

議程  
AGENDA

鄉郊及新市鎮規劃小組委員會第 790 次會議  
790<sup>th</sup> Rural and New Town Planning Committee Meeting

日期 Date : 26.6.2026

時間 Time : 2:30 p.m.

地點 Venue : 香港北角渣華道 333 號  
北角政府合署 15 樓會議室 (1537 室)  
Conference Room (Room 1537)  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong

通過第 789 次(二零二六年六月五日)會議記錄  
Confirmation of Minutes of the 789<sup>th</sup> (5.6.2026) Meeting

續議事項  
Matters Arising

粉嶺、上水及元朗東區  
Fanling, Sheung Shui & Yuen Long East District

第 12A 條申請編號 Y/YL-NTM/5(要求延期)

申請修訂《牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/16》，把位於元朗牛潭尾第 105 約多個地段和毗連政府土地的申請地點由「住宅(丙類)」地帶改劃為「住宅(乙類)」地帶(公開會議)

Section 12A Application No. Y/YL-NTM/5 (**Request for Deferral**)

Application for Amendment to the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/16, To rezone the application site from “Residential (Group C)” to “Residential (Group B)”, Various Lots in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long (**Open Meeting**)

西貢及離島區  
**Sai Kung & Islands District**

第 16 條申請編號 A/SK-PK/310

擬在劃為「康樂」地帶的西貢大網仔路第 221 約地段第 333 號 B 分段餘段、第 346 號、第 348 號餘段、第 349 號餘段及第 350 號闢設臨時公眾停車場(只限私家車)及食肆連附屬電動車充電設施和太陽能板(為期三年)(公開會議)

Section 16 Application No. A/SK-PK/310

Proposed Temporary Public Vehicle Park (Private Cars Only) and Eating Place with Ancillary Electric Vehicle Charging Facilities and Solar Panels for a Period of 3 Years in “Recreation” Zone, Lots 333 S.B RP, 346, 348 RP, 349 RP and 350 in D.D. 221, Tai Mong Tsai Road, Sai Kung (**Open Meeting**)

第 16 條申請編號 A/SLC/199

擬在劃為「海岸保護區」地帶的大嶼山水口大嶼山第 326 約的政府土地闢設教育中心，以及進行相關的挖土和填土工程(公開會議)

Section 16 Application No. A/SLC/199

Proposed Education Centre and Associated Excavation and Filling of Land in “Coastal Protection Area” Zone, Government Land in D.D. 326L, Shui Hau, Lantau Island (**Open Meeting**)

沙田、大埔及北區  
**Sha Tin, Tai Po & North District**

第 16 條申請編號 A/NE-FTA/276

擬在劃為「農業」地帶的上水缸瓦甫第 87 約地段第 317 號和毗連政府土地闢設臨時汽車修理工場連附屬設施，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/NE-FTA/276

Proposed Temporary Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 317 in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui (**Open Meeting**)

第 16 條申請編號 A/NE-FTA/277

擬在劃為「農業」地帶的上水華山北段第 52 約多個地段闢設臨時貨倉存放建築材料連附屬辦公室，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/NE-FTA/277

Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 52, Sheung Shui Wa Shan North Section (**Open Meeting**)

沙田、大埔及北區  
**Sha Tin, Tai Po & North District**

第 16 條申請編號 A/NE-FTA/278

擬在劃為「農業」地帶的上水華山第 52 約多個地段興建三幢屋宇(新界豁免管制屋宇—小型屋宇)(公開會議)

Section 16 Application No. A/NE-FTA/278

Proposed Three Houses (New Territories Exempted Houses - Small Houses) in “Agriculture” Zone, Various Lots in D.D. 52, Sheung Shui Wa Shan (**Open Meeting**)

第 16 條申請編號 A/NE-HLH/90

擬在劃為「農業」地帶的恐龍坑第 87 約多個地段和毗連政府土地臨時露天存放建築材料和機械，並闢設鄉郊工場連附屬設施，以及進行相關的填土及填塘工程(為期三年)(公開會議)

Section 16 Application No. A/NE-HLH/90

Proposed Temporary Open Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 87 and Adjoining Government Land, Hung Lung Hang (**Open Meeting**)

