

TOWN PLANNING BOARD

TPB Paper No. 10064

**For Consideration by the
Town Planning Board on 29.1.2016**

**Planning and Engineering Study for
Housing Sites in Yuen Long South – Investigation
Draft Recommended Outline Development Plan**

**Planning and Engineering Study for
Housing Sites in Yuen Long South – Investigation**

**Draft Recommended Outline Development Plan
and Stage 3 Community Engagement**

PURPOSE

1. This paper seeks Members' views on the draft Recommended Outline Development Plan (RODP) formulated for the Yuen Long South (YLS) development, as part of Stage 3 Community Engagement (CE3) under the "Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation" (the Study).

BACKGROUND

2. The Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) jointly commissioned the Study to examine and optimise the development potential of the degraded brownfield land in YLS for housing and other uses with supporting infrastructure and community facilities, as well as to improve the existing environment.

3. The Study comprises a three-stage community engagement programme. We conducted Stage 1 Community Engagement (CE1) in April to June 2013 and Stage 2 Community Engagement (CE2) between May and July 2014. During CE2, with focus on the Preliminary Outline Development Plan (PODP), a series of community engagement activities including a community forum, briefing sessions, focus group meetings and roving exhibitions were conducted. Various statutory and advisory bodies were consulted. Relevant stakeholder groups including local residents, local open-storage/rural industrial operators, local farmers, professional institutes and green groups/concern groups were

also consulted. About 1,300 written submissions were received.

4. We consulted the Board on 6 June 2014 on the PODP in CE2 (TPB Paper No. 9616). At the meeting, Members provided comments on issues including traffic, connectivity with the Hung Shui Kiu (HSK) New Development Area (NDA), revitalisation of Yuen Long Nullah and relocation arrangement of the existing open storage and rural industrial operations.

MAJOR PUBLIC VIEWS

5. The public views collected in CE2 and our responses are set out in the CE2 Report which can be viewed at the Study website www.yuenlongsouth.hk. The major public comments are summarised below:

- (a) There was general support of the YLS development although some dissenting views were also received. Those supporting considered the project would help meet the long-term territorial housing demand and improve the living environment.
- (b) Some commenters suggested that the planning of the area near the Tong Yan San Tsuen (TYST) Interchange, which was the “gateway” of YLS, should be strengthened. The proposed housing mix was generally supported.
- (c) Many raised grave concerns on the traffic impact as the existing road and rail transport infrastructures in the area were already operating at full capacity. Some requested the enhancement of connectivity with Yuen Long New Town and the Hung Shui Kiu HSK NDA and the improvement of road networks and public transport services. The proposed environmentally friendly transport services (EFTS) was supported.
- (d) Some considered that there should be sufficient commercial and community facilities provided in YLS to reduce the need for travelling to Yuen Long New Town. Some considered that the plot ratio of commercial developments could be increased to create more employment opportunities and achieve business synergy. Street frontage shops should be encouraged to add street vibrancy.

- (e) While some agreed to the approach of consolidating the brownfield operations in multi-storey compounds and locating them along the highway away from residential neighbourhood, there was general concern particularly among the brownfield operators over adequacy of the floor space provided, the feasibility of operations (for goods stored which were bulky and heavy) in multi-storey compounds and their high rent. Some requested to provide relocation sites in Shap Pat Heung. The existing residents in TYST had concern over the industrial/residential (I/R) interface. Some worried that the brownfield operations, if not properly accommodated, might move to greenfield land.
- (f) While some welcomed the preservation of active agricultural land, some doubted the rehabilitation of abandoned farmland due to the decline in farming activities. There were concerns that the livestock farms might pose environmental nuisance to the surroundings. Impacts on egrets and natural streams should be avoided/minimised.
- (g) Some local villagers worried that the development would increase the flooding risk of the existing villages. There were different views about the decking options for Yuen Long Nullah. A majority of the locals supported full decking for traffic improvement while some preferred no decking for revitalisation of the water body as an urban landscape.
- (h) Local villagers were concerned about the wall effect of the proposed public housing surrounding their village areas. Some villagers requested expansion of the “Village Type Development” zones to meet their housing need.
- (i) There were views that local cultural and historical features should be integrated for developing local tourism and farming industry could be promoted in the “Agriculture” zone.

6. Other than comments on the PODP, we also received comments on issues relating to the implementation of the YLS development. There was grave concern over the implementation arrangements, particularly the impacts

on existing storage and workshop uses. There were views that impacts on the existing development/uses should be minimised as far as possible and livestock farm operators strongly requested retention of their business operations. All the affected parties should be fairly and reasonably compensated and relocated/rehoused before development took place and the Government should ensure that the supporting infrastructure, and community and commercial facilities were available prior to population intake.

DRAFT RODP

7. Taking into consideration the public views, we have revised the development proposals and prepared the draft RODP. Various technical assessments have been undertaken and the assessments confirm that the draft RODP is broadly feasible without causing insurmountable problems with appropriate mitigation measures.

