnu.org> info@hkgnu.org
TEL: 28762855 / 67782670 / 69762635 / 59817036

停止談話 開始種植
Arrêtez de parler et
débutez de planter
STOP TALKING
START PLANTING

46

國際百萬森林計劃 搶救氣候 種出未來
The climate to save the future

Logos: GNU A Green Future, PNUE UNEP, WWF, PLANET, THE PLANET

47

完 - 謝謝
La fin, merci
The end, thank you

Revised in 2011 -
CIMPNHK/HKGNU/FPPLPHK-PFTPFHK/PNUE-UNEP

48