

Head 118 — PLANNING DEPARTMENT

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

Estimate 2020–21	\$839.9m
Establishment ceiling 2020–21 (notional annual mid-point salary value) representing an estimated 914 non-directorate posts as at 31 March 2020 rising by 28 posts to 942 posts as at 31 March 2021.....	\$564.2m
In addition, there will be an estimated 27 directorate posts as at 31 March 2020 rising by one post to 28 posts as at 31 March 2021.	
Commitment balance	\$39.1m

Controlling Officer's Report

Programmes

Programme (1) Territorial Planning

This programme contributes to Policy Area 21: Land and Waterborne Transport (Secretary for Transport and Housing) and Policy Area 22: Buildings, Lands, Planning, Heritage Conservation, Greening and Landscape (Secretary for Development).

Programme (2) District Planning Programme (3) Town Planning Information Services Programme (4) Technical Services

These programmes contribute to Policy Area 22: Buildings, Lands, Planning, Heritage Conservation, Greening and Landscape (Secretary for Development).

Detail

Programme (1): Territorial Planning

	2018–19 (Actual)	2019–20 (Original)	2019–20 (Revised)	2020–21 (Estimate)
Financial provision (\$m)	135.1	151.1	148.4 (–1.8%)	167.0 (+12.5%)
				(or +10.5% on 2019–20 Original)

Aim

2 The aim is to provide guidance and direction for long-term development and investment in Hong Kong through the formulation and revision of territorial planning policies and development strategies and the undertaking of planning studies including research with a cross-boundary dimension.

Brief Description

3 The Department is responsible for the preparation and review of territorial development strategy and the undertaking of planning studies for development areas. The work involves:

- updating the territorial development strategy;
- conducting land use-transport studies including land use-transport model tests, and evaluating the transport performance of development options or proposals in the course of formulating the territorial development strategy;
- carrying out planning studies and research on development issues with a cross-boundary dimension;
- examining the patterns and projecting the demand of cross-boundary travel;
- formulating and revising planning standards and guidelines;
- carrying out planning studies and research at the territorial level;
- undertaking planning studies for development areas;
- undertaking planning and urban design studies for harbourfront enhancement; and
- assessing and monitoring the provision of land for major uses.

Head 118 — PLANNING DEPARTMENT

4 In 2019, the Department completed the Cross-boundary Travel Survey 2017, the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (Brownfield Study), the Urban Design Study for the Wan Chai North and North Point Harbourfront Areas, and the Planning and Engineering Study for Housing Sites in Yuen Long South. The Department continued to conduct the technical assessments and studies including land demand and supply analysis for the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) study to support the finalisation of the updated territorial development strategy for completion in early 2020. As a follow-up to the Brownfield Study, the Department embarked on an in-house study on the scattered brownfield sites outside New Development Area (NDA) projects under planning and implementation, with an initial focus to identify suitable sites located near existing infrastructure for public housing development. Besides, the Study on Phase One Development of New Territories North – San Tin/Lok Ma Chau Development Node, which covers a significant amount of brownfield sites, commenced in late 2019. The Department provided strategic planning support to Lantau development and conservation, including the provision of planning input to relevant studies.

5 The key performance measures in respect of territorial planning are:

Indicators

	2018 (Actual)	2019 (Actual)	2020 (Estimate)
surveys, reports, papers and studies conducted/ produced/commented for territorial planning strategies and special areas ^Ω	502	436	460
forecasts, reports and papers produced/commented relating to supply and demand of land for major uses ^Λ	478	560	450
planning standards and guidelines formulated or revised	3	2	4

Ω Revised description of the previous indicator “surveys, reports, papers and studies conducted and produced for territorial planning strategies and special areas” as from 2020 for clarification/elaboration of the tasks undertaken by the Department.

Λ Revised description of the previous indicator “forecasts, reports and papers produced relating to supply and demand of land for major uses” as from 2020 for clarification/elaboration of the tasks undertaken by the Department.

