

議程
AGENDA

鄉郊及新市鎮規劃小組委員會第 791 次會議
791st Rural and New Town Planning Committee Meeting

日期 Date : 10.7.2026

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 790 次 (二零二六年六月二十六日) 會議記錄
Confirmation of Minutes of the 790th (26.6.2026) Meeting

續議事項
Matters Arising

西貢及離島區
Sai Kung & Islands District

第 12A 條申請編號 Y/SK-HC/8

申請修訂《蠔涌分區計劃大綱核准圖編號 S/SK-HC/13》，把位於西貢北圍第 210 約多個地段和毗連政府土地的申請地點由「綠化地帶」及顯示為「道路」的地方改劃為「住宅(丙類)5」地帶，以及修訂適用於申請地點土地用途地帶的《註釋》(公開會議)

Section 12A Application No. Y/SK-HC/8

Application for Amendment to the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/13, To rezone the application site from “Green Belt” and area shown as ‘Road’ to “Residential (Group C)5” and amend the Notes of the zone applicable to the site, Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung (**Open Meeting**)

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

第 12A 條申請編號 Y/NE-TK/20(要求延期)

申請修訂《汀角分區計劃大綱核准圖編號 S/NE-TK/19》，把位於大埔洞梓第 23 約多個地段的申請地點由「農業」地帶改劃為「政府、機構或社區」地帶(公開會議)

Section 12A Application No. Y/NE-TK/20 (**Request for Deferral**)

Application for Amendment to the Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19, To rezone the application site from “Agriculture” to “Government, Institution or Community”, Various Lots in D.D. 23, Tung Tsz, Tai Po (**Open Meeting**)

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-KTN/7(要求延期)

申請修訂《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》，把位於元朗逢吉鄉第 107 約地段第 549 號(部分)、第 550 號、第 551 號、第 552 號(部分)、第 553 號、第 554 號 A 分段及 B 分段(部分)、第 556 號、第 557 號 A 分段及 B 分段、第 558 號、第 559 號(部分)、第 560 號 A 分段、第 561 號 A 分段、第 562 號餘段、第 563 號餘段、第 564 號、第 565 號餘段及第 566 號和毗連政府土地的申請地點由「工業(丁類)」地帶、「住宅(甲類)」地帶及「農業」地帶改劃為「住宅(甲類)1」地帶，以及修訂適用於申請地點土地用途地帶的《註釋》(公開會議)

Section 12A Application No. Y/YL-KTN/7 (**Request for Deferral**)

Application for Amendment to the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11, To rezone the application site from “Industrial (Group D)”, “Residential (Group A)” and “Agriculture” to “Residential (Group A)1” and amend the Notes of the zone applicable to the Site, Lots 549 (Part), 550, 551, 552 (Part), 553, 554 S.A & S.B (Part), 556, 557 S.A & S.B, 558, 559 (Part), 560 S.A, 561 S.A, 562 RP, 563 RP, 564, 565 RP and 566 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long (**Open Meeting**)

第 12A 條申請編號 Y/YL-MP/11

申請修訂《米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9》，把位於元朗米埔第 104 約地段第 4822 號和毗連政府土地的申請地點由「住宅(丁類)」地帶改劃為「住宅(丙類)2」地帶，並修訂適用於申請地點土地用途地帶的《註釋》(公開會議)

Section 12A Application No. Y/YL-MP/11

Application for Amendment to the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9, To rezone the application site from “Residential (Group D)” to “Residential (Group C)2” and amend the Notes of the zone applicable to the site, Lot 4822 in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long (**Open Meeting**)

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

第 12A 條申請編號 Y/YL-TYST/12(要求延期)

申請修訂《唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14》，把位於元朗洪水橋大道村第 121 約地段第 398 號餘段及第 2188 號的申請地點由「綜合發展區」地帶及「綠化地帶」改劃為「住宅(甲類)4」地帶，以及修訂適用於申請地點土地用途地帶的《註釋》(公開會議)

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

Application for Amendment to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14, To rezone the application site from “Comprehensive Development Area” and “Green Belt” to “Residential (Group A) 4” and to amend the Notes of the zone applicable to the site, Lot 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, Yuen Long (**Open Meeting**)

西貢及離島區
Sai Kung & Islands District

第 16 條申請編號 A/SK-PK/320(要求延期)

擬在劃為「康樂」地帶的西貢大涌口路第 217 約多個地段經營臨時商店及服務行業(為期三年)(公開會議)

