

**CONTROLLING OFFICER'S REPLY****DEVB(PL)139****(Question Serial No. 0900)**

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:

- (a) Of the 642 recognised villages, how many villages for which “village environs” (“VE”) boundaries have been drawn up are there currently? What was the total area of VE with VE boundaries drawn up as at the end of 2016?
- (b) What is the number of recognised villages for which VE boundaries have not been drawn up as at the end of 2016? Why have VE boundaries not yet been drawn up? Has a timetable been set for drawing up VE boundaries?
- (c) Please list the recognised villages for which VE boundaries have not been drawn up as at the end of 2016 in table form.

District	Recognised villages for which VE boundaries have not been drawn up

- (d) If upon receipt of applications for construction of small houses in recognised villages for which VE boundaries have not been drawn up, how will they be handled so as to be in line with the policy of “land suitable for building small houses is generally confined to areas within VE”?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 16)

Reply:

- (a) Village Environ (VE) generally refers to the area within a 300-foot radius from the edge of the last Village Type House built before the introduction of the Small House Policy on 1 December 1972. At present, the VE boundaries for 569 out of the 642 recognised villages have been drawn up. Depending on relevant considerations such as topography, environment and accessibility, not all land within a VE is

considered suitable for development. The Lands Department (Lands D) does not have readily available information on the area of land within VE boundaries which may be developed.

- (b) Action to draw up the VE of the remaining 73 recognised villages is underway. That said, some of the villages are subject to such problems as topographical constraints, overlapping of village boundaries due to the villages being in close proximity to each other, villagers' divergent views on the village boundaries, and the villages having been deserted. Since the time required for resolving these problems varies significantly according to the complexity of each case, Lands D is not in a position to give a meaningful indication of the time required for completing the exercise.
- (c) Information on the 73 recognised villages referred to in (b) above, as grouped by district, is as follows:

District	Recognised villages for which VE boundaries have not been drawn up
Islands	Ngong Ping and Tai Po (2 nos.)
Sai Kung	Chuk Yuen, Long Ke, Man Wo, Pak Tam, Tai No, Tai No Sheung Yeung (including Tin Liu), Tai She Wan and Wong Keng Tsai (8 nos.)
Tai Po	San Wai Tsai, Sha Lo Tung Cheung Uk, Sha Lo Tung Lei Uk, Yin Ngam, Kam Shan, Pan Chung San Tsuen and Yue Kok (7 nos.)
Tsuen Wan	Ma Wan Main Street, Tin Liu, Ha Tong Lek, Sheung Fa Shan and Sheung Tong (5 nos.)
Yuen Long	Fung Kong Tsuen, Ha Tsuen San Wai, Hong Mei Tsuen, Lo Uk Tsuen, San Uk Tsuen, Sik Kong Tsuen, Sik Kong Wai, Tin Sum Tsuen, Tseung Kong Wai, Tung Tau Tsuen, Fung Kat Heung, Chi Tong Tsuen, Kam Tin San Tsuen, Cheung Kong Tsuen, Chuk Hang, Ha Che, Lin Fa Tei, Lo Uk Tsuen, Ma On Kong, Ngau Keng, Shek Wu Tong, Sheung Che, Shui Lau Tin, Shui Tsan Tin, Ta Shek Wu, Tai Kek, Wang Toi Shan, Yuen Kong, Yuen Kong San Tsuen, Kap Lung, Tong Fong Tsuen, Ping Shan San Tsuen, Chuk Hang (Tai Wai Wo Liu), Lung Tin Tsuen, Shung Ching San Tsuen, Ha Yau Tin Tsuen, Kong Tau San Tsuen, Kong Tau Tsuen, Muk Kiu Tau Tsuen, Nam Pin Wai, Sai Pin Wai, Sham Chung Tsuen, Shan Pui Tsuen, Sheung Yau Tin Tsuen, Shui Tsiu Lo Wai, Tai Tong Tsuen, Tai Wai Tsuen, Tsoi Uk Tsuen, Tung Tau Tsuen, Wong Uk Tsuen and Ying Lung Wai (51 nos.)
Total	73 nos.

- (d) If the VE boundaries of a recognised village have not been drawn up, consideration may also be given to a small house application for a site within a “Village Type Development” zone covering that recognised village on the relevant statutory plan.

- End -