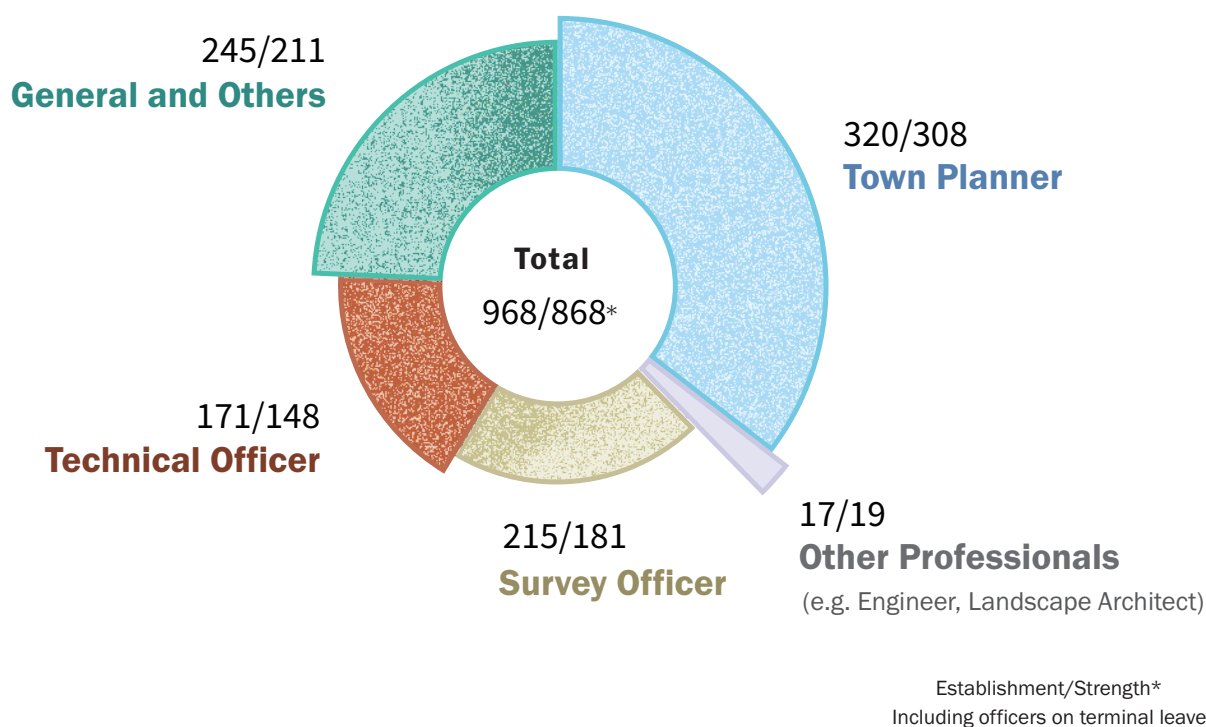


About Planning Department

The organisation chart of the Department as at December 31, 2024 is at **Appendix 1**.



Key Responsibility

The Department is responsible for formulating, monitoring and reviewing urban and rural planning policies and plans, and undertaking associated tasks for physical development of Hong Kong. It deals with all matters relating to long-term planning strategies at the territorial level; and land use planning, development control and planning enforcement at the district level.

We also provide both professional and secretariat services to the Town Planning Board (TPB) to perform its statutory planning functions under the provision of the Town Planning Ordinance (the Ordinance).

Readers may wish to refer to TPB's website at www.tpb.gov.hk for a more detailed description of the activities of TPB.

Planning System

We prepare development strategies at the territorial level and various types of statutory and departmental plans at the district/local level. In preparing these plans, reference will be made to the Hong Kong Planning Standards and Guidelines (HKPSG).

Territorial Development Strategy

The formulation of territorial development strategy aims to provide a broad territorial planning framework to guide future development and provision of strategic infrastructure and serves as a basis for the planning of major development nodes and the preparation of district plans. Hong Kong 2030+ has set out a strategic spatial planning framework for the future planning, land and infrastructure development as well as the shaping of the built and natural environment of Hong Kong beyond 2030.

Statutory Plans

The Department assists TPB to prepare statutory plans in the form of outline zoning plans and development permission area plans under the Ordinance. These statutory plans have the following main functions:

- regulating development through specifying the types of permitted land uses and development parameters on individual parcels of land;
- reserving land for various types of uses; and
- undertaking enforcement and prosecution actions against unauthorised developments in the rural New Territories.

