

CONTROLLING OFFICER'S REPLY**DEVB(PL)140****(Question Serial No. 0901)**

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:

Under the existing Small House Policy, in general, land suitable for building small houses is confined to areas within Village Environs (VE). (1) If the proposed small house site lies outside a VE but is located within a "Village Type Development" zone ("V" zone), provided that the "V" zone concerned overlaps with the VE, consideration may also be given to such an application. (2) As regards sites within a VE but outside a "V" zone, it depends on the requirements of the land use zone on which the proposed small house site lies. In this connection, will the Government inform this Council:

- (a) when the Government started to implement this policy; and
- (b) how many small house applications falling under category (1) were received by the Government over the past three years (2014, 2015 and 2016)? Please list, by district, the figures on applications received as at the end of 2016. Among these applications, how many were approved, rejected or being processed?

District	Number of applications received	Number of applications approved as at the end of 2016	Number of applications rejected as at the end of 2016	Number of applications being processed as at the end of 2016

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 15)

Reply:

- (a) With the implementation of the amendments to the Town Planning Ordinance in 1993, consideration may be given to a small house application if the proposed small house site lies outside the relevant village environ (VE) but is located within a “Village Type Development” zone (“V” zone) on the relevant statutory plan, provided that the “V” zone encircles or overlaps with the VE. As regards the site within a VE but outside a “V” zone, depending on the requirements of the land use zone on which the proposed small house site lies, application for planning permission may be submitted to the Town Planning Board for consideration. If planning permission is obtained, the Lands Department (Lands D) will consider the small house application.
- (b) Lands D does not have readily available statistics on the location (whether within or outside the VE) in respect of small house applications received, approved, rejected or under processing.

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