

# PLANNING DEPARTMENT ANNUAL REPORT 2022/2023

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



規劃署  
PLANNING  
DEPARTMENT





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# Vision, Mission & Values

## VISION

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

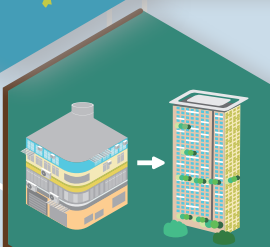
## MISSION



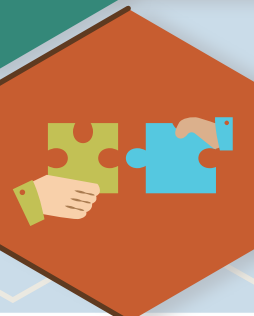
Formulate sustainable spatial development strategies and plans



Guide the optimum use and balanced development of land



Facilitate suitable development and redevelopment



Partner and engage with the community



# VALUES



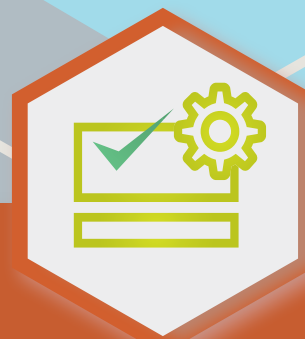
**Proactive and Facilitating**



**Professional and Visionary**



**Open and Accountable**



**Effective and Efficient**

## Director's Message



The Year 2022 was a year of challenges and prominence. After almost three years of the pandemic, Hong Kong is on the way to full normalcy. All sectors of society are eagerly looking forward to Hong Kong's emergence from the pandemic and the revival of our economy. During this period, the Planning Department has been actively supporting the Government in implementing various measures and pressing ahead with planning projects, with a view to meeting the public's demand for housing and various land uses, integrating into the national development, and enhancing the competitiveness of Hong Kong.

The Department is dedicated to **developing Hong Kong into a liveable, competitive and sustainable Asia's World City** through planning initiatives. The 14<sup>th</sup> Five-Year

Plan has confirmed Hong Kong's positioning of the "eight centres", and national strategies such as the Greater Bay Area Development and the Belt and Road Initiative have injected impetus to the growth of Hong Kong. Our development strategies are to reinforce Hong Kong's position as an international financial centre and strengthen our status as a provider for other professional services, and to promote the development of innovation and technology industry while creating a liveable environment. During the year, we continued to work at full speed in collaboration with the Civil Engineering and Development Department (CEDD) to take forward two key development projects, namely the Kau Yi Chau Artificial Islands and the Northern Metropolis. We have already concluded the public engagement activities for the Kau Yi Chau Artificial Islands at the end of March this year, and provided preliminary proposals on reclamation extent, broad land use, strategic transport infrastructure and possible financing options. The study team is analysing the comments and recommendations received so as to further develop the preliminary proposals. During the year, we also launched the respective planning and engineering studies for areas within the Northern Metropolis, including San Tin Technopole, New Territories North New Town and Man Kam To, as well as Lau Fau Shan/ Tsim Bei Tsui/ Pak Nai areas and Ma Tso Lung area. These two key development projects serve as the important engines driving Hong Kong's future development and will expand the development capacity of Hong Kong.

The strategic goal of one of the building blocks of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" is to enhance the liveability in Hong Kong, a compact high-density city, by advocating for improvements in the quality and quantity of open spaces. To achieve this vision, the Department commissioned the "Reimagining Public Spaces in Hong Kong – Feasibility Study" to explore trends in open space development and understand public aspirations. The Study has also examined issues such as the planning standards and design guidelines for open spaces. The findings of the Study are expected to set a positive example for other government departments and the private sector, fostering continued collaboration to provide higher-quality open spaces and create a more liveable environment in Hong Kong.



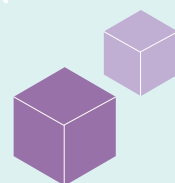
To celebrate the 25th anniversary of the Hong Kong Special Administrative Region's return to the Motherland in 2022, the Development Bureau and the Department jointly organised a special exhibition themed **"Envisioning Beyond Legacy"** at the City Gallery to tell good stories of Hong Kong from the town planning and infrastructure development perspectives. The exhibition showcased the achievements in planning and infrastructure developments of Hong Kong in the past 25 years, and presented the future urban planning of Hong Kong and promoted our vision of Hong Kong as **a liveable, competitive and sustainable Asia's World City** with innovative, smart and inclusive exhibits. Through this exhibition, the public has gained a deeper understanding of Hong Kong's urban planning and a further insight into how the city would integrate into the overall development of the Greater Bay Area and the country in the future.

To strengthen **our close ties with cities in the Greater Bay Area**, we have maintained communication with relevant departments in the Mainland cities on respective planning efforts through various channels. In December 2022, we held a joint planning co-operation meeting with the Planning and Natural Resources Bureau of Shenzhen Municipality (PNRB), where we exchanged progress updates on major planning projects, such as the latest development of the Northern Metropolis. We also engage in timely information exchange on cross-boundary travel with the PNRB, the Transport Bureau of Zhuhai Municipality, the Macao Transport Bureau and the Transport Bureau of Guangzhou Municipality. In addition, staff from the planning departments in Hong Kong and Mainland China arrange mutual visits from time to time. Following the PNRB's trip to Hong Kong for field visits and discussions in April this year, we visited the PNRB and conducted field visits in Shenzhen in May. We will also arrange visits to other Greater Bay Area cities in the future to enhance communication and cooperation between Hong Kong and those cities.

The Department **proactively promoted youth development** by organising a variety of activities on a regular basis, including school visits, seminars, workshops, visits of the mobile exhibition centre, the Summer Planning School programme, etc., with a view to enhancing young people's understanding of town planning and related professions. In 2022, the CEDD and the Department jointly organised the "Building the Islands of the Future" Design Competition which aimed to enhance understanding on green living, healthy community and sustainability among primary and secondary students, and to encourage them to unleash their ideas and imagination of future living environment and lifestyle at the Kau Yi Chau Artificial Islands. The competition was well received with about 700 entries submitted. Besides, over 700 students from secondary and primary schools participated in the Summer Planning School programme. Looking forward, we will continue to collaborate with other departments and organisations to organise activities related to urban development, enabling young people to have a more comprehensive understanding on town planning, smart city, resilient city, etc.

I would like to take this opportunity to express my heartfelt thanks to all my colleagues for their dedication and perseverance in discharging duties during the pandemic over the past few years. Upon resumption of normalcy, our colleagues continue to render full support and assistance to the Government in enhancing land supply in terms of quantity, speed, efficiency and quality, whilst in overcoming numerous challenges. I am confident that with concerted efforts, we shall be able to serve the community with our four core values, namely, **"Proactive and Facilitating"**, **"Open and Accountable"**, **"Professional and Visionary"** and **"Effective and Efficient"**.

Ivan Chung, JP  
Director of Planning



## Events in Brief

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

The Study was commissioned by the Department in February 2020 to explore how “active design” can be incorporated in the planning and development process to promote healthy lifestyle, and to formulate a set of advisory Active Design Guidelines. The Study was substantially completed in early 2023. The Department will continue to promote the integration of active design elements into the built environment.



### Cross-boundary Travel Survey 2021

Cross-boundary Travel Survey aims to collect statistical information about the characteristics of cross-boundary trips (both passenger trips and vehicle trips) and the trip-makers. The latest round of Cross-boundary Travel Survey was conducted in 2021 with a view to obtaining a more up-to-date picture of cross-boundary traffic, despite Hong Kong was under the impact of the COVID-19 pandemic. The survey was completed in 2022. Major results of the survey were released via the “Northbound Southbound 2021” report in October 2022.

**The "Northbound Southbound 2021" report can be downloaded from the Department's website.**





## Vacant School Premises Sites Review

The Central Clearing House mechanism was established in 2011 with an aim to making gainful use of vacant school premises (VSP) sites which were confirmed by the Education Bureau as no longer required for school use. In the results of the review announced in August 2022, the Department has examined the long-term uses of 14 vacant/to-be-vacant school premises sites, and recommended eight of them for housing development and six to be retained for Government, Institution or Community (GIC) use. Since 2011, the Department has reviewed a total of 250 vacant/to-be-vacant school premises sites. The majority of VSP sites (161 sites) have already been or will be put to gainful uses, including public housing, transitional housing, GIC and short term uses by non-government organisations, etc.

## Green Belt Review

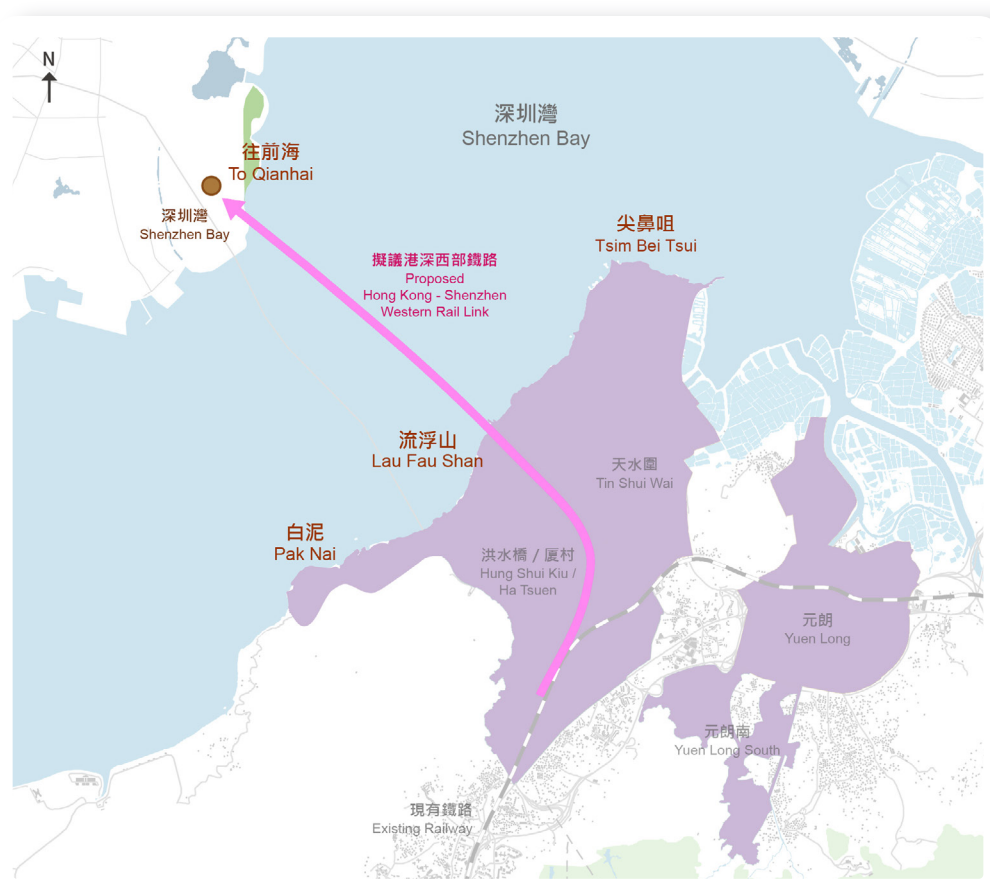
Rezoning is an important source of housing land supply in recent years, and sites on “Green Belt” (“GB”) zoning has been one of the major components of such rezoning efforts. As announced in the 2022 Policy Address in October, the Department has completed a new round of review of land zoned “GB” and shortlisted about 255 hectares of “GB” sites with potential for housing development, which can provide up to 70 000 units. Subject to the results of relevant technical studies, the rezoning of the first batch of sites is targeted in 2024.



Potential “Green Belt” Sites

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

The Northern Metropolis Development Strategy (NMDS) proposed Lau Fau Shan, Tsim Bei Tsui and Pak Nai (LTP) as the extension part of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). Located on opposite sides of the Shenzhen Bay, the HSK/HT NDA and the Qianhai Co-operation Zone are connected by Shenzhen Bridge and the proposed Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu- Qianhai), promoting integrated development of Hong Kong and other GBA cities. The two areas have respective considerable development potential due to its strategic location. It is recommended under the NMDS to develop sizable landmark facilities of I&T Industry in Lau Fau Shan (LFS) with an estimated 6 000 – 8 000 jobs related to application of new and advanced technologies, and to enhance the LFS rural township and constructing a Coastal Protection Park and waterfront promenade along LTP areas. The Department and Civil Engineering and Development Department (CEDD) jointly commissioned the Land Use Review Study for LTP - Feasibility Study in August 2022 and is targeted to be completed in 2024.



**Lau Fau Shan, Tsim Bei Tsui and Pak Nai as extension part of Hung Shui Kiu/Ha Tsuen New Development Area**



## Ma Tso Lung and Other Sites in Kwu Tung North NDA and North District – Feasibility Study

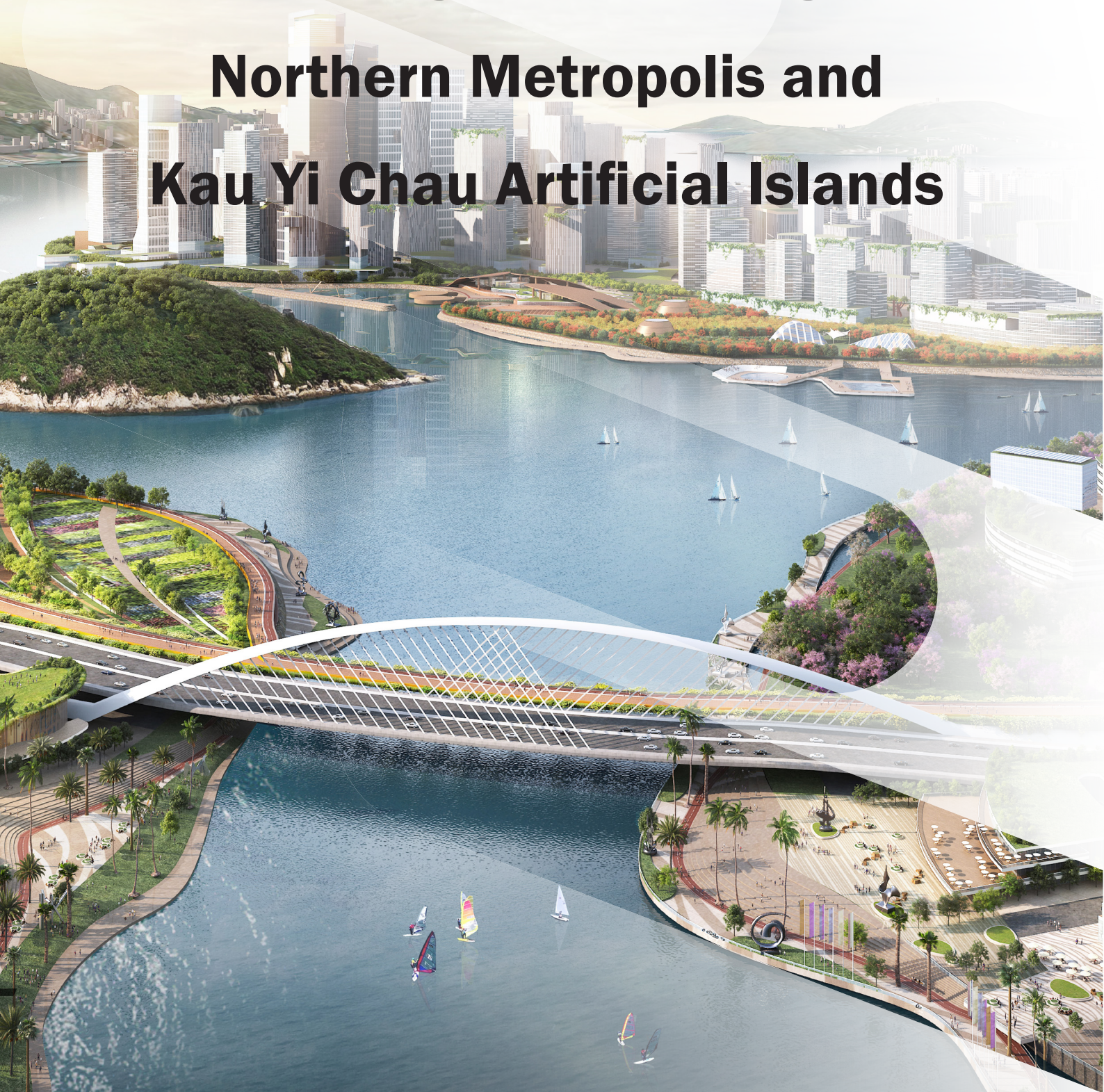
NMDS recommended that the agricultural land and slope areas in Ma Tso Lung to the north of Kwu Tung North New Development Area (KTN NDA) can be included within the NDA to provide an additional 12 000 to 13 500 residential units and the area can serve as an intersection linking the Hong Kong-Shenzhen Innovation and Technology Park and the KTN NDA, providing I&T enterprises with convenient community service and daily life support. At the same time, some land parcels of the NDA should be reviewed by shifting the land use function to the San Tin Technopole. The feasibility of potential housing sites near Ng Tung River should also be ascertained. In this connection, the Department and CEDD jointly commissioned a feasibility study in October 2022 to formulate a Preliminary Outline Development Plan to guide the future development of the area.



