



# PLANNING DEPARTMENT

# ANNUAL REPORT

2020/2021

# Fresh Look of the City Gallery



# Hong Kong Planning Standards and Guidelines

# Urban Design Guidelines

# Chapter

11

# Revamp



# Urban Design Study

## for the Wan Chai North and North Point Harbourfront Areas



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# Vi sion, Mission



# & Values



# VISION, MISSION AND VALUES



## VISION

We plan to make Hong Kong an international city of world prominence.



## MISSION

We make Hong Kong a better place to live and work in.

To achieve our mission, we seek to promote, working in partnership with our community, sustainable development to achieve a vibrant economy, a quality environment and social progress both now and in the future.

We are committed to :

- formulating sustainable development strategies and plans;
- guiding the use and development of land;
- facilitating suitable development and redevelopment; and
- encouraging community involvement and support.



### ***Proactive and Facilitating***

Taking the initiative to facilitate the implementation of suitable development and redevelopment projects.

### ***Open and Accountable***

Encouraging the community to be involved in the planning process and being accountable to the community.

### ***Professional and Visionary***

Acting creatively to find immediate and long-term solutions as we do our work competently, ethically, objectively and fairly for the people we serve.

### ***Effective and Efficient***

Providing planning systems and frameworks that are user friendly and enable development that will benefit the community to proceed expeditiously.

# Director's



# Message



## DIRECTOR'S MESSAGE



I took up the post of Director of Planning in January 2021. I am delighted to write my very first Director's Message for the Annual Report and share with you the work of Planning Department.

2020 was a tough year for all of us in Hong Kong. Amidst the challenges, the Department has continued to demonstrate our commitment and professionalism in supporting the Government's initiatives to increase land supply, and to make available suitable sites for meeting housing and other needs.

Under the Government's multi-pronged land supply strategy, we have identified 330 hectares of land for building 316 000 public housing units to meet the demand of the coming decade. Through completing/initiating statutory planning procedures for 151 sites for residential uses, a total of about 210 600 housing units could be yielded.

This year, we have continued exploring the possibility of optimising brownfield sites for other suitable uses. We have completed the second phase review of potential brownfield clusters for public housing development in the short to medium term. Among the 290 ha of brownfield sites reviewed, four brownfield clusters in Yuen Long and Sheung Shui have been identified to have public housing potential. Together with the eight brownfield clusters in Yuen Long, Tuen Mun and Tai Po identified under the first phase review completed in 2019, it is roughly estimated that these brownfield clusters and the adjoining land will produce a total of 30 000 public housing units. We target to transform these sites into "spade-ready" sites within six years. A land use review study for Ngau Tam Mei area will also be conducted to ascertain the feasibility of comprehensive development of the brownfield clusters thereat taking into account the development opportunities to be brought by the proposed Northern Link and the proposed Ngau Tam Mei station.

The feasibility study of the San Tin/Lok Ma Chau Development Node (ST/LMC DN) i.e. the First Phase Development of the New Territories North has made good progress. It is expected that the investigation study for the ST/LMC DN will commence in 2021.

We are committed to realising the harbour planning vision of building an attractive, vibrant, accessible and sustainable harbourfront. Over the years, we have carried out a number of studies to guide the planning and design of harbourfront development. The latest one is the 'Urban Design Study for the Wan Chai North and North Point Harbourfront Areas' completed in October 2019. The Study has formulated a sustainable

urban design framework and various harbourfront enhancement proposals for each character precinct along Wan Chai North, Causeway Bay and North Point. The 3.8 km long waterfront will be linked up by a continuous promenade. The harbourfront enhancement proposals are being taken forward progressively.

To pursue our vision of building a liveable Hong Kong, we have largely completed in 2020 the revamp of the Urban Design Guidelines to make it more updated and easy to use. We consulted the Urban Design Advisory Group (UDAG) on the Urban Design Studies for the future Town Plazas in Kwu Tung North and Fanling North New Development Areas (NDAs), Tung Chung New Town Extension as well as the Future Town Centre and District Commercial Node of Hung Shui Kiu/Ha Tsuen NDA, which in turn facilitated the formulation of detailed urban design guidelines for developing quality future development.

In the realm of strategic planning, the 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030' ('Hong Kong 2030+') is near finalisation. To complement the strategic vision of enhancing the liveability of our high density city under the 'Hong Kong 2030+', we are carrying out the 'Study on Active Design for Healthier Lifesytle – Feasibility Study' and 'Reimagining Public Spaces in Hong Kong – Feasibility Study'. To meet the economic land requirements, we have commissioned the 'Review of Land Requirement for Market-driven Economic Uses' to update the demand forecast and land requirement for various market-driven economic uses in Hong Kong.

We are honoured to receive awards in recognition of our efforts. The Department won the Certificate of Merit of the Hong Kong Institute of Planners Awards 2020 for the 'Common Spatial Data Infrastructure – Built Environment Application Platform', 'Study on Existing Profile and Operations of Brownfield Sites in the New Territories', and 'Urban Design Guidelines Revamp'. Moreover, the 'Common Spatial Data Infrastructure – Built Environment Application Platform' received the 2020 Grand Award for Excellence of the International Society of City And Regional Planners (ISOCARP). The 'Urban Design Guidelines Revamp' and 'Urban Design Study for the Wan Chai North and North Point Harbourfront Areas' received the Nominated Awards of The Greater Bay Area Urban Design Awards 2020 under the Plan/Concept Category.

I would like to take this opportunity to express my heartfelt thanks to all my colleagues for their dedication and diligence in meeting the great challenges in the past year. Looking forward, I have confidence in our colleagues who will unequivocally continue to stay steadfast in taking up new challenges under the New Normal with professionalism in planning and building a sustainable, liveable and competitive Hong Kong.

Ivan Chung, JP  
Director of Planning

# Events in



# Brief





## Study on Active Design for Healthier Lifestyle - Feasibility Study

To complement the strategic vision of enhancing the liveability of our high density city under 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030' (Hong Kong 2030+), the Department commissioned the Study in February 2020 to explore how to incorporate 'active design' in the planning and development process in promoting healthy lifestyle. The Study is scheduled for completion in 2021.



## Reimagining Public Spaces in Hong Kong - Feasibility Study

The Study was commissioned by the Department in May 2020. The purpose is to reimagine the concept of open space and holistically enhance the quality and quantity of open space in Hong Kong as advocated in 'Hong Kong 2030+'. The Study is scheduled for completion in 2022.



*Welcoming public open space under Kwun Tong Flyover*



*Inclusive playground in Tuen Mun Park*

## Consultation on Various Urban Design Studies (UDSs)

**SEPTEMBER  
2020**

### *UDS for Town Plazas in Kwu Tung North and Fanling North New Development Areas*

A town plaza of about 14 ha integrating with the proposed rail station, shopping street, adjacent residential/commercial developments and a Public Transport Interchange (PTI) is proposed at the centre of the Kwu Tung North (KTN) New Development Area (NDA), forming a regional landmark and major focal point and activity node of the Area. At the Eastern District Centre of the Fanling North (FLN) NDA, a town plaza of about 3.1 ha characterised by cruciform pedestrian shopping streets with retail shops, cafés and restaurants is planned to promote vibrancy.

As part of the Design and Construction Consultancy Study for the NDA First Phase Works, an UDS for the two Town Plazas is being conducted to formulate urban design guidelines to provide guidance to the future developments with a view to creating a dynamic, vibrant and quality public open space, and enhancing the pedestrian connectivity between major activity nodes and the new/existing communities.

Several rounds of consultation have been conducted with the Urban Design Advisory Group (UDAG) on the proposed urban design concept with the latest round in September 2020. The guidelines would be further refined taking into account UDAG's comments on such aspects as creation of a vibrant town plaza, climate resilience and integration with railway station.



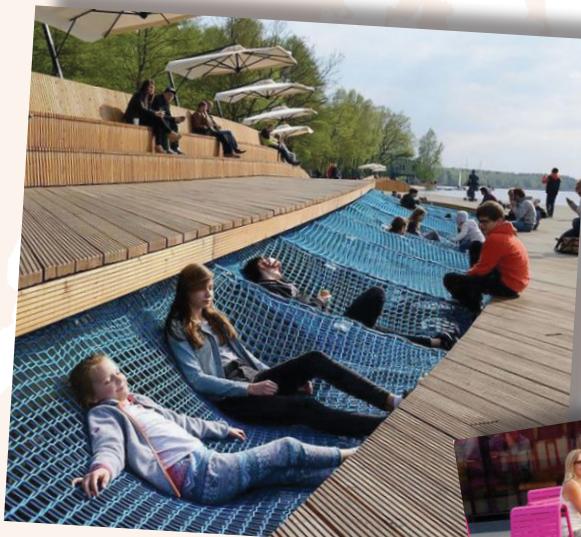
*Concept Plans for Town Plazas  
in Kwu Tung North and  
Fanling North NDAs*



## UDS for Tung Chung New Town Extension

The Tung Chung New Town Extension (TCNTE) covers a total of 245 ha on the eastern and western flanks of the existing TCNT. The Study was commissioned in February 2018 to formulate more in-depth design guidelines/manuals for various focus areas including open spaces and major development sites in the TCNTE Area which will be incorporated into the conditions of future lease/land allocation documents for implementation.

The UDAG was consulted on the proposed urban design initiatives in October 2018 and September 2020. Major initiatives include creation of activity nodes for a vibrant waterfront promenade and introduction of retail frontage and all-weather facilities along major pedestrian spines connecting the Metro Core Area and other residential sites with the waterfront. The Consultants would further refine the guidelines/manuals taking into account UDAG's comments where appropriate. The Study is scheduled for completion in 2021.

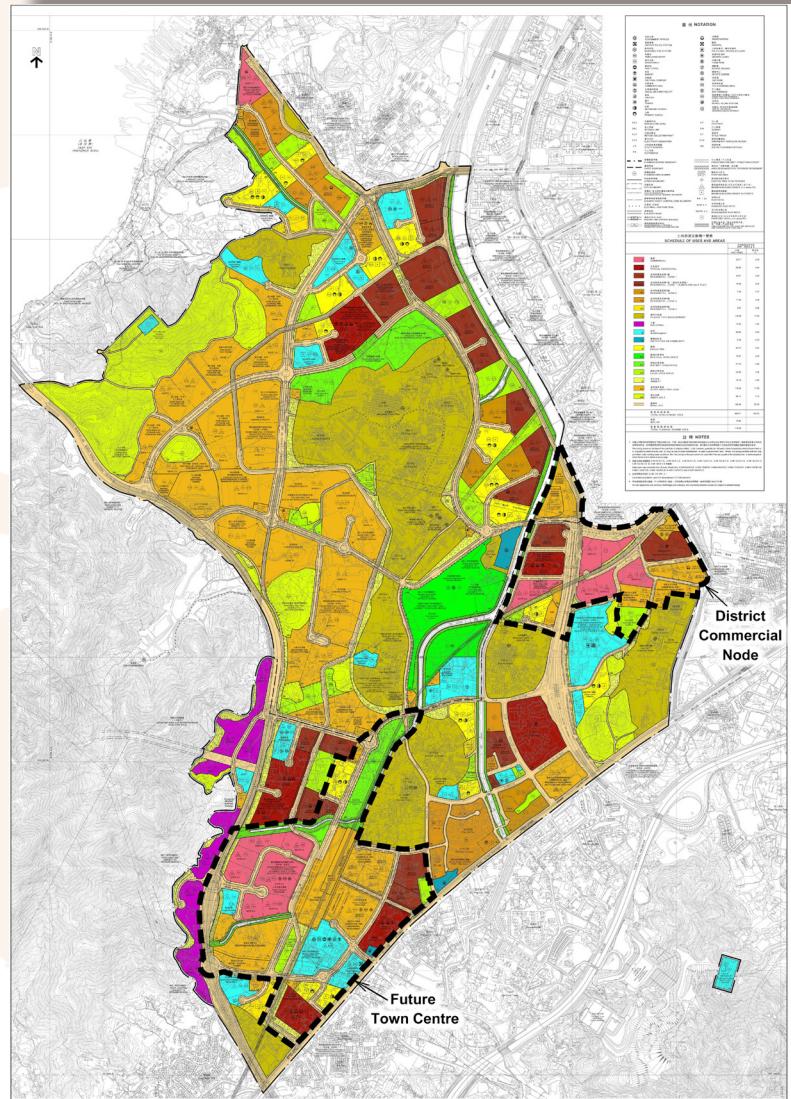


*Activity nodes along the waterfront promenade*

## Urban and Green Design Study For The Future Town Centre And The District Commercial Node in Hung Shui Kiu/Ha Tsuen NDA – Feasibility Study

The Study, commenced in 2019, aims to review the urban design framework formulated under the Planning and Engineering Study for Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA and urban design principles adopted under the HSK and HT Outline Zoning Plan (OZP)/Outline Development Plan (ODP) for the future Town Centre and District Commercial Node of HSK/HT NDA, and to formulate the recommended urban design, detailed urban design guidelines and urban design briefs to guide future developments in the Project Areas.

In 2020, various urban design options have been formulated with a view to achieving a holistic design and creating a distinct sense of place and unique character for the future Town Centre and District Commercial Node of the HSK/HT NDA. The UDAG was consulted on the urban design options in September 2020. The Study team is currently reviewing the options, taking into account the latest proposals of other related studies in the NDA, including the proposed environmental friendly transport system and proposals to fostering a pedestrian and bicycle-friendly environment in HSK/HT.



*The project areas of urban and green design study for the future town centre and the district commercial node of HSK/HT NDA*



## 2020 Area Assessments of Industrial Land in the Territory

Since 2000, the Department has been undertaking area assessments of industrial land in the territory in every four to five years. In September 2019, the Department started a new round of study to obtain an overview on the latest utilisation of private industrial buildings and consider planning of industrial land to meet the changing needs of economic land uses and optimise the utilisation of land resources. The Study comprises on-site questionnaire surveys and in-house planning assessments. The on-site questionnaire surveys were largely completed in December 2020. The study is scheduled for completion in 2021.



*Private industrial building*

# Focus





# URBAN DESIGN STUDY

## FOR THE WAN CHAI NORTH AND NORTH POINT HARBOURFRONT AREAS

### Embracing the Harbour's Assets

Victoria Harbour is an internationally renowned icon, and a special public asset and natural heritage of Hong Kong. For many years, while most of the harbourfront areas have been shaped for various functions to support our vibrant city, the Government is committed to realising the Harbour Planning Vision of building an attractive, vibrant, accessible and sustainable harbourfront. A number of planning and design studies for the harbourfront areas have been conducted over the past years, striving to bring the Harbour Planning Vision to life. The Government has also earmarked \$6.5 billion of dedicated funding to extend the existing 23 km long harbourfront promenades to 34 km by 2028, with an additional 35 ha of open space.



