

Head 118 — PLANNING DEPARTMENT

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

Estimate 2021–22	\$841.8m
Establishment ceiling 2021–22 (notional annual mid-point salary value) representing an estimated 942 non-directorate posts as at 31 March 2021 reducing by five posts to 937 posts as at 31 March 2022	\$562.4m
In addition, there will be an estimated 28 directorate posts as at 31 March 2021 and as at 31 March 2022.	
Commitment balance	\$26.9m

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

	2019–20 (Actual)	2020–21 (Original)	2020–21 (Revised)	2021–22 (Estimate)
Financial provision (\$m)	144.9	167.0	156.1 (–6.5%)	170.7 (+9.4%)
				(or +2.2% on 2020–21 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 and updating the territorial development strategy;
- carrying out planning studies and researches on development issues with a cross-boundary dimension;
- examining the patterns and projecting the demand of cross-boundary travel;
- supporting other government bureaux/departments in formulating and revising planning standards and guidelines under their respective policy portfolios;
- carrying out planning studies and researches at the territorial level;
- undertaking planning studies for development areas;
- carrying out studies and researches on various planning-related topics; 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 2020–21, the Department worked towards finalisation of the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) and its related technical assessments and studies including a land demand and supply analysis. As part of the “Hong Kong 2030+” exercise, the Department commissioned the Study on Active Design for Healthier Lifestyle and the Study on Reimagining Public Spaces in Hong Kong. The Department also commissioned the Review of Land Requirement for Market-driven Economic Uses and the Cross-boundary Travel Survey 2021. During the year, the Department completed the in-house study on the scattered brownfield sites outside New Development Area (NDA) projects or other development projects to shortlist potential sites for public housing development. The Department also continued to conduct a study on San Tin/Lok Ma Chau Development Node, which covers a significant amount of brownfield sites, and to provide 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

	2019 (Actual)	2020 (Actual)	2021 (Estimate)
surveys, reports, papers and studies conducted/ produced/commented for territorial planning strategies and special areas	436	427	430
forecasts, reports and papers produced/commented relating to supply and demand of land for major uses	560	428	440
planning standards and guidelines formulated or revised	2	2	4

Matters Requiring Special Attention in 2021–22

6 During 2021–22, the Department will:

- undertake follow-up actions to take forward the recommendations of the “Hong Kong 2030+” following its promulgation;
- in collaboration with the Civil Engineering and Development Department (CEDD), commence the proposed studies related to the artificial islands in the Central Waters; planning and engineering study on Sunny Bay reclamation; and planning and engineering study for Lung Kwu Tan reclamation and the re-planning of Tuen Mun West area;
- in collaboration with the CEDD, commence the investigation and design for First Phase Development of the New Territories North (NTN) - San Tin/Lok Ma Chau Development Node; and Planning and Engineering Study for Remaining Phase Development of the NTN - NTN New Town and Man Kam To;
- continue to manage the Study on Active Design for Healthier Lifestyle, the Study on Reimagining Public Spaces in Hong Kong, and the Review of Land Requirement for Market-driven Economic Uses;
- continue to conduct researches on development issues with a cross-boundary dimension, and manage the Cross-boundary Travel Survey 2021; and
- continue to provide strategic planning input to Lantau development and conservation including the Lantau Development Advisory Committee and Lantau Conservation Fund Advisory Committee, as well as other major land development projects of territorial significance.

Programme (2): District Planning

	2019–20 (Actual)	2020–21 (Original)	2020–21 (Revised)	2021–22 (Estimate)
Financial provision (\$m)	449.9	491.6	461.1 (–6.2%)	490.5 (+6.4%)
				(or –0.2% on 2020–21 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.

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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, researches, 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 2020, the Department amended 11 statutory outline zoning plans (OZPs) (including eight involving land zoned/rezoned for residential use). In relation to statutory planning, there are 13 ongoing judicial reviews/civil claims. Out of these, ten are active cases currently being dealt with by the Department, and the other three cases were heard by the court and are awaiting judgment. Revision was also made to the TPB Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the TPO and a set of assessment criteria for considering planning applications for solar photovoltaic system was formulated. In 2020, work on enforcement and prosecution against unauthorised developments continued, with 2 756 statutory notices issued for enforcement, and 286 defendants in respect of 118 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 2020–21, 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 re-planning of Tseung Kwan O Area 137 and the land use review for the remaining phase of the Kwu Tung North/Fanling North NDA. The Department took forward a review on the development potential of over 300 sites originally earmarked for standalone government, institution or community (GIC) facilities, and 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	2019 (Actual)	2020 (Actual)	2021 (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	99.5	99.8	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

