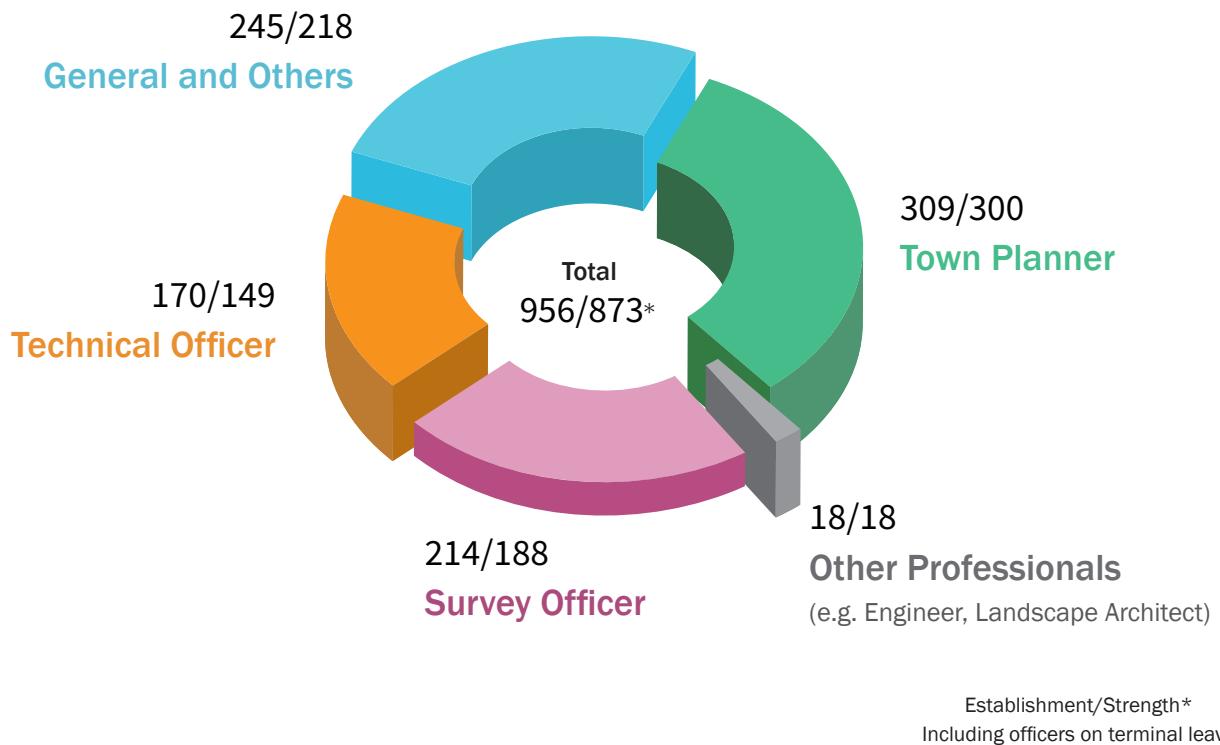


About Planning Department

The organisation chart of the Department as at December 31, 2022 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 (TPO).

Readers may wish to refer to the TPB website at [https://www\(tpb.gov.hk](https://www(tpb.gov.hk) 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 (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. The “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) promulgated in October 2021 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 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.

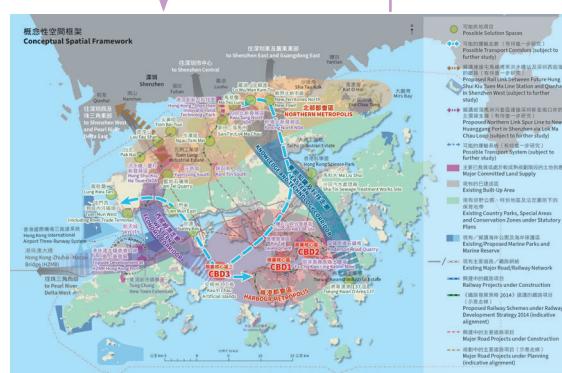
Departmental Plans

The departmental plans in the form of outline development plans and layout plans show more detailed level of planning parameters.