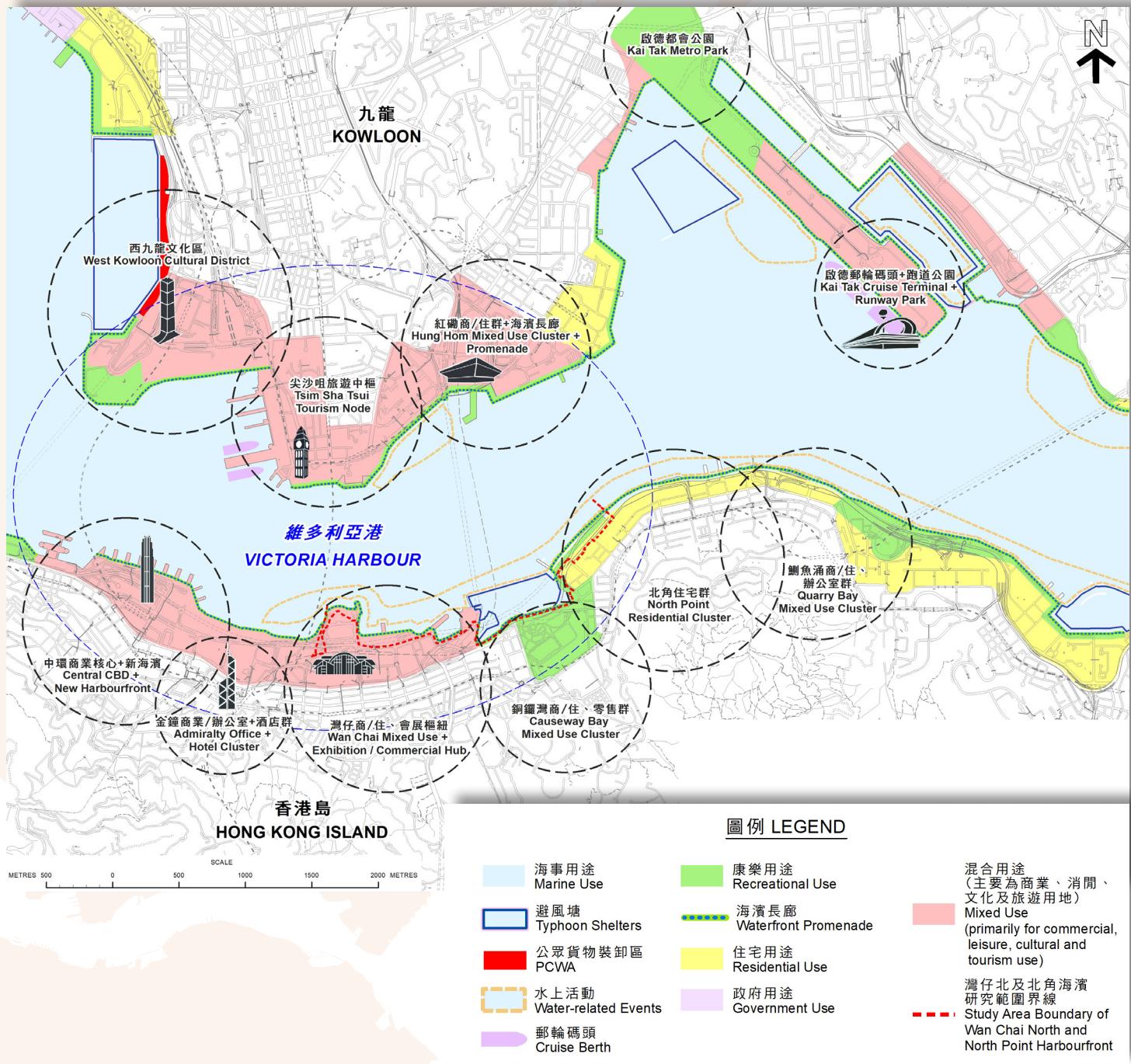




*Wan Chai North and North Point Harbourfront Areas*

The 'Urban Design Study for the Wan Chai North and North Point Harbourfront Areas' (the Study) was completed by the Planning Department in October 2019. The 3.8 km long Wan Chai North and North Point (WCN) harbourfront, comprises a piece of valuable reclaimed land of 19 ha extending from Hong Kong's premier business district and a water space of 22 ha including the Wan Chai ex-Public Cargo Working Area (ex-PCWA) and the Causeway Bay Typhoon Shelter (CWBTS). It presents a unique opportunity for creating a new public space to 're-connect' people to the water.

As shown on the Harbour Functional Zone Plan, the study area stretches along the exhibition/commercial hub in Wan Chai, the commercial/residential/ recreation cluster in Causeway Bay, and the residential cluster in North Point. Upon completion of the Mass Transit Railway (MTR) Sha Tin to Central Link (SCL) with a new railway station at the Hong Kong Convention and Exhibition Centre (HKCEC), it will be more accessible to the public. The water bodies of the ex-PCWA and CWBTS also provide opportunities for re-defining the role of the water space in promoting water-friendly culture and activities. The WCN harbourfront will have great potential in becoming an attractive, well-connected, vibrant and sustainable new waterfront for public enjoyment.



## LEGEND 圖例

Character Precinct 主題區	Existing Major Open Space/ Recreation Facility 現有主要休憩用地 / 康樂設施	Proposed Water Taxi Route 擬議的水上的士連接路線
Planned Elevated Landscaped Deck 已規劃的高架園景平台	Major Landmark Building 現有地標建築	Major View Corridor Towards Waterfront 通往海濱的主要景觀廊
Planned/Proposed Elevated Pedestrian Connection 已規劃 / 擬議的高架行人連接	New Open Space 新的休憩用地	Existing/ Committed Major Landmark Element 現有 / 已規劃的主要地標元素
Potential Continuous Waterfront Linkage 可能的連貫海濱連接	New Water-related Area and Typhoon Shelter 新「親水互動」區及避風塘	Existing / Potential Point of Interest 現有 / 有潛力的特色景點
Primary N-S Pedestrian Connection 主要南北向行人連接	Promenade Area 海濱長廊	Existing / Proposed Landing Steps and Supporting Facility 現有 / 擬議的登岸台階和配套設施
Secondary Pedestrian Connection 次要行人連接	Proposed Waterfront Commercial Site 擬議海濱商業設施	Existing / Under Construction / Proposed MTR Station 現有 / 正在興建 / 擬議的港鐵站
Tertiary Pedestrian Connection 輔助行人連接	Landscape Roof over Tunnel Portal 隧道口上的景觀平台	
Major E-W Vehicular Connection 主要東西向道路連接		
Proposed Bicycle Trail (Low Speed) 擬議的單車徑		
Proposed Shared Use Promenade 由所有使用者包括騎單車人士共享的海傍		
Existing Wan Chai Heritage Trail 現有的灣仔歷史文物徑		
Possible Connection (under separate study) 可能的連接 (其他研究建議)		



Urban Design Framework for WCN Waterfront

To tie in with the gradual completion of infrastructure works on the WCN harbourfront areas, including the Wan Chai Development Phase II (WDII), Central-Wan Chai Bypass (CWB) and SCL, as well as the reprovisioning of affected waterfront facilities, the Study has worked out a sustainable urban design framework and various harbourfront enhancement proposals (HEPs) to guide future developments. In view of the public aspiration for early enjoyment of the harbourfront, some quick-win projects are being implemented progressively under an incremental approach.

## Co-visioning with the Community



The Study was conducted hand-in-hand with the Harbourfront Commission (HC) throughout the study process. A collaborative and bottom-up approach was adopted to co-vision the harbourfront together with the community and the Wan Chai and Eastern District Councils; and to gauge the community needs and aspirations in a timely manner. A series of interactive and lively activities, including a design ideas competition and various community events and resident workshops, was conducted in the two-stage innovative public engagement exercise, thereby successfully arousing public awareness and building consensus.

With concerted effort of the community and HC, the vision of 'developing an urban harbourfront re-connecting people to the water' has served as a beacon for planning and design of our new waterfront.

## Urban Design Emphases

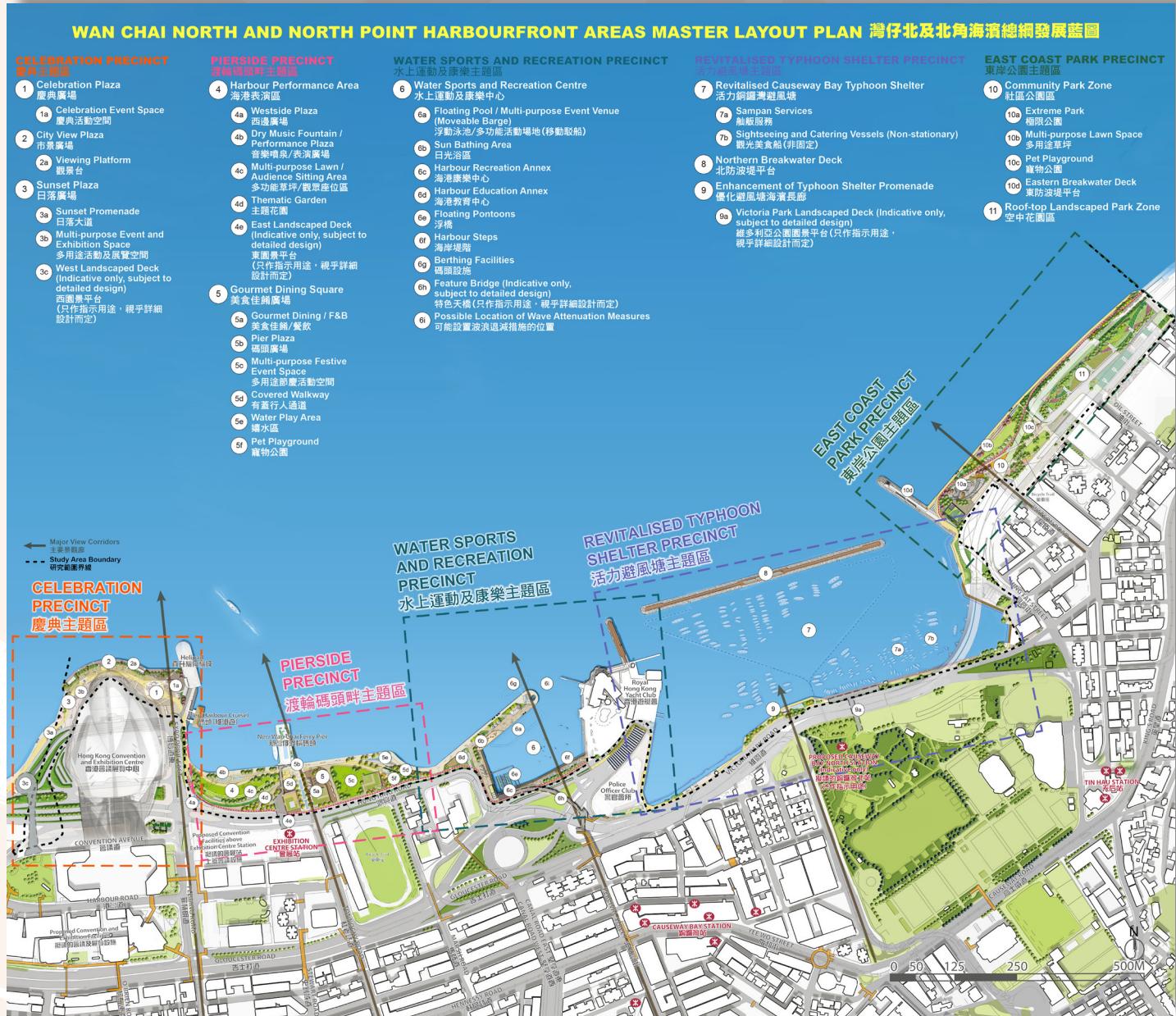
Underlying the vision, a set of urban design emphases is devised to outline the framework for the new harbourfront, as set out below:

- **Waterfront Character, Identity and Sense of Place**  
To define character precincts
- **Waterfront Attraction, Vibrancy and Diversity**  
A mix of commercial, recreational and various waterfront open space uses
- **Waterfront Connectivity, Continuity and Accessibility**  
To be enhanced through a continuous and easily accessible promenade well served by public transport
- **Flexible and Shared Use Design**  
To accommodate the needs of users of different ages and interests
- **Assemblage of Green and Blue Resources**  
To create distinctive landscape character and make use of the existing blue resources
- **Smart, Green and Sustainable Elements**  
To optimise energy efficiency, environmental friendliness and liveability
- **Local Character and Heritage**  
To be respected by appropriate preservation and compatible waterfront design

## Character Precincts and Harbourfront Enhancement Proposals

Endeavoured to create an attractive, accessible and vibrant harbourfront for public enjoyment round the clock, a master layout plan comprising five character precincts infused with different unique identities and supported by a number of HEPs has been drawn up. The entire harbourfront will be linked up by a continuous promenade for both pedestrians and cyclists, with some shared sections at constrained/bottleneck areas, as part of the harbourfront promenade of the northern shoreline of Hong Kong Island.

The five character precincts and their respective HEPs proposed in the Study, as well as their latest development progress are highlighted in the following paragraphs. While the availability of some sites are pending the completion of the ongoing infrastructural works, some quick-win projects have been pushed ahead under the incremental approach.



## Celebration Precinct

The design concept of this Precinct is to reinforce the identity and ceremonial significance of the Golden Bauhinia Square, and enhance the sense of place to attract both locals and tourists. Three feature plazas, namely Celebration Plaza, City View Plaza and Sunset Plaza, are proposed to provide flexible venues for official celebration and ceremonial events, as well as other outdoor art and cultural events and exhibitions, and to serve as public spaces for enjoying the panoramic harbour view. The West Landscaped Deck proposed under WDII is also suggested to be used as an art walk/ corridor to echo with the nearby Hong Kong Arts Centre and Hong Kong Academy for Performing Arts.



*Celebration Plaza*

The section of waterfront promenade between Tamar and the Sunset Plaza next to HKCEC has been made accessible under the incremental approach in end 2019. While the West Landscaped Deck is under construction, further modification to the deck design has been proposed to facilitate more direct linkage towards the Sunset Plaza and HKCEC.



*West Landscaped Deck*

## Pierside Precinct

Positioned at the heart of Wan Chai waterfront, this Precinct is intended to be developed as an internationally-renowned harbourfront park offering diverse and round-the-clock enjoyment/experiences for both locals and visitors. HEPs include a Harbourfront Performance Area providing a flexibly shared space for various events and activities; a Gourmet Dining Square as a modern urban waterfront park with diverse dining facilities and multi-purpose event spaces; and various waterfront open space uses such as dry music fountain, water play area, thematic garden, pet playground, etc. Another elevated connection proposed under WDII, namely East Landscaped Deck, will also connect the future MTR Exhibition Centre Station and the Precinct.

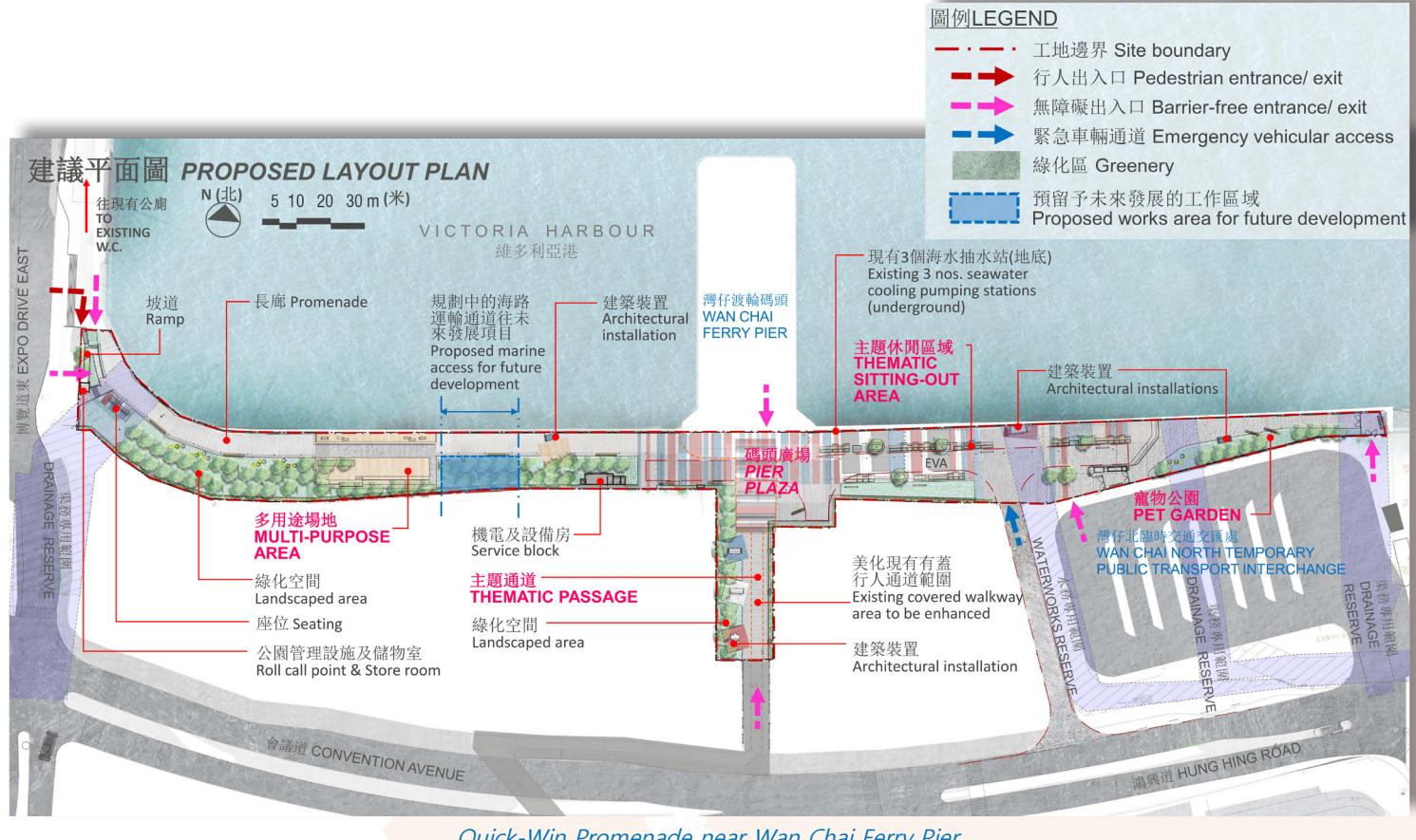
As a quick-win project under the incremental approach, a section of promenade of about 380 m long extended from the Celebration Plaza of Celebration Precinct, through Wan Chai Ferry Pier to Marsh Road is tentatively scheduled for full opening in Q3 2021. A pet garden and sitting-out areas will be provided.