8. The draft RODP and the development proposals are provided in the CE3 Digest at **Enclosure 1**. The major development parameters are:

Total Area (hectare (ha))	223
Development Area⁽¹⁾ (ha)	183
Total Population	85,000 (new population about 82,700)
No. of New Flats	27,700
Housing Mix	Public 60% ⁽²⁾ : Private 40%
Employment	10,800
Plot Ratio	1 to 5

Notes :

- (1) Development Area refers to the area with planned new developments and infrastructure on the draft RODP. This excludes areas that are occupied by existing developments, roads and river channels that are retained, and the “Agriculture” and “Green Belt” zones to be kept intact.
- (2) This includes public rental housing and subsidised sale flats.

Positioning

9. YLS is located in the immediate south of Yuen Long New Town. Through comprehensive planning and improvement of connectivity, the YLS development is positioned as a southern extension of Yuen Long New Town¹ and to serve as one of the major sources of housing land supply.

¹ According to the Explanatory Statement of the Draft Yuen Long Outline Zoning Plan No. S/YL/22, the planned population of Yuen Long New Town would be about 185,700. The total planned population of Yuen Long New Town and YLS would be about 270,700.

10. The planning of YLS has taken account of the existing development characters and integration with Yuen Long New Town in its north and the rural and natural landscape in the surroundings. The key development proposals are set out below.

Housing Provision

11. The YLS development would provide 27,700 flats for a new population of about 82,700 which has been optimised within the constraints of the traffic and infrastructure capacity. In line with the Long Term Housing Strategy, the housing mix of 60% for public housing and 40% for private housing is adopted, and supporting infrastructure, commercial (including street-front shops), social and community facilities are planned in the new town extension for creation of a balanced community.

Residential Communities of Varying Development Intensities

12. Three residential communities with development intensities descending from north to south are planned. Each is served by an activity node with public transport interchange, commercial and community facilities, serving both the future residents of YLS and the nearby existing residents :

- (a) Urban Living Planning Area – As it is located closest to Yuen Long New Town, the development intensity is the highest with maximum plot ratio of 5². The activity node is centrally located together with the sports centre, community hall and clinic to serve the major population cluster.
- (b) LOHAS Living Planning Area – Being farther from the new town and near Tai Lam Country Park in the south, the area is planned with lower development intensity of plot ratios 2.4 and 4. A local commercial site is designated to serve the community. The southern part is reserved for government uses including a sewage treatment works and a site intended for government depots. Three existing livestock farms located at the southern fringe of the Planning Area are subject to detailed assessment for compliance

² The highest plot ratio for residential developments in Yuen Long New Town is 5 according to the Draft Yuen Long Outline Zoning Plan No. S/YL/22.

with the Environmental Impact Assessment Ordinance (EIAO) in respect of the identification of environmental mitigation measures and their feasibility of implementation.

- (c) Garden Community Planning Area – To complement the existing residential developments at TYST, the area is planned for low-density developments with plot ratios of 1 and 1.5. A commercial node with mixed use developments and district open space is planned near the TYST Interchange which is the “gateway” to YLS.

13. The well-established residential communities are retained as far as possible on the plan and they are mainly located along TYST Road and Sha Tseng Road comprising low-rise residential estates, individual houses and village settlements. Low-building areas and non-building areas are incorporated in the residential zones to provide buffer to existing villages and to protect egrets’ flight path respectively.

Employment Belt

14. About 12 ha of land is reserved in the northern part of TYST for storage and workshop uses with flexibility for open-storage purpose. The location near Yuen Long Highway facilitates easy access of freight traffic to the highway and avoids freight traffic penetrating the residential neighbourhoods. The area may accommodate some of the existing brownfield operations affected by the project through the possible development of multi-storey industrial compounds or other land-efficient means, subject to the pilot case in the HSK NDA.

Transport Connectivity

15. The connectivity of YLS with Yuen Long New Town and HSK NDA will be enhanced. Although YLS is located away from West Rail stations, a new road is proposed adjacent to the Yuen Long Highway allowing direct connection to a proposed public transport interchange near the West Rail Yuen Long Station area. Land has been reserved on the draft RODP for EFTS connecting to the EFTS in HSK NDA (road-based or rail-based subject to further studies). Within YLS, a dual carriageway is proposed to connect Kung Um Road to Yuen Long Highway through the TYST Interchange. The Study also proposes improvements of road connections to the adjacent villages and

public transport interchanges at different locations of YLS for provision of minibus, shuttle or feeder bus services and long haul bus services. Comprehensive cycle track and pedestrian networks and a scenic cycle track would be provided to encourage walking and cycling.

16. For the strategic road network, the Government would study a possible new strategic highway connecting the HSK NDA with the urban area and a possible highway connecting the HSK NDA with the proposed Tuen Mun Western Bypass to cope with the anticipated traffic growth in the Northwest New Territories including YLS.

