

# *Planning Department Annual Report 2014*

**Future Land Use at Anderson Road Quarry**

**Urban Renewal Plan for Kowloon City**

**Urban Agriculture**

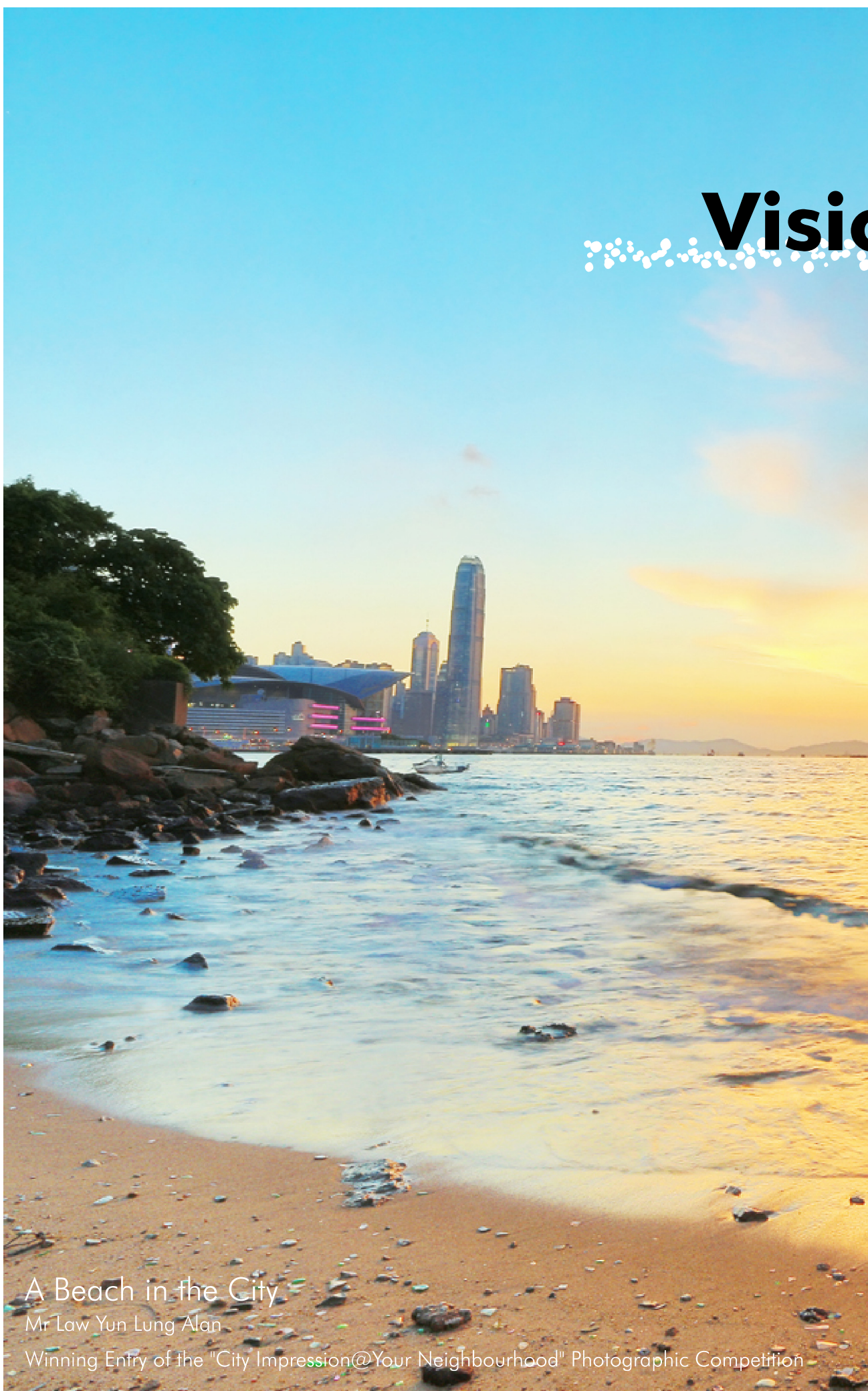
*Planning Department  
Annual Report 2014*





	<b>Page</b>
<b>Vision, Mission &amp; Values</b>	<b>1</b>
<b>Director's Message</b>	<b>5</b>
<b>Events in Brief</b>	<b>9</b>
<b>Focus</b>	<b>19</b>
<i>Planning Study on Future Land Use of     Anderson Road Quarry</i>	<i>20</i>
<i>Experience from the Kowloon City     District Urban Renewal Forum</i>	<i>34</i>
<i>Research on Urban Agriculture:     Insights for Hong Kong</i>	<i>44</i>
<b>About Planning Department</b>	<b>53</b>
<b>Our Performance</b>	<b>59</b>
<i>Awards Received</i>	<i>60</i>
<i>The City Gallery</i>	<i>61</i>
<i>Environmental Performance</i>	<i>66</i>
<i>Social Performance</i>	<i>71</i>
<i>Economic Performance</i>	<i>79</i>
<b>Appendices</b>	<b>81</b>
<b>Contact Us</b>	<b>90</b>

# Visio



A Beach in the City

Mr Law Yun Lung Alan

Winning Entry of the "City Impression@Your Neighbourhood" Photographic Competition

# on, Mission & Values



## **VISION**

We plan to make Hong Kong an international city of world prominence

## **MISSION**

We make Hong Kong a better place to live and work in

To achieve our mission, we seek to promote, working in partnership with our community, sustainable development to achieve a vibrant economy, a quality environment and social progress both now and in the future.

We are committed to :

- a. formulating sustainable development strategies and plans
- b. guiding the use and development of land
- c. facilitating suitable development and redevelopment
- d. encouraging community involvement and support

## **VALUES**

### **Proactive and Facilitating**

taking the initiative to facilitate the implementation of suitable development and redevelopment projects

### **Open and Accountable**

encouraging the community to be involved in the planning process and being accountable to the community

### **Professional and Visionary**

acting creatively to find immediate and long-term solutions as we do our work competently, ethically, objectively and fairly for the people we serve

### **Effective and Efficient**

providing planning systems and frameworks that are user friendly and enable development that will benefit the community to proceed expeditiously

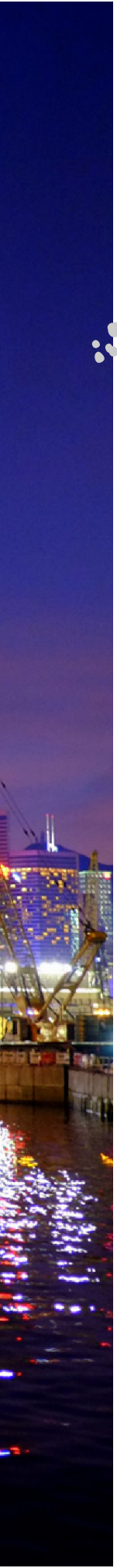


## A Fishing Port of Our Cosmopolitan

Ms Dan Lai Yee

Winning Entry of the "City Impression@Your Neighbourhood" Photographic Competition





# Director's Message

The year 2013 was a challenging and rewarding year for the Department. We have continued to do our utmost on all fronts to increase land supply in meeting the pressing societal need for housing and other sectoral developments. We strive to promote sustainable development and engage the community in the planning process in achieving a home of vibrant economy, quality environment and social progress for Hong Kong people. We have not only focused on the prevailing challenges now but have also embarked on planning for Hong Kong a longer term strategic vision in paving and strengthening its continual sustainable development in the coming decades.



To provide land in the short term, the Department has made strenuous effort to review all Green Belt sites, vacant/under-utilised Government, Institution or Community sites and obsolete industrial sites with a view to releasing those sites without conservation value or prospect of implementation. The 2014 Policy Address has highlighted our efforts in identifying about 150 sites (including 80 additional new sites) to be rezoned for residential use and will be made available over the next five years for providing about 210 000 housing units. We have in the planning process balanced all relevant planning considerations and addressed the technical issues to ensure that land in Hong Kong, being a precious resource, is used to the best interest of the community as a whole.

For the short to medium-term measures to enhance land supply, the planning study for the comprehensive development area in Diamond Hill has been completed whilst the studies for the Anderson Road Quarry and the Ex-Cha Kwo Ling Kaolin Mine are nearing completion and the study for the Caroline Hill Road site has proceeded to the stage of formulation of development options. In addition, in collaboration with the Civil Engineering and Development Department, planning and engineering studies have been commissioned on the remaining development in Tung Chung, Ex-Lamma Quarry, Yuen Long South, Kwu Tung South and Tuen Mun Areas 40 and 46. All these studies are at various stages of progress. Public engagement exercises have been or will be undertaken to collect public views on the development proposals.

Studies on New Development Areas (NDAs) in the New Territories commissioned in previous years are also in good progress. For the North East New Territories NDAs, the revised proposals were promulgated in July 2013. The adopted Kwu Tung North (KTN) and Fanling North (FLN) Outline Development Plans were published and the respective Outline Zoning Plans (OZP) were exhibited for public inspection under the Town Planning Ordinance. For the Hung Shui Kiu (HSK) NDA, the Stage 2 Public Engagement was completed in October 2013. We are in the process of formulating the HSK Recommended Outline Development Plan taking account of the public comments received.

For the longer term planning, we have kept monitoring regularly the changing planning circumstances to ensure that the recommendations of the HK2030 Study remain sound. The territorial development strategy recommended under the Study will be updated to cover the planning horizon beyond 2030. We have commissioned the Preliminary Feasibility Study on Developing the New Territories North with a view to exploring the potential for developing a low-carbon and eco-city there. Taking advantage of the strategic location of Lantau, we will also explore the potential for developing an East Lantau Metropolis for accommodating new population and a core business district.

We have continued our work related to the cross-boundary planning. The joint planning and engineering study between Hong Kong and Shenzhen governments to develop the Lok Ma Chau Loop for higher education, high-tech research and development as well as cultural and creative industries was completed in July 2013. The next stage of work is to prepare OZP for the area in the coming year. The pilot study for the new round of the Cross-boundary Travel Survey to collect statistical information about the characteristics of cross-boundary trips was launched in December 2013 and the main survey will be conducted during February to March 2014.

On urban renewal, we have provided support to the Kowloon City District Urban Renewal Forum (KC DURF) in the formulation of an Urban Renewal Plan (URP) for Kowloon City. The URP was endorsed by KC DURF in December 2013. The URP which sets out the blueprint of the urban renewal work for the district will facilitate the Government in enhancing urban renewal initiatives within the district.

To protect the rural New Territories, we continue to step up enforcement action against unauthorised developments (UDs) particularly in areas with high ecological and conservation value. Apart from issuing statutory notices requiring the discontinuation of UD, reinstatement notices requiring the restoration of the affected areas are also issued to minimise the damages caused by UD to the rural areas. In addition, we have prepared two new Development Permission Area plans in 2013 for another four country park enclaves, as part of our committed effort to protect the rural area.

There has been a significant upsurge of comments/representations received from the public during the public engagements of various planning studies and the exhibition of amendments to some statutory plans in 2013. We value public engagement in the planning process as well as the comments and proposals received. We would do our utmost in balancing the different interests in fulfilling our objective to plan for the short, medium and long-term needs of the community.

Since its opening in 2012, the City Gallery continues to play an important role to reach out to the community in promoting town planning in Hong Kong as well as to showcase the planning and development of Hong Kong as Asia's World City to the visitors from overseas and the Mainland. During 2013, the City Gallery received about 125 900 visitors with an average monthly attendance of about 10 500 including VIPs from overseas and the Mainland.

I would like to take the opportunity to thank all my colleagues for their dedication, courage and steadfastness in facing the challenges now and in future. I am particularly proud to work with my professional and technical teams for their unfailing support and valuable advice. They have demonstrated exceptional diligence, professionalism and agility in delivering timely and quality services to the community. We will continue to take on new challenges in the coming years with professionalism, determination and listening ears.

Mr. K. K. Ling, JP  
Director of Planning



Bamboo Theatre at Hill Road

Mr Wong Chi Keung

Winning Entry of the "City Impression@Your Neighbourhood" Photographic Competition

# Events in Brief



## **JANUARY**

### **Planning Review on Development of Ex-Cha Kwo Ling Kaolin Mine Site**

The Planning Review aimed at reviewing the planned land-uses within the ex-Cha Kwo Ling Kaolin Mine Site with a view to expediting housing land supply to meet the imminent demand in the Territory. In January 2013, the Kwun Tong District Council and the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing were consulted on the planning proposals. The views collected would be taken into account in formulating the recommendations under the Planning Review, which would provide a basis for amendments to the relevant outline zoning plan. The Planning Review was expected to be completed in 2014.



*The Existing Ex-Cha Kwo Ling Kaolin Mine Site*

## **FEBRUARY**

### **Planning and Engineering Study on Future Land-Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study**

The Study aimed to examine the future land-use and explore the development potential of the Ex-Lamma Quarry site, including residential development and other compatible uses. The Stage 1 Community Engagement was completed in February 2013. The views collected would be taken into account in formulating the preliminary outline development plan. The Study was expected to be completed in late 2014.

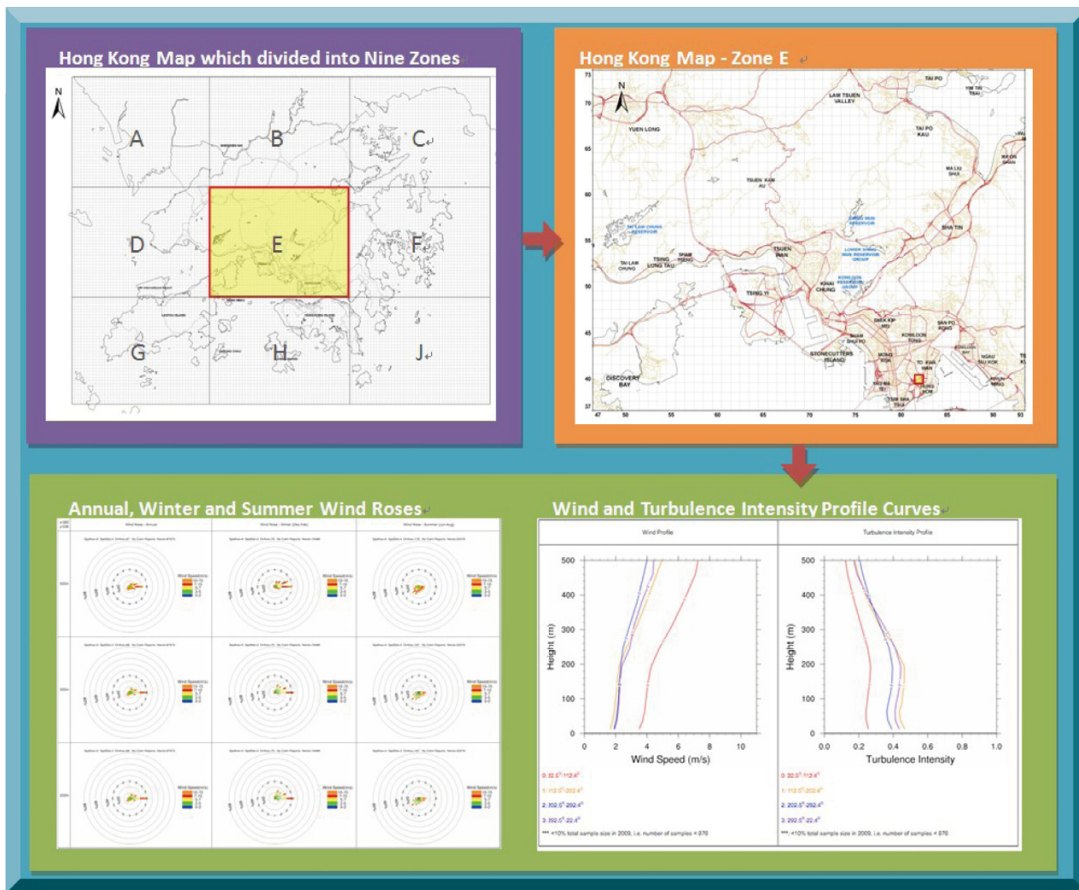


*The Ex-Lamma Quarry Site*

**MARCH**

**Completion of the Consultancy Study on Establishment of Simulated Site Wind Availability Data for Air Ventilation Assessment in Hong Kong**

The Study, which was completed in March 2013, aimed to provide a comprehensive set of standardised and reasonably representative site wind availability data as inputs to both qualitative and quantitative air ventilation assessments for planning and development projects in Hong Kong. The data, including annual, winter and summer statistical wind distribution, frequencies, and wind roses at nine different height levels for 16 cardinal wind directions, taking account of topographic effect on wind patterns, were derived by using computerised atmospheric model covering the whole territory.



Flow Chart of Simulation on Site Wind Availability Data





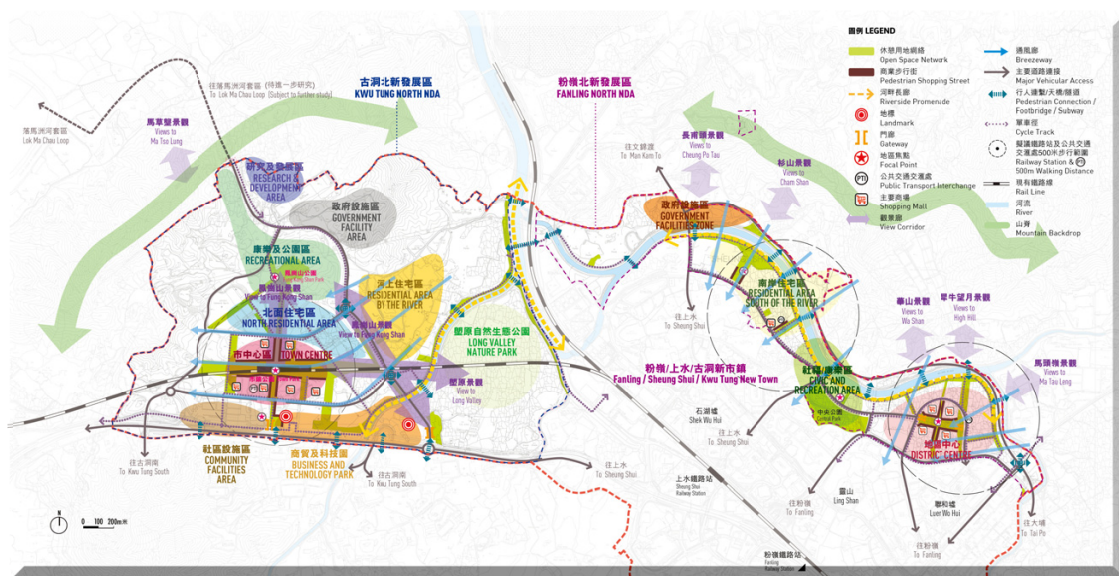
JULY

## Promulgation of Revised Development Proposals for the North East New Territories New Development Areas Planning and Engineering Study

The Study aimed to prepare an overall planning and development framework for the proposed Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL) New Development Areas (NDAs) to address Hong Kong's long-term housing and other land use needs. Taking into account the public views collected from a three-stage Public Engagement Programme and the findings of the planning and engineering assessments, the revised Recommended Outline Development Plans of the KTN and FLN NDAs were finalised and promulgated in July 2013, whilst PC/TKL would be included in the planning of New Territories North in order to comprehensively review relevant planning considerations, including the development potential afforded by possible new rail infrastructure.



