

**議程**  
**AGENDA**

**都會規劃小組委員會第 758 次會議**  
**758<sup>th</sup> Metro Planning Committee Meeting**

日期 Date : 24.1.2025

時間 Time : 9:00 a.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 757 次 (二零二五年一月十日) 會議記錄  
Confirmation of Minutes of the 757<sup>th</sup> (10.1.2025) Meeting

續議事項  
Matters Arising

**荃灣及西九龍區**  
**Tsuen Wan & West Kowloon District**

第 12A 條申請編號 Y/TW/19

申請修訂《荃灣分區計劃大綱草圖編號 S/TW/38》，把位於荃灣芙蓉山第 453 約地段第 1177 號 A 分段餘段、第 1181 號及第 1205 號的申請地點由「綠化地帶」及「鄉村式發展」地帶改劃為「住宅(乙類)9」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/TW/19

Application for Amendment to the Draft Tsuen Wan Outline Zoning Plan No. S/TW/38, To rezone the application site from “Green Belt” and “Village Type Development” to “Residential (Group B) 9” and amend the Notes of the zone applicable to the site, Lots 1177 S.A RP, 1181 and 1205 in D.D. 453, Fu Yung Shan, Tsuen Wan (**Open Meeting**)

九龍區  
**Kowloon District**

第 12A 條申請編號 Y/K14S/4(要求延期)

申請修訂《觀塘(南部)分區計劃大綱核准圖編號 S/K14S/26》，把位於九龍觀塘偉業街 107 至 109 號的申請地點由「其他指定用途」註明「商貿」地帶改劃為「其他指定用途」註明「護理安老院和酒店」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/K14S/4 (**Request for Deferral**)

Application for Amendment to the Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/26, To rezone the application site from “Other Specified Uses” annotated “Business” to “Other Specified Uses” annotated “Residential Care Home for the Elderly and Hotel” and amend the Notes of the zone applicable to the site, 107-109 Wai Yip Street, Kwun Tong, Kowloon (**Open Meeting**)

荃灣及西九龍區  
**Tsuen Wan & West Kowloon District**

第 16 條申請編號 A/TW/543(要求延期)

擬在劃為「政府、機構或社區(10)」地帶的荃灣老圍第 453 約地段第 613 號餘段(部分)、第 614 號及第 1229 號和毗連政府土地闢設靈灰安置所(公開會議)

Section 16 Application No. A/TW/543 (**Request for Deferral**)

Proposed Columbarium in “Government, Institution or Community (10)” Zone, Lots 613 RP (Part), 614 and 1229 in D.D. 453 and adjoining Government Land, Lo Wai, Tsuen Wan (**Open Meeting**)

荃灣及西九龍區  
**Tsuen Wan & West Kowloon District**

第 16 條申請編號 A/K3/600

擬略為放寬劃為「住宅(甲類)」地帶的九龍旺角山東街 1 至 27 號(單數)地士道街 1 至 23 號(單數)和奶路臣街 2L 至 2M 號及地士道街休憩花園部分和毗連政府土地的住用地積比率限制(由 7.5 倍放寬至 8.5 倍), 以作准許的住宅發展連商業及政府、機構或社區用途(公開會議)

Section 16 Application No. A/K3/600

Proposed Minor Relaxation of Domestic Plot Ratio Restriction from 7.5 to 8.5 for Permitted Residential Development with Commercial and Government, Institution or Community Uses in “Residential (Group A)” Zone, 1-27 Shantung Street (odd nos.), 1-23 Thistle Street (odd nos.) and 2L-2M Nelson Street, a portion of Thistle Street Rest Garden and Adjoining Government Land, Mong Kok, Kowloon (**Open Meeting**)

第 16 條申請編號 A/K5/871

在劃為「其他指定用途」註明「商貿(1)」地帶的九龍青山道 608 號榮吉工業大廈地下 202 號鋪經營商店及服務行業(公開會議)

Section 16 Application No. A/K5/871

Shop and Services in “Other Specified Uses” annotated “Business (1)” Zone, Unit 202, G/F, Wing Kut Industrial Building, 608 Castle Peak Road, Kowloon (**Open Meeting**)

港島區  
**Hong Kong District**

第 16 條申請編號 A/H6/95

擬在劃為「住宅(乙類)」地帶的香港大坑道 16 號地下 B3 號鋪經營商店及服務行業(公開會議)

Section 16 Application No. A/H6/95

Proposed Shop and Services in “Residential (Group B)” Zone, Shop B3, G/F, 16 Tai Hang Road, Hong Kong (**Open Meeting**)

第 16 條申請編號 A/H20/200

擬略為放寬劃為「其他指定用途」註明「墳場」地帶的香港柴灣歌連臣角道內地段第 7755 號餘段(部分)及位於內地段第 7755 號餘段和內地段第 7713 號之間的毗連政府土地的建築物高度限制(由兩層放寬至 4 層), 以作准許的靈灰安置所用途(公開會議)

Section 16 Application No. A/H20/200

Proposed Minor Relaxation of Building Height Restriction from 2 Storeys to 4 Storeys for Permitted Columbarium Use in “Other Specified Uses” annotated “Cemetery” Zone, Inland Lot 7755 RP (Part) and Adjoining Government Land between Inland Lot 7755 RP and Inland Lot 7713, Cape Collinson Road, Chai Wan, Hong Kong (**Open Meeting**)

九龍區  
**Kowloon District**

第 16 條申請編號 A/K10/276(要求延期)

擬在劃為「住宅(乙類)」地帶的九龍太子道西 349 號闢設社會福利設施(安老院舍)(公開會議)

Section 16 Application No. A/K10/276 (**Request for Deferral**)

Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Residential (Group B)” Zone, 349 Prince Edward Road West, Kowloon (**Open Meeting**)

九龍區  
**Kowloon District**

第 16 條申請編號 A/K10/277

擬在劃為「住宅(甲類)」地帶的九龍新九龍內地段第 3739 號餘段(部分)及第 4064 號餘段(部分)闢設公用事業設施裝置(電力變壓器房)(公開會議)

Section 16 Application No. A/K10/277

Proposed Public Utility Installation (Electricity Transformer Room) in “Residential (Group A)” Zone, New Kowloon Inland Lots 3739 RP (Part) and 4064 RP (Part), Kowloon (**Open Meeting**)

第 16 條申請編號 A/K14/832(要求延期)

擬略為放寬劃為「其他指定用途」註明「商貿」地帶的九龍觀塘偉業街 201 及 203 號觀塘內地段第 285 及 287 號的地積比率及建築物高度限制，以作酒店用途(公開會議)

Section 16 Application No. A/K14/832 (**Request for Deferral**)

Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Hotel Use in “Other Specified Uses” annotated “Business” Zone, Kwun Tong Inland Lot Nos. 285 and 287, 201 and 203 Wai Yip Street, Kwun Tong, Kowloon (**Open Meeting**)

其他事項

Any Other Business

提供以上資料，旨在方便市民大眾參考。在任何情況下，城市規劃委員會都不會就以上資料的使用及該等資料的任何錯誤或偏差承擔任何責任。任何人如有疑問，應向城市規劃委員會秘書處查詢。

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