Sustainable, Green and Livable Community

17. The draft RODP strives for creating a sustainable, green and livable community in the new town extension. A blue-green network combining the green space network and the sustainable water management initiatives will enrich the character of YLS. The green space network is formed by the open spaces/amenities and the “Green Zone” with the largest and contiguous piece of active agricultural land and the secondary woodland preserved. The sustainable water management initiatives comprise revitalised nullahs, a new water channel with retention lake, reedbed, sewage treatment works with reuse of treated sewage effluent for non-potable purposes, and preservation of natural streams of high ecological value. Other measures to promote green mobility as mentioned in paragraph 15 above, energy efficient buildings and waste management plan for disposal of municipal solid waste would also be encouraged.

18. Partial decking of the northern section of Yuen Long Nullah is recommended for both traffic improvement and for revitalisation of the water body as an urban and landscape feature, after balancing the diverse public views. Along the Nullah, Kung Um Road and Kiu Hing Road will be upgraded to a standard 2-lane carriageway in each direction with one-way circulation to improve the traffic flow with landscaped footpaths along both roads. The southern section of the Nullah would be fully revitalised without decking with amenity walkways and cycle tracks which would be linked to the scenic cycle track along the hillside in the LOHAS Living Planning Area.

IMPLEMENTATION ARRANGEMENTS

19. While the planning of YLS has minimised impacts on the existing residents as far as possible, it is unavoidable that some existing structures would have to be cleared to allow implementation of YLS. Suitable arrangement will be devised for all those affected by the development. For the affected clearerees, we will consider special compensation and rehousing arrangements (including local rehousing), making reference to the compensation and rehousing package for the Kwu Tung North (KTN) and Fanling North (FLN) NDAs.

20. Subject to the pilot case in the HSK NDA, the Government will explore providing accommodation for some of the brownfield operations through development of multi-storey industrial compounds or other land-efficient means at suitable locations.

21. To assist the farmers affected by the project, we would propose the special agricultural rehabilitation arrangement, similar to that applicable to the KTN/FLN NDAs, by giving priority assistance in matching of farmers and agricultural land owners.

22. We consider that an implementation approach that can ensure timely and orderly development of the project is crucial to the successful implementation of the YLS project. We will consider the “Enhanced Conventional New Town” approach as the implementation mode, making reference to that adopted for the KTN/FLN NDAs, under which the Government will resume land required for the project while allowing the processing of land owners’ applications for land exchange over individual sites planned for private developments subject to meeting specified criteria and conditions.

23. Taking into account the views and suggestions of the ensuing CE3, further details of the above implementation arrangements will be worked out in the next stage.

CE3

24. CE3 will last for three months from 19 January 2016 to 19 April 2016 with focus on the draft RODP. Besides the Broad, we will give briefings to other relevant committees including the Panel on Development, Yuen Long District Council, Ping Shan and Shap Pat Heung Rural Committees, Planning Sub-Committee of Land Development Advisory Committee. We will also arrange focus group meetings with different stakeholders including local residents, local farmers and livestock farm operators, local open-storage operators, green groups and concern groups, and professional institutes. A community forum will be held in April 2016.

25. The study information will be disseminated through the Study webpage, roving exhibitions and sending publicity materials by post to households and business establishments in YLS as in the previous two stages of Community Engagement. In addition, a community liaison team comprising social workers has been set up to enhance communication with the potentially affected households. The community liaison team will also collect views and concerns of the affected households and provide information of the development proposals and appropriate assistance to the affected households.

TENTATIVE IMPLEMENTATION PROGRAMME

26. The public views received during CE3 will be considered in refining the recommended development proposals for submission under the EIAO and finalisation of the Study. CEDD will then undertake the detailed design for the required site formation and engineering infrastructure works. Subject to completion of the required statutory and funding approval procedures, the first phase of the construction works could commence in 2020 with the first population intake in 2026.

ADVICE SOUGHT

27. Members are invited to provide comments on the draft RODP.

ATTACHMENT

Enclosure 1 - CE3 Digest

**Planning Department
Civil Engineering and Development Department
January 2016**



規劃署
Planning Department



土木工程拓展署
Civil Engineering and
Development Department

元朗南

房屋用地規劃及工程研究 - 勘查研究

PLANNING AND ENGINEERING STUDY FOR HOUSING SITES IN YUEN LONG SOUTH - INVESTIGATION



第
STAGE

3

階段社區參與摘要

COMMUNITY ENGAGEMENT DIGEST

二零一六年一月 JANUARY 2016

ARUP

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簡介

Introduction

規劃署聯同土木工程拓展署於2012年11月展開「元朗南房屋用地規劃及工程研究 — 勘察研究」（本研究），目的是探討及善用元朗南棕地作房屋和其他發展的潛力，並提供基礎設施及社區設施，及改善現有環境。

在第一階段社區參與之後，研究的第二階段社區參與於2014年5月至7月期間舉行，就元朗南的初步發展大綱圖諮詢公眾。綜合第二階段社區參與收集的公眾意見和技術評估，我們擬備了建議發展大綱草圖，現誠邀您就此發表意見。

The Planning Department and the Civil Engineering and Development Department commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation” (the Study) in November 2012. The objective of the Study is to examine and optimise the development potential of the degraded brownfield land in Yuen Long South for housing purpose and other uses with supporting infrastructure and community facilities, and to improve the existing environment.