**Kwu Tung North New Development Area and Ma Tso Lung**



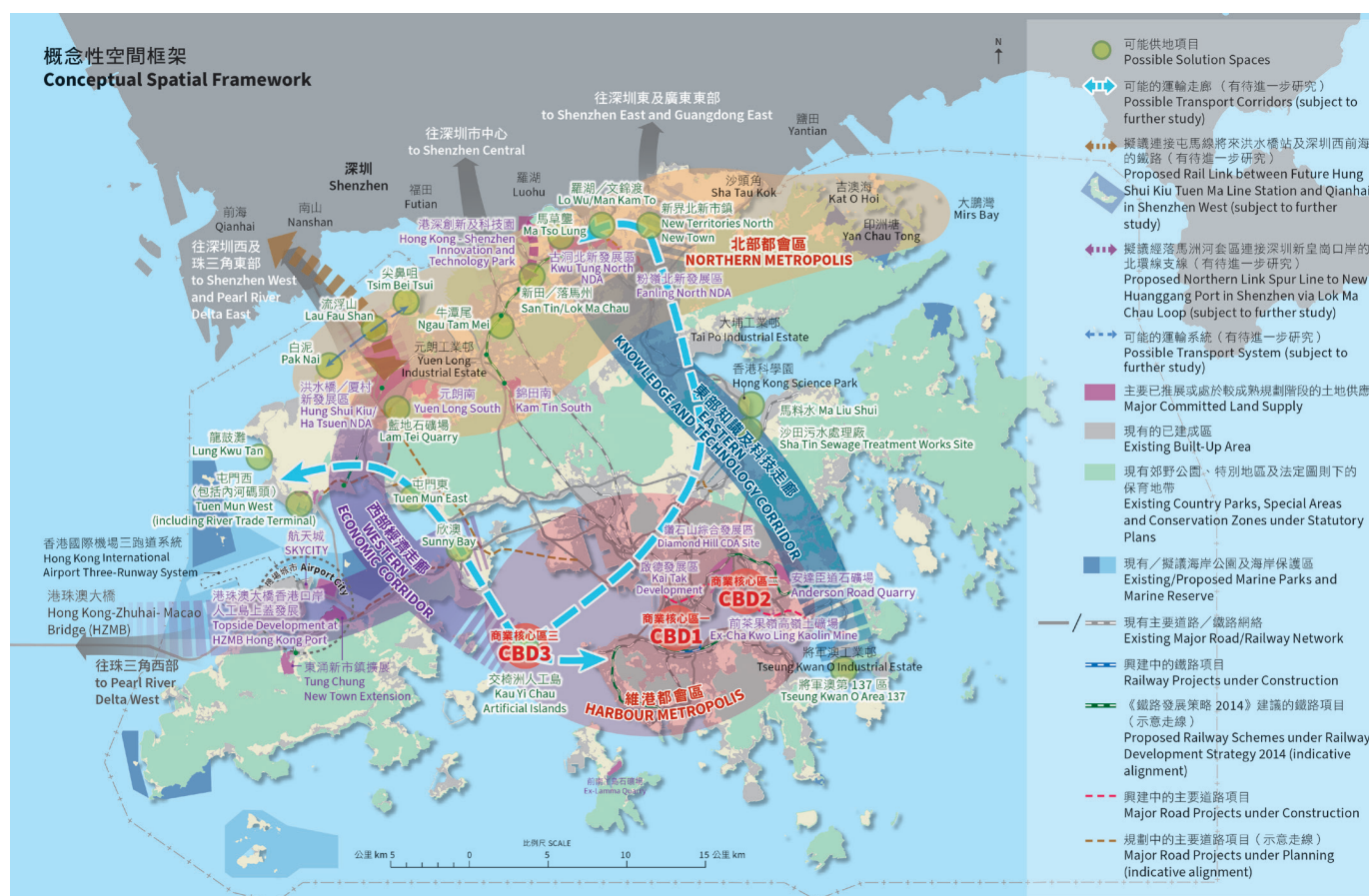
# Developing the Dual Engines Northern Metropolis and Kau Yi Chau Artificial Islands





According to the final recommendations of the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) promulgated in 2021, there would be a demand for about 5 800 to 6 200 hectares (ha) of land in Hong Kong by 2048. On the basis of a multi-pronged and capacity creating approach, the Conceptual Spatial Framework under the “Hong Kong 2030+” suggests that both the Northern Metropolis and Kau Yi Chau Artificial Islands (KYCAI) are two of the “possible solution spaces” to meet the medium to long term land requirements and to cater for sustainable development in Hong Kong.

The Chief Executive mentioned in the 2022 Policy Address the need to increase land reserve and regain control of land supply. The Northern Metropolis and the KYCAI are two major development projects that will expand the scope and capacity of Hong Kong's development, provide lands to meet the needs for housing, economic development and community facilities as well as to enhance Hong Kong's competitiveness. These two major development projects are expected to provide a total of about 4 000 ha of development land, of which 3 000 ha comes from the new development land of the Northern Metropolis, while the other 1 000 ha comes from the reclaimed land of Kau Yi Chau. Among which, about 1 400 ha of land of the Northern Metropolis and about 400 ha of land of the KYCAI have been included in the 10-year (2024-25 to 2033-34) supply forecast of developable land of 3 370 ha in the territory.



### Conceptual Spatial Framework for "Hong Kong 2030+"





## Policy Opportunities

National strategies including the 14th Five-Year Plan, the Guangdong-Hong Kong-Macao Greater Bay Area (GBA) development and the Belt and Road Initiative have injected continuous impetus to the growth of Hong Kong. The 14<sup>th</sup> Five-Year Plan has supported the development of the “eight centres” in Hong Kong, including international financial centre, international innovation and technology Centre, East-meets-West centre for international cultural exchange, international trade centre, international shipping centre, international aviation hub, centre for international legal and dispute resolution services in the Asia-Pacific Region as well as regional intellectual property trading centre. The GBA development clearly states the need to enhance the interconnectivity and integrated development among GBA cities and to develop a world-class city cluster. Meanwhile, the Belt and Road Initiative brings tremendous opportunities to our service industry, creating wider networks by fostering people-to-people bonds. Dovetailing with the above national strategies, the Northern Metropolis and the KYCAI will serve as dual engines driving Hong Kong’s future development and high-quality collaborations with the GBA.



International  
Financial  
Centre



International  
Innovation and  
Technology Centre



East-meets-West  
Centre for  
International  
Cultural Exchange



International Trade  
Centre



International  
Shipping  
Centre



International  
Aviation Hub



Centre for International  
Legal and Dispute  
Resolution Services in  
the Asia-Pacific Region



Regional  
Intellectual  
Property Trading  
Centre

### Development Positioning of Hong Kong's "Eight Centres"











## Development Advantages

Located at the northern part of Hong Kong, the Northern Metropolis is close to Shenzhen's metropolitan core and innovation and technology (I&T) base with the strongest development momentum, and it also enjoys the locational advantage of covering seven boundary control points. The Northern Metropolis covers an area of 30 000 ha in the northern part of Hong Kong, representing about one-third of the total area of the territory. It encompasses existing new towns (Yuen Long, Tin Shui Wai, Fanling/Sheung Shui) as well as a number of New Development Areas (NDAs) (Kwu Tung North, Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South) that have been undergoing various stages of planning and construction. We hope to leverage the strengths of the whole area and to utilise the land resources which are yet to be fully developed.

The KYCAI will be strategically located in the middle of the Hong Kong Island, Kowloon and Lantau Island, within the expanded Harbour Metropolis. It is only around 4 km from Hong Kong Island West and around 15 km from the Hong Kong International Airport and Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing. The KYCAI will provide 1 000 ha of land to develop a new central district. Together, the two projects in the northern and western parts of the territory will strengthen Hong Kong's unique advantage of enjoying strong support of the Motherland while being closely connected to the world, and will integrate better into our country's development.

## Strategic Positioning

The Northern Metropolis and the KYCAI will be two key engines driving the future development of Hong Kong. These two projects will be implemented in tandem to expand the development capacity of Hong Kong and establish a new industry pattern for the city's development of "South-North dual engine (finance - I&T)".

The Northern Metropolis will be developed into a "new international I&T city", integrating quality life, industries as well as culture and leisure. Adopting an "industry-driven and infrastructure-led" approach as its key planning axle, the Northern Metropolis will integrate deeply with the planning of Shenzhen and other GBA cities, and forge a major hub for Hong Kong to integrate into the overall development of our country. The Northern Metropolis will promote better home-job balance and green living, and allow the integration of development with conservation.

The KYCAI will be developed into a new central district with a view to increasing public and private housing supply, while at the same time further enhancing Hong Kong's economic competitiveness through the development of a third Central Business District (CBD3). The proposed strategic transport infrastructure for supporting the artificial islands will significantly enhance the connection between the Harbour Metropolis and the Northern Metropolis, reinforce Lantau's edge as "Double Gateway" to the world and other GBA cities, and further refine Hong Kong's overall transportation network. Situated not far from the existing urban area, the KYCAI can offer decanting spaces to support the chain flows arising from the redevelopment of old urban districts of Hong Kong Island and Kowloon.





Hung Shui Kiu/Ha Tsuen NDA and Tin Shui Wai New Town

Three Complementary CBDs







## Planning Principles and Objectives

The Northern Metropolis Action Agenda published in October 2023 sets out the following specific development goals:



Providing land and housing



Industry-driven planning and a better home-job balance



Promoting integration of the GBA



Infrastructure-led, railways as backbone



Developing a "Northern Metropolis University Town"



Ecological conservation, urban-rural integration



Developing diversified arts, culture, sports and youth facilities



Establishing presence of government departments to drive development

The development of the KYCAI will be based on the following three major planning objectives:



### Prosperous and diverse

To enhance Hong Kong's international competitiveness and regional significance, prepare for long-term diversified economic development.

### Green and liveable

To create sustainable, accessible and people-oriented communities, adopt the planning concept of 15-minute neighbourhood and encourage residents to travel by healthy modes such as walking or cycling.



### Forward-looking and innovative

To comprehensively implement a smart, green and resilient (SGR) city strategy, make the artificial islands an example of urban innovation embracing global and regional changes.







## Major Planning Parameters

### Northern Metropolis

The Northern Metropolis generally covers two district administration areas including Yuen Long District and North District, with a total land area of about 30 000 ha that currently accommodates a population of about 980 000 and provides about 400 000 residential units and around 134 000 jobs. The Northern Metropolis is the major source of land supply for Hong Kong in the future, providing some 3 000 more ha of new development land. It is also an arsenal of future housing supply for Hong Kong, providing over 500 000 new residential flats. Apart from addressing housing needs, the Northern Metropolis development can also meet public aspirations for larger living space. In addition, the new development land within the Northern Metropolis will create around 500 000 new job opportunities, thus helping to reduce cross-regional commuting and promote a better home-job balance. Upon completion, the entire Northern Metropolis is expected to accommodate a population of around 2.5 million, around one-third of Hong Kong's current population.



### Kau Yi Chau Artificial Islands

For the KYCAI, we preliminarily propose that the artificial islands of 1 000 ha will comprise three islands and provide a total of about 190 000 to 210 000 flats with the capacity of accommodating a population of 500 000 to 550 000 and providing 270 000 employment opportunities (including about 200 000 in CBD). The proposed maximum domestic plot ratios are 6.5 and 7.5 for living communities and CBD respectively, while the proposed maximum non-domestic plot ratio for the artificial island is 15.



## Planning Concepts



### Increasing Quality Living Space for a Liveable Life

The new communities in the Northern Metropolis and the KYCAI will adopt the planning concept of 15-minute neighbourhood. With comprehensive pedestrian and cycling networks and facility layout, residents can travel by healthy modes such as walking and cycling within 15 minutes from their homes to different facilities, e.g. transport interchange hub, multi-functional community facility complex, school, clinic, etc., thereby reducing mechanised trips and encouraging the community to lead a low-carbon life.



**15-minute Neighbourhood Concept Plan**



Taking Kwu Tung NDA as an example, major venues for leisure activities and public service facilities within the area will be located within 500m from the future Kwu Tung railway station and the public transport interchange. Public transport and various supporting facilities will be accessible to most of the future residents, which will help minimise vehicular traffic and carbon emission. According to the preliminary proposal, the seven liveable living communities of KYCAI are planned with 15-minute neighbourhood concept. Each community will be around 80-100 ha, and they will be connected by a green mass transit system and separated by blue-green corridors with green waterfront promenade along the shorelines. As for the planning of each community, a green mass transit station is planned at the centre, with the public transport stations, daily shopping and dining facilities, basic community facilities, open spaces, etc. reasonably distributed within the community. At the same time, these places will be connected by comprehensive pedestrian and cycling track networks, allowing residents to travel by healthy modes such as walking or cycling within 15 minutes from their homes to different destinations to obtain various necessities. Furthermore, land will be reserved in the Northern Metropolis and the KYCAI for a diversified development of industries, with a view to increasing the local employment rate within the community.



**Rendered Illustration of Living Communities on the KYCAI**

**Rendered Illustration of San Tin Technopole**





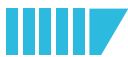
We will also utilise blue-green assets to develop livable communities. For example, on the KYCAI, we will make efficient use of the over 20 km long coastline, as well as the water channels of about 200 m wide between the three islands. The coastline is designed to increase waterfront open space, promote water sports, and provide diversified activity venues. To provide living space of better quality, we propose increasing provision of land for both open space and Government, Institution and Community uses in the Northern Metropolis and on the KYCAI to a ratio of no less than 3.5 m<sup>2</sup> per person.



