Action

I. Opening Remarks

The Chairman welcomed all Members present to the 15th meeting of the seventh term TMDC and extended a warm welcome to representatives from government departments in attendance.

II. Absence from Meeting

2. The Secretary reported that the Secretariat had received no applications for leave of absence from Members.

III. Confirmation of the Minutes of the 14th Meeting held on 9 March 2026

3. The Chairman stated that the draft minutes of the captioned meeting had been circulated to all attendees for review on 7 May 2026. Subsequently, the Secretariat did not receive any revision proposals. As no other amendments were proposed by Members present, the Chairman declared the minutes approved.

IV. Discussion Items

(A) Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 (TMDC Paper No. 22/2026)

4. The Chairman welcomed Mr Raymond AU, District Planning Officer, Tuen Mun &Yuen Long West, Mr CHAU Cheuk-leung, Senior Town Planner, Tuen Mun 2, and Mr LEUNG Shut-ming, Town Planner, Tuen Mun 2 of the Planning Department (PlanD); Miss LAW Yi-ki, Project Manager 368 of the Architectural Services Department (ArchSD); Mr CHAN Sing-lap, Senior Executive Officer (Planning)32 and Ms LAM Pui-sze, Executive Officer (Planning)32 of the Leisure and Cultural Services Department (LCSD); Mr Ernest CHAN, Vice-President (Administration), Mr Dennis WONG, Director, Office of Campus Development and Management, Ms Karen KIANG, Senior Project Manager (Campus Development), and Mr Hugo CHAN, Project Manager (Campus Development) of Lingnan University (LU); and Ms Pauline LAM, Deputy Managing Director and Ms Kitty WONG, Director of KTA Planning Ltd to the meeting.

5. Mr CHAU Cheuk-leung of the PlanD presented the content of the paper in detail with the aid of PowerPoint slides (see Annex 1), and then invited Mr Ernest

CHAN, Vice-President and Mr Dennis WONG of LU to further elaborate on LU's expansion plan.

6. Mr CHAN Manwell believed that LU's expansion plan could align with the national strategy of enhancing "new quality productive forces" and raise the standard of higher education in the Tuen Mun District. He pointed out that the TMDC had all along supported LU's development, and hoped that, while implementing the expansion plan, the university would further consider ways to benefit local residents, for example, by opening up and sharing campus and community facilities. Given the absence of specific details on "community sharing" under the current plan put forward by the university, he recommended that the authorities insert provisions requiring LU to submit a concrete proposal for community integration.

7. Mr Mac CHAN pointed out that, as a key stakeholder in the district, LU's contributions to education in Hong Kong and the country were evident to all. Meanwhile, he expressed concern about how LU's long-term development could be more closely linked to the Tuen Mun community. In this regard, he suggested that relevant departments establish a framework for cooperation with the university to explore opening up and sharing campus facilities, as well as creating more jobs for grassroots residents and promoting local employment. Furthermore, he recommended that the university encourage students to actively participate in community service in Tuen Mun, for instance, through collaboration with Care Teams and the TMDC, to strengthen the ties between the community and tertiary students, thereby enhancing the students' sense of belonging.

8. Mr CHAN Yau-hoi expressed support in principle for LU's expansion plan and put forward three recommendations: (i) while developing new academic fields such as artificial intelligence (AI), the university should continue to uphold its founding principle of liberal arts education; (ii) in line with the Chief Executive's policy to develop Hong Kong into an international hub for higher education and the National 15th Five-Year Plan, the university should, in addition to striving for higher global rankings, strengthen student recruitment and promotional efforts in countries along the Belt and Road; and (iii) as requested by the TMDC over the years, the university should consider opening the running tracks in its sports ground to residents of neighbouring housing estates during early morning and evening hours, thereby promoting community integration.

9. Mr Raymond AU of the PlanD gave a consolidated response to Members' enquiries as follows:

(i) With regard to LU's expansion plan, the Main Campus and North Campus were currently zoned "Government, Institution or Community" (G/IC) on the Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/41, which permitted school or university development. The amendments to the OZP aimed to relax the building height restriction to 120 metres above Principal Datum to facilitate the expansion works;

(ii) Regarding the suggestion to open the facilities to Tuen Mun residents, he believed that the Education Bureau (EDB) and the university would maintain close communication and conduct further studies; and

(iii) Regarding the suggestion to open the sports ground, provide employment opportunities for local grassroots communities, and encourage students to participate in community service, he would refer these matters to the representatives of LU for response.

