

## Head 118 — PLANNING DEPARTMENT

**Controlling officer:** the Director of Planning will account for expenditure under this Head.

<b>Estimate 2000–01</b> .....	<b>\$443.2m</b>
<b>Establishment ceiling 2000–01</b> (notional annual mid-point salary value) representing an estimated 836 non-directorate posts at 31 March 2000 reducing by 11 posts to 825 posts at 31 March 2001 .....	<b>\$303.5m</b>
In addition there will be an estimated 30 directorate posts at 31 March 2000 and at 31 March 2001.	
<b>Capital Account commitment balance</b> .....	<b>\$32.8m</b>

### Controlling Officer's Report

#### Programmes

<p><b>Programme (1) Territorial and Sub-regional Planning</b></p>	<p>This programme contributes to Policy Area 21: Transport (Secretary for Transport), Policy Area 22: Buildings, Lands and Planning (Secretary for Planning and Lands) and Policy Area 31: Housing (Secretary for Housing).</p>
<p><b>Programme (2) District Planning</b>  <b>Programme (3) Ordinance Review</b>  <b>Programme (4) Town Planning Information Services</b>  <b>Programme (5) Technical Services</b></p>	<p>These programmes contribute to Policy Area 22: Buildings, Lands and Planning (Secretary for Planning and Lands).</p>

#### Detail

##### Programme (1): Territorial and Sub-regional Planning

	1998–99 (Actual)	1999–2000 (Approved)	1999–2000 (Revised)	2000–01 (Estimate)
Financial provision (\$m)	92.9	102.2 (+10.0%)	123.8 (+21.1%)	<b>114.1 (–7.8%)</b>

#### Aim

2 The aim is to provide guidance and direction for long-term future development and investment in Hong Kong through the formulation, monitoring and revision of territorial and sub-regional planning policies and development strategies for the territory.

#### Brief Description

3 The Strategic Planning Section, the Sub-regional Planning Section and the Planning Standards and Studies Section of the Territorial and Sub-regional Planning Branch are responsible for the preparation and review of territorial and sub-regional development strategies. The Housing and Land Supply Section and the Housing Task Force Section are responsible for matters contributing to meeting the Chief Executive's flat production target and the implementation of the recommendations of the Steering Committee on Land Supply for Housing (HOUSCOM). Their work involves:

- preparation and revision of the Territorial Development Strategy;
- formulation and revision of planning standards and guidelines;
- carrying out planning studies and research at territorial and sub-regional levels;
- preparation and revision of the sub-regional development strategies;
- conducting site searches for territorial and sub-regional facilities;
- formulation and revision of the Port Development Strategy;
- undertaking research, analysis and studies to establish past trends and forecast future development directions to guide development and investment in Hong Kong;
- undertaking studies to assess the future housing demand and land supply, and redevelopment potential in the territory; and
- providing planning inputs on all matters relating to the delivery of housing sites for development.

4 In 1999, the department completed stages 1 and 2 of the feasibility study for additional cross-boundary road links. A new round of review of the Territorial Development Strategy was commenced. The department was also heavily engaged in maintaining the momentum of its work on the sub-regional development strategies and in monitoring the

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demand and supply of housing land. Management of various consultancy studies, undertaking associated public consultation exercises and providing inputs to strategic and related studies by other government departments also took up substantial staff time and resources. As a result, a number of reviews of planning standards and other major planning studies had to be entrusted to consultants.

5 The key performance measures in respect of territorial and sub-regional planning are:

### *Indicators*

	1998 (Actual)	1999 (Actual)	2000 (Estimate)
surveys, reports, papers and study projects conducted and produced for territorial and sub-regional planning strategies including development statements.....	141	272	220
forecasts, reports and papers produced relating to matters on population distribution, housing and land supply .....	213	256	240
reports and papers produced relating to investigation of development opportunities arising from proposed strategic railway projects.....	4	2	4
site searches conducted for uses of territorial and sub-regional significance.....	31	32	40
planning standards and guidelines formulated or revised .....	5	5	8

