

## Head 118 — PLANNING DEPARTMENT

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

**Estimate 2026–27** ..... **\$883.8m**

**Establishment ceiling 2026–27** (notional annual mid-point salary value) representing an estimated 930 non-directorate posts as at 31 March 2026 reducing by 32 posts to 898 posts as at 31 March 2027..... **\$602.9m**

In addition, there will be an estimated 27 directorate posts as at 31 March 2026 reducing by one post to 26 posts as at 31 March 2027.

### Controlling Officer's Report

#### Programmes

**Programme (1) Territorial Planning** This programme contributes to Policy Area 21: Land and Waterborne Transport (Secretary for Transport and Logistics) and Policy Area 22: Buildings, Lands, Planning, Heritage Conservation, Greening and Landscape (Secretary for Development).

**Programme (2) District Planning**  
**Programme (3) Town Planning Information Services**  
**Programme (4) Technical Services** These programmes contribute to Policy Area 22: Buildings, Lands, Planning, Heritage Conservation, Greening and Landscape (Secretary for Development).

#### Detail

##### Programme (1): Territorial Planning

	2024–25 (Actual)	2025–26 (Original)	2025–26 (Revised)	<b>2026–27 (Estimate)</b>
Financial provision (\$m)	165.5	171.3	169.5 (–1.1%)	<b>168.9</b> (–0.4%)
				(or –1.4% on 2025–26 Original)

#### *Aim*

**2** The aim is to provide guidance and direction for long-term development and investment in Hong Kong through the formulation and revision of territorial planning policies and development strategies and the undertaking of planning studies.

#### *Brief Description*

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

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

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4 During 2025–26, the Department and the Civil Engineering and Development Department (CEDD) continued to manage the consultancy studies to formulate detailed land use proposals and supporting transport infrastructure, among others, for the development of the Northern Metropolis, a major source of future land supply of Hong Kong, along with those for the Lung Kwu Tan reclamation and Tuen Mun West Area as well as Tuen Mun East Area. The Department also provided planning inputs to a number of strategic studies and initiatives such as the Traffic and Transport Strategy Study and the planning of new rail lines and major highways.

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

### *Indicators*

	2024 (Actual)	2025 (Actual)	2026 (Estimate)
surveys, reports, papers and studies conducted/ produced/commented for territorial planning strategies and special areas .....	704	690	<b>780</b>
forecasts, reports and papers produced/commented relating to supply and demand of land for major uses .....	505	311	<b>190</b>
planning standards and guidelines formulated or revised .....	1	6	<b>3</b>

### *Matters Requiring Special Attention in 2026–27*

6 During 2026–27, the Department will:

- continue to take forward the recommendations of the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030”;
- in collaboration with CEDD, commence consultancy study on the Blue and Green Recreation, Tourism and Conservation Circle in the Northern Metropolis and continue to manage the consultancy studies to take forward the land development proposals in the Northern Metropolis (including New Territories North New Town, Ngau Tam Mei, Yuen Long South, Ma Tso Lung, Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas), as well as the Lung Kwu Tan reclamation and Tuen Mun West Area; and
- continue to provide strategic planning inputs to other major land development-related and transport-related projects and initiatives of territorial significance.

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

	2024–25 (Actual)	2025–26 (Original)	2025–26 (Revised)	2026–27 (Estimate)
Financial provision (\$m)	524.6	553.0	549.3 (–0.7%)	<b>543.7</b> (–1.0%)
				(or –1.7% on 2025–26 Original)

### *Aim*

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

### *Brief Description*

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

- preparing and revising statutory and non-statutory plans;
- processing representations/further representations as appropriate on statutory plans;
- co-ordinating all submissions to the TPB and its committees, and submitting draft plans to the Executive Council;
- processing planning applications and reviews;
- processing applications for amendment of plans;
- handling planning appeals and judicial reviews relating to statutory planning procedures;
- preparing planning briefs, researches, reports and programmes;
- conducting planning studies and land use reviews;
- rendering district planning advice on development proposals and studies;

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- conducting site searches;
- processing development proposals, including development schemes and development projects, of the Urban Renewal Authority (URA);
- providing planning advice to the URA and other redevelopment agencies on urban renewal matters;
- providing professional advice to the Harbourfront Commission and its task forces for harbourfront enhancement initiatives;
- undertaking enforcement and prosecution actions against unauthorised developments under the TPO; and
- preparing and revising guidance notes and guidelines relating to statutory planning system and practice.