沙田、大埔及北區  
**Sha Tin, Tai Po & North District**

第 16 條申請編號 A/NE-MKT/57

擬在劃為「農業」地帶的打鼓嶺蓮麻坑路第 90 約地段第 588 號、第 589 號及第 590 號餘段關設臨時貨倉(危險品倉庫除外)，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/NE-MKT/57

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 588, 589 and 590 RP in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling **(Open Meeting)**

第 16 條申請編號 A/NE-MKT/64(要求延期)

擬在劃為「農業」地帶的文錦渡第 86 約地段第 17 號 A 分段餘段(部分)、第 20 號 A 分段餘段和第 26 號及第 90 約地段第 367 號餘段和毗連政府土地關設臨時貨倉，並作露天貯物用途和經營商店及服務行業(建築機械)連關設附屬設施，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/NE-MKT/64 **(Request for Deferral)**

Proposed Temporary Warehouse, Open Storage and Shop and Services (Construction Machinery) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 17 S.A RP (Part), 20 S.A RP and 26 in D.D. 86 and Lot 367 RP in D.D. 90 and Adjoining Government Land, Man Kam To **(Open Meeting)**

沙田、大埔及北區  
**Sha Tin, Tai Po & North District**

第 16 條申請編號 A/NE-MUP/232

在劃為「農業」地帶的萬屋邊第 38 約多個地段臨時露天存放建築材料，並闢設附屬設施，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/NE-MUP/232

Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 38, Man Uk Pin (**Open Meeting**)

第 16 條申請編號 A/NE-MUP/233

擬在劃為「農業」地帶的萬屋邊第 38 約地段第 28 號闢設臨時貨倉(危險品倉庫除外)，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/NE-MUP/233

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 28 in D.D. 38, Man Uk Pin (**Open Meeting**)

沙田、大埔及北區  
**Sha Tin, Tai Po & North District**

第 16 條申請編號 A/NE-TKLN/128

擬在劃為「康樂」地帶的打鼓嶺北第 80 約多個地段和毗連政府土地  
闢設存放汽車零件的臨時貨倉(為期三年)(公開會議)

Section 16 Application No. A/NE-TKLN/128

Proposed Temporary Warehouse for Storing Car Parts for a Period of 3 Years in “Recreation”  
Zone, Various Lots in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North (**Open  
Meeting**)

第 16 條申請編號 A/NE-TKLN/129(要求延期)

擬在劃為「鄉村式發展」地帶的打鼓嶺北坪輦路第 82 約地  
段第 752 號 A 分段、第 752 號 B 分段、第 752 號 C 分段、第  
752 號 D 分段、第 752 號 E 分段及第 752 號餘段和毗連政府  
土地闢設臨時貨倉(危險品倉庫除外)連附屬辦公室(為期三  
年)(公開會議)

Section 16 Application No. A/NE-TKLN/129 (**Request for Deferral**)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office  
for a Period of 3 Years in “Village Type Development” Zone, Lots 752 S.A, 752 S.B, 752 S.C,  
752 S.D, 752 S.E and 752 RP in D.D. 82 and Adjoining Government Land, Ping Che Road, Ta  
Kwu Ling North (**Open Meeting**)

粉嶺、上水及元朗東區  
Fanling, Sheung Shui & Yuen Long East District

第 16 條申請編號 A/YL-KTN/1205(申請撤回)

擬在劃為「綜合發展區(1)」地帶、「綜合發展區」地帶及「其他指定用途」註明「鐵路專用範圍」地帶的元朗錦田長春新村第 107 約地段第 1834 號、第 1835 號、第 1836 號(部分)、第 1837 號(部分)、第 1838 號(部分)及第 1839 號(部分)臨時露天存放建築材料及機械(為期三年)(公開會議)

Section 16 Application No. A/YL-KTN/1205 (**Withdrawal**)

Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years in “Comprehensive Development Area (1)”, “Comprehensive Development Area” and “Other Specified Uses” annotated “Railway Reserve” Zones, Lots 1834, 1835, 1836 (Part), 1837 (Part), 1838 (Part) and 1839 (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/YL-KTN/1216

擬在劃為「農業」地帶的元朗錦田北逢吉鄉第 107 約地段第 1226 號 C 分段、第 1227 號 B 分段、第 1227 號 C 分段及第 1230 號 A 分段臨時露天存放建築材料及機械，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/YL-KTN/1216

Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D.107, Fung Kat Heung, Kam Tin North, Yuen Long (**Open Meeting**)

