

Head 118 — PLANNING DEPARTMENT

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

Estimate 2019–20	\$789.0m
Establishment ceiling 2019–20 (notional annual mid-point salary value) representing an estimated 890 non-directorate posts as at 31 March 2019 rising by 24 posts to 914 posts as at 31 March 2020.....	\$518.6m
In addition, there will be an estimated 27 directorate posts as at 31 March 2019 and as at 31 March 2020.	
Commitment balance	\$20.0m

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

	2017–18 (Actual)	2018–19 (Original)	2018–19 (Revised)	2019–20 (Estimate)
Financial provision (\$m)	136.7	146.1	138.9 (–4.9%)	151.1 (+8.8%)
				(or +3.4% on 2018–19 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.

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4 In 2018, the Department completed the Preliminary Feasibility Study on Developing the New Territories North, and took forward the Study on Existing Profile and Operations of Brownfield Sites in the New Territories. The Department was also engaged in the Planning and Engineering Study for Housing Sites in Yuen Long South; and the Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong-Zhuhai-Macao Bridge. The Department was finalising the Urban Design Study for the Wan Chai North and North Point Harbourfront Areas and the Cross-boundary Travel Survey 2017, with a view to completing the Study and the Survey within 2018–19. The Department continued to conduct the technical assessments 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. 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

	2017 (Actual)	2018 (Actual)	2019 (Estimate)
surveys, reports, papers and studies conducted and produced for territorial planning strategies and special areas	637	502	460
forecasts, reports and papers produced relating to supply and demand of land for major uses	495	478	620
planning standards and guidelines formulated or revised	2	3	3

Matters Requiring Special Attention in 2019–20

6 During 2019–20, the Department will:

- complete the technical assessments and finalise the updated territorial development strategy for 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 nearshore reclamation at Lung Kwu Tan and the Study on Replanning of River Trade Terminal and the adjacent areas. The Department will continue to provide strategic planning input to Lantau development and conservation including the Lantau Development Advisory Committee and its subcommittees and task force;
- collaborate with relevant departments to advance the study on developing brownfield sites in New Territories North, and initiate a study on scattered brownfield sites (outside existing New Development Area (NDA) projects under planning and implementation) to identify those with greater development potential;
- continue to monitor the Hong Kong-Macao-Guangdong Planning and Infrastructure Database, and conduct research on development issues with a cross-boundary dimension;
- in collaboration with the CEDD, continue to manage the Planning and Engineering Study for Housing Sites in Yuen Long South; and
- continue to provide strategic planning input to major land development projects of territorial significance, including the Pilot Study on Underground Space Development in Selected Strategic Urban Areas.

Programme (2): District Planning

	2017–18 (Actual)	2018–19 (Original)	2018–19 (Revised)	2019–20 (Estimate)
Financial provision (\$m)	399.8	423.4	423.0 (–0.1%)	464.3 (+9.8%)
				(or +9.7% on 2018–19 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, 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 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 2018, the Department prepared one new and amended six statutory outline zoning plans (OZPs) (including four involving land zoned/rezoned for residential use). In relation to statutory planning, there are a total of 12 ongoing judicial reviews. Out of them, eight are active cases currently being dealt with by the Department, and the other four cases were heard by the court and are awaiting judgment. Revisions to the Definition of Terms used in Statutory Plans, Broad Use Terms and the Master Schedule of Notes to Statutory Plans, as well as TPB Guidelines and corresponding amendments to the application and representation/comment forms were also made. In 2018, work on enforcement and prosecution against unauthorised developments continued, with 3 388 statutory notices issued for enforcement, and 199 defendants in respect of 59 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. The Department also completed the Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station.

10 During 2018–19, 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 Tuen Mun Areas 40 and 46 and the adjoining areas, and the future land use at ex-Lamma Quarry Area; the Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas; and the re-planning of Tseung Kwan O Area 137. Besides, the work on incorporating building height and other appropriate development parameters in various development zones on OZPs continued as necessary.

