



規劃署
Planning Department

ANNUAL REPORT 2023/2024

We plan to make Hong Kong a liveable,
competitive and sustainable Asia's World City





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Vision, Mission & Values

VISION

We plan to make Hong Kong a liveable, competitive and sustainable Asia's World City

MISSION



Formulate sustainable and resilient spatial development strategies and plans



Guide the optimum use and balanced development of land



Facilitate suitable development and redevelopment

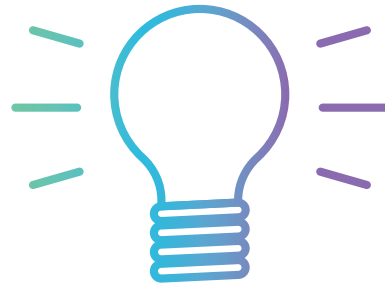


Partner and engage with the community

VALUES



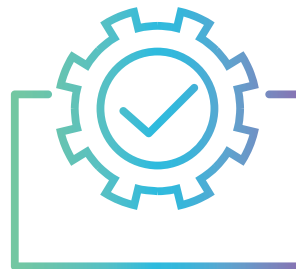
Proactive and Facilitating



Professional and Visionary



Open and Accountable



Effective and Efficient

Director's Message



Welcome to our Annual Report. This report outlines our major planning initiatives and work achievements in 2023 and 2024.

In 2023 and 2024, the Planning Department continued to actively take forward planning work on various fronts, striving to make Hong Kong a city for live and work. We continued to work closely with the Civil Engineering and Development Department to undertake strategic planning and development studies, in particular those for the **Northern Metropolis development**, with a view to boosting our economic growth and bolstering our research and development as well as technology industries, while providing a better living environment which would help attract talents and encourage them to settle in Hong Kong for good. It was also aimed to enhance the quality of life of the people of Hong Kong, improving their livelihood and well-being.

To tie in with the Government's pressing ahead with the **San Tin Technopole** project in the Northern Metropolis, we promulgated the revised Recommended Outline Development Plan in February 2024 and completed the statutory planning procedures for the preparation of the relevant Outline Zoning Plan in September the same year. We also released the development proposals of **Lau Fau Shan/Tsim Bei Tsui/Pak Nai area** and **Ngau Tam Mei New Development Area** for public consultation in March and November 2024 respectively, and proceeded with the ensuing tasks, including the investigation studies and detailed technical assessments. As for other projects in the Northern Metropolis, we are about to advance the planning for **New Territories North New Town and Ma Tso Lung area**. It is our goal to make, through planning, the Northern Metropolis a metropolitan area integrating quality life, industry development, culture and leisure, with home-job balance and green living.

During the period, we also continued to take forward our statutory and district planning work to assist in fulfilling the Government's commitment to increase land supply to meet the housing demand and other development needs of the community. The Government reviewed the statutory procedures of six development-related ordinances, including the **Town Planning Ordinance** (the Ordinance). The amended Ordinance came into effect on 1 September 2023, and the amendments formed part and parcel of the Government's endeavour to reduce

development time and expedite land production in response to the strong public aspiration for land and housing. In addition, the amended Ordinance strengthened the enforcement power against unauthorised developments in the rural New Territories, with the aim of better protecting the ecological sites facing development pressure and environmental damage in the rural areas. With regard to urban renewal, to accelerate the pace of urban redevelopment, we introduced new planning tools offering incentives to encourage the private sector to participate in urban renewal. Following the completion of the District Study for Yau Ma Tei and Mong Kok by the Urban Renewal Authority (URA), we worked together with the URA to take forward the recommendations of the study, including piloting the **new planning tool on “transfer of plot ratio”** in the two old districts, Yau Ma Tei and Mong Kok. A new set of Town Planning Board Guidelines was promulgated in July 2023 in this regard.

We have been **maintaining close ties with the Mainland municipalities in the Guangdong-Hong Kong-Macao Greater Bay Area (GBA)**, regularly exchanging updates on the town planning work in Hong Kong and other places through various channels. Since the full resumption of cross-boundary travel between Hong Kong and the Mainland in early 2023, we conducted visits to nine GBA municipalities and the Macao SAR, where we met with local officials to gain insights into their work on territorial spatial planning. In 2023, we nominated our Town Planners for attachment to the Authority of Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone for in-depth exchanges for about three months under the Civil Service Staff Exchange and Collaboration Programme with the Mainland Municipalities in the GBA. The engagement in various development projects in Qianhai enabled our colleagues to gain a deeper understanding of the planning regime, regulations and policies of the counterpart as well as the operation of Mainland authorities. Such an understanding is conducive to better complementing the GBA's development strategy in the future. In 2024, we also warmly welcomed planning officers from Beijing, Shanghai, Wuhan, Hangzhou and Shenzhen who were posted to the Planning Department for professional exchanges. These exchanges equipped colleagues with first-hand experience of the similarities and differences between Hong Kong and the Mainland in taking forward and implementing planning projects, thereby achieving mutual learning and mutual support.

The year 2025 is a prominent year for us as it marks the **35th anniversary of the Planning Department**. We will host a series of events to commemorate each significant milestone in our path. I would like to take this opportunity to extend my heartfelt gratitude to all our serving and former colleagues for their dedication to professional service and valuable contributions to the development of Hong Kong over the years. Looking forward, the Planning Department, with great commitment and professionalism, will work with different sectors in the community to **plan a future of boundless opportunities** for Hong Kong.



Ivan Chung, JP

Director of Planning

Events in Brief

Reimagining Public Spaces in Hong Kong – Feasibility Study



Place-making and Functions



Play, Flexible and Active Design



All-inclusive and Inter-generational Design



Safety and Comfort



Accessibility and Permeability

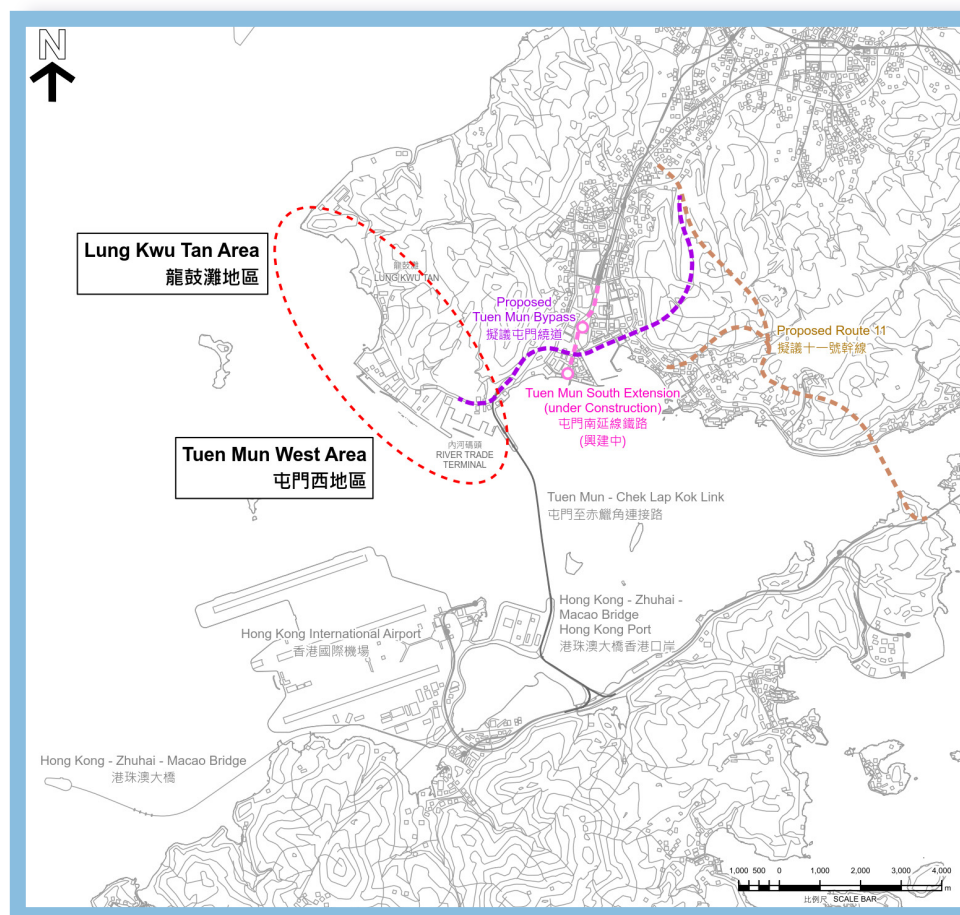


Greening, Smart, Biophilic and Resilient Design



The Study aimed to reimagine open spaces in Hong Kong in quality and quantity with a view to enhancing Hong Kong's liveability, as advocated in the territory development strategy “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (HK2030+). The Study was completed in December 2023. The recommendations of the Study will provide a basis for future revisions of the Hong Kong Planning Standards and Guidelines, and serve as a guidance for public-private collaboration in promoting future open space planning and enhancing the overall living quality in Hong Kong.

Planning and Engineering Study for Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area – Investigation



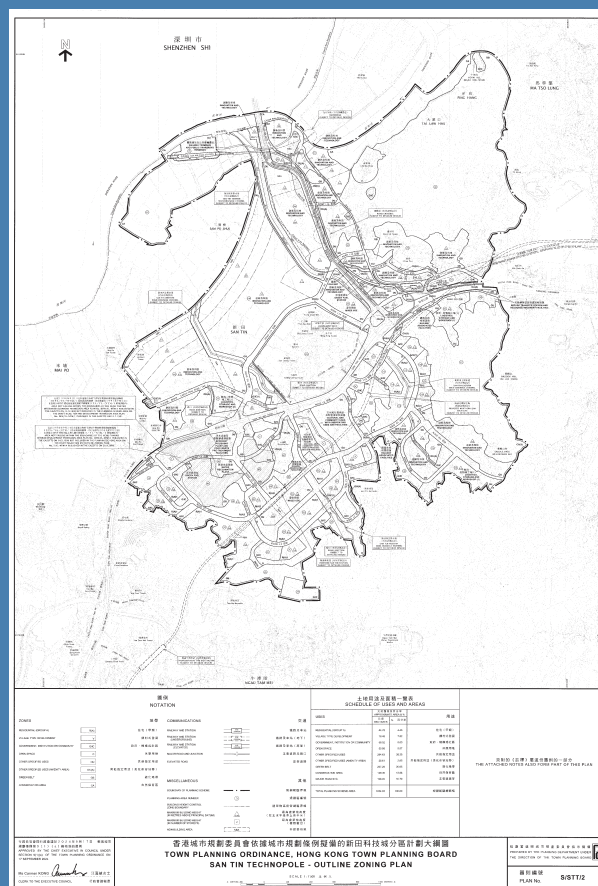
The HK2030+ identified the Lung Kwu Tan (LKT) and Tuen Mun West (TMW) areas as one of the possible solution spaces for meeting development needs and building up land reserve starting from 2030. Located along the Western Economic Corridor, LKT and TMW areas enjoy strategic and locational advantages: having sea frontage, being in proximity to Hong Kong International Airport and Hong Kong-Zhuhai-Macao Bridge Hong Kong Port, accessible to several existing and planned strategic road transport infrastructure and having opportunities for collaboration with existing industrial operators in the area. To leverage these opportunities, the Study was jointly commenced by the Department and Civil Engineering and Development Department (CEDD) in December 2023. The Study aims to formulate proposals in relation to reclamation extent, land uses and development recommendations for developable land of the two areas, with due regards to stakeholders' opinion and detailed technical assessments. Initially, the study area is considered suitable for supporting modern, advanced and high value-added economic industries, especially those requiring marine access and a large extent of operational space, incorporating residential development and community facilities as appropriate. The Study is targeted for completion in 2026.

Study on Phase One Development of New Territories North : San Tin / Lok Ma Chau Development Node – Investigation

Located at the heart of the Northern Metropolis, San Tin Technopole (comprising the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) at the Loop and the San Tin / Lok Ma Chau area) is strategically positioned to be a hub for clustered Innovation & Technology (I&T) development that creates synergy with the Shenzhen I&T Zone. To take forward the San Tin Technopole initiative, the Department and CEDD jointly commissioned the Study in October 2021 to formulate a Recommended Outline Development Plan (RODP) for the area outside the Loop. To solicit public views on the RODP, a two-month public engagement was conducted between June and August 2023. Taking into account the public comments and latest circumstances, a Revised RODP was released in February 2024.



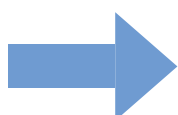
Together with HSITP, the area will provide about 300 hectares of I&T land, which is capable of accommodating a total gross floor area of about 7 million m². It will provide about 50 000 to 54 000 flats, accommodate a new population of about 147 000 to 159 000, and generate about 165 000 jobs including about 120 000 jobs on I&T sites. In March 2024, the draft San Tin Technopole Outline Zoning Plan was gazetted, which was approved by the Chief Executive in Council in September 2024. The Government is pressing ahead the San Tin Technopole project. To facilitate, the Department will formulate the Planning and Design Brief (PDB), which will be submitted to the Town Planning Board for approval after consultation with relevant stakeholders. The PDB will provide more detailed development guidance for the relevant I&T sites.



Approved San Tin Technopole Outline Zoning Plan
No. S/STT/2

Review of Vacant School Premises Sites

The Central Clearing House mechanism was established in 2011 with a view to making gainful use of vacant school premises (VSP) sites which were confirmed by Education Bureau that these sites were no longer required for school use. In the 2023 Review, PlanD examined the long-term uses of a total of four to-be-vacant school premises sites, including one re-examined site. Three of these sites were recommended to be retained for government, institution or community (G/IC) uses, and the remaining one was recommended for residential use in the long term. Since 2011, the Department has reviewed a total of 259 VSP sites, with the majority of them (157 sites) have already been or will be put to gainful uses, including public and private housing, transitional housing, light public housing, G/IC uses and short-term uses by non-government organisations etc.



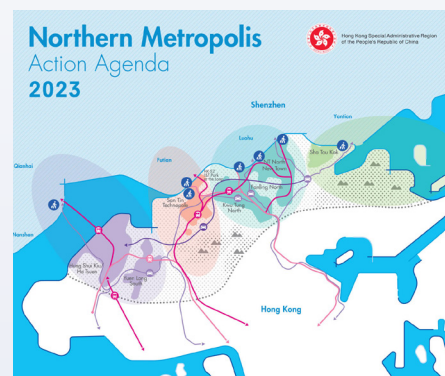
Northern Metropolis

- A New Engine for Hong Kong's Development



Background

According to the Northern Metropolis Development Strategy issued in 2021, the Government proposed developing the northern part of Hong Kong into a metropolitan area ideal for people to live, work and travel. Subsequently, the Government put forward the Northern Metropolis Action Agenda (Action Agenda) in 2023, confirming that by adopting an “industry-driven and infrastructure-led” approach as its key planning axle, the Northern Metropolis (NM) is to develop into a “new international innovation and technology (I&T) city”, integrating quality life, industry development and culture and leisure. The NM will help Hong Kong develop into an international innovation and technology (I&T) centre under a new industry pattern of “South-North dual engine (finance - I&T)”. Leveraging on its geographical advantage of proximity to Shenzhen, the NM will forge a major hub for Hong Kong to integrate into the overall development of our country. The Chief Executive further pointed out in the 2024 Policy Address that the NM is the new engine of Hong Kong's economic development, and the Government will expedite the implementation of housing and industry-related projects in the NM.



To achieve the vision of developing the NM into a “new international I&T city”, 8 specific development goals are further proposed in the Action Agenda.

Providing land and housing

provide over 500 000 new residential units within the next 10 years; accommodate a population of 2.5 million.

Industry-driven planning and a better home-job balance

benefitting from industry development, create around 500 000 new jobs.

Promoting integration of the Greater Bay Area

the different zones of the NM and the corresponding areas in Shenzhen can complement one another and develop in a coordinated manner.

Infrastructure-led, railways as backbone

strengthen the connection within the NM and its connections with the Mainland and the other parts of Hong Kong.

Developing a “NM University Town”

reserve land for the development of post-secondary education, strengthen co-operation between post-secondary institutions, and renowned Mainland and overseas institutions, and achieve greater synergy.

Ecological conservation, urban-rural integration

conserve and restore diverse habitats in the area proactively so as to increase its environmental capacity; create the characteristic of urban-rural integration and endeavour to become a sustainable carbon-neutral community.

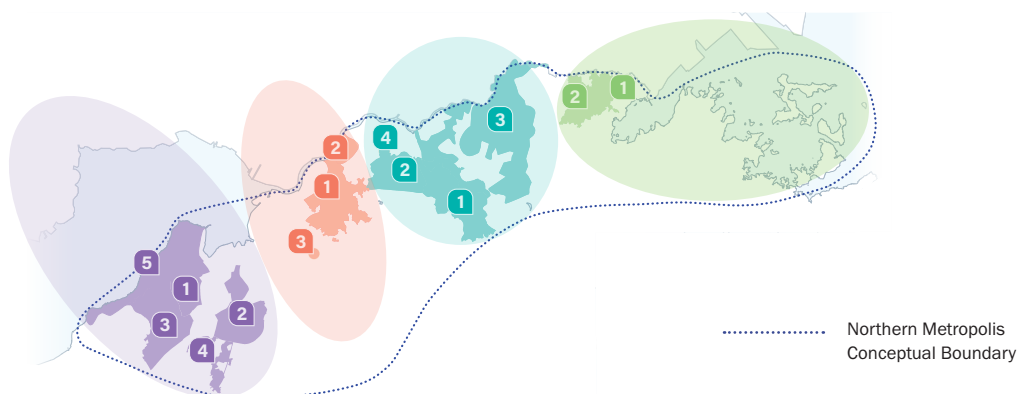
Developing diversified arts, culture, sports and youth facilities

support Hong Kong in developing into an East-meets-West centre for international cultural exchange.

Establishing presence of government departments to drive development

promote business activities and support service development, generating impetus for growth in new districts.

Given the characteristics and strengths of different areas, the NM, from the west to the east, can be divided into four major zones. Each zone has its distinctive strategic positioning and development theme:



High-end Professional Services and Logistic Hub

Connecting with the Qianhai Shenzhen-Hong Kong Modern Service Industry Co-operation Zone, the hub will provide financial and professional services, and capitalising on the locational advantages of the boundary control point (BCP) for developing modern logistics industry.

- 1 Tin Shui Wai
- 2 Yuen Long
- 3 Hung Shui Kiu/Ha Tsuen New Development Area
- 4 Yuen Long South New Development Area
- 5 Lau Fau Shan/Tsim Bei Tsui/Pak Nai



Innovation and Technology Zone

Covering San Tin Technopole including the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Loop, it will create synergy with the Shenzhen I&T Zone and serve as a hub for I&T development.

- 1 San Tin Technopole
- 2 Hong Kong-Shenzhen Innovation and Technology Park in the Loop
- 3 Ngau Tam Mei



Boundary Commerce and Industry Zone

Enjoying the geographic advantages of the BCPs at Lo Wu, Man Kam To and Heung Yuen Wai, this zone will help drive the development of industries such as advanced construction, green/environmental industries, health care, food technology and modern logistics, and promote cross-boundary business services and leisure consumption, giving full play to its powerful function as a BCP commercial zone.

- 1 Fanling/Sheung Shui
- 2 Kwu Tung North/Fanling North New Development Area
- 3 New Territories North New Town and Lo Wu/Man Kam To
- 4 Ma Tso Lung



Blue and Green Recreation, Tourism and Conservation Circle

Comprising areas endowed with rich cultural heritage and natural resources, such as Robin's Nest, Sha Tau Kok and Yan Chau Tong, this circle will promote recreation and tourism development.