	2019 (Actual)	2020 (Actual)	2021 (Estimate)
statutory plans submitted/gazetted	50	84#	100
representations/comments on statutory plans processed.....	1 128	2 092@	7 000@
applications for amendments to statutory plans processed	70	69	70
applications for amendments to approved schemes processed	1 410	1 498	1 470
development proposals, non-statutory plans, planning briefs and district planning studies produced or revised	7 480	7 544	7 600
site searches conducted	42	47	50
applications for planning permission processed	1 124	1 021	1 000
reviews handled.....	67	53	50
Town Planning Appeal Board cases handled.....	2	8	8
lease conditions/modifications and short term tenancies/waivers processed	1 954	1 919	1 960
reports on alleged unauthorised development investigated	2 053	1 964	2 050
warning letters/compliance reminders and enforcement/stop/reinstatement notices issued	8 099	4 538	6 670
unauthorised developments discontinued/regularised.....	501	373	450
prosecutions/reviews in magistracy and appeals handled.....	96	154¶	110¶
judicial reviews handled.....	4	2	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 was refined starting from 2020.

@ The increase in the number of representations/comments in 2020 was mainly due to the processing of some statutory plans involving controversial issues. As for 2021, it is expected that there would be more proposed amendments to the statutory plans including those delayed due to COVID-19, and some of the proposed amendments may be controversial.

¶ The increase is attributed to the continuous stepping up of enforcement and prosecution actions over the years. The 2021 estimate, however, is expected to level off due to publicity and deterrent effect of past prosecution.

Matters Requiring Special Attention in 2021–22

12 During 2021–22, 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;
- review the development potential of over 300 sites originally earmarked for standalone GIC facilities, with a view to optimising land use and expediting development;

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- 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;
- 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 NDA, including land use 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 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 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

	2019–20 (Actual)	2020–21 (Original)	2020–21 (Revised)	2021–22 (Estimate)
Financial provision (\$m)	35.0	36.1	32.3 (–10.5%)	32.7 (+1.2%)
				(or –9.4% on 2020–21 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	2019 (Actual)	2020 (Actual)	2021 (Plan)
straightforward written enquiries handled within five working days (%)	95	100	100	95
complicated written enquiries handled within three weeks (%)	95.0	99.3	98.3	95.0
straightforward oral enquiries handled at once (%)	95	100	100	95
complicated oral enquiries handled within three working days (%)	95	100	100	95

Indicators

	2019 (Actual)	2020 (Actual)	2021 (Estimate)
written enquiries handled	2 155	1 828	1 900
oral enquiries handled	14 084	8 789	8 840
media enquiries handled	1 156	862	820
briefings on planning matters	468	137	410
information pamphlets/booklets published	29	17	25
hits on the website of the Department	10 700 951	18 028 451	18 000 000

Matters Requiring Special Attention in 2021–22

16 During 2021–22, 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

	2019–20 (Actual)	2020–21 (Original)	2020–21 (Revised)	2021–22 (Estimate)
Financial provision (\$m)	140.7	145.2	135.8 (–6.5%)	147.9 (+8.9%)
				(or +1.9% on 2020–21 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;

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- 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;
- 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

	2019 (Actual)	2020 (Actual)	2021 (Estimate)
local and overseas courses/seminars/conferences organised ...	199	120	150
information technology projects/information systems implemented/enhanced and related papers prepared	224	167	170
special surveys and planning data forecasts carried out and reports produced	17	18	18
urban design/landscape planning studies, reports, layout plans produced/revised and inputs provided on development proposals/departmental plans	4 764	5 509	5 300

Matters Requiring Special Attention in 2021–22

20 During 2021–22, 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

	2019–20 (Actual) (\$m)	2020–21 (Original) (\$m)	2020–21 (Revised) (\$m)	2021–22 (Estimate) (\$m)
Programme				
(1) Territorial Planning.....	144.9	167.0	156.1	170.7
(2) District Planning	449.9	491.6	461.1	490.5
(3) Town Planning Information Services	35.0	36.1	32.3	32.7
(4) Technical Services.....	140.7	145.2	135.8	147.9
	770.5	839.9	785.3 (-6.5%)	841.8 (+7.2%)

**(or +0.2% on
2020–21 Original)**

Analysis of Financial and Staffing Provision

Programme (1)

Provision for 2021–22 is \$14.6 million (9.4%) higher than the revised estimate for 2020–21. This is mainly due to the increased provision for filling of vacancies, salary increments and operating expenses, partly offset by a net decrease of five posts and decreased cash flow requirements for non-recurrent items.