### *Matters Requiring Special Attention in 2000–01*

6 During 2000–01, the department will:

- continue its work on formulating an up-to-date Territorial Development Strategy, to be called ‘Hong Kong 2030 : Vision and Development Strategy’, to provide a framework for guiding the physical development of Hong Kong up to year 2030;
- complete the consultancy study on ‘Sustainable Development for the 21st Century’ and take follow-up action, including enhancing public awareness on sustainability;
- assess the future housing demand and land supply for housing;
- review the industrial and agricultural zones and identify suitable alternative uses where appropriate;
- monitor the supply of long-term housing sites/areas in the HOUSCOM 13-year flat production programme;
- manage the Planning and Development Studies on Northwest New Territories, Northeast New Territories, and Hong Kong Island South and Lamma Island;
- complete the sub-regional development strategy reviews for Southeast and Southwest New Territories;
- complete Stage II Study on Review of Metroplan and the related Kowloon Density Study Review, including the Harbour Plan; and
- manage three new planning studies respectively on Landscape Value Mapping of Hong Kong, Planning for Pedestrians, and Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon/Tsim Sha Tsui Area.

### **Programme (2): District Planning**

	1998–99 (Actual)	1999–2000 (Approved)	1999–2000 (Revised)	2000–01 (Estimate)
Financial provision (\$m)	236.9	262.0 (+10.6%)	230.0 (–12.2%)	231.5 (+0.7%)

### *Aim*

7 The aim is to provide a rational pattern of land use to promote and direct development in the different parts of the territory and to execute statutory and non-statutory town planning functions.

### *Brief Description*

8 The District Planning Offices, the Metro Group Section, the New Territories Headquarters and the Urban Renewal Division of the District Planning Branch undertake forward planning, development control and planning for urban renewal in various planning districts. The Central Enforcement and Prosecution Section enforces the Town Planning Ordinance. The Town Planning Board (TPB) Section provides technical and secretarial services to the TPB and its Planning Committees (PCs). Their work involves:

- preparing and revising statutory and non-statutory plans in the territory;

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- processing objections to statutory plans;
- processing planning applications and reviews;
- preparing planning briefs, planning studies, reports and programmes;
- conducting site searches for uses of district and local significance;
- processing other development proposals including schemes and proposals of the Land Development Corporation (LDC) or the future Urban Renewal Authority (URA);
- liaising with the LDC or the future URA and other redevelopment agencies on urban renewal matters and providing input to the formulation of an urban renewal policy and strategy;
- undertaking enforcement and prosecution action against unauthorised development under the Town Planning Ordinance;
- providing planning input to the coordinated effort of tackling the problems of unauthorised developments and other non-conforming uses in the New Territories;
- co-ordinating all submissions to the TPB, its PCs and the Executive Council; and
- handling planning appeals and judicial reviews relating to statutory planning procedures.

9 In 1999, the department concentrated its efforts in dealing with a large number of objections to statutory plans and planning applications. Work on enforcement and prosecution against unauthorised developments continued, with 865 enforcement notices and three reinstatement notices issued, and 45 defendants in respect of 20 cases successfully convicted. The department completed the Urban Renewal Strategy Study, providing input to the then Planning, Environment and Lands Bureau for the formulation of an urban renewal strategy.

10 The key performance measures in respect of district planning are:

### *Targets*

	Target	1998 (Actual)	1999 (Actual)	2000 (Plan)
applications for amendments to statutory plans processed within 3 months(%) .....	85	87	94	85
outcome of applications for minor amendments to approved schemes notified in writing within 6 weeks(%) ....	85	94	95	85
outcome of decisions on compliance with approved conditions in relation to master layout plan submissions notified in writing within 6 weeks(%) ....	85	99	86	85
development proposals processed within 3 months(%).....	90	93	100	90
complaints on alleged unauthorised development investigated within 4 weeks(%) .....	90	97	100	90