*Gourmet Dining Square*



*Harbourfront Performance Area*



## Water Sports and Recreation Precinct

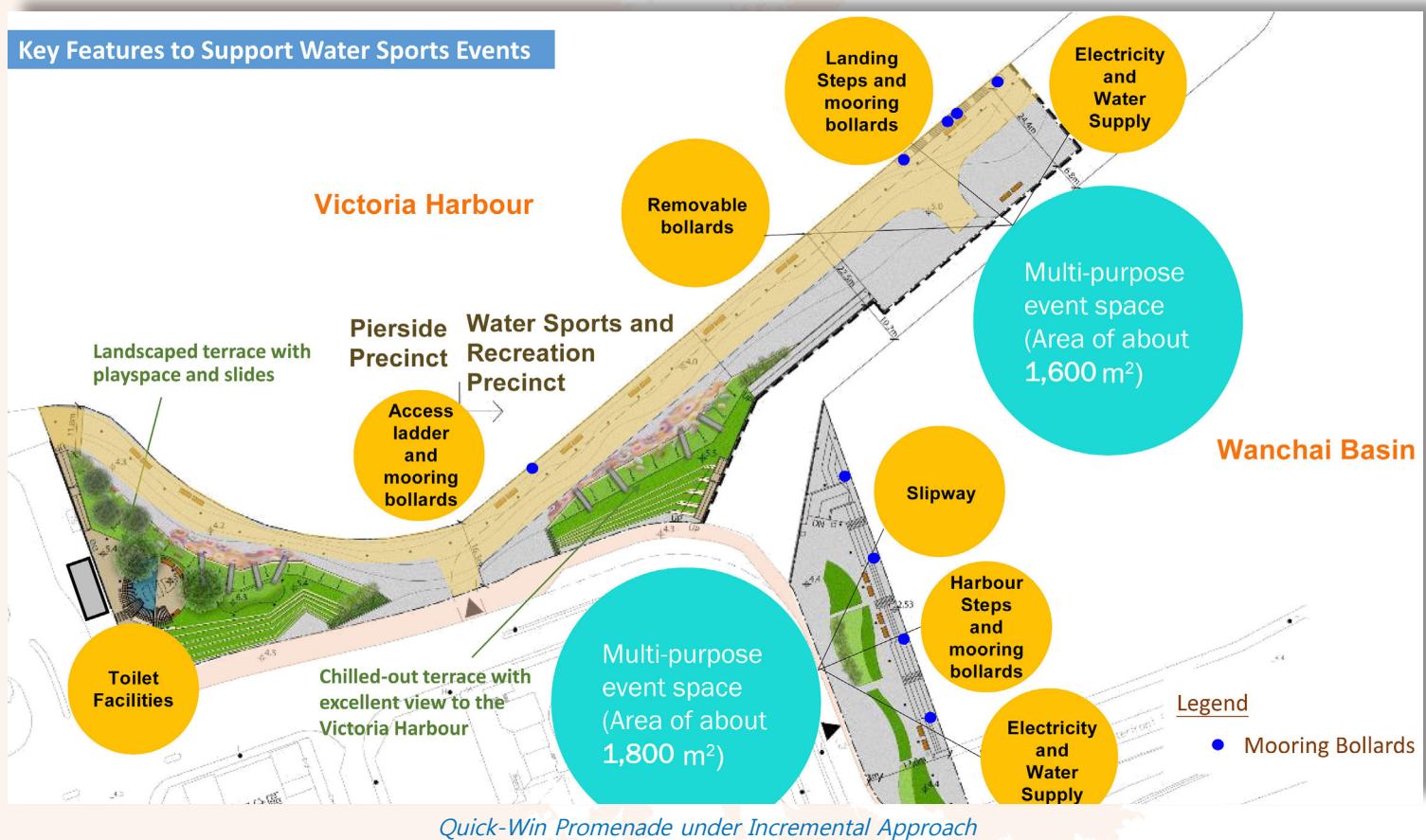
The design concept of this Precinct is to activate the Wan Chai ex-PCWA into a water sports and recreational centre to showcase the new water play concepts and shared use of various water-related activities, including hosting local and international water sports events.



*Water Sports and Recreation Centre*

In the Precinct, two annex buildings, namely Harbour Recreation Annex and Harbour Education Annex, will be constructed to provide necessary back-of-house facilities and landing steps, floating pontoons and other related facilities. Fence-free harbour steps will be provided to bring people closer to the water. To further improve connectivity, a feature bridge linking up the Precinct and the Causeway Bay hinterland is proposed.

## Key Features to Support Water Sports Events



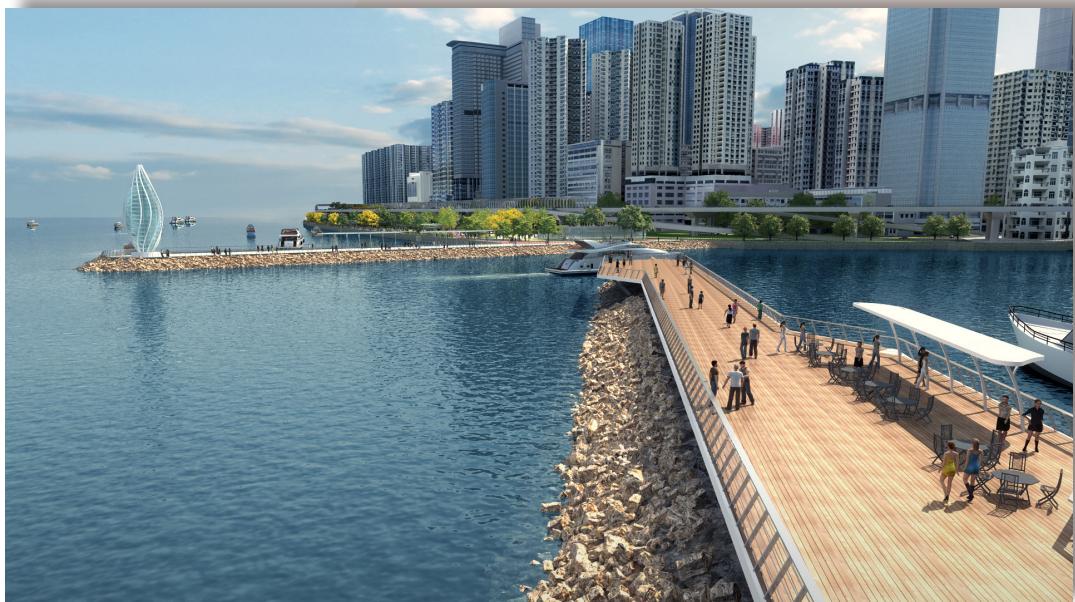
A quick-win promenade will make use of mainly the western portion of the ex-PCWA for multi-purpose event space, including harbour steps, landing steps and mooring bollards to facilitate water sports events and promote water-friendly culture. The promenade is targeted for completion by Q4 2021.

Currently, there are already some water sports events organised by water sports organisations at the water space nearby. In order to explore and unleash the potential of the ex-PCWA in carrying out water sports and recreation activities, trial of water sports events will be held therein through engaging the Water Sports Council.

Nevertheless, the degree of human contact with water, whether primary or secondary, will depend on water quality. The Government will continue with its ongoing initiatives, including 'Enhancing the Quality of the Coastal Waters of Victoria Harbour' by the Environmental Protection Department, and to explore practical options to effectively reduce nearshore pollution and enhance the quality of coastal water.

## Revitalised Typhoon Shelter Precinct

It is intended to revitalise CWBTS to signify its historical characteristics and echo with the cultural and historic elements of the area. New life is proposed to be injected to the typhoon shelter through introduction of charismatic dining experience on floating restaurants with sampan services to create the old typhoon shelter ambience. Boardwalks are also proposed along part of the vertical seawall, as well as the breakwaters so as to create visitor attraction for enjoying the panoramic harbour view. Another Landscaped Deck is proposed to connect Victoria Park to the harbourfront.



*Cantilevered Viewing Deck*

The existing promenade of the typhoon shelter along Victoria Park Road will be shortly revamped as a quick-win project with enhanced railing, seating and new harbour steps for a facelift, as well as incorporating water-friendly and history respecting elements in the design.



*Quick-Win Promenade on Victoria Park Road*

Most of the HEPs have avoided reclamation as defined under the Protection of Harbour Ordinance (PHO). However, the cantilevered boardwalk along CWBTS may have implications under PHO. Further study will be required in the detailed design and implementation stages to ensure compliance with the statutory requirements.

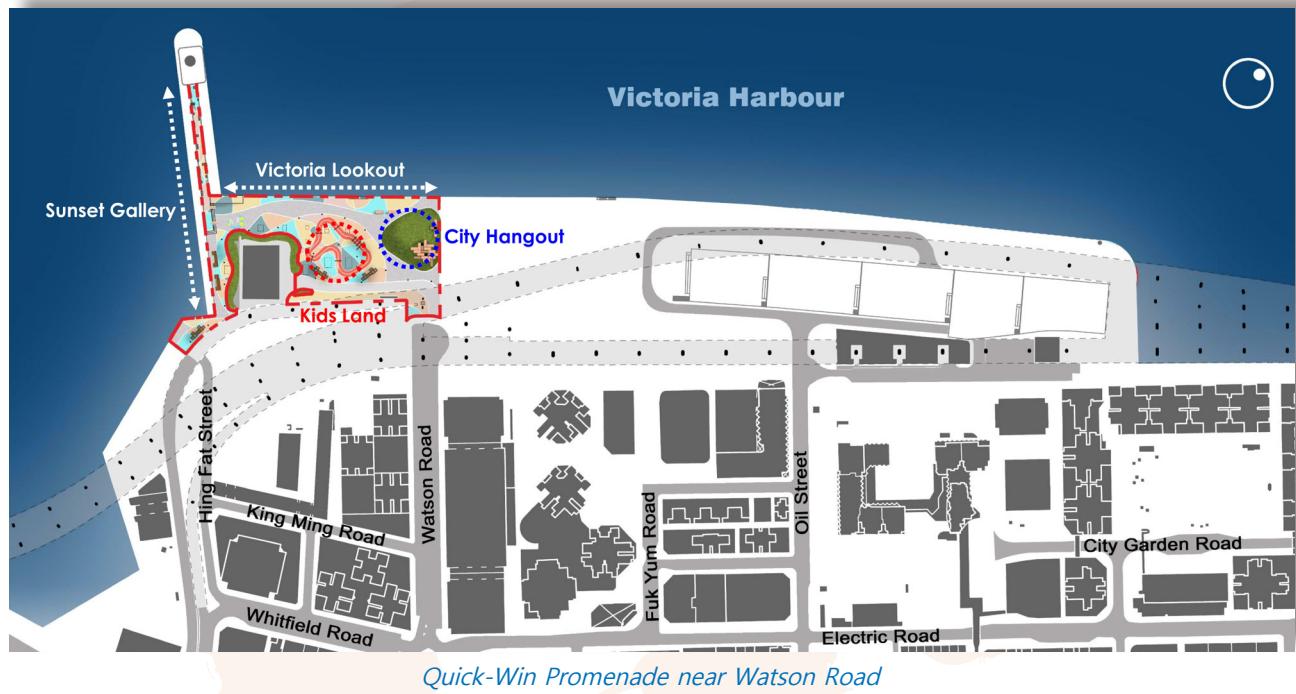
### East Coast Park Precinct

The design concept of this Precinct is to create a waterfront community park with well-planned supporting facilities serving the locals with a view to promoting 'well-being' and 'healthy living' concepts. The community park will be equipped with a wide range of active and passive activity facilities for all ages and interests. Urban farming and landscaped park will be provided on the tunnel portal roof of CWB. Enhancement to local streetscape and pedestrian facilities will also be carried out for better connection to individual local areas.



*Community Park*

To dovetail with the design concept of the Precinct, the Architectural Services Department has worked out a quick-win proposal for the western part of the Precinct as a community park. It is a scheme with children's play area, art installations and lookout points for local enjoyment, regardless of age and interest. Fence-free design will also be adopted at some suitable locations. The proposal has already been presented to HC in mid-2020 and is targeted for completion in 2021.



Taking into consideration the overall design concept, the rooftop of the CWB tunnel portal has been landscaped and possible public access points have been reserved for public enjoyment and to facilitate possible implementation of urban farming. Technical Feasibility Study, covering the Precinct as a whole, including the landscaped deck above CWB tunnel portal, is being conducted.



*The proposed urban farming and landscaped park on CWB tunnel portal roof (Upper); and the current landscaped roof (Lower)*



## Way Forward

In the course of study, broad technical assessments have been conducted for the recommended HEPs which demonstrate the technical feasibility of their implementation. Concerted effort of relevant government departments led by the HO of the Development Bureau has been made to take forward the HEPs in collaboration with HC. Noting the strong public aspiration for early provision of the WCN harbourfront for enjoyment, quick-win projects under the incremental approach have been taken forward progressively upon the availability of the concerned sites.

For the detailed design of the HEPs, design ideas competition will be carried out for the Celebration and Pierside Precincts to tap into the expert and local's intelligence and creativity. Detailed design and technical feasibility studies for HEPs in other Precincts have been/will be conducted in a timely manner.

# URBAN DESIGN GUIDELINES REVAMP

## Background and Purposes

Urban design is an art of making the best from the built environment for people. It is especially important for a compact and dynamic city like Hong Kong. The Planning Department in 2003 promulgated the first Urban Design Guidelines (UDG) for Hong Kong on the basis of the findings and recommendations of the study on 'Urban Design Guidelines for Hong Kong'. The UDG forms Chapter 11 of the Hong Kong Planning Standards and Guidelines (HKPSG). In 2006, the UDG was amended to incorporate the design considerations as recommended in the 'Feasibility Study for Establishment of Air Ventilation Assessment System' for improving pedestrian wind environment. Since then, there have been no substantial revision to the UDG.

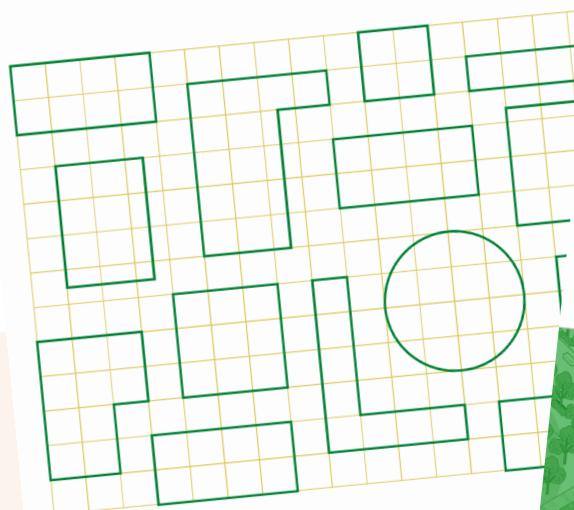
The UDG is a non-statutory advisory document. It is a reference manual for promoting understanding of urban design principles, and for improving design quality of our built environment in functional and aesthetic terms. While the prevailing urban design principles contained in the UDG are generally regarded as timeless in their applicability, there is scope to improve their clarity and relevancy to different contexts as well as their effectiveness as a tool in promoting the quality and liveability of our built environment. As advocated in the 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030' (HK2030+), one of the key visions for Hong Kong is to enhance liveability in the high-density compact city and create capacity for sustainable growth. It is important to keep the UDG abreast of time and encourage wider usage of the document, in particular better integration of urban design concepts and principles into different stages of planning and development process. The Planning Department in October 2019 engaged Consultants, to carry out the Study on 'UDG Revamp' (the Study) with a view to revamping the document to make it easier to use and identifying any missing gaps, such as emerging urban design-related ideas and other design measures/considerations that have been formulated over the years. The revamped UDG will be promulgated later in 2021.

## Revamped UDG

An innovative approach was adopted in restructuring the guidelines. It represents a collaborative effort between the Consultants and the Planning Department with a common goal to promote design excellence. The design of the revamped UDG is more visually engaging and interactive. It adopts features such as distinctive colour illustrations and images to better captivate the readers' attention and to allow better flow of multiple strands through the document. The key amendments are highlighted below.