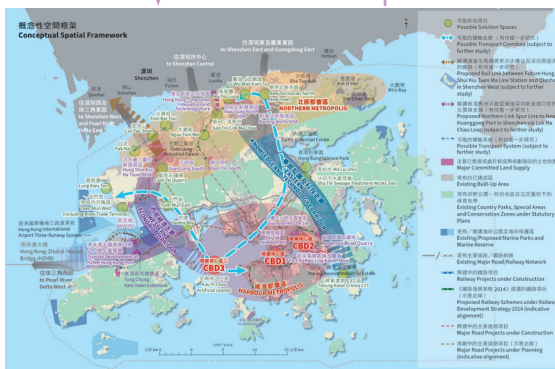
Departmental Plans

The departmental plans in the form of Outline Development Plans and Layout Plans show more detailed level of planning parameters.

Hong Kong Planning Standards and Guidelines (HKPSG)

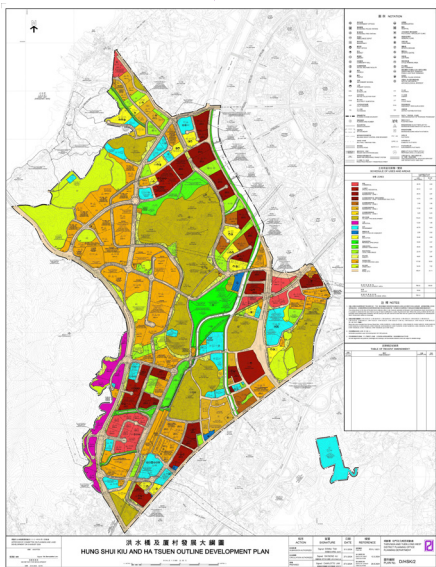
Various bureaux and departments will formulate, review and amend the respective planning standards and guidelines in a timely manner in order to provide guidance and reference on a range of issues regarding urban development. We will assist the bureaux and departments in this regard, and compile and promulgate HKPSG.

REGIONAL CO-ORDINATION

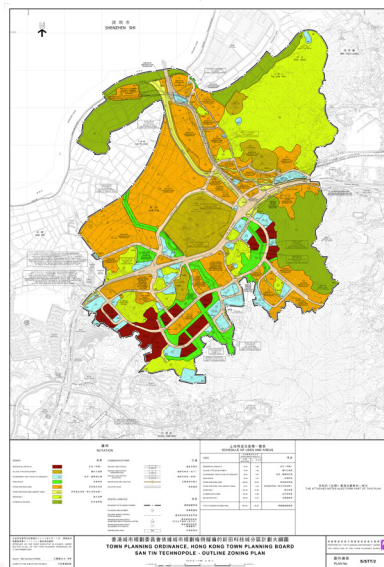


Territorial Developmental Strategy Conceptual Spatial Framework under “Hong Kong 2030+”

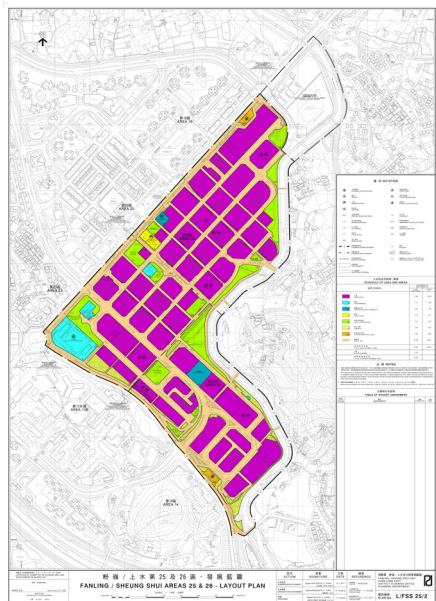
Hong Kong Planning Standards and Guidelines



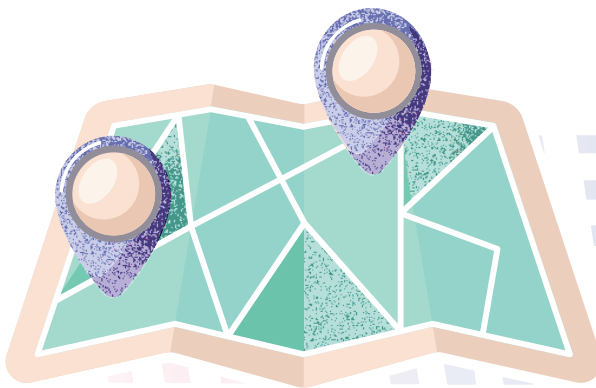
Outline Development Plan



Statutory Plan



Layout Plan



Land Reservation

Through the preparation of town plans, we reserve suitable sites for various uses to satisfy social and economic needs while minimising the adverse impacts on the environment.