### *Indicators*

	1998 (Actual)	1999 (Actual)	2000 (Estimate)
statutory plans submitted/gazetted and applications for amendments to statutory plans processed .....	153	268	240
objections to statutory plans processed .....	544	3 631	2 135
applications for minor amendments to approved schemes processed.....	17	20	35
development proposals, non-statutory plans, planning briefs and district planning studies produced or revised .....	888	649	900
site searches conducted for uses of district or local significance .....	135	101	120
planning applications processed .....	832	822	980
reviews handled.....	163	60	115
Town Planning Appeal Board cases handled .....	3	5	6
lease conditions/modifications, short term tenancies/waivers processed .....	2 564	1 385	2 000
reports on alleged unauthorised development investigated .....	608	834	600
enforcement/stop/reinstatement notices issued.....	1 376	868	810
cases of reinstatement work undertaken .....	3	1	5
prosecutions/reviews in magistracy and appeals handled.....	78	45	60

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	1998 (Actual)	1999 (Actual)	2000 (Estimate)
judicial reviews handled .....	2	1	2

### *Matters Requiring Special Attention in 2000–01*

**11** During 2000–01, the department will:

- produce plans to guide development in the new towns, the strategic growth areas, the new urban reclamation areas, the new tourism areas, the existing main urban areas and the rural areas;
- revise existing district plans to meet changing requirements, and to achieve the objectives defined in the Territorial Development Strategy and sub-regional development strategies;
- continue with enforcement action against unauthorised developments in the rural New Territories; and
- assist in the setting up of the URA.

### **Programme (3): Ordinance Review**

	1998–99 (Actual)	1999–2000 (Approved)	1999–2000 (Revised)	2000–01 (Estimate)
Financial provision (\$m)	4.0	4.8 (+20.0%)	5.3 (+10.4%)	5.1 (–3.8%)

### *Aim*

**12** The aim is to keep the Town Planning Ordinance (TPO) under review and initiate amendments to achieve a more open and efficient planning system and better development control in keeping with changing needs and circumstances.

### *Brief Description*

**13** The Ordinance Review Unit of the Technical Services Division is responsible for keeping the TPO under review. This work involves:

- reviewing the existing statutory planning system and practice;
- formulating proposals and preparing drafting instructions for any amendments to the existing Ordinance;
- undertaking work related to the proposed new Town Planning Bill; and
- carrying out public consultation.

**14** In 1999, the department conducted a series of briefings on the proposed provisions in the Town Planning Bill for key stakeholders including Members of the Legislative Council (LegCo), political parties, and various planning-related statutory and non-statutory bodies. The Bill, proposing a comprehensive package of changes to the existing TPO, was being finalised to take due account of the stakeholders' comments prior to introduction into the LegCo in the 1999–2000 session.

**15** The key performance measures in respect of ordinance review are:

### *Indicators*

	1998 (Actual)	1999 (Actual)	2000 (Estimate)
papers and proposals prepared for the Town Planning Bill and amendments to the TPO .....	30	33	25
public briefings on the Town Planning Bill and amendments to the TPO .....	4	13	25
analyses on the submissions on the Town Planning Bill and amendments to the TPO .....	4	8	20

### *Matters Requiring Special Attention in 2000–01*

**16** During 2000–01, the department will:

- steer the proposed planning legislation and its subsidiary legislation through the LegCo; and
- prepare statutory notices and forms prescribed under the new planning legislation as well as guidance notes and information brochures to explain the new statutory planning provisions and procedures.

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### Programme (4): Town Planning Information Services

	1998–99 (Actual)	1999–2000 (Approved)	1999–2000 (Revised)	2000–01 (Estimate)
Financial provision (\$m)	14.2	13.5 (–4.9%)	20.7 (+53.3%)	23.7 (+14.5%)

#### *Aim*

17 The aim is to enhance public awareness of planning matters and to facilitate dissemination of planning information to the public.

#### *Brief Description*

18 The Planning Information and Technical Administration Unit is responsible for the provision of town planning information services. This work involves:

- compiling, updating and revising planning information records;
- handling public enquiries on planning matters;
- formulating the department's publicity programme and overseeing its implementation; and
- dealing with queries and complaints from public bodies and the general public.