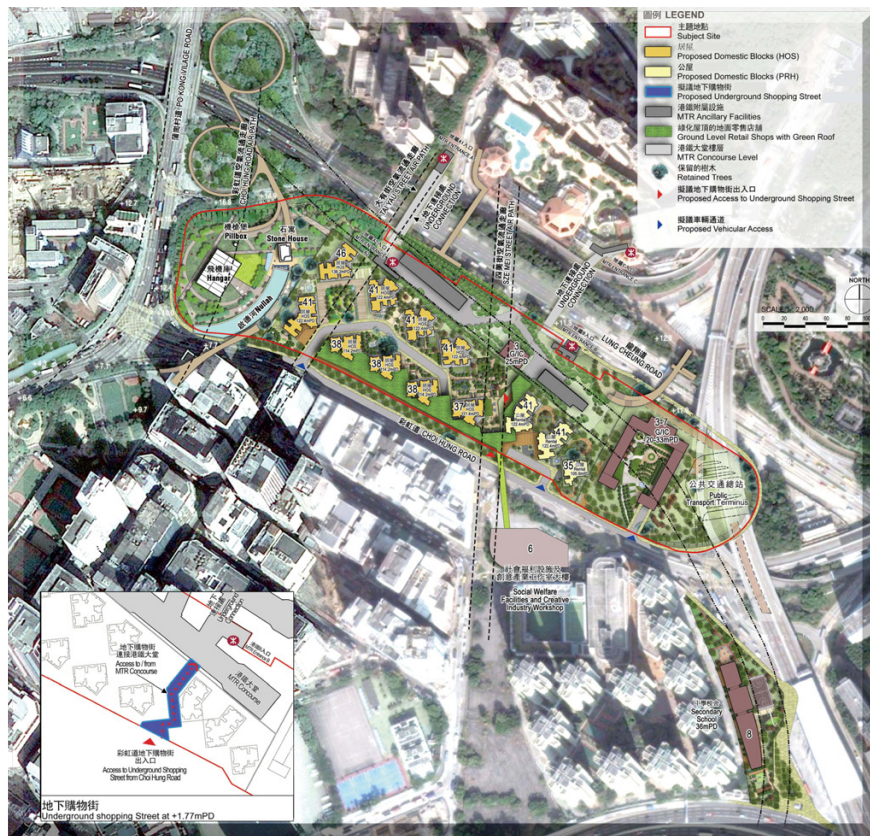
Information Digest for North East New Territories New Development Areas Planning and Engineering Study



Overall Planning and Design Framework

## Study on Development Options for the “Comprehensive Development Area” Site in Diamond Hill

The Study aimed to formulate development options for the Diamond Hill “Comprehensive Development Area” Site. In January 2013, the Wong Tai Sin District Council (WTSDC) was consulted on the preliminary development options. Taking into account the need for housing land supply, and the results of the WTSDC and local consultation, a revised development option to provide predominantly public housing development with other development components including a water feature park with three historic structures, a landscaped walking trail with cultural theme and religious institution was formulated. WTSDC was further consulted on the revised development option in September 2013.



Revised Development Option

## OCTOBER

### Stage 2 Community Engagement of the Hung Shui Kiu New Development Area Planning and Engineering Study

The Study aimed to prepare an overall planning and development framework for the proposed Hung Shui Kiu New Development Area. The Stage 2 Community Engagement of the Study was launched in July 2013 to gauge the public's views on the Preliminary Outline Development Plan and was completed in October 2013. The views collected would be taken into account in the formulation of the Recommended Outline Development Plan in the next stage.



*Public Forum of the Hung Shui Kiu New Development Area Planning and Engineering Study*

## NOVEMBER

### Protection of Country Park Enclaves

Owing to the quickened pace of urban development, some private land in the country park enclaves are facing increasing development pressure. To protect the land in the country park enclaves, the 2010-11 Policy Address has set out that those areas not yet under statutory control would either be designated as country parks or with their proper uses determined through statutory planning. Planning Department has been working closely with the Environmental Protection Department and the Agriculture, Fisheries and Conservation Department in achieving such objective of protecting the country park enclaves. There are



*Enclaves covered by Development Permission Area plans in 2013*

77 country park enclaves, out of which 23 have already been covered by outline zoning plans in the early years. Apart from the 16 Development Permission Area (DPA) plans gazetted between 2010 and 2012, two new DPA plans were published in March and November 2013 respectively for another four enclaves including (1) Kuk Po San UK Ha, Kuk Po Lo Wai, Yi To, Sam To, Sze To and Ng To, (2) Fung Hang, (3) Yung Shue Au, and (4) Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung. Work on preparation of further DPA plans will continue for country park enclaves which are considered suitable to have their uses determined through statutory planning.

### **“City Impression@Your Neighbourhood” Photographic Competition**

The Planning Department and the City Gallery organised the “City Impression@Your Neighbourhood” photographic competition to encourage members of the public to portray the most appealing scenes of their neighbourhoods through the camera lens and to discover their neighbourhoods from new angles. The competition comprised two sections - the Secondary School section and the Open section - with the respective themes “A Week in Neighbourhood” and “City Impression@Your Neighbourhood”. The winning entries were exhibited at the “City Impression@ Your Neighbourhood” thematic exhibition in the City Gallery from November 30, 2013 to February 16, 2014. Some winning entries were also displayed at the page separators in this Annual Report.



*Open Section Champion -  
The Old Meets the New  
Ms Tsang Jing Jing*

## DECEMBER

### Pilot Study for the Cross-boundary Travel Survey 2013/14

Cross-boundary travel surveys had been conducted by the Planning Department around once every two years since 1999 to collect statistical information about the characteristics of cross-boundary trips (both passenger trips and vehicle trips) and the trip-makers. The pilot study for the new round of the survey commenced in December 2013 and the main survey would be conducted in the two-week period from February 24 to March 9, 2014. Results of this round of the survey would be released in late 2014.

**2013/14 跨界旅運統計調查**  
**Cross-boundary Travel Survey**  
 調查日期 Survey Period : 24.2.2014 – 9.3.2014

由香港特別行政區政府規劃署推行  
 Conducted by the Planning Department of the Hong Kong Special Administrative Region Government

訪談對象 Target Respondents:  
 跨境旅客及駕車司機  
 Cross-boundary Passengers and Vehicle Drivers

地點 Locations:  
 • 香港國際機場  
 Hong Kong International Airport  
 • 港澳碼頭  
 Macau Ferry Terminal  
 • 中國客運碼頭  
 China Ferry Terminal  
 • 紅磡管制站  
 Kowloon Wharf Control Point  
 • 葵涌管制站  
 葵涌 Line Control Point  
 • 葵涌洲文咸街管制站  
 Link Ma Chau Spur Line Control Point  
 • 葵涌洲管制站  
 Link Ma Chau Control Point  
 • 文咸街管制站  
 Main Kam To Control Point  
 • 沙頭角管制站  
 Sha Tau Kok Control Point  
 • 深圳灣管制站  
 Shenzhen Bay Control Point

查詢 Enquiries:  
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**(852) 2880 3409**  
**(852) 2231 4707**

本署網頁 Our Homepage:  
<http://www.pland.gov.hk/>

Cross-boundary Travel Survey 2013/14

### Stage 2 Public Engagement of the Urban Renewal Plan for Kowloon City

The Kowloon City District Urban Renewal Forum (KC DURF) commissioned consultants in May 2012 to undertake a planning study and a social impact assessment (SIA) to facilitate the formulation of an Urban Renewal Plan (URP) for Kowloon City. Two stages of public engagement were also carried out for formulating the URP. The Stage 2 Public Engagement was completed in June 2013 to gauge public views on the Draft URP for Kowloon City. Taking into account the public views collected and the findings of the planning study and SIA, the Draft URP had been consolidated into a finalised Plan which was endorsed by KC DURF in December 2013. The URP for Kowloon City would be submitted to the Government for consideration in January 2014.



Topical Discussion



Public Forum



## Fire Dragon Dance

Mr Ho Ka Chun

Winning Entry of the "City Impression@Your Neighbourhood" Photographic Competition

# Focus



# **Planning Study on Future Land Use of Anderson Road Quarry**

## **Background**

The Anderson Road Quarry (ARQ) in Kowloon East has a total area of about 86 hectares. The quarry will cease operation and the rehabilitation works will be completed by 2016, after which a platform of about 40 hectares will be formed for development. The Planning Department (PlanD) commissioned the “Planning Study on Future Land Use at Anderson Road Quarry” in January 2011 to examine the future land use of the quarry site for residential and other uses. The Study was completed in late 2013 and the recommendations of the Study would serve as a basis for revision of the relevant town plan to guide the future developments. The Civil Engineering and Development Department (CEDD) has started an engineering feasibility study in late 2012 to follow-up the recommendations of the subject planning study.

## **The Study Site and Its Surroundings**

### **Study Site**

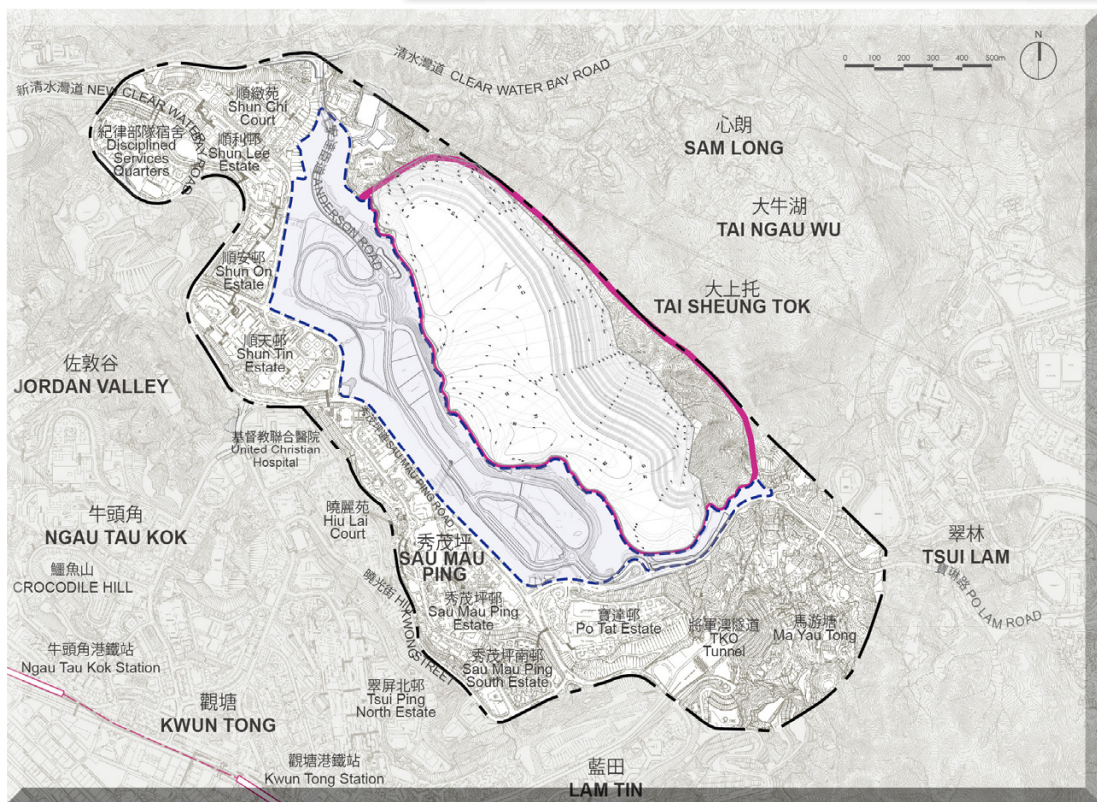
The Study Site has been used for quarrying since 1956 and is now the only quarry in operation in the urban areas of Hong Kong. Such a long history of quarrying activities has created a very unique landform at the site, in particular a huge terraced rock face as the backdrop with a 40-hectare undulating platform. There are constraints on development of the platform. Several large drop-cut areas and two underground flood storage tanks were found on it. High-rise developments in the drop-cut areas would require deep foundation works which incur high construction cost, and no building would be allowed on top of the underground tanks. In addition, according to Urban Design Guidelines, Chapter 11 of the Hong Kong Planning Standards and Guideline, future developments should not intrude into the 20% “building free zone” of the Tai Sheung Tok ridgeline, when viewed from key and popular vantage points.

### **Surroundings**

The Study Site is located at Sau Mau Ping in uphill Kwun Tong. According to 2011 Population Census, Kwun Tong is the most densely populated district in Hong Kong (with over 55,000 persons/km<sup>2</sup>), and Sau Mau Ping is an area dominated by subsidised housing (with a private-to-subsidised housing ratio of about 10:90). The imbalanced housing mix of Sau Mau Ping will be further aggravated by the development at Anderson Road (DAR) to the



immediate southwest of the Study Site. DAR is under construction for public rental housing with about 18,000 units and a planned population of about 48,300. The first population in-take is targeted at 2015/16.



The Study Site and Its Surroundings

### Study Vision and Study Process

The Study Vision is to reshape ARQ into a green and liveable community that meets the territorial, district and local needs.

The Study Process comprised three phases, namely the Inception Phase, Option Formulation Phase and Preferred Option Finalisation Phase. A baseline review was undertaken during the Inception Phase to summarise the baseline conditions and consolidate concerned development constraints and opportunities. Based on the baseline review, two initial land use options were prepared in the Option Formulation Phase with preliminary feasibility

assessments undertaken to demonstrate the feasibility and sustainability of the options in broad terms and Stage 1 Community Engagement (CE) was undertaken to collect public views on the options. Based on the public views collected in Stage 1 CE, a preferred land use option was derived in the Preferred Option Finalisation Phase. Detailed feasibility assessments were carried out for the preferred land use option and a draft Recommended Outline Development Plan (RODP) was prepared to seek views from the public during the Stage 2 CE. Taking into account the public views received, the draft RODP was further revised and finalised as the final RODP.

## Community Engagement

The two stages of CE undertaken provided a solid foundation in drawing up the recommendations of the Study. The Stage 1 CE on the initial land use options was conducted from August to November 2011 while the Stage 2 CE on the draft RODP was conducted from June to September 2012.

Views were solicited from different sectors of the community through various activities with the aid of different materials. The consultees included the Legislative Council Panel on Development, Town Planning Board, Planning Subcommittee of the Land and Development Advisory Committee, related professional institutes, Kwun Tong and Sai Kung District Councils, Area Committees in the two districts, local residents and the general public. The CE activities included briefing sessions, site visits, public forums, roving exhibitions, a Design Ideas Competition and a joint professional institute workshop, while the CE materials included digests, leaflets, posters, website, exhibition panels, physical model, animation, etc..

To enhance transparency, all the comments and suggestions received were summarized into CE Reports which are available at the Study website. In light of the local concern on the traffic and transport issues, the two Traffic Assessment Reports prepared for the Study were also uploaded to the Study website for public reference, accompanied by briefing sessions and site visits with the District Council members.



*Community Engagement Activities*

### Design Ideas Competition on Quarry Park and Rock Face

As part of the Stage 2 CE activities, the Design Ideas Competition intended to seek creative and innovative design ideas for the proposed 17-hectare Quarry Park and future treatment of the rock face.

A total of 23 entry submissions were received, with three winning and five merit entries selected by a seven-member Jury Panel. Considerations would be given to incorporating the good and innovative ideas of the entries into the future designs of the Quarry Park and rock face.

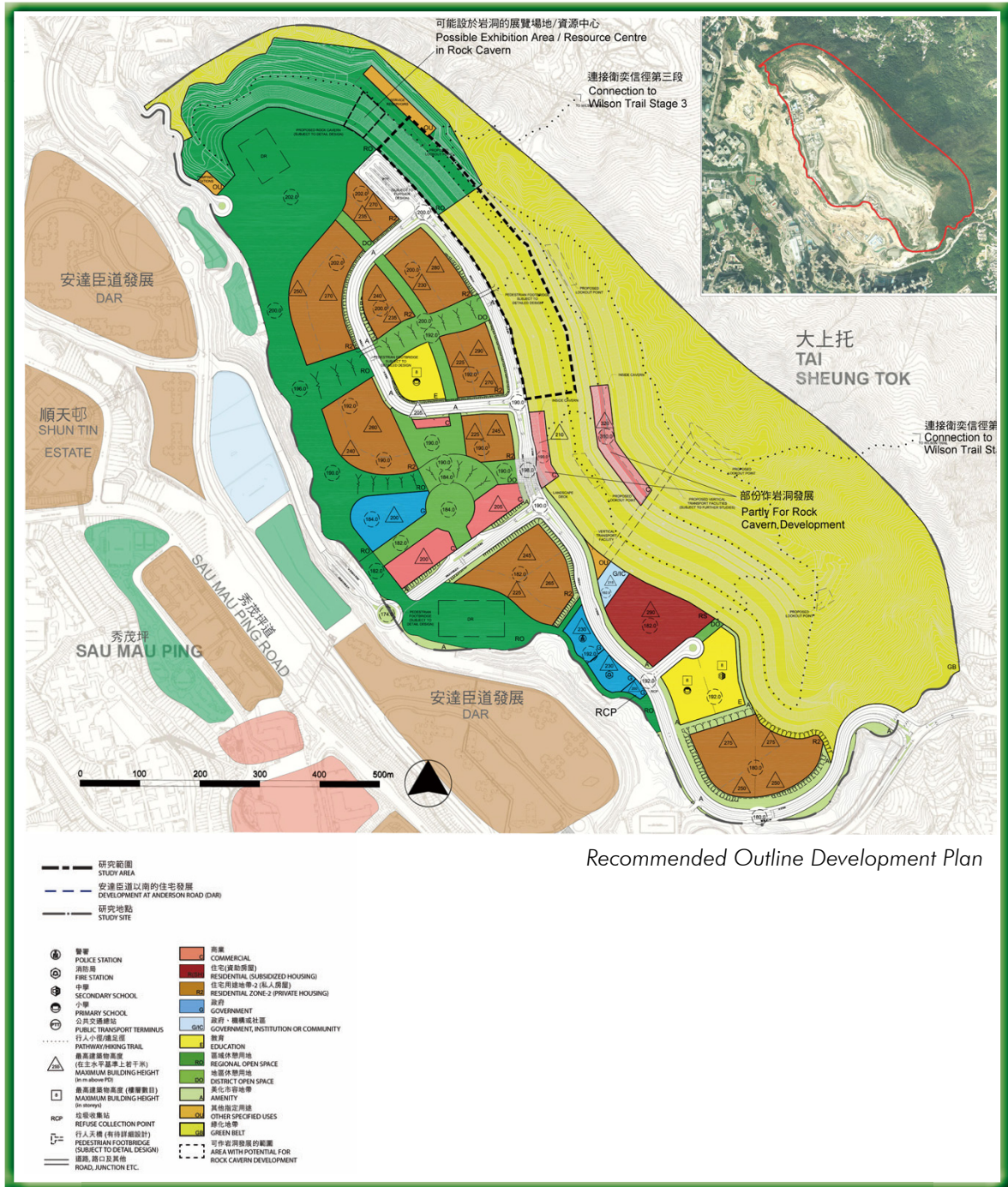


Jury Panel



## Recommended Outline Development Plan

Taking into account the unique landform and the locational advantage of the rehabilitated green backdrop of Tai Sheung Tok as well as the comments and suggestions received in the two stages of CE, it was decided to create a green and sustainable residential community and a recreation destination of regional significance at the Study Site.