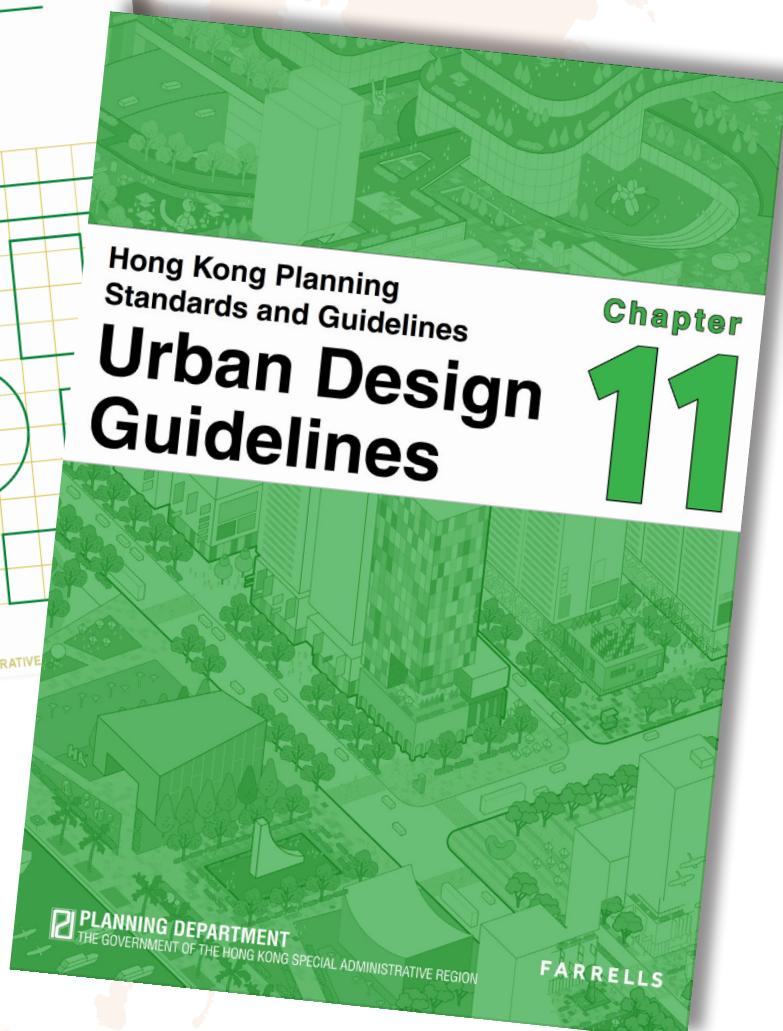


*The Current UDG*



PLANNING DEPARTMENT  
THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE

*The Revamped UDG*



## Structure

The revamped UDG has adopted an organised and simplified format to make it more attractive, readable and easy to understand. Under the new structure, the design guidelines are grouped into four overarching urban design principles, including Responding to Context, Pedestrian-Friendly Movement Network, Engaging Public Realm, and People-Centric Building Design. The related guidelines and design objectives are presented in short sentence or point form. Each principle comprises a number of objectives, and each objective a number of associated guidelines along with tip(s), where necessary, suggested practical considerations and/or references for further reading. This principle-based approach could help promote a more holistic and thoughtful design process. Such format also enables future additions and updates to accommodate new principles/guidelines.

To assist users to navigate and make reference to specific guidelines applicable to their projects of different scales, a matrix has been added to the appendix. A checklist in the form of questions has also been introduced to serve as a reminder of the design objectives and related guidelines when applying the revamped UDG to their projects.

The urban design guidelines, including air ventilation of the current version are regrouped and embodied in the above overarching principles. Revision to graphics and document layout have also been made.



## Emerging Design Concepts Updated

The urban design principles of the current version have been largely retained in the revamped UDG. To bring the UDG up-to-date, suitable and relevant emerging design ideas are infused into the revamped UDG. These mainly include principles highlighted in the HK2030+ as well as existing and latest practices, including:

- (i) climate adaptation considerations such as incorporation of blue-green infrastructure in the development, maximising tree planting and sustainable landscape, as well as creating permeable development;
- (ii) health and well-being such as creating/maintaining the built environment conducive to walkability and enhancing human comfort, as well as integrating biophilic elements in the building design; and
- (iii) key recommendations of urban climatic map study relating to building permeability, ground coverage, building setbacks and greenery provision. The need to bring urban design into an early stage of the planning and development process has also been emphasised.

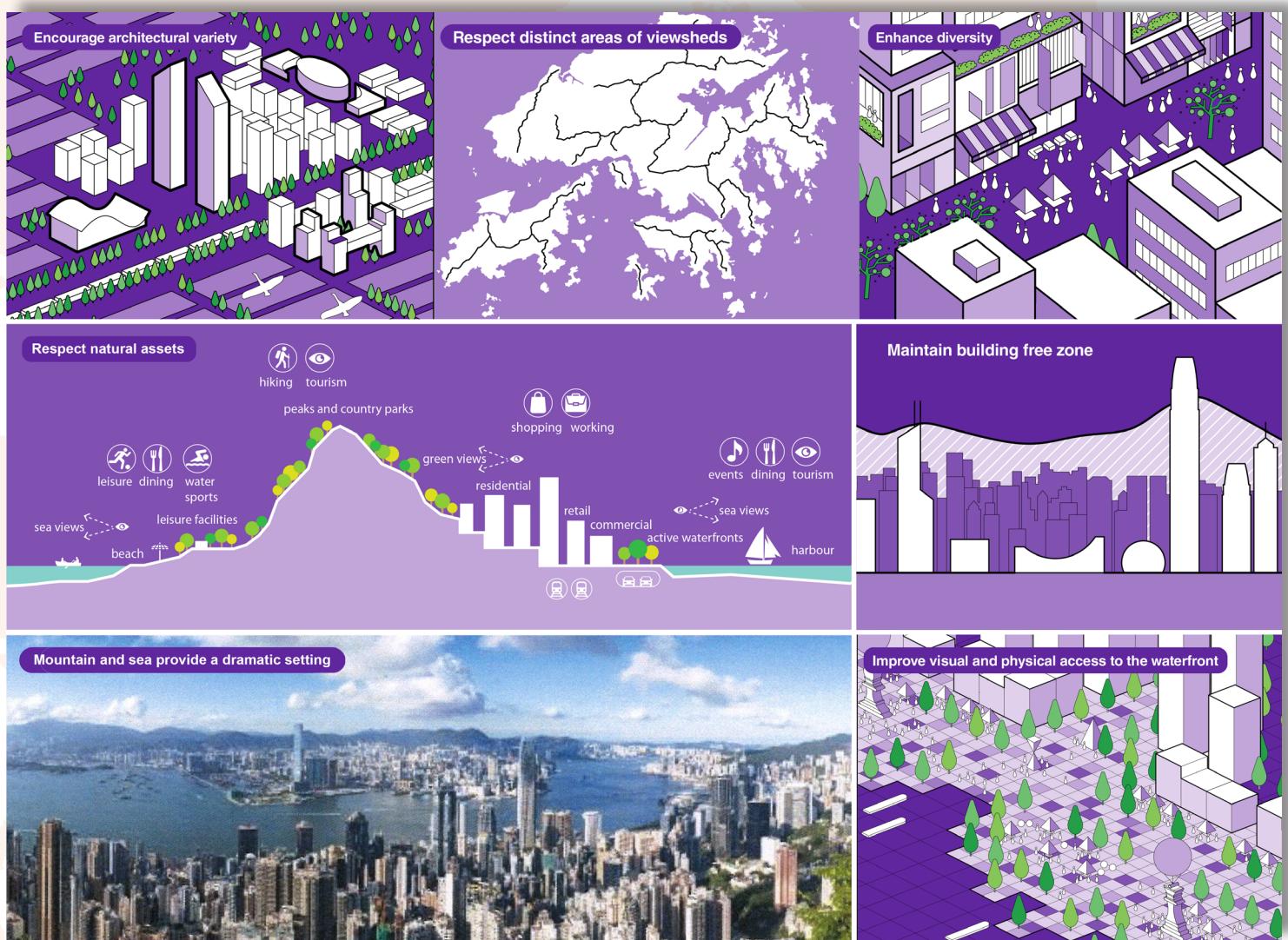
## Contents

A brief summary of the four overarching principles is outlined below.

### 1. Responding to Context

It is important for a development to respond positively and relates well with its surroundings. Understanding the history, function, character and setting of a place is the starting point for designing projects at any scale. The Study of context will help shape key design decisions, such as built form, orientation, height, massing, open space design and landscape treatment. The relevant guidelines include:

- (i) Respect Natural Assets;
- (ii) Respect Neighbourhood Character; and
- (iii) Create Permeable Development.

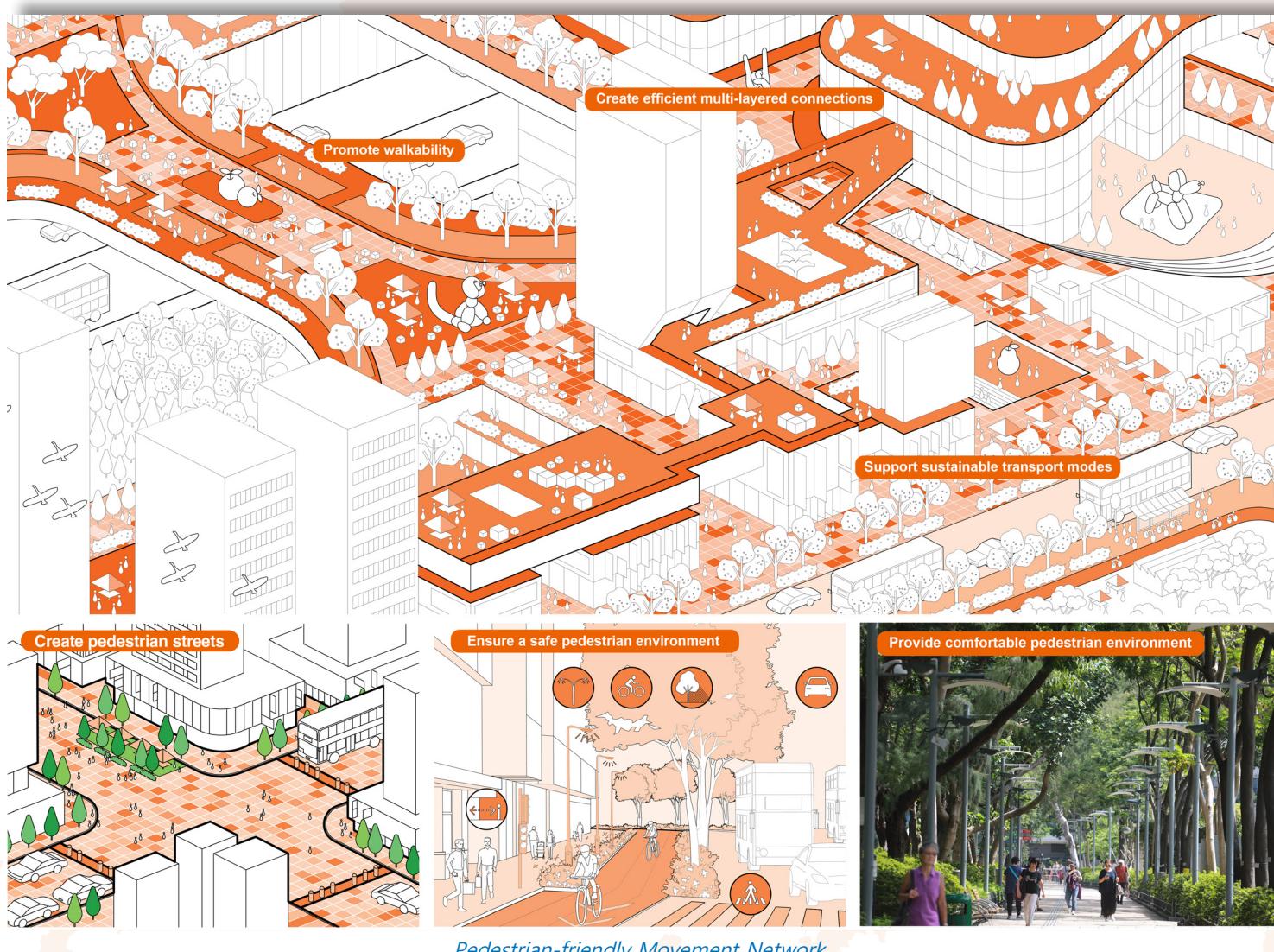


*Responding to Context*

## 2. Pedestrian-friendly Movement Network

A comfortable and enjoyable pedestrian environment is important to encourage journeys on foot and public transport usage, which can promote sustainability and health and wellness throughout the city. Hong Kong's compact and high-density urban form, well-established transit-oriented development network and close proximity to blue and green assets are all conducive to creating a walkable city. The relevant guidelines include:

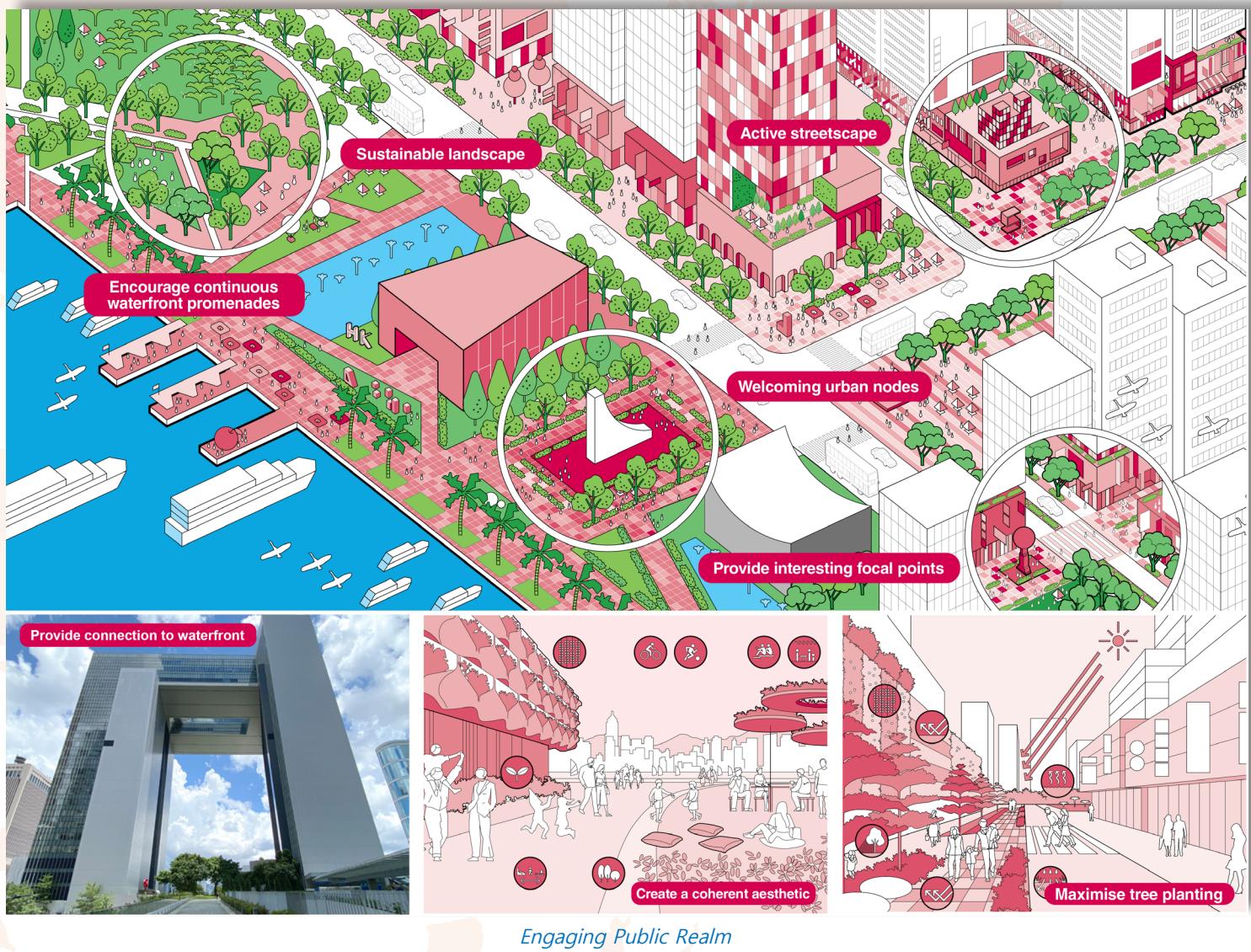
- (i) Support Sustainable Transport Modes;
- (ii) Promote Walkability; and
- (iii) Create Efficient Multi-layered Connections.



### 3. Engaging Public Realm

Public realm refers to accessible public spaces which form linkages and places. These spaces come in different forms - streets, sidewalks, plazas, parks, waterfront promenade, etc., and collectively they play an important role in promoting urban liveability and well-being. Each development should seek out opportunities to enhance the public realm with a view to enriching our quality of living and the image of the city. The relevant guidelines include:

- (i) Welcoming Parks and Plazas;
- (ii) Accessible Waterfronts and Water Edges;
- (iii) Attractive Streetscapes;
- (iv) Robust and Sustainable Landscapes; and
- (v) Inviting Street Furniture.