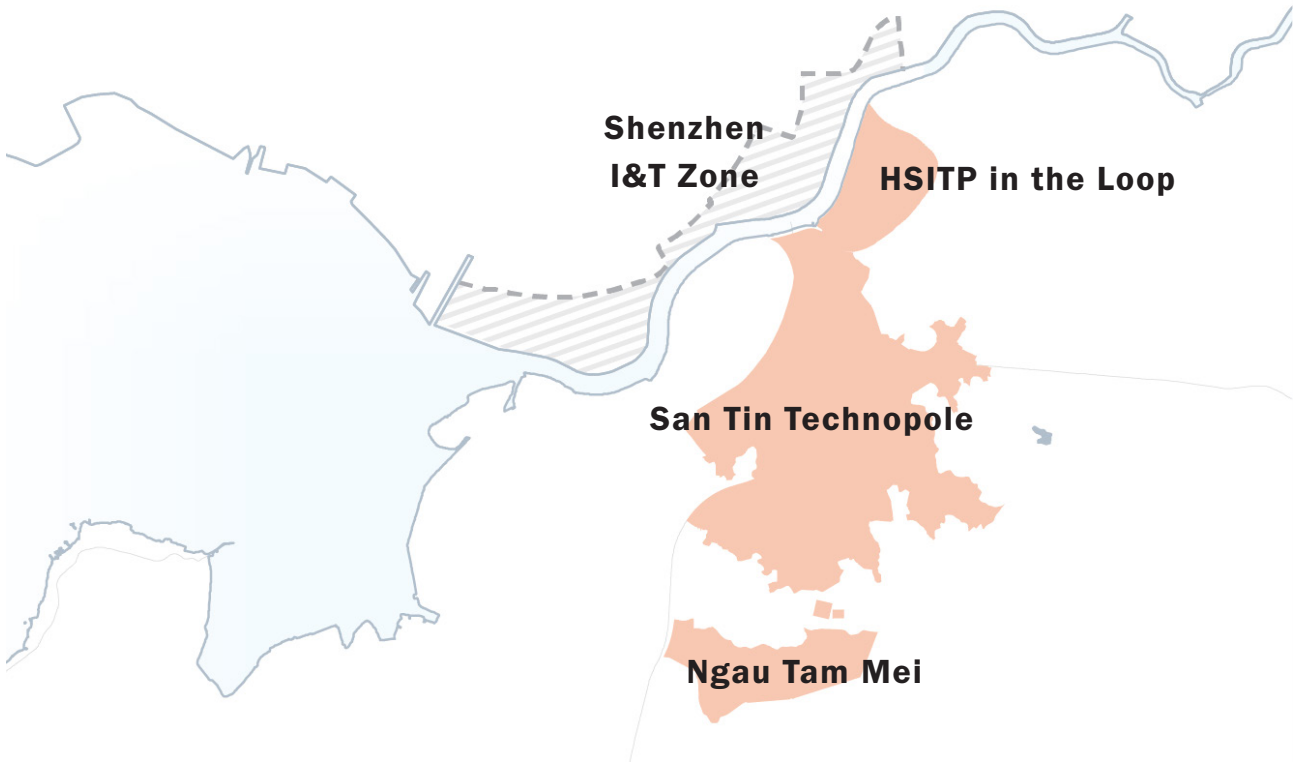
- 1 Sha Tau Kok
- 2 Robin's Nest

The development plan for San Tin Technopole (STT) and the surrounding area (within the I&T Zone) was announced in June 2023. The statutory planning procedures for the development plan, along with the preparation and approval of the relevant outline zoning plan, were completed in 2024. The development plan for the Ngau Tam Mei New Development Area (within the zone) was also announced in November 2024 for public consultation.

As regards the development plan for Lau Fau Shan/Tsim Bei Tsui/Pak Nai and the surrounding area (within the high-end professional services and logistics hub), consultation was commenced in March 2024. The following sections highlight the planning vision and positioning, development and conservation recommendations, public engagement processes and future directions of the three aforementioned projects.

Innovation and Technology Zone

Situated in the middle of the NM, the I&T Zone covers STT (including Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Loop) and Ngau Tam Mei (NTM) New Development Area (NDA).



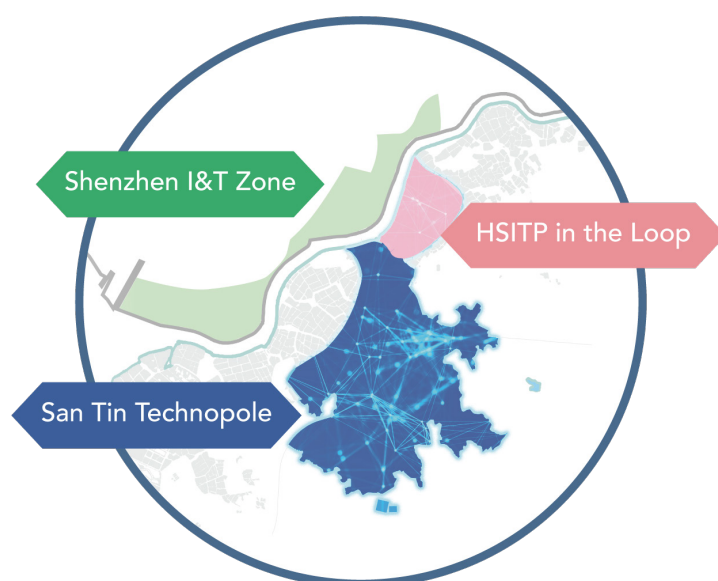
01

San Tin Technopole

In September 2019, the Department and the Civil Engineering and Development Department (CEDD) jointly commissioned a feasibility study with the aim of formulating a Preliminary Outline Development Plan for the first phase development of the New Territories North. An Initial Land Use Plan for areas around San Tin was released in mid-2021. The 2021 Policy Address announced the NM Development Strategy which proposed to develop STT by integrating the I&T land in the area around San Tin with the HSITP in the Loop. In October 2021, PlanD and CEDD jointly commissioned an investigation study to expand the development area in San Tin areas and formulate a Recommended Outline Development Plan (RODP) for the area outside the Loop.

Planning Vision and Positioning

The National 14th Five-Year Plan supports Hong Kong to develop into an international I&T centre. Located at the heart of the NM and in close proximity to Shenzhen's I&T zone in Huanggang and Futian, STT is the flagship project of the I&T Zone, and also the core of industry development in the entire NM. It is strategically positioned to be a hub for clustered I&T development, creating synergistic development with the Shenzhen's I&T Zone and promoting the locational advantages of the Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone under "one river, two banks" and "one zone, two parks". STT will also contribute to the development of a new industry pattern of the South-North dual engine (finance - I&T), and become a new community for quality, healthy and green living.



Development Layout and Major Development Parameters

STT (including the HSITP in the Loop) covers a total development area of 626 hectares (ha). Apart from the 87 ha of the Loop, the remaining development area comprises mainly the I&T Park and San Tin Town Centre.

Total Population



about **147 000**
to **159 000**

Housing Units



about **50 000**
to **54 000**

(Public/private housing ratio is about 70:30*)

*The actual public/private housing ratio will be determined upon the implementation of the development.

Employment



about **165 000** jobs

(Including about 120 000 jobs within the I&T Park)

Talent Accommodation Units

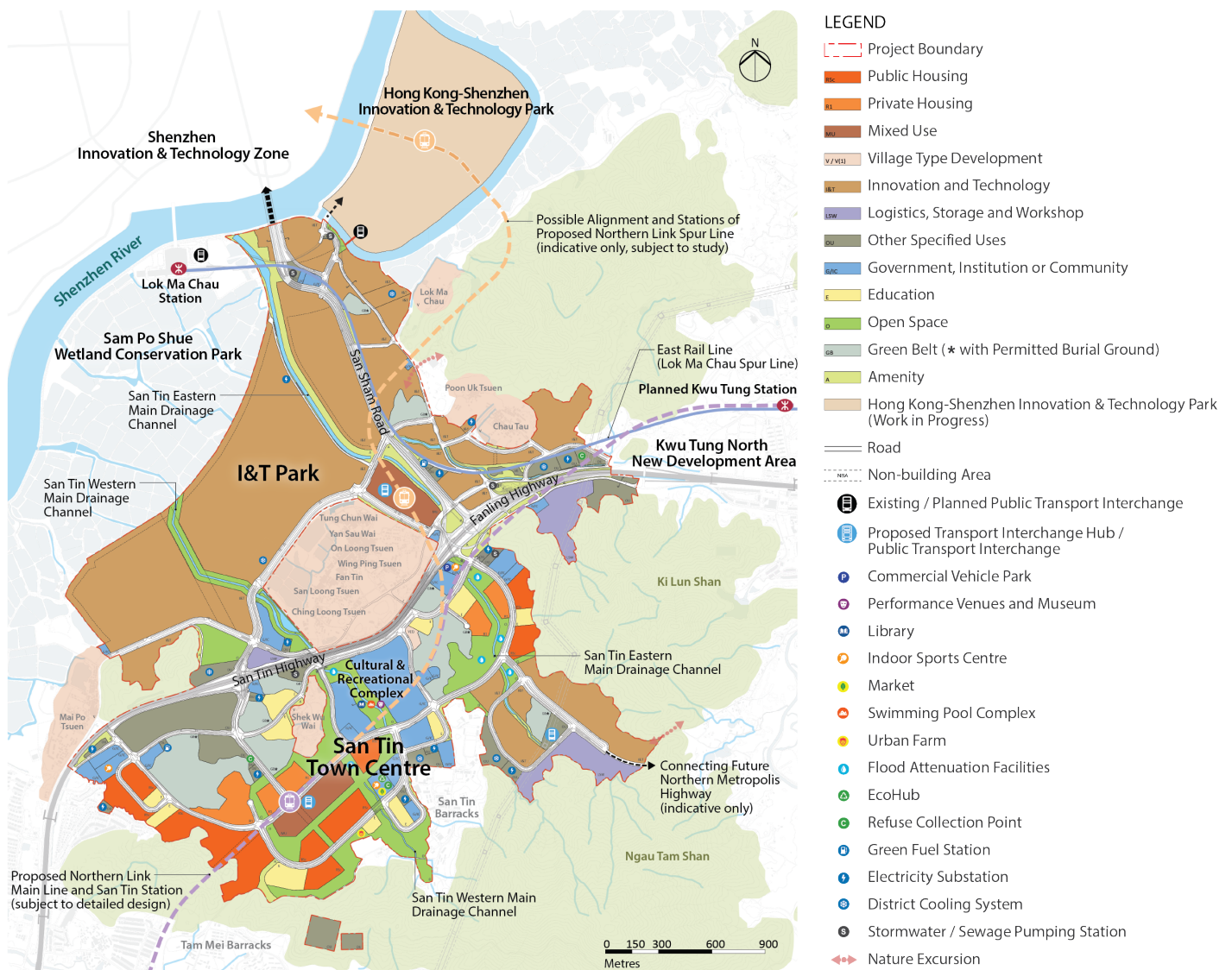


about **6 400** units



Rendered illustration of the I&T Park

Rendered illustration of San Tin Town Centre



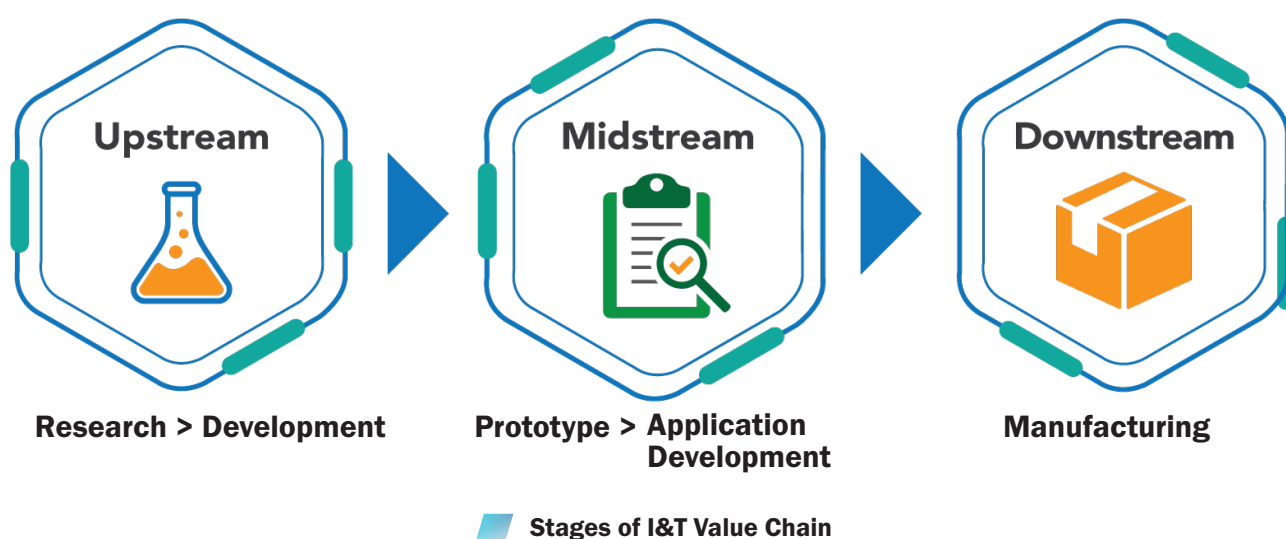
Revised Recommended Outline Development Plan of STT

Key Planning Features

I Developing a World Class I&T Centre

The majority of the I&T land is strategically planned to the north of San Tin Highway/Fanling Highway, with a portion at the southeastern part of the NDA. Underlining Government's strong commitment to I&T development, the I&T Park and HSITP at the Loop will collectively provide about 300 ha I&T land, accounting for about half of the total development area of STT, and capable of accommodating a gross floor area (GFA) of about 7 million m² which is equivalent to 17 Hong Kong Science Parks. It will facilitate the development of Hong Kong into an international I&T centre and deepen I&T cooperation with Shenzhen and the world.

In order to nurture a more complete I&T ecosystem, STT will have to cater for the land uses of different I&T fields and different stages of I&T value chain (upstream, midstream and downstream), as well as the needs for talent accommodation and other supporting facilities. Hence, a wider range of permitted and compatible uses for I&T land have been formulated to allow greater flexibility.



Connected land parcels of different sizes within the I&T Park will provide flexibility for future land disposal as well as catering for the need of technology companies of different scales (start-ups, leading technology firms) and I&T facilities/uses.

II Co-existence of Development and Conservation

Upholding the planning concept of “co-existence of development and conservation”, STT aims to expand the capacity for I&T development while actively creating environmental capacity and optimising the use of blue and green resources, as well as building a sustainable new I&T city that **integrates industry development, ecological conservation and a liveable community** where human and nature can co-exist in harmony.

To fully leverage the strategic positioning of STT, a substantial area of I&T land is required to be created. STT has incorporated as many developed areas (including brownfields) as possible into the development. However, considering the environment of San Tin, including geographical constraints (e.g. surrounded by hills on the eastern and southern sides of STT), some fish ponds (including some abandoned ones) will be suitably included in the development for a better development layout of STT, while minimising any impact on bird habitats and birds' flight corridors.

In order to promote proactive conservation, the Government proposed to establish the Sam Po Shue Wetland Conservation Park (SPS WCP) adjacent to STT with a total area of approximately 338 ha, which is five times the size of the Hong Kong Wetland Park. SPS WCP can achieve multiple functions including ecological conservation, sustainable development of aquaculture, as well as eco-education and eco-recreation, while creating environmental capacity for the development of STT and provide a unique landscape. At the same time, SPS WCP can also mitigate the impact on ecological and fisheries resources arising from the development and achieve the goal of no-net-loss in ecological functions and capacity of the wetland concerned.



Rendered illustration of STT and SPS WCP

III **Balanced, Vibrant and Liveable Community**

San Tin Town Centre, which is primarily located to the south of San Tin Highway/Fanling Highway, will supply about 50 000 to 54 000 public and private housing units, mostly within 500m walking distance from the railway station. The development will help relieve the territory-wide housing shortage.

To create a better living environment, the land area for open space and government, institution and community (GIC) facilities respectively in STT have been increased to not less than 3.5m² per person in accordance with the recommendations of Hong Kong 2030+. To realise the 15-minute neighbourhood concept, the planning of the GIC facilities has taken due consideration of the distribution of the population clusters including existing villages, and the comprehensive pedestrian and cycling network, so as to enabling residents to enjoy convenient access to their daily necessities and major transport facilities.

San Tin Town Centre will be developed into an integrated neighbourhood with comprehensive community facilities and open space. The mixed use developments near the two railway stations and the iconic cultural and recreational complex in the central part of San Tin Town Centre will be the landmarks of the area:

1

San Tin Town Centre West will be developed around the proposed San Tin Station.

The surrounding area of the San Tin Station will be provided with a transport interchange hub, and is characterised by a mixed-use development (comprising residential developments, offices, hotels, retail, dining and entertainment (RDE) facilities). The public and private housing nearby are mostly high-density developments, which are knitted together with low to medium-density GIC facilities by an open space network.

2

Another community located in **San Tin Town Centre East** is developed along the San Tin Eastern Main Drainage Channel which will be revitalised. The Riverside Park and the shopfronts on the lower floors of the residential blocks will create a leisure ambience. Pedestrians and cyclists can make use of the iconic landscaped deck to access the proposed railway station and transport interchange hub to the north of San Tin Highway near Chau Tau. A mixed-use development comprising residential developments, offices, hotels, RDE facilities is planned around the railway station.



Rendered illustration of the iconic landscaped deck

3

The San Tin Western Main Drainage Channel in the **central portion of San Tin Town Centre** will be revitalised as a landscaped river course. An iconic cultural and recreational complex comprising performance venues, museum, library, swimming pool complex and public and event spaces is planned along both sides of the river course. Sites are also reserved for various public facilities, including a GIC Complex (including market, an indoor sports centre, an ecoHub etc.), clinics, Government joint-user office building, police station and fire station cum ambulance depot etc.



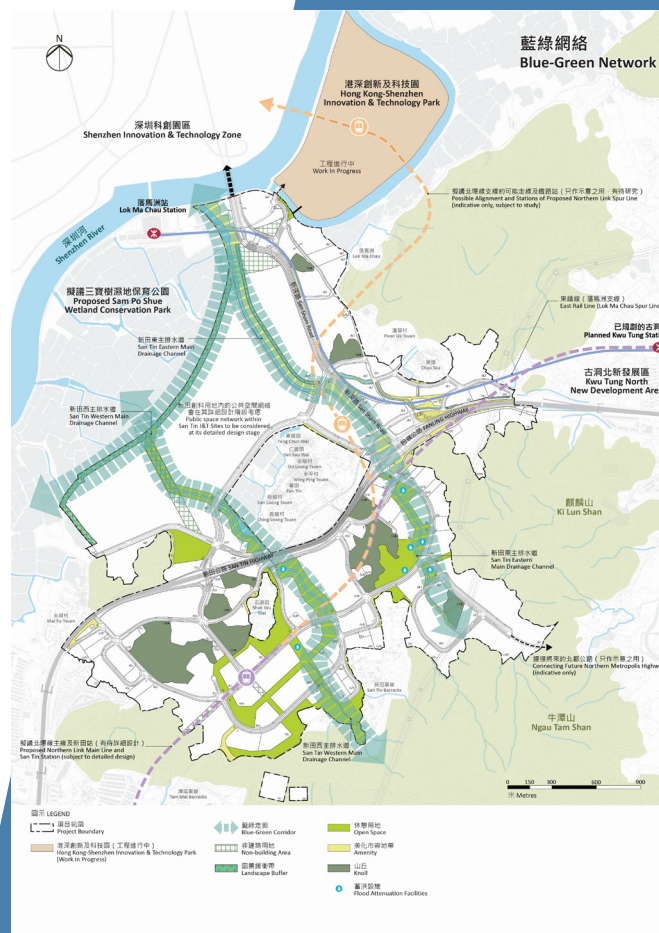
Rendered illustration of the Cultural and Recreational Complex



Rendered illustration of the riverside community

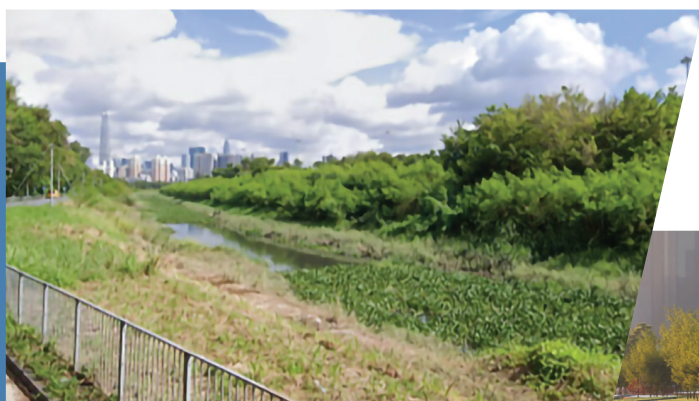
IV Blue-Green Network

Within STT, the river/drainage channels, retention ponds, wetland, open space and knolls are knitted closely together to create a blue-green network. Major landscaped corridors are proposed along SPS WCP and the two revitalised drainage channels in the east and west. Open spaces of various sizes will link up landmarks and public facilities in the area to enhance community cohesion and strengthen the sense of place as well as local identity. In addition, biodiversity will be enhanced through extensive greening.