Matters Requiring Special Attention in 2020–21

6 During 2020–21, the Department will:

- promulgate the updated territorial development strategy for the “Hong Kong 2030+” and undertake follow-up studies to take forward the recommendations of the “Hong Kong 2030+”;
- in collaboration with the Civil Engineering and Development Department (CEDD), take forward the proposed Studies related to the Artificial Islands in the Central Waters; Planning and Engineering Study on Sunny Bay Reclamation; and the Planning and Engineering Study for Lung Kwu Tan Reclamation and the Replanning of Tuen Mun West Area;
- in collaboration with the CEDD, continue to carry out the Study on Phase One Development of New Territories North – San Tin/Lok Ma Chau Development Node; and continue with the in-house study on scattered brownfield sites outside NDA projects under planning and implementation to identify those suitable for public housing development;
- commence and manage the Cross-boundary Travel Survey 2020;
- continue to conduct research on development issues with a cross-boundary dimension; and
- continue to provide strategic planning input to Lantau development and conservation including the Lantau Development Advisory Committee, as well as other major land development projects of territorial significance, including the Pilot Study on Underground Space Development in Selected Strategic Urban Areas.

Head 118 — PLANNING DEPARTMENT

Programme (2): District Planning

	2018–19 (Actual)	2019–20 (Original)	2019–20 (Revised)	2020–21 (Estimate)
Financial provision (\$m)	430.5	464.3	459.7 (–1.0%)	491.6 (+6.9%)
				(or +5.9% on 2019–20 Original)

Aim

7 The aim is to provide a rational pattern of land use to promote and guide development in different parts of the territory through the execution of various statutory and non-statutory town planning functions at the district level.

Brief Description

8 The Department undertakes forward planning, development control and planning for urban renewal in various planning districts, enforces the Town Planning Ordinance (Cap. 131) (TPO), and provides technical and secretariat services to the Town Planning Board (TPB) and its committees. The work involves:

- preparing and revising statutory and non-statutory plans;
- processing representations, comments and further representations on statutory plans;
- co-ordinating all submissions to the TPB and its committees, and submitting draft plans to the Executive Council;
- processing planning applications and reviews;
- processing applications for amendment of plans;
- handling planning appeals and judicial reviews relating to statutory planning procedures;
- preparing planning briefs, planning studies, research, reports and programmes;
- rendering district planning advice on development proposals and studies;
- conducting site searches;
- assisting the Development Bureau (DEVB) in the processing of the Urban Renewal Authority (URA)'s corporate plan and business plan;
- processing development proposals, including development schemes and development projects, of the URA;
- providing planning advice to the URA and other redevelopment agencies on urban renewal matters;
- providing professional advice to the Harbourfront Commission and its task forces for harbourfront enhancement initiatives;
- undertaking enforcement and prosecution actions against unauthorised developments under the TPO; and
- preparing and revising guidance notes and guidelines relating to statutory planning system and practice.

9 To improve the overall urban planning and living environment and to increase land supply, the Department has been reviewing the statutory plans of and preparing new statutory plans for various districts in a progressive manner. In 2019, the Department amended nine statutory outline zoning plans (OZPs) (including five involving land zoned/rezoned for residential use). In relation to statutory planning, there are a total of ten ongoing judicial reviews/civil claims. Out of these, four are active cases currently being dealt with by the Department, and the other six cases were heard by the court and are awaiting judgment. Revisions were also made to the Definition of Terms used in Statutory Plans, Broad Use Terms, Master Schedule of Notes to Statutory Plans, application and representation/comment forms, and corresponding amendments to the TPB Guidelines. In 2019, work on enforcement and prosecution against unauthorised developments continued, with 4 124 statutory notices issued for enforcement, and 210 defendants in respect of 87 cases successfully convicted. The Department worked closely with the DEVB and the URA in the implementation of urban renewal projects. This included assisting the DEVB in the processing of the URA's corporate plan and business plan for approval by the Financial Secretary; processing development scheme plans and development projects of the URA; and providing planning advice to the URA and other redevelopment agencies on urban renewal matters including urban renewal studies.

10 During 2019–20, the Department continued to work on different land use reviews in collaboration with the CEDD with a view to increasing housing, commercial and other land supply, including the planning and engineering studies on the replanning of Tseung Kwan O Area 137. The Department commenced the Area Assessment of Industrial Land in the Territory and provided district planning inputs to studies on the three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village. Besides, the work on incorporating building height and other appropriate development parameters in various development zones on OZPs continued as necessary.

