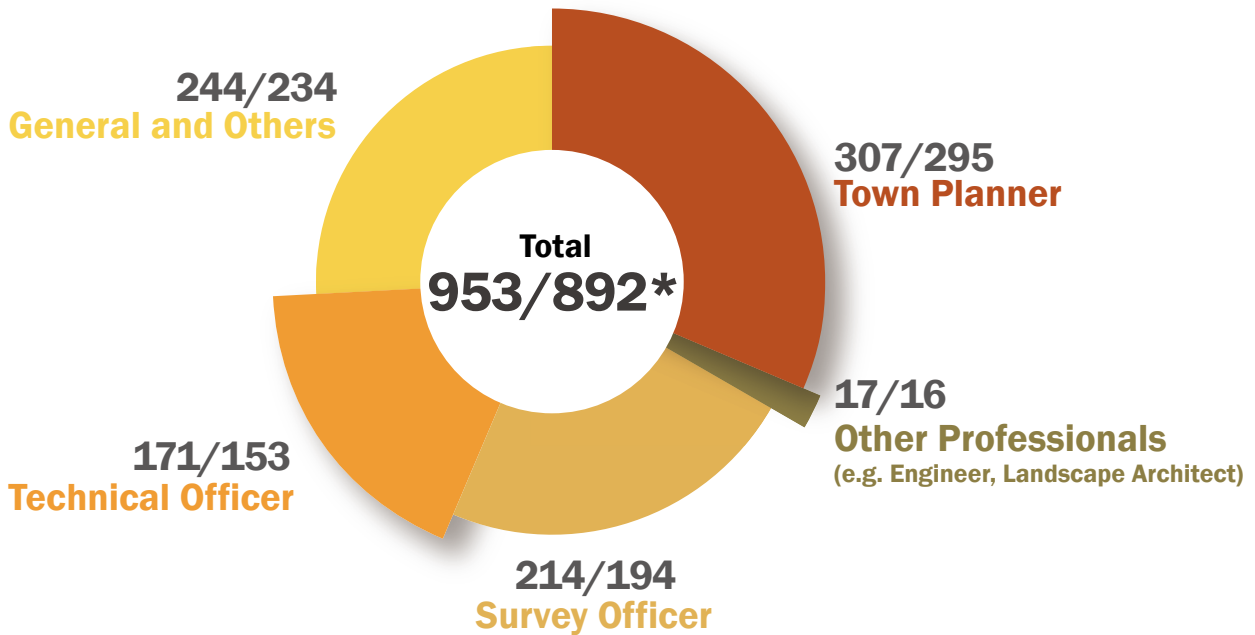


# ABOUT PLANNING DEPARTMENT



## Organisation

The organisation chart of the Department as at December 31, 2021 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 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 major development nodes 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 provide a strategic spatial planning framework for the future planning, land and infrastructure development as well as the shaping of the built and natural environment. The final recommendations of the 'Hong Kong 2030+' were promulgated in October 2021.

### 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.

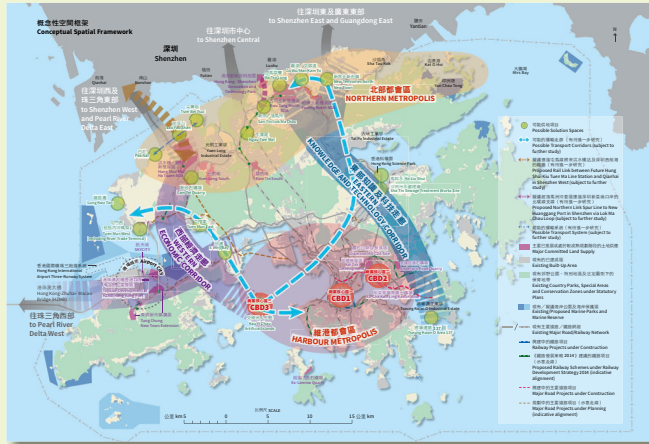
### Departmental Plans

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

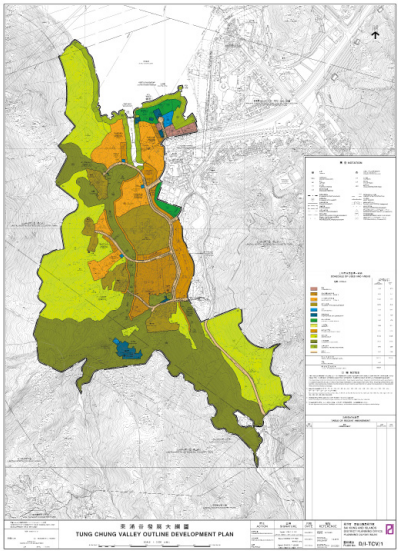
### Hong Kong Planning Standards and Guidelines

It is a government manual of criteria for determining the scale, location and site requirements of various land uses and facilities.