Blue-Green Network

San Tin Eastern Main Drainage Channel



Existing Condition



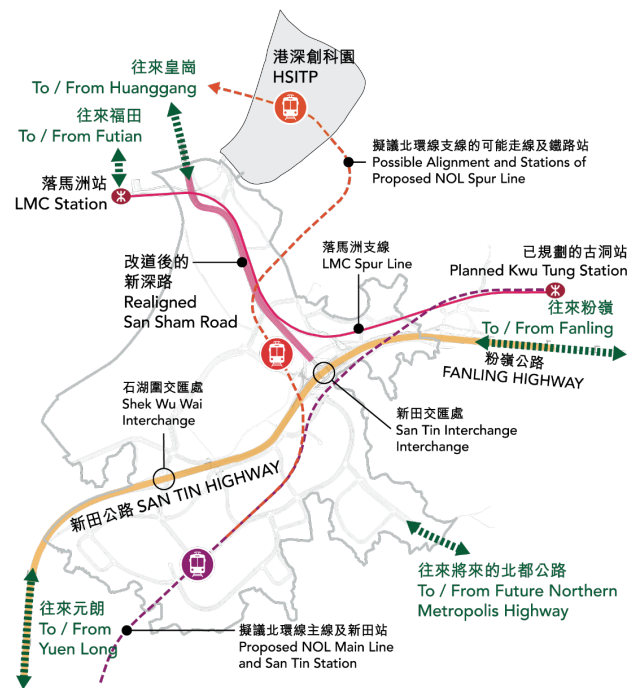
Future Condition

San Tin Western Main Drainage Channel



V Transport Infrastructure

The proposed transport infrastructure will facilitate cross-boundary travel and enhance the connectivity of STT with other areas in the New Territories and urban areas. STT will be served by three mass transit rail links, including the existing Lok Ma Chau Spur Line, the planned Northern Link (NOL) Main Line and the proposed NOL Spur Line to Huanggang. In addition, there are four major roads connecting STT with the surrounding areas. STT will be served by San Tin Highway and Fanling Highway in the east-west direction; connected to the Huanggang Port to the north via the re-aligned San Sham Road; and linked to the future NM Highway in the southeast.



VI Urban-Rural Integration

The well-planned community facilities and open space, as well as the enhanced transport connections and infrastructure services will benefit the surrounding villages, while the cultural heritage resources of the villages will add cultural diversity to STT. To achieve harmony in design between the villages and neighbouring developments, open space or amenity areas will be suitably provided in the peripheral area of the villages. Breezeways and visual corridors will also be provided in STT to facilitate air ventilation and preserve the views between the villages and the surrounding wetland and mountains. Furthermore, design harmony between the I&T Park and the proposed SPS WCP will be assured through sensible built form, ecologically sensitive landscape treatment and preservation of birds' flight corridors.



Rendered illustration of the I&T Park and the proposed SPS WCP

Mai Po Lung Village egretty at "Open Space" with enhanced features

VII Setting an Example of Smart, Green and Resilient (SGR) Initiatives

To align with the call for green planning and developing carbon neutral community under the Hong Kong's Climate Action Plan 2050 and to address climate change, STT would adopt SGR initiatives under the following three aspects:

1

Planning and Urban Design

Includes adopting a 15-minute neighbourhood concept, creating blue-green network, aligning breezeways with prevailing wind directions, maximising greenery, etc.

2

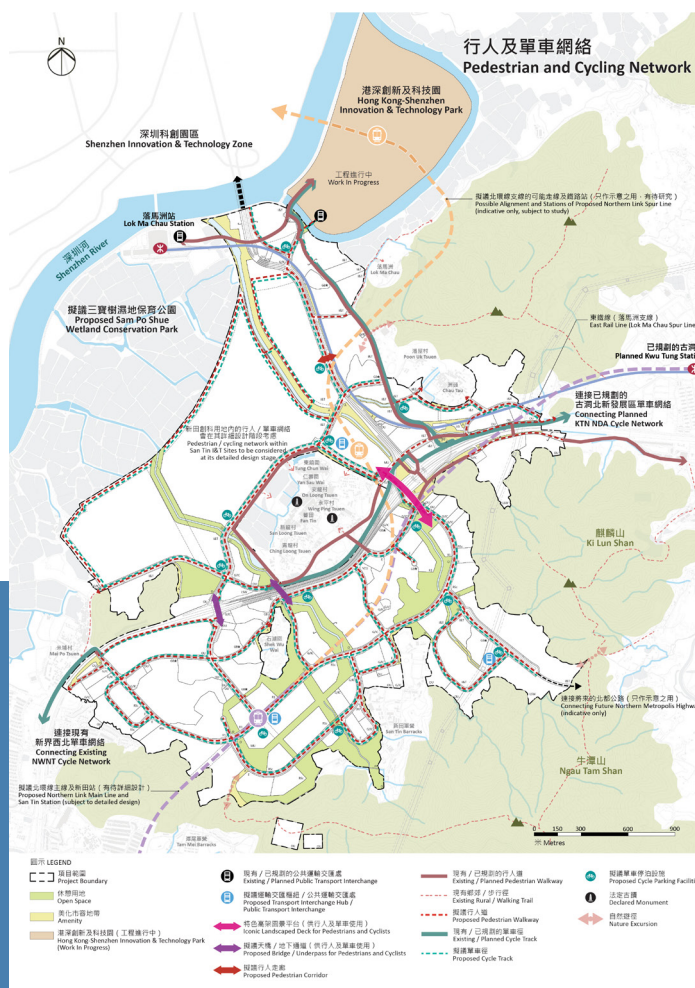
SGR Infrastructure System

Includes landscaped areas integrated with flood mitigation and water retention facilities, district cooling system, effluent polishing plant and food waste pre-treatment facilities, common utility enclosure, water reclamation facilities, etc.

3

Smart and Sustainable Mobility with Green Transport Modes

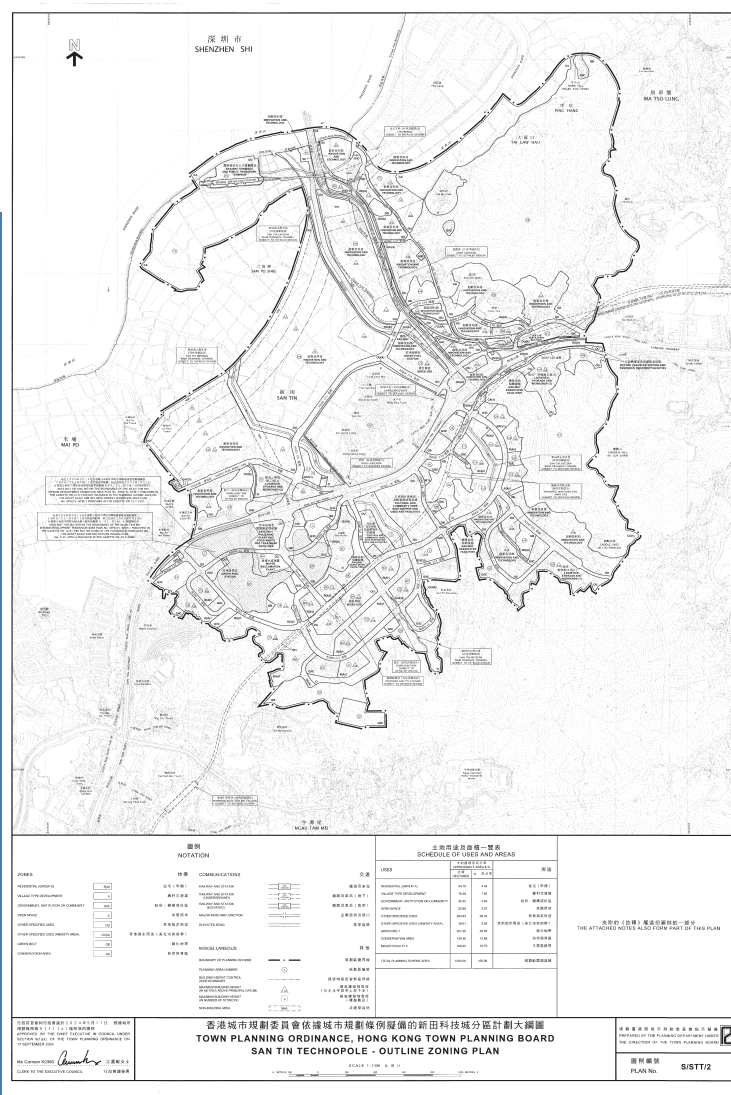
Includes railway as backbone of sustainable transport, comprehensive pedestrian and cycling network, provision of transport interchange hub/public transport interchange, charging facilities for electric vehicles, green fuel stations, etc.



Working Together as One

A two-month public engagement exercise was conducted from June to August 2023 for the land use proposal of STT. This flagship project in the NM was generally welcomed by the public. Taking into account the public comments received and the latest circumstances (including comments from relevant government departments), changes were made to the RODP. The revised RODP was published in February 2024 which served as the basis for preparation of statutory plan.

In March 2024, the draft STT OZP No. S/STT/1 was exhibited for public inspection under Section 5 of the Town Planning Ordinance (the Ordinance). After giving consideration to 1 543 valid representations, the Town Planning Board agreed to the draft STT OZP in July 2024 and agreed to submit the draft OZP to the Chief Executive in Council (CE in C) for approval. In September 2024, the CE in C approved the draft STT OZP. The approved STT OZP No. S/STT/2 was subsequently exhibited for public inspection under section 9D(2) of the Ordinance.



The Approved STT OZP No. S/STT/2

Development Schedule

Site formation and engineering infrastructure works for STT are planned to be implemented in two phases. Phase 1 mainly covers the I&T land parcels to the north of San Tin Highway/Fanling Highway, some residential land in the south and the key infrastructure areas with road connections. Phase 2 covers the remaining area. The first batch of I&T land are expected to be available in 2026/2027 at the earliest. The first population intake will start from 2031, while bulk population intake will take place around the time when the NOL Main Line commences operation (i.e. 2034).

DEVELOPMENT SCHEDULE

Works for the development area covered by the RODP are planned to be implemented in two phases.

Phase 1 Stage 1

Phase 1 Stage 2

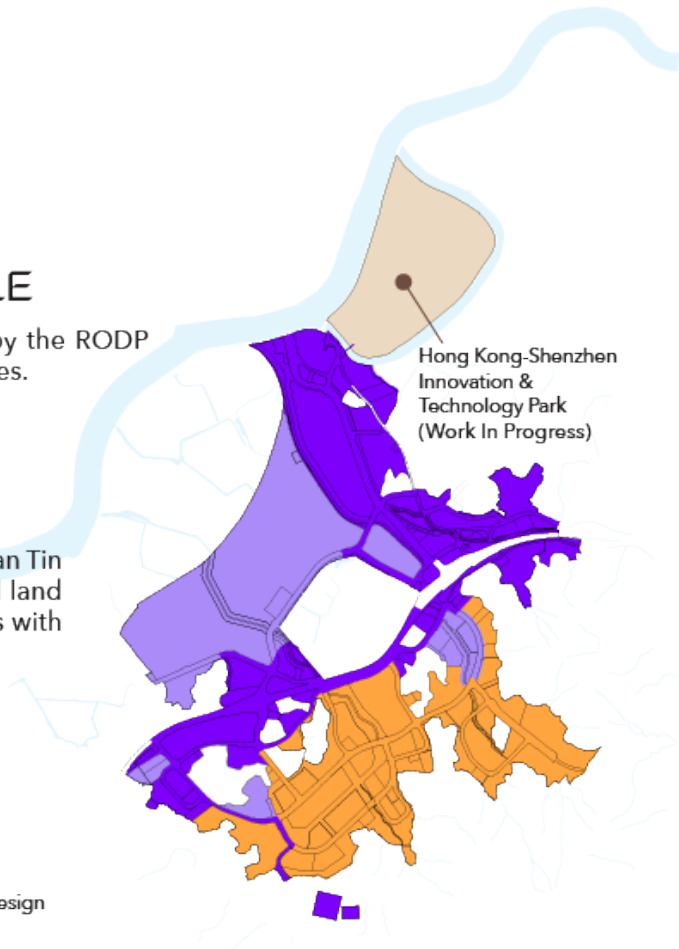
Covers the I&T land parcels to the north of San Tin Highway/Fanling Highway, some residential land in the south and the key infrastructure areas with road connections.

Phase 2

Covers the remaining area.

Notes:

Proposed scope of works to be reviewed in the detailed design
For indicative purpose only



Q4
2024

Site formation for
I&T land
will commence

2026

Formed sites coming
on stream in 2026
at the earliest

2031

The first population
intake

2034

Bulk population intake
around the time when
NOL Main Line
commences operation

02

Ngau Tam Mei New Development Area

The Department and CEDD jointly commissioned the Ngau Tam Mei Land Use Review Study (the NTM Study) in November 2021. With the announcement of the preliminary development proposals in mid November 2024, a two-month public engagement exercise was launched.

Planning Vision and Positioning

NTM is situated to the northeast of Yuen Long Town and the south of STT. Upon completion of the proposed NOL Main Line, NTM will only be one station away from STT and well connected with the rest of the NM and the urban area. Through the proposed cross-boundary NOL Spur Line and the new Huanggang Port under construction, it will be more convenient to travel from NTM to HSITP and Shenzhen in the future.

In view of this, the Action Agenda proposes that land be reserved in NTM for use of post-secondary education institutions, with a focus on scientific research, to complement the I&T development in STT, promoting “research, academic and industry” collaboration. “Research, academic and industry” collaboration refers to the close collaboration among I&T enterprises, science parks and neighbouring academic research institutions, that is, sharing of resources among private institutions and universities, nurturing talents for scientific research and facilitating commercialisation of research and development (R&D) outcomes; with a view to accelerating research and development processes through direct involvement of I&T enterprises. As announced in the 2024 Policy Address, the Government has earmarked over 80 ha of land in the NM for the development of the NM University Town, and land will also be reserved in NTM for developing an integrated medical teaching and research hospital (integrated hospital) and the third medical school.



Development Layout and Key Development Parameters

NTM NDA has a total development area of about 127 ha, and its broad land use concept plan has reflected the three development themes, including UniTown, the integrated hospital and the third medical school, and comprehensive residential neighbourhood.

Total Population



about **32 000**
to **36 000**

Housing Units



about **12 000**
to **13 000**
(mainly private housing)

Employment



about **22 000**
to **26 000** jobs

Note: The above development parameters will be subject to review in the next stage of the NTM Study.



Legend

- Study Area
- Blue-Green Spine integrated with Revitalised River
- Northern Link Main Line (planned)
- Planned Railway Depot with Topside Development

- Comprehensive Residential Neighbourhood
- UniTown@NTM
- Integrated Medical Teaching and Research Hospital
- Green Belt (with Permitted Burial Grounds)

Remarks: *Proposed alignments is for reference only.



Rendered illustration of future NTM Area

Planning Highlights

I UniTown

To realise the vision of developing the NM University Town, about 46 ha of land in NTM will be reserved for the development of the UniTown. The Government will encourage local post secondary institutions to introduce more branded programmes, research collaboration and exchange projects with renowned Mainland and overseas institutions in a flexible and innovative manner, elevating Hong Kong's academics and research to new heights in the world; nurture high-end talents to support the I&T development in surrounding areas such as STT; promote integrated development of education, technology and talents; and promote Hong Kong as an international hub for high-calibre talents.

To enhance cost-effectiveness and synergy among different institutions, the Government will further explore the provision of special facilities and other ancillary facilities for shared use by different institutions. Through the provision of ample student hostel places, sports and outdoor leisure spaces, as well as green mobility, the UniTown will become a self-sustained university neighbourhood with vibrant and diverse campus vibes, serving as a testbed for I&T and attracting talents from the Mainland and overseas. In this regard, the Education Bureau (EDB) plans to release the Northern Metropolis University Town Development Conceptual Framework in the first half of 2026.



Rendered illustration of UniTown@NTM

II Integrated Hospital and Third Medical School

About 9 ha of land in NTM has been reserved for development of a new integrated hospital providing about 3 000 beds. Apart from providing comprehensive healthcare services for the future population in the NM, this integrated hospital will be a teaching and research hospital, accommodating teaching, training and research facilities where medical and healthcare professionals will be trained and clinical trials and research will be conducted, so as to complement the development of the life and health technology industry in STT and Hong Kong at large, promoting “research, academic and industry” collaboration.

Land has been reserved within the UniTown for the development of the third medical school campus. The Government has established the Task Group on New Medical School for devising the direction and parameters for establishing the new medical school. Invitation has been extended to universities interested in establishing the new medical school for submission of proposals at the end of 2024 .



Rendered illustration of Integrated Medical Teaching and Research Hospital and Third Medical School

III Comprehensive Residential Neighbourhood

A comprehensive residential neighbourhood is planned around the proposed NTM Station on the NOL Main Line in order to capitalise on the development opportunities brought about by the new railway, and develop a “15-minute neighbourhood” with the following key planning features:

1 Self-sustained Neighbourhood

In addition to living space, it is proposed to provide of shopping, leisure and entertainment facilities, as well as GIC facilities in the neighbourhood to meet the needs of local residents and to serve the students, staff, researchers and healthcare professionals from the nearby UniTown and the integrated hospital. Considering the development positioning of NTM, the housing will predominantly be by private housing.



Rendered illustration of the comprehensive residential neighbourhood

2 Blue-green Public Space Network

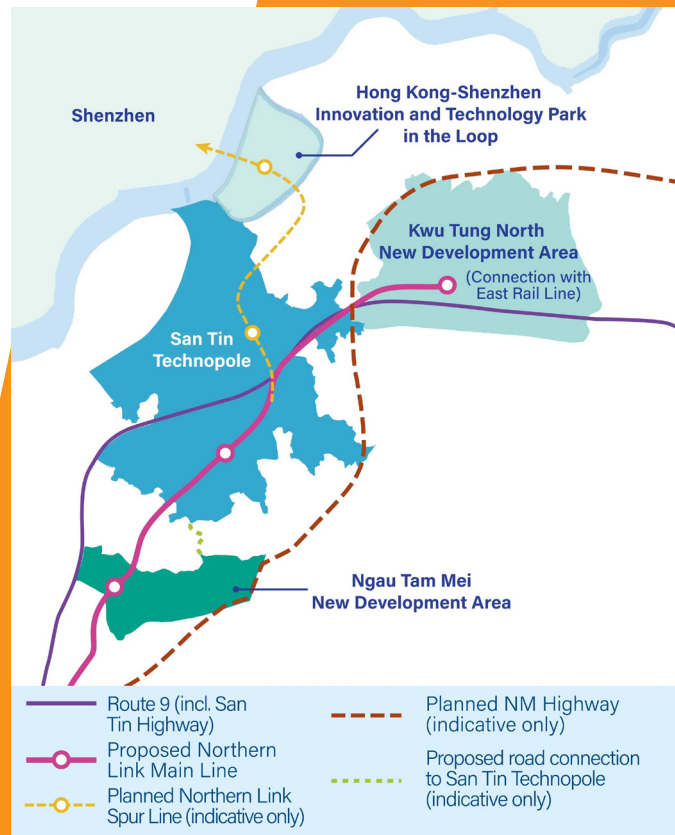
Rendered illustration of the open space network



It is proposed to develop an open space network extending from the NTM Station through the entire NTM NDA. Street-level shops and leisure facilities are proposed adjacent to the open space in the central area to enhance people interaction, meet the social needs of the youth, and create open and diversified living space. The open space network will extend east-west along the revitalised drainage channel, serving as a key east-west pedestrian and cycling corridor.

3 Transport Connections

- **Railway Transport:** Upon completion of the NOL Main Line (with NTM Station) in 2034, it will only take about 30 minutes to reach the Kowloon metro area. In addition, it will only take 15 minutes to travel from NTM to the HSITP in the Loop and Shenzhen by the proposed NOL Spur Line.
- **Road Transport:** On top of the existing San Tin Highway, the planned NM Highway will traverse the entire NM, shortening the distance between NTM and other NDAs. The proposed new road connecting STT will further enhance the internal connectivity within the I&T Zone.



Transport Connections for NTM ND

Public Engagement and Next Step

A two-month public engagement exercise commenced on 14 November 2024 to collect public views on the development proposal of NTM. Taking into account the public views received and other relevant factors, we will formulate a RODP for NTM, conduct relevant technical assessments (including environmental impact assessment (EIA) under the EIA Ordinance) and formulate the implementation programme. It is anticipated that government-led site formation and infrastructure works can commence in 2027 at the earliest, and site formation works for the first batch of residential, integrated hospital and UniTown land are expected to be completed progressively from 2029 onwards. The first population intake is expected to take place from 2034 onwards to dovetail with the commissioning for the NOL Main Line.