Head 118 — PLANNING DEPARTMENT

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

Targets

	Target	2018 (Actual)	2019 (Actual)	2020 (Plan)
outcome of applications for amendments to approved schemes notified in writing within six weeks (%)	90	100	100	90
written notification of decision on applicant's submission in relation to master layout plan for the purpose of section 4A(3) of the TPO issued within six weeks (%)	90	100	100	90
written notification of decision on applicant's submission for the purpose of compliance with approval conditions imposed by the TPB issued within six weeks (%).....	95.0	100	99.5	95.0
development proposals processed within three months (%)	90	100	100	90
complaints on alleged unauthorised development investigated within four weeks (%).....	95	100	100	95

Indicators

	2018 (Actual)	2019 (Actual)	2020 (Estimate)
statutory plans submitted/gazetted	60	50	95#
representations/comments on statutory plans processed.....	38 896	1 128@	7 200
applications for amendments to statutory plans processed	57	70	70
applications for amendments to approved schemes processed	1 158	1 410	1 350
development proposals, non-statutory plans, planning briefs and district planning studies produced or revised	5 696	7 480	7 260
site searches conducted	36	42	45
applications for planning permission processed	1 102	1 124	1 120
reviews handled.....	68	67	70
Town Planning Appeal Board cases handled.....	5	2	2
lease conditions/modifications and short term tenancies/waivers processed	2 145	1 954	1 990
reports on alleged unauthorised development investigated	1 953	2 053	1 950
warning letters/compliance reminders and enforcement/stop/reinstatement notices issued	7 100	8 099	7 180
unauthorised developments discontinued/regularised.....	436	501	450
prosecutions/reviews in magistracy and appeals handled.....	63	96	80
judicial reviews handled.....	10	4	4

To better reflect the performance in respect of submission and gazettal of statutory plans at various stages of the plan-making process, the counting method for submission/gazettal of statutory plans would be refined starting from 2020.

@ Significant reduction in the number of representations/comments on statutory plans in 2019 was mainly due to less controversial issues involved in amendments to statutory plans as compared with those in 2018.

Matters Requiring Special Attention in 2020–21

12 During 2020–21, the Department will continue to:

- conduct land use reviews to increase housing, commercial and other land supply and undertake necessary statutory planning work to facilitate delivery of sites;
- increase the domestic floor space that can be provided on individual sites as far as permissible in planning terms, in accordance with the increased maximum domestic plot ratios allowed in different Density Zones as appropriate;
- produce and review statutory and administrative plans to guide development and to meet changing requirements in the territory;

Head 118 — PLANNING DEPARTMENT

- revise existing guidance notes and guidelines and prepare new ones to improve the statutory planning system and practice;
- handle ongoing and new judicial review cases/civil claims;
- take enforcement and prosecution actions against unauthorised developments in the rural New Territories;
- provide planning input to the West Kowloon Cultural District project;
- manage, in collaboration with the CEDD, district planning studies, including the planning and engineering study for the re-planning of Tseung Kwan O Area 137;
- provide district planning input to Lantau development and conservation;
- take forward the detailed planning of the Kwu Tung North/Fanling North NDAs, including preparation of planning briefs and urban design guidelines, and provision of planning input to the CEDD and the Lands Department (LandsD) to facilitate timely implementation of the NDAs;
- take forward the detailed planning of Tung Chung New Town Extension including provision of planning input to the CEDD and LandsD to facilitate timely implementation of the New Town Extension;
- take forward the detailed planning of Hung Shui Kiu/Ha Tsuen NDA including preparation of urban and green design study, and provision of planning input to the CEDD and LandsD to facilitate timely implementation of the NDA;
- take forward the detailed planning of Yuen Long South including the amendments of OZPs and provision of planning input to the CEDD and LandsD to facilitate timely implementation of the development area;
- carry out the Area Assessments of Industrial Land in the Territory; and
- provide district planning inputs to studies on development of the three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village.

Programme (3): Town Planning Information Services

	2018–19 (Actual)	2019–20 (Original)	2019–20 (Revised)	2020–21 (Estimate)
Financial provision (\$m)	28.0	36.4	36.1 (–0.8%)	36.1 (—)
				(or –0.8% on 2019–20 Original)

Aim

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

Brief Description

14 The Department is responsible for promoting awareness of town planning in Hong Kong and providing town planning information services. The work involves:

- disseminating town planning information and providing planning enquiry services including managing the Planning Enquiry Counters and handling public enquiries;
- formulating the Department's outreach, community relations and publicity programmes and overseeing their implementation;
- managing the City Gallery and the Mobile Exhibition Centre;
- providing briefings to local, Mainland and overseas visitors on planning and development matters; and
- dealing with complaints from the general public.