19 In 1999, the targets laid down in the department's Performance Pledges were generally achieved.

20 The key performance measures in respect of town planning information services are:

#### *Targets*

	Target	1998 (Actual)	1999 (Actual)	2000 (Plan)
straightforward written enquiries handled within 10 days(%) .....	90	99	99	95
complicated written enquiries handled within 3 weeks(%) .....	85	98	99	85
straightforward oral enquiries handled at once(%) .....	95	100	100	95
complicated oral enquiries handled within 3 working days(%) .....	90	100	100	95

#### *Indicators*

	1998 (Actual)	1999 (Actual)	2000 (Estimate)
written enquiries handled .....	1 369	1 027	1 135
oral enquiries handled .....	17 223	13 089	15 060
media enquiries handled .....	1 248	1 291	1 440
briefings on planning matters .....	228	180	270
information pamphlets/booklets published .....	20	50	60
hits on the website of the Planning Department .....	188 676	709 612	540 000

#### *Matters Requiring Special Attention in 2000–01*

21 During 2000–01, the department will:

- handle public enquiries in accordance with the Performance Pledges and the Code on Access to Information; and
- organise activities and produce publications to enhance public awareness of town planning in Hong Kong and to facilitate dissemination of planning information.

### Programme (5): Technical Services

	1998–99 (Actual)	1999–2000 (Approved)	1999–2000 (Revised)	2000–01 (Estimate)
Financial provision (\$m)	53.8	57.2 (+6.3%)	51.8 (–9.4%)	68.8 (+32.8%)

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### *Aim*

22 The aim is to provide technical services and training opportunities to various sections and staff in the department, with a view to enhancing the quality of planning work.

### *Brief Description*

23 The Training Unit, the Computer Systems and Services Unit and the Technical Administration Unit of the Technical Services Division provide services on training, information systems and technical administration. The Transport Studies Unit, the Central Data Unit, the Urban Design Unit and the Landscape Planning Unit provide services in relation to transport, statistical data and urban design aspects respectively. Their work involves:

- providing in-service training and arranging local and overseas training courses/seminars/conferences;
- formulating the department's computerisation and information technology strategies and overseeing their implementation;
- providing technical administrative services through the preparation and revision of technical circulars, planning manual, practice notes, and papers and reports regarding technical planning matters;
- conducting land use—transport model tests and evaluating the transport performance of development options/proposals in the course of the formulation of territorial, sub-regional and district plans;
- collecting and collating data for the production of demographic, employment and other estimates and forecasts to facilitate territorial, sub-regional and district planning studies; and
- providing urban design and landscape planning inputs for development planning.

24 In 1999, the objectives and targets of this programme were generally met. A departmental business study was completed and recommendations were made to improve the planning system and the planning services to the community.

25 The key performance measures in respect of technical services are:

### *Indicators*

	1998 (Actual)	1999 (Actual)	2000 (Estimate)
local and overseas courses/seminars/conferences organised...	97	146	<b>130</b>
information technology projects/information systems implemented or enhanced and related papers prepared.....	106	158	<b>120</b>
special surveys, planning data forecasts and land use—transport studies carried out and reports produced.....	63	54	<b>55</b>
urban design/landscape planning studies, reports, layout plans produced/ revised and inputs provided on development proposals or departmental plans.....	3 037	3 176	<b>2 720</b>

### *Matters Requiring Special Attention in 2000–01*

26 During 2000–01, the department will:

- focus its efforts in providing training on six major aspects: management, language, enforcement of planning control, public consultation techniques, geographical information system and legal knowledge;
- implement the recommendations of the departmental business study;
- examine the delivery of planning services, in particular the receipt of planning applications, by electronic means; and
- improve the assessment of land use—transport interaction of developments including the production of appropriate population and employment forecasts and incorporation of the cross-boundary transport forecasting features into the existing transport models.