High-end Professional Services and Logistics Hub

03

Lau Fau Shan / Tsim Bei Tsui / Pak Nai

Planning Vision and Positioning

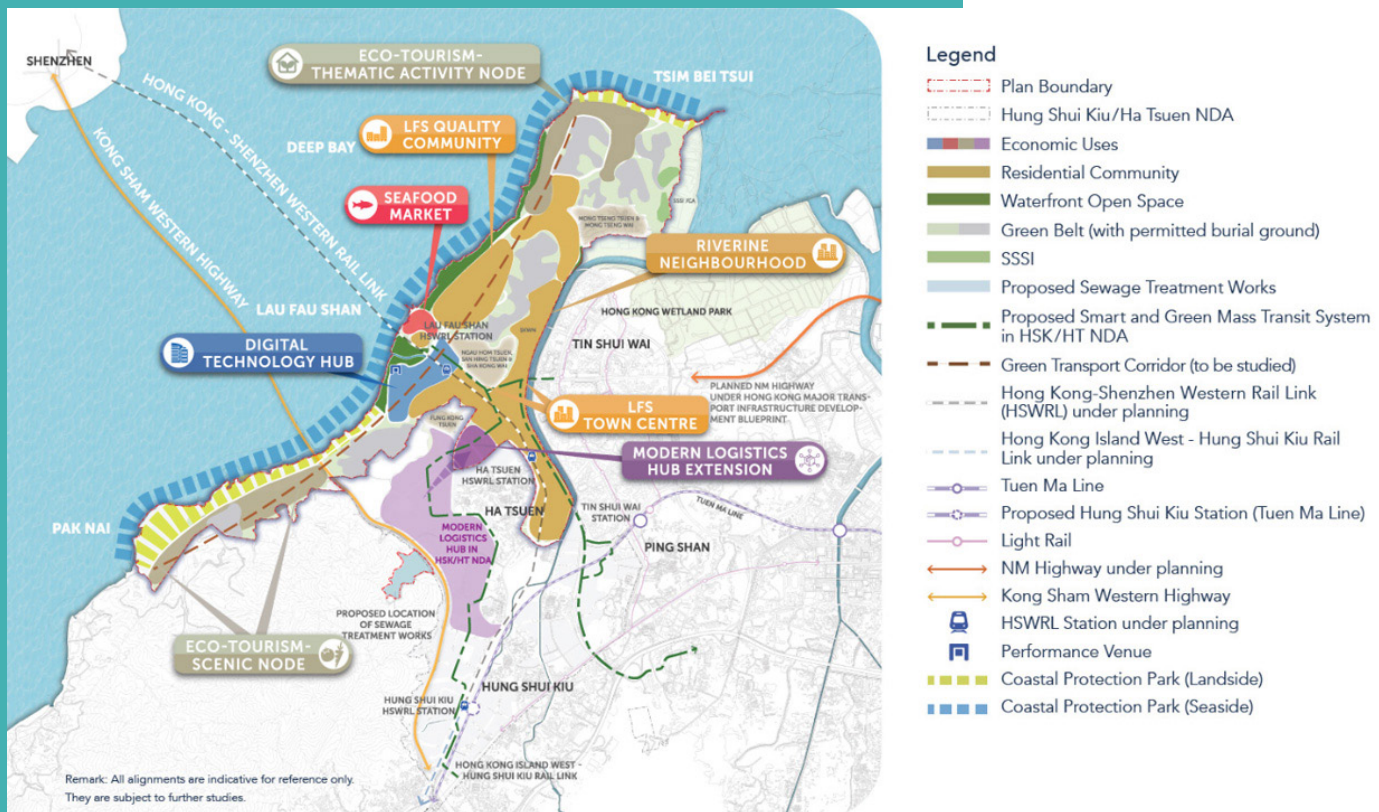
As set out in the Action Agenda, Lau Fau Shan/Tsim Bei Tsui/Pak Nai (collectively referred to as LFS) will be an extension of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). The extended NDA will be the source of new economic and housing land in the western-most area of the NM, playing an important role in promoting the development of High-end Professional Services and Logistics Hub¹.



Located at the western-most of the NM, the NDA is well connected with the existing and planned transport infrastructure.

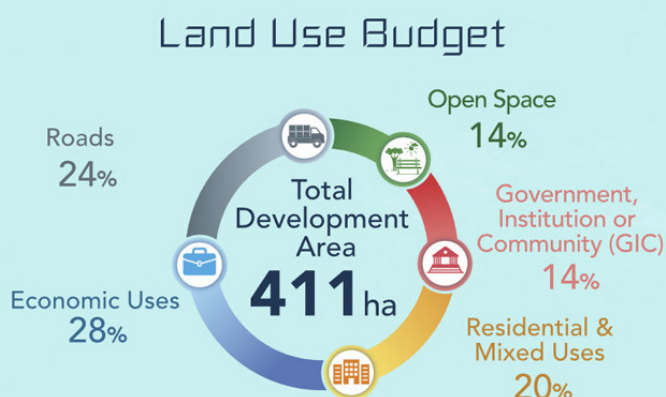
¹ Including HSK/HT NDA, Yuen Long South NDA and existing new towns of Tin Shui Wai and Yuen Long.

As part of the extended HSK/HT NDA, the area of LFS is planned with the aforementioned economic positioning for HSK/HT and the natural beauty of the LFS area in mind. With a development area of 411 ha (partly overlapping with the Remaining Phase of HSK/HT development), LFS can grow into a digital technology hub to complement the HSK/HT development, and develop into an eco-tourism destination for locals and tourists, bringing more vibrancy and development opportunities to the NDA.



Broad Land Use Concept Plan

Land Use Budget and Major Development Parameters



Lau Fau Shan

Total Population

about **141 000**
to **146 000**

Flats

about **48 000**
to **53 000**

Employment

about **50 000**

(including about 12 000 in I&T and 10 000 in tourism)

Talent Accommodation

about **1 800**

Maximum Plot Ratio

Domestic Non-Domestic

6.5 9.5

Remarks: The above parameters will be subject to the findings under the Investigation Study

Planning Focus**I Digital Technology Hub**

**Rendered illustration of the future digital technology hub
(view from northwest)**

Given its proximity to and synergy with Qianhai and its landmark position facing Qianhai just across Deep Bay, LFS will be positioned as a digital technology hub. It will capitalize on advanced technology to promote integration of new and traditional economies, in areas such as Fintech, smart living, digital entertainment. It will also serve as an incubation base for young talents and start-ups. Functionally, the digital technology hub at LFS, with focus on developing solutions based on applied technology, will form different development landscapes and jointly establish a comprehensive innovation and technology (I&T) ecosystem with the Hong Kong Science Park which mainly focuses on R&D and InnoPark which provides support to various emerging industries and innovative manufacturing.

With the support from Innovation, Technology and Industry Bureau (ITIB), the Hong Kong Cyberport Management Company Limited (Cyberport) had been invited to look into the establishment of a digital technology hub at LFS. Based on the findings of Cyberport's preliminary study, the Government has initially earmarked about 15 ha of land (which could provide a GFA of about 500,000m²) adjacent to the proposed LFS Station of the Hong Kong-Shenzhen Western Rail Link (HSWRL) for development of digital technology facilities in the form of a business and technology park. Cyberport had already commenced a further study in 2024 to identify a plan for the proposed LFS development.

II Eco-tourism

Two Eco-tourism Nodes

1

Tsim Bei Tsui (TBT) is adjacent to Deep Bay and the Ramsar wetlands which form a spectacular natural backdrop. The coastal area at TBT will be demarcated as a Coastal Protection Park (CPP). Taking into account the unique natural context and after some initial sounding out with the tourism/hotel industry, the area has the potential to be developed into a thematic activity node with seaview resort hotels and retail/dining/entertainment facilities, as well as various types of eco-tourism uses (e.g. outdoor adventure park and glamping sites). In other words, TBT can be positioned as an active Thematic Activity Node.



Sunset view at Tsim Bei Tsui



Rendered illustration of the future TBT (view from southwest)

2

The picturesque **Pak Nai (PN)** is not only famous for the magnificent sunset view, but also home to mangroves and rich marine life including horseshoe crabs as well as numerous migratory birds. The coastal area to the north of Deep Bay Road will be demarcated as a CPP. Without compromising natural conservation, hotels/resorts and eco-lodges with supporting nature-related activities are proposed in this area. PN can be positioned as a Tranquil Scenic Node as compared with TBT.



Rendered illustration of the future Pak Nai (view from East)



Mangrove Species

3

A promenade (about 4.8 km) for sightseeing, cycling and leisure walk is to be constructed along the coastal area between PN and TBT. Subject to the findings of the further feasibility study on the proposed CPP, the promenade and cycling track might be extended to the CPP in TBT and PN.

LFS Seafood Market

It is proposed to assess the tourism values of LFS Seafood Market, and one of the options is preserving the seafood market at the existing location (about 3.8 ha) while enabling in-situ improvements. The preservation and in-situ improvement of the LFS seafood market entail complex issues including land ownership/right-of-use by existing business operators, challenge of upgrading substandard public facilities in-situ, etc. A separate study will be conducted as appropriate in due course to further evaluate the tourism potential of the seafood market, taking into account the views collected during public engagement exercise, development programmes of the NDA and related infrastructures, as well as the latest tourism trends. The Tourism Commission will lead the study with the support of relevant bureaux and departments.



LFS Seafood Market

Waterfront Performance Venue

To provide more diversified experience for locals and tourists, a performance venue is proposed within the waterfront open space fronting the digital technology hub for running quality performances by local, Mainland and other talents. This, together with other attractions in LFS, including the aforementioned two eco-tourism nodes, CPP and the seafood market, can provide opportunities for enhancing the tourism appeal for visitors at international, regional and local levels. The improvement in connectivity and accessibility will also present opportunities for collaboration with other cities in the Greater Bay Area (GBA), including Shenzhen, for hosting events of various nature.



Waterfront Performance Venue

III Other Key Planning Features

The Proposed CPP

Under the Land Use Review Study and with the steer of the Environment and Ecology Bureau (EEB)/Agriculture, Fisheries and Conservation Department (AFCD), the future CPP may include the 10.7 km-long seaward area along the LFS coast, covering the inter-tidal zone with mangroves and associated habitats, subject to the findings of a further feasibility study to be commenced by AFCD in 2024. The land portion of CPP has been preliminarily demarcated, to include areas with habitats with moderate to high ecological value and the required buffer area. The proposed land portion of CPP (some 60 ha) within LFS comprises two areas, i.e. the areas from Sha Kiu Tsuen to TBT Police Post and the area around Sheung PN². The land portion of about 60 ha consists of mangroves, ponds, streams, etc. and the adjoining buffer area³. Under the study conducted by AFCD, the exact areas (both the sea and land portions) and uses of the CPP, baseline reviews, management strategy, conceptual plan and relevant technical feasibility assessments will be finalised.



Mangroves of the Deep Bay

Residential Neighbourhoods

Residential developments are primarily planned along the coast between TBT and the digital technology hub, and the western bank of the Tin Shui Wai (TSW) River. These residential communities, capable of producing 48 000 to 53 000 flats, will benefit from the excellent local and cross-boundary transport network of LFS and HSK/HT NDA in general, including the LFS and Ha Tsuen Stations of the HSWRL.

² The future CPP will also cover a portion of land within Ha Pak Nai, which is out of the LFS area.

³ The land portion along the coastline from TBT to LFS is excluded due to their relatively low ecological value.

Connecting TSW

The LFS area neighbours the TSW New Town, which currently provides limited job opportunities. The 2.7 km-long TSW River flanking LFS and TSW will be beautified/revitalised with new footbridges and upgraded cycle track extending to the north of Tin Wah Road, so as to improve the environment and enhance connectivity along the riversides, as well as to connect with the blue-and-green network in LFS. With such connections, the TSW community will have better access to job opportunities, housing choices, as well as recreational and community facilities.



A more vibrant riverside promenade is proposed in the southern section of the TSW river near the proposed HT station and its topside developments



Rendered illustration of the future TSW River (view from south)

A more passive riverside promenade is proposed in the northern section of the TSW river near the Sha Kong Wai North residential development, with a view to preserving and improving the existing natural vegetation and wetland, and enhancing biodiversity

Major Planning and Urban Design Concepts

As an extension of the HSK/HT NDA, LFS will be planned according to the following five major planning and urban design concepts, and the development of LFS will be guided into a digital technology hub and a leisure and eco-tourism destination to complement the HSK/HT development and TSW communities. This will create a pleasant environment for local residents and tourists to live, work and visit.



Latest Progress and Next Steps

We have commenced an investigation study in July 2024 to further develop the land use of individual land parcels for formulation of a RODP for LFS, which will serve as the basis for preparation of the future statutory outline zoning plan. We will also conduct an EIA under the EIA Ordinance, carry out various technical assessments and preliminary design of works and formulate the implementation programme under the investigation study. In addition, we have also invited expression of interest from the market for the proposed development of TBT and PN as eco-tourism nodes. This will enable us to incorporate market intelligence and elements with broad appeal into future statutory plans more effectively. The investigation study is expected to be completed in 2026.

On current planning, government-initiated works in LFS will commence in around 2030, taking into account the priorities accorded to earlier phases of the NDA. We are exploring opportunities for broadening private sector participation and bringing forward implementation of development proposals in selected areas, particularly those related to the digital technology hub and eco-tourism.

Conclusion

The NM, the new engine of Hong Kong's economic development, will gradually enter the maturity phase. The Government will expedite the implementation of the NM under the principle of enhancing quantity, speed, efficiency and quality. We have formulated and released the land use and development proposals for all new major development projects in the NM by 2024. Apart from the three new major development projects mentioned above, we have also announced the land use and development proposals for the New Territories North New Town and the Ma Tso Lung area and launched the public engagement exercise for the proposals.

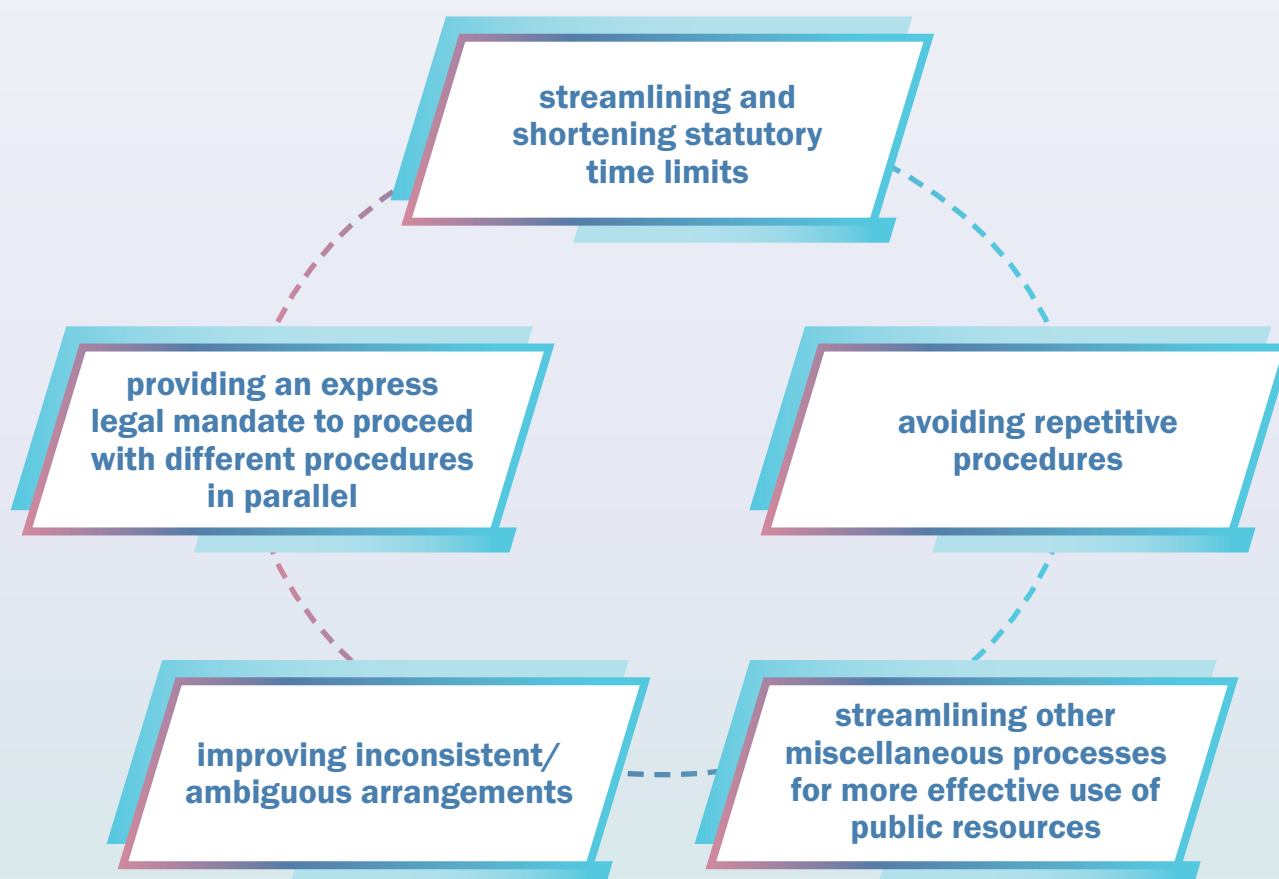


Amendment to the Town Planning Ordinance in 2023



Background

To meet Hong Kong's long-term social and economic needs and the community's aspirations for quality life, we need to identify new developable land and optimise the use of existing land to meet the demand. To accelerate land development and housing supply while ensuring the development process remains professional and involves appropriate public participation, the Government has reviewed the statutory processes of six development-related ordinances, including the Town Planning Ordinance (the Ordinance), and put forward the proposed amendments to the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill 2022 (the Bill) in accordance with the five directions as follows:



⁴ The six ordinances include the Town Planning Ordinance, the Lands Resumption Ordinance, the Foreshore and Sea-bed (Reclamations) Ordinance, the Land Acquisition (Possessory Title) Ordinance, the Roads (Works, Use and Compensation) Ordinance and the Railways Ordinance.

The Development Bureau briefed the Legislative Council (LegCo) Panel on Development on the initial legislative amendment proposals in March 2022, and consulted relevant stakeholders, including the Town Planning Board (TPB).



Government officials at LegCo Bills Committee

The Bill was published in the Gazette and introduced to the LegCo in December 2022, and passed by the LegCo in July 2023. The amended Ordinance came into operation on 1 September 2023. The amendments concerned are part of the Government's wider attempt to shorten development time and speed up land production with a view to meeting the public's keen demand for land and housing.

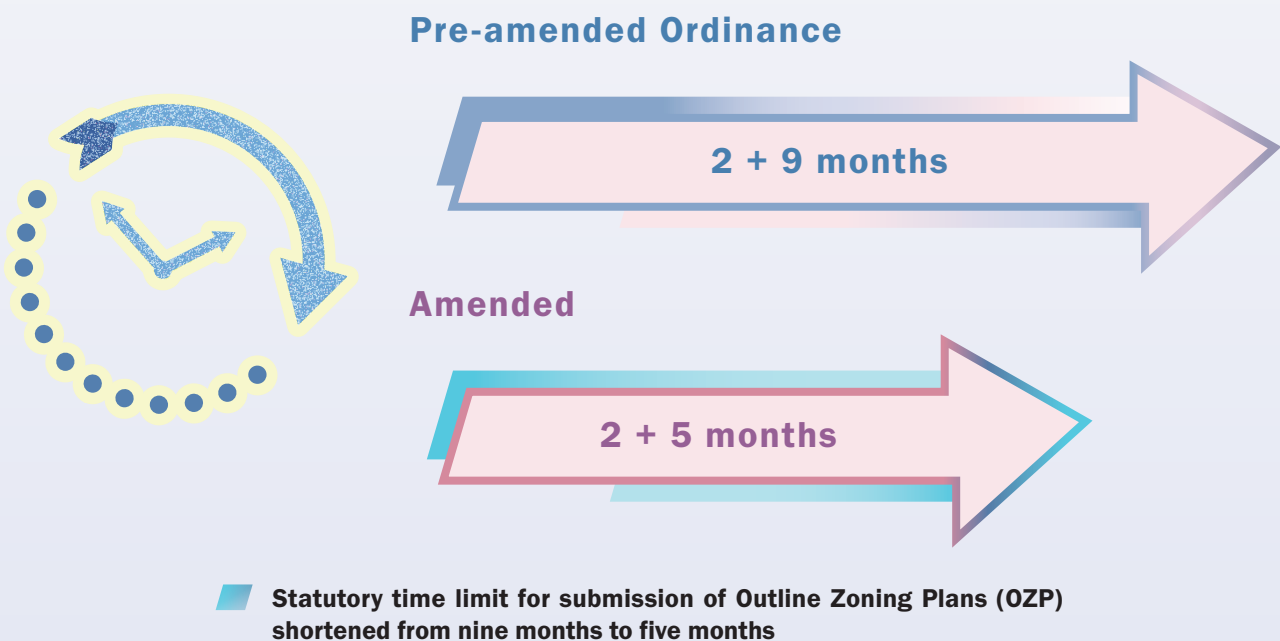
The amended Ordinance also stepped up the enforcement power against unauthorised developments in the rural areas in the New Territories, so as to better protect rural areas with ecological value but subject to development pressure and environmental degradation.