9 To improve the overall urban planning and living environment and to increase land supply, the Department has been reviewing the statutory plans of and preparing new statutory plans for various districts in a progressive manner. In 2025, the Department amended 24 statutory Outline Zoning Plans (OZPs) (including 19 involving land zoned/rezoned for residential use). In relation to statutory planning, there are five judicial reviews dealt with by the Department, with four completed in the year and one awaiting judgment. Revisions were also made to the Definitions of Terms used in Statutory Plans, Guidance Notes for Application for Permission under Section 16 of the TPO and TPB Guidelines on Submission of Visual Impact Assessment for Planning Applications to the TPB (TPG PG-No. 41). In 2025, work on enforcement and prosecution against unauthorised developments continued, with about 3 000 statutory notices issued for enforcement, and 170 defendants in respect of 87 cases successfully convicted. The enforcement work has also been extended to the “Regulated Areas” introduced in 2023. The Department worked closely with the Development Bureau (DEVB) and the URA in the implementation of urban renewal projects.

10 During 2025–26, the Department continued to work on different land use reviews in collaboration with the relevant departments with a view to increasing housing, commercial and other land supply, including the review of vacant and to-be vacant school premises, and supporting the development of smart and green mass transit systems such as projects in Kai Tak and East Kowloon. During the year, the Department completed the review of government, institution or community (GIC) sites earmarked for standalone public facilities, and formulated recommended outline development plans for the proposed developments at Tseung Kwan O Area 137 and off Area 132. The Department also provided district planning inputs to engineering feasibility studies for housing developments on shortlisted brownfield clusters, and the applications under the “Hostels in the City Scheme” launched jointly by DEVB and the Education Bureau (EDB). The Department continued to provide planning support to the two district studies conducted by the URA for Sham Shui Po and Tsuen Wan with a view to formulating renewal plans for these two districts. The Department also continued to review the TPB Guidelines on Transfer of Plot Ratio.

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

### *Targets*

	Target	2024 (Actual)	2025 (Actual)	2026 (Plan)
outcome of applications for amendments to approved schemes notified in writing within six weeks (%) .....	90.0	99.9	99.9	<b>90.0</b>
written notification of decision on applicant’s submission in relation to master layout plan for the purpose of section 4A(3) of the TPO issued within six weeks (%) .....	90	100	100	<b>90</b>
written notification of decision on applicant’s submission for the purpose of compliance with approval conditions imposed by the TPB issued within six weeks (%) .....	95.0	100	100	<b>95.0</b>
development proposals processed within three months (%) .....	90	100	100	<b>90</b>
complaints on alleged unauthorised development investigated within four weeks (%) .....	95	100	100	<b>95</b>

### *Indicators*

	2024 (Actual)	2025 (Actual)	2026 (Estimate)
statutory plans submitted/gazetted .....	104	114	<b>130</b>
representations/comments on statutory plans processed .....	7 255	3 830	<b>5 000</b>
applications for amendments to statutory plans processed .....	47	50	<b>45</b>
applications for amendments to approved schemes processed .....	1 341	1 449	<b>1 450</b>