Section 16 Application No. A/SK-PK/320 (**Request for Deferral**)

Proposed Temporary Shop and Services for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 217, Tai Chung Hau Road, Sai Kung (**Open Meeting**)

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

第 16 條申請編號 A/TP/708

擬在劃為「住宅(甲類)」地帶的大埔安富道 2 至 8 號金富樓地下(部分)、1 樓和 2 樓經營酒店(學生宿舍)(公開會議)

Section 16 Application No. A/TP/708

Proposed Hotel (Student Hostel) in “Residential (Group A)” Zone, G/F (part), 1/F and 2/F of Kam Fu Building, 2-8 On Fu Road, Tai Po (**Open Meeting**)

第 16 條申請編號 A/TP/709(要求延期)

擬在劃為「綠化地帶」及「鄉村式發展」地帶的新界大埔第 22 約多個地段和毗連政府土地闢設社會福利設施(安老院舍)(公開會議)

Section 16 Application No. A/TP/709 (**Request for Deferral**)

Proposed Social Welfare Facilities (Residential Care Home For The Elderly) in “Green Belt” and “Village Type Development” Zones, Various Lots in D.D. 22 and Adjoining Government Land, Tai Po, New Territories (**Open Meeting**)

第 16 條申請編號 A/NE-TK/860

擬在劃為「康樂」地帶的大埔汀角第 17 約多個地段闢設臨時公眾停車場(只限私家車)(為期三年)(公開會議)

Section 16 Application No. A/NE-TK/860

Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 17, Ting Kok, Tai Po (**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/279

擬在劃為「農業」地帶的恐龍坑第 87 約地段第 357 號(部分)及第 359 號(部分)闢設臨時鄉郊工場連附屬設施，並露天存放可循環再造物料，以及進行相關的填土工程(為期三年)(公開會議)

Section 16 Application No. A/NE-FTA/279

Proposed Temporary Rural Workshop and Open Storage of Recyclable Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 357 (Part) and 359 (Part) in D.D. 87, Hung Lung Hang (**Open Meeting**)

第 16 條申請編號 A/NE-FTA/280

擬在劃為「農業」地帶的文錦渡第 89 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/NE-FTA/280

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. 89 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-LYT/877

擬在劃為「農業」地帶的粉嶺簡頭村第 76 約地段第 1603 號 C 分段興建屋宇(新界豁免管制屋宇—小型屋宇)(公開會議)

Section 16 Application No. A/NE-LYT/877

Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1603 S.C in D.D. 76, Kan Tau Tsuen, Fanling (**Open Meeting**)

第 16 條申請編號 A/NE-TKL/840

在劃為「農業」地帶的打鼓嶺第 82 約地段第 1161 號 B 分段餘段(部分)及第 1162 號(部分)臨時露天存放建築材料及機械，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/NE-TKL/840

Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1161 S.B RP (Part) and 1162 (Part) in D.D. 82, Ta Kwu Ling (**Open Meeting**)

第 16 條申請編號 A/NE-TKLN/130

為批給在劃為「康樂」地帶的打鼓嶺北蓮麻坑路第 82 約地段第 77 號作臨時商店及服務行業(便利店)用途的規劃許可續期三年(公開會議)

Section 16 Application No. A/NE-TKLN/130

Renewal of Planning Approval for Temporary Shop and Services (Convenience Store) for a Period of 3 Years in “Recreation” Zone, Lot 77 in D.D. 82, Lin Ma Hang 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/NE-KTS/577

擬在劃為「政府、機構或社區」地帶及顯示為「道路」的地方的上水古洞南第 95 約地段第 433 號餘段(部分)和毗連政府土地經營臨時商店及服務行業(為期三年)(公開會議)

Section 16 Application No. A/NE-KTS/577

Proposed Temporary Shop and Services for a Period of 3 Years in “Government, Institution or Community” Zone and area shown as ‘Road’, Lot 433 RP (Part) in D.D. 95 and Adjoining Government Land, Kwu Tung South, Sheung Shui (**Open Meeting**)

第 16 條申請編號 A/YL-KTN/1211

擬在劃為「住宅(丁類)」地帶的元朗凹頭第 103 約的政府土地作政府用途(維修工場)(公開會議)

Section 16 Application No. A/YL-KTN/1211

Proposed Government Use (Maintenance Depot) in “Residential (Group D)” Zone, Government Land in D.D. 103, Au Tau, 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/1133(要求延期)