10. Mr Dennis WONG of LU stated that the university had consistently and actively promoted its integration with the local community through an open-campus policy, welcoming residents and the general public to utilise public spaces in the campus, such as Wing On Plaza and Contemporary Garden. To facilitate visitors, the university installed hot and cold water dispensers two years ago. Regarding the suggestion to further open up specific facilities, he pointed out that, given operational costs and practical constraints, a full-scale opening presented certain challenges at this stage. Nevertheless, the university maintained an open attitude and was willing to further discuss the matter with all stakeholders.

11. Mr FUNG Yuk-fung expressed support for LU's expansion plan, noting that it would enhance the university's academic and research capabilities, promote Hong Kong's development as an international hub for tertiary education, and drive the development of Tuen Mun. He pointed out that the district had long lacked sports grounds, and that the sports ground in Area 16, Tuen Mun remained at the planning stage. Therefore, he proposed that the university open its outdoor sports ground during non-teaching hours for applications by local groups to host events, while lowering the eligibility criteria and hire fees. This would increase the utilisation rate of campus facilities and foster closer interaction and integration between the university and the community.

12. Mr Kenneth YIP expressed strong support in principle for LU's expansion plan, noting that infrastructure development was the cornerstone for the growth of a

university. He added that expanding the campus and establishing modern laboratories would help LU optimise its distribution of disciplines and enhance overall competitiveness, while representing a significant step towards building the "Study in Hong Kong" brand. Given that LU was surrounded predominately by high-density residential neighbourhoods, and that the gross floor area would more than triple following the expansion, he urged the Government and the university to examine the overall capacity of the community and conduct a forward-looking assessment of the surrounding transport facilities, particularly the pressure on nearby bus and minibus routes during peak commuting hours. Furthermore, he recommended that the Government formulate improvement measures at an early stage to ensure a win-win outcome for campus development and local residents' livelihoods.

13. Mr KWONG Man-tik expressed support for LU's expansion plan and hoped that the university would adhere to the core principle of "open-door planning" set out in the 15th Five-Year Plan. He suggested that, before proceeding with campus development and commencing specific works, the university should duly consider the various suggestions put forward by nearby residents and the TMDC to integrate campus facilities with the local community.

14. Mr Raymond AU of the PlanD responded to the issue of transport facilities, saying that LU had commissioned consultants to carry out a series of technical assessments for the expansion plan. According to the assessment report, public transport would be the primary mode of commuting for the additional staff and students brought about by the expansion. It was anticipated that by 2041, the existing public transport capacity would remain sufficient to cope with the increased passenger flow, obviating the need for new bus or minibus routes. In this regard, he expected that the university would maintain close contact with the Transport Department and franchised bus operators to increase the frequency of existing routes during peak hours when necessary.

15. Mr Ernest CHAN, Vice-President of LU gave a consolidated response to Members' enquiries as follows:

(i) The university maintained an open attitude towards conducting public consultation to gauge public views, and had proactively invited all TMDC Members to the university for a discussion at the end of last month. Such communication channels would remain open. As stated by the PlanD's representative, the current amendments, which primarily involved the relaxation of building height restriction, would proceed to public consultation under the statutory procedure before

submission to the Town Planning Board (TPB) for approval. The university looked forward to maintaining close communication with all Members;

(ii) With regard to promoting local employment for graduates, the university had been proactively assisting undergraduates and postgraduates in exploring career paths, such as referring students to bank branches in the Tuen Mun and Yuen Long Districts for internship placements. He expected that such efforts would be continued, with a view to offering students more development opportunities;

(iii) On the promotion of the Belt and Road initiative and campus internationalisation, the university recruited students not only from the Mainland, but also from Africa and South Asian regions such as Pakistan, thereby creating a vibrant multicultural atmosphere on campus; and

(iv) The university had been committed to fostering community engagement. Key collaborative initiatives included "Project X", co-organised with the Tuen Mun District Fight Crime Committee and the Tuen Mun Police District, as well as the "A Day at University for Primary School Students" experiential activity, co-organised with the Tuen Mun District Office (TMDO). The university also mobilised teacher and student volunteers to take part in community care events, and organised guided tours to the Ping Shan Heritage Trail and various revitalised historic sites, enabling non-local students to enrich their learning experiences and foster closer ties with the community.

16. Mr FUNG Pui-yin expressed support in principle for the LU's expansion plan, noting that the university had previously organised various activities in collaboration with the youth committees of the Tuen Mun District to strengthen ties with the community. He put forward two proposals: (i) in view of the chronic shortage of community venues in the district, such as Tuen Mun Town Hall, and the campus's proximity to several residential estates, the university could explore allocating a certain proportion of its facilities for public use during off-peak periods (such as summer holidays), without compromising the education quality; and (ii) the university could explore collaborative measures with Members to arrange internship placements at Members' offices for students pursuing related academic disciplines.