粉嶺、上水及元朗東區  
Fanling, Sheung Shui & Yuen Long East District

第 16 條申請編號 A/YL-KTN/1233(要求延期)

擬在劃為「鄉村式發展」地帶的元朗第 110 約地段第 201 號(部分)及第 202 號(部分)闢設臨時公眾停車場(貨櫃車除外)(為期五年)(公開會議)

Section 16 Application No. A/YL-KTN/1233 (**Request for Deferral**)

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lots 201 (Part) and 202 (Part) in D.D. 110, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/YL-KTS/1108(要求延期)

擬在劃為「農業」地帶的元朗錦田南第 106 約地段第 1229 號(部分)及第 1367 號餘段(部分)和毗連政府土地闢設臨時貨倉(危險品倉庫除外)連附屬設施，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/YL-KTS/1108 (**Request for Deferral**)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1229 (Part) and 1367 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long (**Open Meeting**)

粉嶺、上水及元朗東區  
Fanling, Sheung Shui & Yuen Long East District

第 16 條申請編號 A/YL-KTS/1129

在劃為「鄉村式發展」地帶的元朗錦田南第 113 約多個地段和毗連政府土地闢設臨時私人停車場(貨櫃車除外)，以及進行相關的填塘工程(為期三年)(公開會議)

Section 16 Application No. A/YL-KTS/1129

Temporary Private Vehicle Park (Excluding Container Vehicles) and Associated Filling of Pond for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 113 and Adjoining Government Land, Kam Tin South, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/YL-KTS/1130(要求延期)

在劃為「農業」地帶的元朗錦田南第 113 約多個地段闢設臨時貨倉存放建築材料，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/YL-KTS/1130 (**Request for Deferral**)

Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 113, Kam Tin South, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/YL-KTS/1131

在劃為「農業」地帶的元朗錦田南元崗第 106 約地段第 1568 號(部分)和毗連政府土地經營臨時商店及服務行業(地產代理)，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/YL-KTS/1131

Temporary Shop and Services (Real Estate Agency) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1568 (Part) in D.D. 106 & Adjoining Government Land, Yuen Kong, Kam Tin South, Yuen Long (**Open Meeting**)

粉嶺、上水及元朗東區  
Fanling, Sheung Shui & Yuen Long East District

第 16 條申請編號 A/YL-MP/407

擬在劃為「自然保育區」地帶及「住宅(丙類)」地帶的元朗米埔第 104 約地段第 3018 號 A 分段闢設公用事業設施裝置(太陽能光伏系統)(公開會議)

Section 16 Application No. A/YL-MP/407

Proposed Public Utility Installation (Solar Photovoltaic System) in “Conservation Area” and “Residential (Group C)” Zones, Lot 3018 S.A in D.D.104, Mai Po, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/YL-PH/1118(要求延期)

擬在劃為「農業」地帶的元朗八鄉第 111 約地段第 1697 號餘段(部分)和毗連政府土地臨時露天存放建築材料及建築機械，並闢設附屬設施，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/YL-PH/1118 (**Request for Deferral**)

Proposed Temporary Open Storage of Construction Materials and Construction Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1697 RP (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long (**Open Meeting**)

粉嶺、上水及元朗東區  
Fanling, Sheung Shui & Yuen Long East District

第 16 條申請編號 A/YL-PH/1119(要求延期)

擬在劃為「住宅(丁類)」地帶的元朗八鄉粉錦公路第 108 約地段第 139 號餘段(部分)臨時露天存放建築材料及建築機械，並闢設附屬設施，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/YL-PH/1119 (**Request for Deferral**)

Proposed Temporary Open Storage of Construction Materials and Construction Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lot 139 RP (Part) in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/YL-PH/1120

為批給在劃為「住宅(丁類)」地帶的元朗八鄉粉錦公路第 108 約多個地段作臨時露天存放建築材料及建築機械連闢設附屬設施用途和進行相關填土工程的規劃許可續期三年(公開會議)

Section 16 Application No. A/YL-PH/1120

Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Various Lots in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long (**Open Meeting**)

屯門及元朗西區  
**Tuen Mun & Yuen Long West District**

擬修訂《屯門分區計劃大綱核准圖編號 S/TM/41》(公開會議)

Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 (**Open Meeting**)