擬在劃為「住宅(丙類)」地帶的元朗錦田南第 109 約地段第 346 號(部分)闢設臨時康體文娛場所和經營臨時商店及服務行業，並闢設公眾停車場(貨櫃車除外)(為期五年)(公開會議)

Section 16 Application No. A/YL-KTS/1133 (**Request for Deferral**)

Proposed Temporary Place of Recreation, Sports or Culture, Shop and Services and Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years in “Residential (Group C)” Zone, Lot 346 (Part) in D.D. 109, Kam Tin South, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/YL-KTS/1136(要求延期)

擬在劃為「其他指定用途」註明「鄉郊用途」地帶的元朗錦田南第 106 約地段第 444 號(部分)及第 445 號餘段經營臨時商店及服務行業，並闢設公眾停車場(貨櫃車除外)(為期三年)(公開會議)

Section 16 Application No. A/YL-KTS/1136 (**Request for Deferral**)

Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lots 444 (Part) and 445 RP in D.D. 106, 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-NTM/487

在劃為「政府、機構或社區」地帶及顯示為「道路」的地方的元朗牛潭尾第 104 約地段第 2543 號餘段(部分)、第 2544 號餘段、第 2545 號(部分)、第 2546 號(部分)、第 2547 號(部分)、第 2548 號(部分)及第 2549 號餘段闢設臨時貨櫃車停車場連附屬設施，並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-NTM/487

Temporary Container Vehicle Park and Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years in “Government, Institution or Community” Zone and area shown as ‘Road’, Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/YL-PH/1121(要求延期)

在劃為「農業」地帶的元朗八鄉七星崗第 110 約地段第 369 號(部分)及第 390 號(部分)闢設臨時宗教機構(佛堂)連附屬宿舍及設施(為期三年)(公開會議)

Section 16 Application No. A/YL-PH/1121 (**Request for Deferral**)

Temporary Religious Institution (Worshipping Hall) with Ancillary Hostel and Facilities for a Period of 3 Years in “Agriculture” Zone, Lots 369 (Part) and 390 (Part) in D.D. 110, Tsat Sing Kong, 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/1124(要求延期)

擬在劃為「住宅(丁類)」地帶的元朗八鄉第 111 約多個地段闢設臨時貨倉(危險品倉庫除外)連附屬設施，並露天存放建築材料、建築機械、二手車輛及汽車零件，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/1124 (**Request for Deferral**)

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials, Construction Machineries, Second-hand Vehicle and Automotive Parts with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Various Lots in D.D. 111, Pat Heung, 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/HSK/612

為批給在劃為住宅(甲類)2」地帶、「住宅(甲類)3」地帶及顯示為「道路」的地方的元朗厦村第125約多個地段作臨時物流中心及附屬泊車位用途的規劃許可續期三年(公開會議)

Section 16 Application No. A/HSK/612

Renewal of Planning Approval for Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years in “Residential (Group A) 2” and “Residential (Group A) 3” Zones and area shown as ‘Road’, Various Lots in D.D. 125, Ha Tsuen, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/HSK/613

為批給在劃為「政府、機構或社區」地帶的元朗厦村第125約多個地段作臨時物流中心用途的規劃許可續期三年(公開會議)

Section 16 Application No. A/HSK/613

Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years in “Government, Institution or Community” Zone, Various Lots in D.D. 125, 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/516

擬在劃為「鄉村式發展」地帶的屯門藍地第 124 約地段第 3870 號闢設臨時公眾停車場(輕型貨車及中型貨車)連附屬設施(為期三年)(公開會議)

Section 16 Application No. A/TM-LTY Y/516

Proposed Temporary Public Vehicle Park (Light Goods Vehicles and Medium Goods Vehicles) with Ancillary Facilities for a Period of 3 Years in “Village Type Development” Zone, Lot 3870 in D.D. 124, Lam Tei, Tuen Mun (**Open Meeting**)

第 16 條申請編號 A/TM-SKW/143

為批給在劃為「鄉村式發展」地帶的屯門掃管笏第 375 約地段第 638 號餘段作臨時商店及服務行業(地產代理)用途的規劃許可續期三年(公開會議)

Section 16 Application No. A/TM-SKW/143

Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lot 638 RP in D.D. 375, So Kwun Wat, Tuen Mun (**Open Meeting**)

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

第 16 條申請編號 A/YL/332(改期)