Major Amendments to the Town Planning Ordinance

Plan-making Process

Shortened Statutory Time Limit for Submission of Plan for Approval

To expedite the plan-making process, the amended Ordinance has reduced procedural duplication, i.e. the requirement to invite public comments on representations has been dispensed with, and the statutory time limit for submitting plans to the Chief Executive in Council (CE in C) for approval has been shortened from nine months to five months after the expiry of the two-month period for receiving representations.



Representation Hearing

Representers are encouraged to attend the representation hearing in person, and authorised representatives (ARs) may attend on their behalf only under exceptional circumstances. A 10-minute presentation time would be allocated to each representer or AR on a non-accumulative basis. Moreover, should the Board decide to propose amendments to the plan to meet the representation(s), further representations from any person would be allowed and, where appropriate, comments on the further representations from government departments concerned and written responses from the further representers on the comments received from relevant government departments will be sought and processed without holding a hearing.

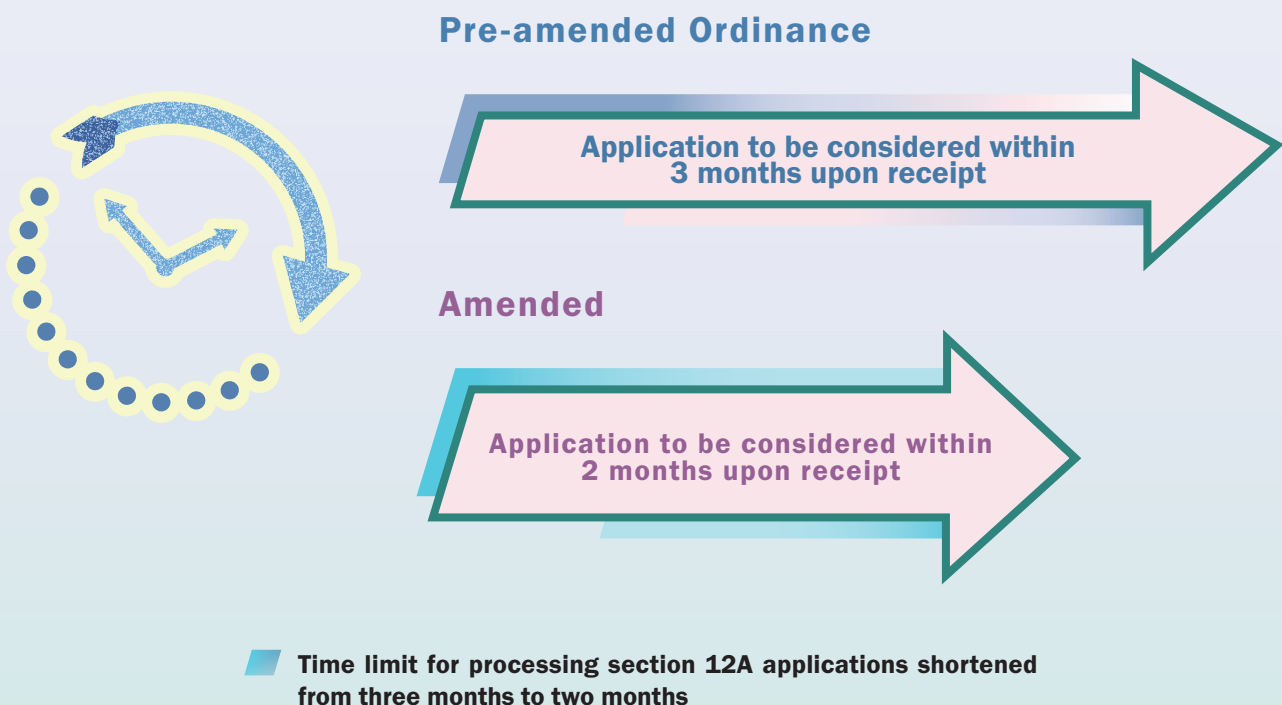
Approval of Plan by CE in C and Shifting of Power for Procedural Matters

The CE in C is empowered to approve plans in whole or in part. Under the new provision, the latter is to facilitate completion of the rezoning of development sites which are not subject to judicial proceedings.

To streamline the process, the powers to refer approved plans to the TPB for amendment and to grant extensions of the time limit for submitting draft plans to the CE in C have been shifted from the CE in C and the Chief Executive respectively to the Secretary for Development (SDEV).

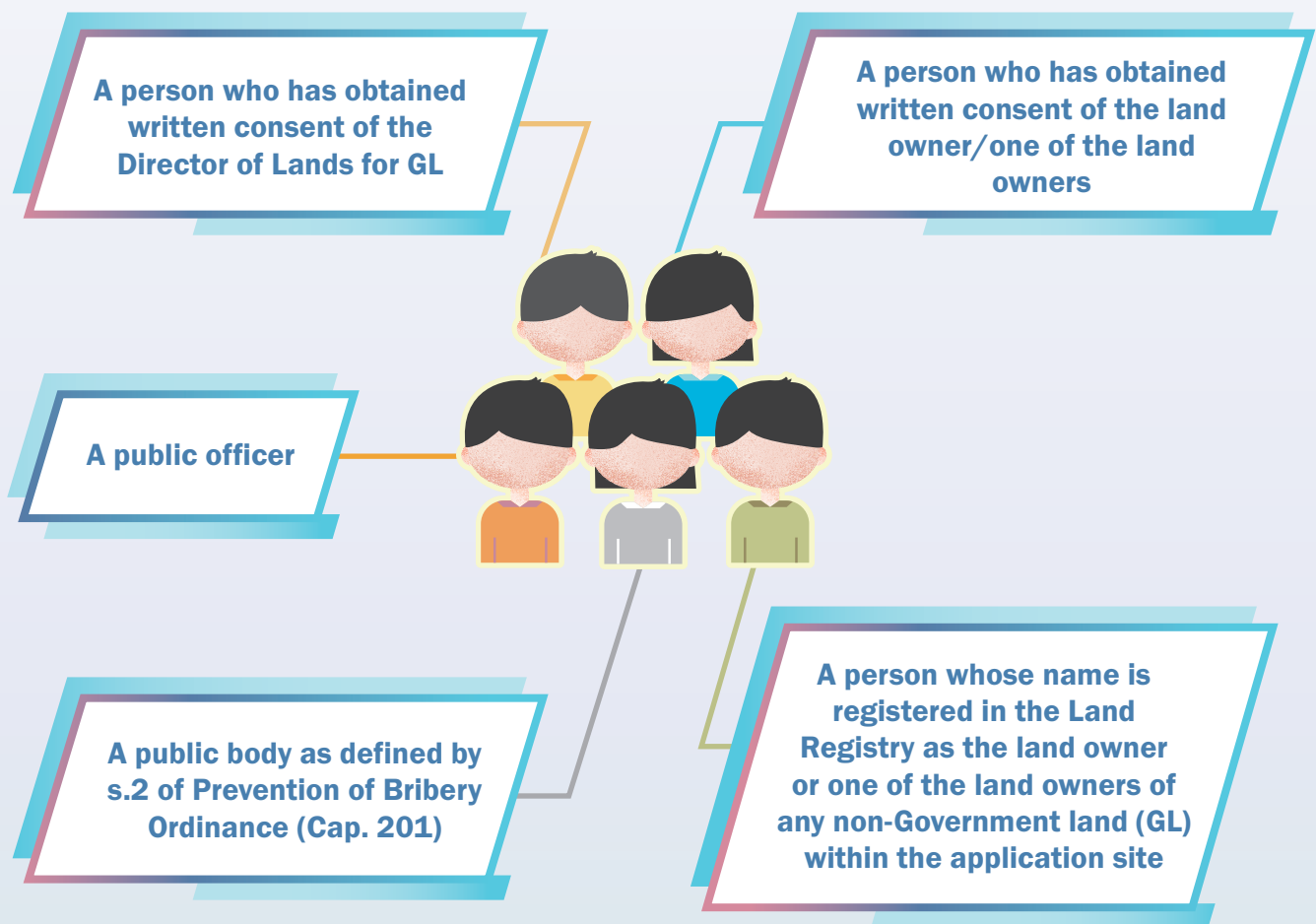
Planning Applications

With a view to avoiding duplication of representation procedures in the plan-making process, the amended Ordinance has dispensed with the procedure of inviting public views on section 12A applications for amendment of plans. Moreover, the statutory time limit for processing section 12A applications has also been shortened from three months to two months.



⁵ The time limit of five months may be extended, if appropriate, for a period of two months and, in exceptional circumstances, further two more periods of two months.

Under the amended Ordinance, the TPB has specified the eligibility of applicants for Section 12A Applications so as to focus its time and resources on processing those with realistic prospect of implementation. Moreover, to avoid undue delay in the consideration of Section 12A Applications/ Section 16 Applications for planning permission/ Section 17 Applications for review of the TPB's decisions on Section 16 Applications (Section 17 Review), TPB has also specified the period for the submission of further information in the Gazette. For Section 17 Review applications, applicants are now required to set out grounds for the reviews.

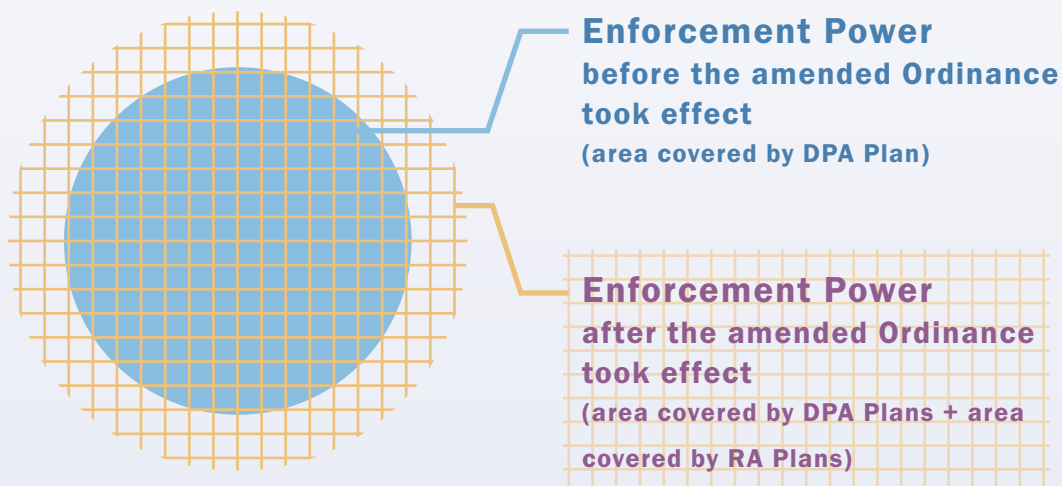


Eligible persons for section 12A applications

TPB also requires all applications submitted on or after 1 September 2023 to provide soft copies of supplementary information for displaying on TPB's website so that all information submitted by the applicants will be available for public inspection online, thereby enhancing the transparency of the statutory planning system.

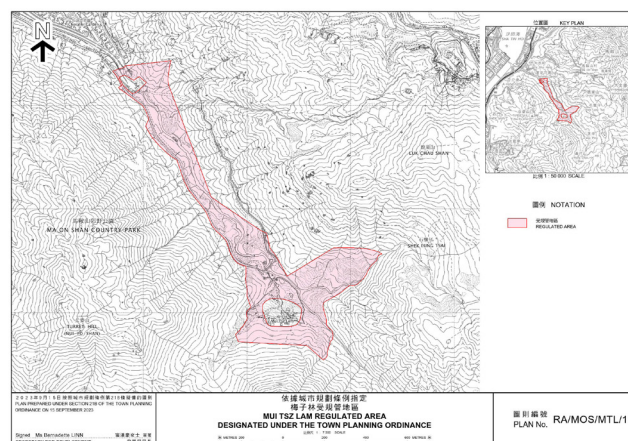
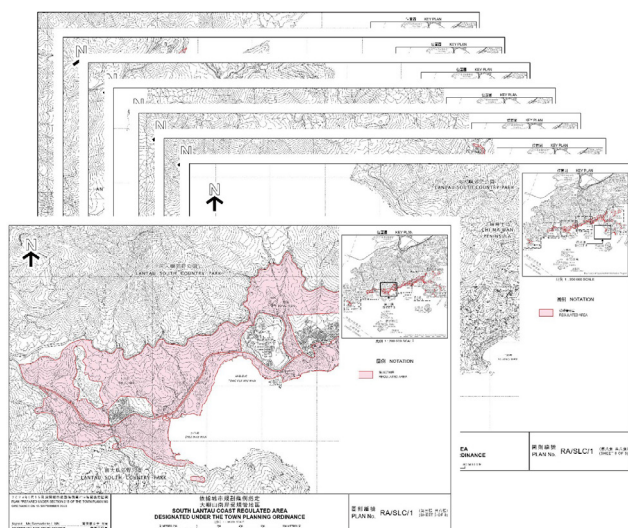
New Enforcement and Prosecution Power

SDEV is empowered to designate areas in the New Territories covered by OZPs but not previously covered by any Development Permission Area (DPA) plans as “Regulated Areas” (RAs) for the purposes of nature conservation and/or protecting the area concerned from environmental degradation. This enables the Planning Authority (i.e. the Director of Planning) to take enforcement and prosecution actions against unauthorised developments within RAs under the amended Ordinance.



Enforcement Power

South Lantau Coast



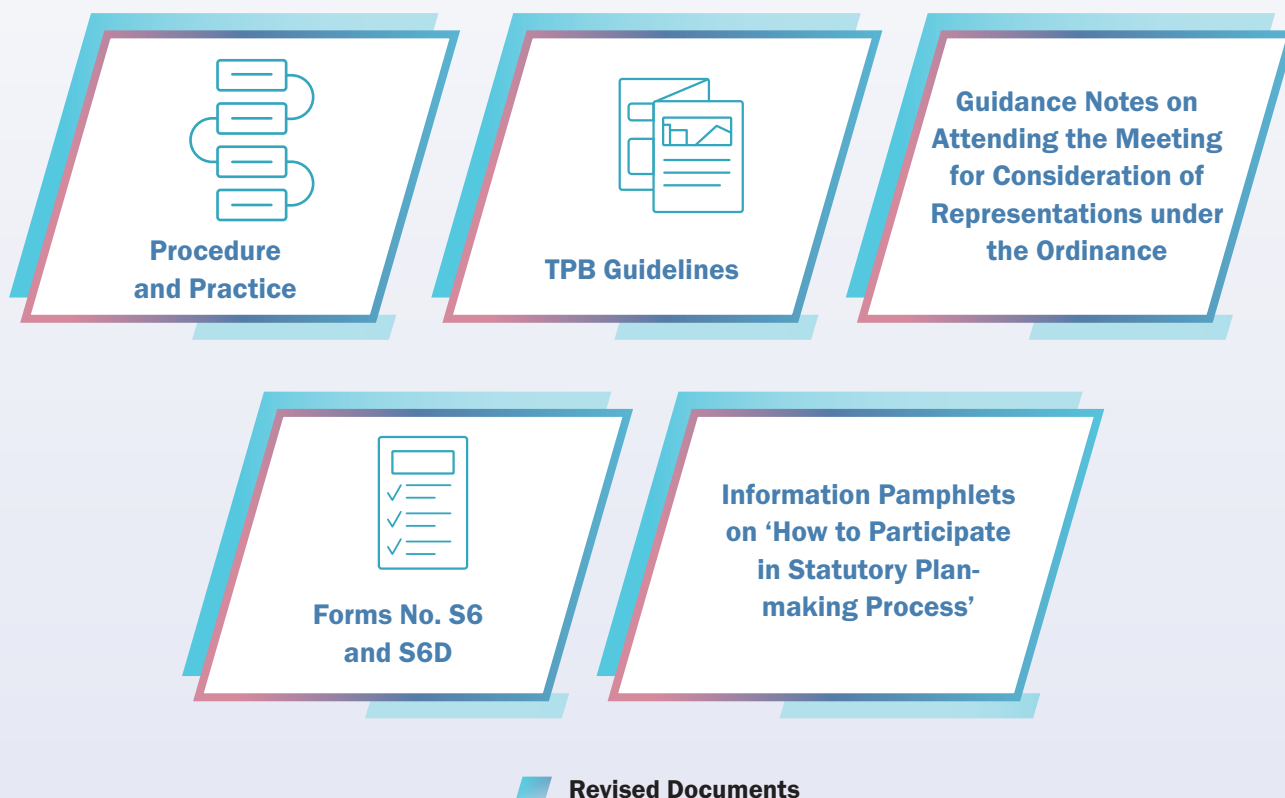
Mui Tsz Lam

REGULATED AREAS DESIGNATED UNDER THE TOWN PLANNING ORDINANCE

Examples of Regulated Area Plans

Revisions to Relevant TPB Documents for Amended Ordinance

To tie in with the implementation of the amended Ordinance, TPB has updated its procedures and practices, relevant TPB Guidelines, related notes on procedures, forms and information pamphlets in respect of plans exhibited and planning applications received on or after 1 September 2023. For details, please visit TPB's website: www.tpb.gov.hk.



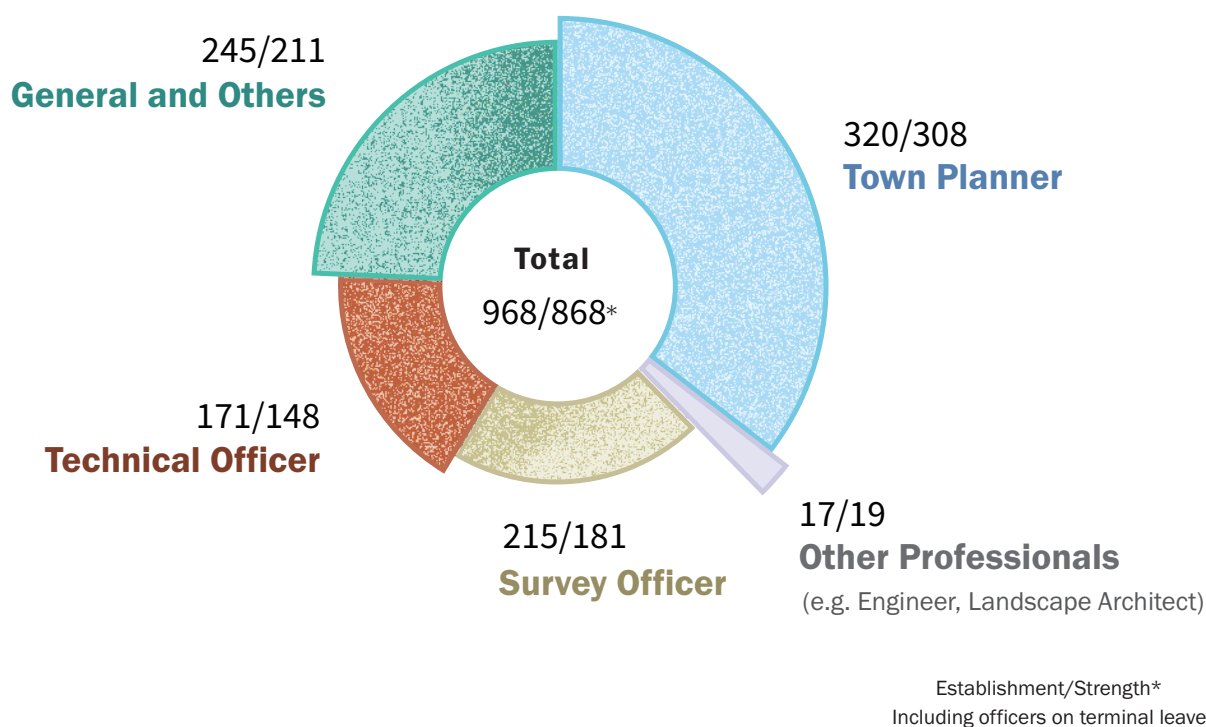
Conclusion

The Government has amended the Ordinance and made amendments to other development-related laws in the hope of streamlining and improving the development process, so as to help the Government expedite the land supply to meet the community's ongoing demand for developable land for housing and other uses conducive to community development. With the commencement of the amended Ordinance on 1 September 2023, the Department will continue its statutory planning work and fulfill its mission to make Hong Kong a liveable, competitive and sustainable city.

⁶ Including TPB PG-No. 24C, 29B, 30B, 31A, 32A and 33A

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.

