






About Planning Department



ORGANISATION

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

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

* Including officers on terminal leave

KEY RESPONSIBILITY

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

We also provide both professional and secretariat services to the Town Planning Board (TPB) to perform its statutory planning functions under the provision of the Town Planning Ordinance (TPO). Readers may wish to refer to the TPB website at <https://www.info.gov.hk/tpb> for a more detailed description of the activities of the TPB.

PLANNING SYSTEM

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

Territorial Development Strategy

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

Statutory Plans

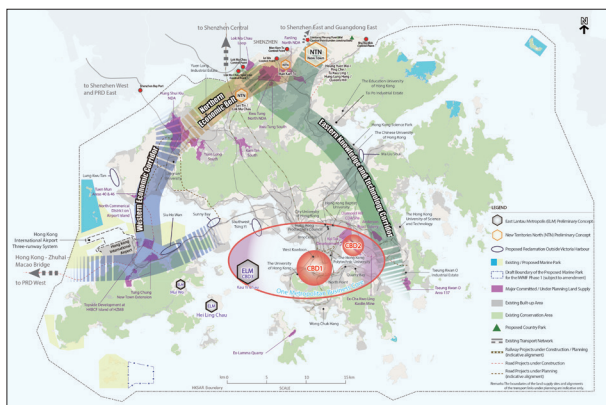
The Department assists TPB to prepare statutory plans in the form of outline zoning plans and development permission area plans under the TPO. These statutory plans have the following main functions:

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

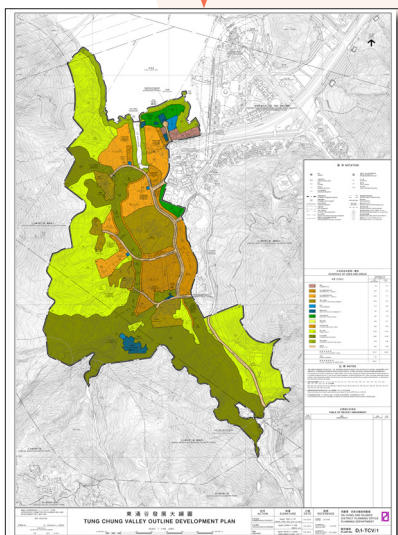
Departmental Plans

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

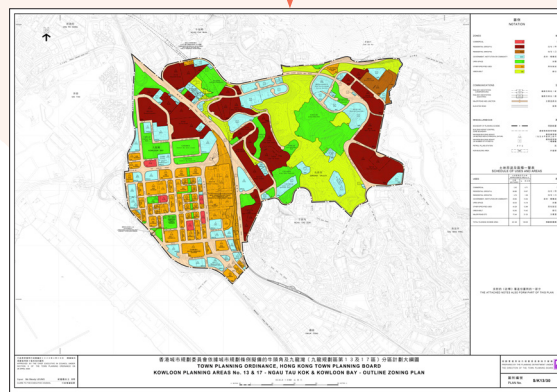
REGIONAL CO-ORDINATION



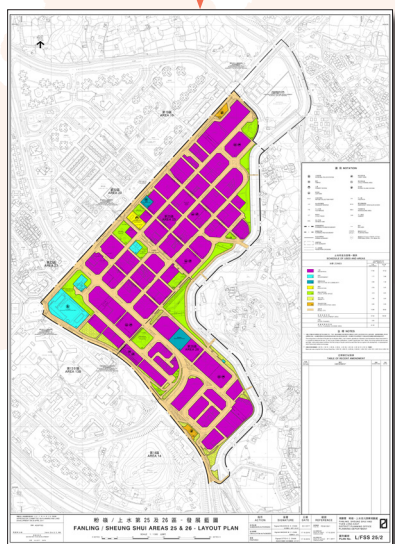
*Territorial Development Strategy
Proposed Conceptual Spatial Framework under Hong Kong 2030+*



Outline Development Plan



Statutory Plan



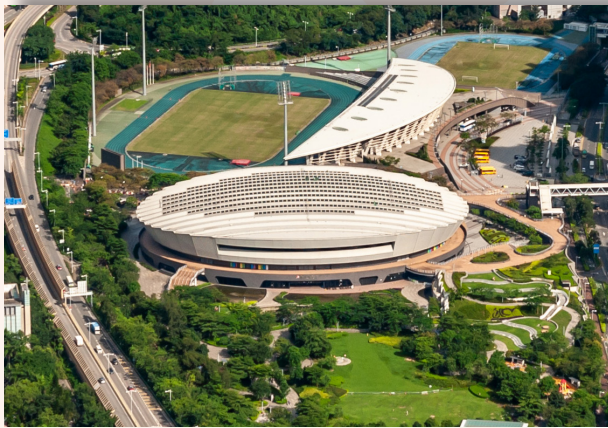
Layout Plan



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.



Reservation of Land for Open Space



Reservation of Land for Government, Institution or Community Facilities



Reservation of Land for Public Housing



Reservation of Land for Commercial Development

URBAN RENEWAL

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

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

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

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

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



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



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

PLANNING STUDIES

Planning studies play a vital role in the formulation of development strategies and planning standards and the preparation of town plans. They serve primarily as a means to investigate, analyse or address planning issues, formulate planning visions, intentions or concepts, and provide a basis for formulating and evaluating proposals. **Appendix 2** shows the major consultancy studies undertaken by the Department in 2020.