Land for Housing



Land for Commercial Development



**Land for Government, Institution
or Community Facilities**



Land for Innovation and Technology



Land for Open Space

Urban Renewal

Amid a growing ageing building stock in Hong Kong, the Department has been working closely with the Urban Renewal Authority (URA) and concerned stakeholders to tackle the problem of urban decay and seize the opportunities to improve the living environment of old urban areas under the policy guidance of the Development Bureau.

The Urban Renewal Strategy promulgated by the Government in 2011 advocates a ‘people-first, district-based, public participatory’ approach to guide urban renewal work in Hong Kong. In light of the strategy, emphasis has been put on a ‘planning-led’ and ‘district-based’ approach in taking forward urban renewal in old districts, including Yau Ma Tei, Mong Kok, To Kwa Wan, Sham Shui Po, Kowloon City and Tsuen Wan.

In 2023/24, TPB processed six development schemes submitted by the URA, including Ming Lun Street/Ma Tau Kok Road Development Scheme Plan (DSP), To Kwa Wan Road/Ma Tau Kok Road DSP, Kau Pui Lung Road/Chi Kiang Street DSP, Nga Tsin Wai Road/Carpenter Road DSP, revised DSP for Kwun Tong Town Centre – Main Site, Cheung Wah Street / Cheung Sha Wan Road Development Scheme and Sai Yee Street/Flower Market Road DSP.

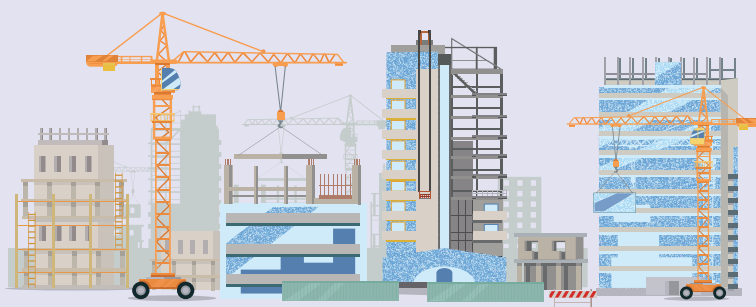
The Ming Lun Street/Ma Tau Kok Road DSP and To Kwa Wan Road/Ma Tau Kok Road DSP intend to achieve holistic replanning of land uses for a comprehensive waterfront development. Apart from housing development, waterfront promenade, retail belt, other commercial floor spaces as well as government, institution or community (GIC) facilities will be provided within the scheme areas to meet community needs and facilitate public enjoyment of the waterfront.



Ming Lun Street/Ma Tau Kok Road Development Scheme Area



To Kwa Wan Road/Ma Tau Kok Road Development Scheme Area



The Kau Pui Lung Road/Chi Kiang Street development scheme is one of the pilot Civil Servants' Co-operative Building Society redevelopment scheme being taken forward by URA. The scheme is intended for high-density residential development including both private housing and Starter Homes units, public vehicle park, various GIC facilities, pedestrianised avenue/event plaza and public open space.



Kau Pui Lung Road/Chi Kiang Street Development Scheme Area



Nga Tsin Wai Road/Carpenter Road Development Scheme Area

The Nga Tsin Wai Road/Carpenter Road development scheme aims to achieve holistic re-planning of land uses through non in-situ redevelopment of various existing GIC facilities, restructuring of the existing G/IC sites with adjoining urban fabric for comprehensive residential development, and development of low density retail blocks with the provision of a gateway square connecting to Kai Tak under a link-site approach. Additional GIC facilities and at-grade landscaped diversified space will also be provided to meet community needs.