擬在劃為「住宅(戊類)2」地帶的元朗東頭工業區宏業東街 21 至 35 號(元朗市地段第 362 號)作分層住宅、商店及服務行業、食肆和社會福利設施用途，並略為放寬地積比率及建築物高度限制(公開會議)

Section 16 Application No. A/YL/332 (**Rescheduled**)

Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and Minor Relaxation of Plot Ratio and Building Height Restrictions in “Residential (Group E)2” Zone, 21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot 362) (**Open Meeting**)

第 16 條申請編號 A/YL-TT/768(要求延期)

在劃為「鄉村式發展」地帶的元朗大棠路第 116 約多個地段和毗連政府土地經營臨時商店及服務行業(地產代理)，並闢設公眾停車場(只限私家車)(為期三年)(公開會議)

Section 16 Application No. A/YL-TT/768 (**Request for Deferral**)

Temporary Shop and Services (Real Estate Agency) and Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 116 and Adjoining Government Land, Tai Tong Road, 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/770

擬在劃為「農業」地帶的元朗大樹下西路第 118 約地段第 1302 號餘段(部分)臨時露天貯物，並闢設貨倉存放建築材料，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-TT/770

Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1302 RP (Part) in D.D. 118, Tai Shu Ha Road West, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/YL-TT/786

擬在劃為「農業」地帶的元朗大棠第 119 約地段第 2095 號餘段闢設臨時動物寄養所連附屬設施，以及進行相關的填土工程(為期五年)(公開會議)

Section 16 Application No. A/YL-TT/786

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 2095 RP in D.D.119, 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-LFS/613

在劃為「鄉村式發展」地帶的元朗沙江圍第 129 約多個地段闢設臨時公眾停車場(私家車及輕型貨車)，以及進行相關的填土及挖土工程(為期三年)(公開會議)

Section 16 Application No. A/YL-LFS/613

Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Associated Filling and Excavation of Land for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 129, Sha Kong Wai, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/YL-LFS/614

在劃為「康樂」地帶的元朗流浮山第 129 約多個地段和毗連政府土地闢設臨時貨倉存放水泵及馬達(為期三年)(公開會議)

Section 16 Application No. A/YL-LFS/614

Temporary Warehouse for Storage of Water Pumps and Motors for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 129 and Adjoining Government Land, 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/615

擬在劃為「康樂」地帶的元朗流浮山第 129 約多個地段和毗連政府土地闢設臨時貨倉存放建築材料，並闢設附屬設施(為期三年)(公開會議)

Section 16 Application No. A/YL-LFS/615

Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/YL-LFS/616

擬在劃為「住宅(戊類)」地帶的元朗流浮山第 129 約多個地段和毗連政府土地闢設臨時貨櫃車停車場(為期三年)(公開會議)

Section 16 Application No. A/YL-LFS/616

Proposed Temporary Container Vehicle Park for a Period of 3 Years in “Residential (Group E)” Zone, Various Lots in D.D. 129 and Adjoining Government Land, 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-PN/89(要求延期)

在劃為「海岸保護區」地帶的元朗白泥第 135 約地段第 68 號(部分)、第 70 號(部分)及第 71 號(部分)闢設臨時郊野學習、教育及遊客中心，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-PN/89 (**Request for Deferral**)

Temporary Field Study, Education and Visitor Centre and Associated Filling of Land for a Period of 3 Years in “Coastal Protection Area” Zone, Lots 68 (Part), 70 (Part) and 71 (Part) in D.D. 135, Pak Nai, Yuen Long (**Open Meeting**)

第 16 條申請編號 A/YL-PN/92

為批給在劃為「海岸保護區」地帶及顯示為「道路」的地方的元朗上白泥第 135 約地段第 19 號和毗連政府土地作臨時釣魚場用途的規劃許可續期三年(公開會議)

Section 16 Application No. A/YL-PN/92

Renewal of Planning Approval for Temporary Fishing Ground for a Period of 3 Years in “Coastal Protection Area” Zone and area shown as ‘Road’, Lot 19 in D.D. 135 and Adjoining Government Land, Sheung Pak Nai, 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/1356

在劃為「未決定用途」地帶的元朗白沙村第 119 約地段第 1023 號(部分)闢設臨時貨倉存放傢具(為期三年)(公開會議)

Section 16 Application No. A/YL-TYST/1356

Temporary Warehouse for Storage of Furniture for a Period of 3 Years in “Undetermined” Zone, Lot 1023 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long (**Open Meeting**)

其他事項

Any Other Business

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