

## Head 118 — PLANNING DEPARTMENT

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

**Estimate 2022–23** ..... **\$845.9m**

**Establishment ceiling 2022–23** (notional annual mid-point salary value) representing an estimated 937 non-directorate posts as at 31 March 2022 reducing by four posts to 933 posts as at 31 March 2023 ..... **\$561.1m**

In addition, there will be an estimated 28 directorate posts as at 31 March 2022 and as at 31 March 2023.

**Commitment balance**..... **\$13.8m**

### 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

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	152.5	170.7	159.0 (–6.9%)	157.6 (–0.9%)
				(or –7.7% on 2021–22 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 researches with a cross-boundary dimension.

#### Brief Description

3 The Department is responsible for the preparation and review of the territorial development strategy, the conduct of necessary follow-up actions arising from the strategy, and the undertaking of planning studies for development areas. The work involves:

- reviewing, updating, monitoring and taking forward the territorial development strategy;
- carrying out planning studies and researches on development issues and planning-related topics of strategic significance;
- providing planning support to other government bureaux/departments in their pursuit of initiatives with a cross-boundary dimension;
- supporting other government bureaux/departments in their formulation and revision of planning standards and guidelines under their respective policy portfolios;
- undertaking planning studies for development areas;
- providing planning inputs to the planning of railway projects and strategic highways; and
- with the input of relevant bureaux/departments, assessing and monitoring the requirement and provision of land for major uses.

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4 During 2021–22, the Department completed and promulgated the final report of the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+), providing an updated land demand and supply analysis for Hong Kong beyond 2030. As part of the “Hong Kong 2030+” exercise, the Department continued with the Study on Reimagining Public Spaces in Hong Kong. In addition, the Department and the Civil Engineering and Development Department (CEDD) have jointly commissioned consultancy studies to formulate detailed land use proposals and supporting transport infrastructure, among others, for the development of the Kau Yi Chau Artificial Islands and the New Territories North Development, two major sources of Hong Kong’s long-term land supply. During the year, the Department, in collaboration with the CEDD, commenced a land use review study to examine the development potentials of Ngau Tam Mei area in a comprehensive manner, including the prospect of increasing housing sites taking into account the proposed Northern Link. The Department also continued to provide planning inputs to a number of strategic initiatives such as the Hong Kong’s Climate Action Plan 2050 and the planning of new rail lines and major highways.

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

### *Indicators*

	2020 (Actual)	2021 (Actual)	2022 (Estimate)
surveys, reports, papers and studies conducted/ produced/commented for territorial planning strategies and special areas .....	427	555	550
forecasts, reports and papers produced/commented relating to supply and demand of land for major uses .....	428	541	530
planning standards and guidelines formulated or revised .....	2	1	3

### *Matters Requiring Special Attention in 2022–23*

6 During 2022–23, the Department will:

- take forward the recommendations of the “Hong Kong 2030+”;
- in collaboration with the CEDD, commence the proposed planning and engineering (P&E) study for Lung Kwu Tan reclamation and the re-planning of Tuen Mun West area, and the study on the investigation and detailed design for Yuen Long South Development Stages 3 and 4; and provide planning support to the studies for Ma Liu Shui reclamation together with land to be vacated by the relocation of Sha Tin Sewage Treatment Works to caverns;
- in collaboration with the CEDD, continue to manage the consultancy studies to take forward the detailed planning and development of Kau Yi Chau Artificial Islands and the land development proposals in the Northern Metropolis, and to manage Ngau Tam Mei Area Land Use Review Study;
- continue to manage the Study on Reimagining Public Spaces in Hong Kong and the Cross-boundary Travel Survey 2021; and
- continue to provide strategic planning input to Lantau development and conservation, as well as other major land development-related and transport projects of territorial significance.