## Planning and Design Concepts

The RODP prepared under the Study was mainly based on the following planning and design concepts:

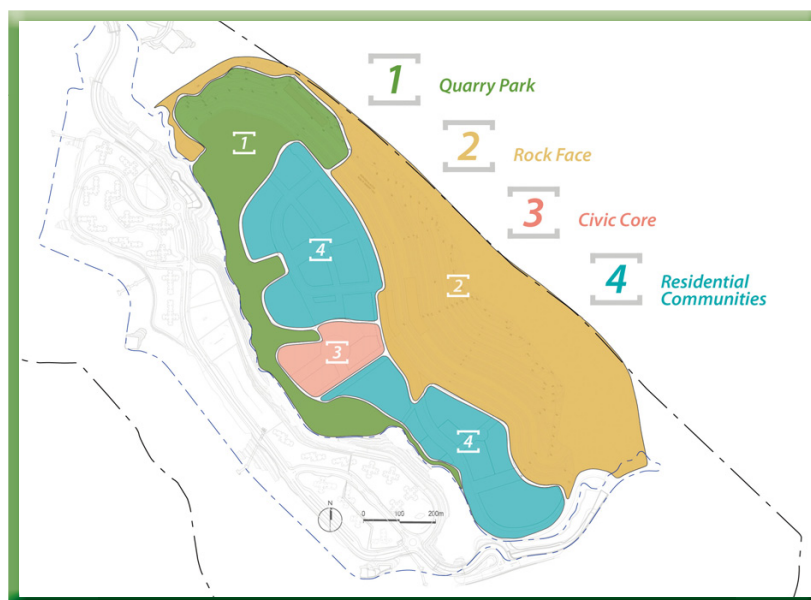
- a planned population of 25,000, taking into account different land use requirements, technical constraints and urban design considerations;
- a private-to-subsidised housing ratio of 80:20 to achieve a more balanced housing mix for the Sau Mau Ping area;
- plot ratios of 3.0 to 5.5 and 6.3 for private and subsidised housing respectively to strike a balance between the territorial need for more flat supply and the local aspirations for a lower development intensity;
- a sizable Quarry Park as green focus and a low-rise Civic Core as community focus;
- the Northern and Southern Communities mainly for residential developments with supporting government, institution and community (GIC) facilities and intertwining open space network to create an atmosphere of “Living in the Park”;
- multiple lookouts with a network of hiking trails on the rock face;
- a building height profile to respect Tai Sheung Tok ridgeline and the proposed Quarry Park, preserve existing visual corridor and define the neighbourhood characters; and
- sustainable site planning and building design will be promoted (such as central grey water recycling).

Major planning parameters of the RODP are shown in the table below.

	<b>Subsidised Housing</b>	<b>Private Housing</b>	<b>Total</b>
<b>Planned population</b>	5,000	20,000	25,000
<b>No. of residential sites</b>	1	10	11
<b>Private-to-subsidised housing ratio</b>	80 : 20		
<b>Plot ratio</b>	6.3	3.0 - 5.5	-
<b>Maximum building height</b>	290mPD	225 - 290mPD	-
<b>No. of flats</b>	1,880	7,530	9,410
<b>Area of Quarry Park</b>	about 17 ha		

## Key Land Use Proposals

The RODP comprises four key land use proposals, i.e. Residential Communities, Quarry Park, Rock Face and Civic Core.

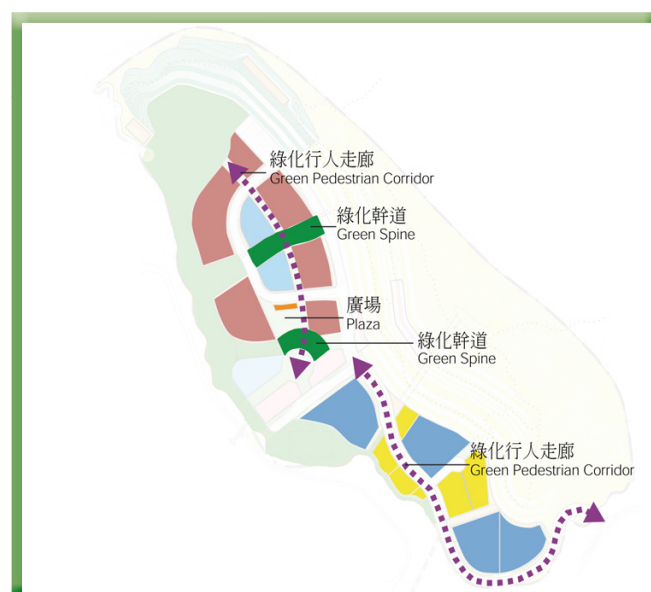


Key Land Use Proposals

## Residential Communities

Two residential communities are proposed in the southern and northern parts of the Study Site, which are linked by green pedestrian corridors running in the north-south directions.

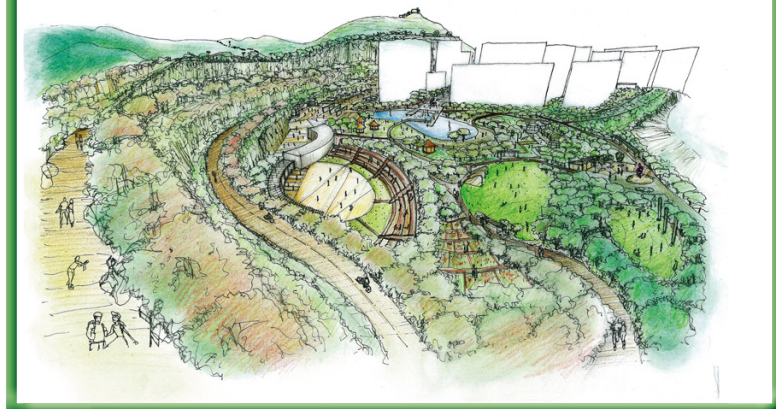
The Southern Community comprises four residential sites and six GIC sites. Three of the residential sites are zoned "Residential Zone-2" ("R2") for private housing, while the remaining site is zoned "Residential (Subsidised Housing)" for Home Ownership Scheme development. The six GIC sites are for primary and secondary schools, fire station, police station, community hall cum social welfare facilities and refuse collection point. The Northern Community comprises seven "R2" sites for private housing, one "Commercial" ("C") site to mainly serve the local residents and one GIC site for a primary school.



Southern and Northern Communities

## Quarry Park

The Quarry Park is zoned “Regional Open Space” and covers a total area of about 17 ha, including about 11 ha on the platform and about 6 ha on the rock face. The platform portion comprises a core part in the northern end, a green promenade along the southwestern edge and a recreational ground in the southern portion. The Quarry Park is intended to be a regional park, providing an array of sports, leisure and recreational facilities, including an exhibition area/resource centre for displaying materials and information on quarrying history and/or geology of Hong Kong or similar subjects. CEDD will further undertake a geotechnical assessment to examine the feasibility of locating the exhibition area/resource centre into a rock cavern. The design of the Quarry Park may incorporate some of the good and innovative ideas of the 23 entries submitted to the Design Ideas Competition, particularly those from the winning and merit entries as appropriate.



Quarry Park

## Rock Face

The rock face is mainly zoned “Green Belt” (about 38 ha) with a network of hiking trails on the rock benches and connections to the Wilson Trail Stage 3 in Sai Kung. Lookouts will be provided at different levels for public enjoyment, some of which could provide spectacular views of East Kowloon and the Victoria Harbour. A site at 310mPD is zoned “C” for commercial facilities such as cafe/restaurant, souvenir shop and retail stall, etc. in rock caverns. In order to enhance accessibility (particularly for the elderly and disabled), the feasibility of establishing a vertical transport system linking up the rock face and the platform (such as funicular or inclined lift) will be further explored. Similar to the Quarry Park, the future treatment of the rock face may take into account some of the good and innovative design ideas of the 23 entries submitted to the Design Ideas Competition.

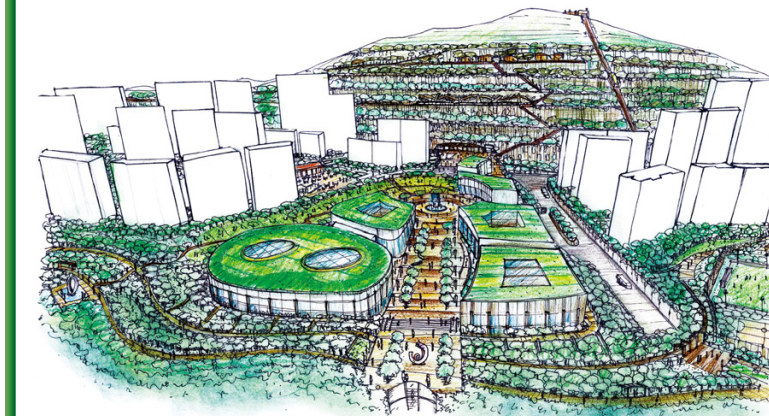


Rock Face



### Civic Core

The Civic Core in the central part is mainly for low-rise community and government facilities, open space and a plaza serving the residents and visitors, so as to preserve the existing visual corridor between the Tai Sheung Tok summit and Jordan Valley. The area comprises three "C" sites, one GIC site and three "District Open Space" sites. Two of the "C" sites will be on the platform while the remaining one will be on the rock bench at 200mPD for uses such as wine cellars and spa facilities in rock caverns. The GIC site is proposed for an indoor sports complex to mainly serve the local residents at the site and in the wider Sau Mau Ping area.



Civic Core

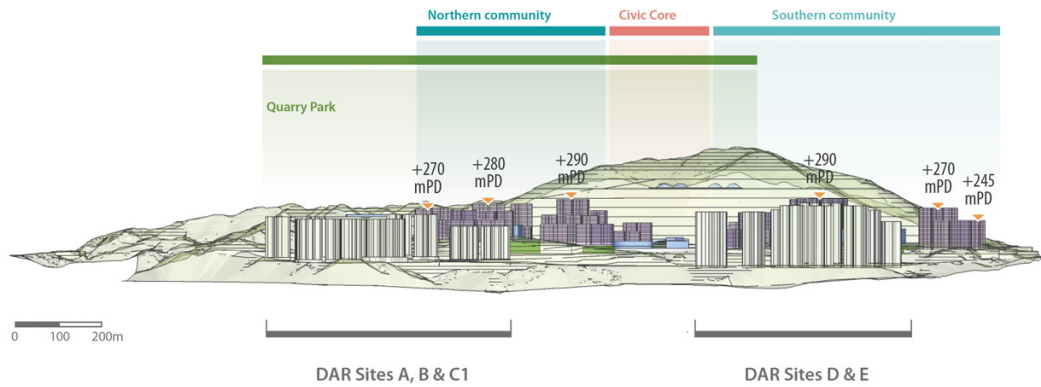
## Landscape and Visual Impacts

A Preliminary Landscape Master Plan based on the RODP was also prepared by adopting the concept of “Living in the Park”. Extensive greening would be provided within the Quarry Park, district open spaces and amenity areas on the platform as well as the “GB” site on the rock face. The “building free zone” at the highest 20% of Tai Sheung Tok ridgeline would be protected and the existing visual corridor between Tai Sheung Tok summit and Jordan Valley would be preserved.



*Preliminary Landscape Master Plan*

Low-rise blocks would be mainly fronting the Quarry Park and along the green pedestrian corridors to create a human scale environment. High-rise blocks would be located closest to the rock face backdrop to minimise possible adverse visual impacts. Medium-rise blocks would be located in between the low-rise and high-rise blocks to create a stepped height profile. Visual corridors would be preserved for proposed building clusters in order to serve as visual relief within the new development and provide visual permeability between Sau Mau Ping and the rock face.



*Building Height Profile of Proposed Developments*



*Photomontage of Proposed Developments*

## Technical Issues

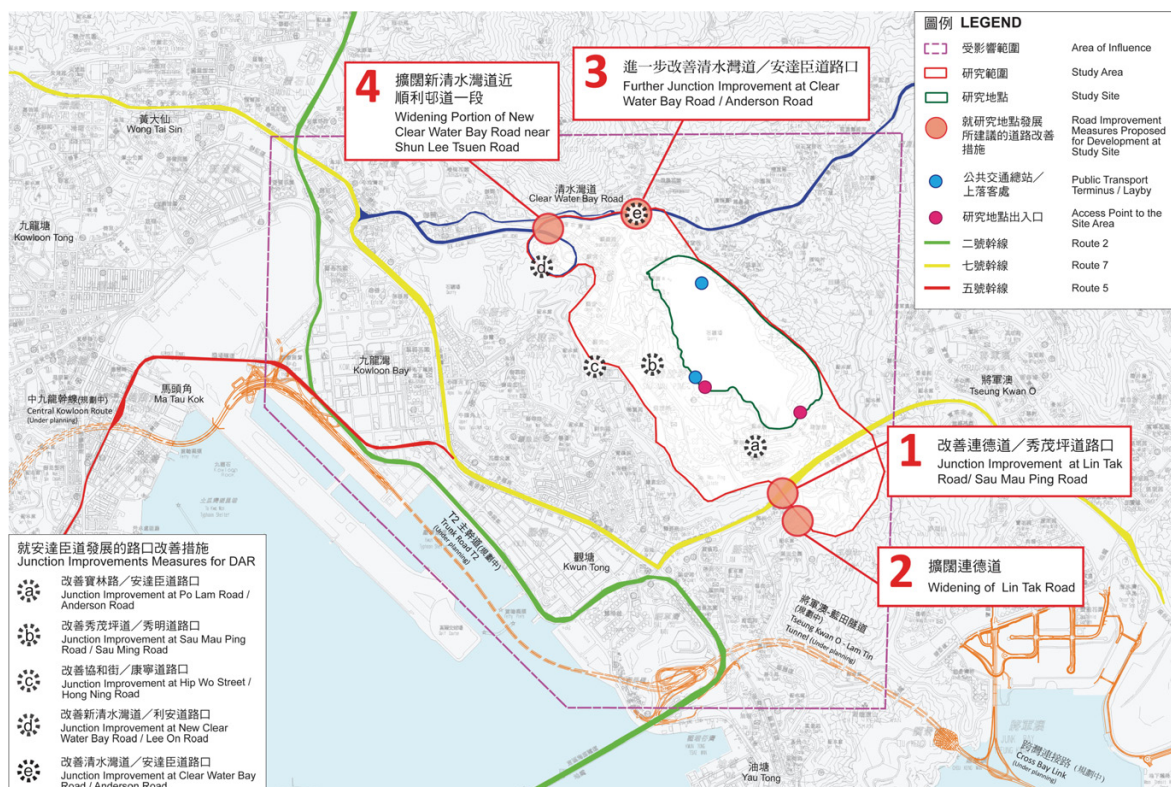
Technical assessments on traffic, sewerage, drainage, environment, air ventilation, geotechnical, water supply, utilities and sustainability aspects had been undertaken. All the assessments concluded that the proposed developments under the RODP were broadly feasible without insurmountable problem subject to appropriate improvement and mitigation measures.

## Traffic and Transport Aspect

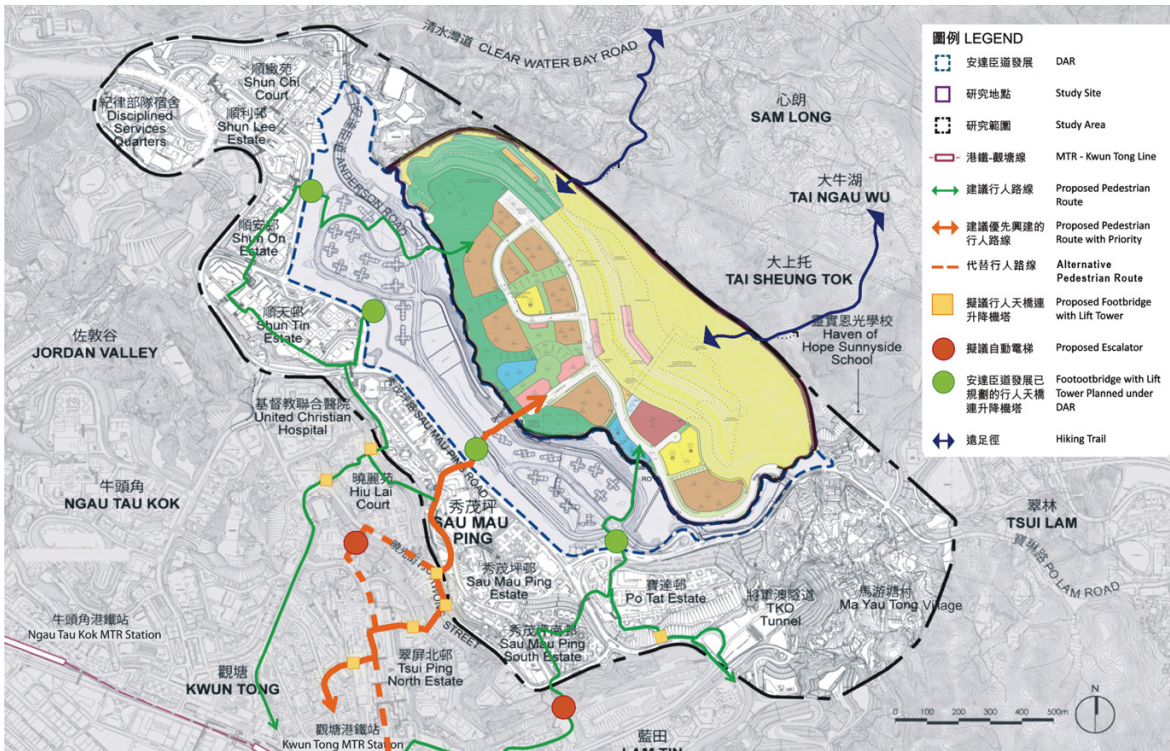
To address the grave local concerns raised in the two stages of CE on the cumulative traffic impacts to be generated by DAR and the future developments at the Study Site, much input had been provided in the traffic and transport aspect in collaboration with transport planners and engineers. Overall, the following transport strategies are proposed to be adopted:

- encourage future residents of the Study Site to use the southern vehicular access so as to relieve traffic burden on Kwun Tong town centre and Choi Hung Interchange;
- undertake large-scale improvement measures for four major roads and junctions in the area in addition to the improvement works for five junctions already identified for DAR;
- encourage residents in the area to use public transport by proposing a public transport terminus at the northern end adjacent to the Quarry Park and a public transport lay-by near the central access to mainly serve the residents of DAR;
- encourage future residents of the Study Site to use Lam Tin, Yau Tong and Po Lam MTR Stations so as not to further overload the already congested Kwun Tong MTR Station at peak hours; and
- enhance the pedestrian connectivity between the Study Site and Kwun Tong town centre downhill with provisions of new footbridges, lift towers and escalators and a proposed bus interchange near the toll plaza of Tseung Kwan O Tunnel (Kowloon exit) with connections to Po Tat Estate and Lam Tin.

