

# ANNUAL REPORT

## 2021/2022

Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030

Study on Active Design for Healthier Lifestyle – Feasibility Study

2020 Area Assessments of Industrial Land in the Territory







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# VISION, MISSION & VALUES









# VISION, MISSION AND VALUES



## VISION

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

## MISSION

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

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

We are committed to :



**formulating sustainable development strategies and plans**

**guiding the use and development of land**

**encouraging community involvement and support**

**facilitating suitable development and redevelopment**



## VALUES

### **Proactive and Facilitating**

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

### **Open and Accountable**

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

### **Professional and Visionary**

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

### **Effective and Efficient**

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



# DIRECTOR'S MESSAGE









# DIRECTOR'S MESSAGE



The Year 2021 was another challenging and eventful year for the Department. Amidst the difficult environment of the COVID-19 pandemic, thanks to the dedication of my colleagues, I am pleased to report that we have made good progress in enhancing the quantity, speed and efficiency of land creation as well as building a more healthy and liveable city. I would like to highlight below a few of the key events.

## *Enhancing land supply* to support the

sustainable development of our City has all along been our important target. During the year, the Department continued to press ahead with different initiatives to expedite land and

housing supply on all fronts. Up to late 2021, we have identified about 350 hectares of land which is estimated to produce some 330 000 public housing units from 2022-23 to 2031-32. The quantity is capable of meeting the ten-year public housing demand during the period.

The final report of the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+) promulgated in October 2021 updated the city’s land demand and supply analysis from 2019 to 2048, and set out the territorial spatial development framework.

Under the recommended spatial development framework, the Hong Kong 2030+ reinforces the adoption of a multi-pronged land supply strategy, within which the land supply comes from various sources including New Development Areas/New Town Extension, developing brownfield sites, Lantau Tomorrow Vision and Northern Metropolis Development. We are pressing ahead with these supply sources in full stream. For Lantau Tomorrow Vision, the Department and the Civil Engineering and Development Department (CEDD) jointly commissioned a consultancy study in June 2021 to formulate detailed land use proposals and supporting transport infrastructure for the development of the Kau Yi Chau Artificial Islands. Regarding the Northern Metropolis, in collaboration with the CEDD, we commenced studies of the San Tin/Lok Ma Chau Development Node, New Territories North New Town and Man Kam To, and Ngau Tam Mei Area in October 2021. We are also working to commence two studies respectively on Lau Fau Shan/Tsim Bei Tsui/Pak Nai Areas as well as the Ma Tso Lung Area within 2022.

On cross-boundary dimension, despite that there were very special cross-boundary travel conditions due to the pandemic, the Department commissioned a new round of “Cross-boundary Travel Survey” in January 2021 to document the changes in cross-boundary traffic flow over the years. The findings will provide valuable input for the planning of cross-boundary infrastructure facilities and formulation of land supply strategies.



We are committed to *enhancing the quality of our built environment*. In planning new development areas, we have applied smart, green and resilient measures and adopted the enhanced open space provision of 3.5m<sup>2</sup> per person. We have made good progress on the two studies complementing HK2030+'s strategic vision of shaping a more active, healthy and revitalised city. The "Study on Active Design for Healthier Lifestyle – Feasibility Study" was largely completed in 2021, and a set of Active Design Guidelines was formulated. For the "Reimagining Public Spaces in Hong Kong" Study, we are refining the recommendations taking into account the comments received from different stakeholders. All these would help create a more liveable, healthy and sustainable city.

To further *enhance the speed and efficiency of land creation*, we are working with Development Bureau to review the statutory planning procedures with a view to streamlining the development process. We are also exploring measures to strengthen enforcement power through legislative amendments so that certain rural areas with high ecological value but subject to development pressure and environmental degradation can be protected. We target to introduce the legislative amendments in 2022.

We continued to *engage the community stakeholders* proactively during the year. The City Gallery, managed by the Department, has provided both onsite and online platforms for showcasing the planning and infrastructure developments of Hong Kong. The City Gallery is also a venue for organising webinars and workshops for local, Mainland and overseas audience. This year, we are honoured to receive the Certificate of Merit of the Hong Kong Institute of Planners Awards on the "City Gallery Revamping Project". The award is an appreciation of our colleagues' hard work and a recognition of the outstanding quality of our City Gallery's services.

I would like to take this opportunity to express my heartfelt thanks to all my colleagues. Our achievements in the past year were only possible due to the unwavering dedication and diligence of our staff. For this year in particular, my sincere gratitude also extends to colleagues with their all-out efforts to participate in various anti-epidemic duties whilst continuing with ongoing work assiduously. I have full confidence that with our vision, professionalism, determination and commitment, we shall be able to embrace the challenges ahead and strive for making Hong Kong a liveable, competitive and sustainable "Asia's World City".

Ivan Chung, JP  
Director of Planning



# EVENTS IN BRIEF









## Review of Land Requirement for Market-driven Economic Uses

The Study was commissioned by the Department in January 2021. The purpose is to review the land requirements for market-driven economic uses including offices, business and industrial uses. The Study is scheduled for completion in 2022.



*Central Business District Grade A Offices*



*Industrial use: general logistics/warehousing*



## 2<sup>nd</sup> Quarter

### Study on Artificial Islands in the Central Waters

The Study jointly commissioned by the Department and CEDD in June 2021 mainly covers a planning and engineering study for Kau Yi Chau (KYC) Artificial Islands and a transport infrastructure study. The main objectives of the Study are to determine the reclamation extent of KYC Artificial Islands and the supporting priority road and rail links, and to prepare development plan for KYC Artificial Islands to accommodate a population of about 400 000 to 700 000.



*Proposed Kau Yi Chau Artificial Islands (Artist impression for illustration purpose only)*  
© Arup and Rocco Design Architects



The planning of KYC Artificial Islands will:

- (i) create a work-live-play third Core Business District (CBD3) and reserve land for emerging economic uses to provide diversified job opportunities;



*Work-Live-Play CBD3 (Artist impression for illustrative purpose only)*  
© Arup and Rocco Design Architects

- (ii) adopt the “15-minute neighbourhood” planning concept to develop liveable neighbourhoods, enhance home space and increase the provision of open space and government, institution and community facilities;
- (iii) plan for blue-green resources to create diverse habitats and promote biodiversity; and
- (iv) use smart, green and resilient initiatives to achieve carbon neutrality and strengthen the resilience of future development.



*Blue-Green Resources*



*Use of smart, green and resilient initiatives*



# 4<sup>th</sup> Quarter

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

The Department and the Civil Engineering and Development Department (CEDD) jointly commissioned the 'San Tin / Lok Ma Chau Development Node (STLMC DN) Feasibility Study' in September 2019. In March 2021, the Initial Land Use Plan for STLMC DN (about 320 ha) accommodating about 31 000 flats and about 57 ha of economic land for innovation and technology (I&T) was promulgated.

The 2021 Policy Address announced 'Northern Metropolis Development Strategy'. It proposes, amongst others, the development of San Tin Technopole by expanding the STLMC DN to increase the land supply for I&T and residential uses. The expanded STLMC DN is envisaged to provide about 150 ha of I&T land. Together with the 87 ha Hong Kong-Shenzhen Innovation and Technology Park under construction at the Lok Ma Chau Loop, it could achieve a clustering effect of I&T industry with greater economy of scale corresponding to the Shenzhen I&T zone of more than 300 ha on the northern shore of Shenzhen River, strengthening the I&T development and co-operation between Hong Kong and Shenzhen. Moreover, STLMC DN will provide 45 500 to 47 500 residential units. In October 2021, the Department and CEDD commenced a joint Investigation Study for STLMC DN to take forward the latest development strategy and recommend the detailed land uses and supporting infrastructure.



*Land to be released from Lok Ma Chau Boundary Control Point will be considered for I&T development*



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

The Department and CEDD jointly commissioned the P&E Study for two potential development areas (PDAs) viz. NTN New Town and Man Kam To in October 2021. The P&E Study will fully consider the locational advantages of the two PDAs within the 'Hong Kong-Shenzhen Close Interaction Circle' under the 'Northern Metropolis Development Strategy', with a view to tapping the opportunities arising from the developments in Shenzhen and the Greater Bay Area. The P&E Study will recommend development plan to guide the land uses and the supporting infrastructures for the future developments.



*Future land use of the Lo Wu area will be reviewed under this P&E Study for NTN New Town and Man Kam To*



*The rural areas near Heung Yuen Wai Boundary Control Point, which adjoin the urbanised areas of Shenzhen, has good potential for development*



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

With a view to making better use of the existing brownfield cluster in the Ngau Tam Mei Area and unleashing the potential development opportunities brought by the proposed Ngau Tam Mei Station of the Northern Link, the Department and CEDD jointly commissioned a land use review study for Ngau Tam Mei area in November 2021. The Study will ascertain the feasibility of comprehensive development of the area, propose broad land uses, identify supporting infrastructure, and recommend necessary follow-up study and possible implementation approach.



*The land use of the existing brownfield sites in Ngau Tam Mei Area will be reviewed under the Land Use Review Study for Ngau Tam Mei Area – Feasibility Study*



## 2021 Cross-boundary Travel Survey

The Department commissioned a new round of Cross-boundary Travel Survey (the Survey) in January 2021 with a view to obtaining a more up-to-date picture of cross-boundary traffic. However, under the COVID-19 pandemic situation, most of the boundary control points were either closed or only maintained limited services. The sample sizes and survey scope were thus adjusted accordingly, mainly to cover goods vehicle trips and passenger trips at particular boundary control points. Data collection via face-to-face interviews were completed in December 2021. Results of the Survey are scheduled for promulgation in 2022.



*Interview for goods vehicle trip at Lok Ma Chau Control Point*

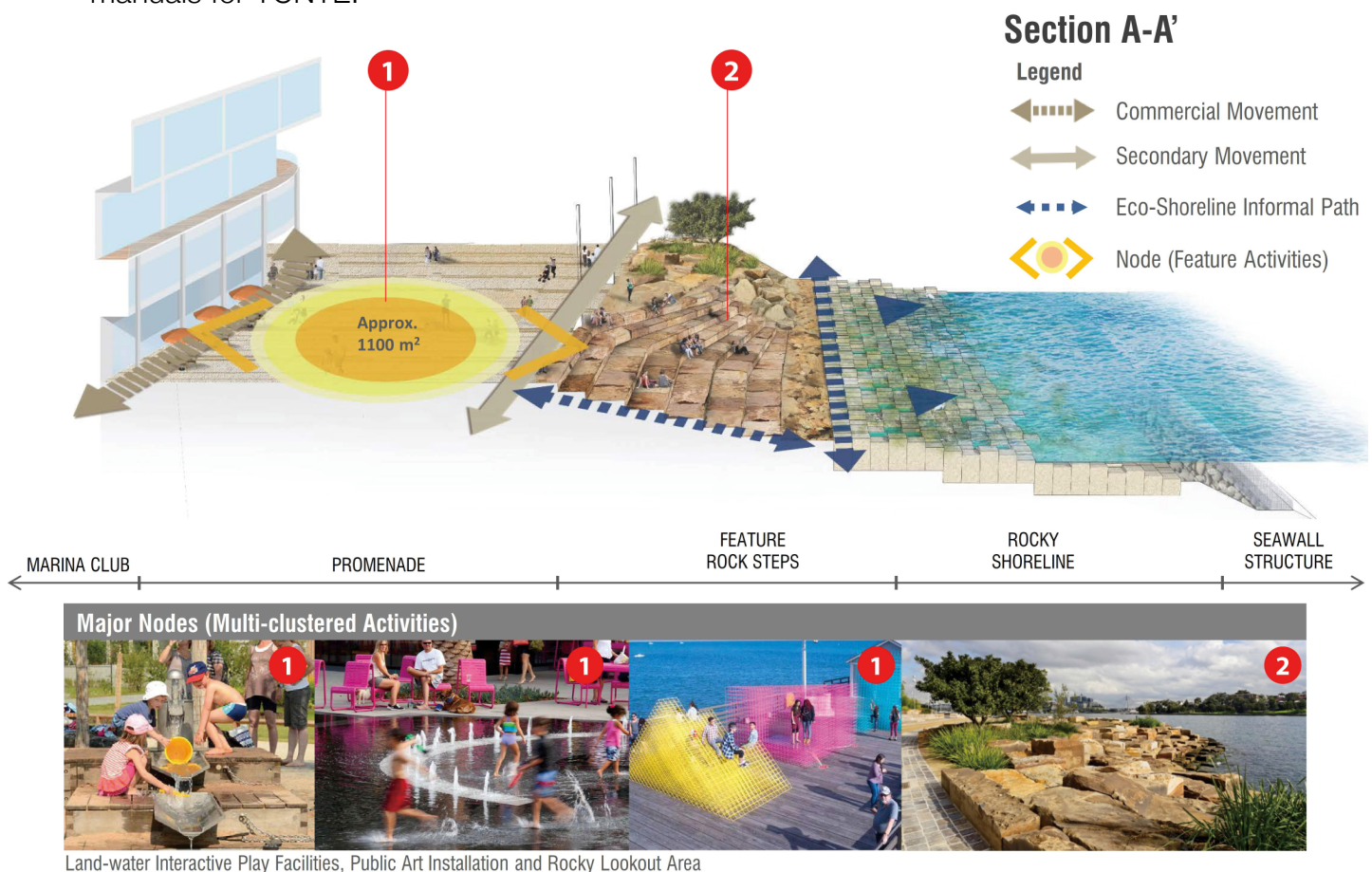


*Interview for passenger trip at Shenzhen Bay Control Point*

## Urban Design Studies (UDSs)

### UDS for Tung Chung New Town Extension

The Tung Chung New Town Extension (TCNTE) covers a total of 245 ha on the eastern and western flanks of the existing Tung Chung New Town. The Study was commissioned in February 2018 to formulate more in-depth design initiatives for various focus areas including open spaces and major development sites in the TCNTE Area, including creation of activity nodes for a vibrant waterfront promenade and introduction of retail frontage and all-weather facilities along major pedestrian spines connecting the Metro Core Area and other residential sites with the waterfront. In Q4 2021, a series of urban design measures have been formulated to guide future development. Besides, to allow flexibility, some other design initiatives would be specified as advisory items in the Urban Design Guidelines and Manual for the TCNTE Area providing reference to future developers and government departments during implementation stage. The Consultant is finalising the guidelines/manuals for TCNTE.



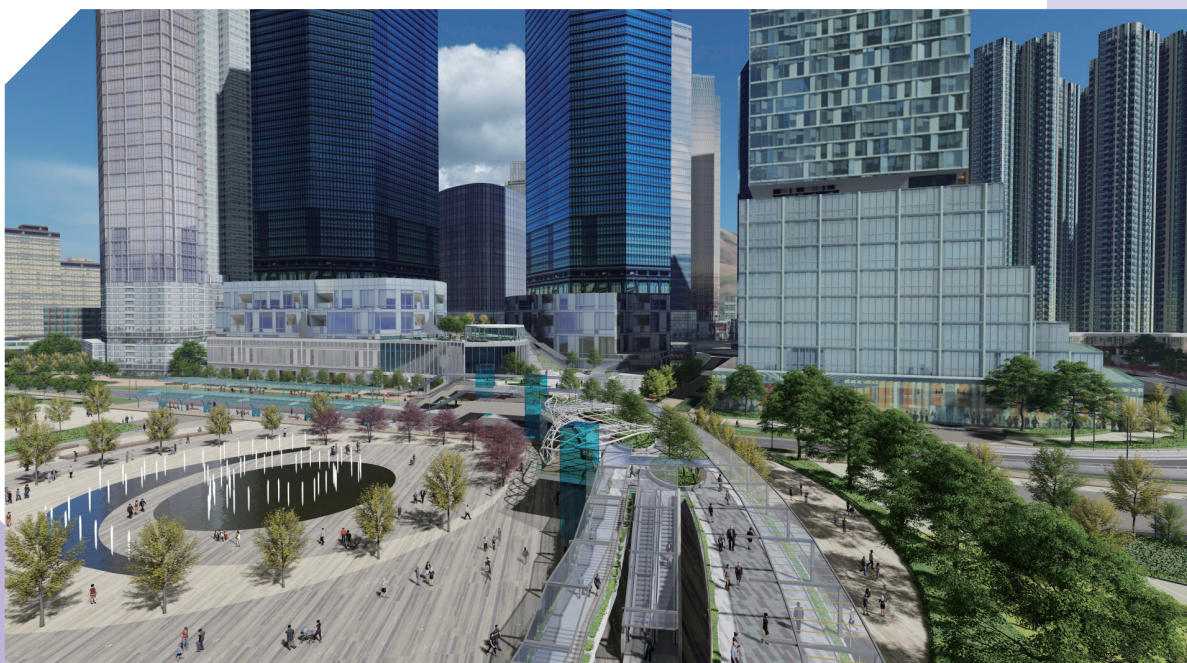
*Proposed Eco-Shoreline in Tung Chung East as Recommended under TCNTE UDS*



## UDS For The Future Town Centre And The District Commercial Node in Hung Shui Kiu/Ha Tsuen New Development Area – Feasibility Study

The Study, jointly commissioned by the Planning Department and CEDD in 2019, aims to review the urban design framework formulated under the P&E Study for Hung Shui Kiu New Development Area (HSK NDA) and the urban design principles adopted under the Hung Shui Kiu and Ha Tsuen Outline Zoning Plan / Outline Development Plan for the future Town Centre and District Commercial Node of the HSK NDA (Project Areas), and to formulate the recommended urban design, detailed urban design guidelines and urban design briefs to guide future developments in the Project Areas.