17. Mr WAN Tin-chong expressed support in principle for the LU's expansion plan, believing that it would help elevate Hong Kong's status as an international education hub. Meanwhile, he raised three areas of concern and recommendations: (i) given that the admission quota for non-local students in post-secondary institutions had been raised to 50%, he enquired about LU's current capacity for recruiting non-local students, on the assumption that the number of local student places remained unchanged; (ii) given that the proposed supercomputing centre and science laboratories were energy-intensive and capital-heavy projects, the university should consider establishing these advanced facilities in the Northern Metropolis, in addition to expanding its existing campus; and (c) the TMDC and LU could collaborate on issues of concern, with Members gathering public opinions and students conducting research on ways to revitalise the district economy and improve the planning of Tuen Mun.

18. Mr IP Chun-yuen was concerned about the unsatisfactory progress of the sports ground project in Area 16, Tuen Mun, which had yet to commence. He noted that the contents of the relevant discussion papers submitted in 2017, 2022, and 2026 remained virtually identical, and that in the latest paper, the area reserved for the sports ground had been reduced by about one hectare for residential rezoning. Subsequently, the originally planned public transport interchange was absorbed into the residential zone, leaving the sports ground on the periphery. He expressed concern that a single access road would be inadequate to cope with the substantial traffic volume, and urged the relevant departments to meticulously review the transport infrastructure planning. Furthermore, he noted that the current amendments included a relaxation of building height restriction to increase the stands from three to four storeys, while keeping the spectator capacity unchanged. In this regard, he requested that the departments concerned release the specific design details as early as possible. Lastly, given the indefinite delay in the completion of the sports ground, local primary and secondary students had to travel to Kwai Chung for school sports days, which was an undesirable situation. Therefore, he hoped that LU would consider opening its on-campus sports facilities to the public and schools.

19. Mr Raymond AU of the PlanD said that the Department was pressing ahead with the planning work for the sports ground in Area 16. Following consultation with the TMDC, the Department expected to submit the amended proposal to the Rural and New Town Planning Committee of the TPB for consideration in this June. The amended OZP was scheduled to be gazetted in July, with the statutory planning procedures due for completion early next year. These procedures would not affect the timetable of the LCSD and the ArchSD for commencing the detailed design work and funding application. Regarding the concern about the one-hectare reduction in

the planned site area, he explained that the site had been incorporated into the development area of MTR Corporation Limited (MTR), which would be responsible for the subsequent works and design. Adjacent to the sports ground, the site would primarily be used for crowd dispersal and the construction of entrances and exits of the future A16 Station, therefore there was no reduction in the overall area.

20. Miss LAW Yi-ki of the ArchSD said that the site indicated in the 2017 document included a portion of less than one hectare, which was subsequently designated as an MTR site, and therefore the site area shown in the 2022 consultation paper had been reduced. Regarding the transport interchange mentioned by Members, she clarified that it was not located within the sports ground site in Area 16, but was instead situated on the opposite side of the road as part of the MTR project. She added that the sports ground in Area 16 would feature an aboveground public vehicle park providing some 630 parking spaces (including those for private cars, motorcycles, and light and medium goods vehicles).

21. Mr Ernest CHAN, Vice-President of LU gave a consolidated response to Members' enquiries as follows:

(i) Although there might not be a significant increase in the number of student places for local students, the University Grants Committee (UGC) reallocated resources among the eight universities every three years. Hence, there was still room for an increase in funded places. The current policy put no cap on the number of places for taught postgraduate programmes (such as master's and professional doctorate programmes);

(ii) As a liberal arts institution with a relatively small student base, LU offered a certain proportion of self-funded programmes and believed that there was scope for further growth;

(iii) Regarding the development of the Northern Metropolis, the eight universities, including LU, had been closely monitoring and following the guidelines issued by the EDB and the Development Bureau in order to gain an early understanding of the Northern Metropolis development framework and formulate long-term plans. He emphasised that the development of the Northern Metropolis University Town, as a brand-new platform, relied on the joint participation of all higher education institutions. LU would continue to monitor the development and explore ways to contribute, while

proceeding in parallel with the expansion plans for its Fu Tei campus in Tuen Mun; and

(iv) He thanked Members for the suggestion of offering students internship placements, adding that the university welcomed various internship and employment opportunities in the future, including those in Members' offices, non-governmental organisations, government departments, or major enterprises.