第 16 條申請編號 A/HSK/610

為批給在劃為「鄉村式發展」地帶的元朗厦村第 125 約地段第 1159 號餘段(部分)作臨時公眾停車場(私家車)用途的規劃許可續期三年(公開會議)

Section 16 Application No. A/HSK/610

Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car) for a Period of 3 Years in “Village Type Development” Zone, Lot 1159 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/HSK/611

擬在劃為「鄉村式發展」地帶的元朗厦村第 125 約地段第 919 號餘段(部分)和毗連政府土地闢設臨時公眾停車場(私家車)連附屬電動車充電設施(為期三年)(公開會議)

Section 16 Application No. A/HSK/611

Proposed Temporary Public Vehicle Park (Private Cars) with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years in “Village Type Development” Zone, Lot 919 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long (**Open Meeting**)

屯門及元朗西區  
Tuen Mun & Yuen Long West District

第 16 條申請編號 A/TM-LTY Y/515

為批給在劃為顯示為「道路」的地方的屯門藍地港深西部通道下的政府土地(黃崗圍路旁近福亨村)作臨時訓練場(建造業議會香港建造學院)用途的規劃許可續期三年(公開會議)

Section 16 Application No. A/TM-LTY Y/515

Renewal of Planning Approval for Temporary Training Ground (Hong Kong Institute of Construction, Construction Industry Council) for a Period of 3 Years in Area shown as 'Road', Government Land under Kong Sham Western Highway (next to Wong Kong Wai Road near Fuk Hang Tsuen), Lam Tei, Tuen Mun (**Open Meeting**)

第 16 條申請編號 A/YL-LFS/573

擬在劃為「住宅(丁類)」地帶的元朗流浮山第 128 約地段第 588 號闢設臨時公眾停車場(貨櫃車除外)連電動車充電設施，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/YL-LFS/573

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Electric Vehicle Charging Facilities and Associated Filling of Land for a Period of 3 Years in "Residential (Group D)" Zone, Lot 588 in D.D. 128, Lau Fau Shan, Yuen Long (**Open Meeting**)

屯門及元朗西區  
Tuen Mun & Yuen Long West District

第 16 條申請編號 A/YL-LFS/595(要求延期)

擬在劃為「綠化地帶」的元朗流浮山第 129 約地段第 1610 號 A 分段(部分)、第 1611 號、第 1612 號、第 1613 號及第 1616 號(部分)闢設臨時貨倉(危險品倉庫除外)連附屬設施，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/YL-LFS/595 (**Request for Deferral**)

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Green Belt” Zone, Lots 1610 S.A (Part), 1611, 1612, 1613 and 1616 (Part) in D.D.129, Lau Fau Shan, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/YL-TT/773

擬在劃為「農業」地帶的元朗大棠第 117 約多個地段和毗連政府土地闢設臨時貨倉(危險品倉庫除外)連附屬設施，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/YL-TT/773

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long (**Open Meeting**)

屯門及元朗西區  
Tuen Mun & Yuen Long West District

第 16 條申請編號 A/YL-TT/784

在劃為「鄉村式發展」地帶的元朗大棠水蕉新村第 117 約多個地段關設臨時公眾停車場(貨櫃車除外)(為期五年)(公開會議)

Section 16 Application No. A/YL-TT/784

Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Various Lots in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, Yuen Long  
**(Open Meeting)**

第 16 條申請編號 A/YL-TT/785(要求延期)

擬在劃為「農業」地帶的元朗大棠第 116 約地段第 2316 號 B 分段及第 2316 號餘段(部分)關設臨時貨倉存放建築材料，並關設附屬設施，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/YL-TT/785 **(Request for Deferral)**

Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 2316 S.B and 2316 RP (Part) in D.D. 116, Tai Tong, Yuen Long **(Open Meeting)**

屯門及元朗西區  
Tuen Mun & Yuen Long West District

第 16 條申請編號 A/YL-TYST/1355

為批給在劃為「露天貯物」地帶的元朗山下路第 120 約地段第 2620 號餘段(部分)作臨時駕駛學院的規劃許可續期三年(公開會議)

Section 16 Application No. A/YL-TYST/1355

Renewal of Planning Approval for Temporary Driving School for a Period of 3 Years in “Open Storage” Zone, Lot 2620 RP (Part) in D.D. 120, Shan Ha Road, Yuen Long (**Open Meeting**)

其他事項

Any Other Business

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