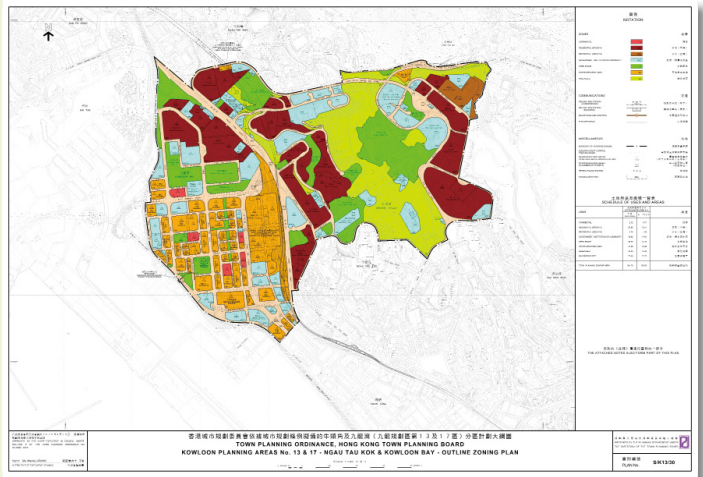
# REGIONAL CO-ORDINATION



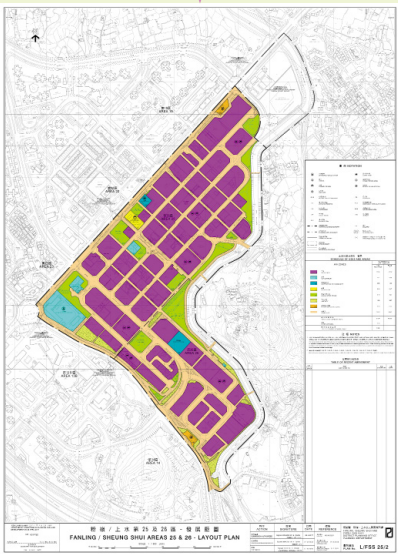
Territorial Development Strategy  
Conceptual Spatial Framework under Hong Kong 2030+



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 Open Space*



*Land for Public Housing*



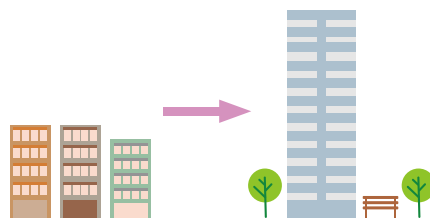
*Land for Commercial Development*



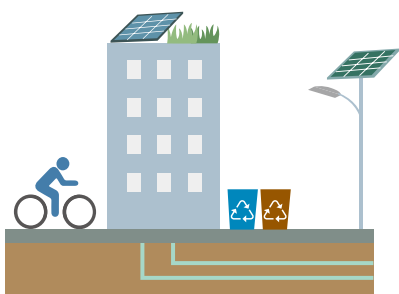
*Land for Government, Institution or Community Facilities*

## 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. A 'planning-led' and 'district-based' approach has been adopted in taking forward urban renewal in old districts like Yau Ma Tei, To Kwa Wan and Sham Shui Po.



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



*To Kwa Wan Road/Wing Kwong Street Development Scheme Site (KC-016)*

For redevelopment projects, the Town Planning Board has agreed with three Development Scheme Plans submitted by the URA in the year of 2021 and the respective plans were exhibited for public inspection under the Town Planning Ordinance. The Shantung Street/Thistle Street project includes part of the existing Thistle Street Rest Garden to enable re-structuring

of land uses and enhancement of walkability. The To Kwa Wan Road/Wing Kwong Street project will be integrated with a number of ongoing redevelopment projects in the vicinity under the district-based urban renewal approach to achieve a holistic planning. The Cheung Wah Street/Cheung Sha Wan Road project involves re-planning for the development of a new government complex, where a new Sports Centre will be provided for replacing the Cheung Sha Wan Sports Centre.

Following the recently completed District Study for Yau Ma Tei and Mong Kok, the Department will continue to work closely with the URA on plan making to step up urban renewal in the area through the relaxation of development restrictions and the application of new planning tools including transfer of plot ratio and interchangeability in domestic and non-domestic plot ratio in suitable redevelopment projects.



*Cheung Wah Street/Cheung Sha Wan Road Development Scheme Site (SSP-018)*

## 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 2021.