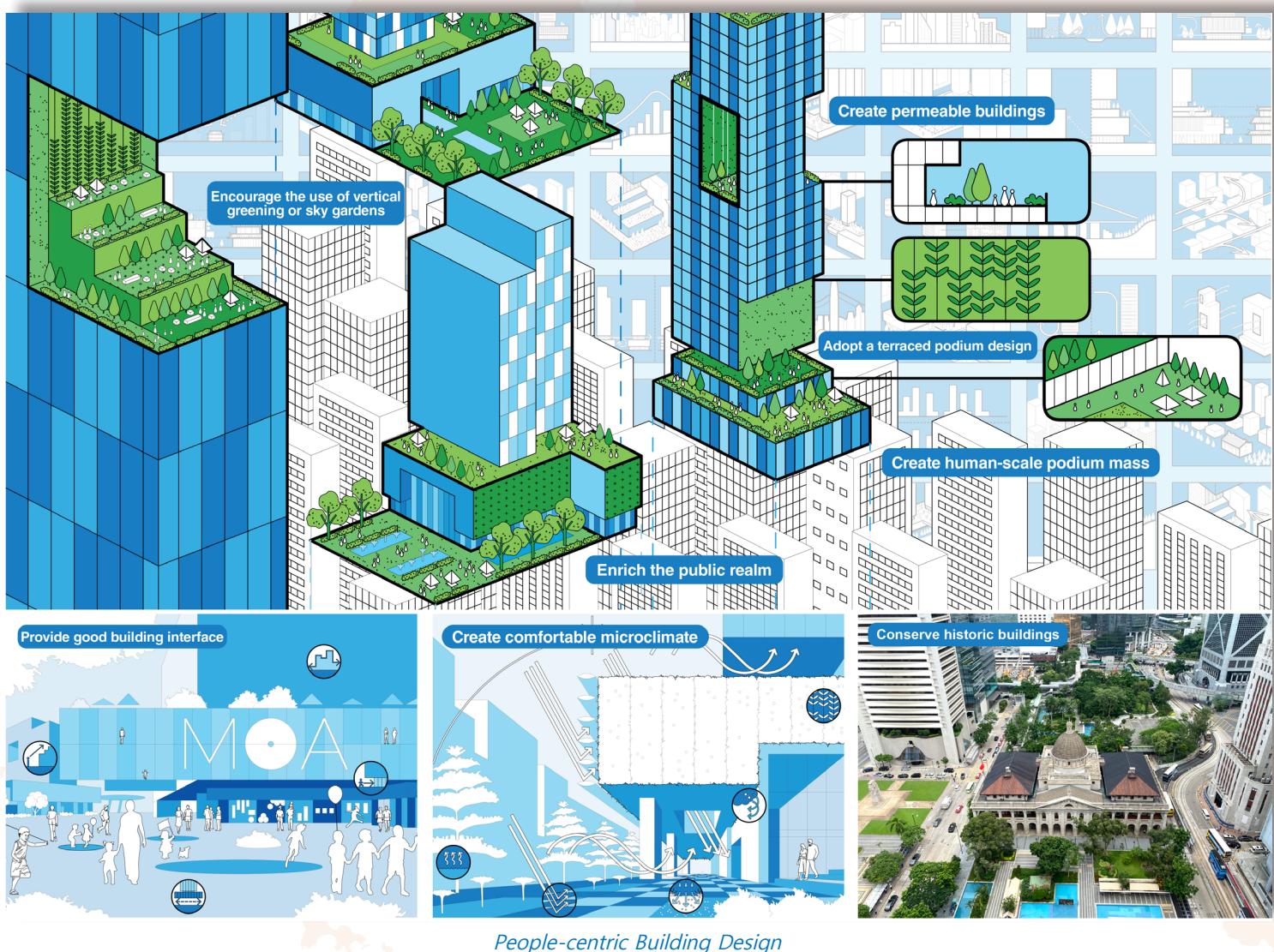


## 4. People-Centric Building Design

In a compact high-density city like Hong Kong, buildings are the dominant features in the cityscape. The private sector plays an important role in shaping the built environment through architecture and design of spaces between and around buildings. For a vertical city where high-rise buildings prevail, it is particularly important to address how tall buildings meet the ground since it is the base or low zone of building(s) that interacts most with the pedestrians. Buildings should seek to contribute positively to pedestrians' experience as well as to a green and healthy built environment.

The relevant guidelines include:

- (i) Human Scale Emphasis;
- (ii) Urban Heritage Regeneration; and
- (iii) Sustainable Built Environment.



## Engagement with Stakeholders

Experts in design-related disciplines were actively involved in the Study. At the early stage of the Study, views of relevant professional bodies and institutions as well as government departments have been gathered through interviews to facilitate an objective assessment of the original UDG in terms of its effectiveness and usability. Key stakeholders in the field, such as professional institutes, developers association, educational institutes, other statutory bodies and organisations, and relevant government bureau/departments have been consulted on the draft revamped UDG. Through discussions with stakeholders, the direction of the Study has become clearer. Their valuable and practical ideas have shaped the final product of the UDG.

## Way Forward

The revamped UDG will be promulgated later in 2021. It serves as a best practice guide, not regulatory requirements, to lead the readers through a thinking process for achieving a more responsive urban design. Innovation and creativity are encouraged to achieve design excellence. The success of the Revamped UDG would depend on participation of different parties, including professionals, developers, government bureaux/departments or anyone involved or interested in urban design.

The revamped UDG is a 'live' document with a structure which is easy to revise and update. The valuable ideas collected during the stakeholders engagement but yet to be incorporated into the revamped UDG could be potential topics for review or expansion in future as and when opportunity arises.

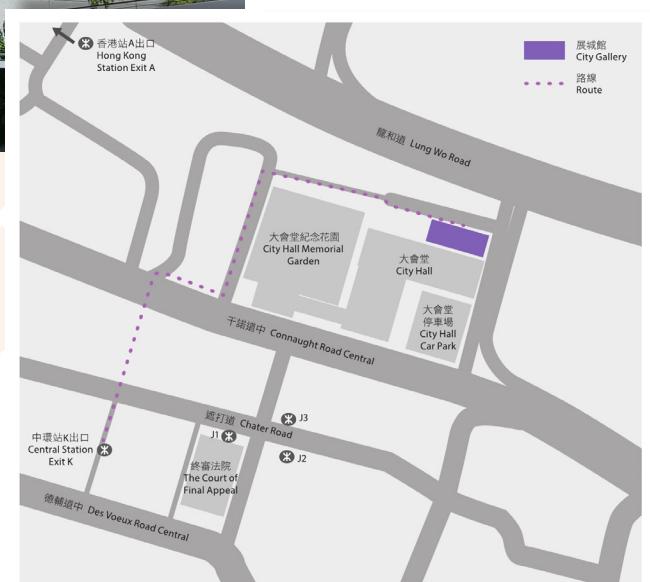
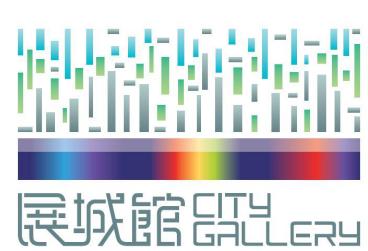
## FRESH LOOK OF THE CITY GALLERY

Hong Kong constantly amazes the world with its compact and vibrant cityscape and blue-green assets. Do you want to know how the city has evolved and shaped through various planning initiatives? Do you want to find out more about the features and tales of Hong Kong's city development? The City Gallery is the perfect place to appreciate our city in a glimpse.

The City Gallery, managed by the Planning Department, serves as a platform for showcasing the planning and infrastructure developments of Hong Kong. It was fully re-opened on 8 May 2021 after completion of the revamping works on parts of the building. The revamping works involved G/F, 3/F and 4/F with the installation of new exhibits and enhancement of facilities. Visitors are welcome to experience the new faces of the City Gallery.



*The City Gallery*



## Ground Floor

Entering the Reception Area, the City Gallery logo and its adjacent new showpiece 'Planning Eye' are there to attract eyeballs. The '**Planning Eye**' is an immersive multimedia show featuring an overview of the city development, its challenges and opportunities as well as its vision through the interactive display of LED sphere and city model.

Next to the 'Planning Eye' are two new interactive exhibits, namely '**Great World Cities**' presenting interesting facts of Hong Kong in comparison with some other cities and '**City Impression**' showing the best practices of Hong Kong and some other cities in achieving the United Nations' Sustainable Development Goals. Whether you are an urban design advocate, nature lover, or city enthusiast, you will be fascinated by some of these innovative ideas and city solutions.



*Great World Cities*



*The Planning Eye*



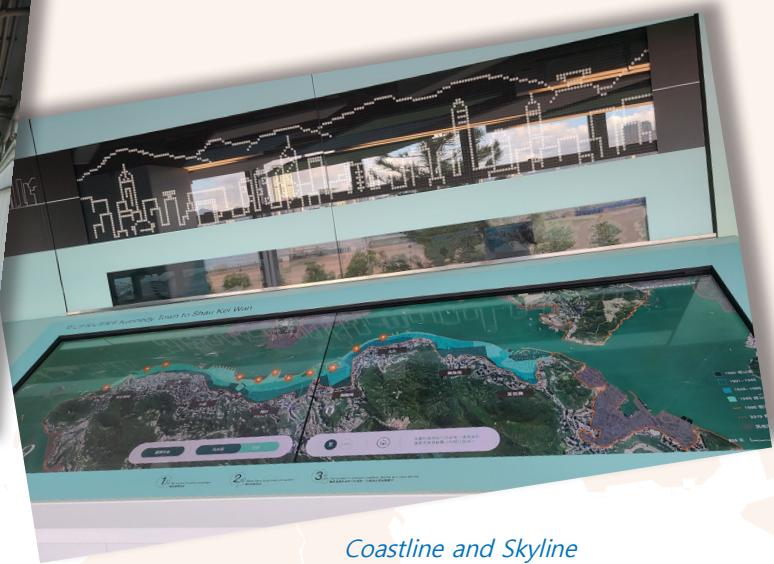
*City Impression*

## Third Floor

Moving onto the third floor, our new shows in the multi-purpose hall present in greater depth the key planning and infrastructure development initiatives of Hong Kong over the centuries and our vision of becoming a liveable city. Along the seaside corridor, the interactive exhibits and digital display comprising three distinctive modular - the '**Planning Timeline**', '**Coastline and Skyline**' and '**Street Name Stories**' highlight Hong Kong's major development milestones, coastline and skyline, evolution and interesting stories about some of the streets in the urban area. The technology-enhanced panels are equipped with motion sensors to enable visitors to explore the contents in a fun and touchless manner.



Planning Timeline



Coastline and Skyline

## Fourth Floor

The fourth floor is designed with cosy and playful elements. Book lovers would be thrilled to find the '**mini-library**' collection of books featuring urban planning and related topics. We also have children's books and books with brailles. You may choose to relax in the Community Lounge to read books or share with friends your planning insights.

Our new games '**Hong Kong Now and Then**' and '**Parallel Travellers**' may appeal those who would like to explore the transformative images of Hong Kong. You may also have fun in finding the 'City Gallery logo' in our diorama boxes of different themes in the '**Treasure Hunt**' game. Do not forget to take home your self-created visual image of Hong Kong in the '**Let's Plan Together**' game.



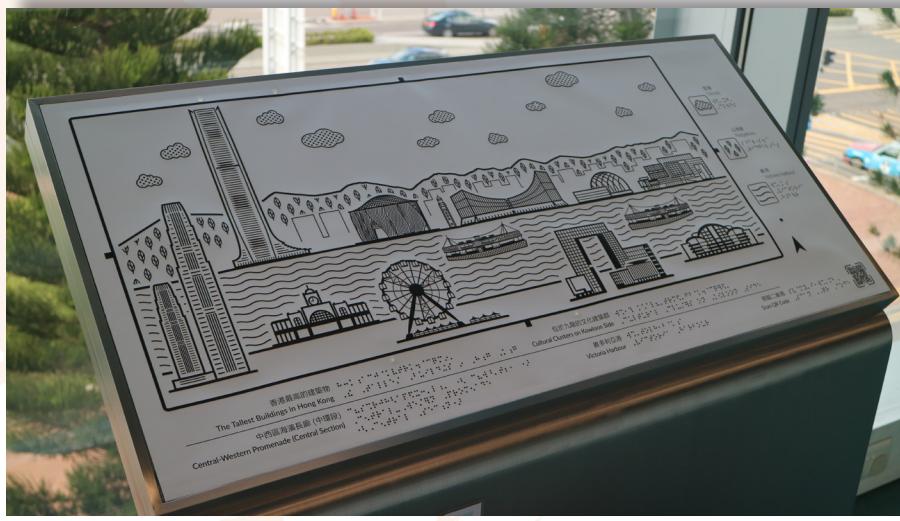
Hong Kong New and Then

Time Travellers

Community Lounge

## Inclusive Exhibits

To facilitate 'People of difference' to meet the City Gallery, we have added various inclusive features. In addition to barrier-free access and facilities, the City Gallery has participated in the Jockey Club Smart City Walk Project whereby visitors can use a mobile application for indoor navigation. Various tactile exhibits with brailles are placed at various exhibits. Along the panoramic glass panel facing Victoria Harbour on 4/F, a 'Tactile Audio Interactive System' (TAIS) is installed to showcase the unique features of the harbour and the harbourfront areas. We hope that these inclusive facilities will attract people with different abilities.



TAIS Exhibits

## Embracing Challenges under New Normal

Under the New Normal situation whereby public venues are susceptible to temporary closure and intermittent suspension of public programmes, the City Gallery has sustained its roles as a platform for outreaching to the public and professional audience. We have embraced the challenges in the New Normal situation by using online platforms and collaborating with various professional bodies, government departments and other partners in organising webinars, exhibitions and monthly workshops for local, Mainland and overseas audience. We will continue engaging the community through both online and physical activities. Individuals and organisations are welcome to join the 'Friends of City Gallery' to stay tuned for further updates of our events and activities.



*Friends of City Gallery Visit*



*Monthly Workshops*





During January 2020 to June 2021, the City Gallery has organised a number of online talks and tours to students of primary schools, secondary schools, tertiary education institutes and youth groups. Several exhibitions were held at the City Gallery in 2020, including the 'Hong Kong Institute of Planners Award 2019 and 2020' and 'Planning and Design Competition on Transitional Housing in Hong Kong' organised by the Hong Kong Institute of Planners; 'Relocation of Sha Tin Sewage Treatment Works to Caverns' organised by the Drainage Services Department; 'Smart Planning in the Digital Era' and 'Planning for a Livable and Healthy City' Exhibition cum Summer Planning School organised by Planning Department; 'Green Living@Lantau' exhibition organised by the Sustainable Lantau Office, etc. Online webinars reaching out various sectors included 'HKIP x SIP Webinar on Planning for a Healthy City', 'Relocation of Sha Tin Sewage Treatment Works to Caverns', 'Smart Planning in Digital Era', and 'Enriching Knowledge Series for Geography Curriculum'. We also extended collaboration with the Hong Kong Federation of Youth (HKFYG) to provide trainings for the Young Ambassadors.





HKFYG Young Ambassadors

For more information, please visit our newly revamped website at  
<https://www.citygallery.gov.hk/>



Souvenirs of City Gallery



QR code of City Gallery Website

# About Planning



# Department



## ORGANISATION

The organisation chart of the Department as at December 31, 2020 is at **Appendix 1**.

Grade	Establishment / Strength *
Town Planner	 297 / 294
Other Professionals (e.g. Engineer, Landscape Architect)	 17 / 15
Survey Officer	 215 / 203
Technical Officer	 168 / 151
General and Others	 241 / 235
<b>Total</b>	<b>938 / 898</b>

\* Including officers on terminal leave

## 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 (TPO). Readers may wish to refer to the TPB website at <https://www.info.gov.hk/tpb> for a more detailed description of the activities of the 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.

## Territorial Development Strategy

The territorial development strategy provides a broad territorial planning framework to guide future development and provision of strategic infrastructure and serves as a basis for the planning of strategic growth areas and the preparation of district plans. Building upon the foundation of Hong Kong 2030, 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030' (Hong Kong 2030+) aims to examine the strategies and feasible options for the overall spatial planning, land and infrastructure development, and the shaping of the built and natural environment for Hong Kong beyond 2030. The Department is finalising Hong Kong 2030+ report having regard to the findings of ongoing technical assessments, the views received during public engagement and the latest land supply initiatives.