In Q4 2021, various urban and green design options have been recommended by the Study consultants with a view to achieving a holistic design and creating a distinct sense of place and unique character for the future Town Centre and District Commercial Node of the HSK NDA. The Study team is currently preparing a set of Urban Design Guidelines covering all the sites within the two said areas.



*Regional Plaza*





*Regional Park*



*Overview of Hung Shui Kiu / Ha Tsuen NDA*



# FOCUS











# **HONG KONG 2030+: TOWARDS A PLANNING VISION AND STRATEGY TRANSCENDING 2030**



## Introduction

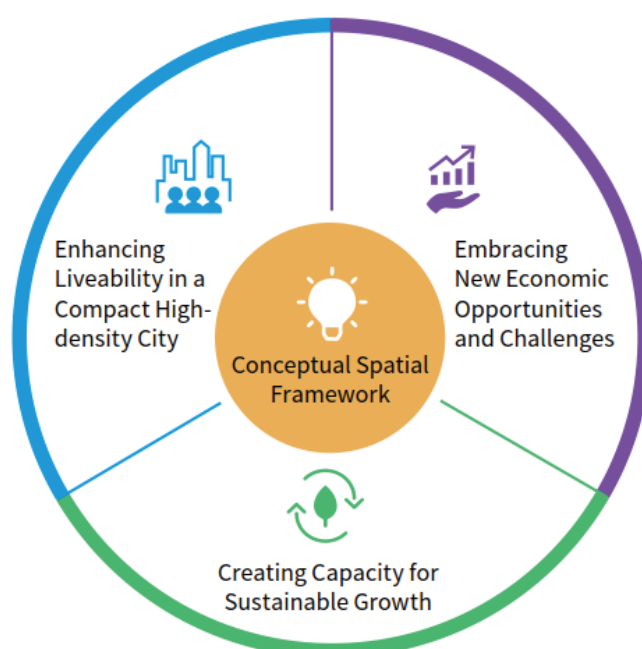
The Development Bureau and the Planning Department promulgated the Final Recommendations of the ‘Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030’ (‘Hong Kong 2030+’) in October 2021. This updated territorial spatial development strategy provides a strategic spatial planning 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.

## Vision and Overarching Planning Goal

We envision Hong Kong to be a liveable, competitive and sustainable ‘Asia’s World City’. Championing sustainable development with a view to meeting our social, environmental and economic needs and aspirations for the present and future generations is our overarching planning goal.

## Three Building Blocks

The vision and planning goal of ‘Hong Kong 2030+’ are underpinned by three building blocks.



*Components of the Territorial Spatial Development Strategy*





## Building Block 1 – Enhancing Liveability in a Compact High-density City

To enhance Hong Kong's liveability in a compact high-density setting, we shall foster a city that caters for development and natural environment, which enables people to lead healthier and low-carbon lives, brings people closer to our blue-green assets and encourages people of all ages and abilities to unleash their fullest potential. We aspire to provide well-planned spatial layout to enable citizens' equal access to the use and enjoyment of the city, and preserve the city's uniqueness and diversity while well maintained our ageing city fabric with timely rejuvenation. To achieve this, we promote Hong Kong as:

- **a healthy and revitalised city** through measures such as promoting active lifestyle, providing adequate community facilities, improving microclimate, and facilitating retrofitting of ageing neighbourhoods;
- **a blue and green city** that allows individuals to live in harmony with the nature and reside within walking distance to blue or green leisure/recreational opportunity;
- **an aspiring and supportive city** that provides an enabling built-environment that is 'pro-child', 'pro-youth', 'pro-family' and 'pro-elderly';
- **an equitable and inclusive city** that enables our population a decent level of living as well as, easy reach to jobs, community facilities and public spaces; and
- **an unique and diverse city** where Hong Kong can become an international metropolis for culture, arts, creativity, sports and events and be proud of its mix of culture, landscapes and city experiences.







## Building Block 2 – Embracing New Economic Opportunities and Challenges

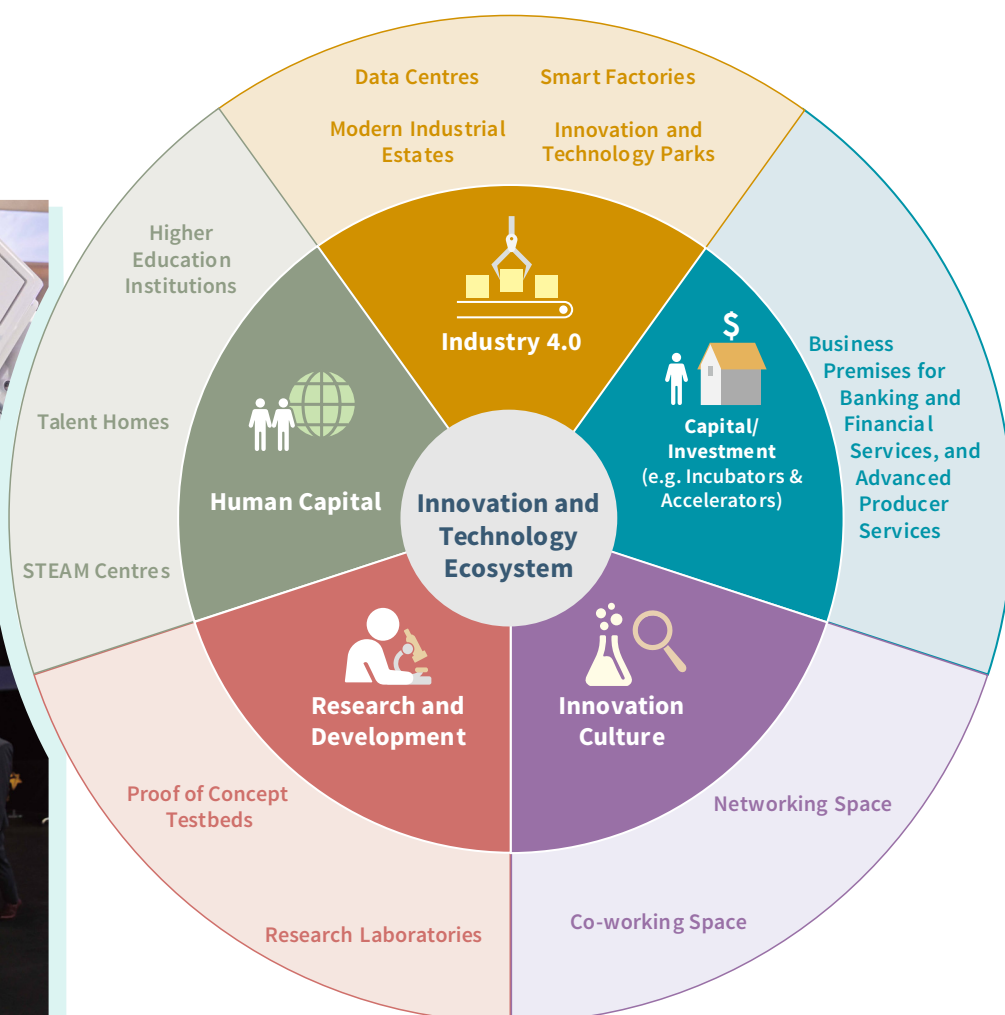
To embrace economic challenges and to tap new opportunities to prosper, we need to be responsive to global megatrends, regional dynamics and development of the Greater Bay Area (GBA), to move our key industries up the value chain, and to diversify our economic base. To this end, we have to provide adequate land supply at strategic locations for different economic activities.

In order to achieve the above, we propose to adopt the following strategic directions:

- creating capacity for sustaining economic growth and broadening the economic base;
- fostering an enabling environment for innovation and technology development and creating a new momentum for economic growth;
- providing a conducive environment for enhancing and optimising human capital; and
- enhancing Hong Kong's position as a multi-modal transportation hub where people, goods and ideas converge and hence a global and regional nodal point for doing business.



*Innovation and Technology Industry*



*Innovation and Technology Ecosystem*





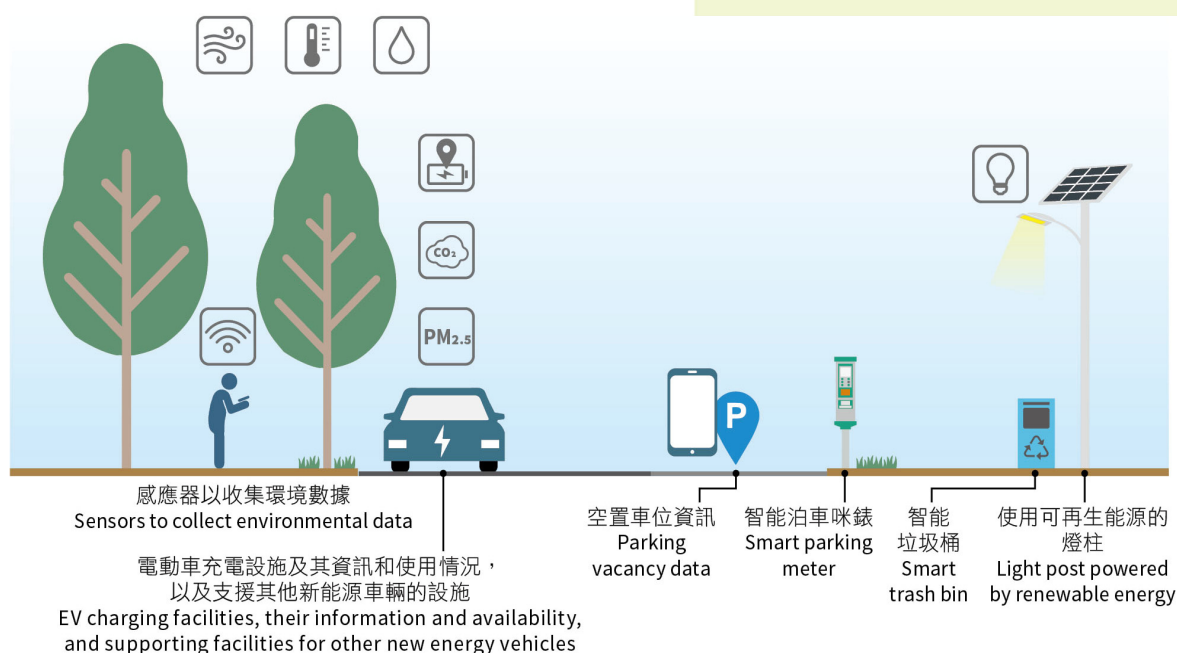
## Building Block 3 – Creating Capacity for Sustainable Growth

To ensure sustainable growth, we have to integrate transport-land use-environmental considerations in strategic planning under a vision-driven and capacity creating approach. This approach is underpinned by the capacity to create developable land, transport and other essential infrastructure in a visionary manner alongside continuous efforts to enhance environmental capacity.

The strategic planning approach encompasses:

- adopting a sustainable and multi-pronged land supply approach for creating development capacity;
- mainstreaming climate change, biodiversity and other environmental considerations in the planning and development; and
- rendering planning support to ensure our city is adequately supported by smart, green and resilient infrastructure.

### 智慧社區的圖例 Illustration of Smart Community

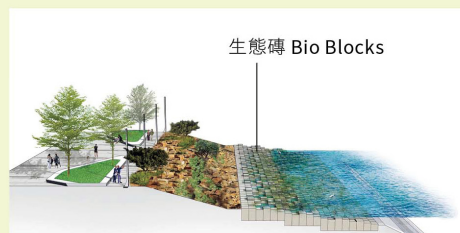


Smart, Green and Resilient infrastructure

### 紅樹林生態海岸線 Mangrove Eco-shoreline



### 岩石生態海岸線 Rocky Eco-shoreline



來源：土木工程拓展署  
Source: Civil Engineering and Development Department



## Land Requirement and Supply Analysis

‘Hong Kong 2030+’ projects the latest demand and supply of land for three broad categories of land uses over the projection period (2019-2048), viz housing, economic uses, as well as uses covering Government, Institution and Community (GIC) facilities, open space and transport infrastructure (**Table 1**). It is projected that the overall demand for land would be about 6 200 ha, considerably higher than the initial estimate of 4 800 ha suggested in 2016. This is because the Government has taken a more visionary, forward looking and capacity creating approach in making the projection, assuming:

An enhancement in home space when working out the overall land requirement for accommodating demand for an additional 1 million housing units, which would translate into average living space per person at 20 m<sup>2</sup>/215 ft<sup>2</sup> (after an assumed 10% home space enhancement) and 22 m<sup>2</sup>/237 ft<sup>2</sup> (after an assumed 20% home space enhancement)

Much stepped up demand for land to drive economic development leveraging on the opportunities arising from the ‘National 14<sup>th</sup> Five-Year Plan’ and the ‘Outline Development Plan for the GBA’. It has assumed, for instance, a demand of at least 340 ha of land for promoting the development of science, innovation and technology-related industries

Enhancement in the provision targets of GIC facilities, open space and transport infrastructure. For instance, the land per person ratio for open space has been increased to 3.5 m<sup>2</sup>, higher than the existing standard of 2 m<sup>2</sup>



**Table 1 Overall Land Requirement and Supply Assessment**

	<b>Land Requirement <sup>(i)</sup> (ha)</b>	<b>Committed Land Supply <sup>(ii)</sup> (ha)</b>	<b>Land Shortfall (ha)</b>
<b>Housing Land</b>	<b>1 850-2 020</b>	<b>1 340</b>	<b>510-680</b>
<b>Economic Land</b>	<b>1 080-1 190</b>	<b>370</b>	<b>710-820</b>
<i>Policy-driven uses</i>	860-950	270	590-680
<i>Non-policy-driven uses</i>	220-240	100	120-140
<b>GIC Facilities, Open Space &amp; Transport Infrastructure</b>	<b>2 860-3 000</b>	<b>1 500</b>	<b>1 360-1 500</b>
<i>Policy-driven uses/ Major special facilities</i>	1 370-1 510	710	660-800
<i>Population-related facilities</i>	1 490	790	700
<b>Total</b>	<b>5 790-6 210</b>	<b>3 210</b>	<b>2 580-3 000</b>
	(say <b>5 800-6 200</b> )	(say <b>3 200</b> )	(say <b>2 600-3 000</b> )

- (i) The land requirement figures are only ballpark estimates. The coverage of the updated assessment is not exhaustive. For instance, the non-policy-driven economic uses have not included retail facilities as their demand is highly volatile and the majority of the existing retail facilities in Hong Kong are not standalone developments.
- (ii) The land supply figures are only ballpark estimates based on the assumption that all the projects contributing towards the committed land supply will be implemented smoothly according to the development scale and schedule proposed.



## Possible Solution Spaces

The 'Hong Kong 2030+' also reinforces the adoption of a multi-pronged land supply strategy, setting out overall land supply of 7 300 ha. This estimated supply comprises a committed land supply of 3 200 ha (largely supply to be generated from various land development projects which are ongoing or are at relatively advanced stages of planning) and possible solution spaces (**Table 2**) of about 4 100 ha to be available in the medium to long term to help address the 3 000 ha of land shortfall.

**Table 2** Possible Solution Spaces

Possible Solution Space	Potential Land Supply (in ha)
<b>Lantau Tomorrow Vision</b>	
1. Kau Yi Chau Artificial Islands	1 000
<b>Northern Metropolis</b>	
2. Ngau Tam Mei Land Use Review	80
3. San Tin/Lok Ma Chau Development Node	340
4. New Territories North New Town	1 180
5. Man Kam To	70
6. Additional Land under Northern Metropolis Development Strategy	600
<b>Others</b>	
7. Ma Liu Shui Reclamation	60
8. Redevelopment of Sha Tin Sewage Treatment Works site after relocation	28
9. Tseung Kwan O Area 137	80
10. Lung Kwu Tan Reclamation	220
11. Tuen Mun West (including River Trade Terminal)	220
12. Tuen Mun East	70
13. After use of Lam Tei Quarry	96
14. Sunny Bay Reclamation	80
<b>Total</b>	<b>say 4 100</b>

Note:

The actual development area for each of the above projects will be subject to detailed studies.