僅供說明的構想圖  
Artist's impression for illustrative purpose only

#### **Rendered Illustration of Regional Park and Water Sports Facilities on the KYCAI**

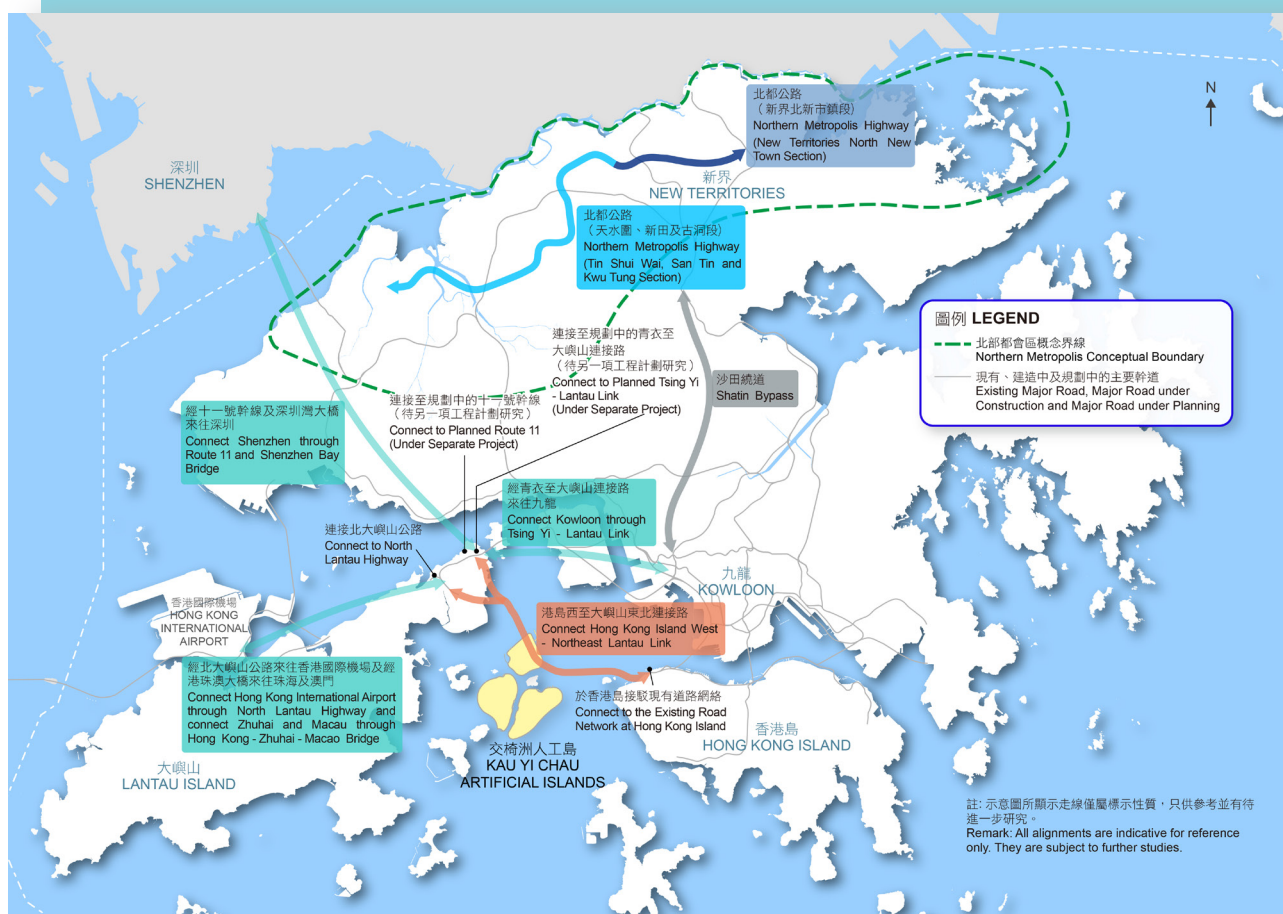
In respect of housing, we need to increase housing land supply in order to enhance living space and housing options as well as to provide decanting space to facilitate redevelopment for retrofitting the dense urban core. Meanwhile, land will be reserved for housing in the Northern Metropolis and the KYCAI based on the recommendation under the “Hong Kong 2030+” which assumes that the average flat size of public and private housing units to be increased by a range of 10% to 20%.



## Driving Cross-boundary Movement by Adopting Infrastructure-led and Capacity Creating Principles

Transport connection is a prerequisite for social development. In planning the two projects, the principle of “infrastructure-led” has been adopted for the creation of a transportation network connecting the Northern Metropolis and Harbour Metropolis to drive land and economic developments by provision of transport infrastructure.

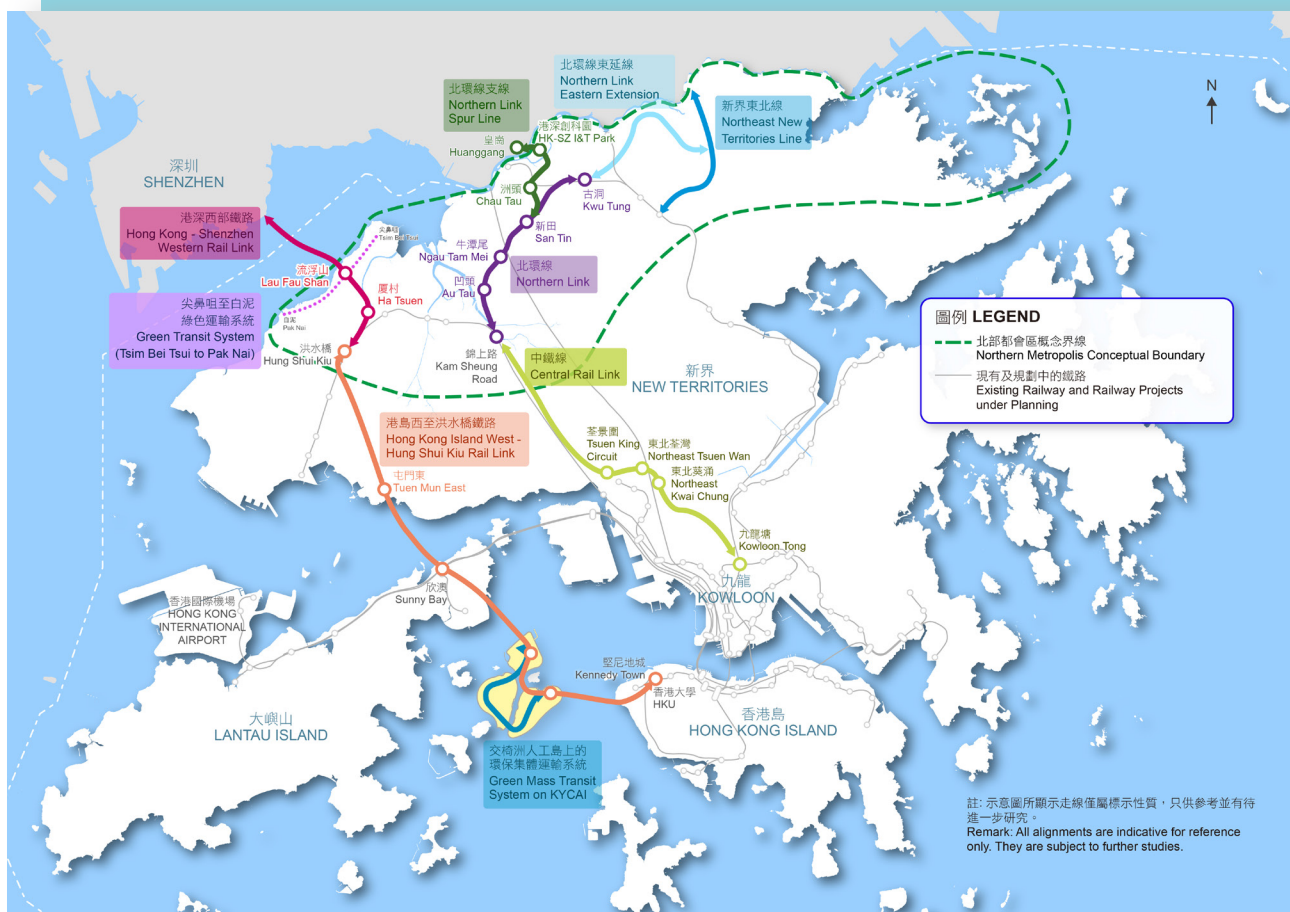
Two new cross-boundary railway lines are proposed in the Northern Metropolis to enhance the cross-boundary transport infrastructure between Hong Kong and Shenzhen. The railway-driven development aims to expand land resources for housing and economic developments. The railway projects include the Hong Kong-Shenzhen Western Railway linking up Hung Shui Kiu and Qianhai, the Northern Link Spur Line connecting the new Huanggang Port and the extension of the East Rail Line to Luohu, Shenzhen. Also, it is proposed to extend the Northern Link eastwards to Lo Wu/Man Kam To and various development nodes in New Territories North New Town to strengthen the internal connectivity within the Northern Metropolis. We also hope that the above transport infrastructure will further enhance the flow of people, goods, capital and information between Hong Kong and different cities in the Greater Bay Area, Asia and around the world. Moreover, upgrading the land transport capacity will facilitate the flow of people and goods across the border.

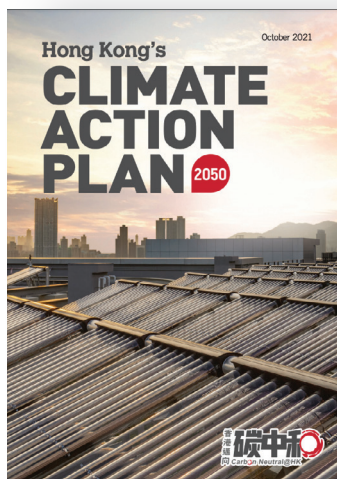
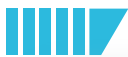


### Major trunk roads projects recommended in relevant studies



The KYCAI provides a good opportunity for us to plan a network of strategic transport infrastructure (i.e. The Hong Kong Island West – Northeast Lantau Link and Hong Kong Island West – Hung Shui Kiu (HSK) Rail Link) with a view to developing key routes and opening up Hong Kong's strategic transportation network. The Hong Kong Island West – Northeast Lantau Link (HKIW– NEL Link), which is about 13 km long in total, will be the first major trunk road connecting Hong Kong Island and the Northwest New Territories without passing Kowloon. The southern section of the HKIW – NEL Link will be the fourth road harbour crossing connecting Kennedy Town on HKIW. As for the HKIW – HSK Rail Link, its total length is about 30 km long. We propose extending the railway northwards to Hung Shui Kiu for connection with the planned Hong Kong – Shenzhen Western Rail Link so as to strengthen the connections among the KYCAI, the Northern Metropolis and the Hong Kong-Shenzhen Western Rail Link, thus effectively enhancing the strategic position of the Northern Metropolis and the KYCAI. To cope with the planning needs and transport demand at the KYCAI, our preliminary proposal is to link up the three artificial islands by a green mass transit system with land reserved at suitable location(s) on the islands to facilitate passengers' interchange with the HKIW – HSK Rail Link.





## Hong Kong's Climate Action Plan 2050



## Moving Towards Carbon Neutrality by Fostering SGR Communities

The Northern Metropolis and the KYCAI are envisioned to be exemplars of urban innovations in realising the vision of becoming SGR cities in the 21st century and facilitating Hong Kong to achieve the carbon neutrality target by 2050. When implementing these two projects, we will adopt SGR city strategy to formulate measures in three aspects, including planning and urban design, infrastructure system and smart mobility, with a view to shaping the Northern Metropolis and the KYCAI into sustainable communities.

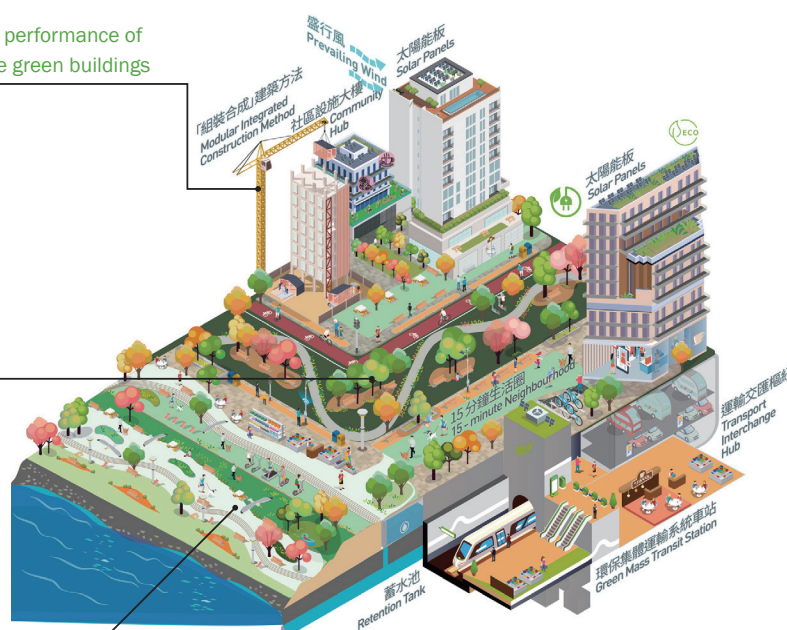
### 1. Sustainable Planning and Urban Design

Firstly, regarding planning and urban design, the 15-minute neighbourhood concept will be adopted, along with other measures, which include building orientations according to prevailing wind directions, resilient coastal design strategy adapting to climate change, optimal use of underground space and “single site, multiple use” principle for enhancing development capacity and green buildings. Besides, we will adopt the Modular Integrated Construction method and opt for low-carbon building materials as far as possible to reduce carbon emissions during construction. At the same time, a urban forestry strategy will be devised to enhance biodiversity and carbon sequestration.

Enhance environmental performance of buildings and encourage green buildings

Promote urban forestry

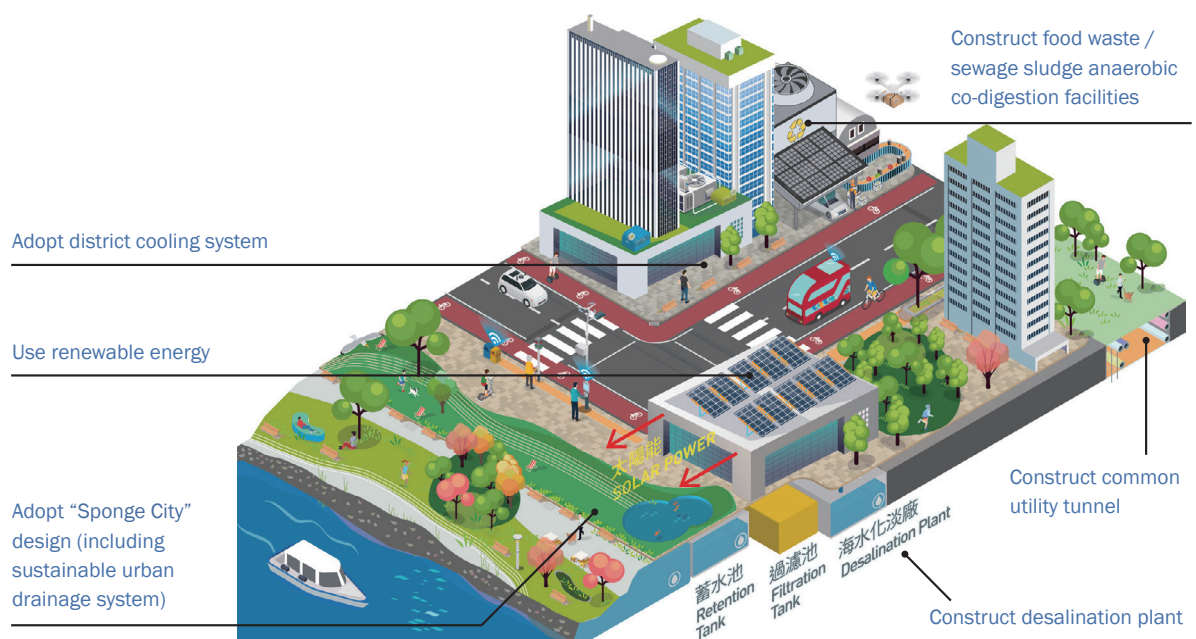
Plan convenient and resilient land use layout



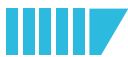


## 2. Integrated SGR Infrastructure System

With regard to infrastructure system, apart from district cooling system, we will also increase the proportion of greening/renewable energy usage as far as possible. In addition, we will incorporate the concept of “Sponge City”<sup>1</sup> and construct advanced food waste/sewage sludge anaerobic co-digestion facilities, common utility tunnels, reclaimed water treatment facilities, etc., in the Northern Metropolis and the KYCAI, so as to minimise the demand for resources. We will also reserve land for building waste recycling facilities and various facilities for supporting the development of a smart city.