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

Targets

	Target	2017 (Actual)	2018 (Actual)	2019 (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

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	Target	2017 (Actual)	2018 (Actual)	2019 (Plan)
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	99.7	100	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

	2017 (Actual)	2018 (Actual)	2019 (Estimate)
statutory plans submitted/gazetted	100	60	60
representations/comments on statutory plans processed.....	18 700	38 896	20 000
applications for amendments to statutory plans processed	68	57	65
applications for amendments to approved schemes processed	885	1 158	1 110
development proposals, non-statutory plans, planning briefs and district planning studies produced or revised	5 604	5 696	6 170
site searches conducted	44	36	35
applications for planning permission processed	1 046	1 102	1 200
reviews handled.....	47	68	70
Town Planning Appeal Board cases handled.....	7	5	6
lease conditions/modifications and short term tenancies/waivers processed	2 406	2 145	2 300
reports on alleged unauthorised development investigated	1 836	1 953	1 800
warning letters/compliance reminders and enforcement/stop/reinstatement notices issued	6 344	7 100	6 040
unauthorised developments discontinued/regularised.....	403	436	370
prosecutions/reviews in magistracy and appeals handled.....	57	63	60
judicial reviews handled.....	2	10	4

Matters Requiring Special Attention in 2019–20

12 During 2019–20, 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;
- continue to 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;
- continue to produce and review statutory and administrative plans to guide development and to meet changing requirements in the territory;
- continue to revise existing guidance notes and guidelines and prepare new ones to improve the statutory planning system and practice;
- continue to handle ongoing and new judicial review cases;
- continue with enforcement and prosecution actions against unauthorised developments in the rural New Territories;
- continue to provide planning input to the West Kowloon Cultural District project;
- continue to manage, in collaboration with the CEDD, the Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas, and the planning and engineering study for the re-planning of Tseung Kwan O Area 137;
- continue to provide district planning input to Lantau development and conservation including the Planning and Engineering Study on Sunny Bay Reclamation;
- continue to take forward the detailed planning of the Kwu Tung North and 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;
- continue to 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;

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- continue to take forward the detailed planning of Hung Shui Kiu 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;
- continue to 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; and
- carry out on-site survey for the next round of Area Assessments of Industrial Land in the Territory.

Programme (3): Town Planning Information Services

	2017–18 (Actual)	2018–19 (Original)	2018–19 (Revised)	2019–20 (Estimate)
Financial provision (\$m)	39.5	31.1	30.8 (–1.0%)	36.4 (+18.2%)
				(or +17.0% on 2018–19 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	2017 (Actual)	2018 (Actual)	2019 (Plan)
straightforward written enquiries handled within five working days (%).....	95.0	99.9	100	95.0
complicated written enquiries handled within three weeks (%).....	95.0	98.6	98.8	95.0
straightforward oral enquiries handled at once (%).....	95	100	100	95
complicated oral enquiries handled within three working days (%).....	95.0	99.6	100	95.0

Indicators

	2017 (Actual)	2018 (Actual)	2019 (Estimate)
written enquiries handled.....	2 710	2 294	2 360
oral enquiries handled.....	14 597	13 448	13 300
media enquiries handled.....	1 665	1 621	1 620
briefings on planning matters.....	641	627	660
information pamphlets/booklets published.....	8	16	30
hits on the website of the Department.....	12 093 650	14 231 544	14 230 000

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Matters Requiring Special Attention in 2019–20

16 During 2019–20, 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

	2017–18 (Actual)	2018–19 (Original)	2018–19 (Revised)	2019–20 (Estimate)
Financial provision (\$m)	110.3	130.6	128.8 (–1.4%)	137.2 (+6.5%)
				(or +5.1% on 2018–19 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;
- 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

	2017 (Actual)	2018 (Actual)	2019 (Estimate)
local and overseas courses/seminars/conferences organised ...	147	162	145
information technology projects/information systems implemented/enhanced and related papers prepared	184	246	250
special surveys and planning data forecasts carried out and reports produced	16	16	16
urban design/landscape planning studies, reports, layout plans produced/ revised and inputs provided on development proposals/departmental plans	5 412	5 005	5 000

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Matters Requiring Special Attention in 2019–20

20 During 2019–20, 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 Feasibility Study on the Development of a Common Spatial Data Infrastructure – Built Environment Application Platform with regard to city planning, infrastructure/engineering and environment.