概念性空間框架  
Conceptual Spatial Framework







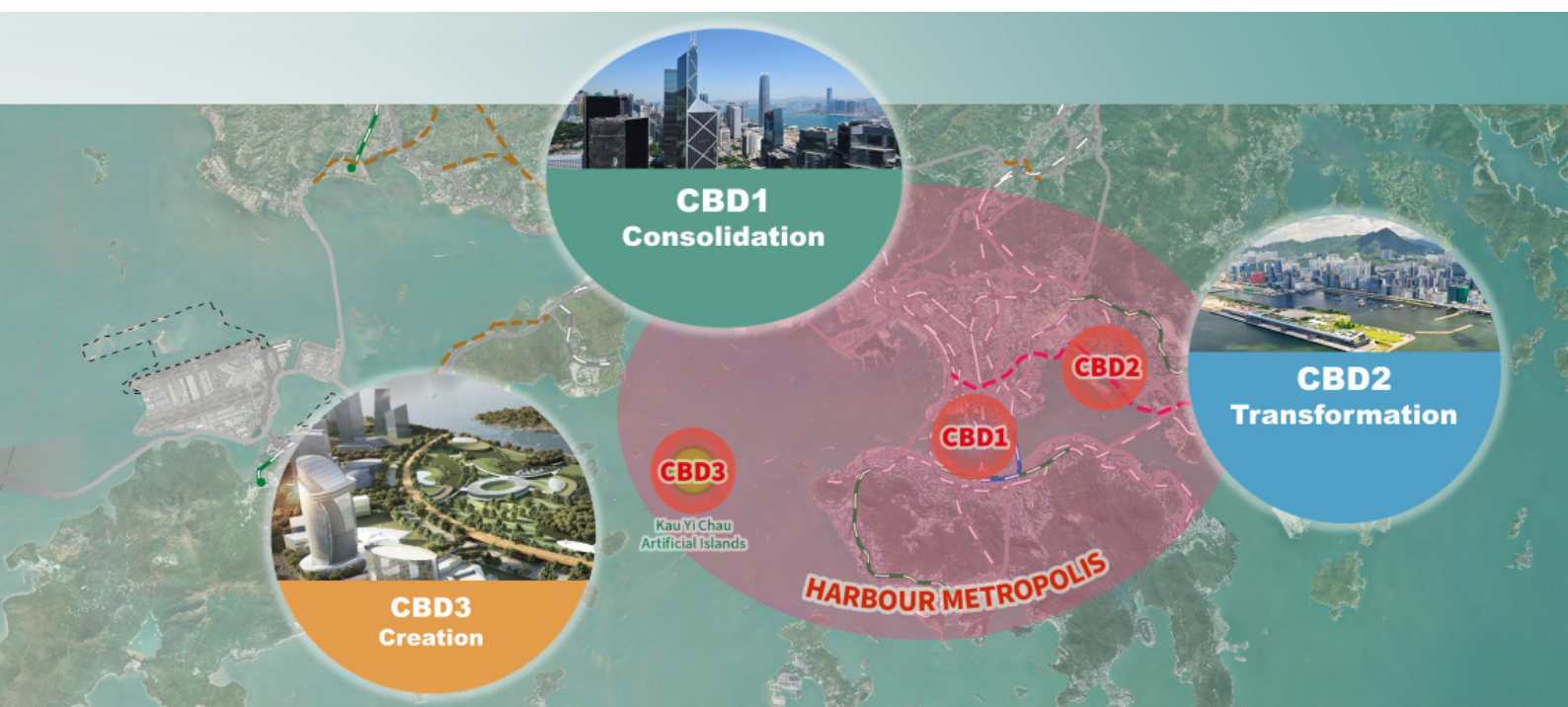
## Conceptual Spatial Framework

A Conceptual Spatial Framework (CSF) has been formulated to incorporate the 14 solution spaces and an indicative strategic transport network to support these new developments. The CSF provides Hong Kong with the capacity to satisfy the estimated land demand, achieves agglomeration of activities and synergistic clusters, offers opportunities for retrofitting the dense urban core and brings jobs closer to homes. The CSF comprises two Metropolises and two Development Axes, namely:

### The Harbour Metropolis

The Harbour Metropolis covers the existing Metro Area and the Kau Yi Chau (KYC) Artificial Islands in the Central Waters. In terms of economic activities, this Metropolis has a competitive advantage in finance/business.

Through stepping up redevelopment and rehabilitation of ageing buildings, providing more open space and GIC facilities, and thinning out the population in the longer term, the liveability of the Metro Area would be enhanced. Economic competitiveness would be further strengthened through consolidating the traditional Central Business District (CBD)1 in Central and the adjoining areas, continuously transforming Kowloon East into a dynamic CBD2, and developing other office/business nodes outside the two CBDs. The KYC Artificial Islands will support the development of the third CBD (CBD3) to complement the other two CBDs.



*Harbour Metropolis*



## The Northern Metropolis

The Northern Metropolis covers Yuen Long and North Districts, including the boundary areas between Hong Kong and Shenzhen with seven boundary control points (BCPs). It comprises a number of major development clusters with transport proposals to enhance their accessibility and inter-connectivity. This Metropolis commands a favourable location for the innovation and technology industry and encompasses rich cultural and natural resources.



*Northern Metropolis*

The key initiatives in the area include:

(a) Expansion of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA)

To expand the HSK/HT NDA to cover Tsim Bei Tsui, Lau Fau Shan and Pak Nai, with new transport infrastructure serving the expanded area and upgrade the NDA as a modern service centre by leveraging on the expansion of the 'Qianhai Shenzhen-Hong Kong Modern Service Industry Co-operation Zone' and a new cross-boundary rail link (Hung Shui Kiu – Qianhai).

(b) San Tin/Lok Ma Chau Development Node (ST/LMC DN)

ST/LMC DN will be expanded and developed into a 'Technopole' with housing development.

(c) Expansion of Kwu Tung North New Development Area (KTN NDA)

To expand the KTN NDA northwards to include Ma Tso Lung with a view to increasing residential supply and providing support to the innovation and technology enterprises in the Hong Kong-Shenzhen Innovation & Technology Park (HK-SZ I&T Park).

(d) Lo Wu/Man Kam To Comprehensive Development Node (LW/MKT CDN)

The area has potential for housing and commercial uses by releasing land after co-location of Lo Wu BCP on the Shenzhen side and provision of a new Lo Wu (South) Station.

(e) New Territories North New Town (NTN New Town)

The NTN New Town covers Heung Yuen Wai, Ping Che, Ta Kwu Ling, Hung Lung Hang and Queen's Hill. Apart from housing development, this New Town is suitable for a range of economic uses, including industrial, innovation and technology, commercial/business and modern logistics.

(f) Opening-up of Sha Tau Kok Town

It is proposed to gradually open up Sha Tau Kok Pier for eco-tourism and further open up Sha Tau Kok Town (except Chung Ying Street) in the longer term to pave way for sustainable eco-recreation/tourism in Kat O Hoi and Yan Chau Tong.

## The Western Economic Corridor

The Western Economic Corridor leverages on the international gateway functions in the western part of the territory and the future opportunities to be brought about by the new CBD at KYC Artificial Islands. The Corridor covers the Northwest New Territories in the north (including HSK/HT NDA, Lung Kwu Tan reclamation, Tuen Mun West (including the redevelopment of River Trade Terminal) and Lam Tei Quarry site), North Lantau in the middle (Airport City and Sunny Bay reclamation) and KYC Artificial Islands in the south.



Western Economic Corridor



## The Eastern Knowledge and Technology Corridor

The Eastern Knowledge and Technology Corridor comprises different existing/ planned innovation and technology-related developments, such as existing university cluster, Hong Kong Science Park, Tseung Kwan O and Tai Po Industrial Estates and CBD2 in Kowloon East with agglomeration of co-working spaces and innovation and technology start-ups. The HK-SZ I&T Park at the Lok Ma Chau Loop under construction together with the planned innovation and technology developments at ST/LMC DN and Ma Liu Shui reclamation and Sha Tin Sewage Treatment Works (STW) site after relocation of the STW will fortify this corridor.



*Eastern Knowledge and Technology Corridor*

## Way Forward

Some of the strategic directions proposed under the three building blocks and CSF will require further investigation by relevant bureaux / departments, while some other proposals are being carried out, such as the commissioning of consultancy studies on KYC Artificial Islands, ST/LMC DN, LW/MKT CDN, NTN New Town and reimagining public spaces. All the major proposals as well as land requirement and supply analysis on different land uses would be constantly reviewed to keep abreast of the latest circumstances.



# 2020 AREA ASSESSMENTS OF INDUSTRIAL LAND IN THE TERRITORY

The Planning Department has been conducting a series of Area Assessments of the Industrial Land in the Territory (Area Assessments) since 2000 to obtain an updated utilisation profile of existing private Industrial Buildings (IBs) for forward planning.

The 2020 Area Assessments update the snapshot of the existing private industrial buildings in terms of their utilisation and progress of transformation since the last round in 2014.



# THE INDUSTRIAL STOCK

The 2020 Area Assessments cover IBs under private ownership in “Industrial” (“I”), “Other Specified Uses” annotated “Business” (“OU(B)”), “Residential (Group A)” (“R(A)”), “Residential (Group E)” (“R(E)”) and “Comprehensive Development Areas” (“CDA”) zones.

Total no. of IBs:

**1 342**

Total industrial land:

**480.9 ha**

Total gross floor area (GFA):

**27.24 million (M) m<sup>2</sup>**

## Overall Account

There has been a decrease in the overall industrial stock in the territory since the 2014 Area Assessments. The drop occurred in all zones except “OU(B)” (**Figure 1**). The net decrease in IBs (-106 IBs) was mainly resulted from the exclusion of those IBs that had been converted / redeveloped or are undertaking wholesale conversion/redevelopment to non-industrial uses. The decrease in industrial land from about 509.7ha in 2014 to 480.9ha in 2020 (-28.8ha) was mainly due to rezoning for non-industrial uses. Tuen Mun, Kwai Chung and Tsuen Wan, Fo Tan, Cheung Sha Wan and Eastern Kowloon are key suppliers, each providing more than one million sq.m. industrial floorspace.

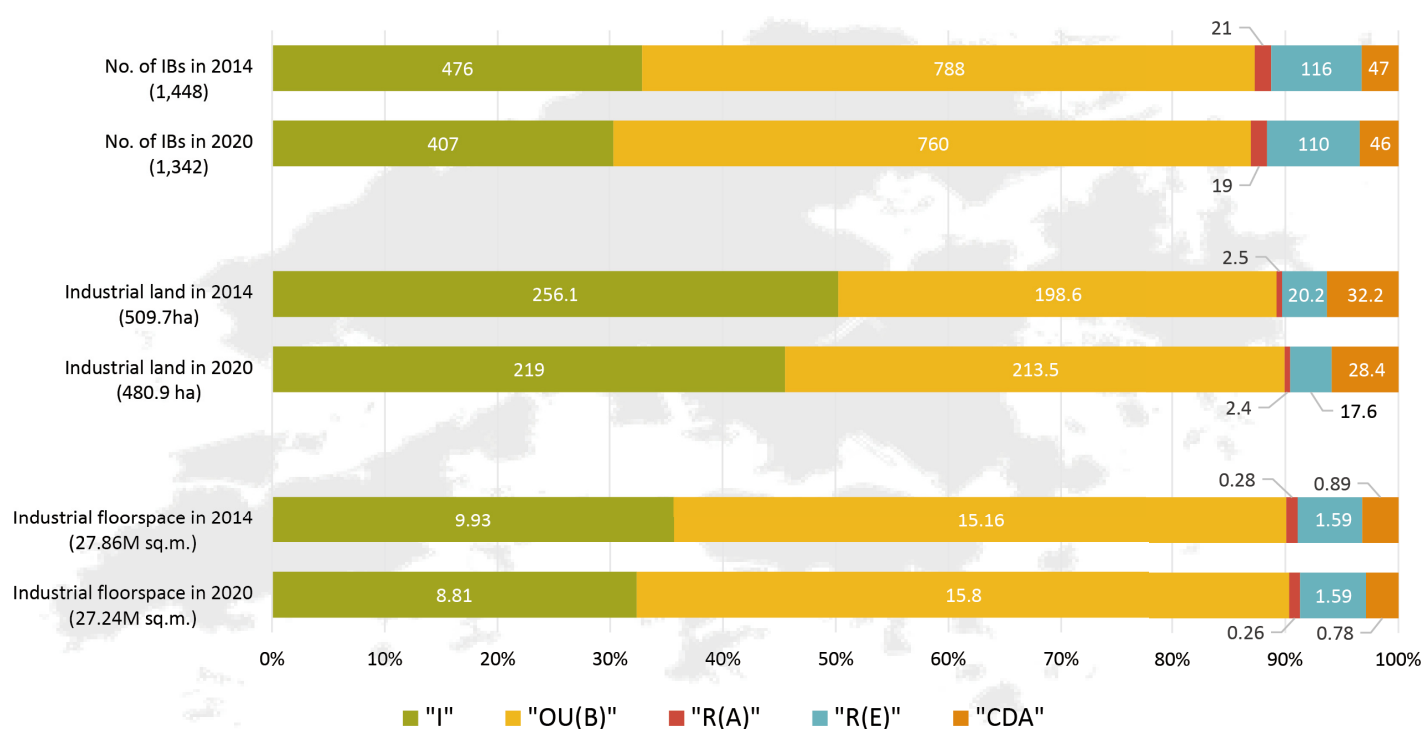


Figure 1: Comparison of the Number of IBs, Industrial Land and Industrial Floorspace between 2014 and 2020

## Building Age, Ownership and Condition

About two thirds of the IBs (i.e. 880 IBs) were built before 1987 and about 60% were situated in “I” and “OU(B)” zones in metro areas. More than 28% of the pre-1987 IBs (i.e. 254 IBs) were under single ownership<sup>1</sup>, mainly in Eastern Kowloon and Tsuen Wan. Despite the aging stock, most of the IBs were in fair (about 89%) or good (about 7%) condition.

*Majority of the pre-1987 IBs under single ownership are located in Eastern Kowloon and Tsuen Wan*

## Vacancy

The overall vacancy rates<sup>2</sup> of private flatted factories and private storage buildings in 2020 were 6.4% and 5.4% respectively. Vacancy rates have been maintained at relatively low level (below or equal to 6.8%) since 2015.

# KEY FINDINGS AND OBSERVATIONS

An on-site survey to collect information of IBs was conducted from December 2019 to December 2020. The findings are approximated from the surveyed units (some 45 753 units) under stratified sampling.

## Usage

**The predominant uses of IBs were still industrial, occupying more than half (about 58%) of total IB floorspace**

Nearly half of the IB floorspace was occupied by warehouse/storage (Figure 2). The overall usage pattern is similar to that of 2014 noting the share of office decreasing from 28% to 25% with a corresponding increase in other non-industrial uses (e.g. shops and services).

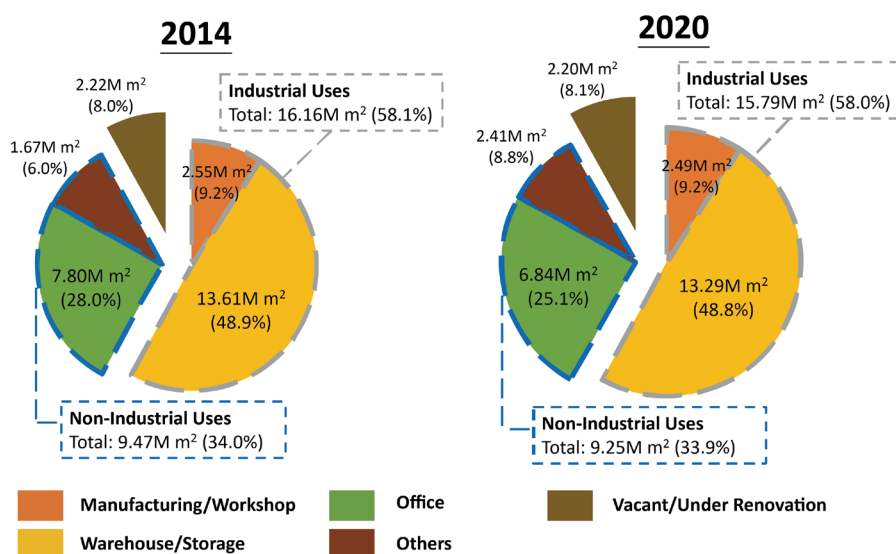


Figure 2: Overall Uses in IBs

1. Source: the Land Registry (data as at June 2020).

2. Source: Rating and Valuation Department's Hong Kong Property Review



## Industrial Uses

Among warehouse/storage uses, the largest share was for general storage and these IBs were mainly located in Tsuen Wan/Kwai Chung and Eastern Kowloon. For the more specialised logistic warehouses, they were more often found in Tuen Mun, Kwai Chung and Shek Mun.

## Office in IBs

Some 17.6% of the IB floorspace (about 4.79M m<sup>2</sup>) were occupied by units solely as office without ancillary workshop, warehouse or other industrial uses. These office premises were mainly located in Eastern Kowloon, Cheung Sha Wan, Hung Hom and Chai Wan Kok.

## 'Others' and Emerging Uses

Shop and services uses held a notable share of about 3.2% of the total IB floorspace, mainly located in Eastern Kowloon and Cheung Sha Wan. There was also a marked increase by about 85.7% and 25% in floorspace occupied by data centre and research and design centre respectively. Data centre in IBs contributed some 52% of the total data centre floorspace supply in Hong Kong<sup>3</sup>. Floorspace occupied by place of entertainment and recreational related usages had doubled since 2014 Area Assessments (**Figure 3**).