Route 6, comprising Central-Kowloon Route, Trunk Road T2 and Tseung Kwan O-Lam Tin (TKO-LT) Tunnel, is under planning. According to the traffic assessments undertaken in the Study, the TKO-LT will provide an alternative route to the existing Tseung Kwan O Tunnel, so that part of the capacity of Tseung Kwan O Road in Kwun Tong could be free up for meeting the traffic demands to be generated by DAR and the future developments at the Study Site.



Proposed Traffic Arrangements and Road/Junction Improvement Measures



Proposed Pedestrian Connections to Kwun Tong Town Centre

## Implementation

The proposed developments under the RODP would be implemented in two phases. Phase 1 developments would cover the Southern Community and part of the Civic Core, while Phase 2 developments would cover the Northern Community and the remaining part of the Civic Core. Individual sites are expected to be made available for development starting from 2019/20. The timing for the Quarry Park would be subject to the availability of funding for the Leisure and Cultural Services Department.

## Way Forward

CEDD had commenced a follow-up engineering feasibility study based on the RODP and other recommendations of the Study. According to the latest programme, the site formation works, road works and infrastructure provisions within the Study Site would be carried out after the rehabilitation contract of the quarry is completed in 2016, while the works for the proposed road/junction improvement measures and pedestrian connections outside the Study Site are expected to be completed before the population in-take of the future developments at the Study Site.

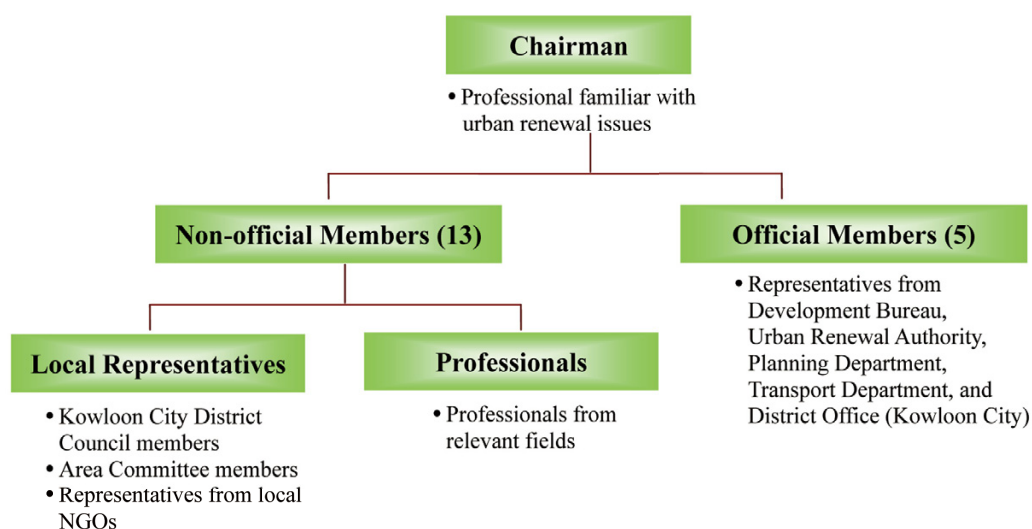
PlanD would propose amendments to the Kwun Tong (North) Outline Zoning Plan to reflect the land use proposals of the RODP. Any public representations and comments on the amendments received will be considered by the Town Planning Board in accordance with the provisions of the Town Planning Ordinance.

## **"People First, District-based, Public Participatory" Approach for Urban Renewal - Experience from the Kowloon City District Urban Renewal Forum**

With the changing aspirations of the community and the call for more public participation in planning for our city, the new Urban Renewal Strategy promulgated in February 2011 promotes the adoption of the "People First, District-based, Public Participatory" approach at the early planning stage of urban renewal and embraces the new initiative of setting up a District Urban Renewal Forum (DURF) in the old urban districts to strengthen urban renewal planning at the district level.

### **District Urban Renewal Forum**

The first pilot DURF was set up in June 2011 in Kowloon City, which contains a large number of aged and dilapidated buildings. With a term of 3 years, the Kowloon City DURF is chaired by an experienced engineer familiar with urban renewal issues. Its members comprise representatives from a wide cross-section of the local community, including District Council members, Area Committee members, centre-in-charge of established non-governmental organisations (NGOs) serving the district, professionals from the relevant disciplines, and representatives from the Urban Renewal Authority (URA) and relevant government bureau/departments. The Planning Department provides secretariat and professional support to DURF.



\* Planning Department provides secretariat and professional support.

**Composition of Kowloon City DURF**

### Terms of Reference of Kowloon City DURF

- To advise the Government through the Secretary for Development on urban renewal plans within the Kowloon City area from a holistic and integrated perspective, having regard to the Urban Renewal Strategy promulgated in 2011, including advice on redevelopment and rehabilitation areas in tandem with the URA's core business, plus preservation and revitalisation initiatives contributing to a quality city environment
- To conduct and oversee, with funding support from the Urban Renewal Trust Fund, broad-based public engagement exercises, planning studies, social impact assessments and other related studies, in the process
- To monitor progress of implementation of the identified redevelopment, rehabilitation, preservation and revitalisation projects to be taken forward
- To assume a public education role through an outreach programme to all the relevant stakeholders with a view to fostering district partnership in urban renewal work

In essence, Kowloon City DURF is tasked to put forward for Government's consideration an Urban Renewal Plan (URP) for Kowloon City, which includes areas suitable for redevelopment and rehabilitation, plus preservation and revitalisation initiatives contributing to a quality living environment.

### Community-based Urban Renewal Plan for Kowloon City

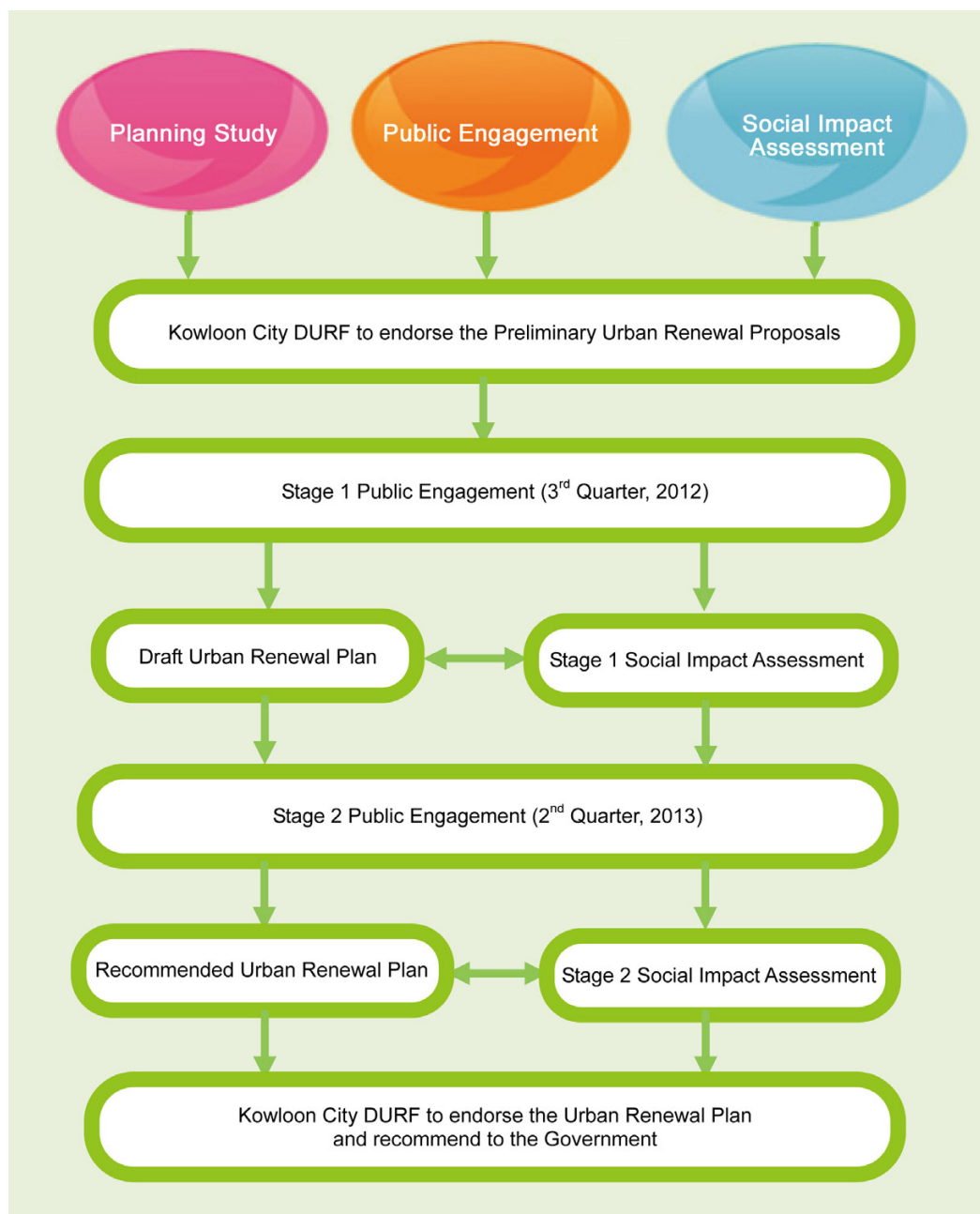
The formulation of a community-based URP for Kowloon City has been a great challenge to Kowloon City DURF. Kowloon City DURF acknowledges the importance of community as the key player in formulating the URP. By extensively engaging the community, Kowloon City DURF has committed to clearly reflect the aspirations and priorities of the local community on urban renewal issues and consolidate the professional views so as to put forward an URP that encompasses local characteristics and reflects local aspirations and community interests at large. To ensure that their work is open and transparent to the public, all DURF meetings are open for public observation.



*Kowloon City DURF Meeting*

## Integral Components for formulating the URP for Kowloon City

In the formulation process of the URP for Kowloon City, it is necessary to commission consultants to undertake a planning study to assist Kowloon City DURF to devise district-based and implementable urban renewal proposals. As it is a plan for the community, it is also important to extensively engage the community with a view to promoting consensus-building in the plan formulation process. It is equally important to identify the possible social impact that may be caused to the community arising from the proposals and to propose suitable mitigation measures as a key component of the URP. As such, a planning study, public engagement and a social impact assessment (SIA) are three integral components for formulating the URP. These three tasks have been conducted at the same time, interact and provide input to one another.

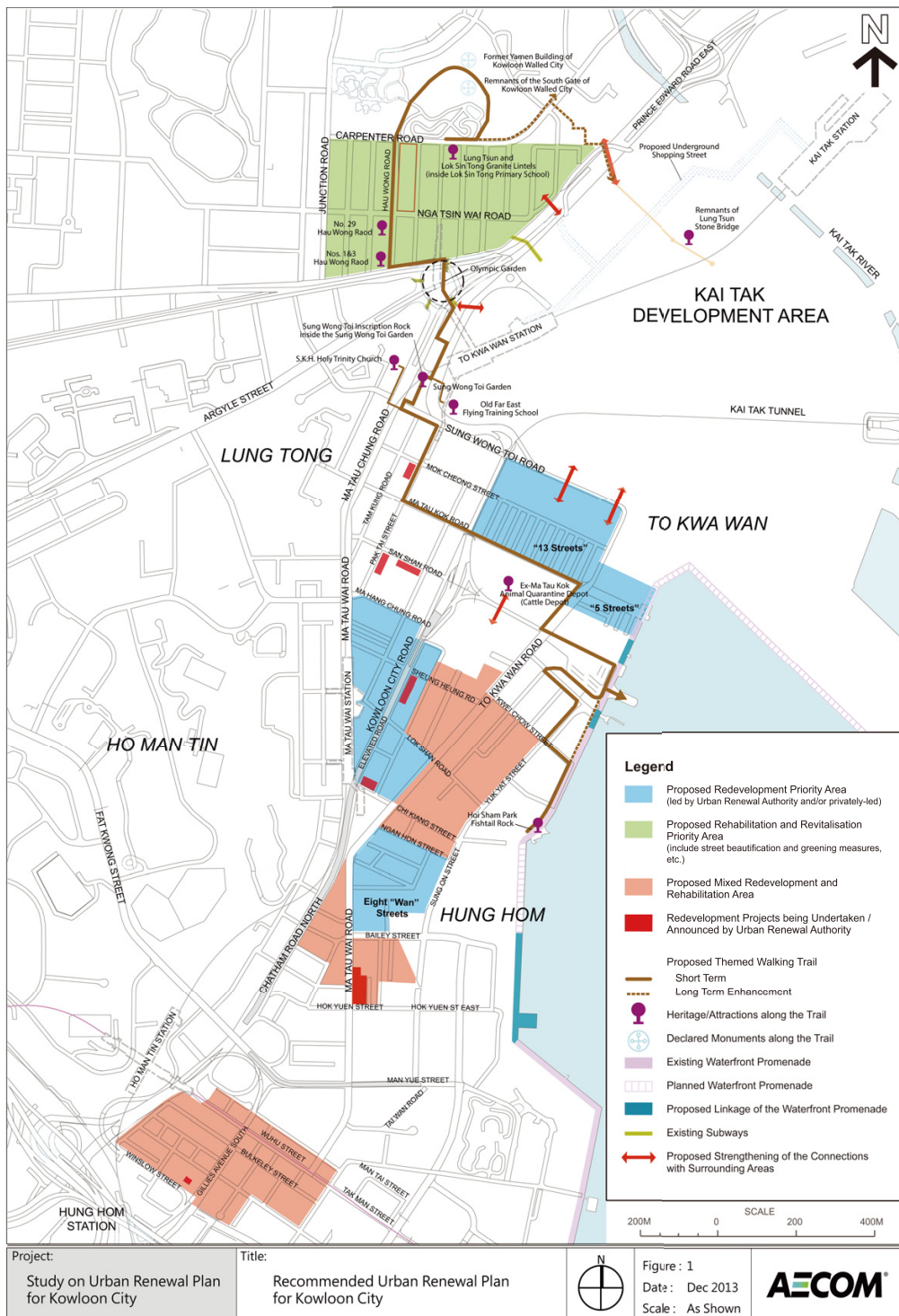


Formulation of the Urban Renewal Plan



### Planning Study

The purpose of conducting a Planning Study is to assist Kowloon City DURF in preparing the URP for Kowloon City, which includes identification of action areas suitable for redevelopment and rehabilitation, recommendations on preservation and revitalisation initiatives, and possible implementation mechanism. Its formulation has taken into account comments received during the 2 stages of broad-based public engagement activities and the findings of the SIA conducted concurrently.



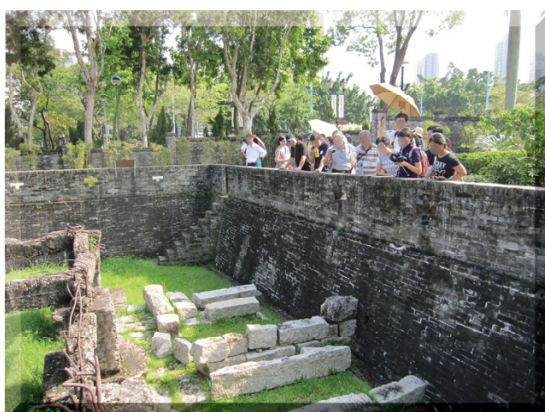
Recommended Framework for Urban Renewal Plan for Kowloon City

Based on the Preliminary Urban Renewal Proposals (PURPs) prepared by the Kowloon City DURF Secretariat on the basis of local views gathered from the District Aspirations Study on Urban Renewal for Kowloon City completed by the Kowloon City District Council in 2010, and endorsed by Kowloon City DURF, public comments received from the Stage 1 public engagement conducted from August to September 2012 and the findings of the Stage 1 SIA, a Draft Urban Renewal Plan (DURP) for Kowloon City was prepared by the consultants. The DURP formed the basis for consultation in the Stage 2 public engagement, which was conducted from April to June 2013. Having regard to the public comments received and the findings of the Stage 2 SIA, the DURP was revised, refined and consolidated into the Recommended Urban Renewal Plan (RURP) for consideration by Kowloon City DURF.