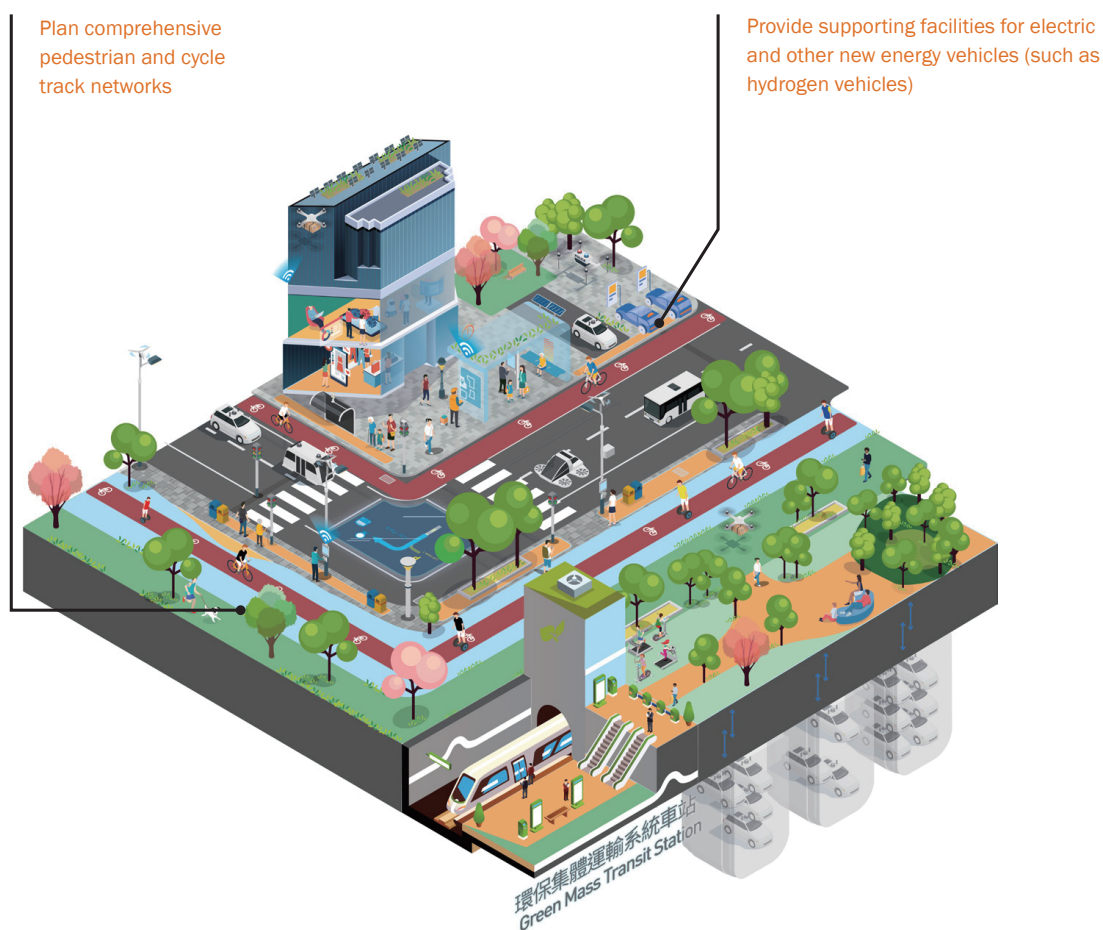


<sup>1</sup> “Sponge City” means that a city can function like a sponge that has great resilience. The stormwater could be absorbed, stored and cleaned during rainy days, and could be released and utilised as needed to enhance the ecological function and reduce flooding in the city.



### 3. Smart Green Mobility

We will implement smart green mobility initiatives in the Northern Metropolis and the KYCAI - using green transport with railway as the backbone, providing comprehensive pedestrian and cycle track networks, and designating car-free/car-moderated and pedestrian priority zones. It is anticipated that by allowing residents to travel more by healthy modes such as walking or cycling, the number of motorised trips could be reduced, hence encouraging a low-carbon lifestyle. Apart from that, we will establish green public transport nodes, charging facilities for electric vehicles, green fuel stations and supporting facilities for other new energy vehicles (e.g. hydrogen vehicles), etc. We will also reserve land to support different forms of green transport and related facilities.



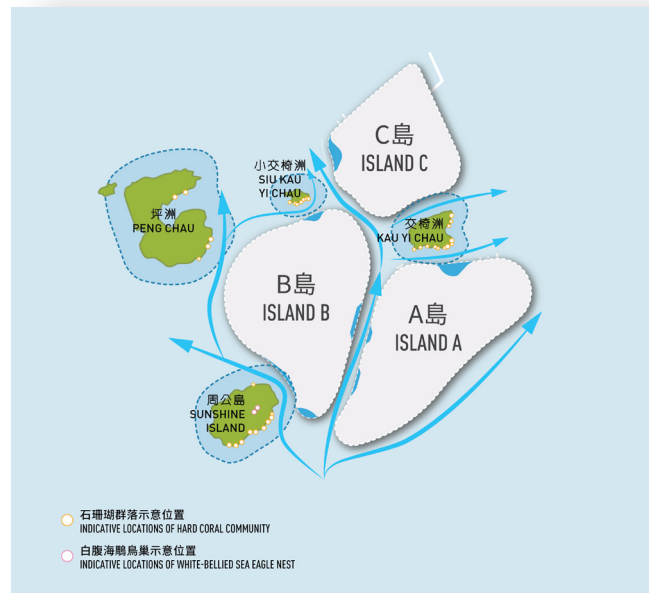


## IV Ecological Conservation

Natural environment and biodiversity are crucial to our health and well-being. In addition to creating development capacity, we also need to increase environmental capacity in order to achieve the strategic planning direction of sustainable growth and “co-existence of development and conservation”.

While creating development capacity for economic development in the Northern Metropolis, areas with high ecological significance will also be proactively restored and conserved. The Government is now conducting a feasibility on the establishment of a wetland conservation park system in the Northern Metropolis to enhance the environmental capacity there.

The “three-island” configuration of the KYCAI have taken into consideration the surrounding environment, keeping the artificial islands away from coral communities with ecological value along the coastlines of the surrounding islands. The design of the Y-shape channel between the islands can effectively cope with the impact of reclamation on water quality and ecology by maintaining sufficient water flow velocity in the waters nearby. Besides, a comprehensive blue-green network will be planned on the artificial islands. While a variety of recreational and sports opportunities will be provided for people living and working on the islands, a diverse range of flora and fauna habitats will also be created to enhance biodiversity. The network comprises the blue-green corridors, over 20 km of accessible waterfront promenades, eco-shorelines, and various open spaces. In addition, ecological enhancement measures are proposed within the Y-shape channel to further promote biodiversity, such as deploying artificial reefs at seabed and building eco-shoreline in the intertidal zone.



### Key Considerations in the Design of Artificial Islands – Water flow, Water Quality and Ecology



**Rendered Illustration of  
Water Channel between  
Artificial Islands**



**Rendered Illustration of Blue-  
green Corridor between Living  
Communities on the KYCAI**



**Rendered Illustration of  
San Tin Technopole**



## Way Forward

We will press ahead with the development of the Northern Metropolis. The respective planning and engineering studies for areas within the Northern Metropolis have been officially launched. Among which, the investigation study of San Tin Technopole and the planning and engineering study of New Territories North New Town and Man Kam To were commenced in October 2021, while the land use review for Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Feasibility Study as well as the feasibility study for the development of the Ma Tso Lung area were commenced in the 3rd and 4th quarters of 2022 respectively. We are striving to make recommendations on land use and development schemes for all projects by 2024.



**Rendered Illustration of San Tin Technopole**

The Study on the Artificial Islands in the Central Waters for the KYCAI is currently on-going and is expected to be completed by the end of 2024. The preliminary proposals on reclamation limits, land uses, transport infrastructure and financing options for the KYCAI were released in December 2022 for collection of public views, and the Environmental Impact Assessment (EIA) report on reclamation works will be submitted by the end of 2023 for commencing the EIA procedures. We target to commence reclamation works by the end of 2025, with the first batch of residential development completed for population intake in 2033.



**Rendered Illustration of KYCAI**



Focus

# Reimagining Public Spaces in Hong Kong



## Public Spaces

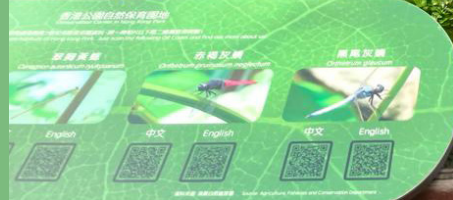
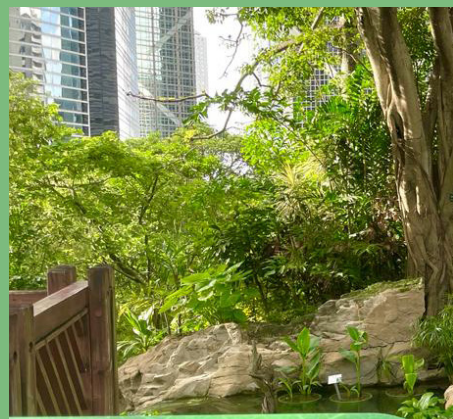
Public spaces encompass all indoor and outdoor spaces that are accessible and enjoyable by all, including parks, playgrounds, sitting-out areas, podiums and roof gardens. Open space is an essential component of a public space network in providing quality living environment for a city.

“Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) sets out the territorial spatial development strategy. One of the strategic objectives is to enhance the liveability of Hong Kong as a compact high-density city under which improvement in terms of quality and quantity of open space is proposed. With a view to meeting the public aspiration for more open space, “Hong Kong 2030+” had proposed increasing the open space provision standard to not less than 3.5 m<sup>2</sup> per person.

To achieve the above planning vision, the Department commissioned a consultancy study titled “Reimagining Public Spaces in Hong Kong – Feasibility Study” to review the key issues relating to the planning of open space in Hong Kong, including understanding the trends and public aspirations pertinent to the development of open space as well as reviewing the definition, classification, planning standards, calculation methodology, and design guidelines of open space, etc.







## Public Aspirations on Open Spaces

Through conducting questionnaire surveys, stakeholders' interviews and field surveys, the Study Team found that the respondents were generally satisfied with the overall provision, design, quality and environment of the open space in Hong Kong. Apart from supporting and welcoming the provision of more open space for public enjoyment, the respondents also emphasised the quality of open space. They considered that smaller open spaces within walking distance from residences played a vital role in their daily life routine, while larger open spaces with higher scenic values and more greenery were the most popular. The respondents also pointed out that the quality of open space could be further enhanced with provision of more shades, trees and seatings. Some respondents were of the view that the current design and management of open space restricted how it could be used. They would like to see more flexibility in the design and use of the space, through which an inclusive environment adapting to the needs of different age groups and abilities would be built, thus creating a sense of belonging in the community.



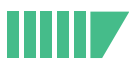


## Trends of Open Space Planning and Design

According to the literature review conducted by the Study Team and the discussions held with international experts, many international cities make good use of under-utilised or obsolete urban spaces to develop transient recreational areas and create new open spaces by transforming footpaths, road improvements and innovative ideas<sup>2</sup>. In addition, there is a tendency for the design of private development projects to integrate indoor and outdoor spaces in a bid to enrich user experience. Other development trends include putting focus on more flexible, innovative, adaptive and inclusive designs to promote usage by people of different ability and age; and encouraging public participation in the design and management of open space to enhance their sense of collective ownership and belonging. These design trends of open space demonstrate different means of delivery and operating mechanisms. Inter-departmental collaboration and partnership with the private sector could open up more new opportunities for the provision of quality open space.

<sup>2</sup> Retrofitting spaces actively by quick-wins such as Tactical Urbanism and Co-sharing of Time and Space.





## Study Recommendations

### Redefining Open Space

According to Chapter 4 of the prevailing Hong Kong Planning Standards and Guidelines (HKPSG), open space provides resting space and recreation facilities for the enjoyment of the general public.

With a view to more comprehensively reimagining the concept of open space and acknowledging the wider spectrum of the existing open space, it is proposed that the definition of open space should be reviewed to flexibly include the widely-used outdoor public open space which is not located within “Open Space” zone. The proposed definition of open space “generally refers to accessible outdoor spaces within existing/proposed built-up area with recreation and amenity value for users’ enjoyment”. Under the new definition, the meaning of open space will be broadened to include open-air open space in the facilities provided and managed by the Government, public institutions or private sector for enjoyment of the general public and intended users.

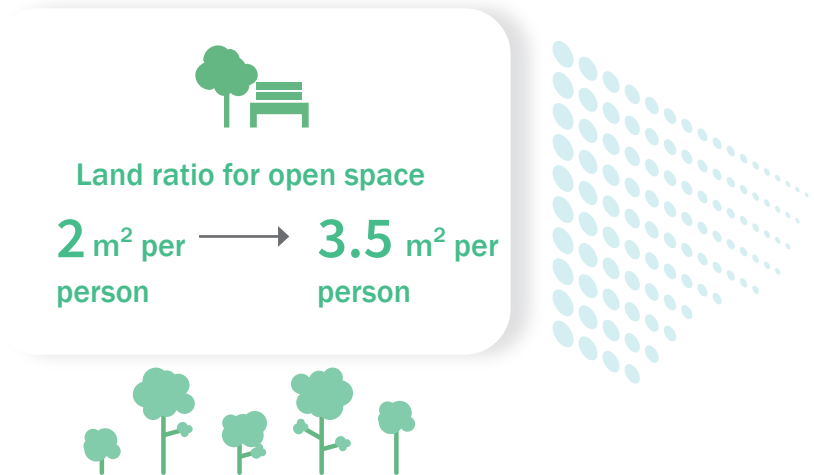


 **Conceptual Diagram of an Open Space Network**



## Standard of Provision

To implement the strategic direction of enhancing liveability of the city as advocated in “Hong Kong 2030+” and respond to the public aspirations, the Study proposed that the planning standard for provision of open space could be increased from the existing minimum of 20 ha per 100 000 persons (i.e. 2 m<sup>2</sup> per person) to no less than 35 ha per 100 000 persons (i.e. 3.5 m<sup>2</sup> per person).



For existing built-up areas, although it might not be possible to provide more open space in a short period of time, it is expected that the situation would be improved gradually through comprehensive urban renewal projects or redevelopment projects of public/private sectors etc. The Study also proactively encouraged provision of ancillary open space within private developments.



**Current examples include the public open space at a commercial project in Kowloon Bay (left) and the public open space at an integrated development project in Kwun Tong (right).**





## Locational Guidelines

Open space must be planned as a land use in its own right, and should not be the remainder when other land uses have been provided. The following locational guidelines are recommended for planning of public open space:

1

### Accessibility

Local open space should preferably be located within 400m from its nearby residences or workplaces (equivalent to about 10-minute walking distance). District and regional open spaces should be easily accessed along street frontages, and preferably within 400m from public transport facilities (including railway stations and public transport interchanges).

2

### Site Compatibility and Synergy

Open spaces must be compatible with adjoining land uses and their surrounding site context. For some open space which may attract a large patronage and facilities therein may create potential impacts on nearby residents, careful positioning/design should be adopted for site selection to minimise the impacts on nearby residents.

3

### Optimisation of Unused Public Space

Beautification and facelifting of unused public space as designated open space should be promoted as far as possible.