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### ANALYSIS OF FINANCIAL PROVISION

Programme	1998–1999 (Actual) (\$m)	1999–2000 (Approved) (\$m)	1999–2000 (Revised) (\$m)	2000–01 (Estimate) (\$m)
(1) Territorial and Sub-regional Planning .....	92.9	102.2	123.8	114.1
(2) District Planning.....	236.9	262.0	230.0	231.5
(3) Ordinance Review .....	4.0	4.8	5.3	5.1
(4) Town Planning Information Services .....	14.2	13.5	20.7	23.7
(5) Technical Services.....	53.8	57.2	51.8	68.8
	401.8	439.7 (+9.4%)	431.6 (–1.8%)	443.2 (+2.7%)

#### Analysis of Financial and Staffing Provision

##### Programme (1)

Provision for 2000–01 is \$9.7 million (7.8%) lower than the revised estimate for 1999–2000. This is mainly due to the reduction in cashflow requirements for consultancy studies and the deletion of three posts previously earmarked for the Land Disposal Information System, the functions of which can now be more effectively performed by other existing computer systems in Lands Department.

##### Programme (2)

Provision for 2000–01 is \$1.5 million (0.7%) higher than the revised estimate for 1999–2000. This is mainly due to salary increments for existing staff, partly offset by a net deletion of two posts attributed to the savings from implementation of computerisation projects, and the deletion of six posts under the Enhanced Productivity Programme.

##### Programme (3)

Provision for 2000–01 is \$0.2 million (3.8%) lower than the revised estimate for 1999–2000. This is mainly due to reduced expenditure upon the completion of extensive public consultation leading to the introduction of the Town Planning Bill into the LegCo.

##### Programme (4)

Provision for 2000–01 is \$3.0 million (14.5%) higher than the revised estimate for 1999–2000. This is mainly due to an increase in publicity and consultation activities in relation to planning studies.

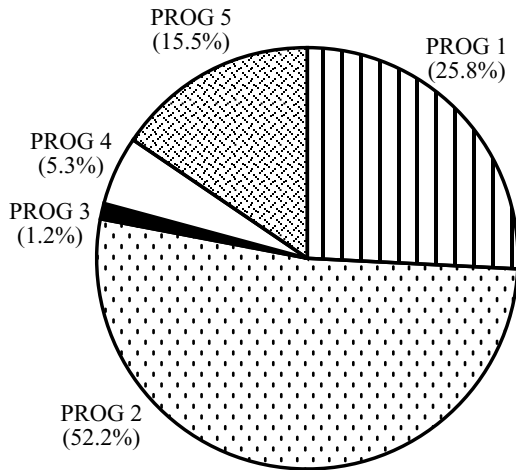
##### Programme (5)

Provision for 2000–01 is \$17.0 million (32.8%) higher than the revised estimate for 1999–2000. This is mainly due to additional cashflow requirements arising from implementation of various information technology projects and information systems as well as the increased requirement for maintenance and consumables of computer systems.

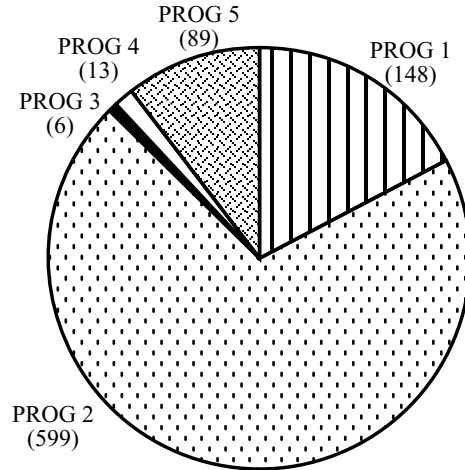
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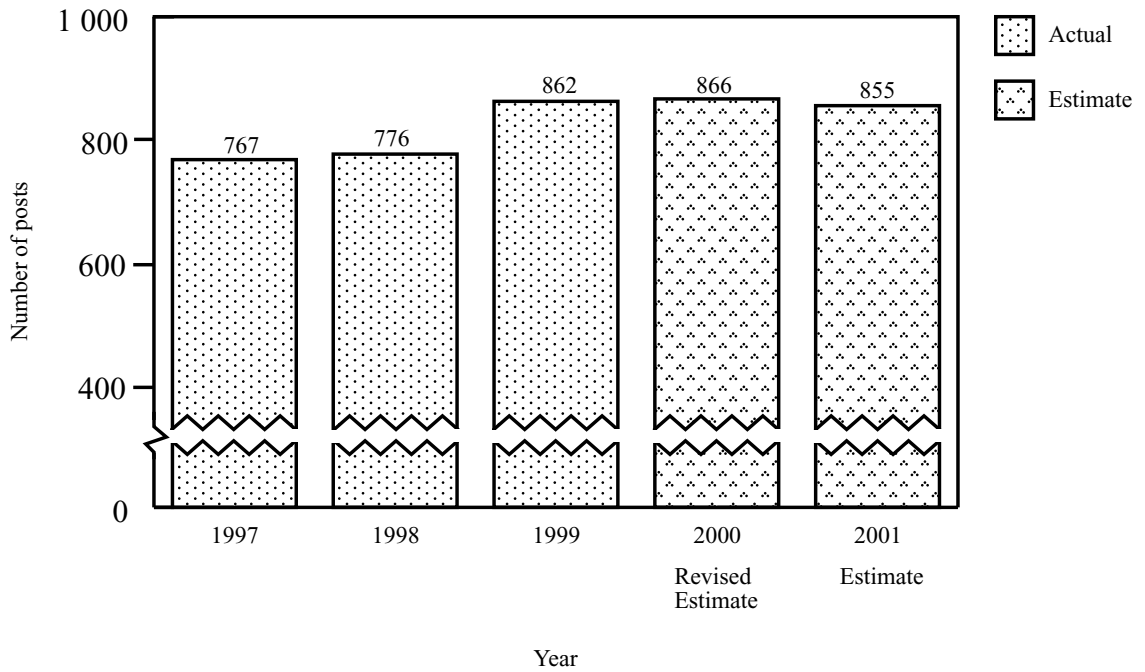
*Allocation of provision  
to programmes  
(2000-01)*