Following the Stage 1 Community Engagement (CE), the Stage 2 CE was conducted between May and July 2014 to engage the public on the Preliminary Outline Development Plan (PODP) for Yuen Long South. Taking account of the public comments received in Stage 2 CE and the technical assessments, we have prepared a Draft Recommended Outline Development Plan (RODP). You are now cordially invited to express your views on the Draft RODP.



研究初議階段
INCEPTION PHASE

方案制定階段
OPTION FORMULATION PHASE

第一階段
STAGE 1

社區參與
Community Engagement
(2013年4月至6月 April to June 2013)

選取方案評估階段
PREFERRED OPTION ASSESSMENT PHASE

第二階段
STAGE 2

社區參與
Community Engagement
(2014年5月至7月 May to July 2014)

建議方案完成階段
RECOMMENDED OPTION FINALISATION PHASE

我們在此！
We are here！
第三階段
STAGE 3

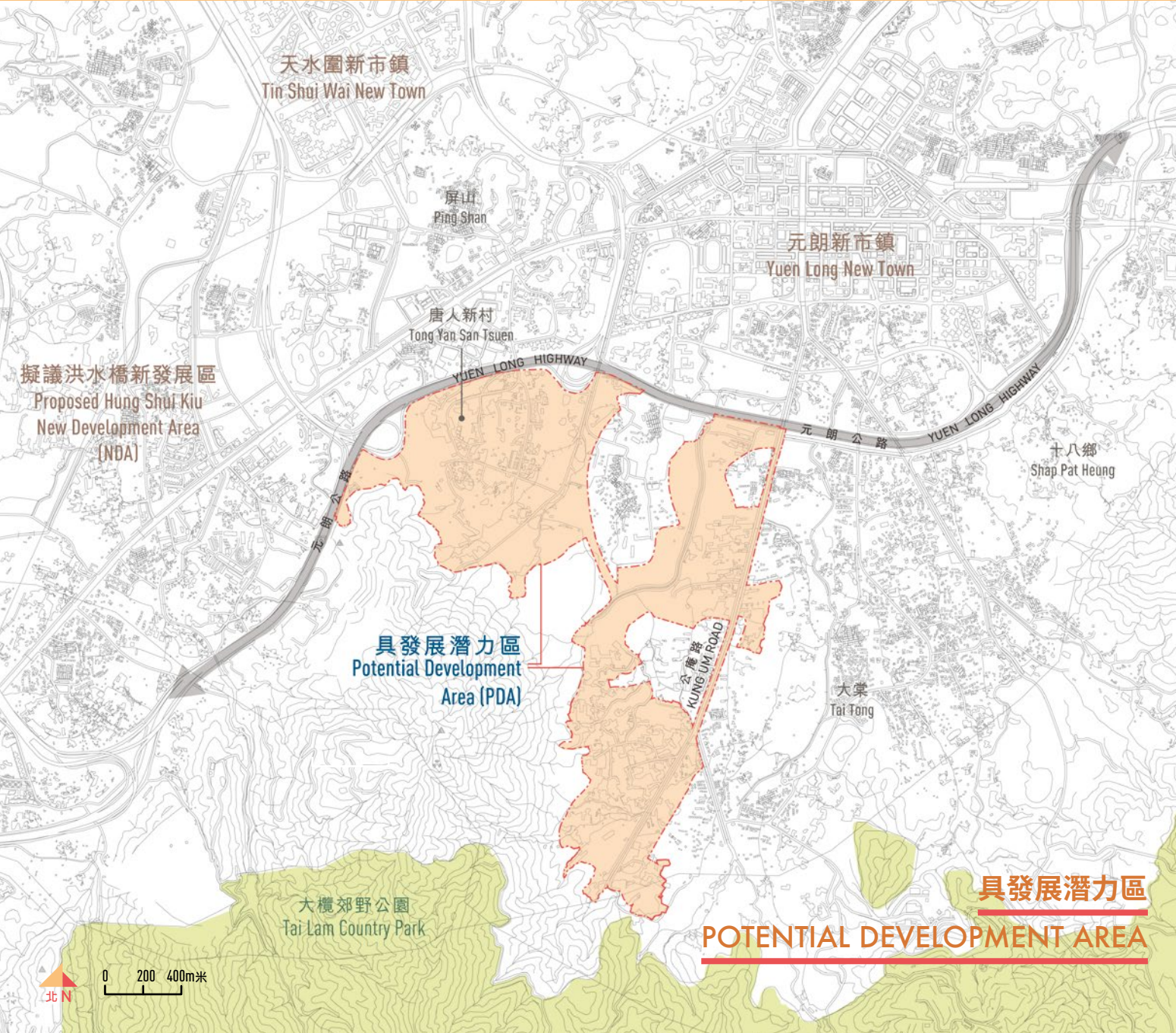
社區參與
Community Engagement
(2016年1月至4月 January to April 2016)