### Examples:

1

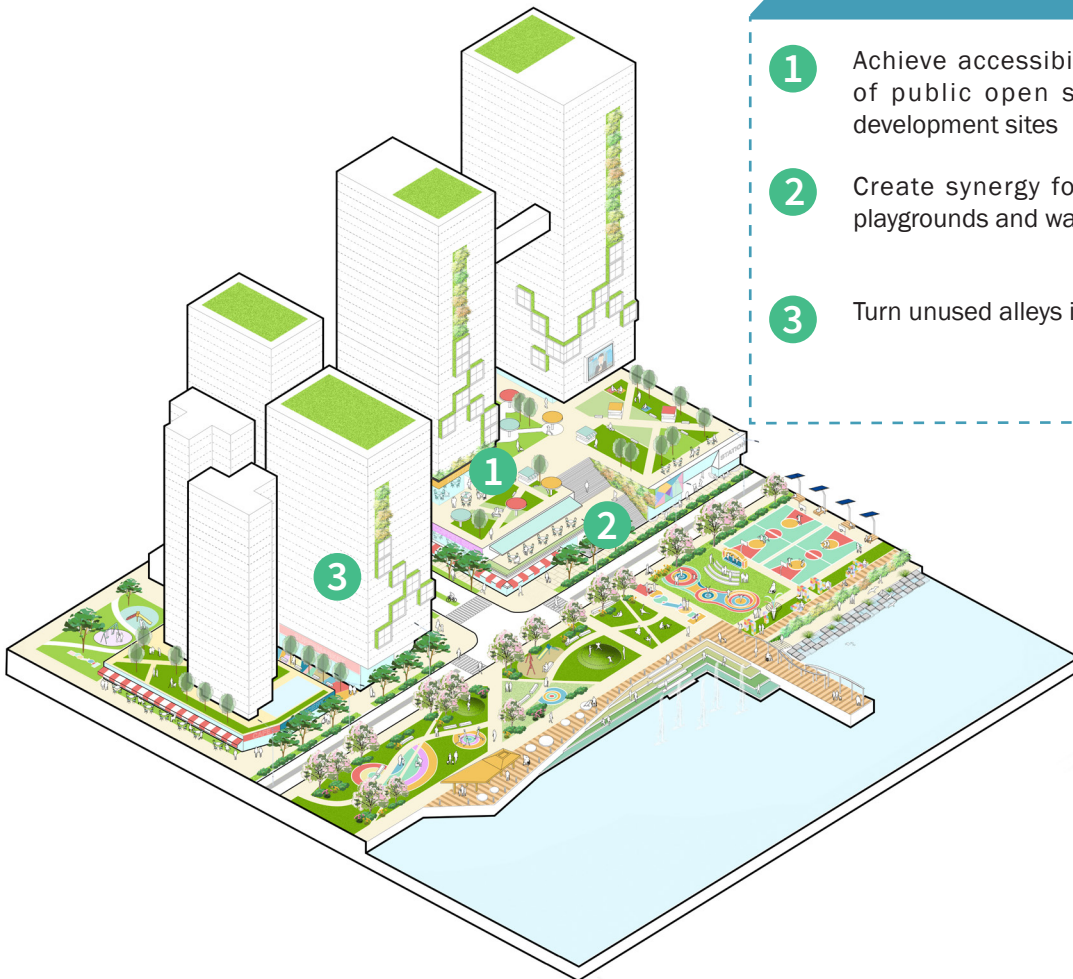
Achieve accessibility through provision of public open space within private development sites

2

Create synergy for sports venues with playgrounds and waterfront promenades

3

Turn unused alleys into open space





## Design Guidelines

Furthermore, the Study has recommended six major design guidelines to create high-quality public space for people to walk, stay and enjoy:



### Place-making and Functions

Open space should consider site context, local identities, as well as users and usage pattern, and seek opportunities to augment overall place-making impact with holistic consideration of the uses and design of its adjoining spaces to promote synergy and vibrancy. Its design should flexibly provide active and passive functions within an open space and encourage vibrancy at the area fronting the main street with visual connections to pedestrians at street level. Areas for public recreation or social activities could also be created as open spaces on a temporary or time-sharing basis.

#### Pocket open space at Queen's Road East, Wan Chai



### Play, Flexible and Active Design

Open space design should cater for more flexible and adaptive uses to create more possibilities. A range of dynamic play options with provision of multi-purpose and spontaneous play space for shared use by people of different ages and abilities should be considered in the design. Active design should also be adopted to encourage physical activities, which is conducive to promoting health and well-being (e.g. provision of cycle path, stairs and ramps, where appropriate).

#### Yi Pei Square Playground, Tsuen Wan



### All-inclusive and Inter-generational Design

The needs and activities for people of different ages, ethnic groups and abilities should be considered in designing the space and types of facilities within an open space to foster a sense of community. Co-sharing of open space among different users should be encouraged where appropriate.

#### Tuen Mun Park





### Safety and Comfort

Adequate lighting, clear demarcation and barrier-free access routes, universal design, and adequate protective devices should be provided to enhance safety. Adequate shading, greening and water features, seating, and suitable choice of colours, materials and design of facilities should also be provided to enhance comfort.



### Lam Fook Street Sitting-out Area, Kowloon Bay



### Accessibility and Permeability

The open space should promote seamless connection with the adjoining footpaths/destinations. Fence-free design for open space and promenade should be considered as far as practicable to promote visual permeability from outside. These could enhance accessibility, walkability, interactions and vibrancy. Besides, physical permeability within the site can be achieved through proper design of a walking route which is connected, safe, enjoyable and legible. Sense of openness can also promote air and natural light penetration.

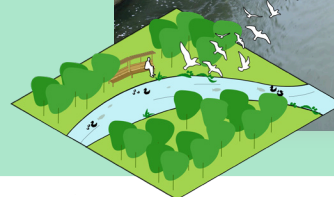


### Hong Kong Velodrome Park, Tseung Kwan O



### Greening, Smart, Biophilic and Resilient Design

Sufficient greening, in particular tree planting and activity lawns, should be provided. To embrace sustainability and adapt to climate change, it is encouraged to deploy smart, biophilic and resilient initiatives in the design process, such as recreational ground for flood relief, as well as provision of retention ponds and rain gardens.



### Kai Tak River with Drainage Capacity





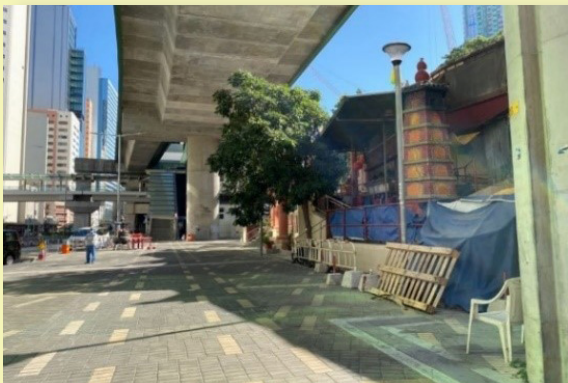
## Pilot Cases

The Study has identified a few potential public spaces and proposed conceptual designs to illustrate the application of the design guidelines.

### I

## Public Space in Wong Chuk Hang

Wong Chuk Hang has been transformed into a business area with large-scale residential developments to be completed. Taking into account the demand for open spaces of the additional residential and employment population and the advantages from the revitalisation of Staunton Creek Nullah, the Study has identified the public space adjoining Tai Wong Ye Temple near MTR Wong Chuk Hang Station with potential for beautification.

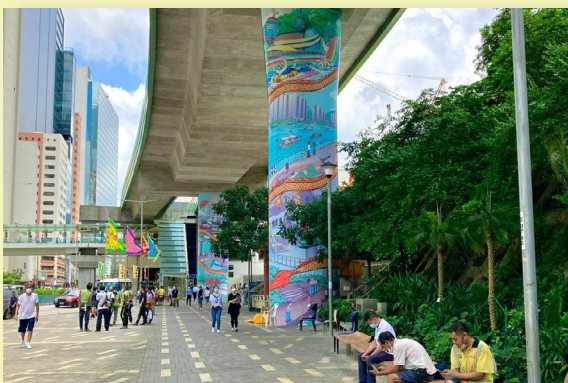


**The pilot scheme area is adjacent to the Tai Wong Ye Temple with natural shading provided by a viaduct.**



**Spontaneous placement of chairs by the locals to be public seating.**

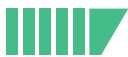
To showcase the design principles such as place making, flexible design, comfort, accessibility and permeability, biophilia and resilience, the Study Team proposed conceptual designs such as installing featured railing, providing flexible “street furniture” and offering more seats for visitors. The design concepts of the Study Team have been gradually realised through the close collaboration with the Invigorating Island South Office of the Development Bureau and other works departments.



**The design theme of a Chinese dragon for viaduct column is in line with the ambience of the Tai Wong Ye Temple.**



**Benches are provided for visitors to rest near the water body to be revitalised.**

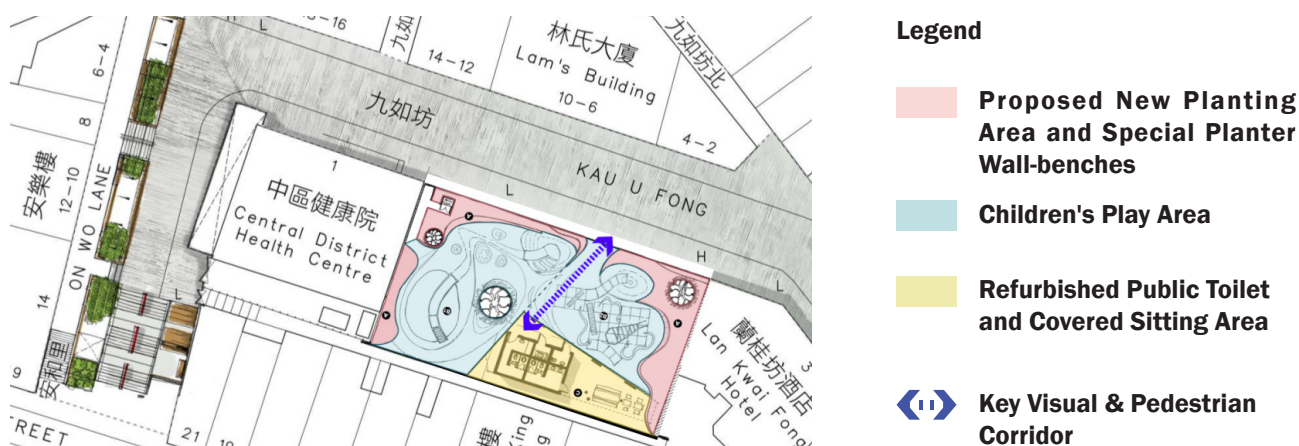


## Kau U Fong Children's Playground

The Kau U Fong Children's Playground and the open space in Kau U Fong and On Wo Lane, together with nearby major activity nodes such as the PMQ, Graham Market, the public space at Grand Millennium Plaza and Pak Tsz Lane Park etc., form a crucial open space network in Central and Sheung Wan. Echoing the strong "Old Meets New" ambience, the revamped children's playground is proposed to become a vibrant "Urban Playroom". Key design principles are to incorporate elements of place-making responsive to local context, adopt all-inclusive and inter-generation design, and employ adaptive design for flexible and safe uses to address the recommendations of the Study.

The design objective of the playground is to create a pleasant and appealing open space where local residents and other pedestrians could play, rest, gather, and stay. The Study Team has strategically made use of zoning, colours and materials to enhance attraction while also taking user's safety into account. The fencing in the playground and a majority of the street interface are proposed to be replaced by planters of varying heights, together with a diverse palette of shrub plantings, in order to enhance visual quality and permeability, and to create a green backdrop for seating along the playground and the southern footpath of Kau U Fong.

Architectural Services Department will adopt this conceptual design in the detailed design stage as appropriate.



### Conceptual Design Plan of Kau U Fong/On Wo Lane and Kau U Fong Children's Playground Pilot Cases



Existing Condition of Kau U Fong Children's Playground



Illustrative Reference for the Initial Design of the Children's Play Area





## Kau U Fong/On Wo Lane

Another pilot case covers Kau U Fong and the staircase connecting On Wo Lane and Gough Street.

The vision of the pilot case is to create an area for social interaction along the staircase and the shopfronts abutting On Wo Lane. Featured railings that are specially designed with wider handles and “lean friendly” profile are proposed to be installed along the staircase for resting and gathering. Timber decks can be installed along On Wo Lane for placing pot plants to increase overall greening. Newly added timber seating decks and louvre screens can be expanded along the edge of On Wo Lane to create better pedestrian environment on both sides of the lane and provide new social gathering points. The existing lamp posts and railings at the footpath are proposed to be replaced by ones with a retro design, and the bollards at the bottom of the staircase are also proposed to be removed to enhance the recreation and gathering space.

The pilot case will be implemented with the assistance of the Home Affairs Department and other works departments.



Photo (1)



Photo (2)

**The proposed design was formulated upon the site visits and collaboration with relevant Government departments.**

**Photo (1) and Photo (2):  
Existing Condition and  
Conceptual Design of On Wo  
Lane Pilot Scheme**





## Way Forward

The Study is closely related to the visions of the “Hong Kong 2030+”. The recommendations put forward in the Study will provide a basis for future revision of the Open Space section in Chapter 4 of the HKPSG. We anticipate the findings of the Study would provide guidance to relevant government departments and the private sector and facilitate their continued collaboration to create a more liveable environment for Hong Kong.









Focus

# Envisioning Beyond Legacy Exhibition at the City Gallery

亮點項目

DEVELOPMENT  
HIGHLIGHT



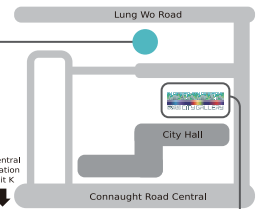
## Background

To celebrate the 25th anniversary of the return of Hong Kong's sovereignty to China, the Development Bureau and the Department jointly held a special exhibition, themed "Envisioning Beyond Legacy", at the City Gallery. The exhibition opened in early July 2022 and lasted for around six months. It was a review of Hong Kong's achievements in town planning and infrastructure developments in the past 25 years, whilst envisioning the future development and promoting the vision for Hong Kong to become a liveable, competitive and sustainable Asia's World City.

A top view of the outdoor exhibition showing a figure of "25", which denotes the 25th anniversary of the establishment of the Hong Kong Special Administrative Region.



City Gallery and "Envisioning Beyond Legacy" exhibition banner



The exhibition aimed to strengthen public understanding of Hong Kong's town planning and infrastructure developments, and spark public thinking and exchanges on our future developments. The event also served as a conduit for showcasing Hong Kong's unique advantages of having the strong support of the Motherland while engaging with the world. Not only did the exhibition tell the good stories of Hong Kong from the planning and infrastructure development perspectives, it also brought out a message that upon the foundation of our past achievements, that with confidence and aspiration, as well as our unrelenting efforts in town planning and infrastructure development, Hong Kong could look forward to a bright and beautiful future.

## Review and Outlook

The "Review and Outlook" zone on the ground floor of the gallery featured a 2-minute short video simulating a time tunnel which would show to visitors a kaleidoscope of major events in Hong Kong since 1997 to date. The 270-degree video show with original thematic music created an atmosphere which turned memories into a forward momentum envisioning that with confidence and capitalising on the advantages of Hong Kong and the opportunities for integrating into the overall development of the country, Hong Kong could turn a new chapter of vision and hope.



Review and Outlook zone





## The Application of Planning Principles and Innovative Ideas

The exhibition was designed to give visitors an interactive, immersive and educational experience through a variety of innovative, high-tech and user-friendly exhibits. In the “Building a New Era for Hong Kong” zone in the multi-purpose hall on the 3rd floor, the exhibits presented to visitors the three development directions of Hong Kong for meeting our present and future social, environmental and economic needs and aspirations. These three directions were enhancing liveability, strengthening economic competitiveness for embracing economic opportunities and challenges, and creating capacity for sustainable growth. The exhibits also introduced the conceptual spatial framework of the Two Metropolises of Hong Kong which put forward the development of the Northern Metropolis as a metropolitan area ideal for living, working and travelling with innovation and technology industries as its economic engine, and the development of the third Central Business District in the Harbour Metropolis.