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

Targets

	Target	2018 (Actual)	2019 (Actual)	2020 (Plan)
straightforward written enquiries handled				
within five working days (%)	95	100	100	95
complicated written enquiries handled				
within three weeks (%)	95.0	98.8	99.3	95.0

Head 118 — PLANNING DEPARTMENT

	Target	2018 (Actual)	2019 (Actual)	2020 (Plan)
straightforward oral enquiries handled at once (%).....	95	100	100	95
complicated oral enquiries handled within three working days (%).....	95	100	100	95

Indicators

	2018 (Actual)	2019 (Actual)	2020 (Estimate)
written enquiries handled.....	2 294	2 155	2 220
oral enquiries handled.....	13 448	14 084	14 000
media enquiries handled.....	1 621	1 156	1 410
briefings on planning matters.....	627	468	215
information pamphlets/booklets published.....	16	29	17
hits on the website of the Department.....	14 231 544	10 700 951	10 700 000

Matters Requiring Special Attention in 2020–21

16 During 2020–21, the Department will continue to:

- handle public enquiries in accordance with the Performance Pledges, the Code on Access to Information and the TPO; and
- organise activities and thematic exhibitions to reach out to the community in promoting Hong Kong's planning and development, and produce publications to enhance public awareness of town planning in Hong Kong and to facilitate dissemination of planning information.

Programme (4): Technical Services

	2018–19 (Actual)	2019–20 (Original)	2019–20 (Revised)	2020–21 (Estimate)
Financial provision (\$m)	118.7	137.2	134.6 (–1.9%)	145.2 (+7.9%)
				(or +5.8% on 2019–20 Original)

Aim

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

Brief Description

18 The Department provides in-service training and services on information systems, technical administration, statistical data, urban design, air ventilation and landscape planning. The work involves:

- providing in-service training and arranging local and overseas training courses/seminars/conferences;
- providing technical administrative services through the preparation and revision of technical circulars, planning manual, practice notes as well as papers and reports on technical planning and information technology security matters;
- formulating, managing and enhancing the Department's computerisation and information technology strategies and data management systems, overseeing their implementation, and ensuring efficient and secure operation and support for smart city initiatives;
- managing and enhancing Internet services for online statutory plans to serve the public and a departmental portal to share planning information with bureaux and departments;
- providing expert advice and assistance to create visual aids including three-dimensional (3D) digital models and video clips for analysis and presentation of planning concepts and proposals;
- developing and applying geographic information systems, digital mapping, 3D, mobile and remote sensing technologies to facilitate land use and land utilisation analyses;

Head 118 — PLANNING DEPARTMENT

- collecting and collating data for making population, employment and other forecasts to facilitate territorial and other levels of planning studies; and
- providing urban design, landscape planning and air ventilation inputs for development planning under the TPO and tendering advice on landscape and visual impact assessments under the Environmental Impact Assessment Ordinance (Cap. 499).

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

Indicators

	2018 (Actual)	2019 (Actual)	2020 (Estimate)
local and overseas courses/seminars/conferences organised ...	162	199	200
information technology projects/information systems implemented/enhanced and related papers prepared	246	224	225
special surveys and planning data forecasts carried out and reports produced	16	17	20
urban design/landscape planning studies, reports, layout plans produced/revised and inputs provided on development proposals/departmental plans	5 005	4 764	4 800

Matters Requiring Special Attention in 2020–21

20 During 2020–21, the Department will continue to:

- focus its efforts on providing training in four major aspects: vocational training, management and general knowledge, language and communication as well as information technology;
- update forecasts of population and employment distribution for use in various government activities;
- manage consultancies for undertaking air ventilation assessment for major development sites/areas and major government projects and provide advice on air ventilation assessment submissions;
- improve and enhance planning data and web-based information systems to strengthen support for various planning studies, tasks and services; and
- manage the consultancy service for Urban Design Guidelines Revamp.

Head 118 — PLANNING DEPARTMENT

ANALYSIS OF FINANCIAL PROVISION

	2018–19 (Actual) (\$m)	2019–20 (Original) (\$m)	2019–20 (Revised) (\$m)	2020–21 (Estimate) (\$m)
Programme				
(1) Territorial Planning	135.1	151.1	148.4	167.0
(2) District Planning.....	430.5	464.3	459.7	491.6
(3) Town Planning Information Services.....	28.0	36.4	36.1	36.1
(4) Technical Services	118.7	137.2	134.6	145.2
	712.3	789.0	778.8 (–1.3%)	839.9 (+7.8%)
				(or +6.5% on 2019–20 Original)

Analysis of Financial and Staffing Provision

Programme (1)

Provision for 2020–21 is \$18.6 million (12.5%) higher than the revised estimate for 2019–20. This is mainly due to the increase in salary provision arising from a net increase of six posts and increase in operating expenses as well as cash flow requirements for non-recurrent items.