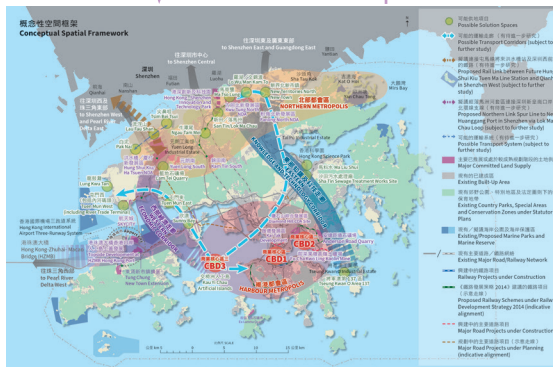
Departmental Plans

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)

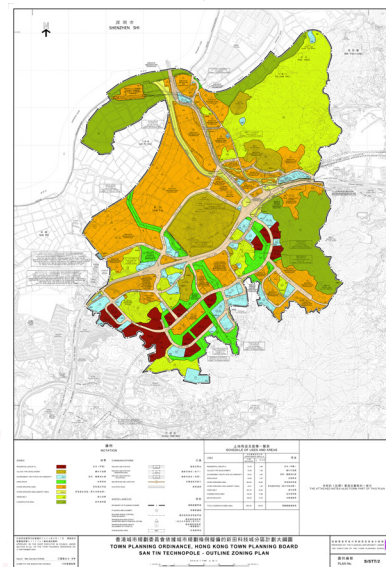
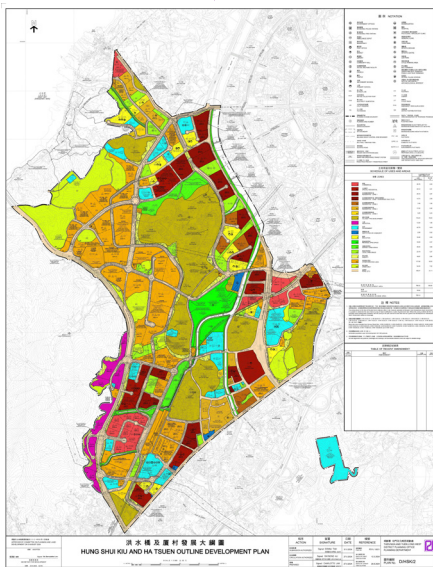
Various bureaux and departments will formulate, review and amend the respective planning standards and guidelines in a timely manner in order to provide guidance and reference on a range of issues regarding urban development. We will assist the bureaux and departments in this regard, and compile and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

REGIONAL CO-ORDINATION



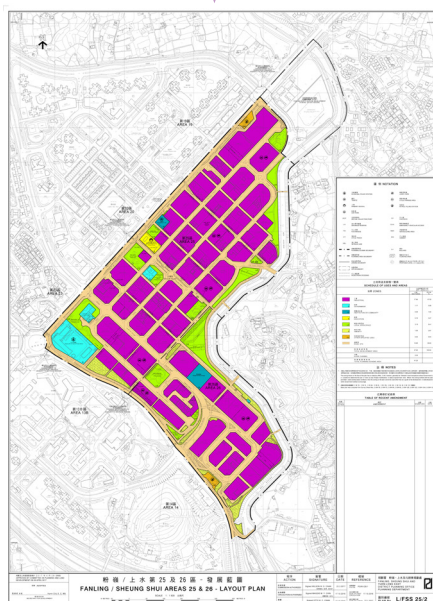
Territorial Developmental Strategy Conceptual Spatial Framework under “Hong Kong 2030+”

Hong Kong Planning Standards and Guidelines

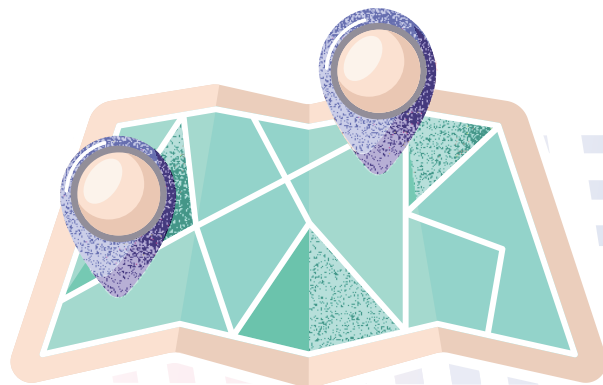


Outline Development Plan

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.

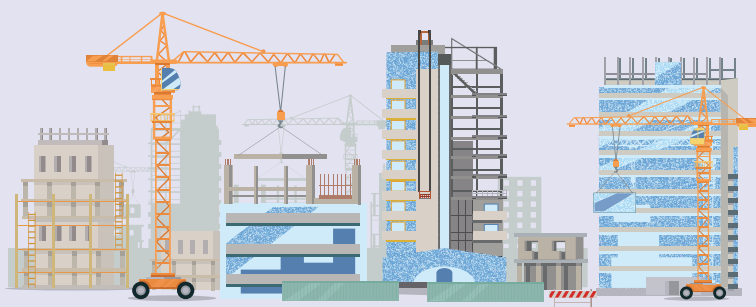
The Ming Lun Street/Ma Tau Kok Road DSP and To Kwa Wan Road/Ma Tau Kok Road DSP intend to achieve holistic replanning of land uses for a comprehensive waterfront development. Apart from housing development, waterfront promenade, retail belt, other commercial floor spaces as well as government, institution 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.

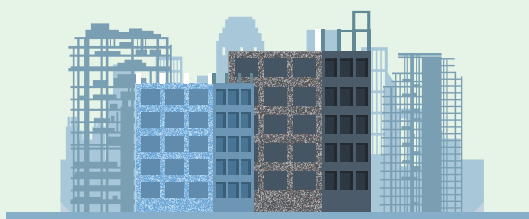


Sai Yee Street/Flower Market Road Development Scheme Area



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.



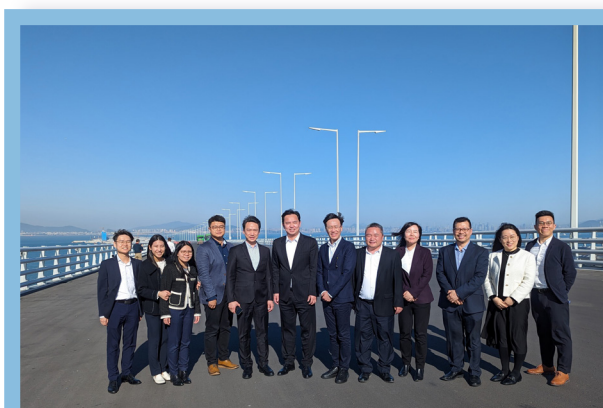
Visiting an industrial park



Shenzhen-Hong Kong Joint Planning Co-operation Meeting



Introducing the latest developments of the Northern Metropolis to Mainland officials

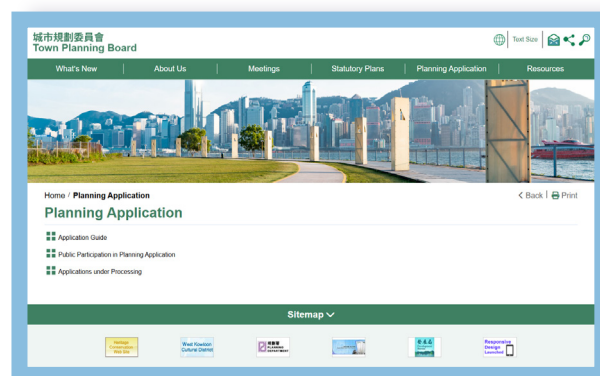
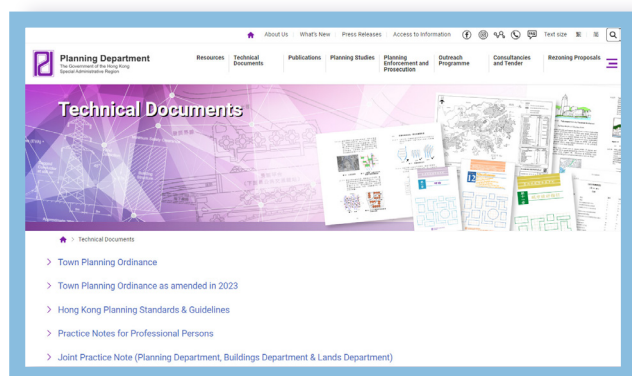
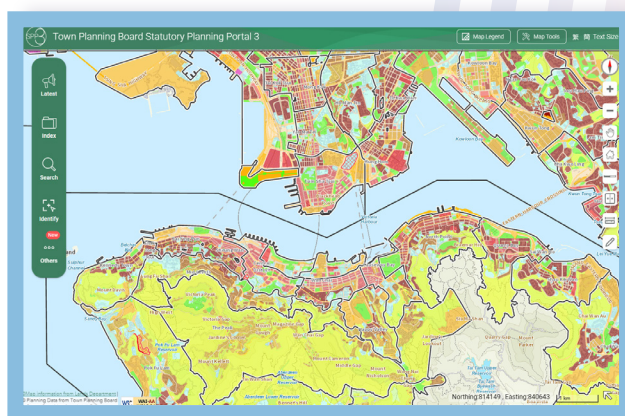


Visiting the Shenzhen-Zhongshan Link

Driving Smart Planning

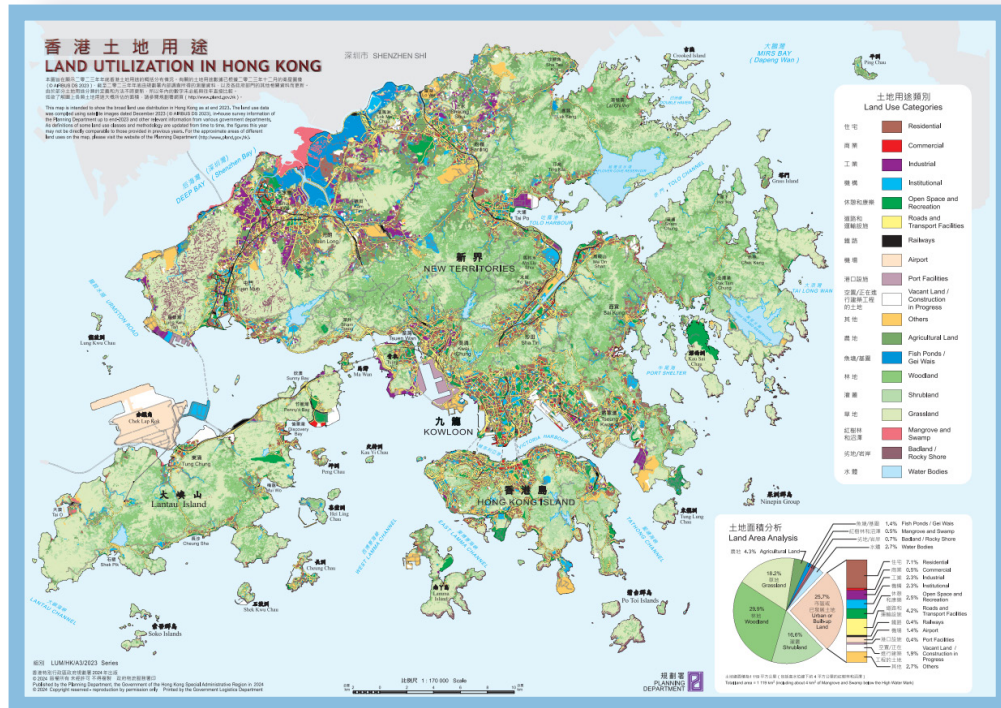
The Department has strived to apply innovation technology to enhance work efficiency and decision-making quality, in order to provide smart planning services of high-quality to the public.

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

Our Performance

AWARDS RECEIVED

Study on Active Design for Healthier Lifestyle - Feasibility Study

- **Singapore Institute of Planners (SIP) Planning Awards 2023**
- Joint Award by SIP & HKIP for Excellence in Planning - Special Mention
- **Hong Kong Institute of Planners (HKIP) Awards 2022 – Certificate of Merit**

‘Enhancing liveability in a compact high-density city’ is at the forefront of “Hong Kong 2030+”. One of the strategic directions is to make Hong Kong a healthy and revitalised city. With a view to mainstreaming active design consideration in the development process, a set of advisory Active Design Guidelines (ADG) was formulated under the “Study on Active Design for Healthier Lifestyle - Feasibility Study” to inspire practitioners to embrace active design concepts in planning the urban landscape and built environment, and to incorporate physical activities on daily lives so as to promote health and well-being of the citizens and enhance the liveability and sustainability of the city.



Study on Active Design for Healthier Lifestyle - Feasibility Study - Pilot Project

- **HKIP Awards 2023 – Certificate of Merit**



To make Hong Kong a ‘healthy and revitalised city’, the ADG was formulated to help built environment professionals in understanding and applying the active design concept. For impactful changes to the built environment and the community, the ADG must be put forward as one of the design considerations in the planning and development process. To showcase how the ADG can be applied in real-life context, two pilot projects (one at the building scale and

the other at the neighborhood scale) have been taken forward by collaborative efforts among stakeholders throughout planning, design, and development processes. With the practical experience gained from these successful pilot projects, active design is poised to gain wider acceptance among the public and the development sector.

Study on Phase One Development of New Territories North - San Tin / Lok Ma Chau Development Node - Feasibility Study

• HKIP Greater Bay Area Planning Awards 2024 – Outstanding Planning Award



Hong Kong is committed to developing the Northern Metropolis (NM) into a “new international innovation and technology (I&T) city”. Located at the heart of NM, San Tin Technopole (STT) is strategically positioned as a hub for clustered I&T development that creates synergy with the Shenzhen I&T Zone. The planning of STT upholds the vision of “coexistence of development and conservation”

and follows a “nature-based planning approach” as its guidepost. While expanding the capacity for I&T development, we also actively create environmental capacity and optimise the use of blue and green resources, with a view to building a sustainable new I&T city that integrates industry development, ecological conservation, and a liveable community where people and nature coexist and prosper sustainably. Through comprehensive and integrated planning, STT showcases the possibility of a win-win scenario for development and conservation, setting an exemplary benchmark for future cities.

Other Awards

The Ombudsman’s Awards (Individual Award)



(2023)

The Ombudsman’s Awards (Individual Award)



(2024)

The Office of the Privacy Commissioner for Personal Data Privacy-Friendly Awards 2023 (Gold Award)



The City Gallery

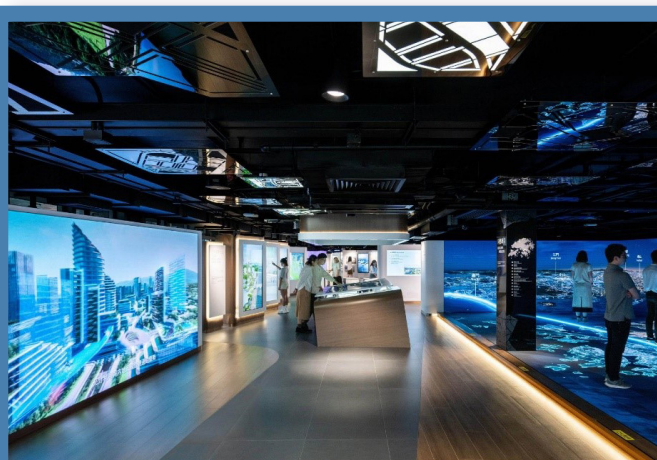
The City Gallery plays an important role in reaching out to the community to promote planning in Hong Kong, showcasing planning and infrastructure developments as well as providing a platform for exchange of ideas and development-related professionals.



Visitation

The City Gallery received 96 067 and 111 287 visitors in 2023 and 2024 respectively.

The new exhibition on 2/F opened to the public on 23 December 2023. Through innovative, high-tech and interactive exhibits, the new exhibition, entitled “Building Hong Kong for Tomorrow”, showcases Hong Kong's macro planning, the two major strategic growth areas (Northern Metropolis and the Kau Yi Chau Artificial Island), and transportation and other infrastructure projects.



A thematic video entitled “Building Hong Kong for Tomorrow” showcasing how Hong Kong developed from a small fishing village to a metropolis



A three-dimensional topographical model showcasing four major zones of the Northern Metropolis



“Highlight Projects”: a 270-degree large LED screen interactive installation with dynamic tracking function

Events and Activities

Guided Tours

In 2023 and 2024, we arranged 165 and 263 guided tours for different groups respectively, including delegations/organisations from local, the Mainland and overseas, as well as professional institutes, universities, and schools.



The Director of Hong Kong and Macao Work Office of Communist Party of China Central Committee and the Hong Kong and Macao Affairs Office of State Council, Mr Xia Baolong, visited City Gallery on 15 April 2023



The Vice Minister of the Publicity Department of the Communist Party of China Central Committee and President and Editor-in-Chief of China Media Group, Mr Shen Haixiong, visited City Gallery on 29 June 2023



The delegation from the Ministry of Natural Resources of the People's Republic of China visited City Gallery on 7 April 2024



The Senior Minister of State, Ministry of Digital Development and Information & Ministry of Health of Singapore, Dr Janil Puthucheary, visited City Gallery on 24 April 2024

Events and Exhibitions

In 2023 and 2024, we collaborated with various government departments as well as relevant organisations to host events and exhibitions, such as the “Roving Exhibition of Common Spatial Data Infrastructure”, “San Tin Technopole Exhibition”, “Loving Homeland Miniature Art Show” and “Belt and Road Office Talk” etc.



“Roving Exhibition of Common Spatial Data Infrastructure” held in April 2023



The exhibition on San Tin Technopole held in June 2023



The “Loving Homeland Miniature Art Show” organised between September and October 2024



The “Belt and Road Office Talk” organised in November 2024

Thematic Workshops

In 2023 and 2024, the Department continued to organise creative thematic workshops for the public every month, such as “D.I.Y Mini Neon Signs Workshop”, “D.I.Y Dragon Boat Workshop” and “Ding Ding Workshop”.



The “D.I.Y Mini Neon Signs Workshop” held in May 2023



The “D.I.Y Dragon Boat Workshop” held in June 2023



The “Ding Ding Workshop” held in April 2024

A craze for giant pandas across the city – “Panda Themed Peak Tram Workshop”

The Department organised two sessions of the “Panda Themed Peak Tram Workshop” in November 2024. The workshops engaged 94 participants.



The “Panda Themed Peak Tram Workshop” held in November 2024

A series of celebratory activities for the 75th Anniversary of the Founding of the People’s Republic of China

A series of activities were organised between June and November 2024 to celebrate the 75th anniversary of the founding of the People’s Republic of China.

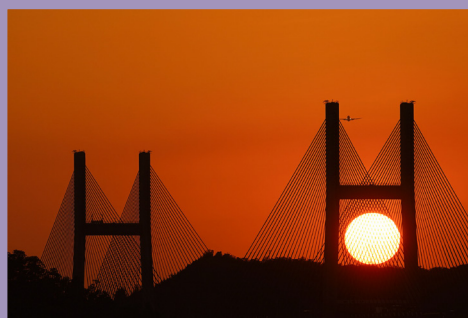
The “Urban Landscape Photo Competition cum Exhibition” engaged 153 participants, with a total of 326 submission from both the Open Group and the Student Group. All winning entries were displayed on the 4/F of the City Gallery from September to November.

Two thematic workshops, namely the “Interconnectivity – Hong Kong-Zhuhai-Macao Bridge Model Workshop” and the “Urban Sketching Workshop” were held in September and October respectively. These workshops engaged 90 participants.

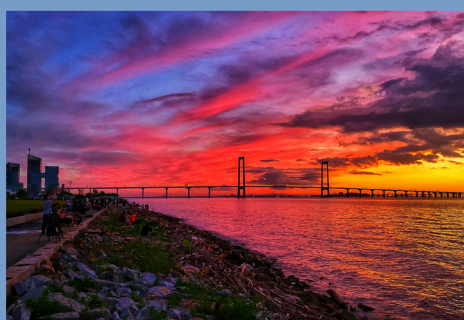


“Urban Landscape Photo Competition cum Exhibition” – Award winning entries displayed on 4/F of the City Gallery

Award-winning entries from the Student Group



Champion



First Runner-up



Second Runner-up

Award winning entries from the Open Group



Champion



First Runner-up



Second Runner-up



The “Interconnectivity – Hong Kong-Zhuhai-Macao Bridge Model Workshop” held in September 2024



The “Urban Sketching Workshop” held in October 2024

Outreach Activities

Outreach activities include the “City Gallery x Tin Po Lau Traditional Crafts Outreach Workshop”, the “City Gallery x Dr. Sun Yat-Sen Museum Guided Tour”, and the “Blue House Guided Tour and Workshop”, providing participants to visit the community with an urban planning angle.



Visits to Dr. Sun Yat-Sen Museum and Blue House

Public Engagement

The Department provided a platform for the young generation to engage the community. We continued to collaborate with the Hong Kong Federation of Youth Groups to engage youngsters to provide on-site docent services to visitors during weekends and public holidays under the Hong Kong Young Ambassador Scheme. We also continued to recruit and train students from the Master of Science in Urban Planning programme of the University of Hong Kong to serve as student ambassadors to introduce exhibits to visitors and to participate in organising workshops.