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

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	448.9	490.5	476.3 (–2.9%)	494.3 (+3.8%)
				(or +0.8% on 2021–22 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 and district planning and development control 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, researches, reports and programmes;
- rendering district planning advice on development proposals and studies;
- conducting site searches;
- processing development proposals, including development schemes and development projects, of the Urban Renewal Authority (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 2021, the Department amended 25 statutory outline zoning plans (OZPs) (including 22 involving land zoned/rezoned for residential use) and prepared four new development permission area plans which were subsequently replaced by four new OZPs. In relation to statutory planning, there are four ongoing judicial reviews, of which, all are active cases currently being dealt with by the Department. Revisions were also made to the Guidance Notes and Application Forms for the enhancement of submission arrangement of planning applications, Master Schedule of Notes to Statutory Plans, Definition of Terms used in Statutory Plans, Broad Use Terms and TPB Guidelines related to the submission of further information, request for deferment, renewal of planning permission and extension of time for compliance with approval conditions. In 2021, work on enforcement and prosecution against unauthorised developments continued, with 3 151 statutory notices issued for enforcement, and 179 defendants in respect of 91 cases successfully convicted. The Department worked closely with the Development Bureau and the URA in the implementation of urban renewal projects.

10 During 2021–22, 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 P&E study for the re-planning of Tseung Kwan O Area 137 and the land use/intensification review for the remaining phase of the Kwu Tung North/Fanling North New Development Area (NDA). During the year, the Department completed the Area Assessments of Industrial Land in the Territory and a review of about 40 government, institution or community (GIC) sites earmarked for standalone public facilities. The Department also provided district planning inputs to studies on redeveloping three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village into public housing, as well as engineering feasibility studies for public housing development on shortlisted brownfield clusters. Besides, the work on incorporating building height and other appropriate development parameters in various development zones on OZPs continued as necessary.

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

### *Targets*

	Target	2020 (Actual)	2021 (Actual)	2022 (Plan)
outcome of applications for amendments to approved schemes notified in writing within six weeks (%) .....	90	100	100	<b>90</b>
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	90	<b>90</b>
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	99.8	100	<b>95.0</b>
development proposals processed within three months (%) .....	90	100	100	<b>90</b>
complaints on alleged unauthorised development investigated within four weeks (%) .....	95	100	100	<b>95</b>

### *Indicators*

	2020 (Actual)	2021 (Actual)	2022 (Estimate)
statutory plans submitted/gazetted .....	84	133	<b>130</b>
representations/comments on statutory plans processed .....	2 092	8 662@	<b>9 000@</b>
applications for amendments to statutory plans processed .....	69	70	<b>70</b>
applications for amendments to approved schemes processed .....	1 498	1 565	<b>1 590</b>
development proposals, non-statutory plans, planning briefs and district planning studies produced or revised .....	7 544	8 439	<b>8 520</b>
site searches conducted .....	47	39	<b>40</b>
applications for planning permission processed .....	1 021	1 134	<b>1 130</b>
reviews handled .....	53	41	<b>45</b>
Town Planning Appeal Board cases handled .....	8	4	<b>6</b>
lease conditions/modifications and short-term tenancies/waivers processed .....	1 919	1 722	<b>1 770</b>
reports on alleged unauthorised development investigated .....	1 964	2 204	<b>2 040</b>
warning letters/compliance reminders and enforcement/stop/reinstatement notices issued .....	4 538	5 559	<b>6 060</b>
unauthorised developments discontinued/regularised .....	373	422	<b>430</b>
prosecutions/reviews in magistracy and appeals handled .....	154	71	<b>95</b>
judicial reviews handled .....	2	8	<b>1</b>

@ The increase in the number of representations/comments in 2021 was mainly due to the processing of the Ma On Shan OZP which involved controversial issues. As for 2022, it is expected that some of the proposed amendments to OZPs may be controversial.