簡介

Introduction

元朗南具發展潛力區位於元朗新市鎮的南面，大致在元朗公路和公庵路之間。大欖郊野公園在其南面。具發展潛力區包括唐人新村及公庵路旁兩部分，現時有關用地主要用作為露天貯物場、倉庫、鄉郊工業工場，並夾雜鄉郊居所、住宅用地、農地及禽畜養殖場。

The Potential Development Area (PDA) of Yuen Long South is located to the south of Yuen Long New Town, and largely bounded by Yuen Long Highway and Kung Um Road. To the south is the Tai Lam Country Park. The PDA includes two main parts, one in the Tong Yan San Tsuen area and the other in the area along Kung Um Road. The PDA is predominantly occupied by open storage yards, warehouses, rural industrial workshops intermingled with rural settlements, residential uses, agricultural land and livestock farms.



第二階段社區參與概覽

Overview of Stage 2 Community Engagement

第二階段社區參與收到的公眾意見及回應已收錄於《第二階段社區參與報告》，詳情可參閱本研究網頁，網址為www.yuenlongsouth.hk。公眾普遍支持研究目的，並就土地用途及城市設計、交通連接、基礎設施、生態及環境等議題提出意見，主要意見如下。

Public views received during the Stage 2 CE and the responses have been summarised in the Stage 2 CE Report. It is available at the Study Webpage at www.yuenlongsouth.hk. The public generally supported the study objectives. They also expressed their views on land use and urban design, connectivity, infrastructure, ecology and environment. Major comments are set out as follows.



1

土地用途

Land Use Planning

- 應盡量避免影響現有住宅居所，並減少現有社區與擬議新發展為鄰而產生的問題。
Impacts on the existing residential settlements and interface between the existing communities and the proposed new development should be addressed.
- 應增加商業及社區設施和就業機會。
More commercial and community facilities and job opportunities should be provided.
- 減少住宅與工業為鄰而產生的問題。
Industrial/ residential interface should be minimised.
- 支持保留常耕農地，提供更多禽畜養殖場地點。
Preservation of active agricultural land was supported and more potential sites for livestock farms should be provided.
- 應保留現有文化資源。
Cultural resources should be preserved.

回應 Responses

在擬備建議發展大綱草圖時，我們已盡量平衡在具發展潛力區內不同土地用途的需求，包括進一步減少對現有住宅居所的影響、加強商業中心和提供社區設施，照顧現有及未來的居民，以及整合貯物及工場用途以善用土地。我們亦已盡量保留區內的現有宗教機構、常耕農地及禽畜養殖場。

We have striven to balance the needs for various land uses in formulating the Draft RODP, including further minimising impact on the existing residential settlements, enhancing the commercial nodes, providing community facilities for the existing and future residents, and consolidating the storage and workshop uses for better land utilisation. We have also preserved as far as possible the existing religious institutions, active agricultural land and livestock farms.

第二階段社區參與概覽

Overview of Stage 2 Community Engagement

2

城市設計 Urban Design

- 應改善城市門廊的設計，以加強元朗南的特色。
The design of the urban gateway should be improved to enhance the identity of Yuen Long South.
- 應調整建築物地積比率及高度，以避免影響區內的景觀及通風。
The proposed plot ratios and building heights should be adjusted to avoid causing visual impact and affecting air ventilation.

我們加強在唐人新村的商業中心，為元朗南營造更明確的城市門廊設計概念。我們已充分考慮周邊環境、景觀和空氣流通因素，包括制定層遞式的發展密度和建築物高度，通過梯級式高度輪廓、劃設綠色空間網絡、「低矮建築帶」及「非建築用地」，改善擬議的新發展與周邊環境的協調。這些城市設計元素亦會成為通風廊及觀景廊。

We have strengthened the commercial node in Tong Yan San Tsuen to create a more legible urban gateway concept for Yuen Long South. We have considered the surrounding context, visual aspect and air ventilation. We have enhanced the compatibility of the proposed new development and the surroundings by formulating a gradation of development intensity and building height, adopting a stepped height profile, designating green space network, "low building areas" and "non building areas". These elements also serve as view corridors/breezeways.