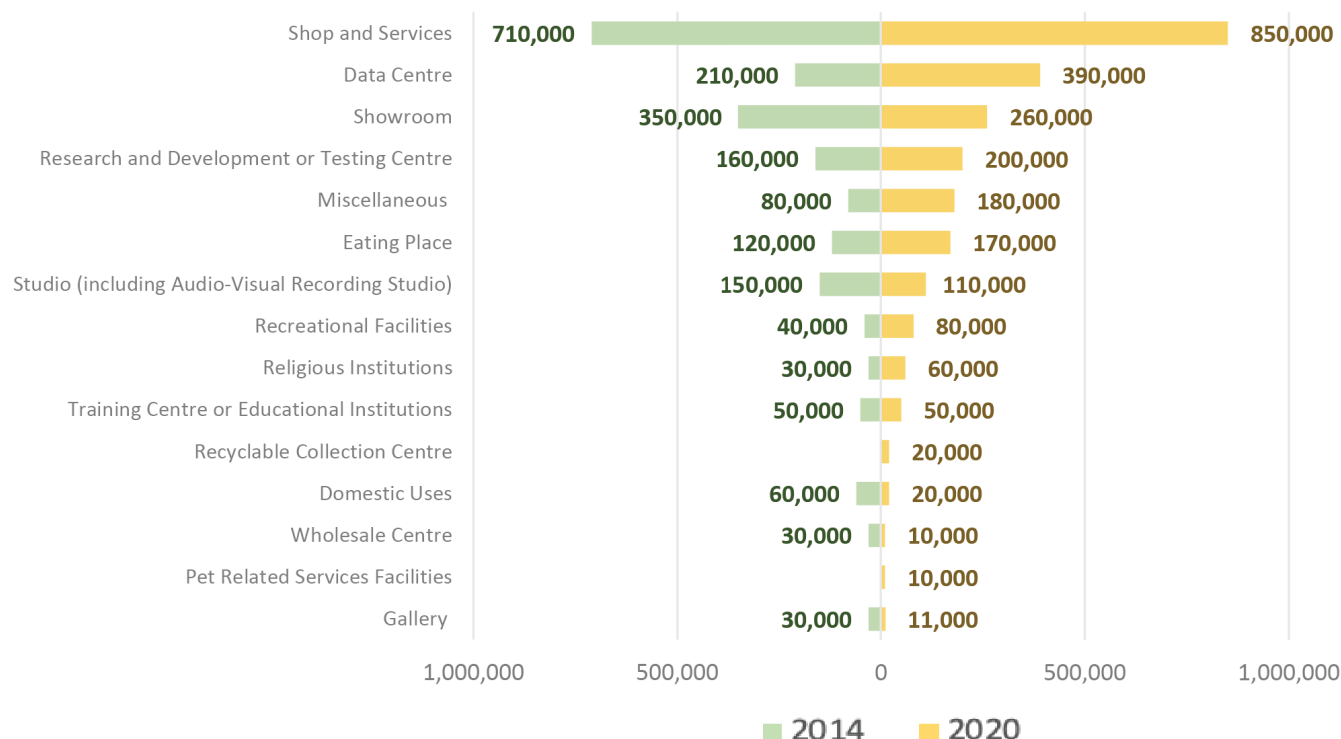
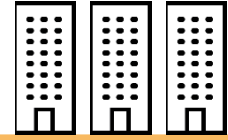


Figure 3: Breakdown of 'Others' Uses in IBs (GFA in m<sup>2</sup>)

3. The total supply of data centre in Hong Kong is 743 000 m<sup>2</sup>. Source: "Update on Data Centre Development in Hong Kong" LC Paper No. CB(1)644/19-20(01).

# Characteristic of Industrial Units



**99 619** no. of units in 1 342 IBs

- Average size: 273.4 m<sup>2</sup>
- Common size: 80m<sup>2</sup> or less
- 2.7% of total units were subdivided

## Years of Occupation

- Over 40% occupied 5 years or less
- 35% occupied for over 10 years (mainly by manufacturing/workshop operators)

## Intention to relocate

91.6% units had no intention to relocate



## Occupier of units

67% tenants  
33% owners

**21.9%** of floorspace in IBs were used by owner-occupiers

## Start-ups in IBs

**IBs are preferred by for start-ups, especially for operations related to industrial uses**

Around 14.1% of the units (i.e. 10 832 units) were occupied by start-ups<sup>4</sup>. Among them, about 40.7% were associated with import/export, wholesale and retail trades business and other non-manufacturing business (about 29.3%) such as “professional, scientific and technical activities”, “accommodation and food service activities”. A higher proportion of start-ups were manufacturing/workshop in nature including food and beverage, vehicle repairing and washing and facemask. Start-up companies were mainly found in Eastern Kowloon, Kwai Chung and Tsuen Wan.

**About 6.9% of floorspace in IBs were occupied by start-ups, representing 1.88M m<sup>2</sup> GFA**

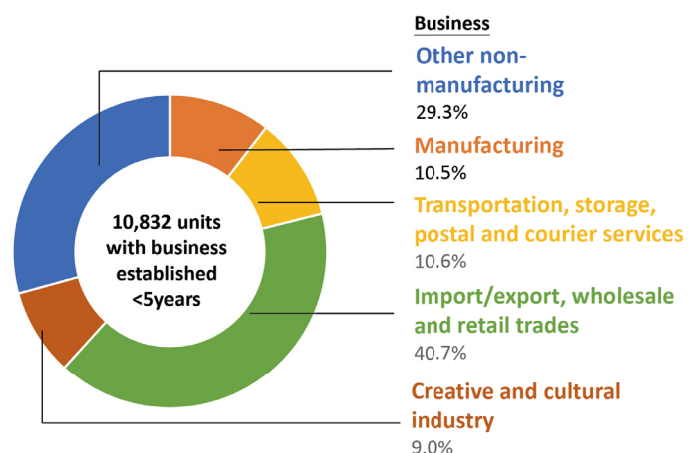


Figure 4: Associated Business of Start-ups in IBs

4. The usage and business profile of ‘Start-ups’ is defined as companies registered for no more than 5 years in the Survey. There is no express definition for ‘start-up’. The years of company establishment is therefore adopted from one of the requirements of Hong Kong Science and Technology Parks’ Incubation programme which aims to help start-up to set off their businesses. (Source: <https://www.hkstp.org/what-we-offer/incubation-and-acceleration-programmes/incubation/hkstp-incubation/>).



## Cultural and Creative Industry

The relevant businesses pertinent to cultural and creative industry (CCI)<sup>5</sup> in IBs include publishing, audio/ video production, advertising/ marketing, specialised design, cultural education, and creative/ performing arts. It can be seen from **Figure 5** that the CCI had a share of some 3.5% (about 0.82M m<sup>2</sup>) of floorspace in IBs in form of shop and services and art studio grouped under 'Others'.

About **3.5%** of floorspace in IBs were associated with cultural and creative industry business, representing **0.82M m<sup>2</sup> GFA**

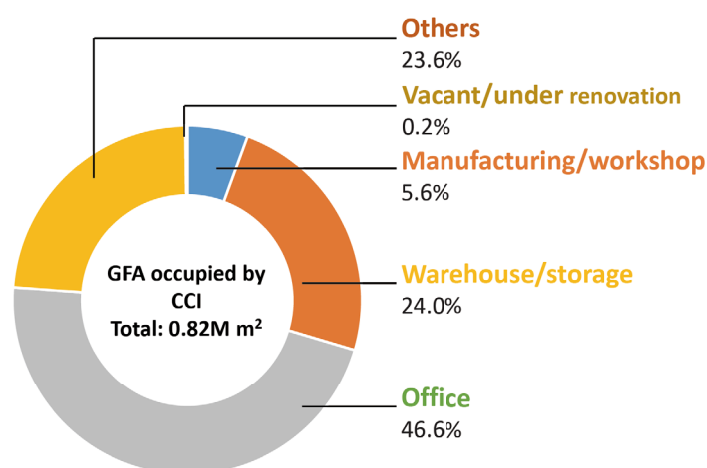


Figure 5: Floorspace Occupied by CCI in IBs

## Small and Medium Enterprises (SMEs) in IBs

SME refers to manufacturing business which employs less than 100 persons, or non-manufacturing business which employs less than 50 persons. Among SME, there are micro-enterprises SME, which are defined as business that employs less than 10 persons.

As at March 2021, there were over 340 000 SMEs in Hong Kong, constituting more than 98% of total number of business establishments.

These SMEs occupied 16.71M m<sup>2</sup> or 61.3% of total floorspace in IBs. Their usage pattern differed from the territorial one, notably a higher proportion in shop and services and were mainly associated with import/ export, wholesale and retail trades business.

Almost 80% (71 172) of the surveyed units were found occupied by SMEs, within which a majority (56 833) were micro establishment, employing less than 10 persons. Some other 18.9% (16 869) of the surveyed units, typically warehouse, involved no workers (**Figure 6**).

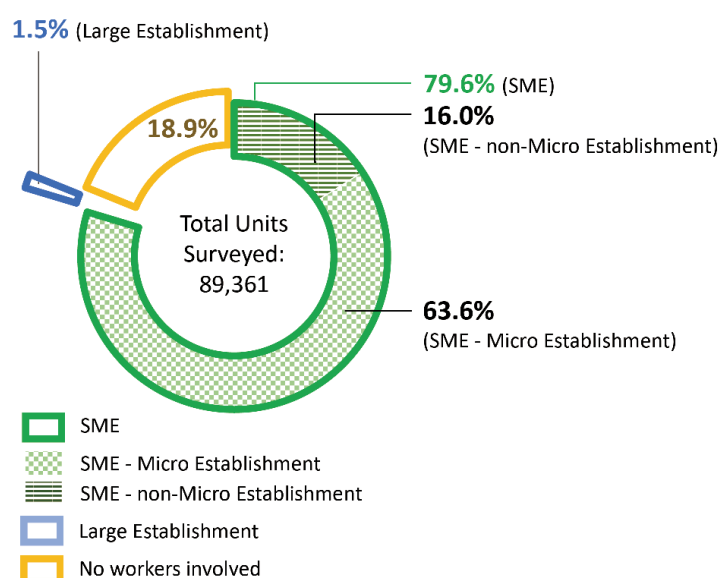


Figure 6: Size of Establishments in IBs

5. Based on the definition of the Census and Statistics Department (C&SD)

## About 489 000 labour force engaged in IBs, contributing to 12.7% of labour force in Hong Kong

It is estimated that the operations in IB engaged a total of 489 000 employees, contributing to 12.7% of labour force in Hong Kong<sup>6</sup> and a significant portion (61.3%) of floorspace in IBs were found occupied by SMEs.

## PROGRESS OF TRANSFORMATION

Various measures have been provided for to allow greater flexibility in the use of IBs (such as broaden the scope of uses permissible) and better use of the land resources (such as rezoning to “OU(B)” or other zonings).

### “I” Zone

The land zoned “I” represents about 46% of industrial land area covered by the Study and in terms of floorspace, about 32.3% of the total industrial floorspace in IBs under the Study. Since 2014, the industrial stock in terms of land area, number of IBs and floorspace have decreased (**Table 1**).

*Land zoned “I” represent about 46% of the total industrial land covered by the Study*

Following the rezoning efforts as well as policy initiatives on IB Revitalisation Schemes 1.0 and 2.0, 19 IB sites in “I” zones had been converted/redeveloped (or undergoing the works process) into office and/or other commercial uses.

In spatial terms, majority of the “I” areas are located in non-metro areas in New Territories. However, Kwai Chung/Tsuen Wan provided the most industrial GFA (40%) in “I” zone.

**Table 1** IBs in “I” areas

	2014	2020
<b>Land Area (ha)</b>	256.1	219.0
<b>No. of IBs</b>	476	407
<b>GFA (m<sup>2</sup>)</b>	9.93M	8.81M

6. According to C&SD, the labour force and employed persons in Hong Kong were about 3 853 100 and 3 640 100 respectively between April 2021 and June 2021. (Source: <https://www.censtatd.gov.hk/en/scode200.html>)



The usage pattern of IBs in “I” is similar to that of the territory. There is a slight decrease in warehouse/ storage in IBs in “I”, but still occupied a major floorspace in the territory (**Figure 7**).

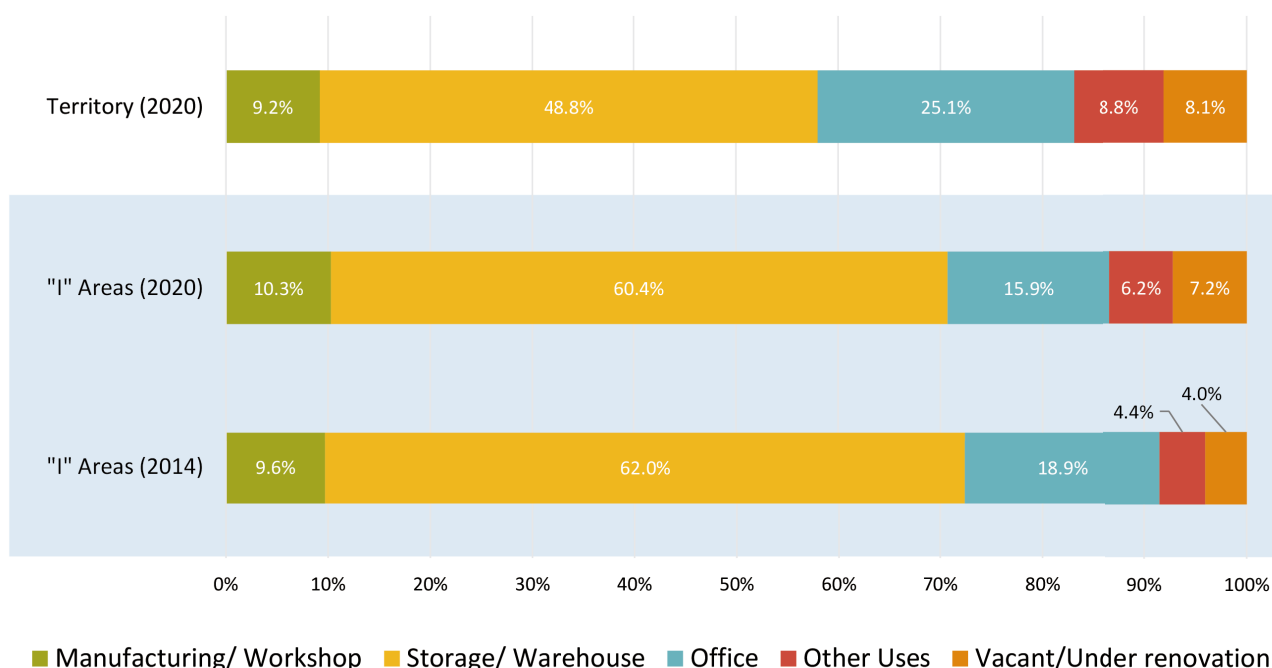


Figure 7: Comparison of Usage in “I” Areas (2020 & 2014) and Territory Pattern

## “OU(B)” Zone

**The overwhelming majority of IBs applied IB Revitalisation Scheme for wholesale conversion or redevelopment were located in “OU(B)” area.**

“OU(B)” zone intends to facilitate new development/ redevelopment of IBs into commercial and/or clean industrial uses. Whilst the total land area of “OU(B)” zones is about the same as that of “I” zones, the number of IBs and total floorspace contained are almost the double of those provided in “I” zones. “OU(B)” sites are mainly located in metro areas.

A total of 76 IB sites in “OU(B)” zones had been converted / redeveloped (or undergoing the works process) into office and/or other commercial uses since 2014. As at 30 September 2021, 46 IBs in “OU(B)” zone were approved for redevelopment under Revitalisation Scheme 2.0. Transformation is more apparent in Eastern Kowloon and Cheung Sha Wan.

**Table 2: IBs provision in “OU(B)” areas**

	2014	2020
<b>Land Area (ha)</b>	198.6	213.5
<b>No. of IBs</b>	788	760
<b>GFA (m<sup>2</sup>)</b>	15.16M	15.81M

Although a notable share of floorspace was occupied by non-industrial uses such as office, as well as shop and services, and showroom grouped under others uses, nearly half of the total floorspace (about 49.3%) was occupied by manufacturing/workshop and warehouse/storage uses, a slight increase from 2014 (**Figure 8**). Office and non-industrial uses was more apparent in Eastern Kowloon and Cheung Sha Wan as these areas are becoming a commercial district with vibrant mixed uses.