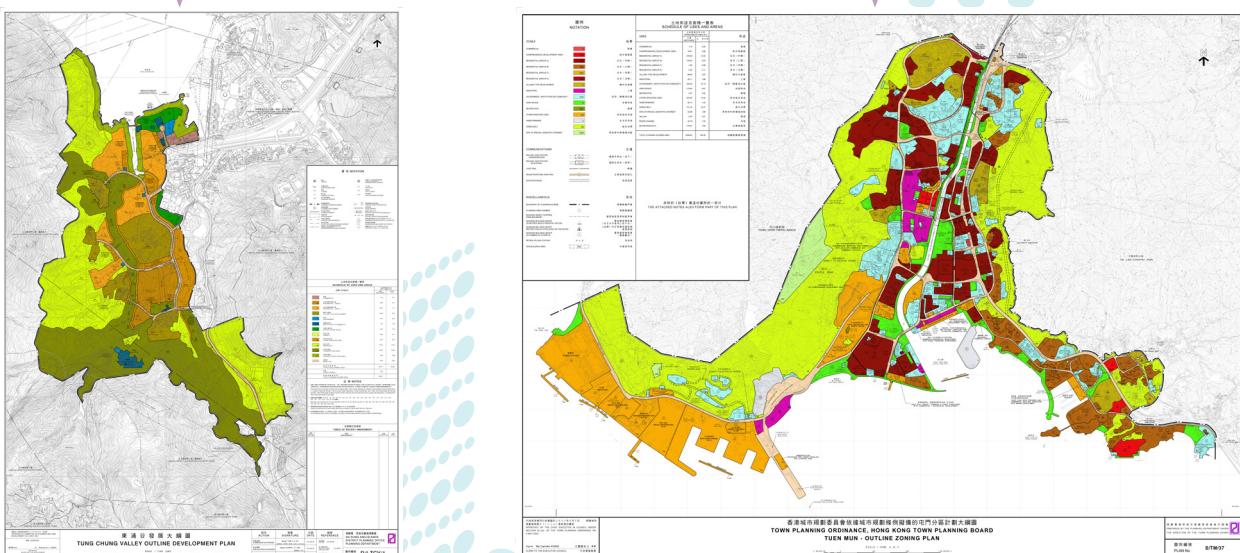
Hong Kong Planning Standards and Guidelines (HKPSG)

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.

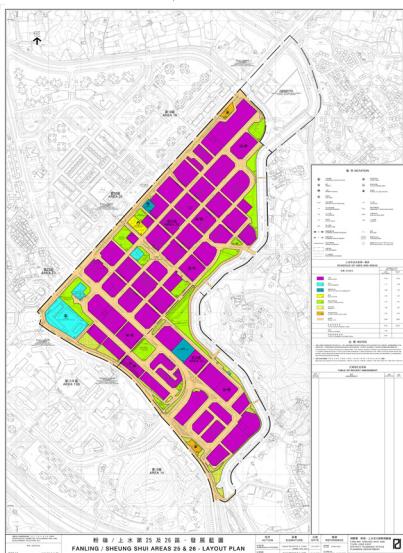
REGIONAL CO-ORDINATION



Territorial Developmental Strategy Conceptual Spatial Framework under "Hong Kong 2030+"