Immersive and interactive experience through Hong Kong's first-ever large-scale L-shaped interactive LED device



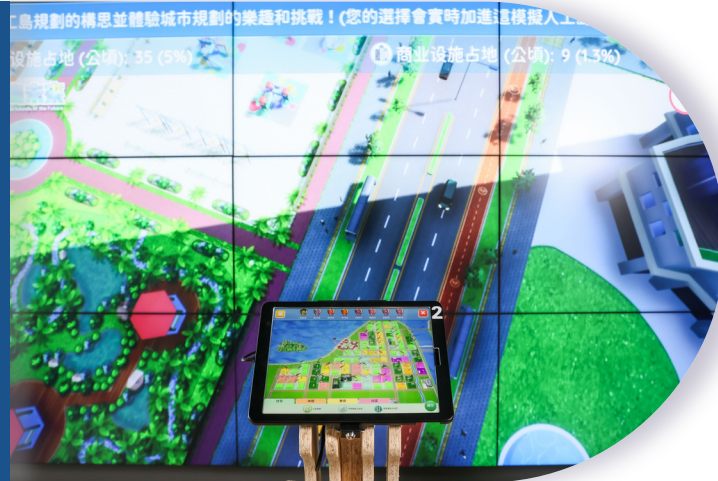
Through exhibits imbued with a variety of interactive features, the planning concepts and development proposals mentioned above became more easily comprehensible. Among these exhibits, the most spectacular one was Hong Kong's first-ever large-scale L-shaped interactive digital map. Standing on the map, visitors could have an immersive experience of exploring Hong Kong's future transport network and the geographical locations of the “Development Highlights”. When visitors stepped on the trigger point of a “Development Highlight” on the LED interactive map on the floor, the relevant introduction video would be displayed on the LED wall.



An exhibit equipped with motion tracking sensors. When visitors stepped on the trigger point of a “Development Highlight” on the LED interactive map on the floor, the relevant presentation video would be displayed on the LED wall.



The planning principles of the Kau Yi Chau Artificial Islands proposal, such as the 15-minute neighbourhood and eco-shoreline, were presented to visitors together with an interactive town planning game which facilitates an understanding of the layout planning of the artificial islands and the considerations involved. The game also worked as an effective platform for collecting public opinions on the land uses of the future artificial islands in a smart and interactive manner.



**“Building the Islands of the Future”,  
an interactive town planning game**

## A Collective Effort

The exhibition had counted on the participation of more than 20 government bureaux/ departments and organisations, and their contribution of information on various projects, which added to the diversity and comprehensiveness of the exhibition.

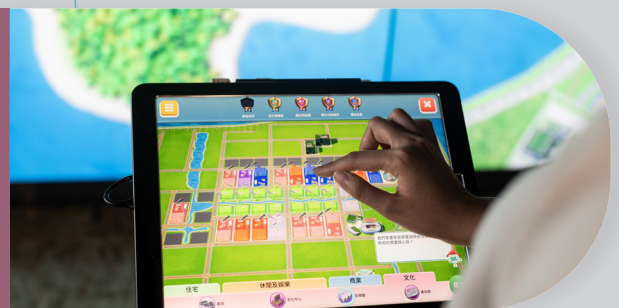
The LED interactive map also made use of orthophotos from the Lands Department and information on existing and future transport networks provided by relevant departments. Visitors standing on the platform could have a complete overview of such images and information.



The interactive screens centering on the theme of “Three Development Directions” showcased 40-plus projects covering people’s livelihood, transport and infrastructure. It facilitated public recognition of the efforts made by government bureaux/ departments and organisations.



The “Building the Islands of the Future” was an interactive town planning game jointly developed with the Civil Engineering and Development Department. It gave visitors an understanding of the layout planning of the Kau Yi Chau Artificial Islands and the considerations involved.





## Outdoor Exhibition

Besides the indoor exhibition zones, we also set up in the Edinburgh Place adjacent to the City Gallery an outdoor exhibition zone called “Gateway to Future”. Adopting the curation concept of positioning Hong Kong as a “gateway”, this zone took the form of an enormous chessboard with giant props and augmented reality games that presented fun facts about sea, land and air infrastructures. The zone attracted a large number of visitors who would learn about Hong Kong’s achievements in the developments of transport infrastructure as well as the advantages of Hong Kong’s high connectivity with the Greater Bay Area and the world.



“Gateway to Future” outdoor exhibition zone



Giant Props and Installations



Augmented reality games





## Public Engagement for All

We embraced proactively the principle of inclusiveness in the exhibition for facilitating participation of physically-challenged visitors. Having taken the initiative to consult stakeholders before designing the special devices for our exhibits, we put in place tactile icons and texts in braille for the visually impaired, as well as barrier-free facilities for wheelchair users.

We welcomed individual visitors and also endeavoured to enhance public engagement through various channels, such as organising guided tours for District Councillors, professional organisations, schools etc., and a wide array of activities and workshops for members of the public.



Tactile icons and texts in braille as well as voice guidance designed for the visually impaired; and stair climber facilities installed for wheelchair users.

### Guided Tours



District Councils



Community Organisations



Professional/ Official Organisations

### Activities and Workshops



Harbourfront Sketching Workshops



Light Painting Workshops



Heritage and Culture Walking Tour @ Central



This exhibition showcased the future planning of Hong Kong with innovative, smart, inclusive and sustainable exhibits. The general public were invited to the exhibition through various channels, and their engagement facilitated a knowledge exchange on planning topics between the planning professionals and people from all walks of life. The exhibition recorded a total visitation of 264 000, with extensive media coverage of about 600 local and overseas news articles and up to 1.3 million impressions and 174 000 interactions on social media platforms. These figures spoke for themselves that the exhibition attracted widespread attention both locally and from overseas and thereby enhanced Hong Kong's international image.



Innovative and interesting exhibits appealed to the public



Comments on the exhibition from across the community were positive, and its innovative design concepts were well recognised as demonstrated by the international awards received.



**Hong Kong & Bay Area Design Awards 2022**  
– Gold Prize and Silver Prize



**MUSE Design Awards 2022 – Two Gold Prizes**



**Shanghai Design Awards 2023 – Gold Prize and Silver Prize and GOV Design Awards 2023 – Two Silver Prizes**



**A'Design Award 2022**  
– Gold Prize and Silver Prize



**iF Design Award 2023 – Two Prizes**



**The Hong Kong Institute of Planners Awards 2022**  
– Honourable Mention for Promotion of Planning in Hong Kong



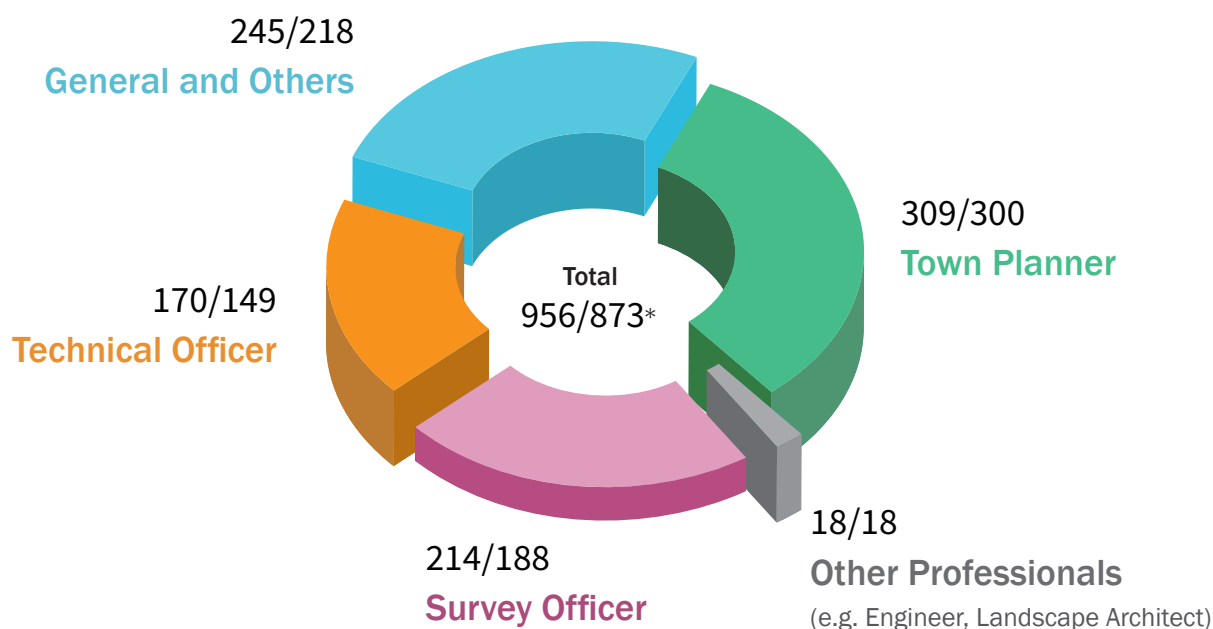
**Golden Pin Design Award 2023**



**FX International Interior Design Awards 2022**  
– Finalist

# About Planning Department

The organisation chart of the Department as at December 31, 2022 is at **Appendix 1**.



Establishment/Strength\*  
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.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.

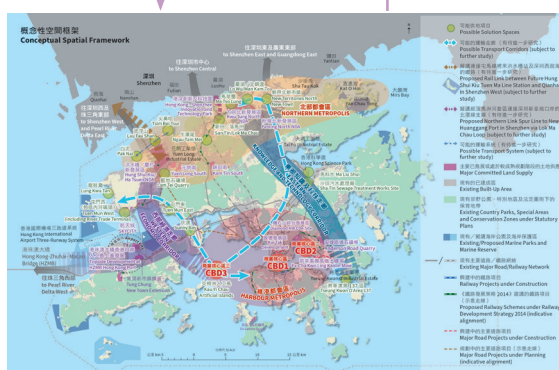
### Departmental Plans

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

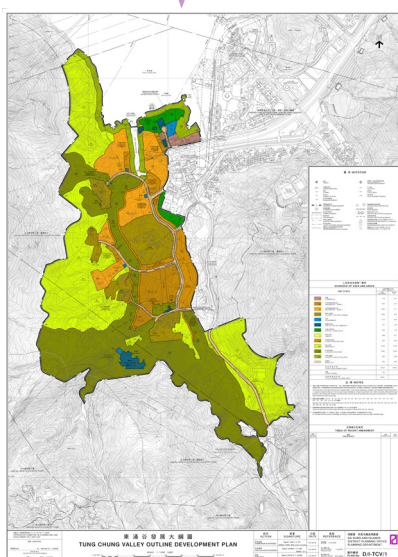
### Hong Kong Planning Standards and Guidelines (HKPSG)

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.

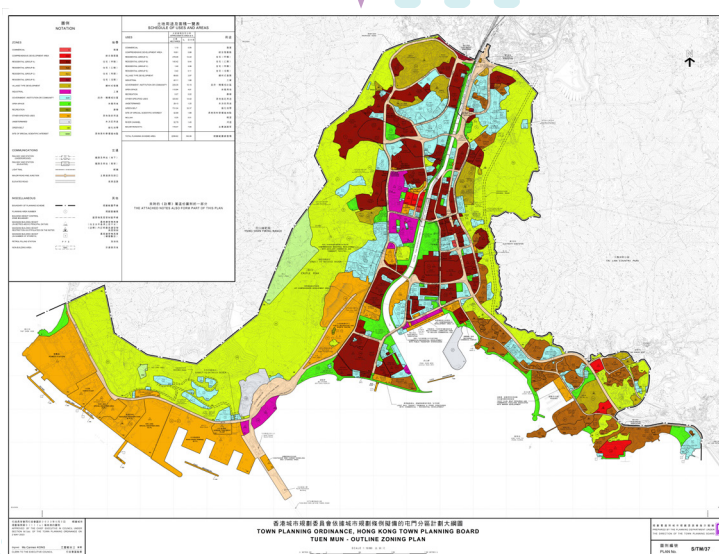
## REGIONAL CO-ORDINATION



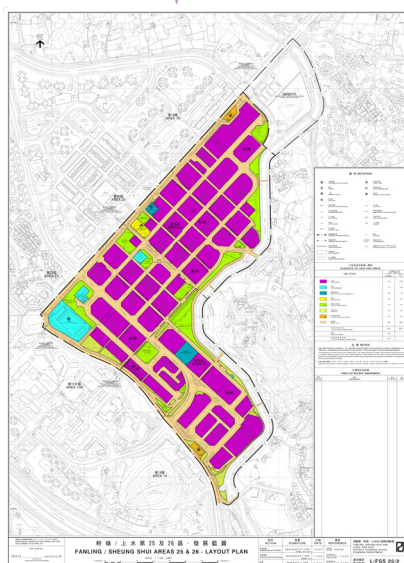
### Territorial Developmental Strategy Conceptual Spatial Framework under “Hong Kong 2030+”



### Outline Development Plan



### Statutory 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.

# Our Performance

## Awards Received

### Hong Kong Institute of Planners Greater Bay Area Planning Awards 2022 - Excellent Planning Award

#### “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” - New Impetus and Dimension for Sustainable Growth

“Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) provides 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. It has taken into account the global mega-trends, evolving local context and issues as well as the latest national and regional policy directives including the National 14th Five-Year Plan and the Greater Bay Area (GBA) development. The strategy is vision-oriented and places emphasis on three major interconnected building blocks, namely creating capacity to enhance liveability, embracing new economic opportunities and challenges, as well as creating capacity for sustainable growth. The conceptual spatial framework has identified “two metropolises” and “two development axes” with a view to enabling Hong Kong to integrate with the development in Mainland China. To bolster Hong Kong’s strategic location and key role to strengthen the international competitive edge of the GBA, “Hong Kong 2030+” promotes enhanced connectivity and functional integration with our neighbouring cities.





## Hong Kong Institute of Urban Design The Greater Bay Area Urban Design Awards 2022 – Plan / Concept Category

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

“Transforming Hong Kong into a healthy and revitalised city” is one of the strategic directions of the “Hong Kong 2030+”. To induce physical activity into one’s daily life, a set of advisory Active Design Guidelines (ADG) was formulated under the “Study on Active Design for Healthier Lifestyle - Feasibility Study” to inspire practitioners to embrace active design concepts in planning the urban landscape and built environment. It is hoped that the ADG could facilitate practitioners both in Hong Kong and in GBA to incorporate “Active Design” in planning the built environment so as to promote health and well-being of the citizens and enhance the liveability and sustainability of the city.



## Other Awards

### Civil Service Bureau Civil Service Outstanding Service Award Scheme 2022

#### Meritorious Award of The Excellence in Service Enhancement (Small Department Category)



### The Ombudsman’s Awards 2022 (Individual Awards)



# 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

Despite the impact of the coronavirus pandemic, the number of visitors to the City Gallery reached 325 926 during its eight-month opening in 2022.

## Events and Activities

To celebrate the 25th anniversary of the establishment of the Hong Kong Special Administrative Region, the Development Bureau and the Department jointly presented the planning and infrastructure exhibition titled “Envisioning Beyond Legacy” from 6 July 2022 to 2 January 2023. Please refer to P. 43 – 50 for details of the exhibition.

### “Envisioning Beyond Legacy” Exhibition



Opening Ceremony



Indoor Exhibition Zone



Outdoor Exhibition Zone



In addition, the City Gallery collaborated with various government departments and professional bodies to organise other exhibitions and seminars, such as the “HKIP Community Planning Lab”, “Lantau Conservation Fund Exhibition” and “40th Anniversary of Shenzhen River Regulation - Roving Exhibition”.