### *Matters Requiring Special Attention in 2022–23*

12 During 2022–23, 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, including taking forward another round of “Green Belt” review with a view to identifying land zoned “Green Belt” that may be suitable mainly for housing development;
- in consultation with relevant bureaux/departments, review those reserved GIC sites earmarked for standalone public facilities or without firm development programme to ensure optimal utilisation of land resources;
- 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;

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- 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;
- manage, in collaboration with the CEDD, district planning studies, including the P&E 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 NDA, including land use/intensification review for the remaining phase of the NDA, 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 NDA;
- 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 finalisation 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 Development including provision of planning input to the CEDD and LandsD to facilitate timely implementation of the development area; and
- provide district planning inputs to studies on redeveloping three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village into public housing and engineering feasibility studies for public housing development on shortlisted brownfield clusters, and undertake amendment to relevant OZP(s) to facilitate timely implementation of these developments/redevelopments.

### Programme (3): Town Planning Information Services

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	30.4	32.7	35.1 (+7.3%)	50.1 (+42.7%)
				(or +53.2% on 2021–22 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.

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

### *Targets*

	Target	2020 (Actual)	2021 (Actual)	2022 (Plan)
straightforward written enquiries handled within five working days (%) .....	95	100	100	<b>95</b>
complicated written enquiries handled within three weeks (%) .....	95.0	98.3	99.8	<b>95.0</b>
straightforward oral enquiries handled at once (%) .....	95	100	100	<b>95</b>
complicated oral enquiries handled within three working days (%) .....	95	100	100	<b>95</b>

### *Indicators*

	2020 (Actual)	2021 (Actual)	2022 (Estimate)
written enquiries handled .....	1 828	1 964	<b>2 190</b>
oral enquiries handled .....	8 789	8 967	<b>9 330</b>
media enquiries handled .....	862	1 171	<b>1 080</b>
briefings on planning matters .....	137	222	<b>260</b>
information pamphlets/booklets published .....	17	17	<b>24</b>
hits on the website of the Department .....	18 028 451	26 879 619	<b>25 700 000</b>

### *Matters Requiring Special Attention in 2022–23*

**16** During 2022–23, 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**

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	143.9	147.9	140.0 (–5.3%)	<b>143.9</b> (+2.8%)
				(or –2.7% on 2021–22 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;

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- 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;
- 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*

	2020 (Actual)	2021 (Actual)	2022 (Estimate)
local and overseas courses/seminars/conferences organised ...	120	272	230
information technology projects/information systems implemented/enhanced and related papers prepared .....	167	238	250
special surveys and planning data forecasts carried out and reports produced .....	18	17	17
urban design/landscape planning studies, reports, layout plans produced/revised and inputs provided on development proposals/departmental plans .....	5 509	5 865	5 630

### *Matters Requiring Special Attention in 2022–23*

**20** During 2022–23, 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; and
- improve and enhance planning data and web-based information systems to strengthen support for various planning studies, tasks and services.

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### ANALYSIS OF FINANCIAL PROVISION

Programme	2020–21 (Actual) (\$m)	2021–22 (Original) (\$m)	2021–22 (Revised) (\$m)	2022–23 (Estimate) (\$m)
(1) Territorial Planning.....	152.5	170.7	159.0	157.6
(2) District Planning .....	448.9	490.5	476.3	494.3
(3) Town Planning Information Services ....	30.4	32.7	35.1	50.1
(4) Technical Services .....	143.9	147.9	140.0	143.9
	775.7	841.8	810.4 (–3.7%)	845.9 (+4.4%)

(or +0.5% on  
2021–22 Original)

#### Analysis of Financial and Staffing Provision

##### Programme (1)

Provision for 2022–23 is \$1.4 million (0.9%) lower than the revised estimate for 2021–22. This is mainly due to the decreased cash flow requirements for non-recurrent items, partly offset by increased provision for salary increments, filling of vacancies and operating expenses.

##### Programme (2)

Provision for 2022–23 is \$18.0 million (3.8%) higher than the revised estimate for 2021–22. This is mainly due to the increased provision for salary increments, filling of vacancies and operating expenses.