## Statutory Plans

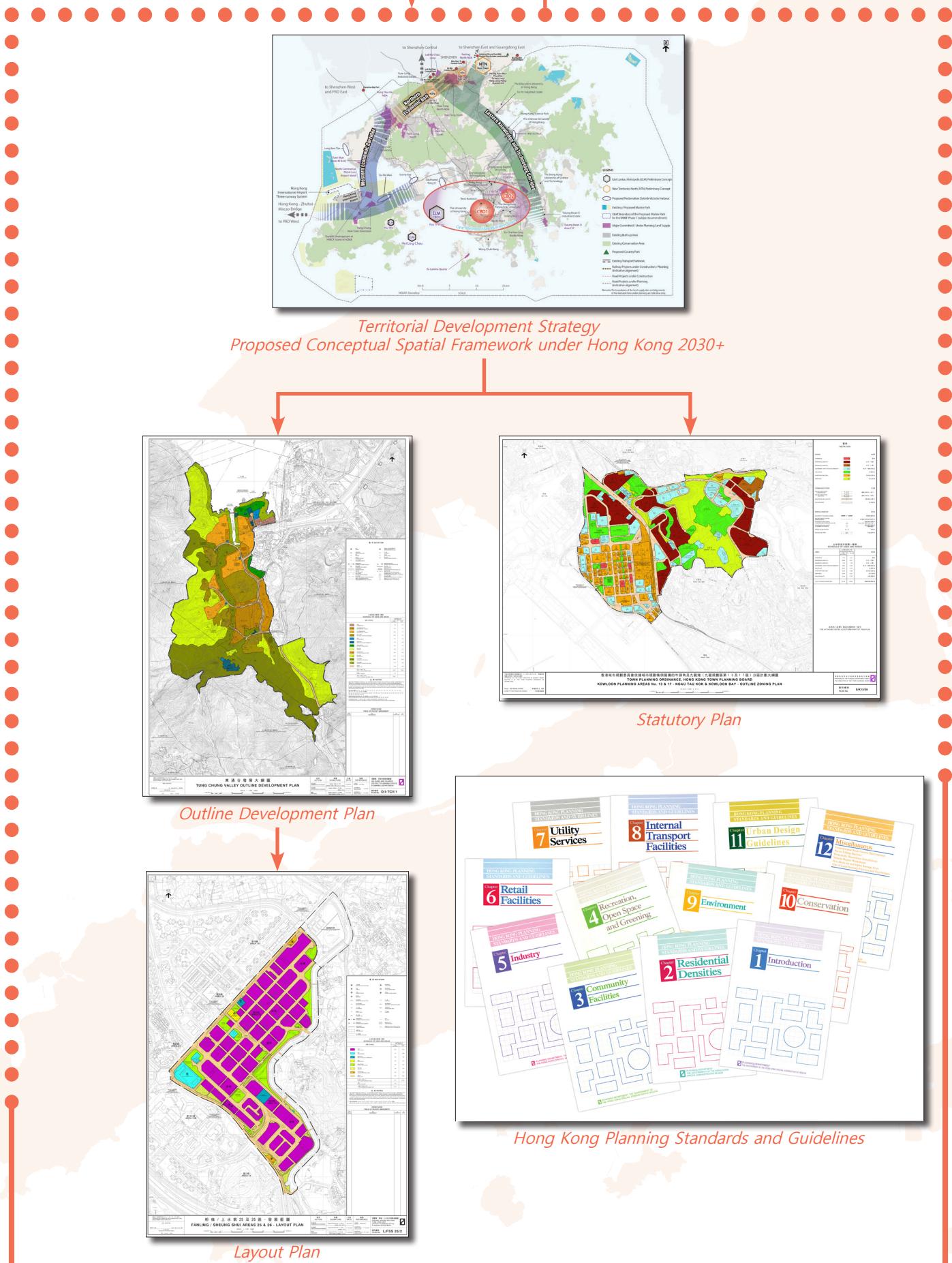
The Department assists TPB to prepare statutory plans in the form of outline zoning plans and development permission area plans under the TPO. These statutory plans have the following main functions:

- 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.

## REGIONAL CO-ORDINATION



## 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.



*Reservation of Land for Open Space*



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

*Reservation of Land for Public Housing*



*Reservation of Land for Commercial Development*

## URBAN RENEWAL

There has been an ageing building stock in Hong Kong with some parts of our city having a high concentration of old buildings with poor physical conditions and inadequate basic facilities. To address the problem of urban decay and to improve the living environment of the dilapidated urban areas, the Department works closely with the Urban Renewal Authority (URA) and other stakeholders in the planning and processing of the redevelopment, rehabilitation, preservation, revitalisation and retrofitting projects for improving the urban fabrics of the city.

The new Urban Renewal Strategy promulgated by the Government advocates a 'people-first, district-based, public participatory' approach in providing guidance for undertaking urban renewal works in Hong Kong. The URA has been adopting the 'planning-led' and 'district-based' approach in taking forward urban renewal in old districts like Kwun Tong and To Kwa Wan, and will adopt the same approach to improve other old districts including Kowloon City and Mong Kok.

In February 2019, the URA commenced the development scheme at Kai Tak Road/Sa Po Road in which an underground public vehicle park will be provided to address the parking demand in the district and a sunken plaza will be developed to connect with the proposed pedestrian subway across Prince Edward Road East to the Kai Tak Development Area and its future underground shopping street. The related statutory planning procedures have been completed. In October 2020, the URA commenced the development scheme at Shantung Street/Thistle Street in Mong Kok whereby a sunken plaza will also be provided connecting the re-provisioned rest garden and shops in addition to the provision of government/institution/community facilities, and buildings along Thistle Street and Nelson Street will be setback for pavement widening.

In response to the Policy Addresses in 2018 and 2019, the URA commenced two pilot projects in May 2020, including a development project at Shing Tak Street/Ma Tau Chung Road and a development scheme at Kau Pui Lung Road/Chi Kiang Street in Kowloon City, to redevelop buildings under the Civil Servants' Co-operative Building Society.

Apart from the above, the URA has formulated a proposal for revitalisation, instead of redevelopment, of the building clusters under the Staunton Street/Wing Lee Street project. The URA-owned properties therein will be renovated for co-living space, co-working space, social enterprise and shop and services etc., and a Community Hub with public open space will be built at the existing vacant land within the project area. The related statutory planning procedures were completed in November 2020 to facilitate the implementation of the revitalisation proposal.



*Kai Tak Road/Sa Po Road Development Scheme site  
(KC-015)*



*Shantung Street/Thistle Street Development Scheme  
site (YTM-012)*

## 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 in 2020.

# Our Perform



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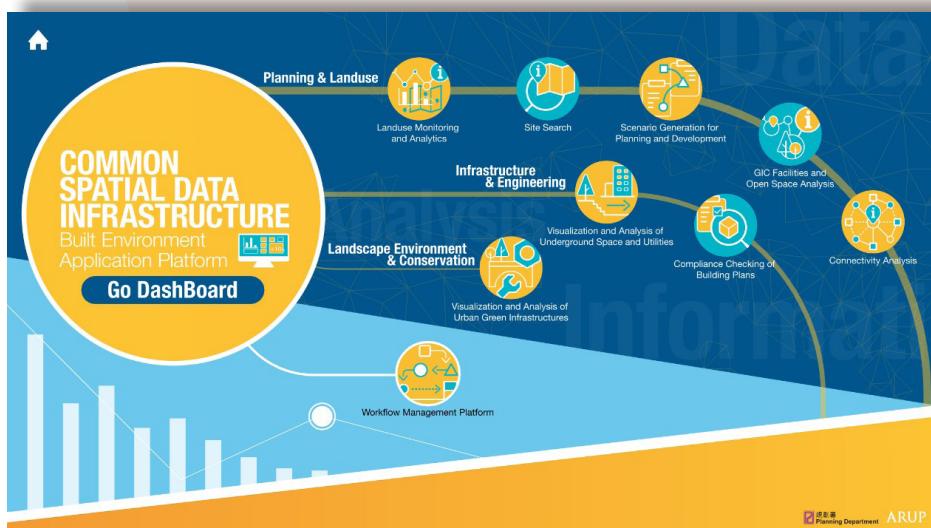


## AWARDS RECEIVED

### International Society of City And Regional Planners (ISOCARP) & Hong Kong Institute of Planners Awards 2020

#### Development of a Common Spatial Data Infrastructure – Built Environment Application Platform

The feasibility study on 'Development of a Common Spatial Data Infrastructure – Built Environment Application Platform' (the CSDI-BEAP study) was awarded the 2020 Grand Award for Excellence from the International Society of City And Regional Planners (ISOCARP), and the Certificate of Merit of the Hong Kong Institute of Planners Awards 2020.



Landing Page to the BEAP Applications

The Government is committed to developing the CSDI to provide government bureaux/departments (B/Ds) as well as the public and private organisations with a digital infrastructure to facilitate sharing of spatial data to support smart city applications. To tie in with the CSDI initiative, the CSDI-BEAP study has explored the establishment of the BEAP and recommended potential built-environment applications focusing on 'Planning and Landuse', 'Infrastructure and Engineering', and 'Landscape, Environment and Conservation' aspects, with test cases to demonstrate the feasibility of implementation to facilitate B/Ds' work.

Upon implementation of the BEAP, it will help foster co-operation, collaboration and co-creation among the Government and in a wider context among business sectors, academia and the public, and to enhance efficiency and transparency for decision making in planning and development, thereby supporting Hong Kong to develop as a smart city.



ISOCARP 2020 Grand Award for Excellence



The Hong Kong Institute of Planners Awards 2020 - Certificate of Merit

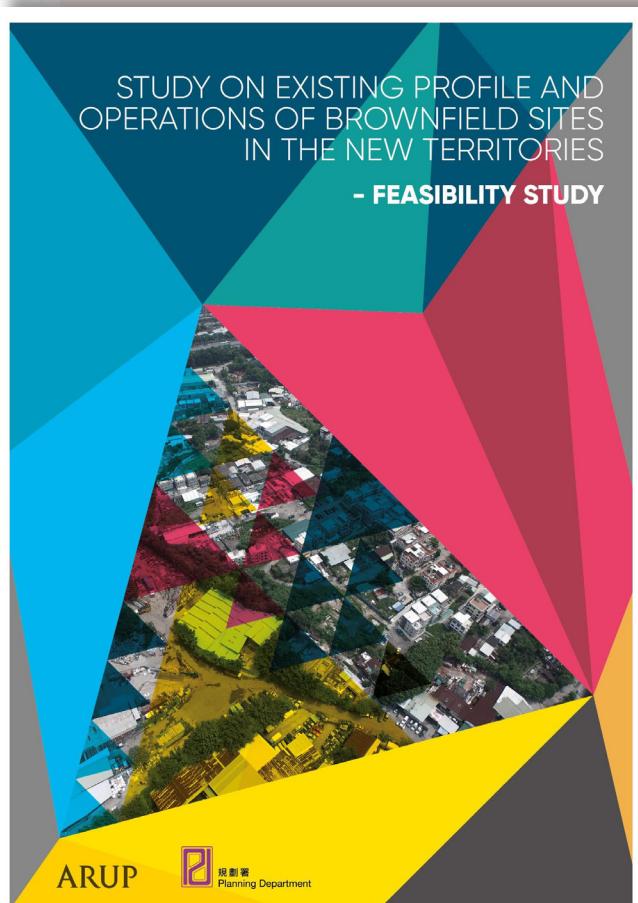
## Hong Kong Institute of Planners Awards 2020

### Quality Data to Support Quality Planning – Study on Existing Profile and Operations of Brownfield Sites in the New Territories

'Quality Data to Support Quality Planning – Study on Existing Profile and Operations of Brownfield Sites in the New Territories' was awarded the Certificate of Merit of the Hong Kong Institute of Planners Awards 2020.

The operations on brownfield sites are generally low in land utilisation efficiency, and often lead to land use incompatibility as well as environmental and traffic issues. Yet, they still play a role in supporting various economic sectors in Hong Kong. On the other hand, there have been strong public calls for developing brownfield sites for housing. An effective means to tackle brownfield issues is through proper planning and development based on thorough research and comprehensive data. The 'Study on Existing Profile and Operations of Brownfield Sites in the New Territories' establishes comprehensive data profile for brownfield sites in the New Territories to facilitate the formulation of proactive actions to address brownfield issues while providing an important source of land supply.

Under the Government's multi-pronged land supply approach, nearly half of the



*Quality Data to Support Quality Planning - Study on Existing Profile and Operations of Brownfield Sites in the New Territories*

brownfield sites in the New Territories are already under active planning or development, either in the form of holistically planned New Development Areas (NDAs), or individual development projects by both the public and private sectors. In dealing with the rest, the comprehensive data collected, analysed and classified under the Study has provided essential information to review the 450 ha of brownfield sites outside NDAs with a view to identifying suitable brownfield clusters that may have potential for higher density public housing development in short-to-medium term. In tandem, consolidation of brownfield operations, for example, into multi-storey buildings, can address some of the land inefficiency and environmental/traffic problems.

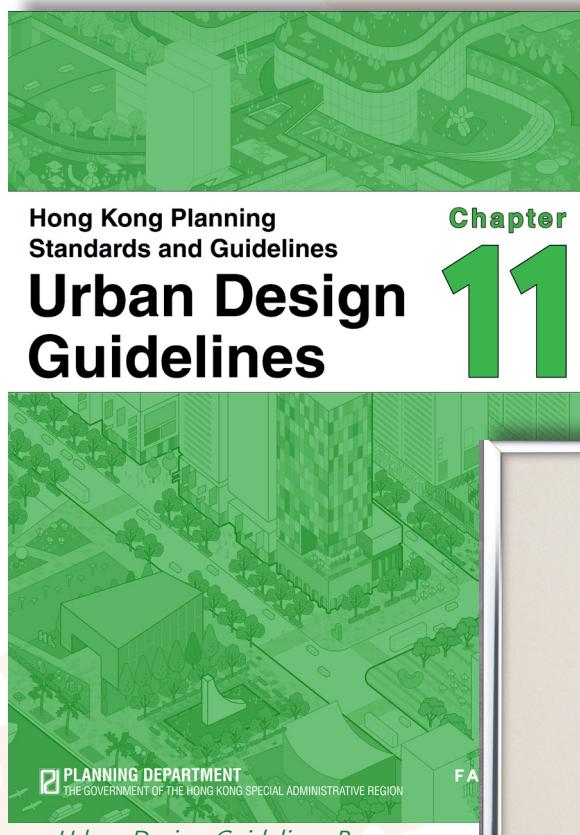


*The Hong Kong Institute of Planners Awards 2020 - Certificate of Merit*

# Hong Kong Institute of Planners Awards 2020 & The Greater Bay Area Urban Design Awards 2020 - Plan / Concept Category

## Urban Design Guidelines Revamp

The Urban Design Guidelines (UDG) Revamp was awarded the Certificate of Merit of the Hong Kong Institute of Planners Awards 2020, as well as the Nominated Awards of the Greater Bay Area Urban Design Awards 2020 under the Plan/Concept Category. The purpose of the UDG Revamp was to restructure the current UDG under Chapter 11 of the Hong Kong Planning Standards and Guidelines to be a more flexible, user-friendly and engaging document to inspire our understanding of urban design principles and aspiration for a quality built environment. The new edition also incorporates design considerations which assimilate the strategic directions to improve liveability of the city as set out in the Hong Kong 2030+.



*The Hong Kong Institute of Planners Awards 2020 - Certificate of Merit*

## The Greater Bay Area Urban Design Awards 2020 - Plan / Concept Category

### Urban Design Study for the Wan Chai North and North Point Harbourfront Areas

The 'Urban Design Study for the Wan Chai North and North Point Harbourfront Areas' was awarded the Nominated Award of The Greater Bay Area Urban Design Awards 2020 under the Plan / Concept Category.

The 3.8 km long Wan Chai North and North Point harbourfront, comprising a piece of valuable reclaimed land of 19 ha and a water space of 22 ha, presents a unique opportunity for creating a new public space to re-connect people to the water. The Study was conducted hand-in-hand with the Harbourfront Commission and through bottom-up public engagement in co-visioning the harbourfront. A sustainable Urban Design Framework comprising five character precincts and various Harbourfront Enhancement Proposals was worked out to guide the future development and enhancement of the harbourfront areas for public enjoyment. The entire waterfront area would be linked up by a continuous promenade for both pedestrians and cyclists, and connected to the hinterland through four proposed landscaped decks/feature bridges to enhance its overall connectivity and walkability.