## “HKIP Community Planning Lab” (Online Events)

## Exhibition on “Lantau Conservation Fund”



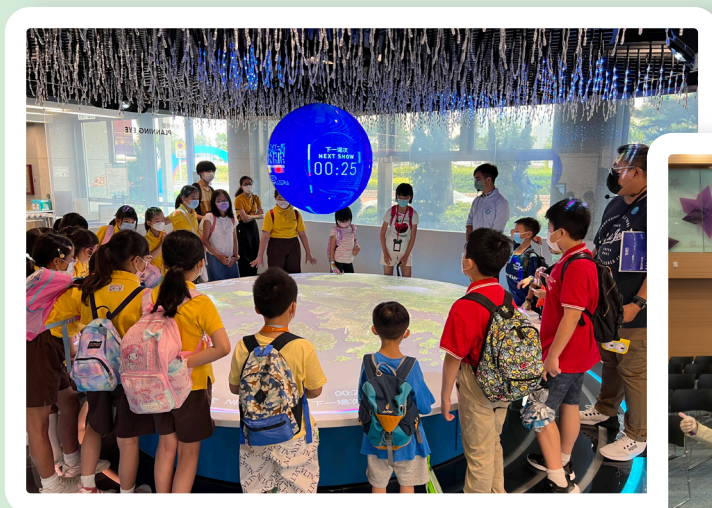
## Ceremony and Exhibition on “40<sup>th</sup> Anniversary of Shenzhen River Regulation”



Photo source: Drainage Services Department

We provided guided tours to different groups, including District Council members, advisory and statutory bodies, professional institutes, schools, community centres, elderly centres, non-governmental organisations, persons with disabilities and local tour groups, to introduce the history of town planning in Hong Kong, as well as future planning and infrastructure developments.

## Guided Tour



We also organised seminars at the City Gallery to provide a platform for the public and professionals to exchange views, including “Smart Technologies Driving Sustainable Smart Cities” co-organised with the Hong Kong Institute of Planners, “The Final Missing Link” co-organised with the Civil Engineering and Development Department, and “Senior Secondary Enriching Knowledge for the Geography Curriculum: Seminar on Recent Urban Development in Hong Kong” co-organised with the Education Bureau.

## Online Seminar





In celebrating the 10th anniversary of the opening of the City Gallery, a number of family activities, including treasure hunt, lantern crafting and LEGO® model making workshops, were organised for public to participate while visiting the permanent exhibits and thematic exhibitions of the gallery.

## City Gallery 10<sup>th</sup> Anniversary Treasure Hunt



## Lantern Crafting Workshop



## LEGO® Model Making





The City Gallery continues to organise monthly workshops for the public, topics include skyline & ridgeline silhouette creation, dream park and tactile drawing. Outreach activities include visit to Ex-Sham Shui Po Service Reservoir of the Water Supplies Department.

## City Gallery Monthly Workshop



## Visit to Ex-Sham Shui Po Service Reservoir





## Community Engagement

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



### Student Ambassador Scheme



## Strengthened Communication via Social Media

The public was encouraged to visit the City Gallery website and its social media platforms for the latest information and exhibitions/activities arrangement. By the end of 2022, the City Gallery Facebook Fan Page reached 471 502 people. We also promoted events and activities of the City Gallery via Instagram. We would continue making use of the social media platforms to strengthen our communication with the public.

# Environmental Aspect

## 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.

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 2022 is set out below:

- a decrease of 9% in consumption of paper as compared to 2021.

Other green measures included:

- 329 used toner cartridges disposed of by trade-in;
- 9 523 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 2022, about 12 016 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"; "Comprehensive Development and Wetland Protection Area"; and "Conservation cum Recreation".



## Planning Enforcement against Unauthorised Developments

Unauthorised developments (UDs) have led to environmental degradation in the rural New Territories and caused nuisance to the local communities. Problems incurred such as flooding, environmental pollution, traffic congestion have posed threat to public safety. Enforcement and prosecution actions against the UD are essential to help prevent further degradation of the rural environment (see **Appendix 3** for summary of enforcement and prosecution actions in 2022). To increase public awareness and to keep the public informed of planning enforcement and prosecution actions against UD in the rural New Territories, the Department has promulgated regular information and publicity materials in Planning Department's website.

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



Using Unmanned Aerial Vehicle for Site Inspection

## Computer Aided Sustainability Evaluation Tool (CASET)

A computerised decision support system known as CASET has been developed to assist the Government's evaluation of sustainability implications of major strategic policies and projects. The outputs of CASET would provide information on the effects of policies or projects across a number of sectors for decision makers to consider. CASET has also been employed by the Department as one of the means to conduct sustainability assessment of town plans and major planning studies that may bring about significant or prolonged implications on the economic, social and environmental conditions of Hong Kong. In 2022, a total of 29 sustainability assessments were conducted.

## Social Aspect

The Department has undertaken programmes and measures to promote public awareness of sustainability 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

The Department and the Civil Engineering Development Department jointly commissioned the Study on the Artificial Islands in the Central Waters in June 2021. A public engagement (PE) on the preliminary proposals for the reclamation extent, broad land use, strategic transport infrastructure and possible financing options of the Kau Yi Chau Artificial Islands was undertaken from January to March 2023 with fixed and roving exhibitions at 10 locations, over 30 briefing sessions for various stakeholders (including relevant advisory and statutory bodies, professional institutes, district councils, and commercial and business sector), and some academic collaborations with the University of Hong Kong and the Chinese University of Hong Kong. In order to realise community participation in the planning of the project, a Task Force with six professional institutes was also set up with a view to further developing planning and design ideas on selected topics.

For the “Reimagining Public Spaces in Hong Kong—Feasibility Study”, a total of 9 meetings with professional institutes, planning advisory bodies, stakeholder groups, district council and area committee, local residents, etc. were held between March and July 2022 to collect views on the open space planning standards, design guidelines, and/or pilot case proposals. The knowledge sharing event in March also attracted 153 public participants to learn more about overseas and local best practices in open space planning.





## Planning Department Outreach Programme

The 2022-23 Outreach Programme commenced in September to tie in with the school year. During school visits, we exhibited panels to showcase the latest planning topics and proposals under theme “Planning for a Liveable and Healthy Hong Kong” to students and provided the schools 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 town planning and a modelling workshop were provided.

Roving exhibitions were staged in shopping centres and government offices to provide the general public with an opportunity to know more about the Department and our work. Besides, exhibitions of the Mobile Exhibition Centre were staged at housing estates.

Notwithstanding the pandemic, we still managed to carry out 54 visits/sharings to universities, secondary schools, primary schools and kindergarten, and staged exhibitions at 8 venues within this school year.



**Roving Exhibition in Shopping Centre**



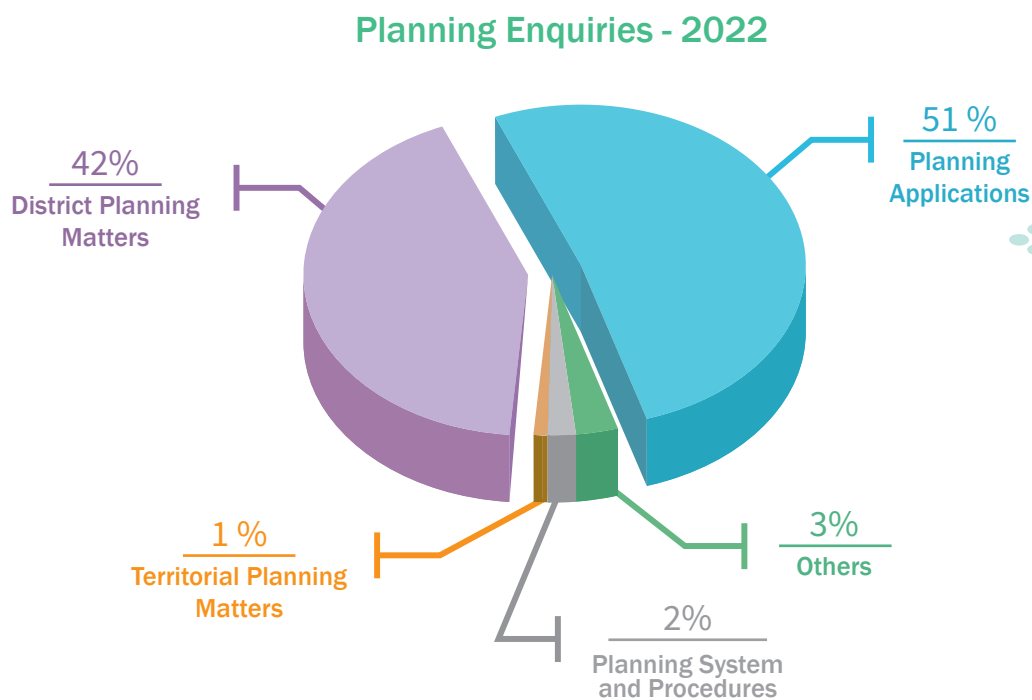
**Mobile Exhibition Centre at School**



**Visit Primary School**

## Planning Enquiries

In 2022, the Department handled 7 586 oral enquiries by telephone or in person, and 869 straightforward and 1 525 complicated written enquiries. We handled 19 applications for information under the Code on Access to Information, and replied to 931 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.



**Types of Planning Matters of Enquiries in 2022**

## Expos

In 2022, the Department participated in the Hong Kong Trade Development Council Education & Careers Expo 2022 and the Eco Expo Asia 2022.

## Planning Department Website

The website of the Department (<https://www.pland.gov.hk>) contains a lot of useful information which recorded 26 185 336 hits in 2022.



**Hong Kong Trade Development Council Education & Careers Expo 2022**



## Volunteer Team visited elderly in Un Chau Estate, Sham Shui Po

The Volunteer Team of the Department always serves the community during their spare time to show their love and care to people. On 19th November 2022, the day before the Senior Citizens Day (20th November), Director of Planning together with 30 colleagues of the Volunteer Team, in collaboration with the Hong Kong Christian Service Un Chau Neighbourhood Elderly Centre, visited the elderly in Un Chau Estate and brought some food and daily necessities to them, wishing them and their caretakers a happy Senior Citizens Day.



**Director of Planning leading the Volunteer Team to visit the elderly in Un Chau Estate, Sham Shui Po**



**Volunteers packing gift bags for the elderly**



**Director and Deputy Director chatting with the elderly**

## Fight against the Epidemic

The Department continued to stand together to fight the epidemic in 2022, including participating in compulsory testing enforcement actions in Ma On Shan and Chai Wan respectively in August and October. Staff members stationed at entrances/exits of the buildings to verify testing certificates of persons subject to compulsory testing so as to confirm whether they had undergone testing in compliance with the requirement of the compulsory testing notice.



**Staff members of the Department participating in compulsory testing enforcement actions**

## 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 2022:

- 1 989 members of staff attended 104 job-related courses and seminars organised by the Department;
- 1 185 members of staff attended courses and seminars organised by the Civil Service College and other government bureaux/departments;
- 81 members of staff attended 19 Occupation Safety and Health related courses and seminars run by the Civil Service College and other government bureaux/departments;
- 89 members of staff attended 10 local conferences; and
- 21 members of staff attended five online overseas conferences/seminars (including REAL CORP 2022, the buildingSMART International Standards Summit 2022, the Walk21 International Conference, the Smart City Expo World Congress 2022, and the World Tunnel Congress 2022) and a joint departmental duty visit to the United Kingdom.

### 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

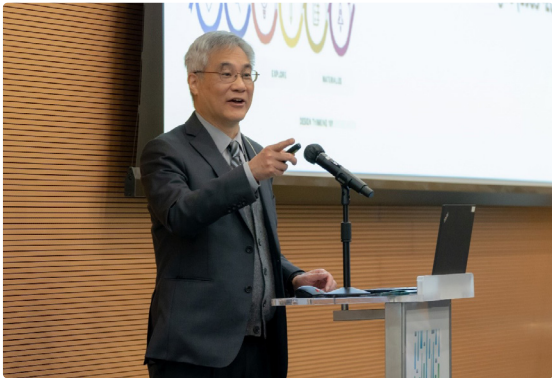




## Seminar for Broadening Planners' Horizon

The Seminar for Broadening Planners' Horizon was successfully held on 16 February 2023 at the City Gallery with about 240 colleagues joined. The guest speakers, Professor K K Ling (Former Director of Planning), Dr Kenneth K M Leung (Principal Assistant Secretary (Air Policy), Environmental and Ecology Bureau), and Mr Roy K F Chan (Partner of PricewaterhouseCoopers Limited), shared valuable experiences of unleashing creativity and innovation, the roadmap of achieving carbon neutrality and insights on development of creative industry in Hong Kong. The participation of Ms Iris S Y Tam, a veteran town planner, as our facilitator made the seminar even more interesting and thought provoking. The inspiring sharing of the guest speakers and fruitful discussions enlightened the mindset and knowledge of our fellow planners.

### Guest Speakers and Facilitator



**Professor K K Ling**  
Former Director of Planning



**Dr Kenneth K M Leung**  
Principal Assistant Secretary (Air Policy),  
Environmental and Ecology Bureau



**Mr Roy K F Chan**  
Partner of PricewaterhouseCoopers Limited



**Ms Iris S Y Tam**  
Veteran Town Planner

## Caring Organisation Logo

The Hong Kong Council of Social Service awarded the 10 Years Plus Caring Organisation Logo (2022-23) 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.



## 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 2022, there were 16 people with disabilities employed by the Department. The Department will continue to provide equal employment opportunities to persons with disabilities with a view to facilitating their integration into the community.

## Mental Health Friendly Organisation

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

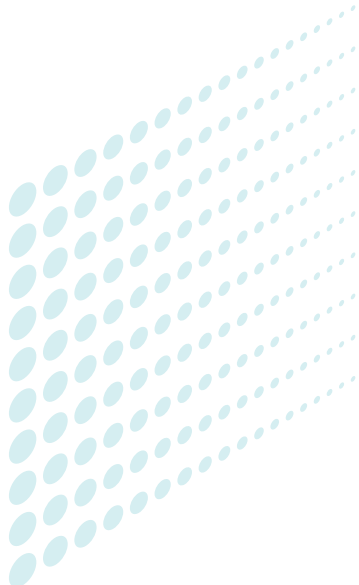
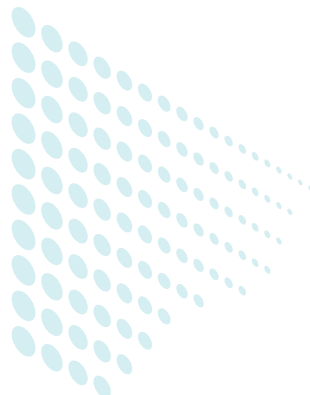
## Community Services / Activities

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



Planning Department Directorates' Greetings



## Awards / Commendations

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

In 2022, 6, 25 and 6 officers were presented with 20, 30 and 40 Years' Meritorious Service Certificates respectively in recognition of their long and meritorious services.

### (ii) Commendation Scheme

In 2022, 6 officers with outstanding services were granted Departmental Commendation Letters.





## Economic Aspect

### Territorial Planning

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

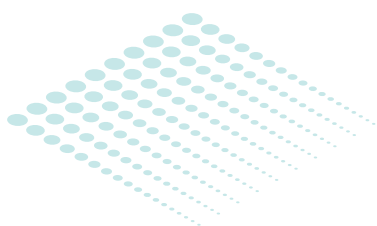
We completed the 2020 Area Assessments of Industrial land in the Territory. The Area Assessment reviewed the utilisation of private industrial buildings and made recommendations to optimise the use of land resources, including rezoning to meet the changing needs. In parallel, we continued the annual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

The latest round of Cross-boundary Travel Survey was conducted in 2021 with a view to obtaining a more up-to-date picture of cross-boundary traffic. The Survey has been completed in 2022.