“Hong Kong Young Ambassador Scheme”



“City Gallery Student Ambassador Scheme”



Student ambassadors participating in the “Panda-Themed Peak Tram Workshop”

Strengthen Communication via Social Media

As of 2024, there were 916 individuals registered as a Friend of the City Gallery. The public was encouraged to visit the City Gallery website and its social media platforms for the latest information and exhibitions/activities arrangement. The [Facebook](#) Fan Page of the City Gallery has reached 11 737 followers. We also promoted events and activities of the City Gallery via [Instagram](#). We would continue making use of the social media platforms to strengthen our communication with the Friends of City Gallery and the public.

Environmental Policy

We are committed to contribute to environmental sustainability and promote a better environment for the community of Hong Kong through the formulation of planning policies and standards, the preparation and implementation of town plans as well as the promotion of green office practices in the Department. The environmental initiatives and management system adopted by the Department are in [Appendix 3](#).



Conservation-Related Zones

The scarcity of land resulting in increasing development pressure poses threats to our natural environment. Through zoning designation, we help safeguard our natural environment against undesirable development in areas of high conservation value. As at end 2024, about 11 892 ha of land in the territory (or 19% of the land covered by statutory plans) fall within conservation-related zones on the statutory plans including “Conservation Area”, “Site of Special Scientific Interest”, “Country Park”, “Coastal Protection Area”, and “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area”, “Comprehensive Development and Wetland Enhancement Area”, “Comprehensive Development and Wetland Protection Area”, “Nature Park”, “Wetland Conservation Park”, “Ecological Area” and “Conservation cum Recreation”.

Planning Enforcement against Unauthorised Developments

Unauthorised developments (UDs) have led to environmental degradation in the rural New Territories and caused nuisance to the local communities. Problems incurred such as flooding, environmental pollution, traffic congestion have posed threat to public safety. Enforcement and prosecution actions against the UD are essential to help prevent further degradation of the rural environment (see **Appendix 4** for summary of enforcement and prosecution actions in 2023 and 2024). To increase public awareness and to keep the public informed of planning enforcement and prosecution actions against UD in the rural New Territories, the Department has promulgated regular information and publicity materials in the Department's website.

Such information on planning control including the prosecution action has helped to enhance public understanding and add deterrence on UD.



 Site Inspection

Computer Aided Sustainability Evaluation Tool (CASET)

A computerised decision support system known as CASET has been developed to assist the Government's evaluation of sustainability implications of major strategic policies and projects. The outputs of CASET would provide information on the effects of policies or projects across a number of sectors for decision makers to consider. CASET has also been employed by the Department as one of the means to conduct sustainability assessment of town plans and major planning studies that may bring about significant or prolonged implications on the economic, social and environmental conditions of Hong Kong. In 2024, 24 sustainability assessments were conducted.

Social Aspect



Public Engagement

San Tin Technopole (STT)

The STT Study Team carried out public engagement between June and August 2023, with 13 briefing sessions conducted for various stakeholders (including statutory and advisory bodies, the innovation and technology (I&T) sector, professional institutes, green groups and over 500 local stakeholders), 7 roving exhibitions in Hong Kong and Shenzhen, and mobile exhibition centre (MEC) at various

locations. The public generally welcomed STT as a flagship project of the Northern Metropolis supporting the development of Hong Kong into an international I&T centre. Taking into account the public comments and latest circumstances, a Revised RODP was promulgated in February 2024 as the basis for subsequent preparation of the statutory plan for STT.



Briefing Session with Six Professional Institutes

Ngau Tam Mei (NTM)

The NTM Study Team carried out public engagement for its land use proposal between November and December 2024, with 13 briefing sessions conducted for various stakeholders (including statutory and advisory bodies, post-secondary education sector, professional institutes, green groups and local stakeholders), 11 roving exhibitions in Hong Kong, Shenzhen and Guangzhou, and MEC at various locations. The Study Team will further develop the land use proposals taking into account the views received.



Briefing Session for Land Use Review Study for Ngau Tam Mei Area

Lau Fau Shan



Lau Fau Shan Public Engagement Activities

We organised a 2-month public engagement exercise from March to May 2024. As part of this exercise, a series of publicity events and activities including roving exhibitions and briefings sessions with relevant stakeholders including advisory bodies, hospitality and tourism sector, information and technology sector, agriculture and fisheries sector, professional institutes, rural committees, district council, villagers, businesses operators such as those of brownfield operations, fisheries, agricultural and livestock farms, and other stakeholders were conducted.

These public engagement activities provided valuable feedback and insights to us, including the needs and expectations of the relevant industry stakeholders and the community. The public generally supported the proposals for a Digital Technology Hub and Eco-tourism initiatives, while comments were also received on the project's positioning, ecological and environmental aspects, as well as the arrangements for project implementation.

Planning Department Outreach Programme

The 2023-24 and 2024-25 Outreach Programme, under respective themes of “The Vital Engines for Future Growth of Hong Kong” and “Driving Towards a Liveable and Vibrant World City”, exhibited panels to showcase the latest planning topics and proposals to students (including tertiary students) and provided schools with information kit. School talks with various topics, such as “Planning for Northern Metropolis” and “Planning for Kau Yi Chau Artificial Islands”, were provided to secondary schools for selection and presented by the Department’s town planners. As for visits to primary schools, brief talks on town planning and a modelling workshop were provided.

Roving exhibitions were staged in shopping centres and Government offices to provide the general public with an opportunity to know more about the Department and our work. Besides, exhibitions of MEC were staged at schools, roadside, parks, town halls, and housing estates.

In the 2023-24 Academic Year and from September to December 2024, the Department carried out 75 and 21 visits/sharings to universities, secondary schools, primary schools respectively. Together with Education Bureau, we co-organised the “Be a Teen Town Planner – Planning for a Sustainable Neighbourhood” Competition in 2023 and “Be a Teen Town Planner – Planning for a New Era Community” Competition in 2024.





Summer Planning School 2023 – Be a Little Town Planner



“Be a Teen Town Planner – Planning for a New Era Community” Competition - 2024



Mobile Exhibition Centre



Roving Exhibitions at Shopping Centres

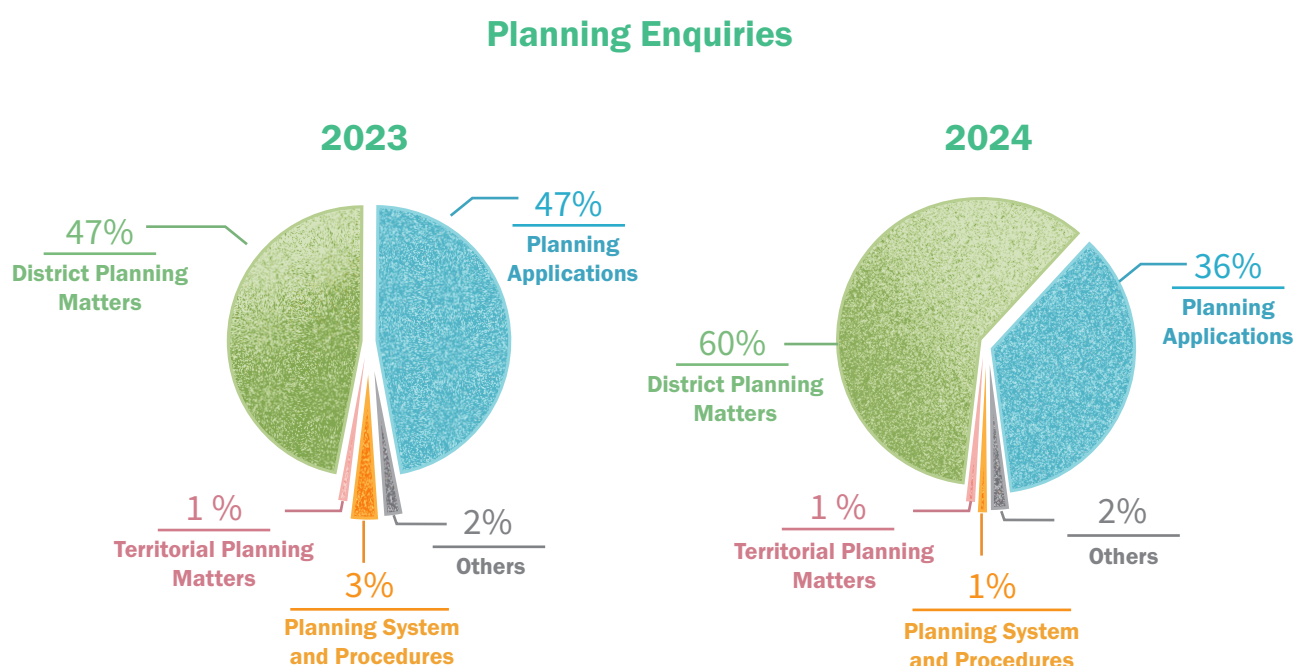
Expo

In 2023 and 2024, the Department participated in the Hong Kong Trade Development Council Education & Careers Expo, aiming to enhance the younger generation's interest in town planning related careers.



Planning Enquiries

In 2023 and 2024, the Department handled 9 286 / 11 315 oral enquiries by telephone or in person, and 942 / 716 straightforward and 909 / 1 032 complicated written enquiries. We handled 23 / 26 applications for information under the Code on Access to Information, and replied to 1009 / 963 media enquiries. All the enquiries processed have met the targets set out in the Department's Performance Pledge. A breakdown of the types of planning matters under public enquiries is shown in the figure.



Planning Department Website

The Department's revamped website was launched in September 2023. The enhanced design and functions facilitate more effective dissemination of planning information and allow easier browsing and searching tools for the public.

In 2024, the website of the Department (www.pland.gov.hk) recorded 29 131 539 hits.

Planning Department Social Media Platforms

In June 2024, the Department's social media platforms ([Facebook](#) & [Instagram](#)) were launched to further enhance communication and connectivity with different sectors of the community. Apart from timely disseminating of news about the Department's work to the public, we also introduce interesting planning topics in a vivid way to enhance public's understanding of town planning.

Planning Department Volunteer Team

Established in 2022, the Department's Volunteer Team has been working with different organisations to arrange various types of volunteer activities, bringing love and care to the community and fostering an inclusive society through volunteer work.

Charity Book Sale

The Volunteer Team joined a charity book sale event under the JC Volunteer Together Project on 25 May 2024. The volunteers assisted in duties such as sorting and conveyance of books in an effort to promote a reading culture among the general public.



Elderly Visits



On 24 February 2024, the Volunteer Team participated in a volunteer activity co-organised by the Animal Social Enterprise and Sik Sik Yuen Ho Kin District Community Centre for Senior Citizens, and paid home visits to elderly singletons of Wing Cheong

Estate, Sham Shui Po in groups. The volunteers took the opportunity of the Spring Lantern Festival to extend care and warm regards to the elders, and chatted with them to learn about their physical conditions and daily needs. Through this activity, the volunteers gained a deeper understanding on the daily needs of elderly singletons and the caring work for abandoned animals.

Interaction with Ethnic Minority Families

The Volunteer Team and the Multicultural Outreaching Team for InclusiON of Hong Kong Christian Service jointly organised an activity for Hong Kong's ethnic minority families on 21 October 2023 featuring health talks, interactive games and a grocery shopping session to enhance their competence in health management. The activity also helped ethnic minorities gain a deep understanding of local life and culture through exchanges and communication with the volunteers, facilitating the building of an inclusive society.



Exchange with with Ethnic Minority Elders

On 28 September and 23 November 2024, the Volunteer Team, in collaboration with Hong Kong Christian Service under its Support to Ethnic Elderly Project, conducted cultural exchanges with ethnic minority elders. The volunteers went to multicultural shops to buy food as gifts for the ethnic minority elders living alone or with mobility problems during home visits, showing love and care to them and sharing the joy of the National Day together.



Children Visit

The Volunteer Team visited the children living in Po Leung Kuk for occasional care every month in the second half of 2024. Communicating and interacting with the children through group activities and games, the volunteers enjoyed the weekends together with the children.



Our Staff

Staff Development

To widen our staff's exposure and keep them abreast of the current issues and global trends on planning development, the Department undertook the following activities in 2023 and 2024:

- job-related courses and seminars organised by the Department;
- courses and seminars run by the Civil Service College and other Government bureaux/departments;
- Occupation Safety and Health related courses and seminars run by the Civil Service College and other Government bureaux/departments;
- local conferences; and
- conferences/seminars outside Hong Kong (including REAL CORP, the buildingSMART International Standards Summit, the Walk21 International Conference, and the Smart City Expo World Congress), and duty visits to Foshan, Hangzhou, the Greater Bay Area, Sweden and Norway.



Staff Relations and Welfare

We maintain close communication with our staff by:

- holding Departmental Consultative Committee meeting with representatives from 26 grades at regular intervals to provide a channel of communication between the staff and the management;
- having meetings with representatives of staff associations to discuss issues of concern to staff; and
- publishing a staff newsletter, "Planning Voice", to report achievements, news and views of staff.



Planning Voice

Caring Organisation Logo

The Hong Kong Council of Social Service awarded the 10 Years Plus Caring Organisation Logo (2023-24) to the Department, in recognition of the Department's commitment in caring for the community, caring for the employees and caring for the environment over the past ten years.



Inclusive Organisation Logo

The Department continued to participate in the Talent-Wise Employment Charter and Inclusive Organisations Recognition Scheme and implementation of measures to promote the employment of persons with disabilities.

Promoting Employment of Persons with Disabilities

In 2023 and 2024, there were 16 people with disabilities employed by the Department. The Department will continue to provide equal employment opportunities to persons with disabilities with a view to facilitating their integration into the community.

Mental Health Friendly Organisation

Since 2020, the Department has participated in the “Mental Health Workplace Charter” (the Charter), which is implemented jointly by the Department of Health, Labour Department and Occupational Safety and Health Council. The Charter aims to promote mental well-being at workplace including a respectful and positive environment, active listening and communication, encourage help-seeking, and facilitate early identification of mental distress and timely treatment. Its goal is to create an inclusive and friendly workplace environment for colleagues with mental distress. By signing the Charter, the Department vows to value and pledge in promoting a mental health-friendly workplace environment. With the efforts paid in promoting mental well-being by the Department, we are recognised as a Mental Health Friendly Organisation under the Charter.



Community Services / Activities

In 2023 and 2024, the Department participated in a variety of community services / activities.

ORGANISER	EVENT
The Community Chest	Skip Lunch Day
	Green Low Carbon Day
	Love Teeth Day



Awards / Commendations

(i) Long and Meritorious Service Award Scheme

In 2023 and 2024, 44 officers were presented with 20, 30 and 40 Years' Meritorious Service Certificates respectively in recognition of their long and meritorious services.

(ii) Commendation Scheme

In 2023 and 2024, 1 officer was commended by the Civil Service Bureau and 12 officers with outstanding services were granted Departmental Commendation Letters.



The Secretary for the Civil Service visits the Department

The Secretary for the Civil Service, Mrs Ingrid Yeung, and the Permanent Secretary for the Civil Service, Mr Clement Leung, visited the headquarters of the Department to learn more about the Department's operation and latest developments, including guiding the use and development of land, facilitating development and district redevelopment, as well as preparing town plans.



Planning Department Christmas Party 2023 & 2024



Economic Aspect

The Department has undertaken territorial planning and planning studies, to provide guidance and direction for long-term development in Hong Kong.

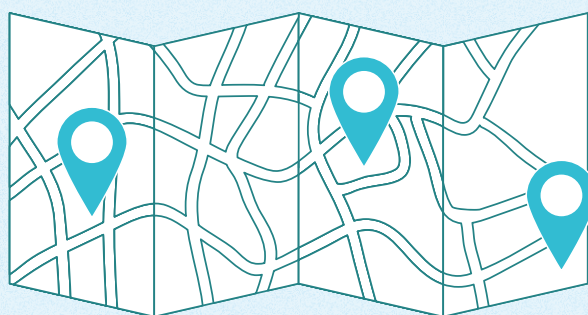
Territorial Planning

We have completed the 2020 Area Assessments of Industrial land in the Territory (the Area Assessment). The Area Assessment has reviewed the utilisation of private industrial buildings and made recommendations to optimise the use of land resources, including rezoning to meet the changing needs. In parallel, we continued the annual review of long-term uses for vacant school premises based on the Education Bureau's confirmation that the sites are no longer required for school use.

District Planning

At the district level, the Department has undertaken district planning work, including the execution of various statutory town planning functions, to provide a rational pattern of land use to promote and guide development in different parts of the territory.

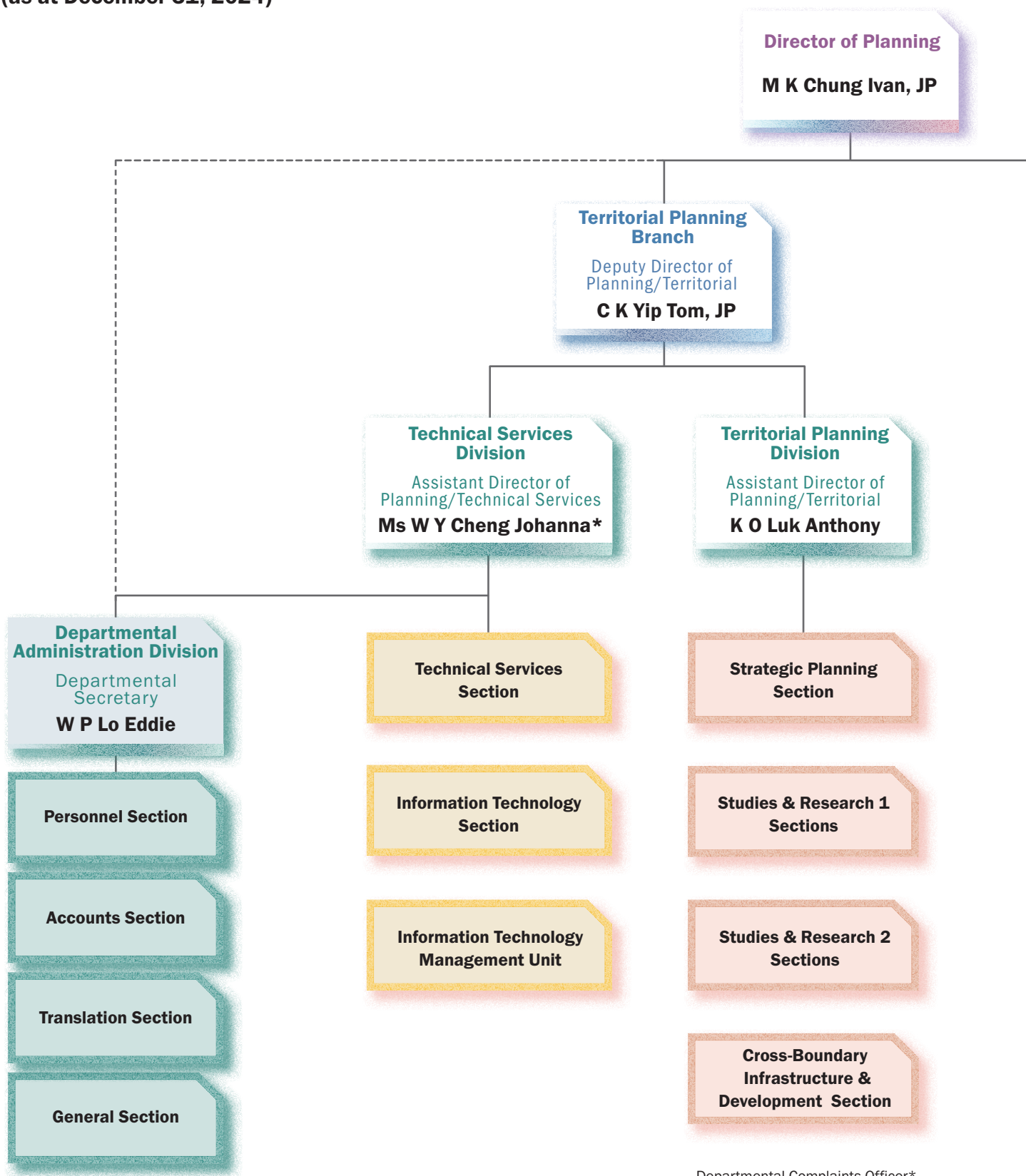
The Department has also served as an executive arm of TPB in preparing statutory plans, processing representations, comments and further representations on draft statutory plans and processing planning applications for development activities. In 2024, the Department processed 50 statutory plans that were amended or approved, including 24 outline zoning plans involving zoning/rezoning land for residential use. The Department also processed 7 255 representations, comments and further representations in 2024 representations and further representations. In 2024, the Department processed 1 326 applications for planning permission, 47 applications for amendments to statutory plans and 1 341 applications for amendment to approved schemes. All these proposals when completed would contribute to the development of the territory.



