

致城市規劃委員會秘書：

R-1

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 **The application no. to which the comment relates**

**A/NE-LYT/862**

意見詳情 (如有需要，請另頁說明)

**Details of the Comment** (use separate sheet if necessary)

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沒有意見

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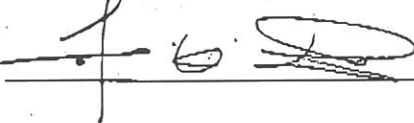
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「提意見人」姓名/名稱 Name of person/company making this comment 龍山區議員李葉英

簽署 Signature 

日期 Date 26.1.2026

tpbpd/PLAND

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寄件者: [REDACTED]  
寄件日期: 2026年02月04日星期三 3:52  
收件者: tpbpd/PLAND  
主旨: Re: A/NE-LYT/862 and 863 DD 83 Kwan Tei Village  
類別: [REDACTED]

Dear TPB Members,

Both applications were rejecte 5 Dec 2025.

No justification for review as there is sufficient land within "v' zone to meet LEGITIMATE demand.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Saturday, 1 November 2025 2:53 AM HKT  
**Subject:** A/NE-LYT/862 and 863 DD 83 Kwan Tei Village

A/NE-LYT/862

Lot 691 S.D in D.D. 83, Kwan Tei Village, Fanling

Site area: 107.56sq.m

Zoning: "Agriculture" and "VTD"

Applied use: NET House

A/NE-LYT/863

Lot 691 S.E in D.D. 83, Kwan Tei Village, Fanling

Site area: 114.14sq.m

Zoning: "Agriculture"

Applied use: NET House

Dear TPB Members,

The two lots were part of a previous application that expired in Oct 2020.

Only a fraction of 862 is within the 'V' Zone while 863 is well into "Agriculture".

Land available to meet the Small House demand within the “V” zone of Kwan Tei: about 2.47ha (equivalent to about 98 Small House sites)

This is adequate to meet genuine as opposed to aspirational demand.

In view of the recent JR (HCAL 640/2024) and the current policy to contain development within the “V” boundaries, there is no justification for approval.

Mary Mulvihill

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有關的規劃申請編號 The application no. to which the comment relates

**A/NE-LYT/863**

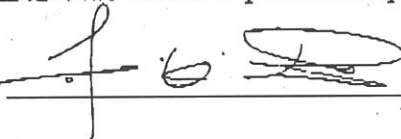
意見詳情 (如有需要，請另頁說明)

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沒有意見

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

26.1.2006

龍區委員會 葉漢成

tpbpd/PLAND

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