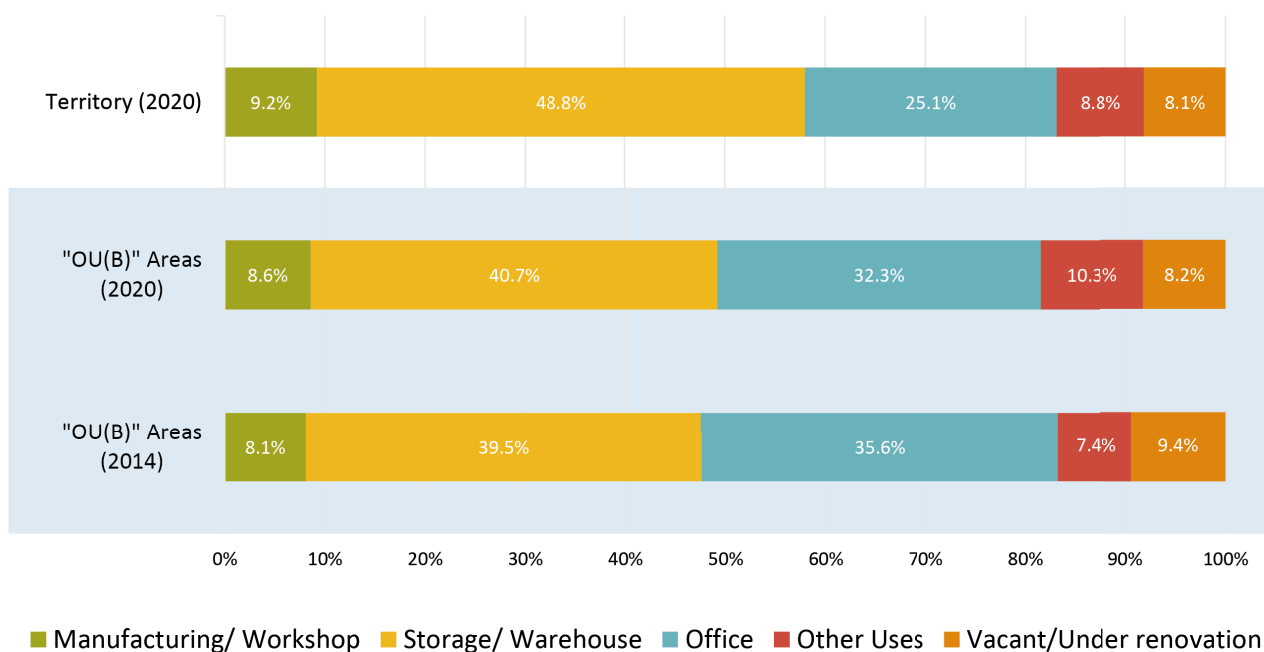
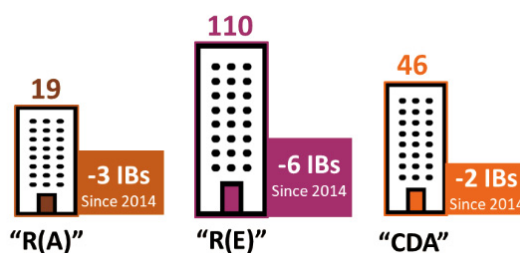


Figure 8: Comparison of Usage in "OU(B)" Areas (2020 & 2014) and Territory Pattern

## "R(A)", "R(E)" and "CDA" Zones

These zones are mainly intended for residential development, with some for commercial or mixed residential/ commercial development. The number of IBs was 175 in the 2020 Area Assessments. A total of 11 IBs sites had been redeveloped or undergoing redevelopment into residential and/or commercial/ retail uses since the last assessment. Usage pattern of IBs in "R(A)", "R(E)" and "CDA" was similar to that of the territory. There was also higher share of floorspace in vacant/under renovation than in the territory (**Figure 9**).





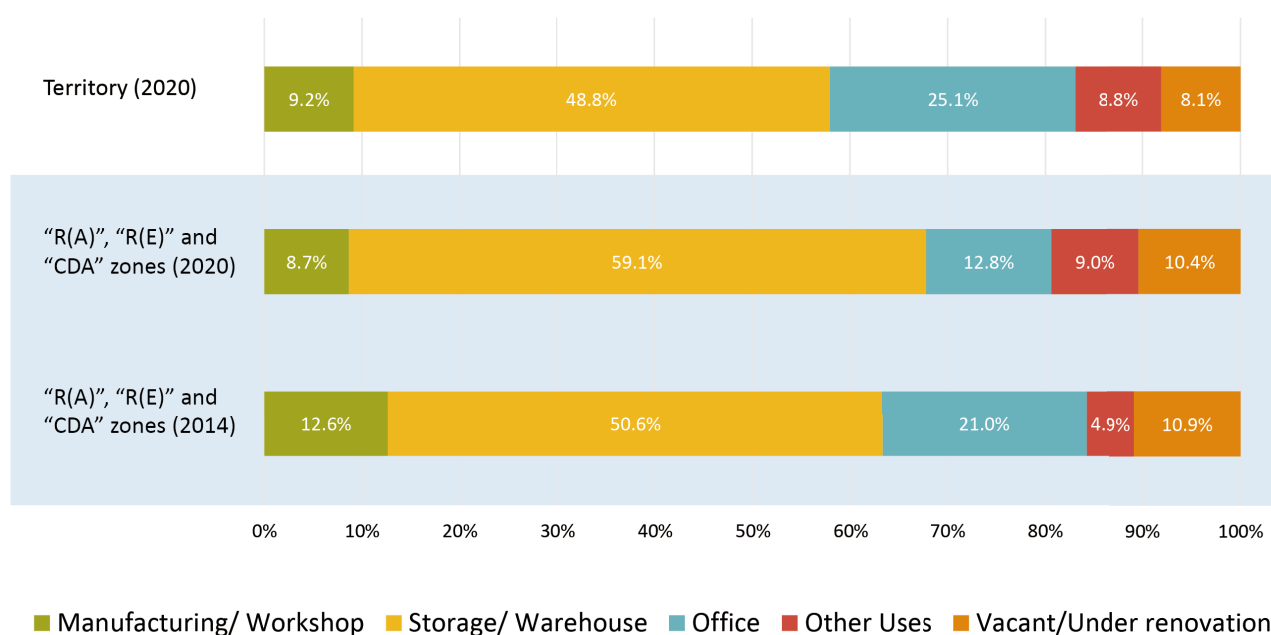


Figure 9: Comparison of Usage in "R(A)", "R(E)" and "CDA" zones (2020 & 2014) and Territory Pattern

## RECOMMENDATIONS

Given the importance of the existing stock of IBs/industrial land in performing its economic functions in meeting changing needs of the society and optimising the use of land resources, a cautious and incremental approach should be adopted in considering further rezoning of "I" land for other purposes. The recommendations of the 2020 Area Assessments are as follows:

- rezoning of "I" zones that already have been undergoing active transformation, such as Sheung Shui Areas 4 & 30, and Siu Lek Yuen to other uses like "OU(B)", "C" and "Residential";
- retaining the "Residential" and "CDA" zones for the concerned industrial areas to continue encouraging and facilitating their transformation; and
- retaining existing "I" and "OU(B)" zones to meet industrial (in particular warehousing) demands, while keeping track of the changing planning context and circumstances of areas to respond to new policy initiatives as well as economic development needs.



# **STUDY ON ACTIVE DESIGN FOR HEALTHIER LIFESTYLE - FEASIBILITY STUDY**



## Active City and Active People

“Enhancing liveability in a compact high-density city” is at the forefront of ‘Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030’. One of the strategic directions to build a liveable Hong Kong is to embrace the concept of active design in the planning and design of the built environment to promote active city and active people.

### Hong Kong Faces an Increasing Threat of Non-Communicable Diseases (NCDs)

Hong Kong is one of the places renowned for longevity in the world as measured against life expectancy at birth. Figures show that our adults are mostly physically active, whereas most primary and secondary students were insufficiently physically active.



**93%** of primary and secondary students were insufficiently physically active in 2015/16



**50%** increase in the caseload of the child and adolescent psychiatric teams of the public care system between 2011/12 to 2015/16



**16.8%** of adults had insufficient physical activity relative to the WHO recommendation, as reported in the Health Behaviour Survey 2018/19

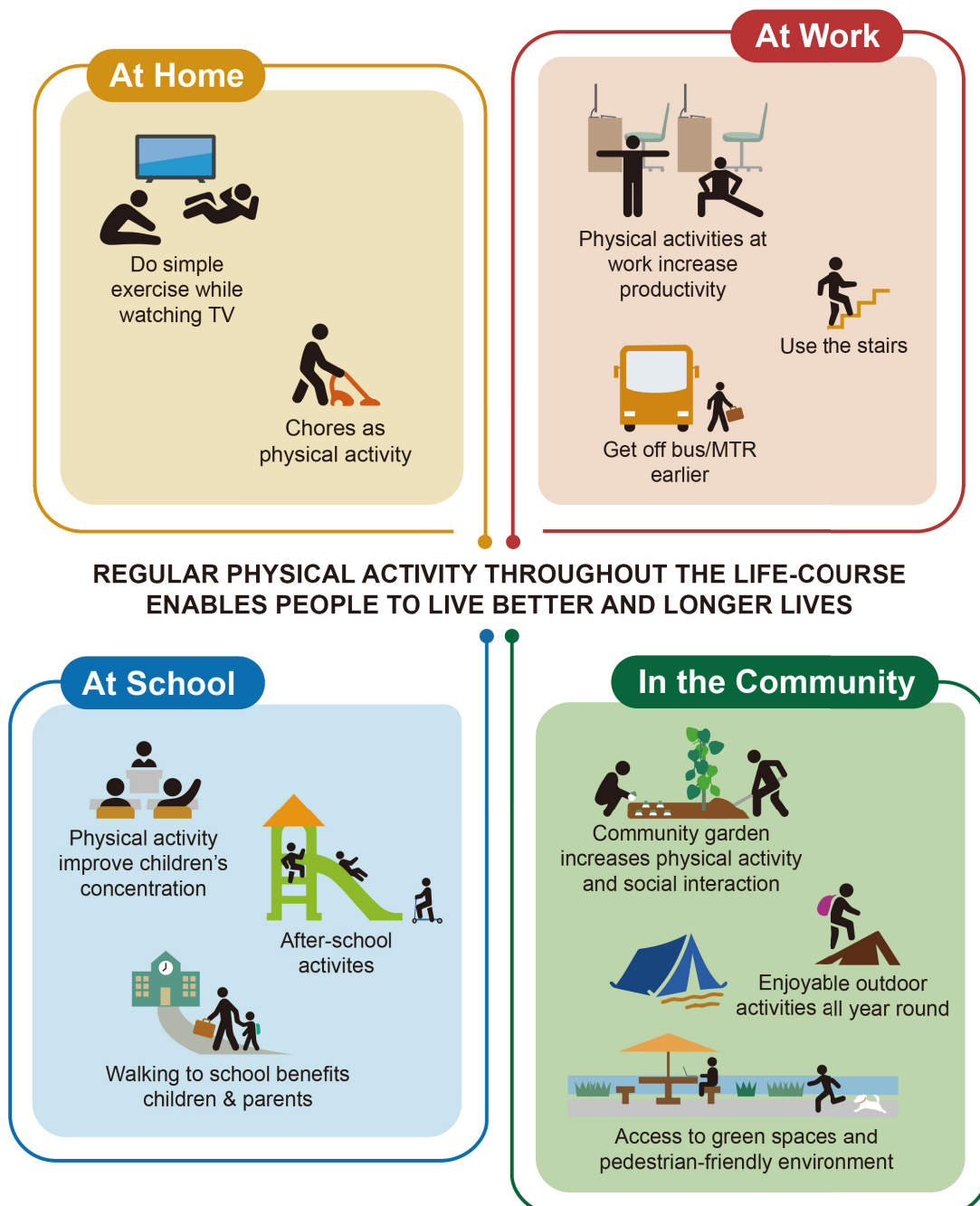
According to the “Global Action Plan on Physical Activities 2018-2030 : more active people for a healthier world” issued by the World Health Organisation, regular physical activity is proven to help prevent and treat non-communicable diseases such as heart disease, stroke, diabetes, breast and colon cancer. It also helps to prevent hypertension, overweight and obesity and can improve mental health, quality of life and well-being. Creating active environment is one of the key strategies recommended by the World Health Organisation to promote regular physical activities through safeguarding the rights of

all people, of all ages, to have equitable access to safe place and spaces, in their cities and communities, in which to engage in regular physical activity.

However, Hong Kong still faces an increasing and unprecedented threat of NCDs. In 2019, the major NCDs accounted for about 53% of all registered deaths in Hong Kong, and caused about 99,800 potential years of life lost before the age of 70. It is evident that spatial planning and urban design are effective upstream measures to combat NCDs.

## What is Active Design

The built environment, where we live, work and play, has an important role in providing everyone with more opportunities to increase physical activity. Incorporating active design into the urban landscape and built environment will help integrate physical activity into everyone's daily routine. For instance, providing inviting streetscapes for pedestrians and cyclists and making internal stairs more visible and attractive can induce people to engage in more physical activities, which in turn will help combat non-communicable diseases such as heart diseases, stroke and diabetes.



*How to make physical activity a part of daily life*



## Study on Active Design for Healthier Lifestyle

The Planning Department commenced the ‘Study on Active Design for Healthier Lifestyle’ in February 2020 to establish the need and opportunities for active design in Hong Kong, with focus on the urban landscape and built environment perspectives; explore how active design can be incorporated in the planning and development process to promote healthy lifestyle; and identify cases to piloting the study recommendations.

## Engagement with Stakeholders

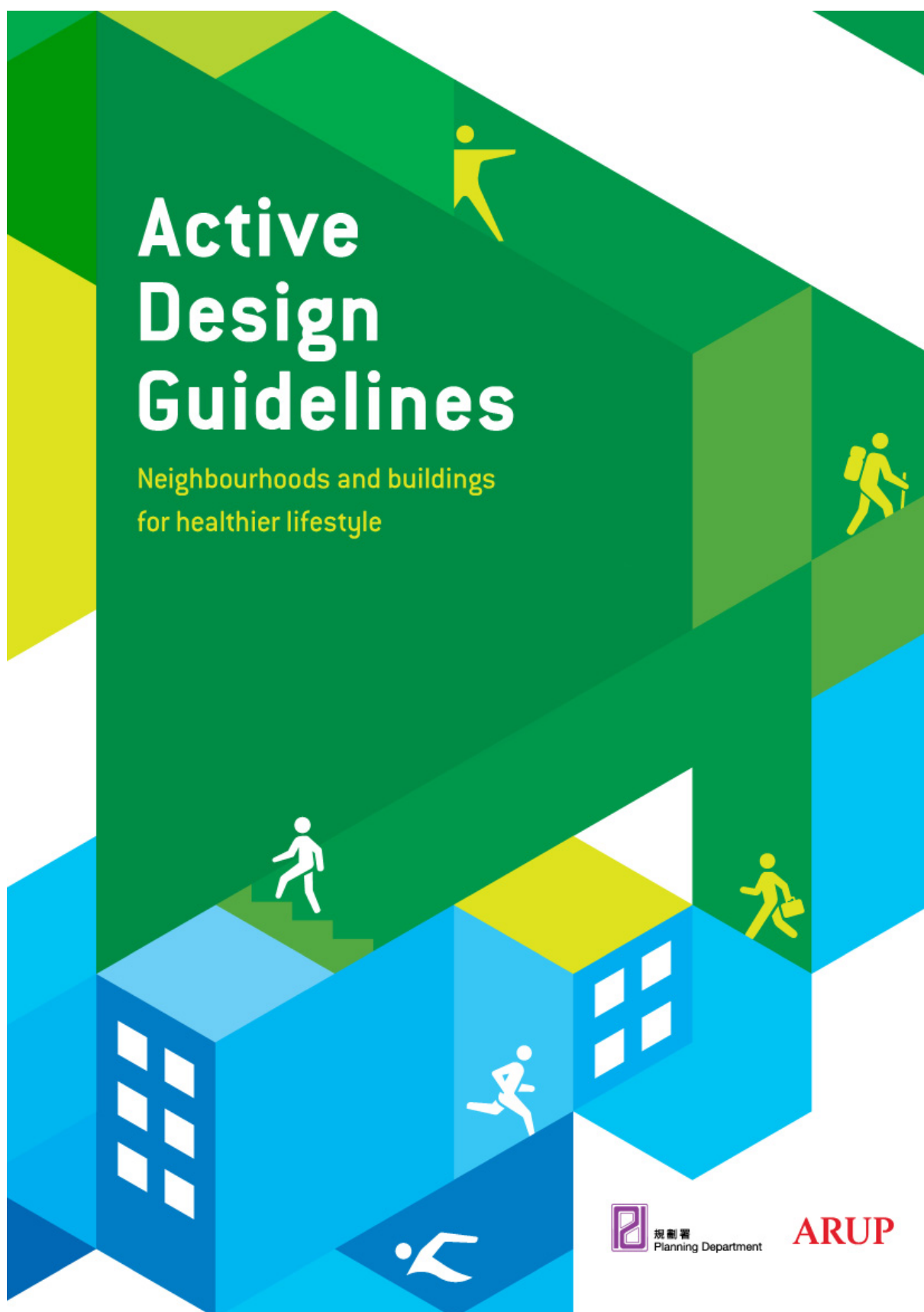
During the study process, we obtained valuable and practical ideas from a range of stakeholders, including non-governmental organisations, academia, certification bodies, professional institutes, development-related organisations and government bureaux/ departments.

## The Active Design Guidelines

Apart from stakeholder engagement, desktop research has been undertaken to identify factors that would be conducive to more physical activity level of Hong Kong people. These factors included flexibility of space, accessibility, inclusiveness, safety, outdoor comfort, etc. An advisory “Active Design Guidelines” (“ADG”) are being drawn up for creating a built environment for all residents of Hong Kong, regardless of age and fitness level, to make more active choices. The “ADG” target at the built environment professionals, relevant government bureaux / departments and related organisations in the public and private sectors who desire to work in collaboration to promote a healthier lifestyle.

The “ADG” are divided into the neighbourhood and building levels with four topics for each level. The key elements of each topic are summarised below.