### Public Engagement

Two stages of public engagement were undertaken for formulating the URP. The Stage 1 public engagement aims at ascertaining public views and priority on the PURPs and identifying potential affected stakeholders and gauging their views on the possible social impacts arising from the PURPs. The Stage 2 public engagement aims at gauging public feedback on the proposals of the DURP and their views on the possible social mitigation measures. Activities carried out during the 2 stages of public engagement are summarised as follows:

Stage 1 Public Engagement (August to September 2012)	Stage 2 Public Engagement (April to June 2013)
9 Focus Group Discussions (370 participants)	4 Focus Group Discussions (587 participants)
3 Walking Tours cum Workshops (63 participants)	5 Topical Discussions in the form of workshops (207 participants)
2 Public Forums (111 participants)	1 Public Forum (64 participants)
7 Briefing Sessions to statutory, advisory and other bodies	6 Briefing Sessions to statutory, advisory and other bodies
Roving and Mobile Exhibitions	Roving and Mobile Exhibitions
Face-to-face Questionnaire Survey (1,222 responses, including 1,018 responses from the Kowloon City residents)	



Stage 1 Public Engagement  
Walking Tour cum Workshop (Historical Sites)



Stage 1 Public Engagement  
Mobile Exhibition at Lion Rock Road, Kowloon City



Stage 1 Public Engagement  
Public Forum



Stage 2 Public Engagement  
Community Workshop



Stage 2 Public Engagement  
Roving Exhibition at Ka Wai Chuen



Stage 2 Public Engagement  
Topical Discussion

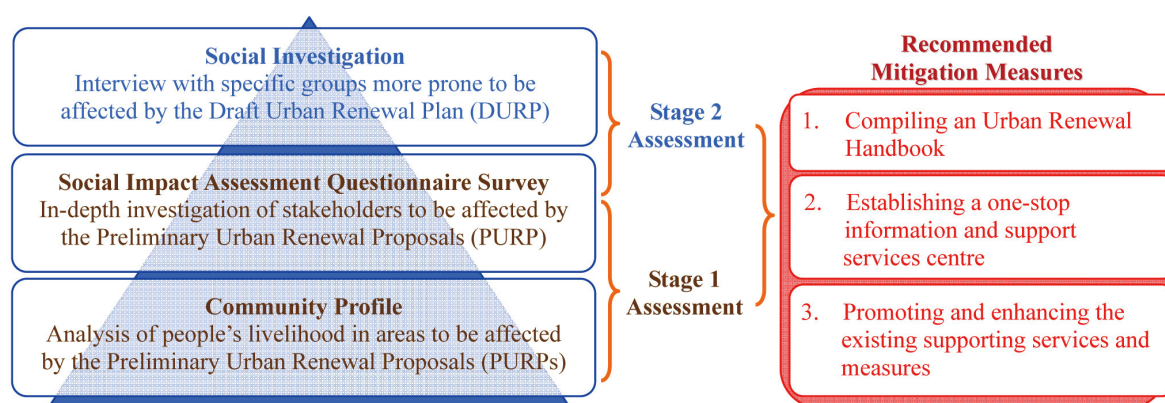
## Social Impact Assessment

The objective of the SIA is to identify and assess the social impacts of the URP as proposed in the Planning Study and to recommend mitigation measures for incorporation into the URP to address the identified impacts. The SIA has been undertaken in two stages.

**Stage 1 SIA** comprises the compilation of a community profile and a questionnaire survey which aims at investigating the potential social impacts that might be caused by the PURPs to those affected groups in the district. The community profile aims at analysing the livelihood of people to be affected by the PURPs and has been compiled based on the 2011 Population Census data, interviews with stakeholders, field visits to the affected areas and focus group discussions. The questionnaire survey with a total of 1,139 responses is an in-depth investigation of stakeholders in areas to be affected by the PURPs. With this survey, the Kowloon City DURF would have a better understanding of the background and living/business conditions of these stakeholders, the potential social impacts that may be caused to them by the urban renewal proposals, their responses and the nature of the mitigation measures required. To suit the needs of major ethnic groups, the questionnaire survey in

Chinese was translated into other languages including English, Thai and Urdu. The Stage 1 SIA had identified potential affected groups including owners, tenants, ethnic minorities (mainly Indian, Pakistani and Thai) and roof-top residents, and an assessment of social impacts on these groups was also made.

**Stage 2 SIA** is an update of the findings of the Stage 1 SIA based on social investigation and comments received during the Stage 2 public engagement with a view to proposing suitable mitigation measures. Focus group discussions were held with the specific groups including operators of vehicle repairing workshops and funeral and related businesses to study in detail the impact of the DURP on them. Three approaches for formulating the mitigation measures to address the needs of the affected groups had been proposed for consultation in the Stage 2 public engagement. They include setting up a one-stop support and information services centre, promoting the existing policies and continuing to develop the existing supporting schemes, and establishing liaison with local organisations and institutions. The proposed approaches were well received by the public during the Stage 2 public engagement. The existing supporting services and measures relating to urban renewal were reviewed so as to find out the possible service gaps for refinement of the mitigation measures. Having taken into account the public and government departments' comments received, the consultants finalised the mitigation measures which would form part of the whole package of the URP.



**Social Impact Assessment for formulation of the Urban Renewal Plan for Kowloon City**

## Hints from the New Approach

After two and a half years of hard work, the URP for Kowloon City has been formulated and submitted by the Kowloon City DURF to the Government in January 2014. The process in formulating the URP for Kowloon City provides hints on how the new approach of “People First, District-based, Public Participatory” can be realised.

### **Active Participation of DURF Members in the Plan-making Process**

In preparing the URP, apart from making reference to the ground work prepared by the Kowloon City DURF Secretariat and the consultants, Kowloon City DURF members conducted quite a number of site visits to understand the building and living conditions of the local people, and existing problems and issues of the Kowloon City District. DURF members also gathered information from the locals by studying public submissions, talked to the stakeholders and District Council members, actively participated in the 2-stage public engagement activities and listened to public views with the aim of formulating the district-based plan, which displays the character of Kowloon City and reflects local aspirations. Some urban renewal proposals in the URP had subsequently been revised having taken into account public views. Throughout the work, it is observed that the best way to understand the problem and issues of the district in the plan formulation process is to go into the community, see with your eyes and talk to the people to get the first-hand information.



*DURF Members' Site Visit*

### **Strategies to Achieve Broad-based Public Engagement**

#### Activities to cater for different groups including the silent majority

Focus group discussions targeting at affected residents of specific geographical areas/neighbourhoods were carried out to collect detailed local views on specific urban renewal proposals formulated for specific areas. Topical discussions on specific issues/proposals within specific geographical areas targeting at local residents, professionals and academics were also conducted in the form of workshops so as to solicit more structured and consolidated views and build consensus on specific proposals. The face-to-face questionnaire survey conducted during the Stage 1 public engagement, which was mainly directed to residents in Kowloon City and the general public, provided quantitative analysis of the general acceptability of the proposals. In addition, briefing sessions were also arranged to various statutory, advisory and other bodies, such as the Town Planning Board, the Kowloon City District Council, the Harbourfront Commission, the Planning Subcommittee of the Land and Building Advisory Committee, relevant professional institutes and NGOs etc. in order to solicit views on the proposals from a much broader and professional perspective.

### Enhanced publicity

The proportions of the elderly, new arrivals and ethnic minorities in the Kowloon City District are above the territorial average. Apart from the normal publicity measures, such as poster, public engagement digest, leaflet, newspaper and radio advertisement, special briefings had been given to local NGOs and social service groups in the district to enlist their assistance in disseminating information relating to the urban renewal proposals and the public engagement activities to the concerned groups so that they could help reach out to the vulnerable and disadvantaged groups amongst the potential affected groups in the community during the public engagement. Publicity leaflets in their languages, such as Urdu, Punjabi and Thai had been prepared. During the Stage 2 public engagement, the Hongkong Post Circular Service had been employed to ensure that the affected residents/business operators in the areas would be notified of the latest news. The roving and mobile exhibitions in the form of mobile van stationing in areas with high pedestrian flow during the public engagement also increased the visibility and permeability of DURF and its work in the community. With the above work, there is indeed increased public participation in the Stage 2 public engagement activities.

### Cultivating understanding and support to DURF's work

There was misunderstanding amongst the public towards DURF's work at the early stage. Kowloon City DURF was mistaken as a government organisation or as part of the URA and the public engagement was considered as another endless engagement exercise without any sincere intention to undertake urban renewal. To let the public understand its function and work, Kowloon City DURF made use of every opportunity in the public engagement to explain its role to stakeholders in the community, including the District Council members and the concerned locals. Talks/workshops on urban renewal were also organised for schools/local groups as part of DURF's public education work. With DURF's persistent hard work, skepticism amongst the stakeholders gradually turn into mutual understanding. Although Kowloon City DURF is still not an implementation agency as aspired by the stakeholders, the latter are now more receptive to DURF's role as an advisory body to help prepare the URP for Kowloon City and are more eager to put forth their views on the proposals. The public understand that the more support they render to the URP, the better chance the URP will be implemented.



*Talks on Urban Renewal*

### Early Identification of Social Impacts and Consultation of Social Mitigation Measures

In Hong Kong, SIA is normally conducted on the basis of a specific plan or project. The SIA conducted by Kowloon City DURF for formulating the URP for Kowloon City commenced at an early plan inception stage i.e. before Kowloon City DURF had recommended any concrete urban renewal proposals, and continued throughout the plan formulation process. Kowloon City DURF's experience in conducting the SIA proved that the early identification of possible social impact that might be



*Social Impact Assessment Focus Group Discussion*

caused by the URP was useful in facilitating the consultants to prepare a plan incorporating elements that would mitigate the possible social impacts and propose suitable mitigation measures. In the case of vehicle repairing workshops, it was identified at the early SIA stage that upon possible redevelopment of the 13 Streets<sup>1</sup> and 5 Streets<sup>2</sup>, the livelihood of operators and employees of vehicle repairing workshops currently operating there would be adversely affected. Throughout the focus group discussions, the consultants realised their wish to continue business should there be redevelopment in the areas and the importance of finding suitable relocation sites for them. With the SIA findings, the Planning Study consultants have subsequently proposed the development of a multi-storey vehicle repair centre to cater for the need of the potentially affected operators. Views from the stakeholders were also sought in the SIA process on their acceptability of the approaches to the proposed mitigation measures. The overall response is rather positive and it is very useful in facilitating the consultants to finalise their proposals for Kowloon City DURF's consideration.

## Conclusion

Kowloon City DURF is a pioneer under the new Urban Renewal Strategy and the first pilot DURF. Its setup and modus operandi are all unprecedented in realising the "People First, District-based, Public Participatory" approach for urban renewal. Upon submission of the URP for Kowloon City to the Government in January 2014, the Kowloon City DURF will conduct a review of its work. It is believed that the DURF's experience can shed some light on the alternative approach of planning for the community in urban renewal.

District Urban Renewal Forum Section

<sup>1</sup> 13 Streets is a general term describing a neighbourhood in To Kwa Wan bounded by 13 streets, namely Ma Tau Kok Road, Mok Cheong Street, Lung To Street, Fung Yi Street, Luk Ming Street, Lun Cheung Street, Ying Yeung Street, Pang Ching Street, Hung Wan Street, Shim Luen Street, Yin On Street, Tsun Fat Street, and Hok Ling Street.

<sup>2</sup> 5 Streets is a general term describing a neighbourhood in To Kwa Wan bounded by 5 streets, namely Ming Lun Street, Chung Sun Street, Hing Yin Street, Hing Yan Street and Ma Tau Kok Road.

# Research on Urban Agriculture: Insights for Hong Kong

## The Dawning of Urban Agriculture

Urban agriculture is defined as the growing of plants and raising of animals in and around cities. As distinguished from agricultural practices in the rural areas, urban agriculture is well integrated with the urban fabric. It can thrive in versatile locations and develop through various forms and farming practices. It brings synergetic benefits to the community, economy and environment, and is a key factor in fostering sustainable city development.

### Versatile locations of urban farms:

- Inside cities (intra-urban) or at urban fringe (peri-urban)
- On homestead or away from residence (e.g. factory or office premises)
- On private land, public land (e.g. public parks) or semi-public land (e.g. schools and common roofs)
- Indoors (at various levels: rooftops, underground, etc) or outdoors

### Diverse forms of urban farms:

- Different sizes and scales of operation
- Different media for planting, e.g. farm plots, containers, pots, racks, etc
- Different farming practices, e.g. hydroponic agriculture, aquaculture, horticulture and/or animal husbandry, etc

While the agricultural sector has generally been diminishing in Hong Kong, urban agriculture landscapes are cropping up in our city. In fact, it is also an emergent global trend in many other cities. In view of this, the Planning Department has conducted an in-house research to investigate the potential of urban agriculture in helping to reinvigorate the local agricultural activities and to promote sustainable city development. The research aims to examine the nature of urban agricultural practices, both overseas and local, with a view to casting insights for Hong Kong in the pursuit of urban agriculture.





*Synergetic benefits of urban agriculture in fostering sustainable development*

## Overseas Experiences

The research has made reference to the urban agricultural practices across the continents.

In North America, the Environmental Protection Agency of the United States has launched a Brownfields Programme to assist the community in re-using brownfields for such purposes including community farming. In Seattle, the city government has been working with the P-Patch Trust organisation to deploy a bottom-up approach in developing community farming. Local residents would identify suitable sites for community farming before seeking technical assistance and advice from the city government. In Chicago, the Plant is a notable vertical farm converted from a meat packing facility. It operates as a social enterprise and comprises three main entities: a vertical farm for raising tilapia fish and aquaponic vegetables; an artisanal food business that includes a bakery, kombucha (fermented tea) brewery and a beer brewery; and a research and education centre on sustainable food production system. Similar urban farms are also found in Canada.

In Europe, organisations such as Cultivate London and Edible Public Space have initiated to develop derelict vacant land into food production spaces in London and Leeds respectively. In Barcelona, private organisations such as Huertocity.com are helping local neighbourhoods in customising small agricultural plots close to their homes.



*Turning vacant parking lots into agricultural plots  
(Photo credit: Cultivate London, [www.cultivatelondon.org](http://www.cultivatelondon.org))*

In Africa, the German and Moroccan Governments have been collaborating on an urban agriculture programme in Casablanca. The programme aims to explore the role of urban agriculture in future climate-optimised urban development, whereby the once clear boundary between urban and rural areas will be blurred. It involves holistically initiatives covering industries, settlements, peri-urban tourism and healthy food production, detailing their inter-relationship in a system approach.

In the Asia-Pacific region, indoor rice paddies and underground urban organic farms can be found in business hubs like Tokyo. In Singapore, Sky Greens Company and the Agri-Food and Veterinarian Authority (AVA) of the Singaporean Government have jointly developed a vertical farming system prototype, consisting of multiple A-shaped towers. This initiative conforms to AVA's directive of strengthening resilience in safe food supply and ensuring food security in Singapore.

### **Common Themes of the Overseas Urban Agricultural Practices**

- Versatile locations and multiple forms
- Revitalising derelict neighbourhoods and optimising the use of urban land
- Supporting the local economy
- Providing employment, training and education opportunities
- Helping to address the food safety and security issues
- Promoting sustainable food production: minimal food miles, application of recycling principles, and stimulating innovation and R&D
- Emphasis on healthy and sustainable living
- Fostering social inclusion, community engagement and self-reliance
- Enabling roles of government agencies
- Collaboration of governments with NGOs and local communities

## Local Experience Sharing

In recent years, urban farms are sprouting in and around the urban areas in Hong Kong, involving both government and private initiatives.

### Government Initiatives

The Leisure and Cultural Services Department has been promoting the Green Hong Kong Campaign over the years, including the Greening Schools and the Community Garden Programmes. To date, over 20 community gardens have been set up in public parks to encourage the community to partake in urban farming activities.

The Agriculture, Fisheries and Conservation Department is another active player in promoting urban agriculture. In collaboration with the Vegetable Marketing Organisation, they have introduced to Hong Kong the “Controlled Environment Hydroponic” (CEH) technology for growing vegetables. The first “CEH Research and Development (R&D) Centre” was set up in Cheung Sha Wan and began operation in March 2013. It aims to introduce the advanced vegetable production technique for agricultural development in Hong Kong. The CEH technology enables steady production of safe and quality vegetable in an all-weather condition, and can be located at versatile locations such as factory spaces.



*Hydroponic planting racks in the CEH R&D Centre*

### Private Initiatives

In addition to government efforts, local volunteer groups, community organisations and commercial enterprises alike are also proactively undertaking urban farming initiatives. Interviews have been conducted with some of these operators and valuable views have been obtained. Project Grow in To Kwa Wan is one of the first rooftop urban farms. It is affiliated with the Film Culture Centre, a non-profit making arts organisation for serving

the local community. The farm operates on a low-cost basis and is staffed by volunteers. The operators suggested that the Government might consider allocating more spaces in local parks or vacant lots on a temporary basis to local charity organisations or NGOs to promote urban agriculture.



*Using bed racks for planting at the rooftop farm of Project Grow*

A good example of an urban farm utilising vacant land is the Urban Oasis project initiated by the Christian Family Services Centre, a non-profit NGO based in Kwun Tong. The site is leased from the Government under a short-term tenancy arrangement. The project comprises a sizeable urban farm (Urban Oasis) and a horticultural therapy garden (Serene Oasis). The project aims to bring green living closer to people, to promote community harmony through growing activities, and to use horticulture for healing purpose. The operators have experienced great teething problems in setting up the urban farm. They suggested that the Government could help liaise among the relevant authorities to assist urban farm operators in resolving possible complications at the outset of the projects.



*Urban Oasis and Serene Oasis*

At the midst of the commercial hub in Causeway Bay, Hysan Place is accommodating a rooftop urban farm above the office and shopping complex. The developer has endeavoured to modify the building design and bear the additional cost in establishing the urban farm. The operators suggested that the relevant regulatory framework could be reviewed to facilitate such green initiatives in commercial premises.



Hysan Urban Farm  
(Photo credit: Hysan Development Co. Ltd.)

The above examples are not meant to be comprehensive, but they have provided valuable research insights.

## Food for Thought

To facilitate an evaluation of the urban agricultural potential in Hong Kong, a SWOT analysis has been carried out in respect of its strengths, weaknesses, opportunities and threats as summarised below.



Based on the above analysis, several key elements are considered essential in promoting urban agriculture:

- (1) **Receptive Mindset:** even though agriculture accounts for only a small portion of the gross domestic income of Hong Kong, it is considered there are planning merits in promoting urban agriculture with a view to enhancing a sustainable urban fabric. Urban agriculture itself is adaptive to the city environment with its versatile locations and diverse forms. In planning for the neighbourhoods, greater consideration could be given to accommodating agricultural activities in different parts of the urban fabric to encourage a harmonious integration of both urban and rural activities.
- (2) **Holistic Approach:** the synergetic benefits of urban agriculture and its related activities should be explored in a holistic manner, e.g. integrating rural uses in urban development, green living, green tourism, education, community participation, etc.
- (3) **The Innovative Dimension:** urban agriculture is professionalising and many cities are promoting related R&D. As a global city, Hong Kong could further explore the scope and ways to capitalise on such potentials.
- (4) **Planning and Land Use Policy:** Further research could be undertaken on the feasibility of promoting an agricultural and land policy which is supportive of sustainable city development by making reference to the planning circumstances of Hong Kong, e.g. reserving suitable premises for urban agriculture purposes and provision of suitable agriculture infrastructure. One research area might be exploring the use of space in public parks, vacant government land or amenity areas for urban agricultural purposes; and to explore complementary uses such as using urban underground spaces for recycling food waste to compost for urban agriculture which could also help resolve the municipal food waste issues.

## Conclusion

In Hong Kong and elsewhere in the world, urban agriculture is gaining greater significance in the realm of sustainable city development. However, to take forward urban agriculture in Hong Kong, there is a need for further research on the relevance of overseas experience in urban agriculture for effective application in Hong Kong, as well as the necessary complementary supporting measures and institutional arrangements, bearing in mind the limited land resources of Hong Kong in meeting competing demand in the community. This could help achieve the co-existence of and integration between urban development and agriculture in Hong Kong.