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	2024 (Actual)	2025 (Actual)	2026 (Estimate)
development proposals, non-statutory plans, planning briefs and district planning studies produced or revised .....	7 787	7 711	7 730
applications for planning permission processed .....	1 326	1 266	1 300
reviews handled.....	13	18	16
Town Planning Appeal Board cases handled.....	3	4	2
lease conditions/modifications and short-term tenancies/waivers processed .....	1 918	1 833	1 835
reports on alleged unauthorised development investigated .....	1 995	2 260	2 085
warning letters/compliance reminders and enforcement/stop/reinstatement notices issued .....	6 105	5 392	5 460
unauthorised developments discontinued/regularised.....	429	425	430
prosecutions/reviews in magistracy and appeals handled.....	68	83	75
judicial reviews handled.....	5	4	3

### *Matters Requiring Special Attention in 2026–27*

**12** During 2026–27, the Department will continue to:

- conduct land use reviews to increase housing, commercial and other land supply and undertake necessary statutory planning work to facilitate delivery of sites;
- in consultation with relevant bureaux/departments, review those reserved GIC sites earmarked for standalone public facilities or without firm development programme to ensure optimal utilisation of land resources;
- review vacant and to-be vacant school premises;
- produce and review statutory and administrative plans to guide development and to meet changing requirements in the territory;
- handle ongoing and new judicial review cases/civil claims;
- take enforcement and prosecution actions against unauthorised developments in the rural New Territories;
- manage, in collaboration with CEDD, district planning studies;
- provide district planning inputs to Lantau development and conservation;
- take forward the detailed planning of the Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South and Ma Tso Lung New Development Areas (NDAs), including provision of planning inputs to CEDD and the Lands Department (LandsD) to facilitate timely implementation of the NDAs;
- take forward the detailed planning of the San Tin Technopole including provision of planning support to DEVB in vetting master plan submissions for the innovation and technology sites with reference to the endorsed Planning and Design Brief, and provision of planning inputs to CEDD and LandsD to facilitate timely implementation of the San Tin Technopole;
- take forward the detailed planning of Tung Chung New Town Extension including provision of planning inputs to CEDD and LandsD to facilitate timely implementation of the New Town Extension;
- examine and provide comments on the proposals in the master renewal plans of the two district studies conducted by the URA for Sham Shui Po and Tsuen Wan to facilitate the URA revising the proposals in its final study report;
- finalise the updates to the TPB Guidelines on relaxing the current arrangement for Transfer of Plot Ratio;
- provide district planning inputs to engineering feasibility studies for proposed housing developments and mass transit systems, and undertake amendments to relevant OZP(s) to facilitate timely implementation of these developments/redevelopments/infrastructure projects;
- take forward the detailed planning of Sha Po area around the planned Au Tau Station of the Northern Link including provision of planning support to the land use review study being conducted by the Mass Transit Railway Corporation Limited;
- take forward the detailed planning of Ngau Tam Mei NDA including provision of planning inputs to EDB, CEDD and LandsD to facilitate timely implementation of the NDA including the Northern Metropolis University Town;
- provide planning support to the land use reviews of Ex-Lamma Quarry, marina in Aberdeen, and the sites around Hung Hom Station and its waterfront areas;
- provide inputs to DEVB for the proposed legislation to expedite the developments in the Northern Metropolis including the measures to streamline and simplify the procedures for adjusting planning controls;

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- take forward, in collaboration with DEVB and CEDD, urban-rural integration in the Northern Metropolis;
- take forward the detailed planning of the Loop including provision of planning inputs to CEDD and LandsD to facilitate timely implementation of the Hong Kong-Shenzhen Innovation and Technology Park;
- provide district planning inputs to help take forward the development of the new Pak Shek Kok Station and its neighbouring sites; and
- conduct the Study on Utilisation of Existing Industrial Stock to put forward recommendations including the way forward for the Revitalisation Scheme for Industrial Buildings.

13 The Department will also take forward the amendments to the relevant OZPs to facilitate the implementation of the major new development proposals in the Northern Metropolis as well as other parts of Hong Kong based on the recommendations of the relevant consultancy studies.