Programme (2)

Provision for 2021–22 is \$29.4 million (6.4%) higher than the revised estimate for 2020–21. This is mainly due to the increased provision for filling of vacancies, salary increments and operating expenses, partly offset by decreased cash flow requirements for non-recurrent items.

Programme (3)

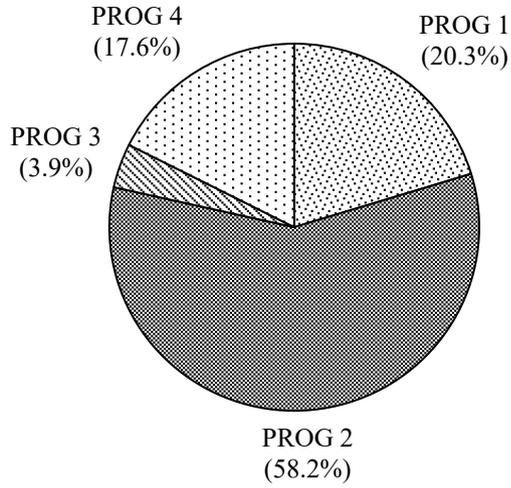
Provision for 2021–22 is \$0.4 million (1.2%) higher than the revised estimate for 2020–21. This is mainly due to the increased provision for operating expenses, partly offset by decreased cash flow requirements for capital items.

Programme (4)

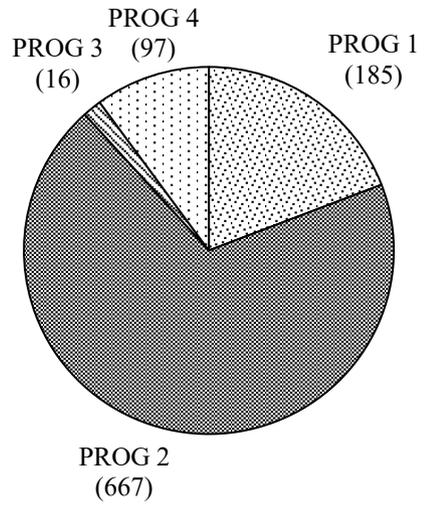
Provision for 2021–22 is \$12.1 million (8.9%) higher than the revised estimate for 2020–21. This is mainly due to the increased provision for filling of vacancies, salary increments and operating expenses.

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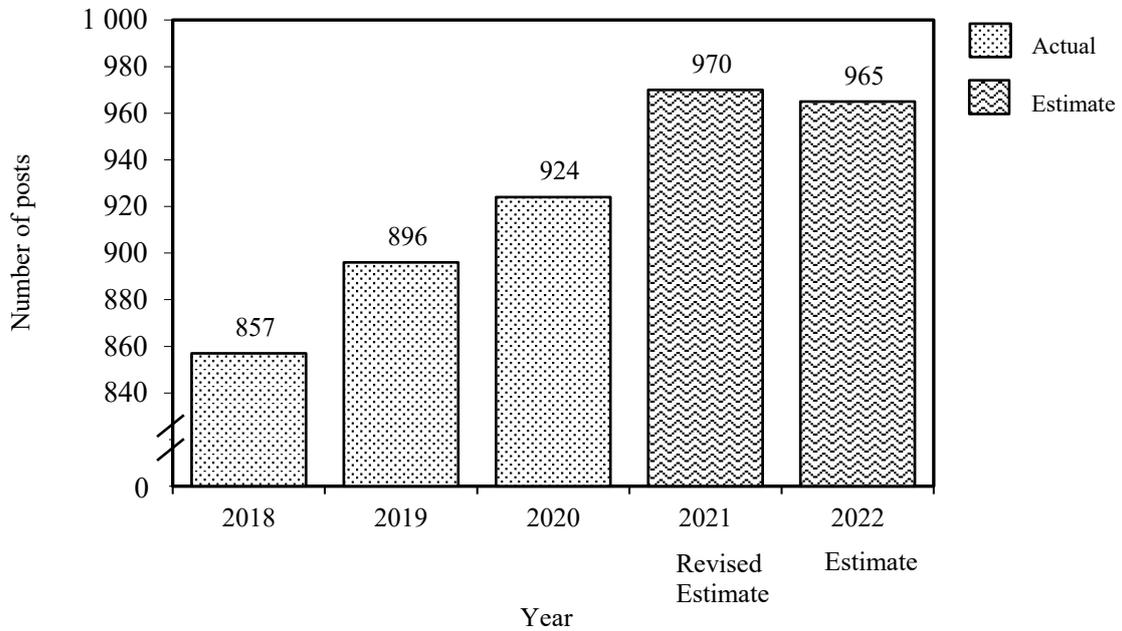
*Allocation of provision
to programmes
(2021-22)*