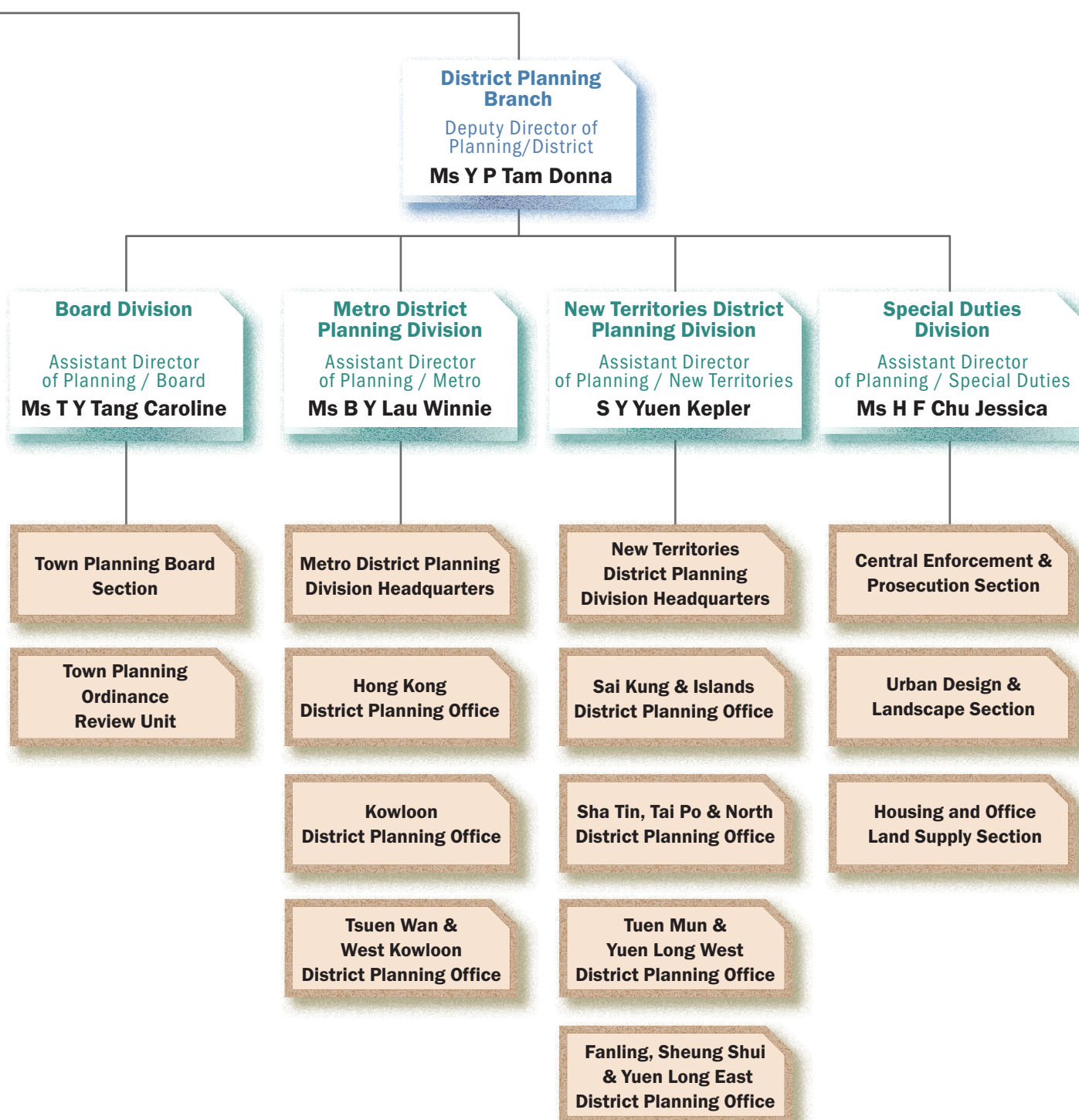
Appendix 1

Organisation Chart of the Planning Department

(as at December 31, 2024)



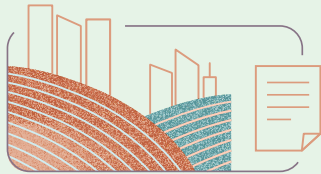
Departmental Complaints Officer*



Appendix 2



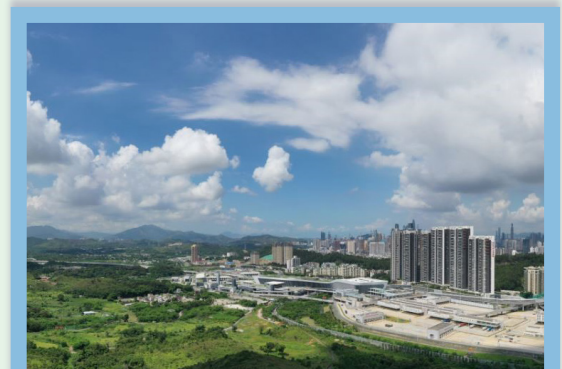
Major Consultancy Studies undertaken by the Planning Department as at 2024



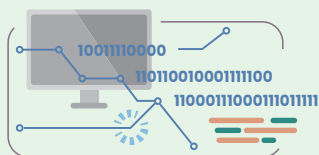
Study on Artificial Islands in the Central Waters



First Phase Development of the New Territories North - San Tin / Lok Ma Chau Development Node - Investigation



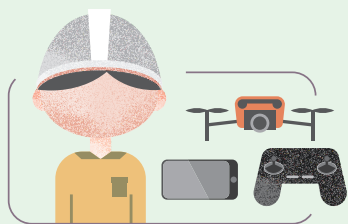
Remaining Phase Development of the New Territories North (NTN) - Planning and Engineering Study for NTN New Town and Man Kam To - Investigation



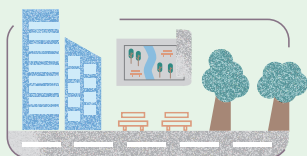
Land Use Review Study for Ngau Tam Mei Area - Feasibility Study



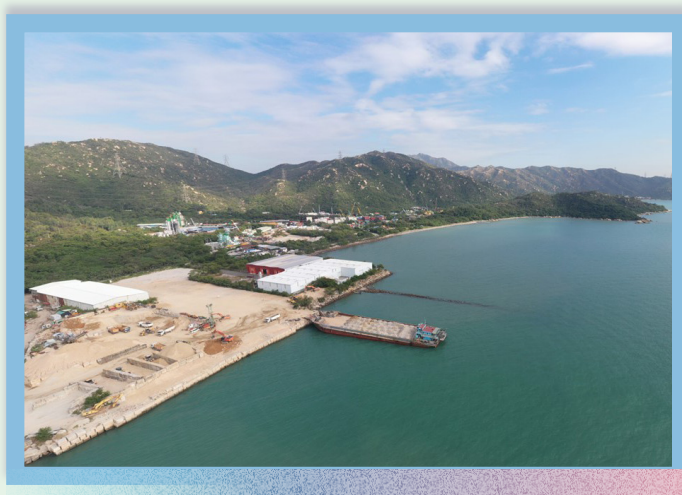
Land Use Review Study for Lau Fau Shan, Tsim Bei Tsui and Pak Nai - Feasibility Study



Ma Tso Lung Area and Other Sites in Kwu Tung North New Development Area and North District - Feasibility Study



Study for Developments of Tuen Mun East and Adjacent Green Belt Cluster - Feasibility Study



Planning and Engineering Study for Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area - Investigation



Appendix 3

Environmental Policy

- taking full account of the environmental implications of all planning activities;
- facilitating the achievement of a quality built environment and protection of the natural environment; and encouraging environmentally responsible development;
- enforcing the Town Planning Ordinance against unauthorised developments which result in adverse environmental impacts;
- complying with the requirements of relevant environmental protection ordinances;
- promoting public awareness on environmental sustainability issues;
- cultivating a clean, tidy healthy and safe office environment; promoting and implementing green housekeeping measures; and raising staff awareness of their environmental responsibilities through training and publicity programs; and
- regularly reviewing the environmental aspects and impacts of our planning activities and office practices; and building up the Department's environmental management system.

Environmental Management System

The Department applies an Environmental Management System to undertake the planning, implementation and monitoring of the Department's environmental initiatives and programme in a coordinated way.

Planning Department Management Committee

- to provide directives on environmental policy of the Department.

Environmental Management Committee

- to assist in building up the Department's environmental management system by reviewing the environmental policy for approval by the Planning Department Management Committee; and reviewing, implementing and monitoring environmental actions including environmental objectives, targets and programmes;
- to monitor and undertake management review on the performance of the Department's environmental actions in the aspects of its business and office operations;
- to assess and advise on training requirement on environmental awareness and practices;
- to report the environmental performance of the Department; and
- to oversee the work of the Green Housekeeping Committee of the Department.

Green Housekeeping Committee

- to introduce and oversee the implementation of green housekeeping measures of the Department; and
- to disseminate environmental information of the Environmental Management Committee.

Green Housekeeping Measures

Planning Department Green Housekeeping Committee (the Committee) continues its efforts in promoting and introducing new green initiatives in the office and enhancing staff's environmental awareness.

We have closely monitored paper consumption and reminded colleagues to be environmentally conscious and to minimise paper usage as far as practicable. The performance of the green office management of the Department in terms of consumption of paper in 2024 is set out below:

- 15,679 reams of recycled paper were consumed in 2024.

Other green measures included:

- 317 used toner cartridges disposed of by trade-in;
- 13 607 kg of paper collected for recycling;
- guidelines circulated to staff regularly to remind them that shark fins and other endangered species should be avoided as cuisines for official banquets or departmental staff activities as an endeavor of environmental protection;
- government/departmental forms uploaded onto the Intranet for staff's easy retrieval; and
- recycling bins for collecting used plastic, metal and paper placed at offices.

Appendix 4

Statistics of Enforcement and Prosecution Actions Undertaken in 2023

In 2023, the Central Enforcement and Prosecution (CEP) Section of the Department investigated a total of 1 791 suspected unauthorised developments (UDs) in the rural New Territories. Among these, 455 were confirmed to be UD. After taking enforcement and prosecution actions, 308 UD (covering about 64 hectares of land) were discontinued. Moreover, a total of 49 UD cases (covering about 9 ha of land) were subsequently obtained planning permission through the planning application system (**Table 1**).

Table 1 Number of Unauthorised Developments Discontinued or Obtained Planning Permission in 2023 after Enforcement Actions by Geographical District

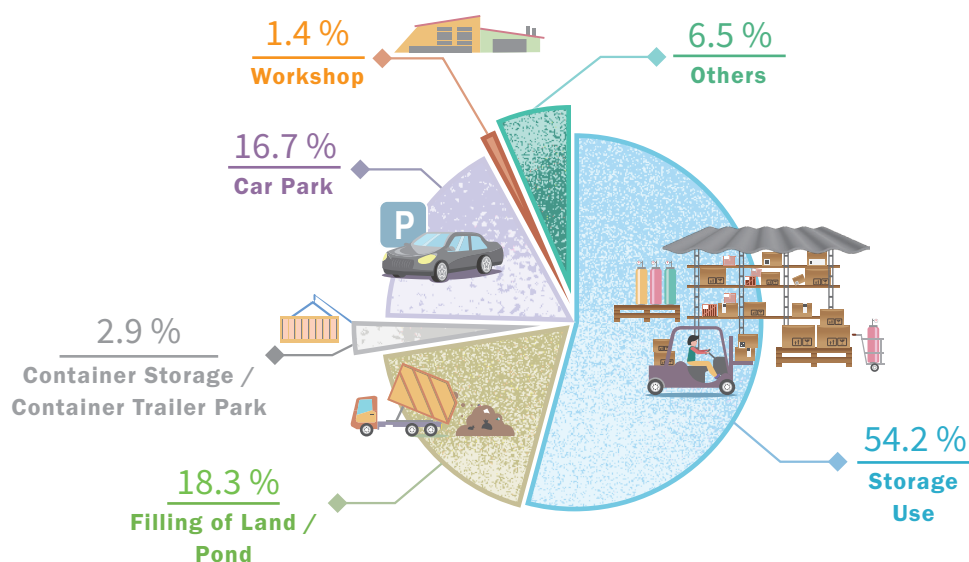
Geographical District	No. of Discontinued Cases (ha)	No. of Cases Obtained Planning Permission (ha)
North West New Territories	170 (33.03)	40 (7.34)
North East New Territories	120 (28.91)	9 (1.76)
Sai Kung	9 (1.45)	---
Islands	9 (0.92)	---
Total	308 (64.31)	49 (9.1)

In 2023, enforcement actions were being taken against 665 UD. The geographical distribution of these UD (with land area involved) by type is shown in **Table 2** while **Chart 1** indicates the percentage of UD by type.

Table 2 Number of Unauthorised Developments Enforced (with Land Area involved) by Geographical District and Type in 2023

Geographical District	Storage Use (ha)	Filling of Land / Pond (ha)	Container Storage / Container Trailer Park (ha)	Car Park (ha)	Workshop (ha)	Others (ha)	Total (ha)
North West New Territories	212 (35.8)	48 (21.2)	14 (9.5)	38 (16.2)	6 (0.5)	21 (3.4)	339 (86.6)
North East New Territories	140 (28.8)	63 (23.1)	4 (1.5)	59 (10.0)	3 (1.1)	19 (4.1)	288 (68.6)
Sai Kung	7 (1.40)	8 (0.5)	---	11 (2.2)	---	2 (0.3)	28 (4.4)
Islands	2 (0.4)	3 (0.6)	1 (0.1)	3 (0.3)	---	1 (0.1)	10 (1.5)
Total	361 (66.4)	122 (45.4)	19 (11.1)	111 (28.7)	9 (1.6)	43 (7.9)	665 (161.1)

Chart 1 Distribution of Unauthorised Developments by Type in 2023



In 2023, 2 267 warning letters/reminders, 1 908 enforcement notices, 742 reinstatement notices and 2 309 compliance notices were issued to responsible persons of UD; there are no Stop Notices issued this year (**Table 3**).

Table 3 Number of Warning Letters / Reminders and Notices Issued in 2023 by Geographical District

Geographical District	Warning Letter / Reminder (No. of Cases)	Enforcement Notice (No. of Cases)	Reinstatement Notice (No. of Cases)	Compliance Notice (No. of Cases)
North West New Territories	1 235 (266)	1 205 (205)	426 (59)	1 032 (187)
North East New Territories	837 (155)	533 (111)	304 (48)	1 134 (160)
Sai Kung	121 (13)	121 (13)	12 (3)	67 (10)
Islands	74 (14)	49 (9)	0 (0)	76 (9)
Total	2 267 (448)	1 908 (338)	742 (110)	2 309 (366)

On prosecution action, 147 summonses in respect of 61 cases were laid in 2023. 106 defendants in respect of 49 cases were convicted under section 23(6) of the Town Planning Ordinance for non-compliance with notices issued by the Planning Authority (**Table 4**).

Table 4 Number of Defendants Convicted in 2023

Convicted Under	No. of Defendants Convicted	No. of Cases	Range of Fine Per Defendant	Average Fine Per Defendant
s. 23 (6)	106	49	\$5,868 - \$ 252,000	\$ 54,582
Total	106	49	---	---

Note:

There are no defendants convicted under section 20(7), section 20(8) and section 22(8) in 2023.

Statistics of Enforcement and Prosecution Actions Undertaken in 2024

In 2024, the CEP Section of the Department investigated a total of 1 995 suspected UD in the rural New Territories. Among these, 584 were confirmed to be UDs. After taking enforcement and prosecution actions, 358 UDs (covering about 88 hectares of land) were discontinued. Moreover, a total of 71 UD cases (covering about 17 ha of land) were subsequently obtained planning permission through the planning application system (**Table 5**).

Table 5 Number of Unauthorised Developments Discontinued or Obtained Planning Permission in 2024 after Enforcement Actions by Geographical District

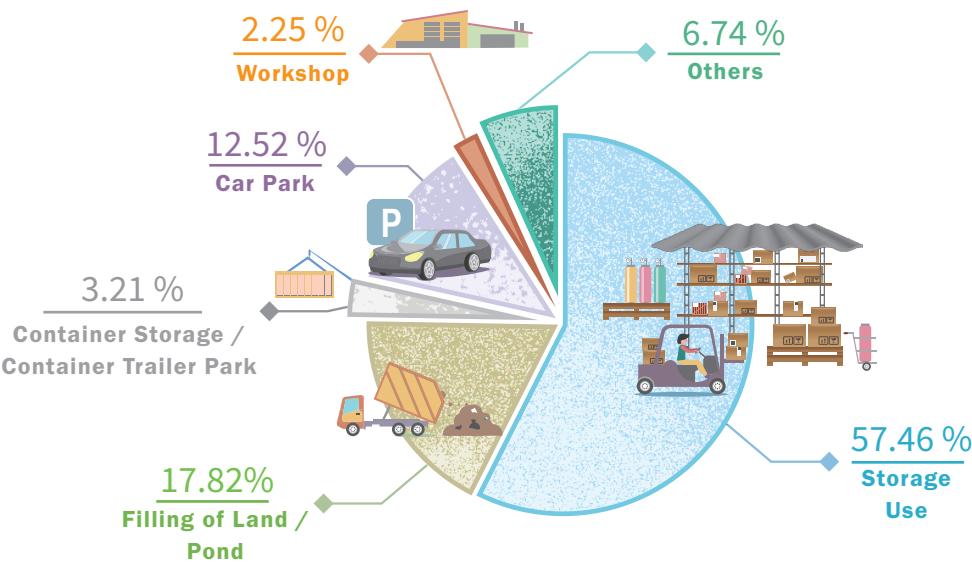
Geographical District	No. of Discontinued Cases (ha)	No. of Cases Obtained Planning Permission (ha)
North West New Territories	196 (49.49)	55 (15.01)
North East New Territories	146 (36.78)	16 (2.46)
Sai Kung	12 (1.33)	---
Islands	4 (0.60)	---
Total	358 (88.2)	71 (17.47)

In 2024, enforcement actions were being taken against 623 UD^s. The geographical distribution of these UD^s (with land area involved) by type is shown in **Table 6** while **Chart 2** indicates the percentage of UD^s by type.

Table 6 Number of Unauthorised Developments Enforced (with Land Area involved) by Geographical District and Type in 2024

Geographical District	Storage Use (ha)	Filling of Land / Pond (ha)	Container Storage / Container Trailer Park (ha)	Car Park (ha)	Workshop (ha)	Others (ha)	Total (ha)
North West New Territories	221 (32.89)	46 (16.69)	13 (4.36)	24 (7.14)	12 (0.72)	17 (5.78)	333 (67.57)
North East New Territories	128 (30.97)	58 (14.09)	7 (1.81)	42 (5.29)	2 (0.35)	18 (5.42)	255 (57.93)
Sai Kung	5 (1.34)	3 (0.15)	---	9 (1.56)	---	5 (0.79)	22 (3.84)
Islands	4 (0.48)	4 (0.65)	1 (0.1)	3 (0.7)	---	2 (0.57)	13 (2.4)
Total	358 (65.68)	111 (31.57)	20 (6.17)	78 (14.69)	14 (1.07)	42 (12.56)	623 (131.74)

Chart 2 Distribution of Unauthorised Developments by Type in 2024



In 2024, 3 220 warning letters/reminders, 2 397 enforcement notices, 636 reinstatement notices and 2 580 compliance notices were issued to responsible persons of UD; there are no Stop Notices issued this year (**Table 7**).

Table 7 Number of Warning Letters / Reminders and Notices Issued in 2024 by Geographical District

Geographical District	Warning Letter / Reminder (No. of Cases)	Enforcement Notice (No. of Cases)	Reinstatement Notice (No. of Cases)	Compliance Notice (No. of Cases)
North West New Territories	2 199 (382)	1 489 (263)	384 (82)	1 233 (227)
North East New Territories	942 (236)	843 (150)	233 (55)	1 213 (160)
Sai Kung	41 (16)	33 (11)	3 (3)	107 (14)
Islands	38 (7)	32 (5)	16 (5)	27 (5)
Total	3 220 (641)	2 397 (429)	636 (145)	2 580 (406)

On prosecution action, 279 summonses in respect of 67 cases were laid in 2024. 217 defendants in respect of 65 cases were convicted under section 23(6) of the Town Planning Ordinance for non-compliance with notices issued by the Planning Authority (**Table 8**).

Table 8 Number of Defendants Convicted in 2024

Convicted Under	No. of Defendants Convicted	No. of Cases	Range of Fine Per Defendant	Average Fine Per Defendant
s. 20 (7) & (8)	1	1	\$25,000	\$25,000
s. 23 (6)	217	65	\$4,000 - \$355,700	\$45,154
Total	218	66	---	---

Note:

There are no defendants convicted under sections 22(8) in 2024.

Contact Us



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New Territories



Opening Hours

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