In response to changing market situation, the DSP for Kwun Tong Town Centre – Main Site was amended to facilitate a high-density mixed-use development in Areas 4 and 5. The amendments allowed greater flexibility in development mix including a range of commercial uses and private flats, and maximising the development potential of this prime site adjacent to MTR Kwun Tong Station.



Kwun Tong Town Centre – Main Site (Development Areas 4 & 5)

The Sai Yee Street/Flower Market Road DSP is to take forward the first phase of the “Nullah Road Urban Waterway Development Node” proposed in the District Study for Yau Ma Tei and Mong Kok (YMDS). The development scheme involves transfer of plot ratio under a link-site approach to optimise land utilisation. Apart from residential and commercial development, the “single site, multiple use” model will be adopted to provide a multi-purpose complex with upgraded/new sports, recreational, healthcare and social welfare facilities. Besides, sizable public open space (i.e. the Waterway Park) and a public vehicle park will be provided.

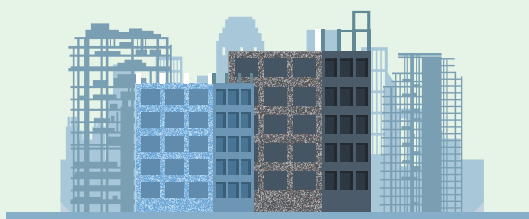


Sai Yee Street/Flower Market Road Development Scheme Area



Ma Tau Wai Road/ Lok Shan Road Development Project

The Ma Tau Wai Road/Lok Shan Road project is adjoining URA’s Kau Pui Lung Road/Chi Kiang Street development scheme. Hence, URA is exploring the feasibility of integrated planning of the two sites to create synergy.



With the completion of the YMDS by the URA, the Department has been working closely with the URA to take forward its recommendations. After the amendments to Mong Kok OZP in 2022, the Yau Ma Tei OZP was also amended in 2023 to facilitate urban renewal in the area. Moreover, the TPB guidelines on ‘Transfer of Plot Ratio’ (TPR) was promulgated in July 2023 to guide planning applications involving TPR, which is a new planning tool to incentivise private redevelopment in the Yau Ma Tei and Mong Kok areas. Further to YMDS, the Department has been providing planning support to the URA in the ongoing district studies for Tsuen Wan and Sham Shui Po to formulating master renewal concept plans. The Department will continue to render assistance to URA in taking forward its Corporate Plan and Business Plan as approved by the Financial Secretary.

Planning Studies

Planning studies play a vital role in the formulation of development strategies and planning standards and the preparation of town plans. They serve primarily as a means to investigate, analyse or address planning issues, formulate planning visions, intentions or concepts, and provide a basis for formulating and evaluating proposals. **Appendix 2** shows the major consultancy studies undertaken by the Department as at December 31, 2024.

Fostering Closer Interaction with Guangdong-Hong Kong-Macao Greater Bay Area Cities

The Department maintains close liaison with the mainland cities in the Guangdong-Hong Kong-Macao Greater Bay Area. Through various channels, we keep abreast the latest developments in town planning work with our mainland counterparts.

Since the full resumption of normal travel between Hong Kong and the Mainland in 2023, the Director of Planning, Mr Ivan Chung, had led delegations to Shenzhen, Guangzhou, Foshan, Dongguan, Zhongshan, Huizhou, Jiangmen, Zhaoqing, Zhuhai and Hengqin. At the meetings, the delegations introduced the latest planning of the Northern Metropolis and Kau Yi Chau Artificial Islands in Hong Kong, and learnt about the territorial spatial planning of the respective cities from local officials. The delegations also visited major development projects, such as new development areas, industrial parks, major transport and logistics infrastructures, innovation and technology platforms, heritage conservation and revitalisation, and ecological conservation projects.



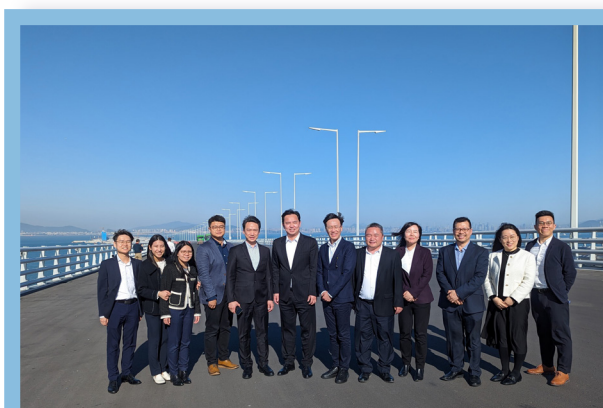
Visiting an industrial park



Shenzhen-Hong Kong Joint Planning Co-operation Meeting



Introducing the latest developments of the Northern Metropolis to Mainland officials