##### Programme (3)

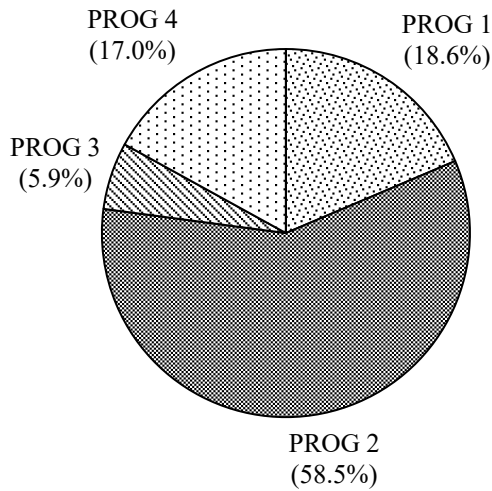
Provision for 2022–23 is \$15.0 million (42.7%) higher than the revised estimate for 2021–22. This is mainly due to the increased provision for organising a major exhibition on Hong Kong's planning and infrastructure development and increased cash flow requirements for capital items.

##### Programme (4)

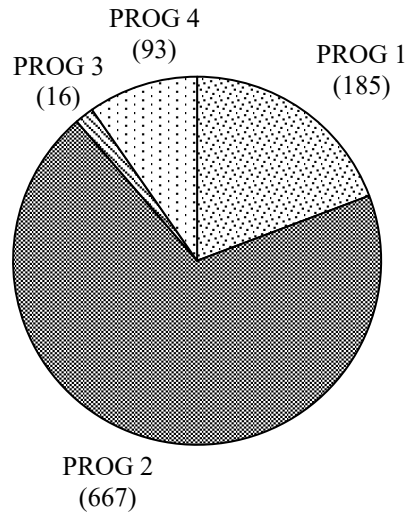
Provision for 2022–23 is \$3.9 million (2.8%) higher than the revised estimate for 2021–22. This is mainly due to the increased provision for salary increments, filling of vacancies and operating expenses, partly offset by the net decrease of four posts.



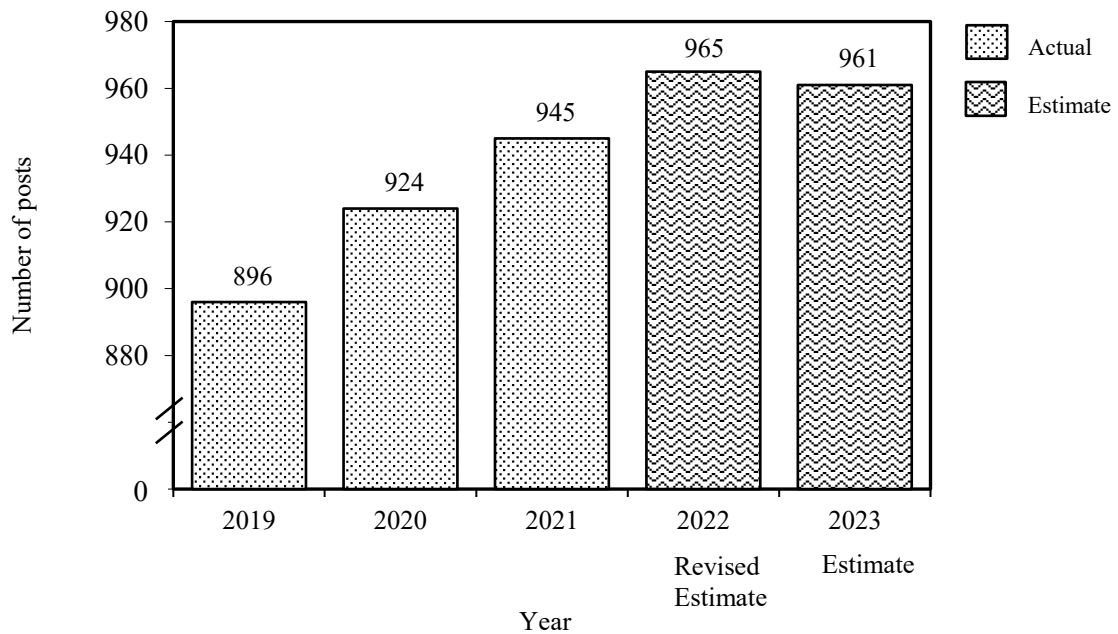
*Allocation of provision  
to programmes  
(2022-23)*