*The Active Design Guidelines*



## Neighbourhood Level

Active design at the neighbourhood level requires consideration of the provision of active destinations to accommodate both intentional and unintentional activities as well as the access to such destinations. The availability of active destinations, the ease of access thereto and the journey encountered enroute will ultimately help raise the public's awareness of living in an active city with plenty of opportunities to engage in physical activity. Active mode of transport (e.g. walking and cycling) also represents opportunities to incorporate physical activity into daily routine.



The 4 topics at the Neighbourhood Level





# 01

## Active City

Creating an active city is to develop a vision to achieve active design objectives during the early planning and design stage. Clustering and co-location of land uses and developments can create preconditions for walkable and cycleable neighbourhoods. Waterfront areas can be shaped as iconic features of an active city while access and exposure to natural green and blue assets should also be promoted.

*Incorporate active design elements in the early planning and design stage*

# 02

## Active Destinations

Active Destinations create a space where people are attracted to carry out physical and recreational activities. Playful, safe, inter-generational and inclusive design with weather protection and outdoor thermal comfort contribute to an appealing active destination which enables people of all ages and abilities to adopt an active lifestyle.



*Active destination attracts people carrying out different activities*



# 03

## Active Walking Journey

To further increase the likelihood of people visiting the active destination, the walking experience to and from the active destination would be equally important. It is to build on the culture of walking and encourage people to walk more often for sustained distance and along more physically challenging routes, such as via outdoor stairs. The pedestrian environment should be safe and sheltered, with good navigation for pedestrians to orientate themselves.



*Colourful painting and patterns on ground prompts spontaneous activities*



*Provision of bike parking and maintenance tools encourages cycling*

# 04

## Active Mobility

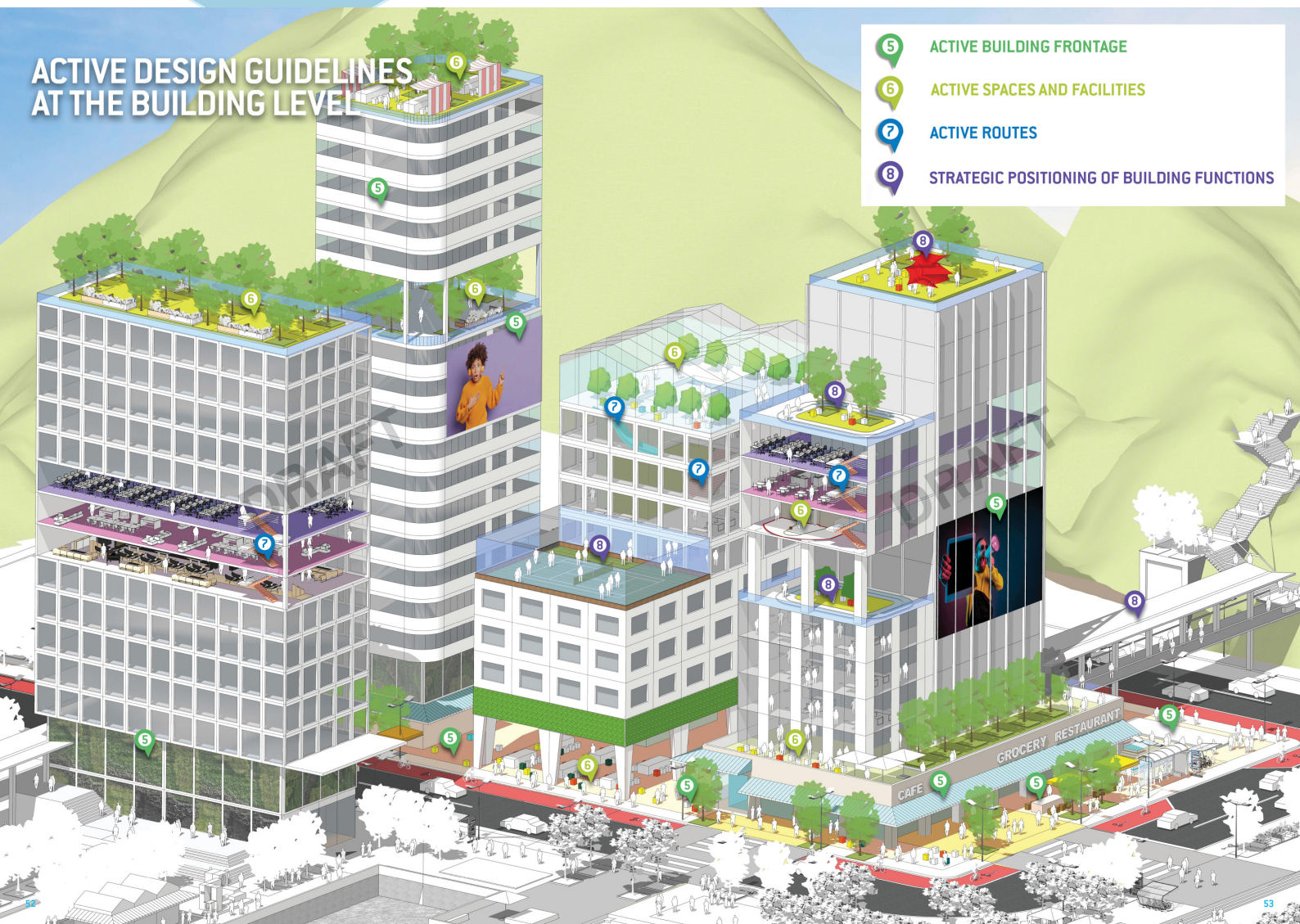
Incorporating active modes of transport such as walking and cycling as part of daily routine can increase physical activity levels. There should be appropriate infrastructures and supporting facilities to encourage walking and cycling as part of daily commutes and to be the first / last mile journey to public transport nodes.

# Building Level

Active design at the building level refers to interventions to a building and development. It requires holistic consideration of the provision and positioning of active spaces and facilities together with active routes within building to encourage building users more movement throughout the day. It also considers that building frontages can contribute to a vibrant and safe pedestrian realm.

## ACTIVE DESIGN GUIDELINES AT THE BUILDING LEVEL

- 5 ACTIVE BUILDING FRONTAGE
- 6 ACTIVE SPACES AND FACILITIES
- 7 ACTIVE ROUTES
- 8 STRATEGIC POSITIONING OF BUILDING FUNCTIONS



*The 4 topics at the Building Level*





*Active building frontage enhances pedestrian experience*

# 05

## Active Building Frontage

Building frontages with vibrant street activities have a high degree of impact on the quality of the pedestrian environment and pedestrian experience. There is positive impact of visually transparent façades in contributing to a vibrant and safe street environment. These elements play a role in creating preconditions for the “Active Walking Journey” as well.

# 06

## Active Spaces and Facilities

Active spaces and facilities within buildings can refer to podium and sky garden, rooftop spaces, exercise and multi-purpose rooms. Provision of active spaces and supporting facilities can create preconditions for more physical activities and active commuting. Flexibility of use, thermal comfort and inter-generational design should be considered in making the spaces at the building level for various physical activities.



*Rooftop space meets demand for different physical exercises*

# 07

## Active Routes

Hong Kong is a vertical city defined by high-rise buildings. As many people live or work in multi-storey buildings, this presents opportunities to encourage building users to take active routes between different destinations and levels within a building or development. There should be integration of different connections to create active routes within a building in order to encourage people to walk more as part of daily intentional and unintentional physical activity.



*Visible stair with natural light encourages movements to different levels*



*Connection with attractive social space increases impact of an active route*

# 08

## Strategic Positioning of Building Functions

The strategic positioning of certain frequently visited or popular destinations at the building level can increase incidental activity which can cumulatively contribute to greater activity levels during the day. Complementary spatial positioning of building functions can also encourage physical activity through the use of active routes.



2030+

## Way Forward

The ADG formulated under the Study serves as a good reference for promoting active design in the planning and development process. To help visualise the application of “ADG”, the Study has identified two pilot cases, one at neighbourhood level (i.e. a walking loop between the MTR Tung Chung Station and the waterfront promenade) and at building level (i.e. a transitional housing project in Hung Hom), to illustrate how the area/site can be transformed into active destinations, active route, and active spaces and facilities, etc. Let’s work together to shape an active Hong Kong and live a healthy life.

# ABOUT PLANNING DEPARTMENT

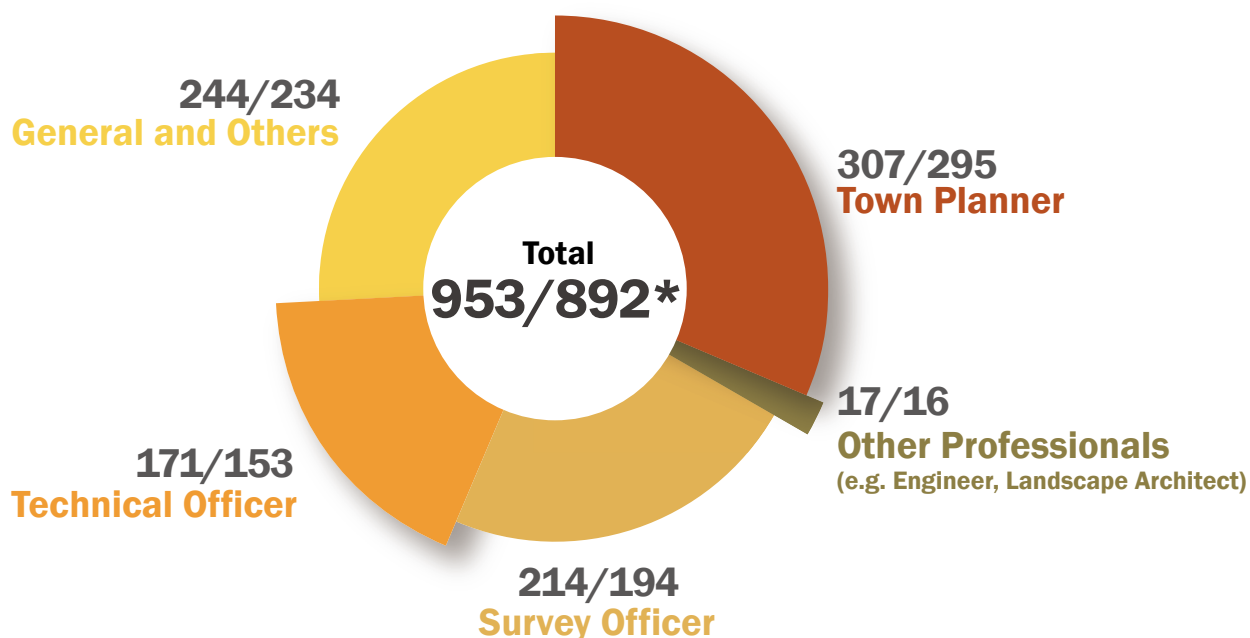






## Organisation

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.

**Conceptual Spatial Framework**

Shenzhen East and Guangdong East Region

Shenzhen East Railway

Guangdong East Railway

NORTHERN METROPOLIS

HARBOUR METROPOLIS

CONCEPTUAL SPATIAL FRAMEWORK

Scale: 0 to 15 km

Legend:

- Urban Centers (城市中心)
- Public Transit Lines (公共交通线路)
- Major Road Networks (主要道路网络)
- Waterways (水道)
- Green Spaces (绿地)
- Industrial Zones (工业 zones)
- Residential Zones (住宅区)
- Commercial Zones (商业区)
- Public Service Facilities (公共服务设施)
- Major Road Projects under Planning and Construction (规划及建设中的主要道路项目)
- Major Road Projects under Construction (建设中的主要道路项目)
- Major Road Projects under Planning and Construction (规划及建设中的主要道路项目)

[illegible][illegible]

Figure 2-1 is a detailed planning and layout plan of the site. The map shows a large, irregularly shaped site divided into a grid of blocks. The blocks are color-coded: purple for residential, green for public green space, yellow for commercial, and blue for water bodies. The site is surrounded by existing urban development. A north arrow is located in the top left corner. A legend on the right side of the map provides details on the symbols and colors used.

**Legend:**

- ① 100m
- ② 200m
- ③ 300m
- ④ 400m
- ⑤ 500m
- ⑥ 600m
- ⑦ 700m
- ⑧ 800m
- ⑨ 900m
- ⑩ 1000m
- ⑪ 1100m
- ⑫ 1200m
- ⑬ 1300m
- ⑭ 1400m
- ⑮ 1500m
- ⑯ 1600m
- ⑰ 1700m
- ⑱ 1800m
- ⑲ 1900m
- ⑳ 2000m
- ㉑ 2100m
- ㉒ 2200m
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- ㉔ 2400m
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- ㉚ 3000m
- ㉛ 3100m
- ㉜ 3200m
- ㉝ 3300m
- ㉞ 3400m
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- ㊱ 3600m
- ㊲ 3700m
- ㊳ 3800m
- ㊴ 3900m
- ㊵ 4000m
- ㊶ 4100m
- ㊷ 4200m
- ㊸ 4300m
- ㊹ 4400m
- ㊺ 4500m
- ㊻ 4600m
- ㊼ 4700m
- ㊽ 4800m
- ㊾ 4900m
- ㊿ 5000m

**Legend:**

- ① 100m
- ② 200m
- ③ 300m
- ④ 400m
- ⑤ 500m
- ⑥ 600m
- ⑦ 700m
- ⑧ 800m
- ⑨ 900m
- ⑩ 1000m
- ⑪ 1100m
- ⑫ 1200m
- ⑬ 1300m
- ⑭ 1400m
- ⑮ 1500m
- ⑯ 1600m
- ⑰ 1700m
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**Legend:**

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- ④ 400m
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- ⑦ 700m
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## 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*

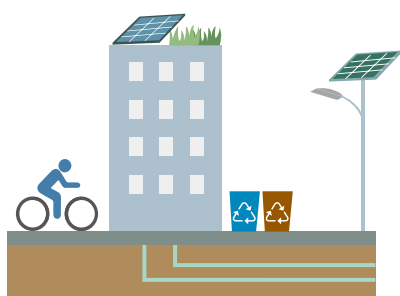
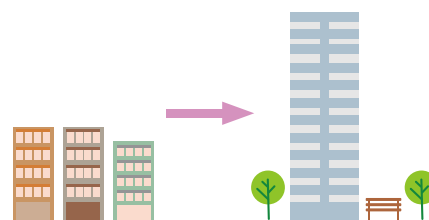


*Land for Government, Institution or Community Facilities*

## 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.





# OUR PERFORMANCE









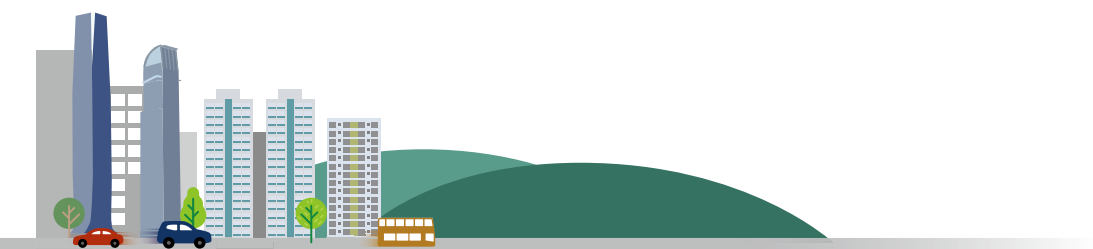
## Award Received

### The Ombudsman's Awards 2021

Our colleague, Mr Ip Chi Tim, Tim received the Ombudsman's Awards (Individual Awards) in 2021 in recognition of his exemplary performance and professionalism in providing quality enquiry services and explaining ordinance requirements to the public.



*The Ombudsman's Award 2021*





## Hong Kong Institute of Planners Awards 2021

### City Gallery Revamping Project

Managed by the department, the City Gallery completed its revamping project and fully opened in May 2021. The project targeted to offer a refreshing and informative visiting experience to the public. It involved furnishing G/F, 3/F and 4/F of the building to make the interior environment more welcoming, to replace obsolete exhibits including those showing coastline and skyline, milestones of planning and infrastructure developments, case studies of sustainable development with interactive and fun elements, and to update and enrich their contents. With a view to reaching out to more people and to enhancing inclusiveness, facilities including indoor navigation mobile application, tactile exhibits, barrier-free reception counter and inclusive bench were provided. Environmental protection elements, such as solar film and water dispenser, as well as measures to cope with the COVID-19 pandemic including applying intelligence sanitizing robot were also incorporated. To strengthen its role as the collaborating platform for exchange of city planning ideas and to engage the public through outreach programmes, City Gallery has extended its services by providing online exhibitions, guided tours, webinars and workshops in addition to the on-site ones. 'The City Gallery Revamping Project' was awarded the Certificate of Merit of the Hong Kong Institute of Planners Awards 2021.



City Gallery

## 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

The City Gallery was fully opened from 8 May 2021 after completion of partial revamping works, which involved enhancement of exhibits and facilities for the G/F, 3/F and 4/F. Notwithstanding that the City Gallery was closed for about four months due to the COVID-19 pandemic and partial revamping works, it still managed to receive a total of 69 333 visitors in 2021. We have provided appointed tour services for different groups, including government departments, schools, universities, institutes, companies, people with disabilities, community centres, elderly groups and local group tours organised by licensed travel agents.