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ANALYSIS OF FINANCIAL PROVISION

Programme	2017-18 (Actual) (\$m)	2018-19 (Original) (\$m)	2018-19 (Revised) (\$m)	2019-20 (Estimate) (\$m)
(1) Territorial Planning	136.7	146.1	138.9	151.1
(2) District Planning.....	399.8	423.4	423.0	464.3
(3) Town Planning Information Services.....	39.5	31.1	30.8	36.4
(4) Technical Services	110.3	130.6	128.8	137.2
	686.3	731.2	721.5 (-1.3%)	789.0 (+9.4%)

**(or +7.9% on
2018-19 Original)**

Analysis of Financial and Staffing Provision

Programme (1)

Provision for 2019-20 is \$12.2 million (8.8%) higher than the revised estimate for 2018-19. This is mainly due to the increase in salary provision arising from filling of vacancies and increase in operating expenses, partly offset by decrease in cash flow requirements for non-recurrent items.

Programme (2)

Provision for 2019-20 is \$41.3 million (9.8%) higher than the revised estimate for 2018-19. This is mainly due to the increase in salary provision arising from a net increase of 15 posts and increase in operating expenses as well as cash flow requirements for non-recurrent items.

Programme (3)

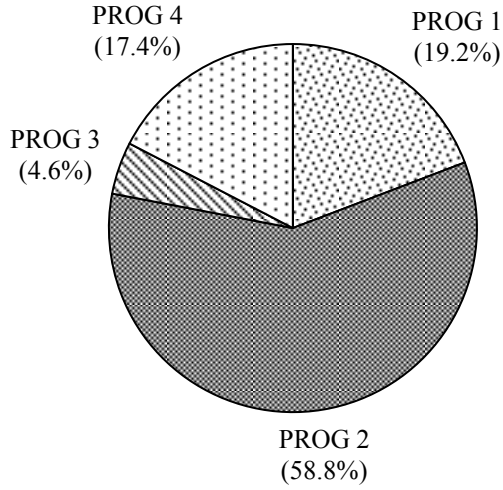
Provision for 2019-20 is \$5.6 million (18.2%) higher than the revised estimate for 2018-19. This is mainly due to the increase in operating expenses and cash flow requirements for capital items.

Programme (4)

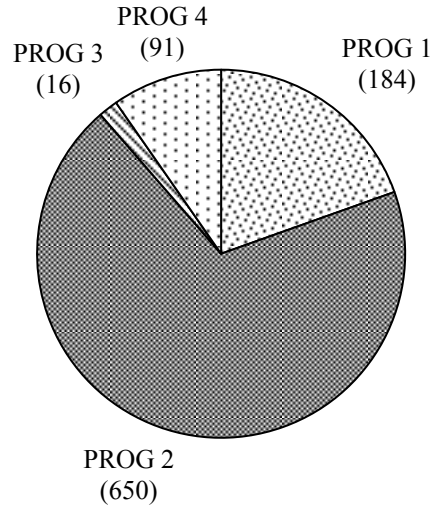
Provision for 2019-20 is \$8.4 million (6.5%) higher than the revised estimate for 2018-19. This is mainly due to the increase in salary provision arising from an increase of nine posts and increase in operating expenses, partly offset by decrease in cash flow requirements for non-recurrent as well as capital items.

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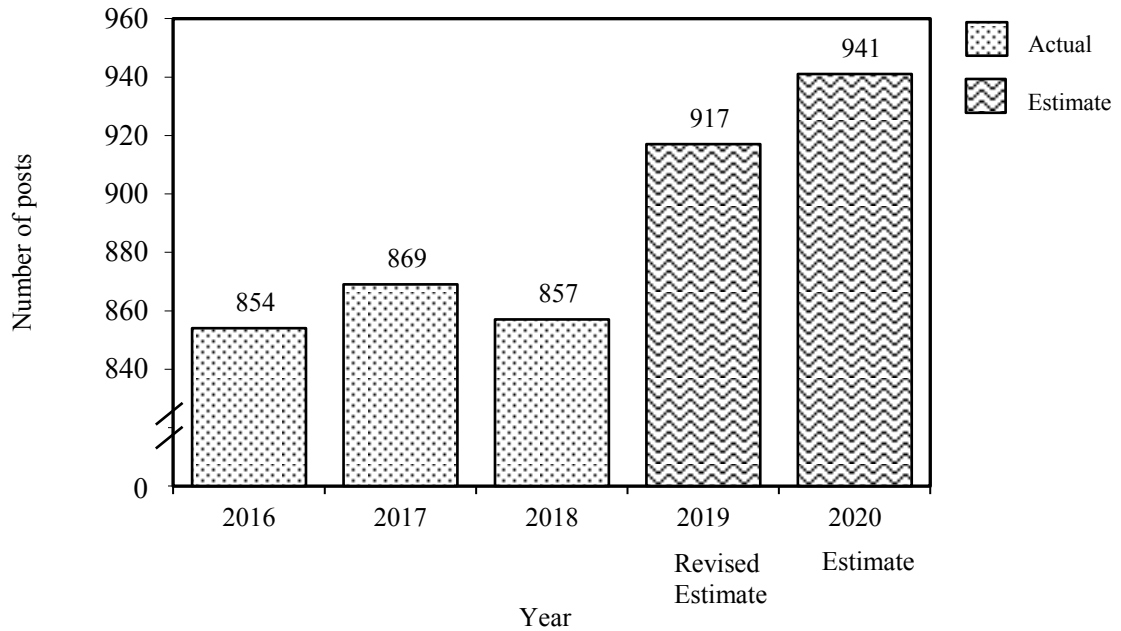
*Allocation of provision
to programmes
(2019-20)*