22. Hon Kenneth LAU expressed support for LU's expansion plan and praised its efforts in charting new directions in response to changing times. He mentioned that LU had consistently garnered strong local support after establishing its presence in Fu Tei, Tuen Mun over 30 years ago under the leadership of the first Vice-Chancellor, Professor Edward CHEN Kwan-yiu. He continued that Tuen Mun, with its prime location adjacent to Hung Shui Kiu, Shenzhen Bay, and Qianhai, and with the future enhancement of the rail network, would be seamlessly connected to Shenzhen's Nanshan District, which boasted a gross domestic product (GDP) exceeding RMB 1 trillion. Being convinced that LU's future development would be hugely successful, he put forward two recommendations: (i) LU should explore the establishment of a postgraduate school jointly with leading Mainland and international universities to promote the integration of industry, academia, and research; and (ii) in light of the future reclamation plans for Tuen Mun West and the construction of the "Smart and Green Industrial Port", LU should align with these development trends by launching related programmes to cultivate talent.

23. Mr YIP Man-pan pointed out that the country's 15th Five-Year Plan clearly proposed to consolidate, enhance, build and develop the "Four Centres and One Highland", including an international innovation and technology centre underpinned by the promotion of quality higher education. He pointed out that LU's expansion would enhance its educational and research capabilities as a major stakeholder in local education. Therefore, he supported the expansion plan, believing that it would attract high-calibre talent to the Tuen Mun District, thereby boosting consumption in the surrounding areas (such as Tseng Choi Street) and creating employment opportunities. Furthermore, he put forward four recommendations: (i) given the frequent traffic congestion at the nearby Lam Tei Interchange, the authorities and the university should make forward-looking plans for the design of surrounding public transport and road networks; (ii) given the concern about heavy vehicle traffic and construction noise generated by the expansion works, effective measures should be taken to minimise the impact on local residents; (iii) a complaints or enquiry hotline for the works should be established to update residents on the progress and enhance

communication; and (iv) certain campus facilities should be kept open to the public after the expansion to deepen community integration.

24. Ms Vincci CHAN expressed support for LU's expansion plan, while raising concern about the impact on local road traffic and daily amenities, such as accommodation and catering services, resulting from the projected increase in the student population to over 8 000. She suggested that the authorities enhance transparency by providing residents with details of the plan and explore the feasibility of sharing campus facilities, including the sports ground, auditorium, theatre, and function halls, so that local schools could hire these facilities at concessionary rates.

25. Mr Raymond AU of the PlanD added that the expansion plan would not result in an immediate increase of 8 000 students, but rather a gradual and annual increase over the next decade or so. In light of the growth in student population, the Department would maintain close communication with the university and relevant government departments during the planning process, and would continue to monitor the provision of transport and other ancillary facilities, implementing improvement measures based on actual needs.

26. Mr Ernest CHAN, Vice-President of LU gave a consolidated response to Members' enquiries as follows:

(i) Regarding the development of industry-academia-research integration, LU had all along actively engaged in various forms of cooperation, including the establishment of a joint laboratory and the joint supervision of postgraduate students. LU also ran an annual summer programme with Yuanpei College of Peking University on inter-disciplinary research, and would launch a similar collaborative initiative with Tsinghua University this year. Inter-university cooperation had been very common and was expected to become a major trend in the future;

(ii) The expansion plan and the Northern Metropolis project mentioned by Members were exactly the future development direction of LU; and

(iii) In recent years, LU students tended not to spend money in Tuen Mun or even in Hong Kong, but instead travelled to Shenzhen for meals, which, to some extent, had led to sluggish business for the canteen and restaurants in LU. It was challenging to motivate students to

spend locally and experience campus life. Future efforts would focus on revitalising consumption in the district while taking into account the capacity of community facilities.

27. Mr CHAN Kwai-wao expressed support for LU's expansion plan and commented on the community outreach initiatives mentioned earlier by the university representatives. He suggested that the university open its campus facilities to the public to an appropriate extent and encourage graduates to put down roots in Tuen Mun, boosting local employment. He also noted that LU was rolling out programmes in areas such as AI to support Hong Kong's future development in innovation and technology and to cultivate high-calibre talent for society. He recommended that, while expanding its hardware facilities as well as teaching and research capacity, the university should explore the concurrent launch of premium public online courses free of charge, enabling members of the public and young people to engage in systematic learning and make the best use of educational resources.

28. Mr TSUI Fan commented on the construction of the sports ground and surrounding recreational facilities in Area 16, Tuen Mun, expressing support for the proposal to rezone the "Recreation" area to "G/IC" area and remove the three-storey building height restriction within that area. Furthermore, he put forward three recommendations: (i) consideration should be given to adjusting the proportion of public parking spaces at the sports ground, such as increasing the number of dedicated parking spaces for people with disabilities and locating them near main access points; (ii) given the proximity of the sports ground in Area 16 to the future MTR station and its topside residential development, the planning of the surrounding transport network was a cause for concern, and the relevant departments should explain in detail the design of the sports ground and the road network; and (iii) in response to the project delay caused by the pending relocation of the bus depot, the relevant departments should provide a specific timetable to enable appropriate follow-up by the District Facilities and Works Committee, while expediting the project progress to benefit the public.