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

	2024–25 (Actual)	2025–26 (Original)	2025–26 (Revised)	2026–27 (Estimate)
Financial provision (\$m)	40.7	36.0	37.0 (+2.8%)	34.1 (–7.8%)
				(or –5.3% on 2025–26 Original)

### Aim

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

### Brief Description

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

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

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

### Targets

	Target	2024 (Actual)	2025 (Actual)	2026 (Plan)
straightforward written enquiries handled within five working days (%) .....	95	100	100	95
complicated written enquiries handled within three weeks (%) .....	95.0	99.9	99.9	95.0
straightforward oral enquiries handled at once (%) .....	95	100	100	95
complicated oral enquiries handled within three working days (%) .....	95	100	100	95

### Indicators

	2024 (Actual)	2025 (Actual)	2026 (Estimate)
written enquiries handled .....	1 748	2 079	2 070
oral enquiries handled .....	11 315	14 895	11 670
media enquiries handled .....	963	972	980
briefings on planning matters .....	409	458	400
information pamphlets/booklets published .....	67	75	35
hits on the website of the Department .....	22 828 493	33 968 022	22 800 000

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### *Matters Requiring Special Attention in 2026–27*

17 During 2026–27, the Department will continue to:

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

### **Programme (4): Technical Services**

	2024–25 (Actual)	2025–26 (Original)	2025–26 (Revised)	<b>2026–27 (Estimate)</b>
Financial provision (\$m)	169.0	143.5	145.2 (+1.2%)	<b>137.1</b> (–5.6%)
				(or –4.5% on 2025–26 Original)

### *Aim*

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

### *Brief Description*

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

- providing in-service training and arranging local and overseas training courses/seminars/conferences;
- providing technical administrative services through the preparation and revision of technical circulars, planning manual, practice notes as well as papers and reports on technical planning and information technology security matters;
- formulating, managing and enhancing the Department's computerisation and information technology strategies and data management systems, overseeing their implementation, and ensuring efficient and secure operation and support for smart city initiatives;
- managing and enhancing Internet services for online statutory plans to serve the public and a departmental portal to share planning information with bureaux and departments;
- providing expert advice and assistance to create visual aids including three-dimensional (3D) digital models and video clips for analysis and presentation of planning concepts and proposals;
- developing and applying geographic information systems, digital mapping, 3D, mobile and remote sensing technologies to facilitate land use and land utilisation analyses;
- collecting and collating data for making population, employment and other forecasts to facilitate territorial and other levels of planning studies; and
- providing urban design, landscape planning and air ventilation inputs for development planning under the TPO and tendering advice on landscape and visual impact assessments under the Environmental Impact Assessment Ordinance (Cap. 499).

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

### *Indicators*

	2024 (Actual)	2025 (Actual)	<b>2026 (Estimate)</b>
local and overseas courses/seminars/conferences organised ...	232	138	<b>130</b>
information technology projects/information systems implemented/enhanced and related papers prepared .....	297	229	<b>170</b>
special surveys and planning data forecasts carried out and reports produced .....	16	21	<b>18</b>
urban design/landscape planning studies, reports, layout plans produced/revised and inputs provided on development proposals/departmental plans.....	5 704	6 447	<b>6 200</b>

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### *Matters Requiring Special Attention in 2026–27*

21 During 2026–27, the Department will continue to:

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

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### ANALYSIS OF FINANCIAL PROVISION

	2024–25 (Actual) (\$m)	2025–26 (Original) (\$m)	2025–26 (Revised) (\$m)	2026–27 (Estimate) (\$m)
<b>Programme</b>				
(1) Territorial Planning.....	165.5	171.3	169.5	168.9
(2) District Planning .....	524.6	553.0	549.3	543.7
(3) Town Planning Information Services ....	40.7	36.0	37.0	34.1
(4) Technical Services .....	169.0	143.5	145.2	137.1
	899.8	903.8	901.0 (-0.3%)	883.8 (-1.9%)
				(or -2.2% on 2025–26 Original)

#### Analysis of Financial and Staffing Provision

##### Programme (1)

Provision for 2026–27 is \$0.6 million (0.4%) lower than the revised estimate for 2025–26. This is mainly due to the decreased provision for operating expenses and a net decrease of six posts, partly offset by the increased provision for salary increments and filling of vacancies.