*Staff by programme
(as at 31 March 2022)*



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



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Sub-head (Code)	Actual expenditure 2019–20	Approved estimate 2020–21	Revised estimate 2020–21	Estimate 2021–22	
	\$'000	\$'000	\$'000	\$'000	
Operating Account					
Recurrent					
000	Operational expenses	754,645	825,726	767,464	829,574
	Total, Recurrent.....	754,645	825,726	767,464	829,574
Non-Recurrent					
700	General non-recurrent	9,325	10,357	13,939	11,540
	Total, Non-Recurrent.....	9,325	10,357	13,939	11,540
	Total, Operating Account	763,970	836,083	781,403	841,114
Capital Account					
Plant, Equipment and Works					
661	Minor plant, vehicles and equipment (block vote).....	6,547	3,851	3,902	700
	Total, Plant, Equipment and Works.....	6,547	3,851	3,902	700
	Total, Capital Account.....	6,547	3,851	3,902	700
	Total Expenditure	770,517	839,934	785,305	841,814

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Details of Expenditure by Subhead

The estimate of the amount required in 2021–22 for the salaries and expenses of the Planning Department is \$841,814,000. This represents an increase of \$56,509,000 over the revised estimate for 2020–21 and \$71,297,000 over the actual expenditure in 2019–20.

Operating Account

Recurrent

2 Provision of \$829,574,000 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 2021 will be 970 posts including two supernumerary posts. It is expected that there will be a net decrease of five posts in 2021–22. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2021–22, but the notional annual mid-point salary value of all such posts must not exceed \$562,391,000.

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

	2019–20 (Actual) (\$'000)	2020–21 (Original) (\$'000)	2020–21 (Revised) (\$'000)	2021–22 (Estimate) (\$'000)
Personal Emoluments				
- Salaries	626,434	658,000	626,000	645,000
- Allowances	7,512	12,527	9,071	13,114
- Job-related allowances.....	—	2	2	2
Personnel Related Expenses				
- Mandatory Provident Fund contribution	2,592	3,086	2,686	2,616
- Civil Service Provident Fund contribution	26,170	31,429	29,747	36,071
Departmental Expenses				
- General departmental expenses	91,937	120,682	99,958	132,771
	754,645	825,726	767,464	829,574

Capital Account

Plant, Equipment and Works

5 Provision of \$700,000 under *Subhead 661 Minor plant, vehicles and equipment (block vote)* represents a decrease of \$3,202,000 (82.1%) against the revised estimate for 2020–21. This is mainly due to the decreased requirement for procurement and replacement of equipment.

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Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.2020	Revised estimated expenditure for 2020–21	Balance
			\$'000	\$'000	\$'000	\$'000
<i>Operating Account</i>						
700		<i>General non-recurrent</i>				
	943	Enhancement of Cross-boundary Transport Model	9,280	1,470	1,312	6,498
	946	Study on Active Design for Healthier Lifestyle	4,900	268	2,070	2,562
	947	Reimagining Public Spaces in Hong Kong - Feasibility Study	9,940	—	3,826	6,114
	948	Cross-boundary Travel Survey 2021	7,130	—	560	6,570
	949	Review of Land Requirement for Market-driven Economic Uses	6,000	—	1,298	4,702
	966	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study	8,060	7,525	65	470
		Total	<u>45,310</u>	<u>9,263</u>	<u>9,131</u>	<u>26,916</u>