29. Mr KAM Man-fung said that apart from the transport issues mentioned earlier, he was also concerned about the design of the spectator stands of the sports ground, noting that the covered stands faced towards high-rise blocks (Siu Tsui Court and Regency Bay) and away from Tuen Mun River, while the best viewing point was located at the warm-up area. He therefore suggested exploring the feasibility of adjusting the orientation of the stands to make better use of the scenic views.

30. Mr Raymond AU of the PlanD gave a consolidated response to Members' enquiries as follows:

(i) The Government had been closely monitoring the coordination of transport arrangements between the sports ground in Area 16 and surrounding development projects. As MTR had submitted preliminary proposals for A16 Station and its topside property development, the Department would actively provide feedback and refer to the relevant departments for assessment, including studies on the design of nearby road junctions and the interfacing issues of the public transport interchange;

(ii) Regarding the timetable for the completion of the sports ground, as mentioned earlier, the amended OZP was expected to be gazetted in July, with the statutory planning procedures due for completion early next year. Meanwhile, the LCSD and the ArchSD were carrying out detailed design and applying for funds in tandem. Upon the completion of the tendering exercise and the funding approval by the Finance Committee of the Legislative Council, the construction of the sports ground was expected to be completed in four years; and

(iii) The orientation of the spectator stands was so designed that direct sunlight on spectators could be prevented, while the impact of night-time lighting and event noise from the sports ground could be minimised.

31. Miss LAW Yi-ki of the ArchSD thanked Members for their opinions. She explained that the orientation of the stands was designed having regard to various factors, such as the layout of existing and future buildings in the vicinity, as well as the night-time lighting and noise levels identified in the environmental impact assessment. She added that the current proposal merely demonstrated a preliminary conceptual design, with the project to be carried out under the "Design and Build" model. The relevant recommendations would be taken into account as part of the overall considerations during the detailed design phase.

32. Mr Ernest CHAN, Vice-President of LU stated that, thanks to the support of the UGC, tuition fees for the research postgraduate and doctoral degree programmes of the LU were kept at an affordable level. He also noted that LU had recently ranked first globally in "Quality Education", an achievement largely attributable to the university's commitment to providing diverse educational and learning

opportunities for people from all walks of life. For example, the LingnanU Elder Academy encouraged elderly people to return to campus at a nominal tuition fee. He added that as a publicly-funded university, LU was required to comply with the funding framework set by the Government, and undertook to continue promoting lifelong learning.

33. Mr IP Chun-yuen noted that the TMDC had held numerous discussions in the past on the design of the sports ground in Area 16, noting that this was the first time a representative from the ArchSD attended a meeting in the current term. He hoped that the Department would send officers to attend future meetings more frequently for discussion and consultation.

34. Miss LAW Yi-ki of the ArchSD thanked the Member for his recommendation, indicating that the Department would communicate with Members in due course regarding project progress and other updates.

(B) Anti-corruption Work Strategies 2026/27 of ICAC Regional Office (New Territories North West)
(TMDC Paper No. 23/2026)

35. The Chairman welcomed Mr FUNG Chi-wai, Regional Officer, New Territories, and Mr TSE Wai-ming, Community Relations Officer, New Territories North West Office of the Independent Commission Against Corruption (ICAC) to the meeting.

36. Mr FUNG Chi-wai of the ICAC briefly introduced the content of the paper with the aid of PowerPoint slides (see Annex 3).

37. Mr MO Shing-fung commended the ICAC for attaching great importance to corruption in building management and maintenance works, and for actively promoting anti-corruption education. He cited recent related corruption cases, which involved members of owners' corporations (OCs) accepting benefits (such as free renovation service) and engaging in bid-rigging using casino chips, noting that these situations warranted attention. In this regard, he put forward three recommendations: (i) the ICAC should compile a concise anti-corruption guide for OC members, covering topics such as tendering and procurement, to address their lack of understanding of management and works procedures as well as prevent them from unwittingly falling into corruption traps; (ii) the ICAC should proactively reach out to housing estates with buildings aged 30 years or above, stepping up publicity and education before mandatory building inspections or maintenance works, so as to

