

CONTROLLING OFFICER'S REPLY

DEVB(PL)451

(Question Serial No. 3579)

Head: (118) Planning Department
Subhead (No. & title): (000) Operational expenses
Programme: (2) District Planning
Controlling Officer: Director of Planning (K K LING)
Director of Bureau: Secretary for Development

Question:

- (1) What is the area of land currently zoned "Village Type Development" ("V") on statutory plans? What was the area of land newly zoned "V" on statutory plans last year?
- (2) How many planning permission applications for New Territories small house development were filed under the Town Planning Ordinance over the past year? How many of them were approved? Among the cases approved, what are the area and statutory land use of the sites concerned?
- (3) Has the Government conducted a review of the location and area of the "V" zones to see if there is any surplus land which can be rezoned for residential or community development? If not, what are the reasons?

Asked by: Dr Hon Kenneth CHAN Ka-lok (Member Question No. 323)

Reply:

- (1) Currently, about 3 366 hectares (ha) of land are zoned "Village Type Development" ("V") on statutory plans. In 2015-16, about 26 ha of land were newly zoned "V" mainly to reflect the existing village clusters in Tung Chung, which were not previously covered by statutory plans. For the avoidance of doubt, the above figures do not include villages currently not covered by any statutory plans.
- (2) In 2015, a total of 303 planning applications for New Territories Exempted Houses (NTEHs)/Small Houses (SHs) (including filling of land for NTEHs/SHs) were considered by the Town Planning Board under section 16 of the Town Planning Ordinance (Cap. 131). Of which, 120 cases were approved involving a total area of about 2.53 ha. The approved cases are mainly within or straddle "Green Belt", "Agriculture" and "V" zones.

- (3) In general, the planning intention of “V” zone is to reflect both existing and recognised villages, and to cover land considered suitable for village expansion. Land within this zone is primarily intended for development of SHs by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

Land under “V” zones scatters across the territory and is usually occupied by recognised indigenous villages in the New Territories. In general, these sites are not suitable for large-scale development because of their sporadic locations and infrastructural constraints. The Government has no plan at this stage to rezone land under “V” zones for other residential or community uses.

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