*Staff by programme
(as at 31 March 2020)*



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



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Sub-head (Code)	Actual expenditure 2017-18	Approved estimate 2018-19	Revised estimate 2018-19	Estimate 2019-20	
	\$'000	\$'000	\$'000	\$'000	
Operating Account					
Recurrent					
000	Operational expenses	678,563	714,405	704,754	772,669
	Total, Recurrent.....	<u>678,563</u>	<u>714,405</u>	<u>704,754</u>	<u>772,669</u>
Non-Recurrent					
700	General non-recurrent	7,637	7,720	8,720	9,380
	Total, Non-Recurrent.....	<u>7,637</u>	<u>7,720</u>	<u>8,720</u>	<u>9,380</u>
	Total, Operating Account	686,200	722,125	713,474	782,049
<hr/>					
Capital Account					
Plant, Equipment and Works					
661	Minor plant, vehicles and equipment (block vote).....	—	9,120	8,057	6,916
	Plant, vehicles and equipment.....	100	—	—	—
	Total, Plant, Equipment and Works.....	<u>100</u>	<u>9,120</u>	<u>8,057</u>	<u>6,916</u>
	Total, Capital Account.....	100	9,120	8,057	6,916
<hr/>					
	Total Expenditure	<u>686,300</u>	<u>731,245</u>	<u>721,531</u>	<u>788,965</u>

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Details of Expenditure by Subhead

The estimate of the amount required in 2019–20 for the salaries and expenses of the Planning Department is \$788,965,000. This represents an increase of \$67,434,000 over the revised estimate for 2018–19 and \$102,665,000 over the actual expenditure in 2017–18.

Operating Account

Recurrent

2 Provision of \$772,669,000 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 2019 will be 917 posts including one supernumerary post. It is expected that there will be a net increase of 24 posts in 2019–20. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2019–20, but the notional annual mid-point salary value of all such posts must not exceed \$518,558,000.

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

	2017–18 (Actual) (\$'000)	2018–19 (Original) (\$'000)	2018–19 (Revised) (\$'000)	2019–20 (Estimate) (\$'000)
Personal Emoluments				
- Salaries.....	556,668	585,805	581,662	620,696
- Allowances.....	6,132	10,310	9,664	11,915
- Job-related allowances.....	—	2	2	2
Personnel Related Expenses				
- Mandatory Provident Fund contribution.....	1,579	2,588	1,967	2,313
- Civil Service Provident Fund contribution.....	18,280	21,402	21,796	26,178
Departmental Expenses				
- General departmental expenses	95,904	94,298	89,663	111,565
	678,563	714,405	704,754	772,669

Capital Account

Plant, Equipment and Works

5 Provision of \$6,916,000 under *Subhead 661 Minor plant, vehicles and equipment (block vote)* represents a decrease of \$1,141,000 (14.2%) against the revised estimate for 2018–19. 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 31.3.2018	Revised estimated expenditure for 2018–19	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	486	2,573
929		Feasibility Study on the Development of a Common Spatial Data Infrastructure - Built Environment Application Platform	9,400	498	4,196	4,706
939		2019 Area Assessments of Industrial Land in the Territory.....	7,350	—	—	7,350
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	2,517	1,668	4,815
		Total	<u>38,810</u>	<u>12,481</u>	<u>6,350</u>	<u>19,979</u>