擬議修訂《屯門分區計劃大綱核准圖編號 S/TM/41》

屯門區議會會議

2026 年 5 月 11 日

規劃署 Planning Department

修訂內容概覽

項目	
A	擬議修訂劃作「政府、機構或社區」的嶺南大學本部校園及北校園的建築物高度限制，以推展嶺南大學校園擴建計劃
B1&B2	擬議刪除「政府、機構或社區」的建築物高度限制；及 改劃部分「休憩用地」地帶至「政府、機構或社區」地帶，以推展屯門第16區運動場、休憩用地及公眾停車場項目
C	理順藍地交匯處附近的地帶界線，以落實城市規劃委員會（城規會）轄下的鄉郊及新市鎮規劃小組委員會的決定



修訂項目 A - 嶺南大學擴建計劃

- 《2023年施政報告》：
  - 推進「國際專上教育樞紐」建設 。
- 《2024年施政報告》：
  - 打造「留學香港品牌」。
- 為應對學生及教職員人數增長而衍生對教學、研究及宿舍設施的需求，嶺南大學需擴建屯門校園，以容納新增的教學、研究及相關設施。
- 教育局已給予政策支持。
- 相關部門對嶺南大學提交的技術評估**沒有反對**或**負面意見**。
- 嶺南大學代表隨後會詳細介紹擴建計劃。

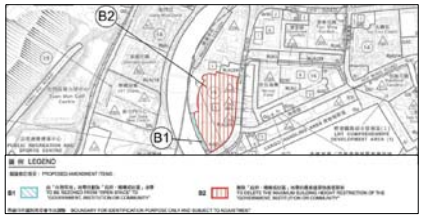


擬議修訂項目A

	本部校園	北校園
地盤面積	約 8.6 公頃	約 2.6 公頃
用途地帶	「政府、機構或社區」	
現時分區計劃大綱圖上的發展限制	4 或 10 層（不包含地庫樓層）	1 層（不包含地庫樓層）
擬議修訂	主水準基準上120米	

修訂項目 B1 及 B2 - 屯門第 16 區運動場、休憩用地及公眾停車場

- 建築署曾諮詢地區設施管理及環境衛生委員會，並獲支持。
- 經參考其他運動場看台設計及考慮到提升設計靈活性及改善散場安排，建築署有意增加至四層（包括一層地面停車場及三層看台）。
- 技術評估顯示擬議發展**不會**對周邊環境帶來無法克服的技術問題。



擬議修訂項目 B1 及 B2

地盤面積	約 5.92 公頃	
用途地帶	「政府、機構或社區」	「休憩用地」
現時分區計劃大綱圖上的發展限制	3層	/
擬議修訂	• 建議改劃部分「休憩用地」地帶為「政府、機構或社區」 • 刪除「政府、機構或社區」地帶的高度限制，以容許更靈活佈局設計	

修訂項目 C - 理順藍地交匯處附近顯示為「道路」地方的界線

- 大綱圖上北端顯示為「道路」的地方原是用作反映藍地交匯處的道路工程範圍。
- 城規會轄下的鄉郊及新市鎮規劃小組委員會考慮一宗規劃申請時，留意到相關工程已完成，而剩餘的土地沒有其他已規劃的道路工程，故認為應適時檢討大綱圖內該土地的規劃。



擬議修訂項目 C

地盤面積	約 0.34 公頃
用途地帶	「道路」地方
現時分區計劃大綱圖上的發展限制	/
擬議修訂	把部分顯示為「道路」的地方改劃「鄉村式地帶」

其他修訂

根據最新經修訂的法定圖則註釋總表及規劃區內已建成的發展，大綱圖會作出相應修訂。

下一步工作

歡迎各位議員對上述擬議修訂項目提出意見。

議員提出的意見，會與修訂項目一併提交城規會轄下的鄉郊及新市鎮規劃小組委員會考慮。如小組委員會同意有關修訂項目，城規會將根據《城市規劃條例》第 5 條展示涵蓋有關修訂項目的分區計劃大綱草圖作公眾諮詢，為期兩個月，屆時，任何人可在限期前就修訂項目向城規會提交申述。

謝謝

嶺南大學
屯門校園擴建計劃
簡介

融入國家發展大局 配合十五五規劃

- 擴建校園將提供數據科學、人工智慧、高端新材料、生物科學等新興領域研究教研空間，提升創新基礎能力，引領新質生產力發展
- 新建實驗室亦提升碳中和及環境可持續發展研究，推動綠色低碳轉型

支持政府政策

建設香港成為「國際專上教育樞紐」(2023, 2024, 2025 施政報告)

- 政府資助的專上院校非本地學生限額將提升一倍至百分之四十，循序漸進吸引更多非本地生，尤其是「一帶一路」國家和內地學生來港升學。
- 政府資助的專上院校非本地學生限額由40% (2023 施政報告)再進一步提升至**50%**。 (2025 施政報告)