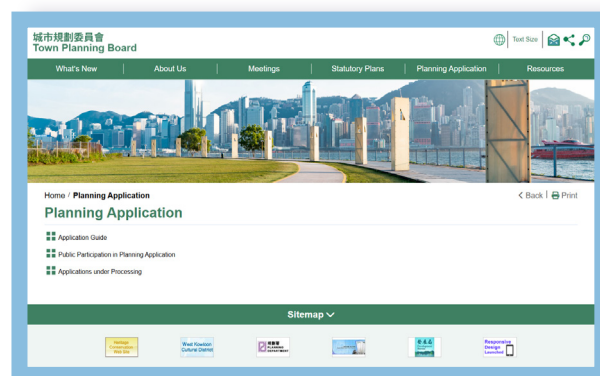
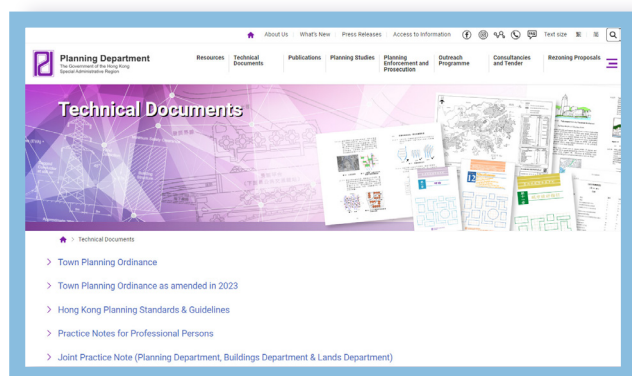
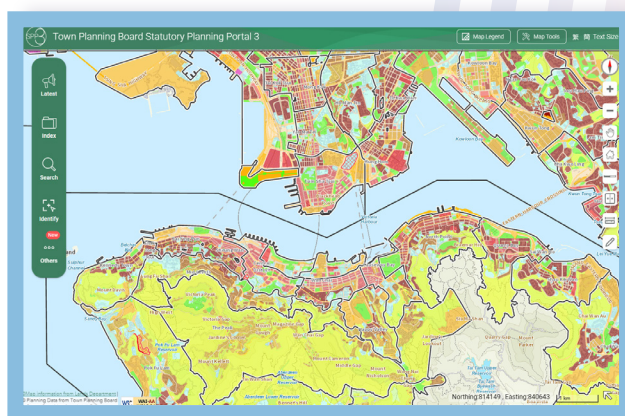


Visiting the Shenzhen-Zhongshan Link

Driving Smart Planning

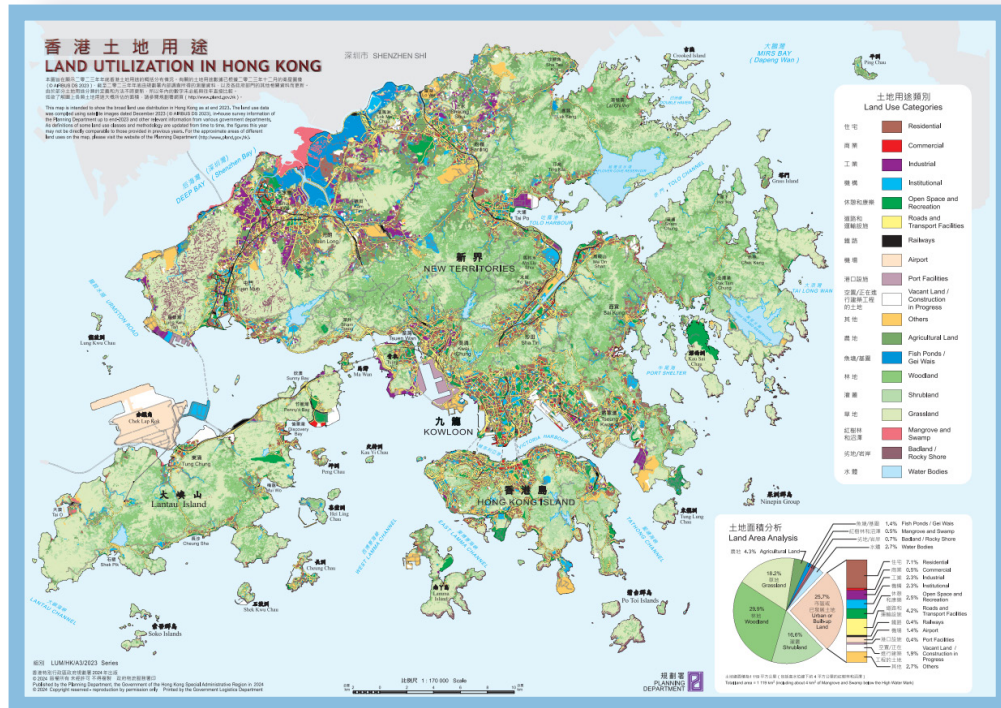
The Department has strived to apply innovation technology to enhance work efficiency and decision-making quality, in order to provide smart planning services of high-quality to the public.