##### Programme (2)

Provision for 2026–27 is \$5.6 million (1.0%) lower than the revised estimate for 2025–26. This is mainly due to the decreased provision for operating expenses and a net decrease of 23 posts, partly offset by the increased provision for salary increments and filling of vacancies.

##### Programme (3)

Provision for 2026–27 is \$2.9 million (7.8%) lower than the revised estimate for 2025–26. This is mainly due to the decreased provision for operating expenses, partly offset by the increased cash flow requirement for procurement of plant and equipment as well as increased provision for salary increments and filling of vacancies.

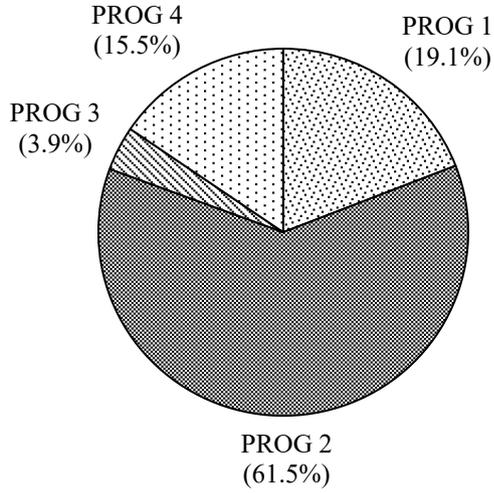
##### Programme (4)

Provision for 2026–27 is \$8.1 million (5.6%) lower than the revised estimate for 2025–26. This is mainly due to the decreased provision for operating expenses and a net decrease of four posts, partly offset by the increased provision for salary increments and filling of vacancies.

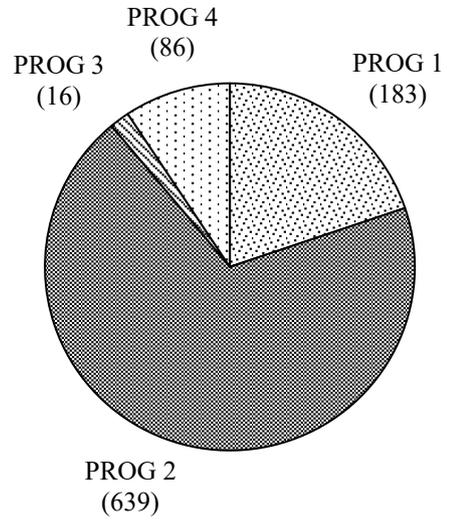
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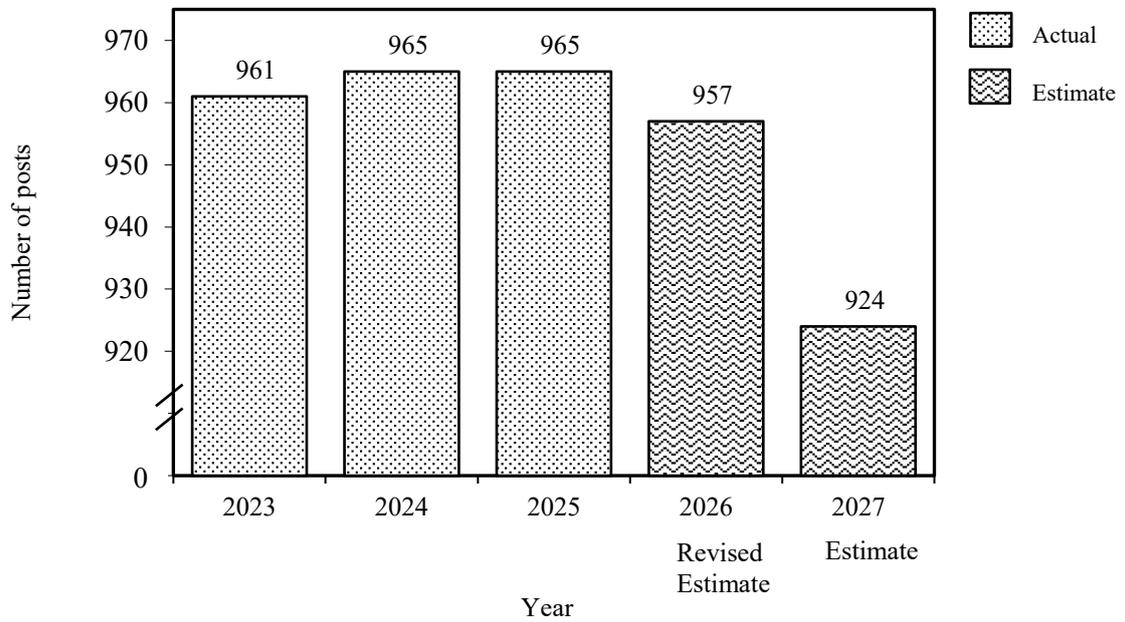
*Allocation of provision  
to programmes  
(2026-27)*