## An Embellishment in the Estate

Mr Chan Man Kit

Winning Entry of the "City Impression@Your Neighbourhood" Photographic Competition










# About Planning Department

## ORGANISATION

The organisation chart of the Department as at December 31, 2013 is at Appendix 1.

Grade	Establishment / Strength *
Town Planner	 247 / 244
Other Professional (e.g. Engineer, Landscape Architect)	 13 / 13
Survey Officer	 184 / 183
Technical Officer	 146 / 146
General and Others	 219 / 218
<b>Total</b>	<b>809 / 804</b>

\* including officers on terminal leave

## KEY RESPONSIBILITY

The Department is responsible for formulating, monitoring and reviewing urban and rural planning policies and plans and undertaking associated tasks for physical development of Hong Kong. It deals with all matters relating to the long term planning strategies at the territorial level and land use planning, development control and planning enforcement at the district level.

We also provide both professional and secretarial services to the Town Planning Board (TPB) to perform its statutory planning functions under the provision of the Town Planning Ordinance. Readers may wish to refer to the TPB Bi-annual Report for a more detailed description of the activities of TPB.

## PLANNING SYSTEM

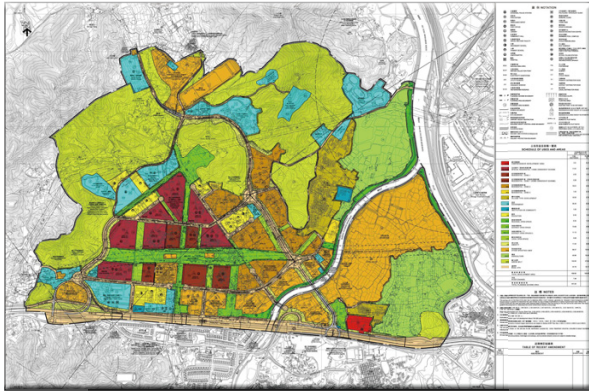
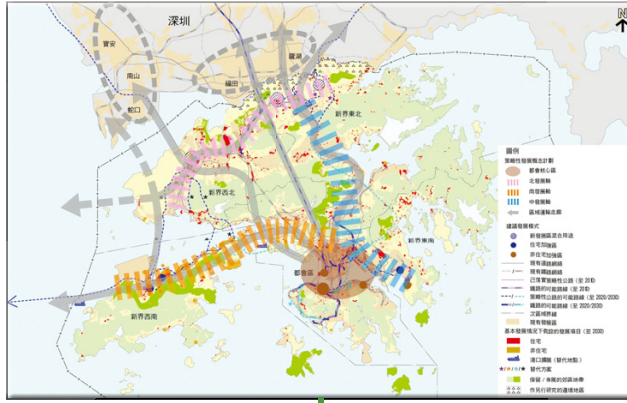
We prepare development strategies at the territorial level and various types of statutory and departmental plans at the district/local level. In preparing these plans, reference will be made to the Hong Kong Planning Standards and Guidelines.

### Territorial Development Strategy

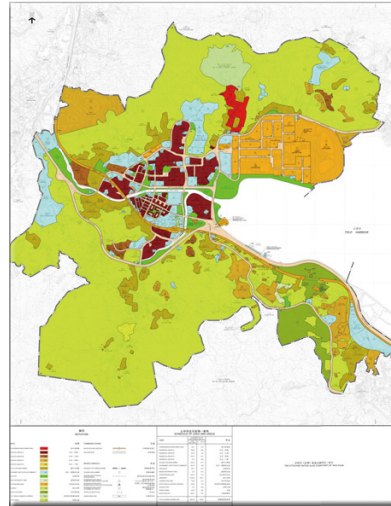
The HK2030 Study provides a broad territorial planning framework to guide future development and provision of strategic infrastructure and also serves as a basis for the preparation of district plans.

## REGIONAL CO-ORDINATION

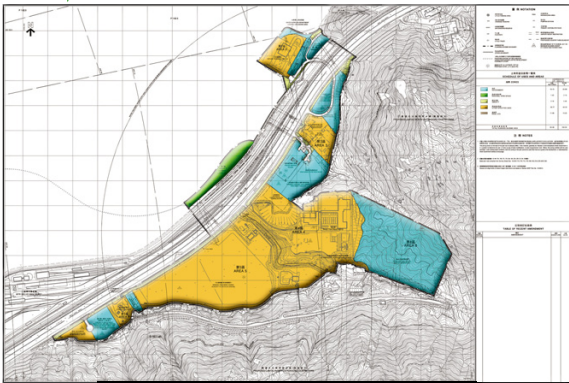
Territorial Development Strategy



Outline Development Plan



Statutory Plan



Layout Plan



Hong Kong Planning Standards and Guidelines

## Statutory Plans

Planning Department assists TPB to prepare statutory plans in the form of outline zoning plans and development permission area plans under the Town Planning Ordinance. These statutory plans have the following main functions:

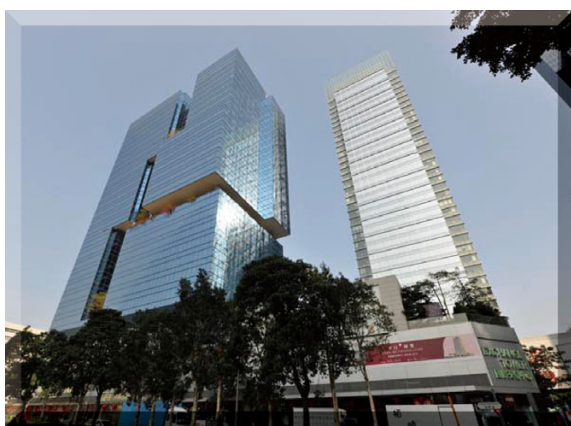
- regulating development through specifying the types of permitted land-uses and development parameters on individual parcels of land;
- reserving land for various types of uses; and
- undertaking enforcement and prosecution actions against unauthorised developments in the rural New Territories.

## Departmental Plans

The departmental plans in the form of outline development plans and layout plans show more detailed level planning parameters.

# LAND RESERVATION

Through the preparation of town plans, we reserve suitable sites for various uses to satisfy social and economic needs while minimising the adverse impact on the environment.



*Reservation of land for commercial development*



*Reservation of land for open space*



*Reservation of land for public housing*



*Reservation of land for Government, institution or community facilities*

## URBAN RENEWAL

Some parts of our city have a high concentration of old buildings with poor physical conditions and inadequate basic facilities. To better utilise the scarce land resources and to improve the living environment of the dilapidated urban areas, Planning Department works closely with the Urban Renewal Authority and other stakeholders in the planning and processing of the redevelopment, rehabilitation, revitalisation and preservation projects for improving the urban fabrics of the city. In response to the changing social circumstances and public aspirations, the Government has promulgated the new Urban Renewal Strategy in February 2011, which adopts a ‘people-first, district-based, public participating’ approach in providing guidance for undertaking urban renewal work in Hong Kong. To strengthen urban renewal planning at the district level, the Government established the District Urban Renewal Forum (DURF) for Kowloon City in June 2011. With a term of 3 years, the Kowloon City DURF, an advisory platform comprising professionals and members in the community, is mainly tasked to recommend to the Government an Urban Renewal Plan (URP) for Kowloon City from a holistic and integrated perspective. Having conducted the planning study, social impact assessment and 2 stages of public engagement, the URP for Kowloon City has been formulated and submitted by the Kowloon City DURF to the Government for consideration in January 2014.



Before redevelopment

*The URA ex-Wanchai Market  
Redevelopment Project  
(One Wanchai)*



After redevelopment

## PLANNING STUDIES

Planning studies play a vital role in the formulation of development strategies and planning standards and the preparation of town plans. They serve primarily as a means to investigate, analyse or address planning issues, formulate planning intentions or concepts, and provide a basis for formulating and evaluating proposals. Appendix 2 shows the consultancy studies undertaken by Planning Department in 2013.



## The Bright Side of Kwai Tsing in Slow Motion

Mr Yu Chi Chuen

Winning Entry of the "City Impression@Your Neighbourhood" Photographic Competition

# Our Performance



## AWARDS RECEIVED

### Hong Kong Institute of Planners Awards 2013

To make Hong Kong a better place to live and work in is one of the main roles of Planning Department. To achieve this goal, the Department had self-developed a Geographic Information System (GIS) application, namely “The GIS-based Site Search Tool” (“The Tool”), to facilitate town planners in identifying suitable land for various land uses under the constraint of scarcity of land in Hong Kong.

Subsequent to winning three awards in the Hong Kong Information and Communication Technology (HKICT) Awards and the Asia Pacific Information and Communications Technology Awards (APICTA) in 2012, the Tool won the Certificate of Merit in the Hong Kong Institute of Planners (HKIP) Awards in 2013. The Adjudicating Panel of HKIP Awards commented that the Tool had high originality in design and was also user-friendly. It demonstrated the relevance and usefulness of GIS technology in producing better planning result, and also responded timely to the current needs to increase land and housing supply.



HKIP Awards 2013 – Certificate of Merit



Presentation of the Award



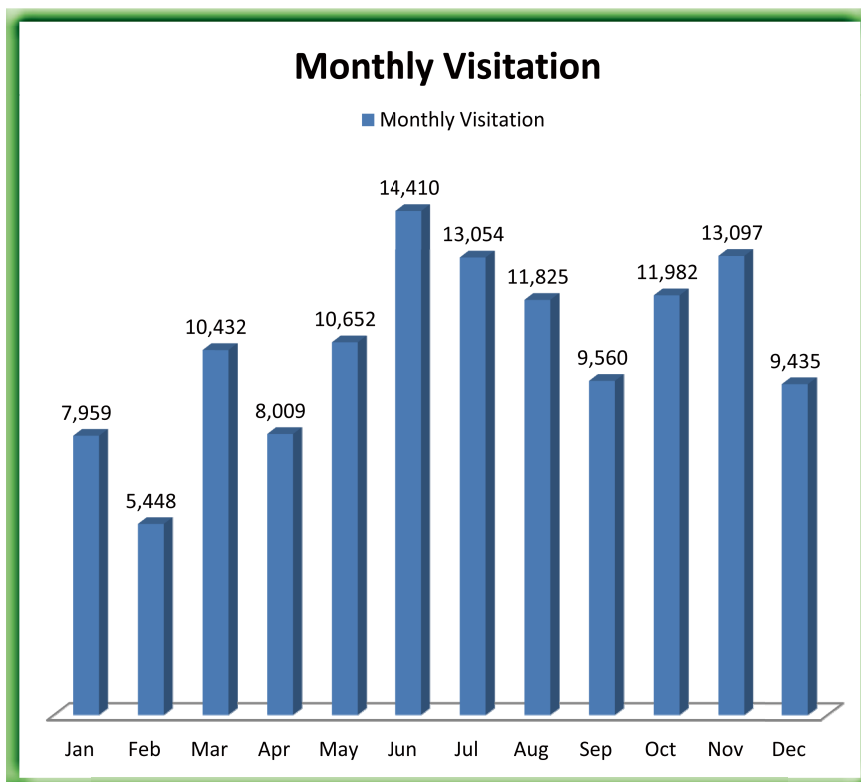
## THE CITY GALLERY

### Introduction

The City Gallery located at 3 Edinburgh Place, Central was officially opened on August 20, 2012. The City Gallery is a living project not only to showcase unique achievements and visions for the city’s planning and infrastructure projects but also to engage and to educate the public on its future development in a sustainable way. In 2013, the City Gallery continued to play an important role to reach out to the community in promoting town planning of Hong Kong as well as to function as a window to showcase the planning and development of Hong Kong as Asia’s World City to the visitors from overseas and the Mainland.

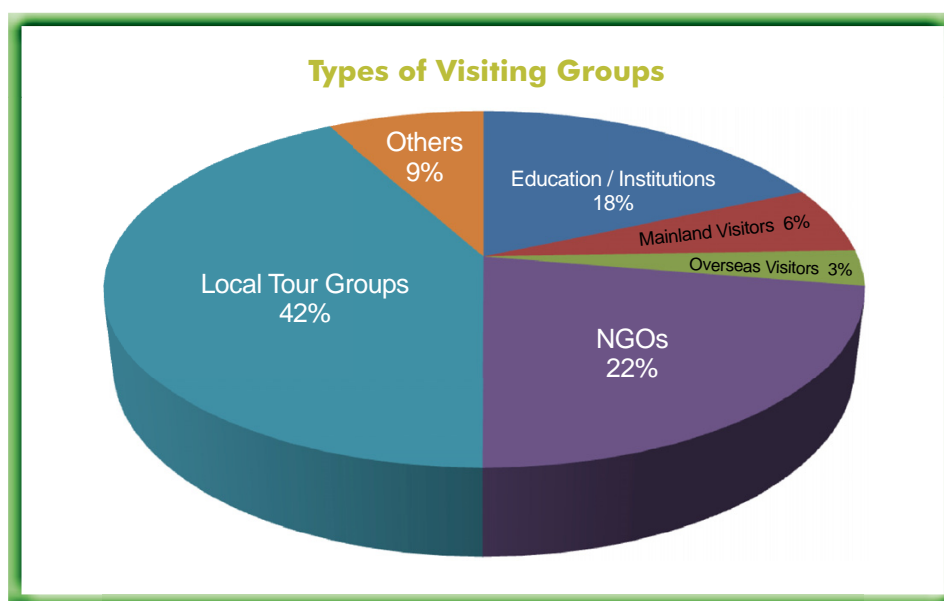
### Visitation

During 2013, the City Gallery had received about 125,900 visitors with an average monthly attendance of about 10,500. Among the visitors, about 61% of the visitors were individual walk-ins and about 39% were group visits.



City Gallery – Monthly Visitation (2013)

The City Gallery provided guided tour services and received group bookings from schools, community, elderly, children and youth centres, local tours, travel agents, District Councils, tour groups in association with “Architecture Walk” Programme (a joint programme organised by the Hong Kong Tourism Board and the Hong Kong Institute of Architects) as well as local, mainland and overseas visiting groups organised by universities/institutes or by referrals. Amongst the total 1,012 groups received, 374 groups with 7,556 visitors were served with guided tours and 638 groups (41,943 visitors) were without. The types of visiting groups are shown in the figure below.



City Gallery – Types of Visiting Groups (2013)

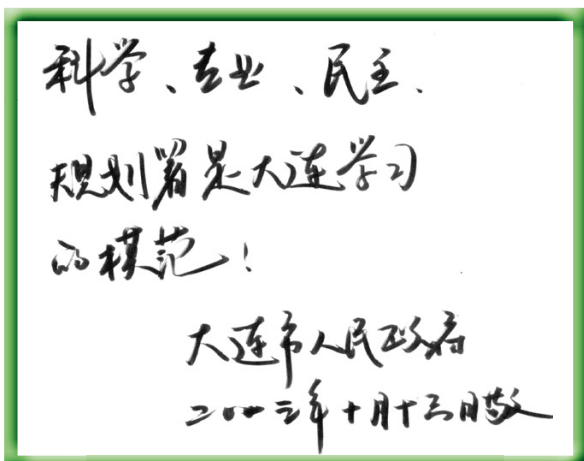
The City Gallery provides a platform to showcase planning and development of Hong Kong to the Mainland and overseas delegations. In 2013, the City Gallery received visits to the Planning Department as referred by the Constitutional and Mainland Affairs Bureau, Protocol Division and Consulates for VIP visits from the Mainland and overseas including government officials and professionals. A total of 46 VIP groups were received which accounts for about 600 visitors.



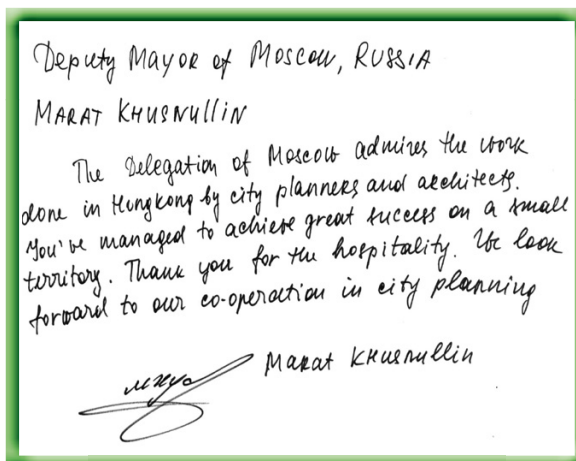
May 7, 2013  
Visit of Governor of Yunnan Province



November 1, 2013  
Malmö Study Mission, Sweden



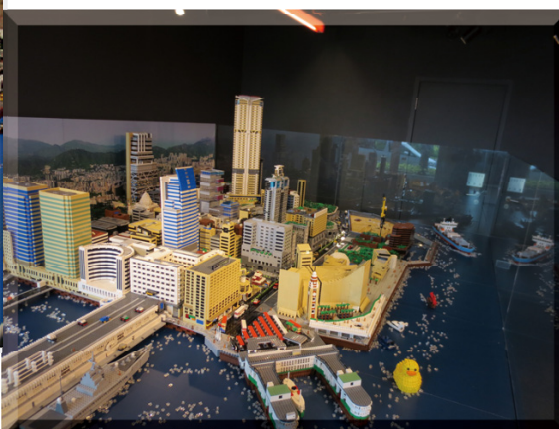
October 16, 2013  
Deputy Mayor of Dalian



November 6, 2013  
Deputy Mayor of Moscow

## Events and Activities

Partnering with different organisations, the City Gallery hold thematic exhibitions and related workshops to target different sectors of the community including the less privileged and ethnic minority groups. Our partners included District Councils, local and overseas design institutes, professional bodies, government bureaux/departments, non-government organisations as well as local artists. Since the beginning of 2013, we had launched the “City Impression” series of exhibitions, workshops and competition in order to arouse awareness of the public of our city and we had received overwhelming support.



Thematic Exhibition: City Impression@Tsim Sha Tsui  
March 27 to June 17, 2013



Building up your new home August 3, 2013

"City Impression@ Your Neighbourhood" workshops  
July to August 2013



Group photo of the awardees of  
Secondary School Section

"City Impression@ Your Neighbourhood"  
Photographic Competition Prize Presentation Ceremony  
November 30, 2013

In addition, the City Gallery provided venues for government departments, professional institutes and other non-government organisations for a variety of exhibitions, briefings, workshops and public engagement forums on planning and infrastructure proposals. The City Gallery had facilitated a total of 16 events in 2013.