*City Gallery Tour for Summer Interns*





## Events and Activities

Partnering with different organisations, the City Gallery has held thematic exhibitions, ceremonies, seminars targeting at different sectors of the community through both online and onsite platforms. It has also provided a venue for public engagement of planning and infrastructure related studies. Exhibitions and activities held in 2021 included:

Date	Events/ Activities
4 March 2021	Webinar on 'Planning for a Healthy City'
26 March – 11 April 2021	HK SciFest 2021 - Online Exhibition on 'Smart Planning in the Digital Era'
8 – 30 May 2021	Prize Presentation Ceremony & Exhibition on 'Planning and Design Competition on Transitional Housing in Hong Kong'
2 June – 26 July 2021	Exhibition on 'Green Living @ Lantau'
18 June 2021	Webinar on 'Urban Renewal Exploration Centre and Yue Man Square'
25 June 2021	Enriching Knowledge Series for Secondary Geography Curriculum – Seminar on 'Planning and Development of New Development Areas/New Town Extension'
1 – 26 July 2021	Exhibition on 'Planning for a Livable and Healthy City' cum Summer Planning School
5 July 2021	Webinar on 'Planning for a Smart City'
29 July 2021	Webinar on 'Hong Kong Children's Hospital and Kowloon East Initiatives'
30 July – 2 August 2021	Degree Show of the Department of Urban Planning and Design, University of Hong Kong
7 – 25 August 2021	Award Presentation Ceremony & Exhibition on 'The Greater Bay Area Urban Design Awards'
19 – 29 August 2021	Exhibition and Webinar on 'Geographic Information System Applications'
29 August 2021	Book launch & Place-making Event on 'Hong Kong at Eye Level'
3 – 26 September 2021	Exhibition on 'Hong Kong Horizontal Metropolis'

Date	Events/ Activities
11 September 2021	Award Presentation Ceremony on 'Design Competition for a Viewing Platform on a Headland Overlooking Po Pin Chau and Associated Hiking Facilities'
1 – 10 October 2021	Exhibition on 'PT 2.0 Public Toilet Design Competition'
8 October 2021	Webinar on 'The U(Uniqueness) and I(Importance) of Transit-oriented Development'
14 – 31 October 2021	Exhibition on 'Lantau Conservation Fund 2020-2021 and its Approved Project'
20 October – 15 December 2021	Hong Kong Collateral Event at the 17th Venice Biennale International Architecture Exhibition
1 – 10 November 2021	Exhibition and Webinar on 'Smart City Technology'
8 November 2021	Certificate Presentation Ceremony on Registered Professional Planner for Practice in Qianhai
11 – 23 November 2021	Exhibition on 'Sham Chung Haven: Restoring the Relationship between Nature, Ecology and Human'
1 – 14 December 2021	Heritage Fiesta cum Roving Exhibition 2021
9 December 2021	CUSUP/DUPAD 40th Anniversary Event Series: MUP Alumni Sharing Webinar on 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030'
16 – 31 December 2021	Exhibition on 'New Territories Cycle Track Network'
16 December 2021	Guangdong-Hong Kong Cooperation Construction Projects Promotion Conference
22 December 2021	Prize Presentation Ceremony on 'Low Carbon Living Online Quiz Prize'
23 & 29 December 2021	Seminar on 'Common Reasons for Withholding Instruments from Registration'
Every 3rd Saturday and Sunday of each calendar month	The City Gallery Monthly Workshops
August – December 2021	Monthly Visits for Friends of City Gallery





*Planning for a Livable and Healthy City cum Summer Planning School*





*Hong Kong Horizontal Metropolis Exhibition*



*Hong Kong Collateral Event at the 17th Venice Biennale International Architecture Exhibition*







*CUSUP/DUPAD 40th Anniversary Event Series: MUP Alumni Sharing Webinar on 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030'*



*Monthly Visits for Friends of City Gallery*



## City Gallery Monthly Workshop

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

Since the reopening in May 2021, on-site monthly workshop have been resumed at the City Gallery. In December 2021, a Clock Tower Paper Model workshop was organised in collaboration with the Hong Kong Cultural Centre, the Antiquities and Monuments Office and the Hong Kong Observatory, as part of the 'Centenary of the Bell – Resonance of Time' event.



City Gallery Monthly Workshop



'Centenary of the Bell – Resonance of Time' Clock Tower Paper Model Workshop



## Engagement Programmes

Apart from being an exhibition venue, the City Gallery has strengthened its role as a platform for different cohorts through various programmes. The City Gallery continues to collaborate with the Hong Kong Federation of Youth Groups to engage youngsters to provide onsite docent services to visitors during weekends and public holidays under the Hong Kong Young Ambassador Scheme.



*Hong Kong Young Ambassador Scheme*

## Enhanced Communication via Social Media

In 2021, the City Gallery Facebook Fan Page had over 2 962 407 views. We also promote the events and activities of the City Gallery via Instagram. We will continue making use of the social media platform to enhance communication with the public.



## Environmental Performance

### Environmental Policy

We are committed to contributing to environmental sustainability and promoting a better environment for the community of Hong Kong through the formulation of planning policies and standards, the preparation and implementation of town plans as well as the promotion of green office practices in the Department. To maintain a high standard of environmental performance, we adopt the following environmental initiatives:

- taking full account of the environmental implications of all planning activities;
- facilitating the achievement of a quality built environment and protection of the natural environment; and encouraging environmentally responsible development;
- enforcing the Town Planning Ordinance against unauthorised developments which result in adverse environmental impacts;
- complying with the requirements of relevant environmental protection ordinances;
- promoting public awareness on environmental sustainability issues;
- cultivating a clean, tidy healthy and safe office environment; promoting and implementing green housekeeping measures; and raising staff awareness of their environmental responsibilities through training and publicity programs; and
- regularly reviewing the environmental aspects and impacts of our planning activities and office practices; and building up the Department's environmental management system.





## Environmental Management System

The Department applies an Environmental Management System to undertake the planning, implementation and monitoring of the Department's environmental initiatives and programme in a coordinated way.

### Planning Department Management Committee

- to provide directives on environmental policy of the Department.

### Environmental Management Committee

- to assist in building up the Department's environmental management system by reviewing the environmental policy for approval by the Planning Department Management Committee; and reviewing, implementing and monitoring environmental actions including environmental objectives, targets and programmes;
- to monitor and undertake management review on the performance of the Department's environmental actions in the aspects of its business and office operations;
- to assess and advise on training requirement on environmental awareness and practices;
- to report the environmental performance of the Department; and
- to oversee the work of the Green Housekeeping Committee of the Department.

### Green Housekeeping Committee

- to introduce and oversee the implementation of green housekeeping measures of the Department; and
- to disseminate environmental information of the Environmental Management Committee.

## Green Housekeeping Measures

Planning Department Green Housekeeping Committee (the Committee) continues its efforts in promoting and introducing new green initiatives in the office and enhancing staff's environmental awareness.

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 2021 is set out below:

- a decrease of 3.94% in consumption of paper as compared to 2020.

Other green measures included:

- 427 used toner cartridges disposed of by trade-in;
- 27 420 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 2021, about 11 994 ha of land in the territory (or 20% of land within statutory plans) fall within the following conservation-related zones on the relevant statutory plans: 'Conservation Area', 'Site of Special Scientific Interest', 'Country Park', 'Coastal Protection Area', and 'Other Specified Uses' annotated 'Comprehensive Development to include Wetland Restoration Area'; 'Comprehensive Development and Wetland Enhancement Area'; and 'Comprehensive Development and Wetland Protection Area'.





## Planning Enforcement against Unauthorised Developments

Unauthorised developments (UDs) have led to environmental degradation in the rural New Territories and caused nuisance to the local communities. Problems incurred such as flooding, environmental pollution, traffic congestion have posed threat to public safety. Enforcement and prosecution actions against the UD are essential to help prevent further degradation of the rural environment (see **Appendix 3** for summary of enforcement and prosecution actions in 2021). 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 on Planning Department's website. Such information on planning control including the prosecution action has helped to enhance public understanding and add deterrence on UD.



*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 2021, a total of 16 sustainability assessments were conducted.

## Social Performance

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

### Fight against the Epidemic

Staff members of all ranks and grades of the Department stand together to fight the epidemic. They participated in various anti-epidemic works, which included participating in restriction-testing declaration (RTD) operations, distributing anti-epidemic service bags, assisting in tracing contacts of COVID-19 cases with an aim to reducing the risk of transmission of COVID-19 in the community. We also actively supported the fund raising activity for the needy persons.

Staff members of the Department participated in a number of RTD operations. They conducted home visits, distributed anti-epidemic supplies, handled public enquiries and requests, assisted in registration and contacted the households after the test results were available.



*Staff members of the Department participated in the RTD operation*





*Director of Planning and staff members of the Department participated in the anti-epidemic operations*

Staff members from the Department including Director of Planning, Mr Ivan Chung, joined colleagues from the Development Bureau and the departments under its purview to distribute anti-epidemic service bags to residents including grassroots families in Quarry Bay.

The Department deployed a total of 50 staff members to render support to the Contact Tracing Office at Kai Tak Community Hall. They have assisted in tracing contacts of COVID-19 cases, thereby reducing the spread of the virus in the community.



*Staff members of the Department assisted in tracing contacts of COVID-19 cases*

Staff members of the Department also actively supported the fund raising activity, organized by the Hong Kong Institute of Planners (HKIP), to purchase anti-epidemic materials for the needy persons.



*A cheque was presented to the representative of the HKIP*





## Public Engagement

The Department and the Civil Engineering and Development Department jointly commissioned the Study on the Artificial Islands in the Central Waters (the Study) in June 2021. As at end-2021, a total of 25 meetings with stakeholders and concerned groups were held to gather their views and support to the Study. One Joint Professional Forum and one Young Professional Workshop were also organised to provide opportunities for the participants to discuss and exchange ideas on various subjects relating to the Study. Such continuous stakeholder engagement will be undertaken throughout the study process. A public engagement exercise is tentatively scheduled to be held within 2022.

For the 'Study on Active Design for Healthier Lifestyle - Feasibility Study', a total of 3 stakeholder engagement events were held in May and June 2021 to collect views of the draft 'Active Design Guidelines' from the experts in the field, professional institutes, developer associations and certification body.

## Planning Department Outreach Programme

The 2021-22 Outreach Programme commenced in September 2021 to tie in with the school year. During school visits, we staged a mini-exhibition on 'Planning for a Liveable and Healthy Hong Kong' using the Mobile Exhibition Centre (MEC) and provided the school with an information kit. School talks relating to town planning topics were provided to secondary schools for selection. As for visits to primary schools, a brief talk on planning and a modelling workshop were provided.

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

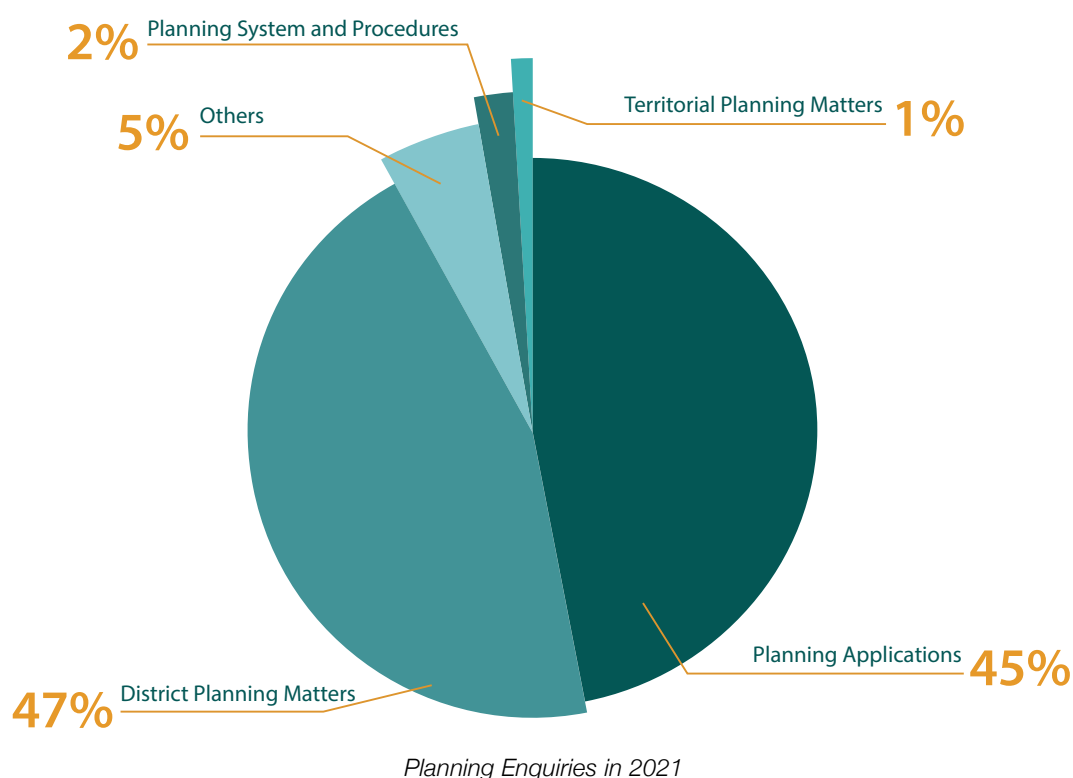
Notwithstanding the COVID-19 pandemic outbreak, we still managed to make 58 visits/sharings to universities, secondary schools, primary schools and special-aided schools, and staged exhibitions at 8 public venues.



*Roving Exhibition in Shopping Centre*

## Planning Enquiries

In 2021, the Department handled 8 967 oral enquiries by telephone or in person, and 1 150 straightforward and 814 complicated written enquiries. We handled 45 applications for information under the Code on Access to Information, and replied to 1 171 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.



## Expos

In 2021, the Department participated in the Hong Kong Trade Development Council Education & Careers Expo 2021 and the Eco Expo Asia 2021.

## Summer Planning School

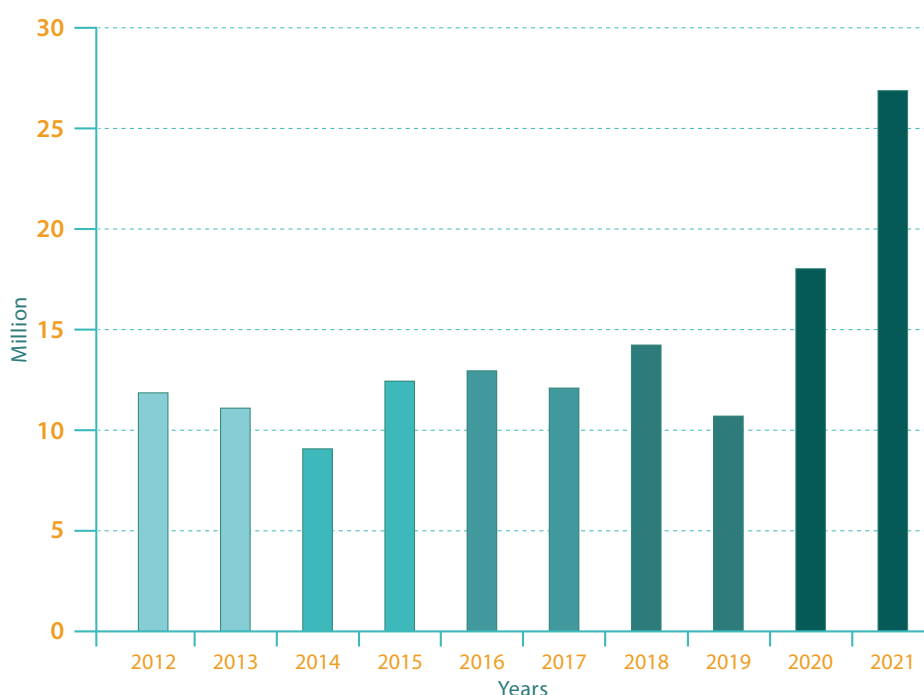
In July 2021, the Department conducted a one-month Summer Planning School in the City Gallery, with about 3 000 members of the public, including secondary and primary school students, joining the programme.





## Planning Department Website

The website of the Department (<https://www.pland.gov.hk>) contains a lot of useful information which recorded 26 879 619 hits in 2021.



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

## Our Staff

### Staff Development

To widen our staff's exposure and keep them abreast of the current issues and global trends on planning development, we undertook the following activities in 2021:

- 3 555 members of staff attended 188 job-related courses and seminars organised by the Department;
- 1 998 members of staff attended courses and seminars run by the Civil Service College and other government bureaux/departments;
- 100 members of staff attended 24 Occupation Safety and Health related courses and seminars run by the Civil Service College and other government bureaux/departments;
- 28 members of staff attended 8 local conferences; and
- 20 members of staff attended five online overseas conferences/seminars (including REAL CORP 2021, the buildingSMART International Virtual Summit Autumn 2021, the Walk21 International Conference, the 57th IFLA World Congress 2020, and the 2020/21 Annual National Planning Conference) and a duty visit to Mainland China.