回應

Responses

3

交通連接 Connectivity

- 應擴闊現有道路及建設新道路以建立完善的道路網絡，避免為元朗新市鎮帶來額外的交通負荷。
A comprehensive road network should be established by widening the existing roads and providing new roads to avoid overloading the traffic capacity of Yuen Long New Town.
- 應提供更多公共運輸設施，包括環保運輸服務。
More public transport facilities should be provided including environmentally friendly transport services (EFTS).
- 應建立完善的行人及單車網絡。公眾普遍支持擬議觀景單車徑。
A comprehensive pedestrian and cycling network should be provided. The proposed scenic cycle track was generally supported.

我們同意改善元朗南的交通連接，並建議一系列的改善措施，包括擴闊公庵路/僑興路及改善唐人新村交匯處和天水圍（西）交匯處，亦會提供新的道路，加強元朗南及周邊村落與擬議的洪水橋新發展區及元朗新市鎮的連繫。我們亦已預留擬議的環保運輸服務的走線（有待進一步研究）連接洪水橋新發展區及連繫元朗南內各地區，和改善行人及單車網絡。

We agree on enhancing the connectivity of Yuen Long South and have proposed a series of improvement measures. These include the widening of Kung Um Road / Kiu Hing Road, improvement of Tong Yan San Tsuen Interchange and Tin Shui Wai West Interchange, and provision of new road linkages to strengthen the connectivity of Yuen Long South and surrounding villages with the proposed Hung Shui Kiu New Development Area (NDA) and Yuen Long New Town. We have also delineated the reserved alignment for the proposed EFTS (subject to further studies) to connect with Hung Shui Kiu NDA and to link up different parts of Yuen Long South. We have also enhanced the pedestrian and cycling network.

回應

Responses

4

基礎設施 Infrastructure

- 有活化明渠的意見，亦有覆蓋明渠以擴闊現有道路的意見。
Some suggested revitalising the nullah while some suggested decking it for road widening.
- 應提供足夠的排水及排污設施。
Adequate drainage and sewerage facilities should be provided.

回應 Responses

在平衡各方意見後，我們建議覆蓋部分元朗明渠，除了擴闊公庵路/僑興路及提供行人道外，同時活化明渠作可持續水道。我們亦已進行排水及排污影響評估，並會提供足夠的排水及排污設施，包括一座三級污水處理廠。

Partial decking of Yuen Long Nullah is proposed after balancing the diverse public views. Apart from providing space for widening Kung Um Road / Kiu Hing Road with footpaths, we would also revitalise the nullah into a sustainable water channel. Drainage and Sewerage Impact Assessments have also been conducted, and adequate drainage and sewerage facilities would be provided including a new tertiary Sewage Treatment Works.

5

生態環境 Ecology & Environment

- 應減少對鷺鳥繁殖的影響，妥善保育自然河溪。
Impact on breeding egrets should be minimised, and natural streams should be well-preserved.

回應 Responses

我們已按鷺鳥的飛行走線，在建議發展大綱草圖上預留「非建築用地」，以減少對鷺鳥的影響。我們亦建議沿保留的自然河溪預留緩衝地帶，及在公庵路的具發展潛力區南面沿山邊闢設新河道。

We are fully aware of the flight path of the egrets and have reserved “non building areas” on the Draft RODP to minimise impact to the egrets. We also recommend providing buffer zones along preserved natural streams and creating a new watercourse along the hillside of the PDA at the southern part of Kung Um Road.

6

實施安排 Implementation

- 應盡量避免收地或影響現有發展。
Land resumption and impact on the existing developments should be minimised as far as possible.
- 公眾非常關注元朗南計劃的實施模式。
There were grave concerns on implementation mode for the Yuen Long South project.
- 應盡早提供補償安置及重置的安排。為受影響人士提供搬遷/安置安排及合理補償。
Information on compensation and rehousing and relocation should be provided early. Affected persons should be rehoused/relocated and reasonably compensated.

回應 Responses

我們明白受影響人士的關注。我們在規劃元朗南的發展時，已盡量減少對現有發展的影響。政府會為受影響並合資格的住戶、商戶及農民提供適當的安排，亦會在決定實施模式及補償和搬遷/安置安排前，小心考慮所有因素。

