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發展局  
規劃地政科



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Legislative Council Secretariat,  
Legislative Council Complex,  
1 Legislative Council Road,  
Central,  
Hong Kong  
(Attn. : Ms. H. Y. CHU)

Dear Ms Chu,

**The Meeting on 12 January 2012 between  
Members of the Legislative Council and  
Members of the Heung Yee Kuk**

**Review of the policy in drawing Village Environs  
and Village-type Development Area (“V”-Zone) to resolve  
the difficulty of Small House Applications**

Thank you for your letter dated 28 November to the Secretary for Development. Regarding the captioned matter, this Bureau has understood from the Lands Department and the Planning Department the issue, and I am authorised to reply as follows.

Under the Small House Policy implemented in 1972, an indigenous villager in the New Territories may apply to the authority for building a small house on a suitable land in his village once in his lifetime. In general, the construction of small houses is restricted to areas within the “Village Environs” (“VE”), as well as the Village Type Development (“V”) zone as stipulated in statutory town plans.

In 1978, the then Secretary for the New Territories (S for NT) held discussions with the Heung Yee Kuk (HYK) on the implementation of the Small House Policy. Following these discussions, the S for NT clarified with HYK in drawing up the VE. As a general guide, applications for small houses will be allowed in a recognized village within a radius of 300 feet from the edge of the last Village Type House built before the introduction of the Small House Policy on 1 December 1972. This shows that the Government and the HYK had discussed and clarified the guidelines in drawing the VE in 1978 on the implementation of the Small House Policy. The Government has no plan to review the current practice.

The planning intention of “V” zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of small houses by indigenous villagers. It is also intended to concentrate village type development within this zone for development in a more orderly manner, as well as for higher efficiency in terms of use of land and provision of infrastructure and services.

The boundaries of the “V” zones on the statutory town plans may not necessarily coincide with that of the VE due to planning considerations of individual locations. The former are drawn up not only having regard to small house demand for the next ten years, but also to the site-specific planning factors such as locality, topography and environmental constraints. For instance, areas of difficult terrain, dense vegetation, areas of ecological significance, stream courses and burial grounds have been avoided from inclusion into the “V” zones.

Permission from the Town Planning Board is required where the site proposed for building a small house is located inside the VE but lies outside a “V” zone. Consideration will also be given to the application if the site concerned lies outside the VE but is located within a “V” zone, provided that the “V” zone concerned surrounds or overlaps with the VE.

As stated above, the boundaries of the “V” zones on the statutory town plans may not necessarily coincide with that of the VE. That said, this situation may lead to the fact that some small house applications which do not meet the usual requirements would still be considered by the Lands Department (i.e. only less than 50% of the small house footprint lies inside the VE, but is located within a “V” zone which surrounds or overlaps with the VE). This in fact has increased the amount of land available for small house development.

As in the past, when drawing up the boundaries of “V” zone, the Planning Department would continue to consider the various factors including the development needs of small houses with a view to striking a suitable balance in the provision of land for small house development as well as for other needs of the society.

Yours faithfully,

( Derek Lai )  
for Secretary for Development

cc

D of Lands

(Attn: Mr K M Yeung)

D of Planning

(Attn: Ms Ann Wong)