Programme (2)

Provision for 2020–21 is \$31.9 million (6.9%) higher than the revised estimate for 2019–20. This is mainly due to the increase in salary provision arising from a net increase of 17 posts and increase in operating expenses as well as cash flow requirements for non-recurrent items.

Programme (3)

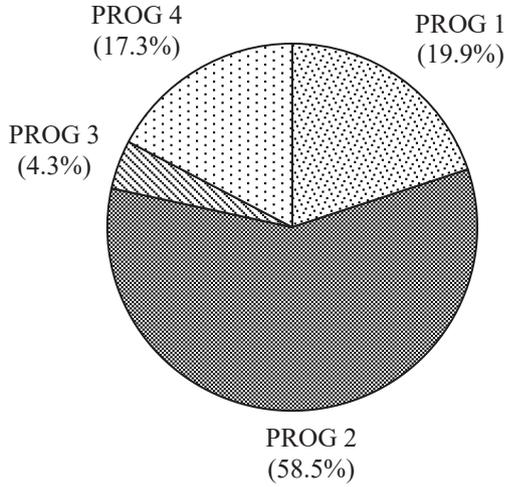
Provision for 2020–21 is the same as the revised estimate for 2019–20.

Programme (4)

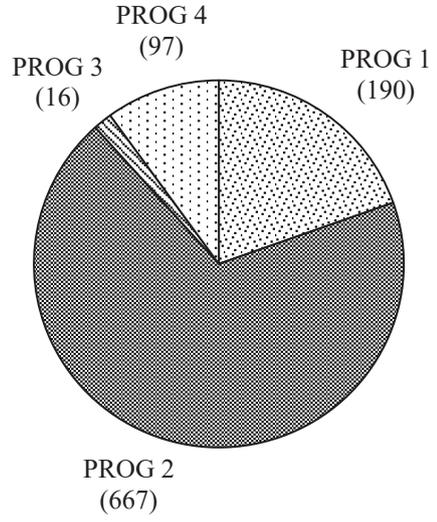
Provision for 2020–21 is \$10.6 million (7.9%) higher than the revised estimate for 2019–20. This is mainly due to the increase in salary provision arising from a net increase of six posts and increase in operating expenses, partly offset by decrease in cash flow requirements for non-recurrent as well as capital items.

Head 118 — PLANNING DEPARTMENT

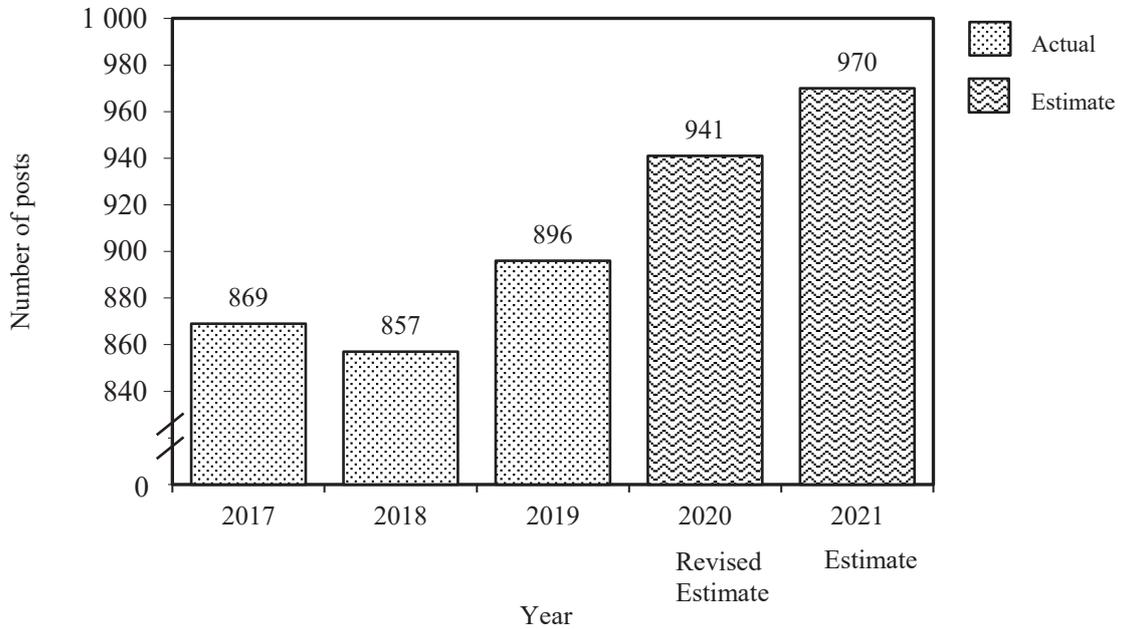
Allocation of provision to programmes (2020-21)