Urban Design Study for the Wan Chai North and North Point Harbourfront Areas

## Employees Retraining Board Manpower Developer Award

Since 2014, the Department has been participating in the Employees Retraining Board (ERB) Manpower Developer Scheme and accredited as 'Manpower Developer'. It recognises that the Department has actively promoted training and development and recognised staff as essential human resources in the institution. It also demonstrates that the Department has achieved outstanding performance in the following five aspects – Leading a Learning Culture, Resources Planning, Training and Development System, Performance Management and Corporate Social Responsibility in Manpower Development. The Department was awarded the 'Certificate of Appreciation' under the Manpower Developer Grand Prize Award 2018 – 20.



ERB Manpower Developer Award

## The Ombudsman's Awards 2020

Our colleagues Ms Chan Wai Yin, Karan and Ms Wong Mo Yin, Anita were two of the 57 public officers receiving the Ombudsman's Awards (Individual Awards) in 2020 in recognition of their exemplary performance and professionalism in providing quality enquiry services and explaining ordinance requirements to the public.



*The Ombudsman's Awards*

## Privacy-Friendly Awards 2021



*Privacy-Friendly Awards 2021*

The Department has been awarded the Silver Certificate in the 'Privacy-Friendly Awards 2021' by the Office of the Privacy Commissioner for Personal Data, Hong Kong (PCPD), recognising the Department's commitment to the protection of privacy in relation to personal data. The 'Privacy-Friendly Awards 2021' organised by PCPD aims to promote the importance of the protection of personal data privacy through recognizing the efforts made by organisations in implementing the protection of personal data privacy.

# THE CITY GALLERY

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

## Visitation

Notwithstanding that the operation of the City Gallery has been affected by the partial revamping works, and that the City Gallery was closed intermittently for about half of the year due to the COVID-19 pandemic\*, it still managed to receive a total of 10 940 visitors in 2020. We provided guided tour services and received group bookings from schools and the wider community. To facilitate students' learning experience during the suspension of face-to-face classes, the City Gallery has launched the 'City Gallery Online Classroom' programme comprising briefings on topical planning issues followed by an online tour to the City Gallery. We have also reached out to the Hong Kong Federation of Youth Groups and held two online sessions on 'Town Planning in Hong Kong and Workshop' for more than 100 youngsters of the Hong Kong Young Ambassador Scheme.



\* The City Gallery was partially opened from 1 to 28 January 2020; 6 May to 14 July 2020; and from 15 September to 1 December 2020 taking account of Government's health measures.

## Events and Activities

Partnering with different organisations, the City Gallery has held thematic exhibitions and workshops targeting at different sectors of the community. It has also provided a venue for public engagement of planning and infrastructure related studies. We have launched five thematic exhibitions in the City Gallery and rolled out online briefing sessions, as set out below.

Date	Events/ Activities (Organisers)
13 January – 1 February 2020	Hong Kong Institute of Planners Awards 2019 (Hong Kong Institute of Planners)
3 – 8 June 2020	Exhibition on Planning for a Better Place to Live and Work
31 August & 17 September 2020	Online Sessions on 'Town Planning in Hong Kong and Workshop' (Hong Kong Federation of Youth Groups)
October to December 2020	City Gallery Online Classroom
1-30 November 2020	Smart Planning in Digital Era
1 December 2020 – 31 January 2021	Online Exhibition and Briefing on 'Smart Planning in Digital Era'
2 December 2020 – 14 January 2021	Online Exhibition and Seminars on 'Relocation of Sha Tin Sewage Treatment Works to Caverns'
29 December 2020	Seminar with City Gallery Online Tour (Hong Kong Institute of Surveyors)

## City Gallery Online Classroom



*City Gallery Online Guided Tour  
for Summer Interns*

*Online Briefing on 'Smart Planning  
in Digital Era'*

## City Gallery Monthly Workshop

During the closure period of the City Gallery due to the severe pandemic situation, the City Gallery has rolled out an online monthly workshop programme. 'Workshop from Home' kits have also been uploaded onto the new online Resource Centre of the City Gallery's website, Facebook Fan page, and Instagram account for free download. Participants can enjoy making handicrafts with planning-related topics safely at home.



*City Gallery Online Monthly Workshop*

## Enhanced Communication via Social Media

In 2020, the City Gallery Facebook Fan Page had over 3 072 028 hit rates. We also promote the events and activities of the City Gallery via Instagram. We will continue making use of the social media platform to enhance communication with the public.

## Revamping Works

Revamping works involving enhancement of exhibits and facilities for the G/F, 3/F and 4/F of the City Gallery were completed in April 2021. We look forward to meeting you in our refreshed premises, offering a brand new visiting experience.



# ENVIRONMENTAL PERFORMANCE

## Environmental Policy

We are committed to contributing to environmental sustainability and promoting 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. To maintain a high standard of environmental performance, we adopt the following environmental initiatives:

- 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.

The Committee organised the Planning Department 'Energy Saving Label for Office' Design Competition between 4 November and 4 December 2020. Funded as a Staff Motivation Scheme activity, the competition has successfully raised staff's environmental awareness.

Winning Entries of the 'Energy Saving Label for Office' Design Competition:



Winner



1st Runner-up



2nd Runner-up



*Winners of the 'Energy Saving Label for Office' Design Competition*

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 2020 is set out below:

- a decrease of 17.17% in consumption of paper as compared to 2019.

Other green measures included:

- 503 used toner cartridges disposed of by trade-in;
- 17 330 kg of paper collected for recycling. Recycling bins placed in offices to collect used aluminium cans and plastic bottles;

- 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; and
- government/departmental forms uploaded onto the Intranet for staff's easy retrieval.

## 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 2020, about 11 948 ha of land in the territory (or 20% of land within statutory plans) fall within the following conservation-related zones on the relevant statutory plans: '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'; and 'Comprehensive Development and Wetland Protection Area'.

## 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 UDs are essential to help prevent further degradation of the rural environment (see **Appendix 3** for summary of enforcement and prosecution actions in 2020). To increase public awareness and to keep the public informed of planning enforcement and prosecution actions against UDs in the rural New Territories, the Department has promulgated regular information and publicity materials in television, radio and Planning Department's website.

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



*Unauthorised Parking of Vehicles and Storage Use in an Area Zoned 'Agriculture' and 'Village Type Development' in Ting Kok, New Territories, before Enforcement Action*



*Parking of Vehicles and Storage Use Ceased and Land Reinstated after Enforcement Action*

## **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 2020, a total of seven sustainability assessments were conducted.

## SOCIAL PERFORMANCE

The Department has undertaken programmes and measures to promote public awareness of sustainability issues and encourage the public to participate in the town planning process. The Department has also strived hard to provide its staff with a safe, healthy and satisfactory working environment, and provision of personal development opportunities to help them meet future challenges.

### Public Engagement

As at 2020, the Department, together with the Development Bureau and the Civil Engineering and Development Department, participated in 49 meetings to brief various stakeholders and concerned groups, relevant District Councils and panel/committees of Legislative Council on the Lantau Tomorrow Vision (LTV) to gather views and support on LTV and its related studies. Since the promulgation of the 2019 Policy Address on the establishment of a platform for various professionals and young people to take part in the formulation of measures in areas such as urban design, land use, and smart, environment-friendly and sustainable development, six discussion meetings have been held with the young members of various professional institutes to discuss related matters. We will continue listening to the views of various sectors of the community.

### Planning Department Outreach Programme

The 2020-21 Outreach Programme commenced in September to tie in with the school year. During school visits, we staged a mini-exhibition on 'Planning for a Better Place to Live and Work' using the Mobile Exhibition Centre (MEC) and provided the school with an information kit. School talks relating to town planning topics were provided to secondary schools for selection. As for visits to primary schools, a brief talk on planning and a modelling workshop were provided.

Roving exhibitions were also staged in shopping centres and government offices to provide the general public with an opportunity to learn more about the Department and our work. Besides, mobile exhibitions using MEC were staged at public venues.

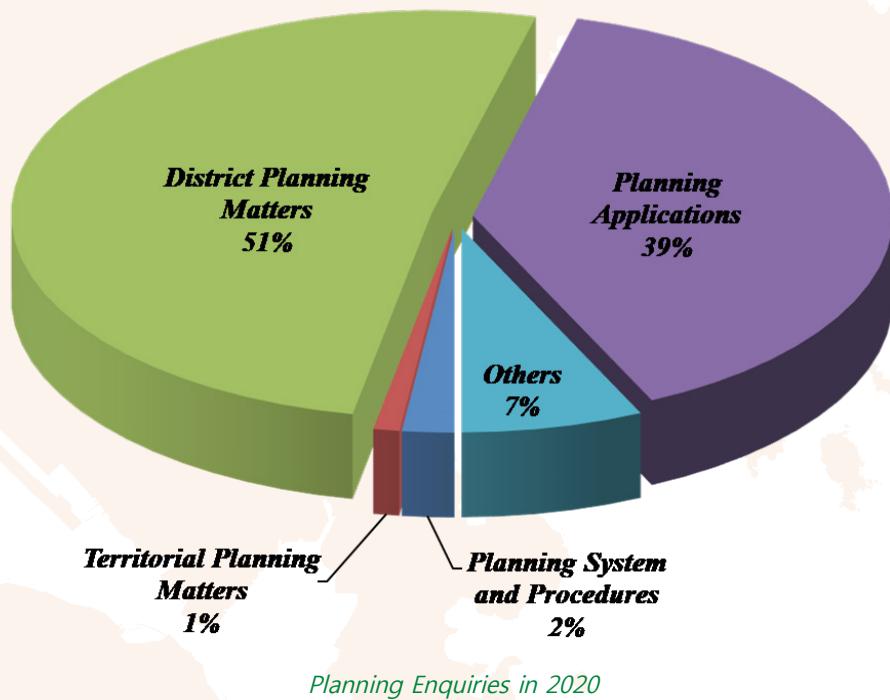
Notwithstanding the COVID-19 pandemic outbreak, we still managed to reach out to a total of 45 secondary, primary and special-aided schools, and staged exhibitions at 26 public venues.



*School Exhibition*

## Planning Enquiries

In 2020, the Department handled 8 789 oral enquiries by telephone or in person, and 1 134 straightforward and 694 complicated written enquiries. We handled 33 applications for information under the Code on Access to Information, and replied to 862 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.



## Career Talks

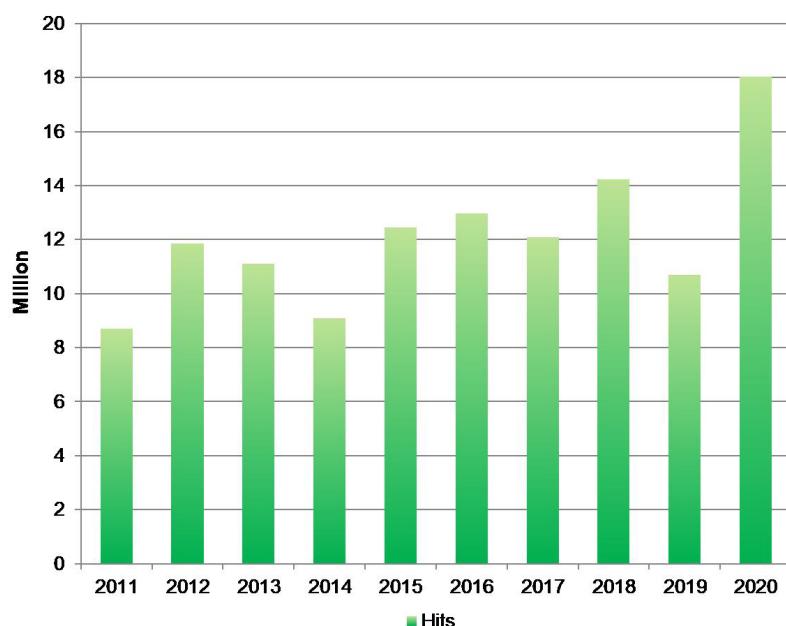
In 2019-20, the Department participated in three career talks. They were organised by the Hong Kong Institute of Vocational Education, the Discover@Jobtionary of the Hong Kong Federation of Youth Groups (HKFYG), and the Department of Land Surveying and Geo-Informatics of the Hong Kong Polytechnic University.



*HKFYG Career Talk*

## Planning Department Website

The website of the Department (<https://www.pland.gov.hk>) contains a lot of useful information which recorded 18 028 451 hits in 2020.



*Hits on the Website of the Department in the Past Ten Years*

## Our Staff

### Staff Development

To widen our staff's exposure and keep them abreast of the current issues and global trends on planning development, we undertook the following activities in 2020:

- 1 584 members of staff attended 107 job-related courses and seminars organised by the Department;
- 400 members of staff attended courses and seminars run by the Civil Service Training and Development Institute and other government bureaux/departments;
- 44 members of staff attended 19 Occupation Safety and Health related courses and seminars run by the Civil Service Training and Development Institute and other government bureaux/departments;
- 48 members of staff attended 11 local conferences; and
- two members of staff attended two online overseas conferences/seminars (including the Child in the City webinar: 'Making Connections in the Time of Corona' and the World Sustainable Built Environment Online Conference: BEYOND 2020).

## 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 Caring Organisation Logo (2019-20) 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 years.



Awarded by The Hong Kong Council of Social Service

香港社會服務聯會頒發

**Inclusive Organisation**

Awarded by Labour and Welfare Bureau

*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 2020, there were 17 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.

*Mental Health Friendly Organisation*

## Planning Department Directorates' Greetings



SMILE 😊



Always Happy

## Awards / Commendations

### (i) Long and Meritorious Service Award Scheme

In 2020, one, 21 and nine officers were presented with 20, 30 and 40 Years' Meritorious Service Certificates respectively in recognition of their long and meritorious services.



*Long and Meritorious Service Award Scheme*

(ii) Commendation Scheme

In 2020, five officers with outstanding services were granted Departmental Commendation Letters.



Commendation Scheme

## Community Services / Activities

During the year, 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 Dress Casual Day
RunOurCity Foundation Limited	Hong Kong Streetathon
OXFAM Hong Kong	Give A Meal Oxfam's Food Support Project for Low-income Families



# ECONOMIC PERFORMANCE

## Territorial Planning

The Department has undertaken territorial planning and planning studies, including researches with a cross-boundary dimension, to provide guidance and direction for long-term development in Hong Kong.

Taking into account the public views received during the public engagement and noting the broad support to many of the proposed directions set out in the 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030', the Department, in collaboration with the relevant bureaux and departments, is strengthening the research and analysis on a number of topics and refining the proposals. In tandem, Consultants are finalising the technical assessments, including the Transport and Land Use Assessment, the Strategic Environmental Assessment and the Sustainability Assessment, in support of the formulation of the preferred spatial development pattern. To update the demand forecast and land requirement for various market-driven economic uses in Hong Kong, we have commissioned the 'Review of Land Requirement for Market-driven Economic Uses'.

With a view to optimising the use of land resources, we are conducting a new round of area assessments of industrial land in the territory. In 2020, the on-site questionnaire surveys under the industrial land assessments were largely completed. In parallel, we have been reviewing suitable long-term alternative uses for vacant school premises after the Education Bureau has confirmed that the sites are no longer required for school use.

In 2020, we continued to monitor the interaction between Hong Kong and the Mainland. Due to the COVID-19 pandemic situation, the new round of Cross-boundary Travel Survey would be postponed to 2021.

## 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 the Town Planning Board (TPB) in preparing statutory plans, processing representations and comments on draft statutory plans and processing planning applications for development activities. In 2020, the Department processed 32 statutory plans that were submitted to the TPB or gazetted, including 12 outline zoning plans involving zoning/rezoning land for residential and other uses. The Department also processed 2 092 representations and comments in 2020. In 2020, the Department processed 1 021 applications for planning permission, 69 applications for amendments to statutory plans, 1 498 applications for amendment to approved schemes, 7 287 development proposals and 1 919 lease conditions/modifications and short term tenancies/waivers. All these proposals when completed would contribute to the economic development of the territory.