*Staff by programme  
(as at 31 March 2027)*



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



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Sub-head (Code)	Actual expenditure 2024–25	Approved estimate 2025–26	Revised estimate 2025–26	<b>Estimate 2026–27</b>	
	\$'000	\$'000	\$'000	<b>\$'000</b>	
<b>Operating Account</b>					
Recurrent					
000	Operational expenses .....	887,917	897,169	894,366	<b>876,826</b>
	Total, Recurrent.....	887,917	897,169	894,366	<b>876,826</b>
	Total, Operating Account .....	887,917	897,169	894,366	<b>876,826</b>
<hr/>					
<b>Capital Account</b>					
Plant, Equipment and Works					
661	Minor plant, vehicles and equipment (block vote).....	11,865	6,629	6,629	<b>6,930</b>
	Total, Plant, Equipment and Works.....	11,865	6,629	6,629	<b>6,930</b>
	Total, Capital Account.....	11,865	6,629	6,629	<b>6,930</b>
<hr/>					
	Total Expenditure .....	899,782	903,798	900,995	<b>883,756</b>
		<u>899,782</u>	<u>903,798</u>	<u>900,995</u>	<u><b>883,756</b></u>

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### Details of Expenditure by Subhead

The estimate of the amount required in 2026–27 for the salaries and expenses of the Planning Department is \$883,756,000. This represents a decrease of \$17,239,000 against the revised estimate for 2025–26 and \$16,026,000 against the actual expenditure in 2024–25.

#### *Operating Account*

#### Recurrent

**2** Provision of \$876,826,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Planning Department.

**3** The establishment as at 31 March 2026 will be 957 posts. It is expected that there will be a net decrease of 33 posts in 2026–27. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2026–27, but the notional annual mid-point salary value of all such posts must not exceed \$602,936,000.

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

	2024–25 (Actual) (\$'000)	2025–26 (Original) (\$'000)	2025–26 (Revised) (\$'000)	<b>2026–27 (Estimate) (\$'000)</b>
Personal Emoluments				
- Salaries .....	696,805	719,000	716,000	<b>719,200</b>
- Allowances .....	14,231	19,100	9,756	<b>10,628</b>
- Job-related allowances.....	—	2	2	<b>2</b>
Personnel Related Expenses				
- Mandatory Provident Fund contribution .....	1,817	2,228	1,701	<b>2,212</b>
- Civil Service Provident Fund contribution .....	58,326	66,497	63,700	<b>72,939</b>
Departmental Expenses				
- General departmental expenses .....	116,738	90,342	103,207	<b>71,845</b>
	887,917	897,169	894,366	<b>876,826</b>