Outline Development Plan



Layout Plan



Hong Kong Planning Standards and Guidelines

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 Public Housing



Land for Commercial Development

Land for Government, Institution or Community Facilities

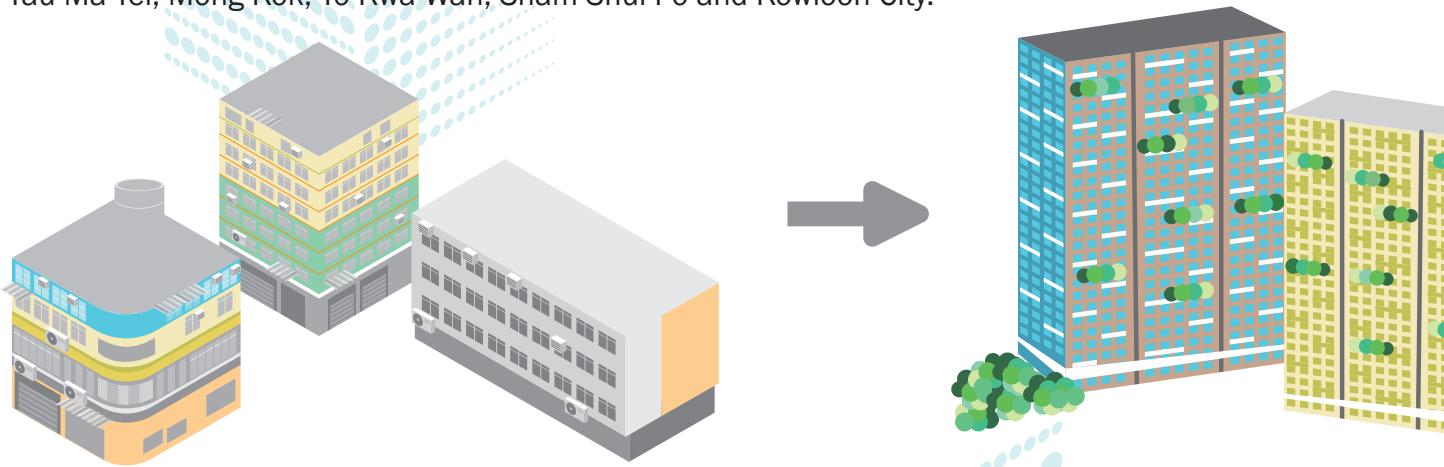


Land for Open Space

Urban Renewal

There has been an ageing building stock in Hong Kong with some parts of our city having a growing concentration of old buildings with poor physical conditions and inadequate basic facilities. The Department has been working closely with the Urban Renewal Authority (URA) and concerned stakeholders to address the problem of urban decay and improve the living environment of the older urban areas.

Following the “people-first, district-based, public participatory” approach advocated in the new Urban Renewal Strategy promulgated by the Government in 2011, a “planning-led” and “district-based” approach has been adopted in taking forward urban renewal in old districts, including Yau Ma Tei, Mong Kok, To Kwa Wan, Sham Shui Po and Kowloon City.



In 2022, the Town Planning Board processed three development schemes submitted by the URA, including Nga Tsin Wai Road/Carpenter Road Development Scheme Plan (DSP), Ming Lun Street/Ma Tau Kok Road DSP and To Kwa Wan Road/Ma Tau Kok Road DSP.



The Nga Tsin Wai Road/Carpenter Road development scheme aims to achieve a holistic re-planning of land uses thereat through non in-situ redevelopment of various existing government, institution or community (GIC) facilities, restructuring of the existing GIC sites with adjoining urban fabric for comprehensive residential development, and development of low density retail blocks with the provision of a gateway square.

Nga Tsin Wai Road/Carpenter Road Development Scheme Plan



The Ming Lun Street/Ma Tau Kok Road and To Kwa Wan Road/Ma Tau Kok Road development schemes also adopt a holistic re-planning approach to enable more efficient land uses and bring planning gains to the local community. For example, a waterfront promenade of about 20m wide along the Ma Tau Kok waterfront to connect with the waterfront at the Kai Tak Development Area will be provided for public enjoyment.

Ming Lun Street/Ma Tau Kok Road Development Scheme Plan



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



With the completion of the District Study for Yau Ma Tei and Mong Kok (YMDS) by the URA, the Department has been working closely with the URA to take forward its recommendations. The Mong Kok Outline Zoning Plan has been amended accordingly to facilitate urban renewal in the area. Action is also being taken to implement the application of transfer of plot ratio as a new planning tool to incentivise private redevelopment. Separately, with the experience gained in the YMDS, the URA commissioned consultants in 2022 to conduct planning studies in Sham Shui Po and Tsuen Wan to formulate district renewal plans. The Department has been providing planning support to the URA in these studies.

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 2022.