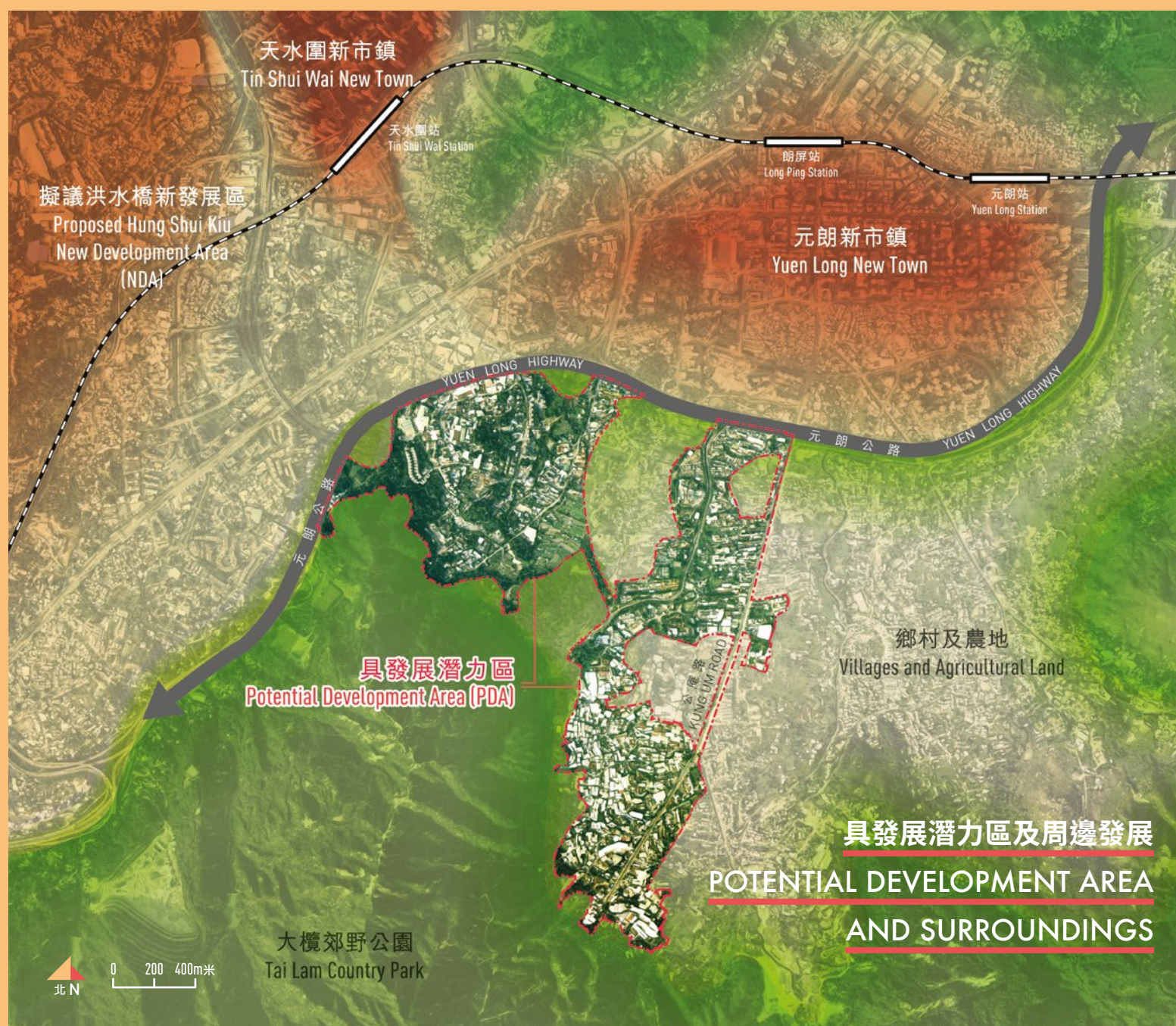
We appreciate the concerns of the affected parties. The planning of the Yuen Long South development has minimised impact on the existing developments as far as possible. The Government will devise suitable arrangements for eligible affected households, business operators, and farmers. The Government will carefully consider all relevant factors before making decision on the implementation mode and the arrangement for compensation and relocation/rehousing.

元朗南的定位

Positioning of Yuen Long South

元朗南位於元朗新市鎮的南面，透過綜合規劃及改善交通連接，元朗南將發展為元朗新市鎮的南面擴展部分，並成為房屋土地供應的主要來源之一。

Yuen Long South is located to the immediate south of Yuen Long New Town. With comprehensive planning and improvement of the connectivity, the Yuen Long South would be developed as a southern extension of Yuen Long New Town and to serve as one of the major sources of housing land supply.



願景及指導原則

Vision and Guiding Principles

願景 Vision

建立一個
可持續、綠色及宜居的社區
提供足夠基礎設施以配合未來發展及
改善現有鄉郊環境。

To create a
SUSTAINABLE, GREEN AND LIVABLE COMMUNITY
providing sufficient infrastructure to cater for the future
development and improving the existing rural environment

指導原則 Guiding Principles



善用棕地作房屋及其他用途
Optimising the use of degraded
brownfield land for housing and
other uses



充分考慮現有社區及地方特色
Giving due consideration to the
existing communities and local
characters



提供足夠基礎設施以配合未來
發展及改善現有鄉郊環境
Providing sufficient infrastructure
to cater for the future development
and improving the existing rural
environment