*Staff by programme  
(as at 31 March 2001)*



*Changes in the size of the establishment  
(as at 31 March)*





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Sub-head (Code)		Actual expenditure 1998-99	Approved estimate 1999-2000	Revised estimate 1999-2000	<b>Estimate 2000-01</b>
	\$'000	\$'000	\$'000	\$'000	<b>\$'000</b>
<b>Recurrent Account</b>					
I — Personal Emoluments					
001	Salaries .....	328,499	357,879	353,876	<b>360,223</b>
002	Allowances .....	9,988	9,044	9,420	<b>9,127</b>
003	Recoverable salaries and allowances .....	10,209			
	<i>Deduct</i> reimbursements..... <i>Cr. 10,209</i>	—	—	—	—
007	Job-related allowances .....	22	22	22	<b>22</b>
	Total, Personal Emoluments .....	<u>338,509</u>	<u>366,945</u>	<u>363,318</u>	<b><u>369,372</u></b>
III — Departmental Expenses					
149	General departmental expenses .....	24,704	28,675	25,030	<b>32,796</b>
	Total, Departmental Expenses .....	<u>24,704</u>	<u>28,675</u>	<u>25,030</u>	<b><u>32,796</u></b>
	Total, Recurrent Account .....	<u>363,213</u>	<u>395,620</u>	<u>388,348</u>	<b><u>402,168</u></b>
<b>Capital Account</b>					
I — Plant, Equipment and Works					
661	Minor plant, vehicles and equipment (block vote) .....	586	1,560	—	<b>2,428</b>
	Total, Plant, Equipment and Works .....	<u>586</u>	<u>1,560</u>	<u>—</u>	<b><u>2,428</u></b>
II — Other Non-Recurrent					
700	General other non-recurrent .....	34,994	33,169	36,342	<b>27,956</b>
838	Minor consultancy studies (block vote) .....	3,043	9,341	6,945	<b>10,666</b>
	Total, Other Non-Recurrent .....	<u>38,037</u>	<u>42,510</u>	<u>43,287</u>	<b><u>38,622</u></b>
	Total, Capital Account .....	<u>38,623</u>	<u>44,070</u>	<u>43,287</u>	<b><u>41,050</u></b>
	Total Expenditure .....	<u><u>401,836</u></u>	<u><u>439,690</u></u>	<u><u>431,635</u></u>	<b><u><u>443,218</u></u></b>

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### Details of Expenditure by Subhead

The estimate of the amount required in 2000–01 for the salaries and expenses of the Planning Department is \$443,218,000. This represents an increase of \$11,583,000 over the revised estimate for 1999–2000 and of \$41,382,000 on actual expenditure in 1998–99.