"Our Future Railway"  
Stage 2 Public Engagement Exercise

Date: March 16, 2013  
Organiser: Transport and Housing Bureau,  
Highways Department

Launching Ceremony of Kai Tak Fantasy  
International Ideas Competition on Urban  
Planning and Design

Date: November 28, 2013  
Organiser: Energizing Kowloon East Office,  
Development Bureau



## New Initiatives

### City Gallery Student Ambassador Scheme

To strengthen the professional elements in the guided tours of the City Gallery and to provide training opportunities to the Hong Kong University planning students, we had launched the City Gallery Student Ambassador Scheme. On a voluntary basis, ten postgraduate students from the Department of Urban Planning and Design, University of Hong Kong had been recruited in December 2013 as City Gallery Student Ambassadors to take up the guided tours services starting from January 2014. The Scheme would help to increase the number of guided tours, thus further maximising the utilisation of the City Gallery for promotion of community awareness and education on planning. It would also provide good training opportunities for the participating planning students who could have more exposure to the updated planning issues and projects and more direct communication with the community.



City Gallery Student Ambassadors Orientation Day guided tour training (December 12, 2013)

### City Gallery Application 2.0

The City Gallery Application 2.0 was launched in end December 2013. The Application, which is an all-in-one info-delivery and touring medium by integrated innovative use of mobile technology, has introduced the pioneer self-guided in-app audio tour and information application to upgrade and transform traditional touring experience in an exhibition venue into a creative, interactive and facilitating one. With the in-app audio tour, users/visitors can tour around according to their personal interest, manage their own tour path and try out interactive exhibits on their own, giving more personal room to individual users/visitors and making the whole experience more user-oriented and customised.



# **ENVIRONMENTAL PERFORMANCE**

## **Environmental Policy**

We are committed to contributing to environmental sustainability and promoting a better environment for the community of Hong Kong through the formulation of planning policies and standards, the preparation and implementation of town plans as well as the promotion of green office practices in the Department. To maintain a high standard of environmental performance, we will:

- take full account of the environmental implications of all planning activities;
- facilitate the achievement of a quality-built environment and the protection of natural environment; and encourage environmentally responsible development;
- enforce the Town Planning Ordinance against unauthorised developments which result in adverse environmental impacts;
- comply with the requirements of relevant environmental protection ordinances;
- promote public awareness on environmental sustainability issues;
- cultivate a clean, tidy, healthy and safe office environment; promote and implement green housekeeping measures; and raise staff awareness of their environmental responsibilities through training and publicity programmes; and
- regularly review the environmental aspects and impacts of our planning activities and office practices; and build up the Department's environmental management system.

## **Environmental Management System**

The Department applies an Environmental Management System to undertake the planning, implementation and monitoring of the Department's environmental initiatives and programme in a co-ordinated way.

### **Planning Department Management Committee**

- to provide directives on environmental policy of the Department

### **Environmental Management Committee**

- to assist in building up the Department's environmental management system by reviewing the environmental policy for approval by the Planning Department Management Committee; and reviewing, implementing and monitoring environmental actions including environmental objectives, targets and programmes;

- to monitor and undertake management review on the performance of the Department's environmental actions in the aspects of its business and office operations;
- to assess and advise on training requirement on environmental awareness and practices;
- to report the environmental performance of the Department; and
- to oversee the work of the Green Housekeeping Committee of the Department

### **Green Housekeeping Committee**

- to introduce and oversee the implementation of green housekeeping measures of the Department; and
- to disseminate environmental information of the Environmental Management Committee

### **Green Housekeeping Measures**

The Planning Department Green Housekeeping Committee continued its efforts in promoting and introducing new green initiatives in the office and enhancing staff's environmental awareness.

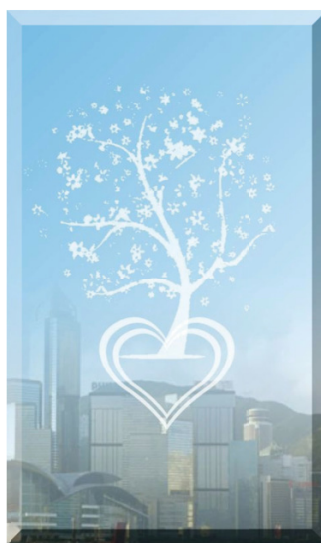
As in the past ten years, a Collect-for-Reuse Programme was organised in October 2013 to promote waste reduction and material reuse practices. Used clothes, toys, house ware, electrical appliances and computer equipment were collected from staff and sent to relevant charity and recycling agents. The active participation of staff in helping the needy through the green activities was encouraging.

The Committee organised a 'Planning Department Green Design Competition – Mobile Phone Wallpaper' between August 30 and October 15, 2013. Funded as a Staff Motivation Scheme activity, the competition was successful in raising staff's environmental awareness. The prize-winning entries were promulgated to staff through email on October 31, 2013.

## Green Design Competition – Mobile Phone Wallpaper:



Winner



1st Runner-up



2nd Runner-up

The Green Housekeeping Committee closely monitored paper and envelope consumption and reminded colleagues to be environmentally conscious and minimise paper and envelope use as far as practicable. The green office management of the Department in terms of consumption of envelopes in 2013 was indicated below:

- an increase of 10.0% in paper consumption as compared to 2012. This was mainly due to the increased printing volume of Town Planning Board and public engagement documents; and
- a decrease of 10.3% in consumption of envelopes as compared to 2012.

Other green measures included :

- 444 used toner cartridges disposed of by auction;
- 22 166 kg of paper collected for recycling. Recycling bins placed in offices to collect used aluminium cans and plastic bottles;
- 21 boxes of used clothes, handbags, shoes, toys and houseware, 25 electrical appliances, 2 computers, 1 laptop computer, 3 monitors, 3 printers and other accessories collected for reuse by charitable organisations;
- an improvement project to replace the existing light tubes (T8) in offices by T5 by phase to achieve further energy conservation. The final phase was completed in 2013;



- guidelines circulated to staff regularly to remind them that shark fins and other endangered species should be avoided as cuisines for official banquets or departmental staff activities as an endeavour of environmental protection; and
- government/departmental forms uploaded onto the Intranet for staff's easy retrieval.



*A day trip to Kiu Tsui Chau Geopark and Yim Tin Tsai in Sai Kung organised on November 30, 2013 to enhance staff's awareness in environmental protection.*

## Conservation-related zones

The scarcity of land and increasing development pressure impose threats to our natural environment. Through zoning designation, we help safeguard our natural environment against undesirable development in areas of high conservation value.

As at end of 2013, about 9 515 hectares (or 21.5%) of land in the New Territories fall within the following conservation-related zones on the relevant statutory plans : 'Conservation Area', 'Site of Special Scientific Interests', 'Country Park', 'Coastal Protection Area', and 'Other Specified Uses' annotated 'Comprehensive Development to include Wetland Restoration Area'; 'Comprehensive Development and Wetland Enhancement Area'; and 'Comprehensive Development and Wetland Protection Area'.

## Planning Enforcement Against Unauthorised Developments

Unauthorised developments (UDs) have led to environmental degradation in the rural New Territories. The unauthorised land/pond filling, open storage of vehicles, containers, construction machineries and materials, as well as container trailer parks and workshops, have caused nuisance to the local communities, incurred problems like flooding, environmental pollution, traffic congestion and may also pose a threat to public safety. Enforcement and prosecution against the UD are essential to help prevent further degradation of the rural environment (see Appendix 3 for summary of enforcement and prosecution actions undertaken by Planning Department in 2013). There were also publicity campaign relating to planning enforcement including television and radio announcements of public interest, promulgation of pamphlets and posters, and undertaking outreach education programmes at secondary schools and public locations to increase public awareness of planning enforcement.



*An unauthorised development in a "Green Belt" zone at Tuen Mun Lam Tei before enforcement action*



*Site cleared and reinstated after taking enforcement action*

## Computer Aided Sustainability Evaluation Tool (CASET)

A computerised decision support system known as CASET has been developed to assist the Government's evaluation of sustainability implications of major strategic policies and projects. The outputs of CASET would provide information on the effects of policies or projects across a number of sectors for decision makers to consider. CASET has also been employed by the Planning Department as one of the means to conduct sustainability assessment of town plans and major planning studies that may bring about significant or prolonged implications on the economic, social and environmental conditions of Hong Kong. In 2013, a total of 38 sustainability assessments were conducted.

## SOCIAL PERFORMANCE

The Department has undertaken programmes and measures to promote public awareness of sustainability issues and to encourage the public to participate in the town planning process. The Department has also strived hard to provide its staff with a safe, healthy and satisfactory working environment, and provision of personal development opportunities to help them meet future challenges. The relevant programmes and measures undertaken by the Department in 2013 are summarised below.

### Public Forum

The Department has launched extensive public activities for a number of studies with the objective of “Planning with the community”. During the year, public forums were undertaken for five studies to foster community support and general consensus on the key issues and proposals of the studies. For the public forum on “Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development, we have involved in the live webcast arranged for the public forum for the convenience of those who could not attend in person. Online audiences could submit comments or questions via a dedicated discussion forum.

### Planning Department Outreach Programme

The Outreach Programme to secondary schools has been undertaken since 1996-97. The objective of the Outreach Programme is to provide more opportunities for the general public, particularly our younger generations, to know more about town planning in Hong Kong and how they can participate in the planning process.

The 2013-14 Outreach Programme officially started in September. During each school visit, we stage an exhibition under the theme “Together We Plan for a Sustainable City” and provide the school with a package of information materials. A talk would also be given to the students on a town planning topic chosen by their teacher.



*School Visit*

Exhibitions are also staged in shopping centres and public venues located in various districts to provide the general public with the opportunity to learn more about the Department and our work.

In 2013, we visited a total of 50 schools, staged exhibitions at 3 shopping centres and 31 other public venues.

## The Mobile Exhibition Centre

The Department operates a Mobile Exhibition Centre (MEC) to support the Outreach Programme. The MEC is a LPG vehicle with an eye-catching bright yellow appearance. It is equipped with touch-screen computers and plasma monitors with interactive media that provide various types of information on town planning. In 2013, the MEC visited public housing estates and public venues as well as provided support for the school visits. Staff were there to answer questions and distribute publicity materials. The MEC also provided support to the public engagement activities of the studies.



*Mobile Exhibition Centre*

## User Liaison Group

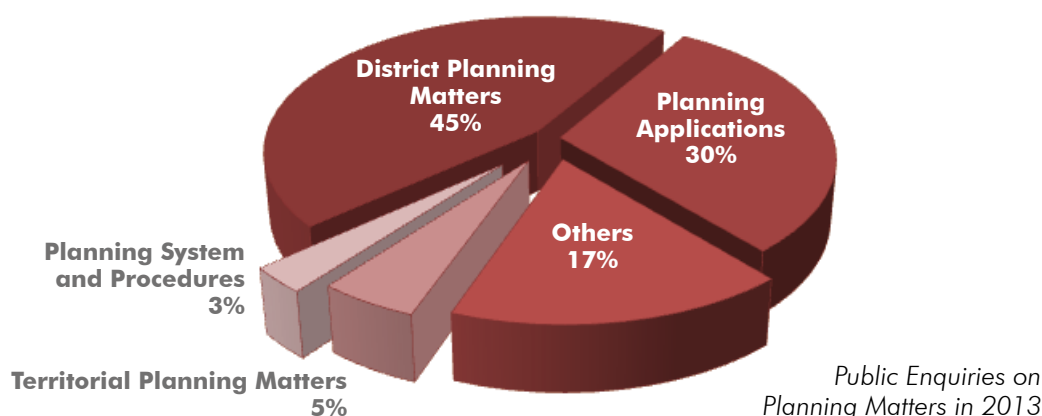


*User Liaison Group*

Since 1994, members of the public have been invited to join the Department's User Liaison Group. The role of the Group is to monitor the work performance of the Department against the targets set out in the Performance Pledge, and to consider suggestions for improving the Department's services to the public. Each term lasts for two years. During the year, regular meetings and visit to places of interest had been organised for the Group.

## Planning Enquiry

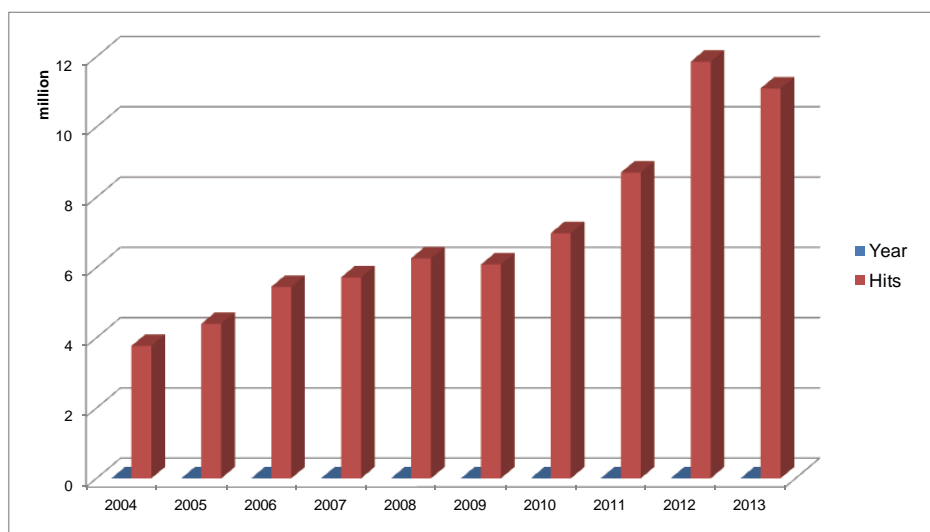
In 2013, the Department handled 19 497 oral enquiries by telephone or in person, as well as 1 642 straightforward and 1 026 complicated written enquiries. These oral and written enquiries had included 68 applications under the Code on Access to Information. Also, there were 1 079 recorded media enquiries. More than 99% of the enquiries were processed within the targets set in the Department’s Performance Pledge. Breakdown of the subject matters of the planning enquiries is:



During the year, 70 briefings on various planning topics were given by the Department to various bodies such as visitors from the Mainland and overseas. Examples of topics were “Proposed Underground Shopping Street at the Kai Tak Development Area”, “New Town Development after 1973, a Case Study on Shatin” and “Urban and Landscape Design of Open Space Provision in Private Developments”.

## Planning Department Website

The website of the Department contained a lot of useful information which recorded 11 096 741 hits in 2013.



Hits on the website of Planning Department in the past 10 years

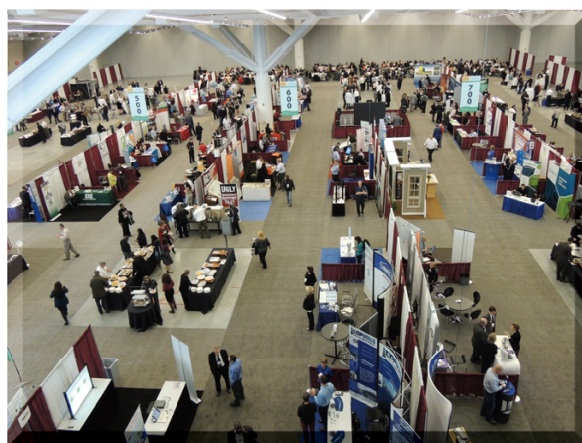
## Our Staff

### Staff Development

To broaden our staff's exposure and to keep them abreast of the current issues and global trends on planning development, we have undertaken the following activities in 2013 :

- 1 324 staff attended 77 job-related courses and office seminars organised by the Department;
- 558 staff attended courses and seminars run by the Civil Service Training and Development Institute and other government bureaux/departments;
- 124 staff attended 34 local conferences; and
- 35 staff attended 22 conferences/courses/theme visits outside Hong Kong in Barcelona, Bilbao, Cleveland, London, San Diego, Singapore, Tokyo, Sydney, Qingdao and Beijing, etc..

*Exhibition on Affordable Housing,  
International Urban Development Association  
Summit in Cleveland, USA*



### Staff Relations and Welfare

We maintain close communication with our staff by :

- holding Departmental Consultative Committee meeting with representatives from 26 grades at quarterly intervals to provide a channel of communication between the staff and the management;
- having ad-hoc meetings with representatives of staff associations to discuss issues of concern to staff;
- publishing a staff newsletter, 'Planning Voice', to report achievements, news and views of staff;

*Planning Voice*



- organising a Fruit & Vegetable Day each month to promote healthy life style;
- organising seminars on healthy eating;
- holding gatherings to bid retiring officers farewell; and
- setting up an electronic discussion forum to facilitate open discussion among staff on health, environment, information technology, personal sharing, sports/recreation and work/office-related issues.



Fruit & Vegetable Day



Farewell to former Chief Survey Officer

### Promoting Employment of Persons with Disabilities

As at December 31, 2013, there were 15 persons with disabilities employed by the Department. The Department will continue to provide equal employment opportunities to persons with disabilities with a view to facilitating their integration into the community.

### Award / Commendations

#### Long and Meritorious Service Award Scheme

In 2013, 15, 18 and one officers were presented with Twenty, Thirty and Forty Years' Meritorious Service Certificates respectively in recognition of their long and meritorious service.



Thirty Years' Meritorious Service Certificates



Twenty Years' Meritorious Service Certificates

### Commendation Scheme

In 2013, five officers were granted Departmental Commendation Letters. Four of them have been providing consistently outstanding services in the past years. One officer, who has made contribution towards enhancing the efficiency and the image of the department, was also granted the Commendation Letter as recognition.



Commendation Letter

### **Planning Department Staff Recreation Club**

In 2013, the Club organised a wide variety of indoor and outdoor recreational activities and social gatherings for staff of the Department. These include:

- practising sessions/competitions of badminton, football, and lawn bowls; and
- a day trip to Kiu Tsui Chau Geopark and Yim Tin Tsai in Sai Kung



PlanD SRC Football Competition 2013



## Planning Department Christmas Party

The largest function of the Club - the 2013 Christmas Party was attended by about 470 guests and staff members. All participants enjoyed a wonderful lunch party and carried away with them lots of fun and laughter.



Exciting Game



Cheers!

## Community Services

During the year, Planning Department participated in a variety of community services activities.

Organiser	Event
<b>The Community Chest</b>	Skip Lunch Day 2013 Green Day 2013 Dress Casual Day 2013 Love Teeth Day 2013 New Territories Walk for Millions 2013 Corporate & Employee Contribution Programme 2012/2013
<b>Oxfam Hong Kong</b>	Oxfam Rice Sale 2013 Oxfam Trailwalker 2013
<b>Friends of the Earth</b>	Tree-planting Challenge 2013
<b>Hong Kong Youth Hostels Association, Ngong Ping 360</b>	Ngong Ping Charity Walk 2013

## Participation in Community Services



**New Territories  
Walk for Millions 2013**

## Tree-planting Challenge 2013



**Ngong Ping Charity Walk 2013**

## **ECONOMIC PERFORMANCE**

### **Territorial Planning**

The Department has undertaken territorial planning and planning studies, including researches with a cross-boundary dimension, to provide guidance and direction for long-term development and investment in Hong Kong.