*Staff by programme  
(as at 31 March 2023)*



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



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Sub-head (Code)		Actual expenditure 2020–21	Approved estimate 2021–22	Revised estimate 2021–22	Estimate 2022–23
		\$'000	\$'000	\$'000	\$'000
<b>Operating Account</b>					
Recurrent					
000	Operational expenses .....	758,250	829,574	797,356	839,288
	Total, Recurrent.....	758,250	829,574	797,356	839,288
Non-Recurrent					
700	General non-recurrent .....	13,582	11,540	11,463	3,123
	Total, Non-Recurrent.....	13,582	11,540	11,463	3,123
	Total, Operating Account .....	771,832	841,114	808,819	842,411
<b>Capital Account</b>					
Plant, Equipment and Works					
661	Minor plant, vehicles and equipment (block vote).....	3,901	700	1,543	3,440
	Total, Plant, Equipment and Works.....	3,901	700	1,543	3,440
	Total, Capital Account.....	3,901	700	1,543	3,440
	Total Expenditure .....	775,733	841,814	810,362	845,851

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### Details of Expenditure by Subhead

The estimate of the amount required in 2022–23 for the salaries and expenses of the Planning Department is \$845,851,000. This represents an increase of \$35,489,000 over the revised estimate for 2021–22 and \$70,118,000 over the actual expenditure in 2020–21.

#### *Operating Account*

##### Recurrent

**2** Provision of \$839,288,000 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 2022 will be 965 posts including two supernumerary posts. It is expected that there will be a net decrease of four posts in 2022–23. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2022–23, but the notional annual mid-point salary value of all such posts must not exceed \$561,141,000.

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

	2020–21 (Actual) (\$'000)	2021–22 (Original) (\$'000)	2021–22 (Revised) (\$'000)	2022–23 (Estimate) (\$'000)
Personal Emoluments				
- Salaries .....	625,681	645,000	630,000	644,000
- Allowances .....	8,861	13,114	14,218	16,855
- Job-related allowances.....	—	2	100	100
Personnel Related Expenses				
- Mandatory Provident Fund contribution .....	2,761	2,616	2,780	2,286
- Civil Service Provident Fund contribution .....	29,576	36,071	34,588	43,343
Departmental Expenses				
- General departmental expenses .....	91,371	132,771	115,670	132,704
	758,250	829,574	797,356	839,288

#### *Capital Account*

##### Plant, Equipment and Works

**5** Provision of \$3,440,000 under *Subhead 661 Minor plant, vehicles and equipment (block vote)* represents an increase of \$1,897,000 (122.9%) over the revised estimate for 2021–22. This is mainly due to the increased requirement for procurement and replacement of equipment.

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### Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.2021	Revised estimated expenditure for 2021–22	Balance
			\$'000	\$'000	\$'000	\$'000
<b><i>Operating Account</i></b>						
700		<i>General non-recurrent</i>				
	943	Enhancement of Cross-boundary Transport Model .....	9,280	2,782	2,099	4,399
	946	Study on Active Design for Healthier Lifestyle .....	4,900	2,057	2,146	697
	947	Reimagining Public Spaces in Hong Kong - Feasibility Study .....	9,940	3,826	2,313	3,801
	948	Cross-boundary Travel Survey 2021 .....	7,130	490	1,779	4,861
		Total .....	31,250	9,155	8,337	13,758