

CONTROLLING OFFICER'S REPLY

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Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Ms. Bernadette LINN)
Director of Bureau: Secretary for Development

Question (Member Question No. 216):

Regarding small house development:

1. What is the estimated demand for small houses in the coming ten years in respect of the area covered by each outline zoning plan or development permission area (DPA) plan?
2. The Planning Department is preparing DPA plans for the opening up of the Frontier Closed Area and country park "enclaves" where land will be reserved for Village Type Development based on the estimated demand for small houses in the coming ten years. How are the projected figures of demand arrived at?
3. In regard to the above, is the projection of the demand for small houses in the coming ten years simply based on the information provided by the representatives of the recognised indigenous villages? Has the Lands Department verified the information? If yes, what are the procedures?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Government has not collected up-to-date estimated demand for small houses from all eligible indigenous villagers of all recognised villages areas of which are covered by Outline Zoning Plans (OZPs) or Development Permission Area (DPA) plans. Under the current practice, the Village Representative of a recognised village will only be consulted on the 10-year small house demand forecast for his particular village via the Lands Department (Lands D) when the Planning Department proposes a "Village Type Development" zone on a particular statutory plan to be made or amended by the Town Planning Board (TPB) or on request when the TPB considers planning applications for small house development in the village. To facilitate consideration by the TPB, Lands D will also provide information on the number of outstanding small house applications and the number of successful applications in recent years in the relevant recognised village. The forecasts for individual villages so obtained are not updated on a regular basis outside the context of the zoning

proposals or the planning applications.

Lands D is not in a position to verify the 10-year demand forecasts obtained in the above circumstances. This is because the number of eligible indigenous villagers who are 18 years old or above in a recognised village would change with the birth, growth and passing away of indigenous villagers. Besides, whether or not an indigenous villager would apply for a small house grant is dependent on his own circumstances and wishes, and not all eligible indigenous villagers aged 18 years or above will submit an application. Notwithstanding the difficulties with verifying the demand, it should be noted that the demand for small houses is not the only factor for consideration when the Government draws up a “Village Type Development” zone in a statutory plan and when the TPB considers planning applications in relation to small houses in other land use zonings.