打造「留學香港」品牌(2024 施政報告)

- 舉辦國際教育會議及展覽，推動本港專上院校提升與各地院校的合作交流，在全球推廣「留學香港」品牌。

嶺南大學的長遠願景及策略發展

為打造「留學香港」品牌作出貢獻

- 2024/25學年非本地本科生招生配額放寬後，迅速達到40%的上限
- 2020/21學年全校學生總人數（包括本科及研究生）大約 3,600人
- 2025/26學年全校學生總人數（包括本科及研究生）大約 **8,000人**（約每年20%增長）

繼續與教資會緊密合作，發展成為世界級國際化校園，符合政府政策



2026年度「泰晤士高等教育」亞洲大學排名公布，首次參與的嶺南大學位列**第84位** – 在合共929間來自36個亞洲國家及地區的上榜學府中，嶺大躋身100強

嶺南大學的長遠願景及策略發展

邁進數字時代的文理綜合大學

- 2021年成立跨學科學院
- 2024年成立數據科學學院及嶺南高等研究院
- 2025年成立嶺南大學第一期超算中心
- 迎接數字時代的未來，致力於打造智慧與可持續的未來
- 開拓數據科學、人工智能、生物科學、碳中和及環境可持續發展等新興領域



為實現嶺南大學的長遠願景，預計需新增樓面面積，以容納教學、研究、創新及支持設施

校園背景及現時狀況

嶺大校園迫切需要擴建

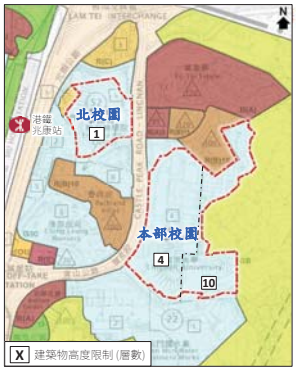
- 學生、教授及教職員人數增加
- 擴建校園將提供教學及科研設施、實驗室等，促進學術研究和創新

現時發展參數（截至2025年8月）

	本部校園	北校園
佔地面積（公頃）	約 8.59	約 2.63
現有樓面面積（平方米）	約 107,377	約 1,359
地契准許的樓面面積（平方米）	約 110,400	約 2,360
剩餘樓面面積（平方米）	約 3,023	約 1,001

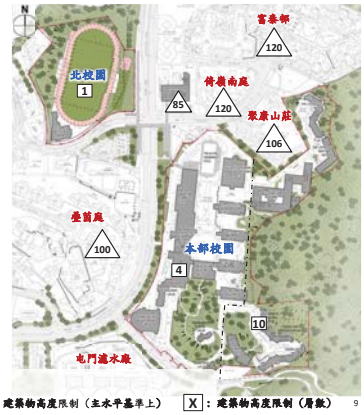
地點及分區計畫大綱圖

- 位於屯門青山公路 — 嶺南段8號
- 鄰近港鐵兆康站
- 位於《屯門分區計畫大綱核准圖 S / TM / 41》的「政府、機構或社區」地帶
- 大綱圖的建築物高度限制為：1層(北校園)及 4/10層(本部校園)



現時校園藍圖

- 本部校園內的建築大部分為4 層樓高，只有東北及東南面的宿舍樓高 10 層。而北校園作為運動場亦只有 1 層。
- 周邊主要被高密度住宅發展包圍，包括：
  - 疊茵庭（主水平基準上100米* 現28層高）
  - 富泰邨（主水平基準上120米* 現40層高）
  - 聚康山莊（主水平基準上106米* 現32層高）
  - 倚嶺南庭（主水平基準上120米* 現32層高）



* 建築物高度限制

XX：建築物高度限制（主水平基準上） X：建築物高度限制（層數）

現時校園



------ 校園地段示意界線

長遠發展目標

- 根據嶺南大學所制定的長遠規劃，配合目標未來學生增長，需要新增樓面面積以提供合適的教學、科研、配套住宿設施。
- 鑒於校園受建築物高度限制，校方於2025年獲城規會批准放寬建築物高度限制，允許在校園內興建高7層的「新科學大樓」，從而在短期內增加可用樓面面積。
- 除校園重建外，校方亦積極探索校外擴建，惟附近缺乏空置/合適用地。毗鄰的屯門遠水廠亦未有明確的遷移時間表。
- 校方亦有租用及購置校外場地作為過渡措施以應付迫切樓面需求。