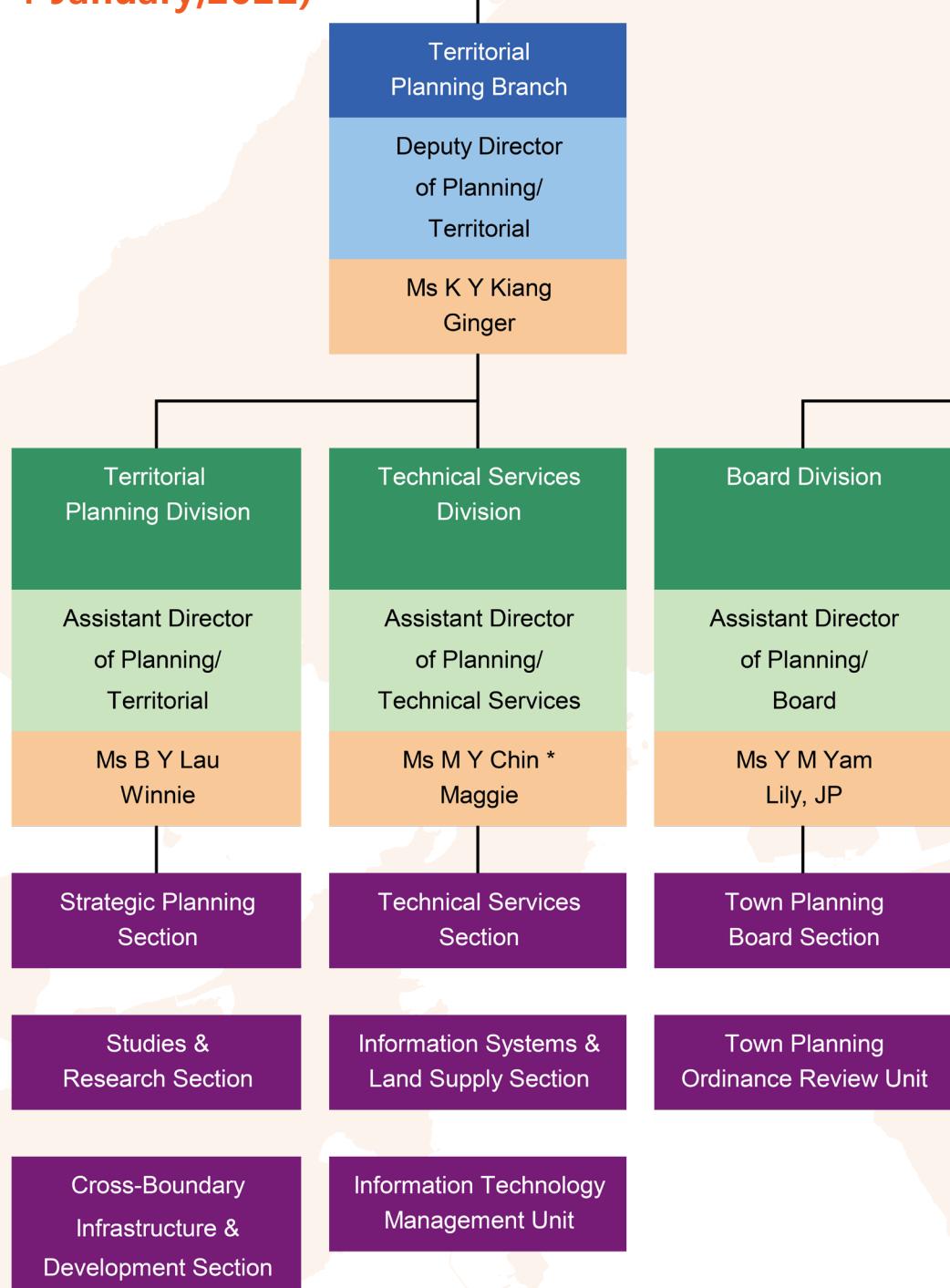
# Appendices



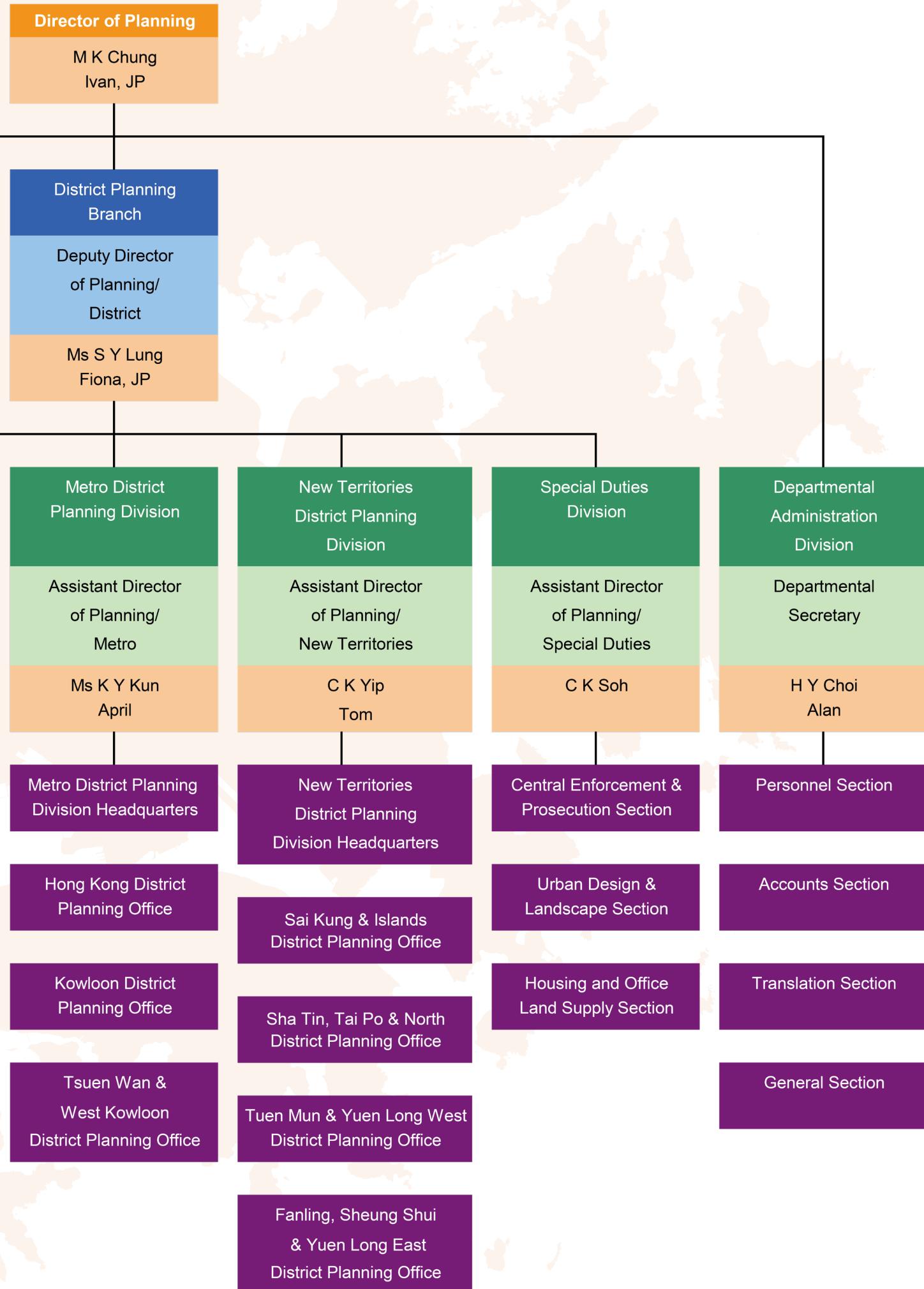


## APPENDIX 1

### Organisation Chart of the Planning Department (as at 4 January, 2021)



\* Departmental Complaints Officer



## APPENDIX 2

### Major Consultancy Studies undertaken by the Planning Department in 2020

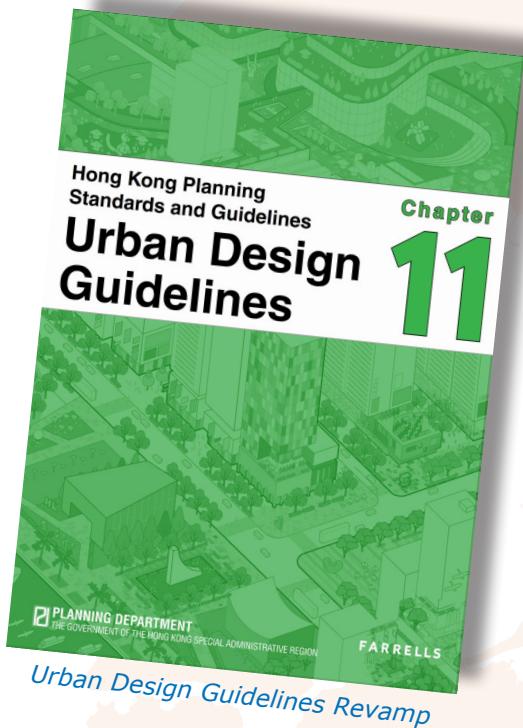
Strategic Environmental Assessment for 'Hong Kong 2030+: Towards a

Transport and Land Use Assessment for 'Hong Kong 2030+: Towards a

Pilot Study on Underground Space Development in Selected Urban

Preliminary Land Use Study for Lam Tei Quarry

Sustainability  
Planning



2015

2016

2017

2018



Planning Vision and Strategy Transcending 2030'

Planning Vision and Strategy Transcending 2030'

Areas – Feasibility Study

and the Adjoining Areas – Feasibility Study

Assessment for 'Hong Kong 2030+: Towards a Vision and Strategy Transcending 2030'

Study on Strategic Cross-Boundary Land-based Transport Infrastructure in the Regional Context for Hong Kong 2030+

Urban and Green Design Study for the Future Town Centre and the District Commercial Node in Hung Shui Kiu/Ha Tsuen New Development Area – Feasibility Study

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

2020 Area Assessments of Industrial Land in the Territory

Enhancement of Cross-boundary Transport Model – Feasibility Study

Urban Design Guidelines Revamp

Study on Active Design for Healthier Lifestyle - Feasibility Study

Reimagining Public Spaces in Hong Kong - Feasibility Study

2019

2020

2021

2022

2023

## APPENDIX 3

### Statistics of Enforcement and Prosecution Actions Undertaken in 2020

In 2020, the Central Enforcement and Prosecution Section of the Department investigated a total of 1 964 suspected unauthorised developments (UDs) in the rural New Territories. Among these, 493 were confirmed to be UDs. After taking enforcement and prosecution actions, 365\* UDs (covering about 58 hectares of land) were discontinued. Moreover, a total of eight UD cases (covering about 2 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 2020 after Enforcement Actions by Geographical District**

Geographical District	No. of Discontinued Cases (ha)	No. of Cases Obtained Planning Permission (ha)
North West New Territories	218 (37.67)	7 (1.75)
North East New Territories	125 (17.38)	1 (0.04)
Sai Kung	16 (2.67)	---
Islands	6 (0.25)	---
<b>Total</b>	<b>365 (57.97)</b>	<b>8 (1.79)</b>

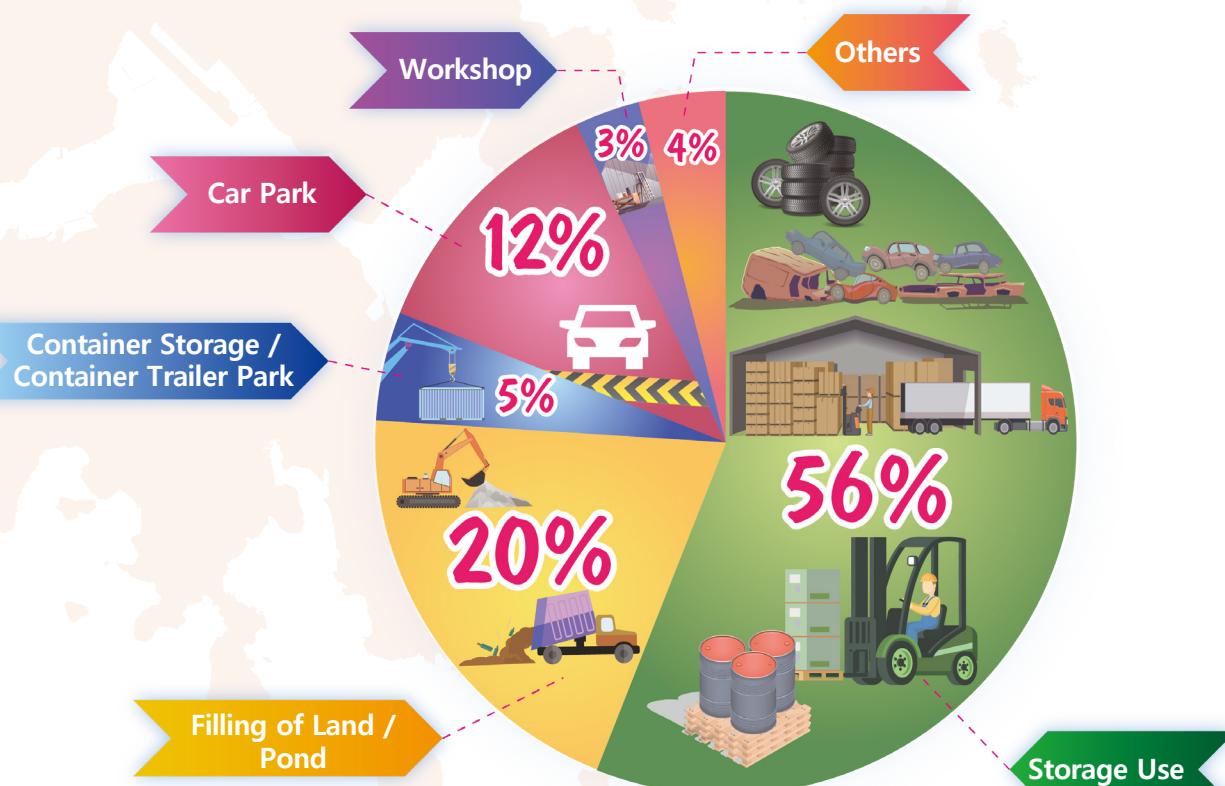
In 2020, enforcement actions were being taken against 756\* UDs. The geographical distribution of these UDs (with land area involved) by type is shown in **Table 2** while **Chart 1** indicates the percentage of UDs by type.

\* Including those cases carried forward from 2019

**Table 2 Number of Unauthorised Developments Enforced (with Land Area involved) by Geographical District and Type in 2020**

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	235 (44.4)	62 (23.9)	11 (8.1)	39 (13.7)	16 (1.8)	15 (3.7)	378 (95.6)
North East New Territories	165 (27.4)	68 (20.7)	24 (4.5)	42 (6.3)	4 (1.0)	9 (3.4)	312 (63.3)
Sai Kung	17 (2.9)	23 (5.7)	---	10 (2.2)	---	3 (0.4)	53 (11.2)
Islands	5 (0.4)	1 (0.5)	5 (0.2)	1 (0.1)	---	1 (0.1)	13 (1.3)
<b>Total</b>	<b>422 (75.1)</b>	<b>154 (50.8)</b>	<b>40 (12.8)</b>	<b>92 (22.3)</b>	<b>20 (2.8)</b>	<b>28 (7.6)</b>	<b>756 (171.4)</b>

**Chart 1 Distribution of Unauthorised Developments by Type in 2020**



In 2020, 1 782 warning letters/reminders, 1 576 enforcement notices, 1 176 reinstatement notices, 43 stop notices and 2 721 compliance notices were issued to responsible persons of UDs (**Table 3**).

**Table 3 Number of Warning Letters / Reminders and Notices Issued in 2020 by Geographical District**

Geographical District	Warning Letter / Reminder (No. of Cases)	Enforcement Notice (No. of Cases)	Reinstatement Notice (No. of Cases)	Stop Notice (No. of Cases)	Compliance Notice (No. of Cases)
North West New Territories	1 163 (235)	996 (204)	772 (113)	43 (2)	1 739 (264)
North East New Territories	520 (171)	418 (104)	307 (90)	---	795 (184)
Sai Kung	72 (24)	103 (17)	89 (16)	---	152 (23)
Islands	27 (6)	59 (11)	8 (2)	---	35 (8)
<b>Total</b>	<b>1 782 (436)</b>	<b>1 576 (336)</b>	<b>1 176 (221)</b>	<b>43 (2)</b>	<b>2 721 (479)</b>

On prosecution action, 404 summonses in respect of 154 cases were laid in 2020. 286 defendants in respect of 118 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 2020**

Convicted Under	No. of Defendants Convicted	No. of Cases	Range of Fine Per Defendant	Average Fine Per Defendant
s.23(6)	286	118	\$1,000-\$167,400	\$45,893
s.22(8)	0	0	---	---
s.20(7) & s.20(8)	0	0	---	---
<b>Total</b>	<b>286</b>	<b>118</b>	---	---

# CONTACT US

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(General Enquiries and Complaints)

[tspd@pland.gov.hk](mailto:tspd@pland.gov.hk)  
(Comments and Suggestions)



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Hong Kong

### **Sha Tin**

14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
New Territories

### **Opening Hours:**

Monday - Thursday	9:00 am - 5:30 pm (no lunch break)
Friday	9:00 am - 6:00 pm (no lunch break)
Closed on Saturday, Sunday & Public Holidays	



*<https://www.pland.gov.hk/>*