#### *Recurrent Account*

##### Personal Emoluments

**2** Provision of \$369,372,000 for personal emoluments represents an increase of \$6,054,000 over the revised estimate for 1999–2000 and takes into account the full-year provision for posts created and filled in 1999–2000 and posts likely to be created/deleted in 2000–01.

**3** The establishment at 31 March 2000 will be 864 permanent posts and two supernumerary posts. It is expected that a net 11 permanent posts will be deleted in 2000–01.

**4** Subject to certain conditions, the controlling officer may under delegated powers create or delete non-directorate posts during 2000–01, but the notional annual mid-point salary value of all such posts must not exceed \$303,472,000.

**5** Provision of \$9,127,000 under *Subhead 002 Allowances* is for standard allowances. The decrease of \$293,000 (3.1%) against the revised estimate for 1999–2000 is mainly due to reduced requirement for overtime allowance in 2000–01.

**6** Gross provision of \$10,209,000 under *Subhead 003 Recoverable salaries and allowances* is for salaries and allowances for 21 officers deployed to form an urban renewal team to implement the new policy on urban renewal and redevelopment. The cost will be recovered from the LDC.

**7** Provision of \$22,000 under *Subhead 007 Job-related allowances* is for standard job-related allowances.

##### Departmental Expenses

**8** Provision of \$32,796,000 under *Subhead 149 General departmental expenses* represents an increase of \$7,766,000 (31.0%) over the revised estimate for 1999–2000. The increase is mainly due to additional provision to meet advertising requirements under the new Town Planning Ordinance upon its enactment and additional maintenance and consumable requirements for new computer systems.

#### *Capital Account*

##### Plant, Equipment and Works

**9** Provision of \$2,428,000 under *Subhead 661 Minor plant, vehicles and equipment (block vote)* represents an increase of \$2,428,000 over the revised estimate for 1999–2000. This is mainly due to the cashflow requirement for purchasing a computer system for viewing and analysing 3-D images of aerial photos ordered in 1999–2000 for which payment will be settled in 2000–01, and provision of a new computer system for publicity and presentation work.

##### Other Non-Recurrent

**10** Provision of \$10,666,000 under *Subhead 838 Minor consultancy studies (block vote)* is for engaging consultants to conduct minor studies costing above \$50,000 but not exceeding \$3,000,000 each. The provision in 2000–01 represents an increase of \$3,721,000 (53.6%) over the revised estimate for 1999–2000. The increase is mainly due to greater cashflow requirements for existing studies in 2000–01 and a number of minor studies to be commissioned in 2000–01.

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### Capital Account

#### Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.99	Revised estimated expenditure for 1999–2000	Balance
			\$'000	\$'000	\$'000	\$'000
700		<i>General other non-recurrent</i>				
	507	NWNT Development Strategy Review...	4,909	4,415	—	494
	515	SWNT Development Strategy Review ...	4,061	3,506	—	555
	538	Urban Renewal Strategy and Programme for the Urban Areas.....	6,900	3,036	2,864	1,000
	540	Study on Sustainable Development for Hong Kong (SUSDEV 21) .....	40,000	19,934	15,934	4,132
	543	Setting up of a 3-D Digital Model for the Main Urban Area of Hong Kong ..	2,800	116	712	1,972
	547	Study on South East New Territories Development Strategy Review .....	5,000	191	3,490	1,319
	549	Stage II Study on Review of Metroplan and the related Kowloon Density Study Review .....	10,000	516	4,128	5,356
	550	Consultancy Study on Phase II of the Electronic Application Submission System and the Planning Information Management Centre.....	9,000	—	—	9,000
	551	Study of Landscape Value Mapping of Hong Kong .....	4,460	—	—	4,460
	552	Formulation of a Master Plan and Implementation Strategy for the Development of an Arts District in the West Kowloon/Tsim Sha Tsui Area .....	4,510	—	—	4,510
		Total.....	<u>91,640</u>	<u>31,714</u>	<u>27,128</u>	<u>32,798</u>