新科學大樓

擬議校園擴建計劃

規劃原則

1） 支持嶺南大學的長遠願景及計畫

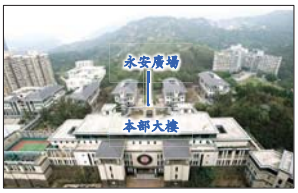
2） 尊重既有傳統，保留大學特色

3） 傳承嶺南建築風格，打造智慧、綠色及可持續發展的未來校園

4） 開放式校園，融合社區發展與周邊環境融合

5） 提升校園的生活質素

6） 嶺大校園擴建計劃只涉及現有校園土地，不包括校園以外的政府用地或綠化地帶





綠化/休憩空間











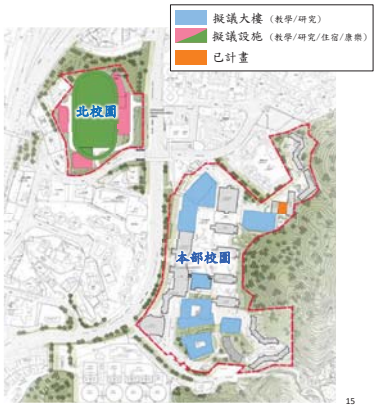
擬議校園發展藍圖

本部校園

- 校園內部份現有建築/空置用地將重建/興建擬議教學/研究大樓，其高度為主水平基準上約120米
- 保留本部大樓及永安廣場周邊的大樓羣以保存嶺南大學的建築特色及維持視覺緩衝

北校園

- 運動場將興建擬議教學/研究大樓/住宿/康樂設施，其高度為主水平基準上120米



擬議發展參數

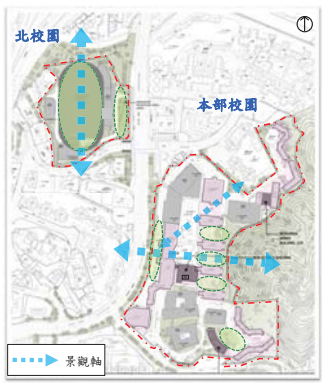
	地契准許	擬議	相差
主校園			
樓面面積（平方米）	約 110,400	約 343,034	+232,634
地積比	約 1.29	約 4.0	
北校園			
樓面面積（平方米）	約2,360	約 105,042	+102,682
地積比	約 0.09	約 4.0	
總計（主校園 + 北校園）			
樓面面積（平方米）	約 112,760	約 448,076	+335,316
地積比	約 1.00	約 4.0	

- 本部校園及北校園的現有發展密度偏低，總地積比率累積僅約1.0，與香港其他大學相比明顯偏低。
- 提高地積比可以**地盡其用**

技術評估摘要

設計特色

- 透過保留本部大樓及永安廣場周邊的大樓羣，維持大學建築特色
- 保留充足的視覺調劑及景觀緩衝空間，充分尊重「政府、機構或社區」地帶的規劃意向
- 景觀軸為現有附近民居保留開揚視野。
- 設計並不會帶來負面景觀及視覺影響。



綠化/休憩空間

- 地面綠化面積達於20%以上
- 提供充足的綠化及休憩空間

*擬建後每名學生及教職員平均綠化面積約為1平方米



視覺

- 根據視覺影響評估，擬議方案不會對周邊構成不良視覺影響
- 擬議大樓與周邊發展協調，整體視覺特色及市區景觀基本維持不變





交通網絡

- 建構完善的行人網絡，以進一步提升區內易行度，同時優化附近行人環境
- 為提升區內整體連通性及暢達性，建議將現有行人天橋延伸連接至北校園



大綱圖擬議修訂

- 擬議修訂「政府、機構或社區」地帶的建築物高度限制至:

  本部校園
  主水平基準上120米

  北校園
  主水平基準上120米

- 初步分段發展計劃如下：
  首階段　：北校園
  第二階段　：本部校園南端
  第三階段　：本部校園北端
- 嶺大校園擴建計劃只涉及現有校園土地，不包括校園以外的政府用地或綠化地帶



提升屯門區發展

- 吸納高才專才提升產業
- 增加學生本區生活消費
- 製造屯門基層就業機會
- 帶動周邊經濟增長發展
- 擴建校園設施優化環境
- 促進社區融合文化發展

現時進度及總結

- 已獲得教育局政策上支持
- 可行性研究和技術評估已完成政府部門諮詢，對擬議方案無負面意見
- 希望獲得屯門區議會支持，以及最終城規會通過
- 為打造「留學香港」品牌作出貢獻
- 給屯門區增添經濟動力並創造就業機會
- 謝謝！

Lingnan 嶺南大學 University 香港

EDUCATION for SERVICE 作育英才・服務社會

謝謝