In 2013, the Department completed the Consultancy Study on Establishment of Simulated Site Wind Availability Data for Air Ventilation Assessment in Hong Kong, and the Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas. The revised development proposals for the North East New Territories New Development Areas Planning and Engineering Study were promulgated.

During the year, the Department was heavily engaged in the community engagement for the Planning and Engineering Study on Future Land-Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study, the Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation, and the Hung Shui Kiu New Development Area Planning and Engineering Study. The public views collected will serve as inputs for the preparation of the outline development plans/development proposals.

We continued to monitor the interaction between Hong Kong and the Mainland. The pilot study for the new round of the survey was commenced in December 2013 to collect information on the characteristics of cross-boundary passenger and vehicle trips.

### **District Planning**

At the district level, the Department has undertaken district planning work, including the execution of various statutory town planning functions, to provide a rational pattern of land use to promote and guide development in different parts of the territory.

The Department has also served as an executive arm of the Town Planning Board in processing planning applications for development activities. In 2013, the Department processed 848 applications for planning permission, 39 applications for amendments to statutory plans, 598 applications for amendment to approved schemes, 5 639 development proposals and 2 381 lease conditions/modifications and short term tenancies/waivers. All these proposals when completed would contribute to the economic development of the territory.



MSG

Mr Lau Chun Kin

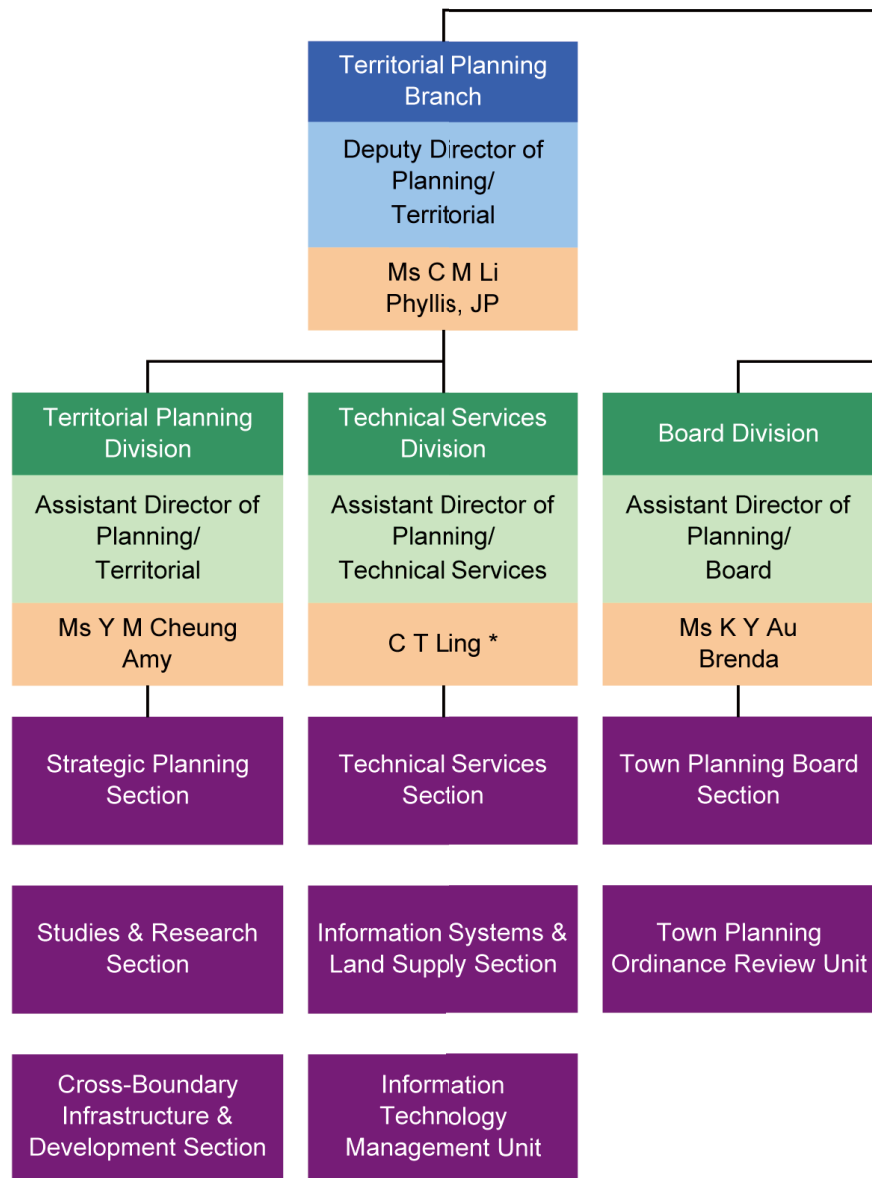
Winning Entry of the "City Impression@Your Neighbourhood" Photographic Competition

# Appendices

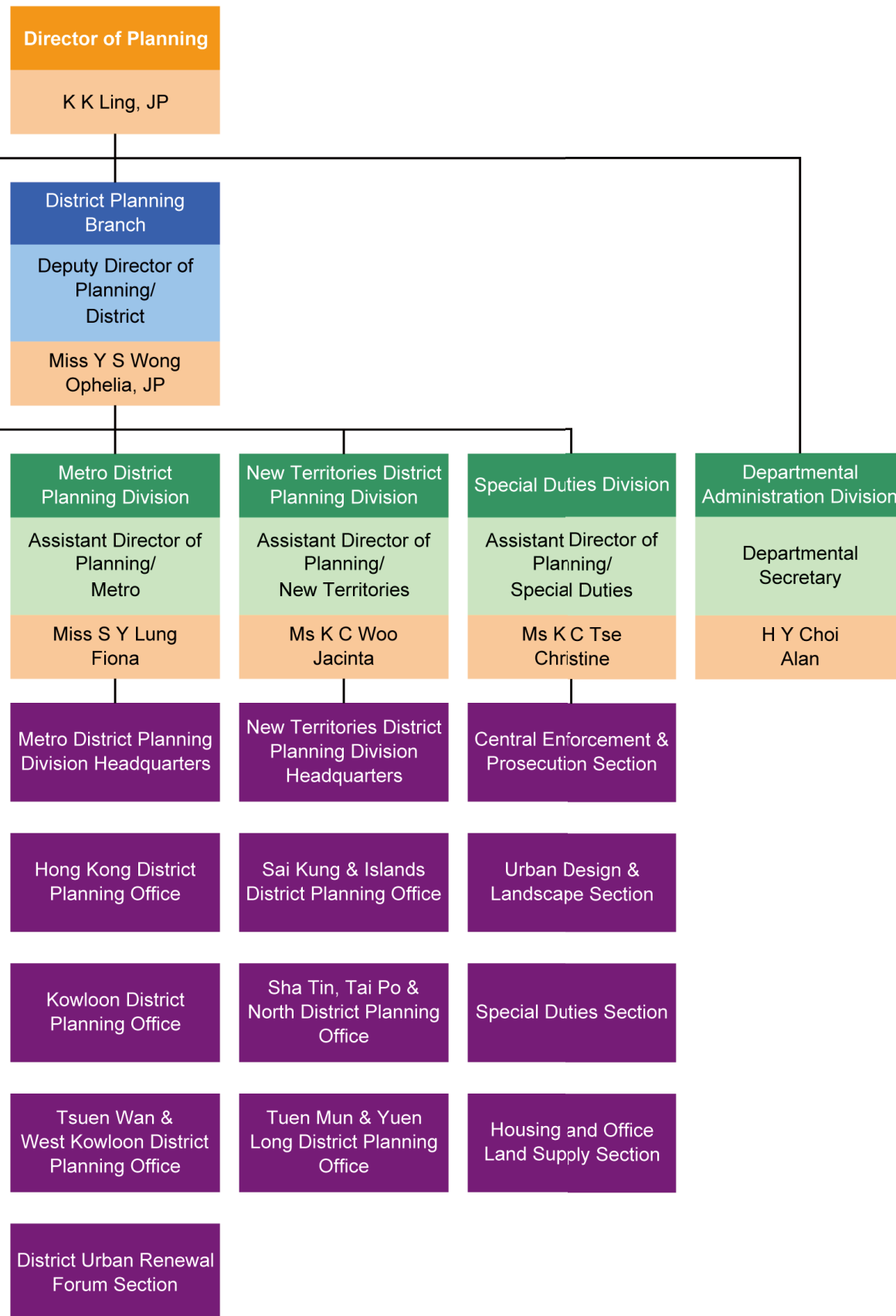


## APPENDIX 1:

### Organisation Chart of the Planning Department (as at December 31, 2013)



\* Departmental Complaints Officer

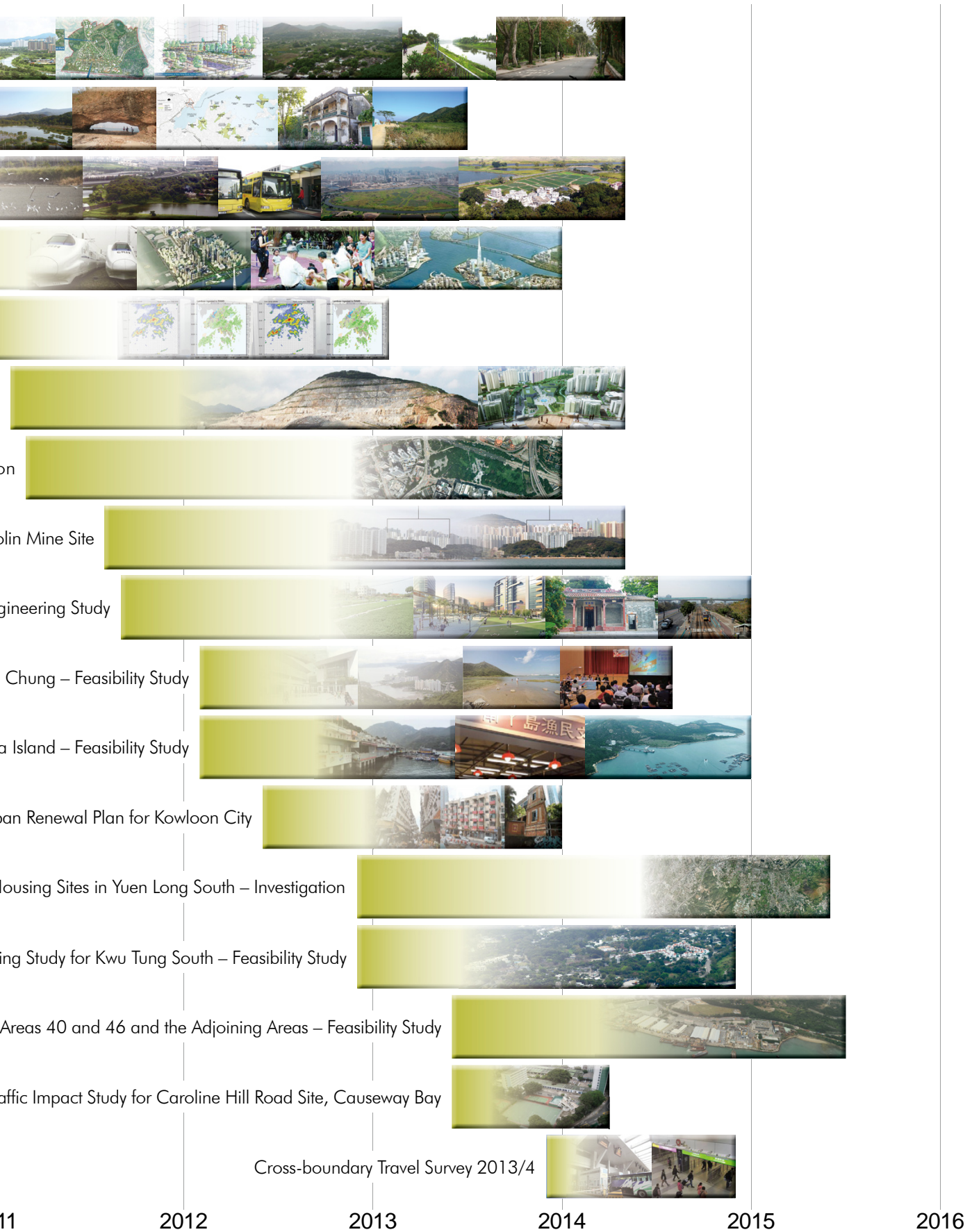


## APPENDIX 2: Consultancy Studies Undertaken by the Planning Department in 2008-2010





2013



11

2012

2013

2014

2015

2016

### **APPENDIX 3:**

## **Statistics of Enforcement and Prosecution Actions Undertaken in 2013**

In 2013, the Central Enforcement and Prosecution Section of the Department investigated a total of 1 707 suspected unauthorised developments (UDs) in the New Territories. Among these, 395 were confirmed to be UD. After taking enforcement and prosecution actions, 185 UD (covering about 31 hectares of land) were discontinued. Moreover, a total of 49 UD cases (covering about 13 hectares of land) were regularised through the planning application system (Table 1).

**Table 1** Number of Unauthorised Developments Discontinued or Regularised in 2013 after Enforcement Actions by Geographical District

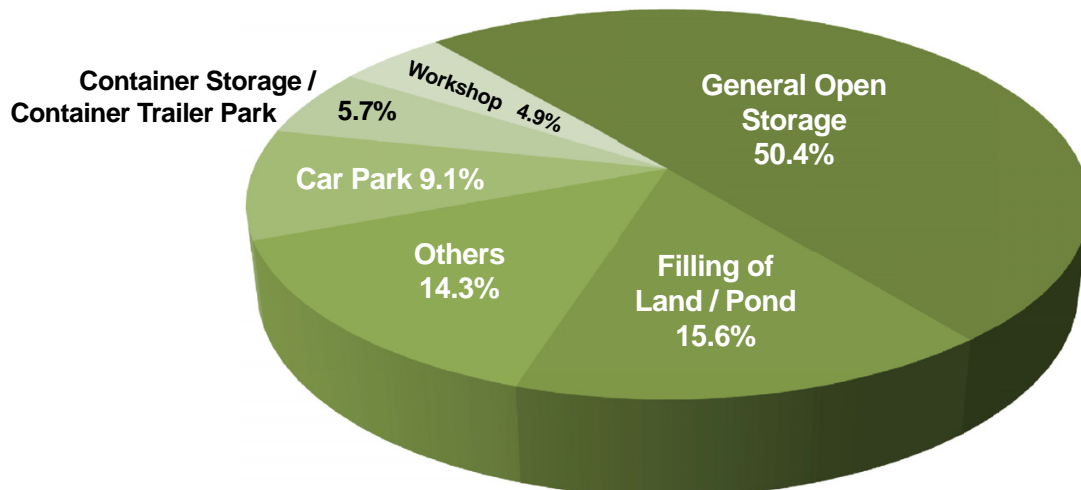
<b>Geographical District</b>	<b>No. of Discontinued Cases (ha)</b>	<b>No. of Regularised Cases (ha)</b>
North West New Territories	141 (26.72)	42 (11.18)
North East New Territories	37 (4.19)	4 (0.21)
Sai Kung	6 (0.33)	3 (1.40)
Islands	1 (0.02)	---
<b>Total</b>	<b>185 (31.26)</b>	<b>49 (12.79)</b>

As at end December 2013, enforcement actions were being taken on 593 UD's. The geographical distribution of these UD's (with land area involved) by type is shown in Table 2 while Chart 1 indicates the percentage of UD's by type.

**Table 2 Number of Unauthorised Developments Enforced (with Land Area involved) by Geographical District and Type as at December 31, 2013**

Geographical District	General Open Storage (ha)	Filling of Land / Pond (ha)	Container Storage / Container Trailer Park (ha)	Car Park (ha)	Workshop (ha)	Others (ha)	Total (ha)
North West New Territories	194 (36.0)	60 (17.7)	22 (15.4)	35 (7.3)	19 (1.9)	55 (18.3)	385 (96.6)
North East New Territories	103 (18.2)	25 (9.6)	6 (0.8)	21 (3.2)	8 (1.3)	13 (2.8)	176 (35.9)
Sai Kung	14 (0.8)	5 (1.0)	---	2 (0.3)	---	10 (1.0)	31 (3.1)
Islands	---	1 (0.1)	---	---	---	---	1 (0.1)
<b>Total</b>	<b>311 (55.0)</b>	<b>91 (28.4)</b>	<b>28 (16.2)</b>	<b>58 (10.8)</b>	<b>27 (3.2)</b>	<b>78 (22.1)</b>	<b>593 (135.7)</b>

**Chart 1 Distribution of Unauthorised Developments by Type as at end December 2013**



In 2013, 3 292 warning letters/reminders, 1 730 enforcement notices, 445 reinstatement notices and 1 746 compliance notices were issued to responsible persons of UDs (Table 3).

**Table 3** Number of Warning Letters / Reminders and Notices Issued in 2013 by Geographical District

Geographical District	Warning Letter/ Reminder (No. of Cases)	Enforcement Notice (No. of Cases)	Reinstatement Notice (No. of Cases)	Stop Notice (No. of Cases)	Compliance Notice (No. of Cases)
North West New Territories	2 443 (431)	1 289 (217)	284 (45)	---	1 239 (208)
North East New Territories	745 (168)	406 (77)	149 (37)	---	443 (100)
Sai Kung	100 (27)	35 (11)	12 (3)	---	42 (11)
Islands	4 (2)	---	---	---	22 (5)
<b>Total</b>	<b>3 292 (628)</b>	<b>1 730 (305)</b>	<b>445 (85)</b>	<b>---</b>	<b>1 746 (324)</b>

On prosecution action, 118 summonses in respect of 48 cases were laid in 2013. 118 defendants in respect of 44 cases were convicted under section 23(6) of the Town Planning Ordinance (the Ordinance) for non-compliance with notices issued by the Planning Authority. One defendant in respect of one case was convicted under sections 20(7) and 20(8) of the Ordinance for undertaking/continuing UDs (Table 4).

**Table 4 Number of Defendants Convicted in 2013**

Convicted Under	No. of Defendants Convicted	No. of Cases	Range of Fine Per Defendant	Average Fine Per Defendant
s.23(6)	118	44	\$5,000 - \$243,600	\$51,821*
S.22(8)	0	0	---	---
s.20(7) & s.20(8)	1	1	\$10,000	\$10,000
<b>Total</b>	<b>119</b>	<b>45</b>	<b>---</b>	<b>---</b>

\* Average for 94 defendants excluded 24 defendants convicted in 2013 but not yet fined.

# A Metropolis of Narrowness

Ms Leung Pui Size

Winning Entry of the "City Impression@Your Neighbourhood" Photographic Competition

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