In 2023, the revamped “Statutory Planning Portal 3” (SPP3) (www.ozp.tpb.gov.hk) was officially launched. In addition to detailed information provided by the Department and TPB, the public can also obtain richer and more comprehensive planning-related geographical information provided by other departments through a variety of GIS functions. In the same year, the revamped PlanD (www.pland.gov.hk) and TPB (www.tpb.gov.hk) websites were launched. The enhanced browsing and searching functions allow the public to obtain planning information more conveniently.



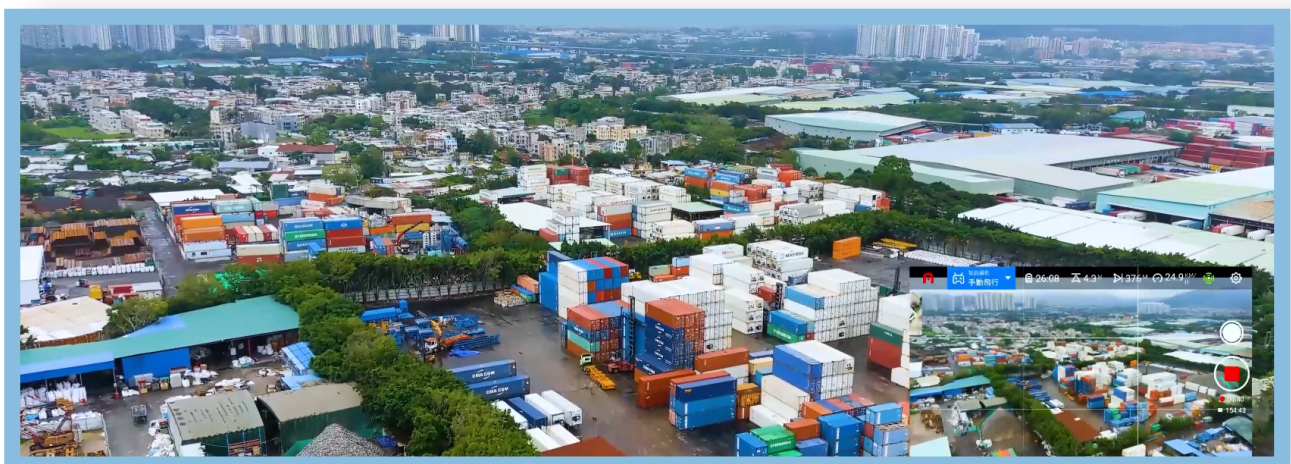
 The revamped SPP3, Departmental and TPB Websites

The Department has been using satellite images and remote sensing technology since 2001 to conduct annual territorial land-use classification and analysis, and produce “Land Utilisation in Hong Kong” (LUHK). Data plays an important role in daily planning work, supporting planning decisions. The latest LUHK was published on the Department’s website in September 2024 (www.pland.gov.hk/file/outreach/educational/pdf/LUM2024.pdf).



LUHK (published in 2024)

The Department has been using Unmanned Aerial Systems since 2013 to enhance efficiency in site inspection and evidence collection. As at 2024, PlanD has a total of 215 colleagues having obtained “Advance Rating” from the Civil Aviation Department in operating unmanned aerial vehicles.



Unmanned Aerial Systems in Site Inspection and Evidence Collection