Staff by programme (as at 31 March 2021)



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



Head 118 — PLANNING DEPARTMENT

Sub-head (Code)		Actual expenditure 2018–19	Approved estimate 2019–20	Revised estimate 2019–20	Estimate 2020–21
		\$'000	\$'000	\$'000	\$'000
Operating Account					
Recurrent					
000	Operational expenses	697,240	772,669	761,129	825,726
	Total, Recurrent.....	<u>697,240</u>	<u>772,669</u>	<u>761,129</u>	<u>825,726</u>
Non-Recurrent					
700	General non-recurrent	7,150	9,380	10,809	10,357
	Total, Non-Recurrent.....	<u>7,150</u>	<u>9,380</u>	<u>10,809</u>	<u>10,357</u>
	Total, Operating Account	704,390	782,049	771,938	836,083
Capital Account					
Plant, Equipment and Works					
661	Minor plant, vehicles and equipment (block vote).....	7,894	6,916	6,911	3,851
	Total, Plant, Equipment and Works.....	<u>7,894</u>	<u>6,916</u>	<u>6,911</u>	<u>3,851</u>
	Total, Capital Account.....	7,894	6,916	6,911	3,851
	Total Expenditure	<u>712,284</u>	<u>788,965</u>	<u>778,849</u>	<u>839,934</u>

Head 118 — PLANNING DEPARTMENT

Details of Expenditure by Subhead

The estimate of the amount required in 2020–21 for the salaries and expenses of the Planning Department is \$839,934,000. This represents an increase of \$61,085,000 over the revised estimate for 2019–20 and \$127,650,000 over the actual expenditure in 2018–19.

Operating Account

Recurrent

2 Provision of \$825,726,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Planning Department.

3 The establishment as at 31 March 2020 will be 941 posts. It is expected that there will be a net increase of 29 posts in 2020–21. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2020–21, but the notional annual mid-point salary value of all such posts must not exceed \$564,185,000.

4 An analysis of the financial provision under *Subhead 000 Operational expenses* is as follows:

	2018–19 (Actual) (\$'000)	2019–20 (Original) (\$'000)	2019–20 (Revised) (\$'000)	2020–21 (Estimate) (\$'000)
Personal Emoluments				
- Salaries.....	583,653	620,696	626,261	658,000
- Allowances.....	7,304	11,915	9,319	12,527
- Job-related allowances.....	—	2	2	2
Personnel Related Expenses				
- Mandatory Provident Fund contribution.....	1,965	2,313	2,522	3,086
- Civil Service Provident Fund contribution.....	21,827	26,178	26,305	31,429
Departmental Expenses				
- General departmental expenses	82,491	111,565	96,720	120,682
	697,240	772,669	761,129	825,726

Capital Account

Plant, Equipment and Works

5 Provision of \$3,851,000 under *Subhead 661 Minor plant, vehicles and equipment (block vote)* represents a decrease of \$3,060,000 (44.3%) against the revised estimate for 2019–20. This is mainly due to the decreased requirement for procurement and replacement of equipment.

Head 118 — PLANNING DEPARTMENT

Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.2019	Revised estimated expenditure for 2019–20	Balance
			\$'000	\$'000	\$'000	\$'000
<i>Operating Account</i>						
700		<i>General non-recurrent</i>				
	919	Sustainability Assessment for Hong Kong 2030+	5,000	1,941	2,184	875
	939	2019 Area Assessments of Industrial Land in the Territory.....	7,350	—	1,638	5,712
	943	Enhancement of Cross-boundary Transport Model	9,280	—	1,470	7,810
	946	Study on Active Design for Healthier Lifestyle	4,900	—	496	4,404
	947	Reimagining Public Spaces in Hong Kong - Feasibility Study.....	9,320	—	373	8,947
	948	Cross-boundary Travel Survey 2020.....	7,130	—	—	7,130
	966	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study	8,060	7,525	—	535
	985	Strategic Environmental Assessment for Hong Kong 2030+	9,000	3,117	2,184	3,699
		Total	<u>60,040</u>	<u>12,583</u>	<u>8,345</u>	<u>39,112</u>