## Staff Relations and Welfare

We maintain close communication with our staff by:

- holding Departmental Consultative Committee meeting with representatives from 26 grades at regular intervals to provide a channel of communication between the staff and the management;
- having meetings with representatives of staff associations to discuss issues of concern to staff; and
- publishing a staff newsletter, 'Planning Voice', to report achievements, news and views of staff.



Planning Voice

## Caring Organisation Logo

The Hong Kong Council of Social Service awarded the Caring Organisation Logo (2021-22) 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



Awarded by Labour and Welfare Bureau

## Inclusive Organisation Logo

The Department continued to participate in the Talent-Wise Employment Charter and Inclusive Organisations Recognition Scheme and implementation of measures to promote the employment of persons with disabilities.



## Promoting Employment of Persons with Disabilities

In 2021, there were 17 people with disabilities employed by the Department. The Department will continue to provide equal employment opportunities to persons with disabilities with a view to facilitating their integration into the community.

## Mental Health Friendly Organisation

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



*Mental Health Friendly Organisation*

## Planning Department Directorates' Greetings





## Awards / Commendations

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

In 2021, 16 and 2 officers were presented with 30 and 40 Years' Meritorious Service Certificates respectively in recognition of their long and meritorious services.



Long and Meritorious Service Award Scheme

(ii) Commendation Scheme

In 2021, 3 officers with outstanding services were granted Departmental Commendation Letters.



Commendation Scheme

## Community Services / Activities

During the year, the Department participated in a variety of community services / activities.

Organiser	Event
The Community Chest	Skip Lunch Day
	Green Low Carbon Day
	Love Teeth Day
	Dress Casual Day



## Economic Performance

### Territorial Planning

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

To support economic development, we have commissioned the 'Review of Land Requirement for Market-driven Economic Uses' in January 2021 to update the demand forecast and land requirement for various market-driven economic uses in Hong Kong.

We have completed the 2020 Area Assessments of Industrial land in the Territory. The Area Assessment has 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.

We continued to monitor the interaction between Hong Kong and the Mainland. A new 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 data collection via face-to-face interviews with a well-structured questionnaire for goods vehicle trips and passenger trips were carried out in mid- and end-2021 respectively despite the COVID-19 pandemic. The Survey is scheduled for completion 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 2021, the Department processed 64 statutory plans that were submitted to the TPB or gazetted, including 31 outline zoning plans involving zoning/rezoning land for residential use. The Department also processed 8 662 representations, comments and further representations in 2021. In 2021, the Department processed 1 134 applications for planning permission, 70 applications for amendments to statutory plans, 1 565 applications for amendment to approved schemes, 8 170 development proposals and 1 722 lease conditions/modifications and short term tenancies/waivers. All these proposals when completed would contribute to the development of the territory.

# APPENDICES

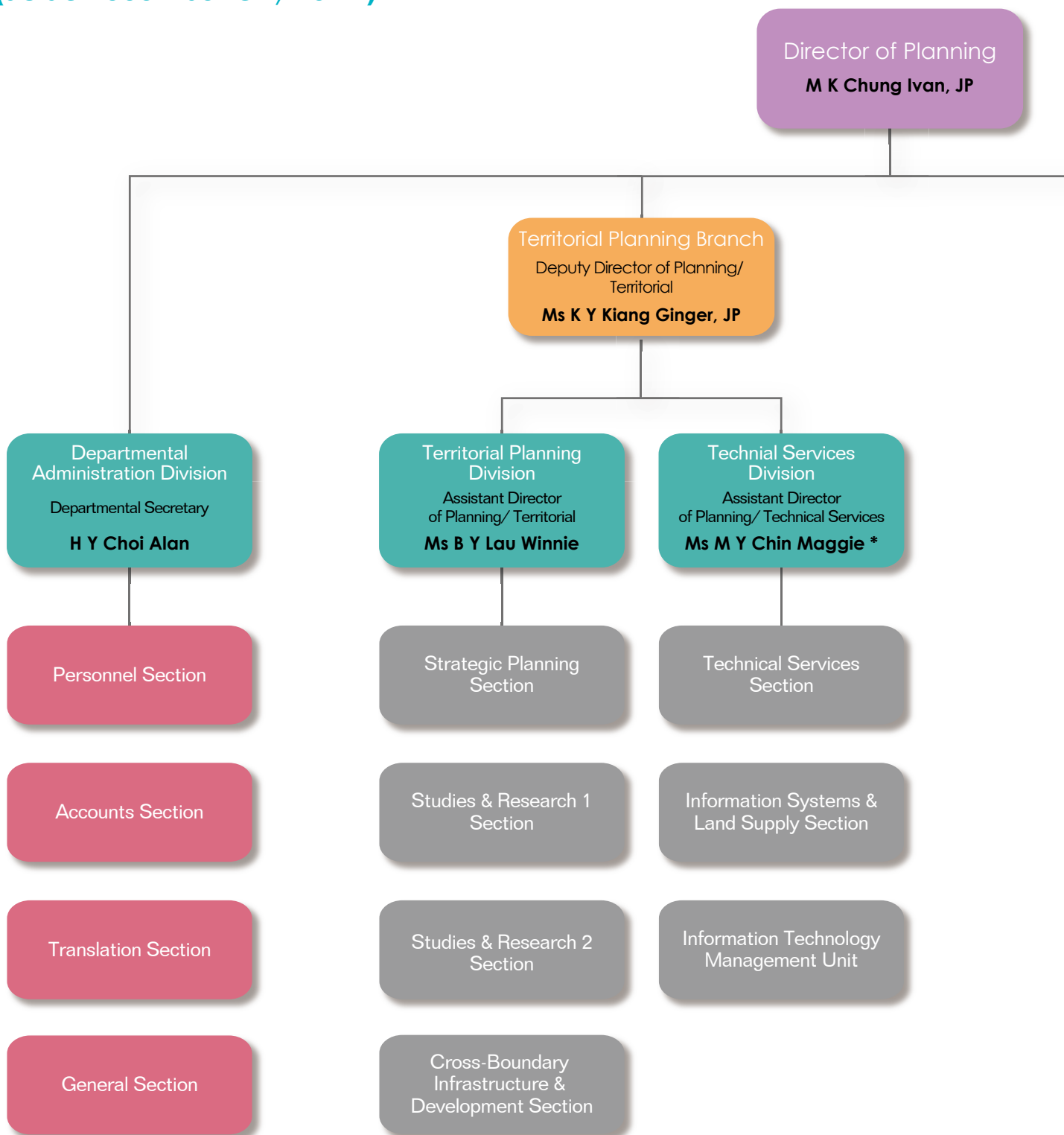






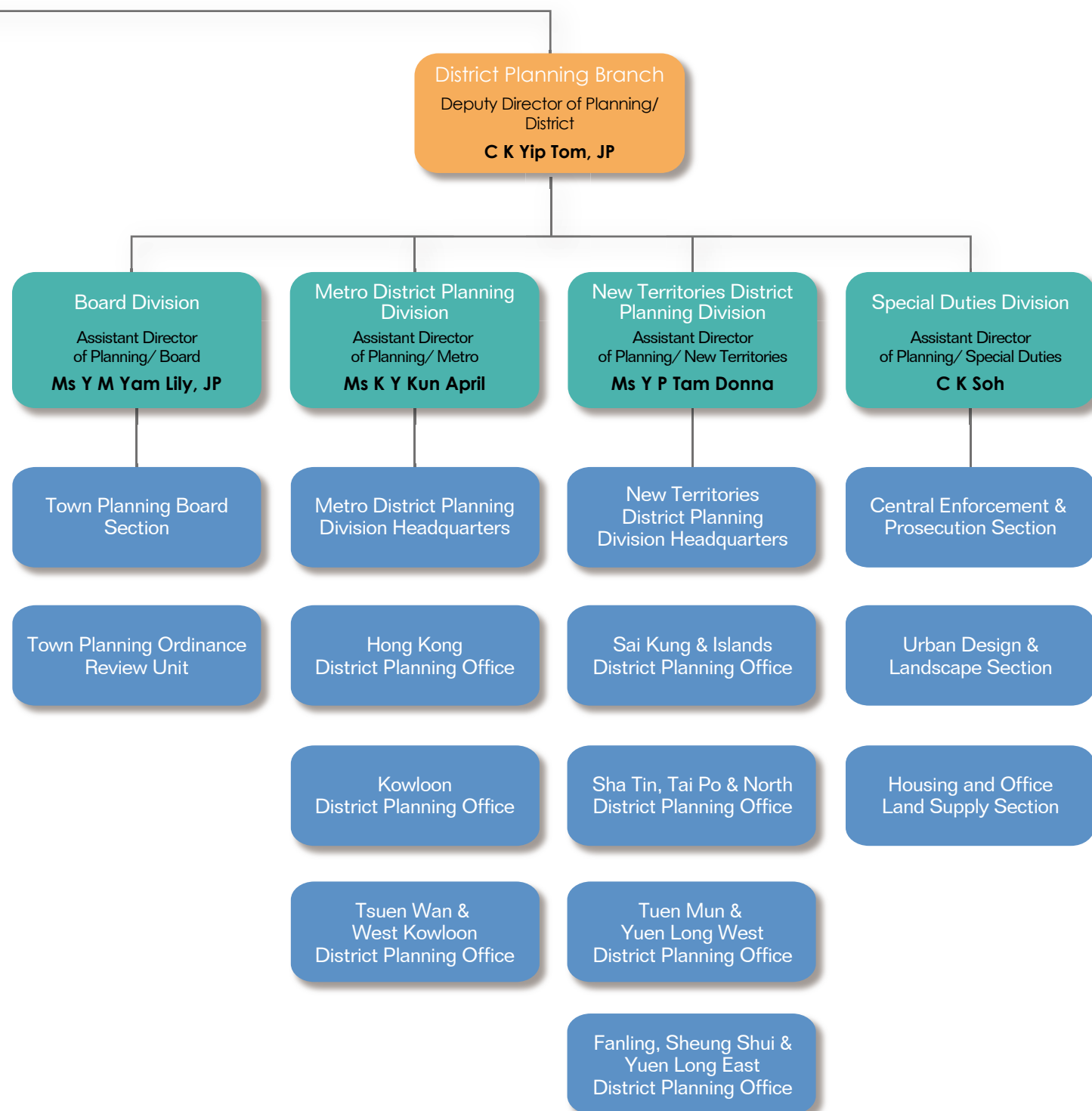
## Appendix I

### Organisation Chart of the Planning Department (as at December 31, 2021)



\* Departmental Complaints Officer





## Appendix 2

### Major Consultancy Studies being undertaken by the Planning Department in 2021



Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas – Feasibility Study



Transport and Land Use Assessment for 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030'



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



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





Enhancement of Cross-boundary Transport Model – Feasibility Study



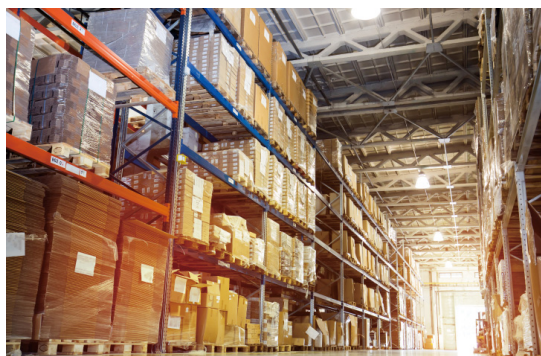
2020 Area Assessments of Industrial Land in the Territory



Study on Active Design for Healthier Lifestyle - Feasibility Study



Reimagining Public Spaces in Hong Kong - Feasibility Study



Review of Land Requirement for Market-driven Economic Uses



Study on Artificial Islands in the Central Waters



Cross-boundary Travel Survey 2021



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



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



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



## Appendix 3

### Statistics of Enforcement and Prosecution Actions Undertaken in 2021

In 2021, the Central Enforcement and Prosecution Section of the Department investigated a total of 2 204 suspected unauthorised developments (UDs) in the rural New Territories. Among these, 536 were confirmed to be UD. After taking enforcement and prosecution actions, 387 UD (covering about 77 hectares of land) were discontinued. Moreover, a total of 35 UD cases (covering about 7 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 2021 after Enforcement Actions by Geographical District

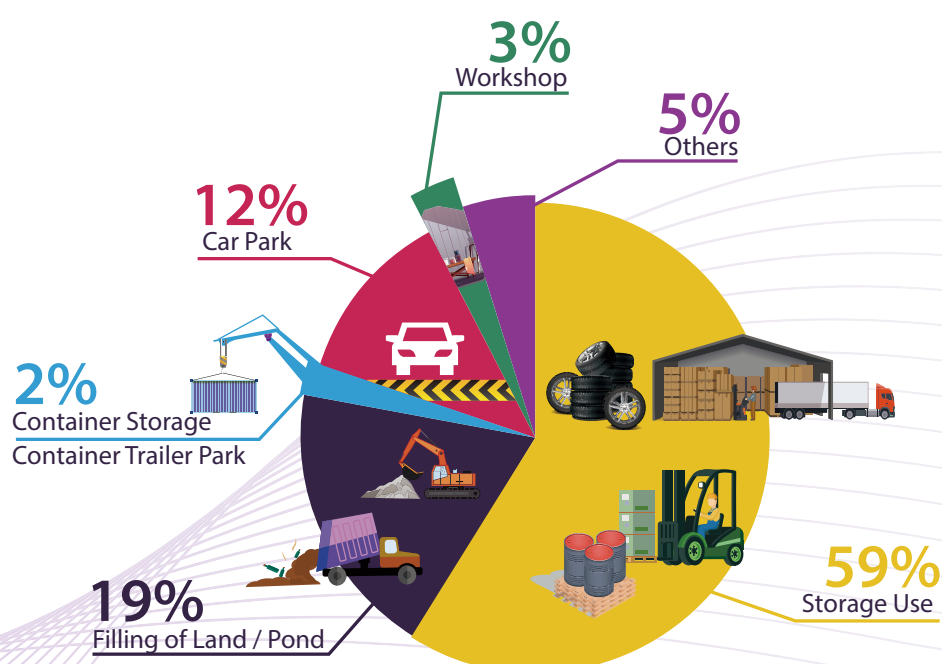
Geographical District	No. of Discontinued Cases (ha)	No. of Cases Obtained Planning Permission (ha)
North West New Territories	225 (49.85)	27 (6)
North East New Territories	121 (21.03)	6 (0.9)
Sai Kung	30 (5.59)	2 (0.44)
Islands	11 (0.77)	—
Total	387 (77.24)	35 (7.34)

In 2021, enforcement actions were being taken against 745 UD. The geographical distribution of these UD (with land area involved) by type is shown in **Table 2** while **Chart 1** indicates the percentage of UD by type.

**Table 2 Number of Unauthorised Developments Enforced (with Land Area Involved) by Geographical District and Type in 2021**

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	222 (45.7)	39 (11.9)	5 (7.3)	38 (10)	13 (0.9)	21 (5.1)	338 (80.9)
North East New Territories	195 (31.9)	79 (33.3)	12 (2.9)	46 (8.6)	6 (0.7)	15 (4.8)	353 (82.2)
Sai Kung	14 (2.5)	22 (4.1)	—	9 (1.8)	—	2 (1.8)	47 (10.2)
Islands	5 (0.2)	1 (0.5)	1 (0.1)	—	—	—	7 (0.8)
Total	436 (80.3)	141 (49.8)	18 (10.3)	93 (20.4)	19 (1.6)	38 (11.7)	745 (174.1)

**Chart 1 Distribution of Unauthorised Developments by Type in 2021**





In 2021, 2 408 warning letters/reminders, 2 272 enforcement notices, 879 reinstatement notices, 0 stop notices and 3 158 compliance notices were issued to responsible persons of UD's (**Table 3**).

**Table 3      Number of Warning Letters / Reminders and Notices Issued in 2021 by Geographical District**

<b>Geographical District</b>	<b>Warning Letter / Reminder (No. of Cases)</b>	<b>Enforcement Notice (No. of Cases)</b>	<b>Reinstatement Notice (No. of Cases)</b>	<b>Compliance Notice (No. of Cases)</b>
<b>North West New Territories</b>	<b>1 194 (288)</b>	<b>1 165 (204)</b>	<b>293 (74)</b>	<b>2 017 (322)</b>
<b>North East New Territories</b>	<b>999 (226)</b>	<b>919 (130)</b>	<b>476 (82)</b>	<b>772 (182)</b>
<b>Sai Kung</b>	<b>165 (29)</b>	<b>140 (21)</b>	<b>100 (14)</b>	<b>276 (36)</b>
<b>Islands</b>	<b>50 (12)</b>	<b>48 (8)</b>	<b>10 (2)</b>	<b>93 (14)</b>
<b>Total</b>	<b>2 408 (555)</b>	<b>2 272 (363)</b>	<b>879 (172)</b>	<b>3 158 (554)</b>

Note:

There are no Stop Notices issued in 2021 in all geographical districts.

On prosecution action, 168 summonses in respect of 71 cases were laid in 2021. 179 defendants in respect of 91 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 2021**

Convicted Under	No. of Defendants Convicted	No. of Cases	Range of Fine Per Defendant	Average Fine Per Defendant
s.23(6)	179	91	\$1,000 - \$303,200	\$40,671
Total	179	91	—	—

Note:

There are no defendants convicted under s.20(7), s.20(8) and s.22(8) in 2021.



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