### 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.

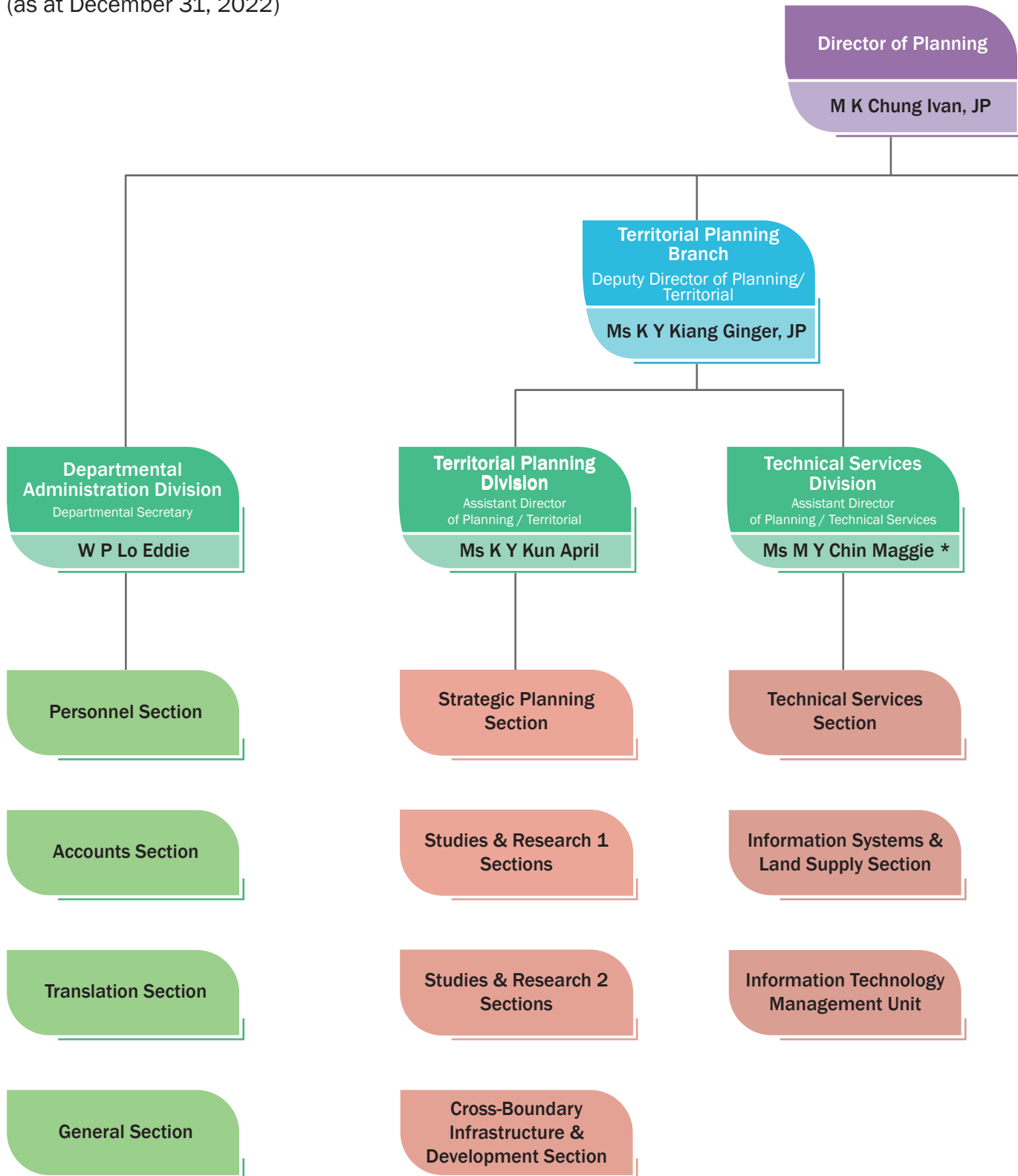
The Department has also served as an executive arm of the Town Planning Board (TPB) in preparing statutory plans, processing representations, comments and further representations on draft statutory plans and processing planning applications for development activities. In 2022, the Department processed 71 statutory plans that were submitted to the TPB or gazetted, including 35 outline zoning plans involving zoning/rezoning land for residential use. The Department also processed 9 020 representations, comments and further representations in 2022. In 2022, the Department processed 1 142 applications for planning permission, 59 applications for amendments to statutory plans, 1 809 applications for amendment to approved schemes and 8 170 development proposals. All these proposals when completed would contribute to the development of the territory.



# Appendix 1

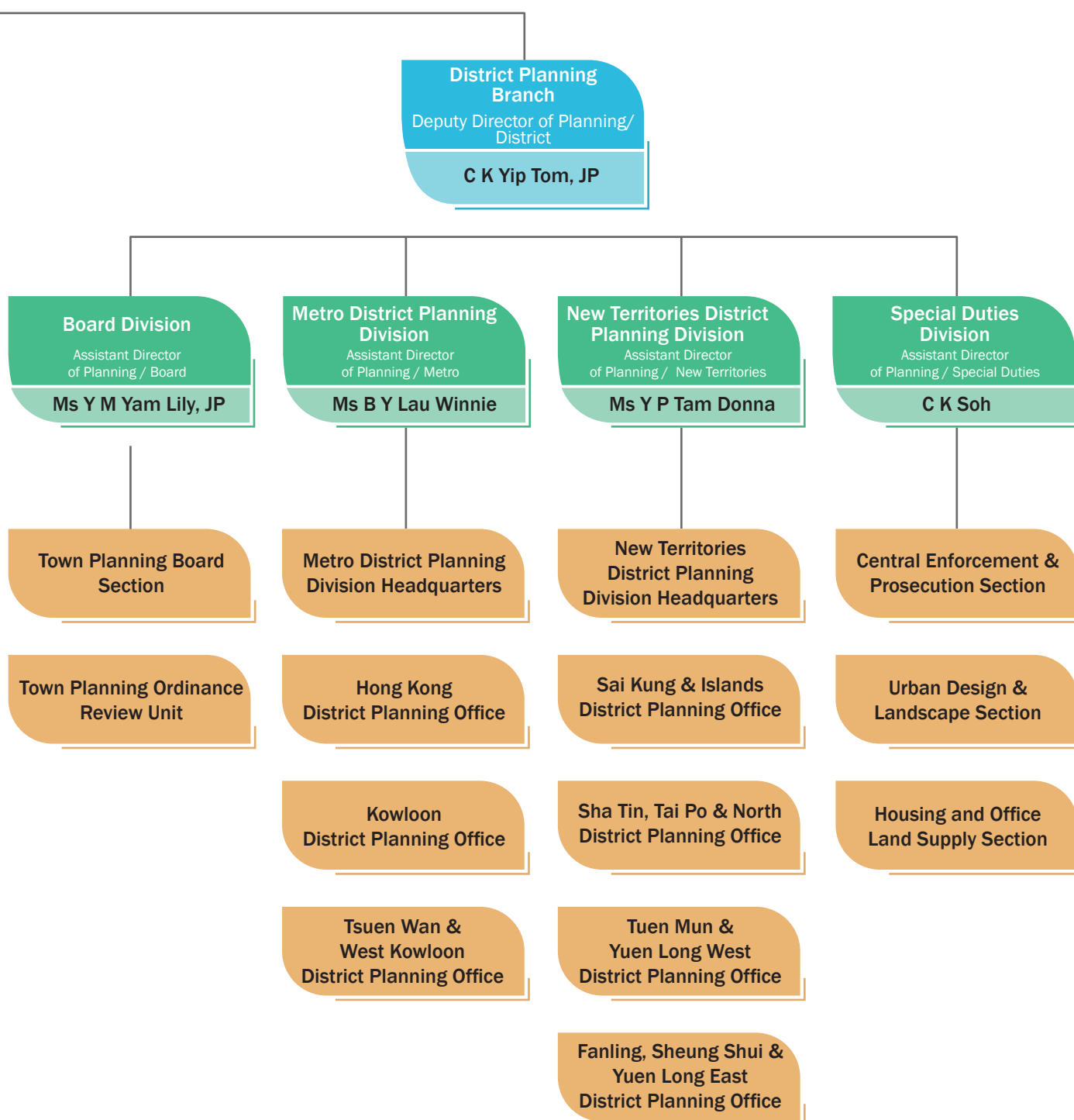
## Organisation Chart of the Planning Department

(as at December 31, 2022)



Departmental Complaints Officer\*





## Appendix 2

### On-going Major Consultancy Studies undertaken by the Planning Department in 2022



**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

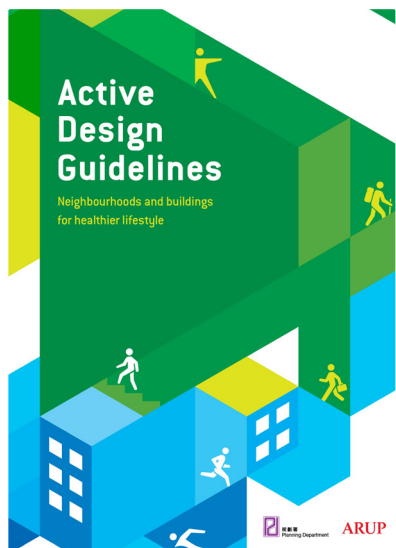
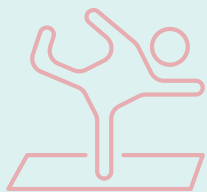


**Land Use Review Study for Lau Fau Shan, Tsim Bei Tsui and Pak Nai**  
- Feasibility Study



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





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



### Enhancement of Cross-boundary Transport Model - Feasibility Study



### Reimagining Public Spaces in Hong Kong - Feasibility Study



### Cross-boundary Travel Survey 2021







**Study on Artificial Islands in the Central Waters**



**Land Use Review Study for Ngau Tam Mei Area  
– Feasibility Study**



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



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



## Appendix 3

### Statistics of Enforcement and Prosecution Actions Undertaken in 2022

In 2022, the Central Enforcement and Prosecution Section of the Department investigated a total of 1 885 suspected unauthorised developments (UDs) in the rural New Territories. Among these, 351 were confirmed to be UD. After taking enforcement and prosecution actions, 291 UD (covering about 63 hectares of land) were discontinued. Moreover, a total of 32 UD cases (covering about 8 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 2022 after Enforcement Actions by Geographical District

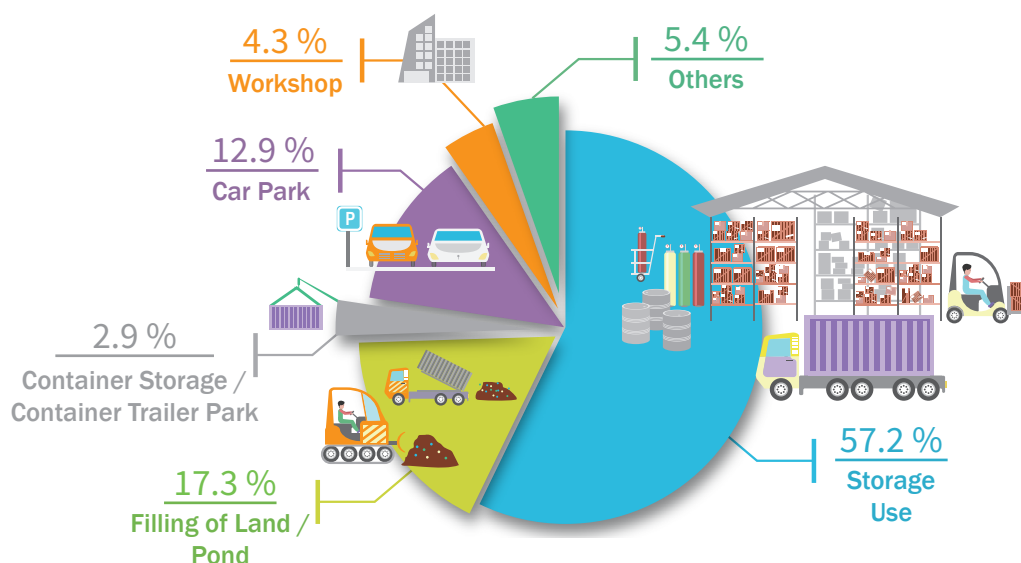
Geographical District	No. of Discontinued Cases (ha)	No. of Cases Obtained Planning Permission (ha)
North West New Territories	164 (32.75)	23 (6.56)
North East New Territories	106 (24.9)	8 (0.98)
Sai Kung	16 (4.82)	1 (0.15)
Islands	5 (0.16)	---
<b>Total</b>	<b>291 (62.63)</b>	<b>32 (7.69)</b>

In 2022, enforcement actions were being taken against 722 UD<sup>s</sup>. The geographical distribution of these UD<sup>s</sup> (with land area involved) by type is shown in **Table 2** while **Chart 1** indicates the percentage of UD<sup>s</sup> by type.

**Table 2** Number of Unauthorised Developments Enforced (with Land Area involved) by Geographical District and Type in 2022

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	225 (38.87)	40 (12.21)	10 (7.95)	31 (14.70)	20 (3.00)	22 (7.45)	348 (84.18)
North East New Territories	178 (30.78)	74 (27.69)	10 (2.30)	52 (10.34)	10 (1.46)	13 (4.99)	337 (77.56)
Sai Kung	7 (1.40)	10 (0.67)	—	6 (1.56)	1 (0.03)	4 (2.59)	28 (6.25)
Islands	3 (0.24)	1 (0.51)	1 (0.11)	4 (0.43)	—	—	9 (1.29)
<b>Total</b>	<b>413 (71.29)</b>	<b>125 (41.08)</b>	<b>21 (10.36)</b>	<b>93 (27.03)</b>	<b>31 (4.49)</b>	<b>39 (15.03)</b>	<b>722 (169.28)</b>

**Chart 1** Distribution of Unauthorised Developments by Type in 2022





In 2022, 1 886 warning letters/reminders, 1 625 enforcement notices, 490 reinstatement notices and 2 296 compliance notices were issued to responsible persons of UD; there are no Stop Notices issued this year (**Table 3**).

**Table 3 Number of Warning Letters / Reminders and Notices Issued in 2022 by Geographical District**

Geographical District	Warning Letter / Reminder (No. of Cases)	Enforcement Notice (No. of Cases)	Reinstatement Notice (No. of Cases)	Compliance Notice (No. of Cases)
North West New Territories	947 (176)	836 (149)	208 (40)	1 061 (173)
North East New Territories	807 (149)	690 (104)	268 (44)	1 029 (133)
Sai Kung	98 (13)	43 (9)	14 (5)	180 (29)
Islands	34 (4)	56 (6)	0 (0)	26 (5)
<b>Total</b>	<b>1 886 (342)</b>	<b>1 625 (268)</b>	<b>490 (89)</b>	<b>2 296 (340)</b>

On prosecution action, 102 summonses in respect of 52 cases were laid in 2022. 89 defendants in respect of 43 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 2022**

Convicted Under	No. of Defendants Convicted	No. of Cases	Range of Fine Per Defendant	Average Fine Per Defendant
s. 23(6)	89	43	\$2,500-\$ 167,600	\$ 48,080
<b>Total</b>	<b>89</b>	<b>43</b>	<b>---</b>	<b>---</b>

Note:

There are no defendants convicted under sections 20(7), 20(8) and 22(8) in 2022.

# Contact Us



## Address

Planning Department  
17/F, North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong

**Hotline** (852) 2231 5000

**Fax No.** (852) 2877 0389



## Email

enquire@pland.gov.hk

(General Enquiries and Complaints)

tspd@pland.gov.hk

(Comments and Suggestions)

## Planning Enquiry Counters



### North Point

17/F, North Point Government Offices,  
333 Java Road, North Point, 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





## City Gallery



3 Edinburgh Place, Central, Hong Kong

**Hotline** (852) 3102 1242

**Fax No.** (852) 3104 0129

**Email** [enquiry@citygallery.gov.hk](mailto:enquiry@citygallery.gov.hk)



## Opening Hours

Monday to Thursday 10:00 am - 6:00 pm

Friday to Sunday and Public Holidays 10:00 am to - 7:00 pm

Closed on Tuesdays (except Public Holidays) and the first two days of the Chinese New Year



[www.citygallery.gov.hk](http://www.citygallery.gov.hk)



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