保留常耕農地
Preserving active agricultural land



締造可持續及宜居生活社區
Creating a sustainable and livable
neighbourhood



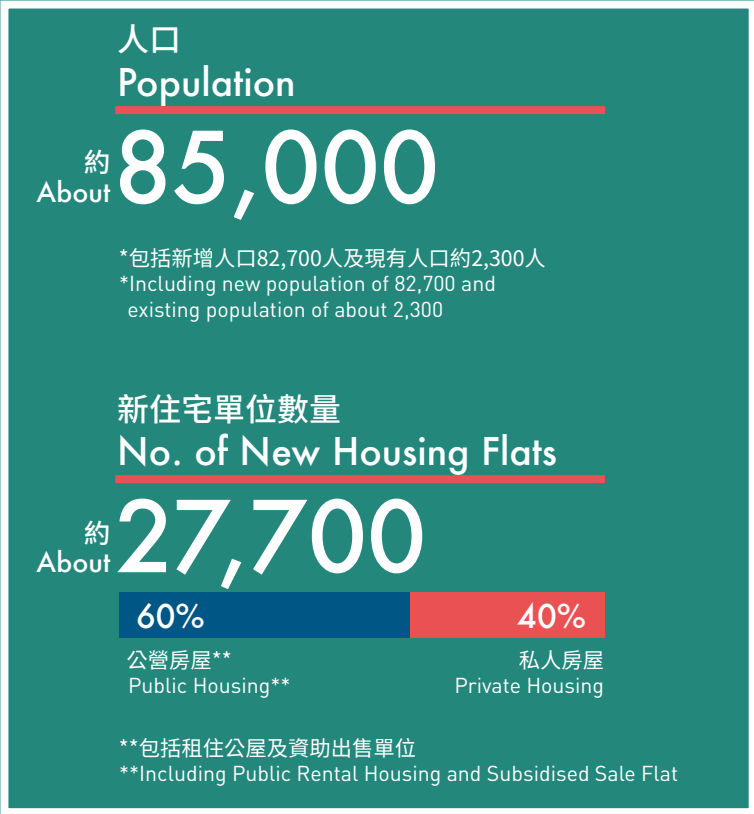
與元朗新市鎮及周邊地區
融合
Integrating with Yuen Long New
Town and the surroundings

建議發展大綱草圖

Draft Recommended Outline Development Plan

增加房屋供應

PROVIDING HOUSING SUPPLY



支持地區經濟

SUPPORTING LOCAL ECONOMY

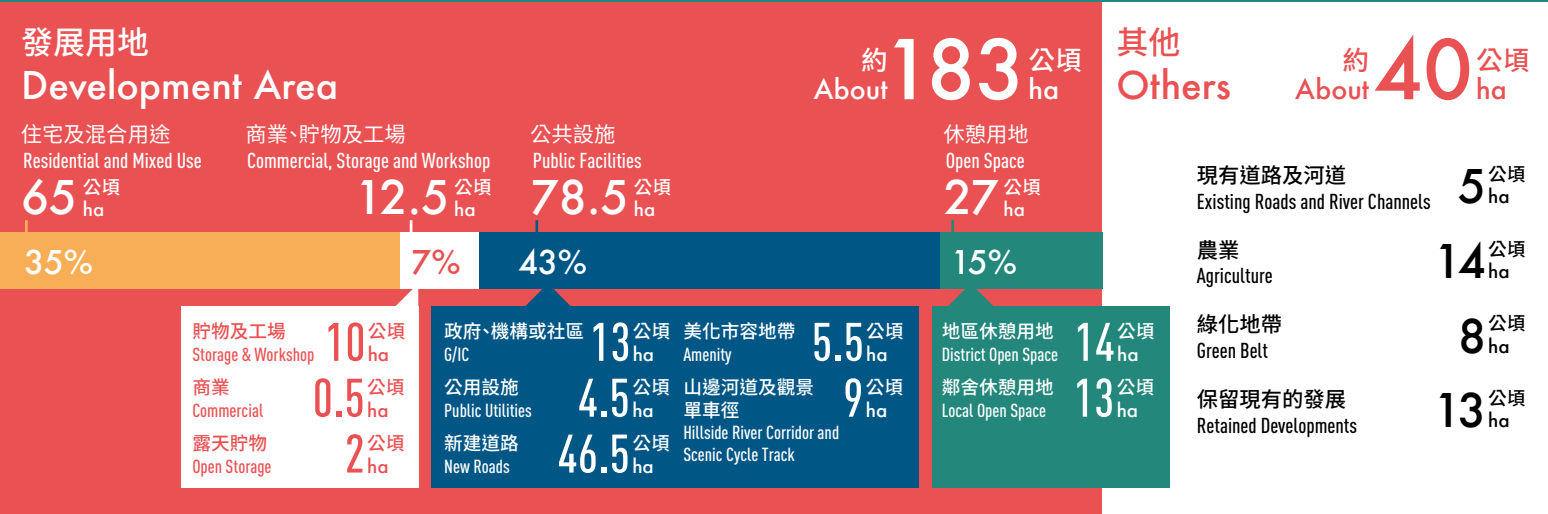


土地用途分佈

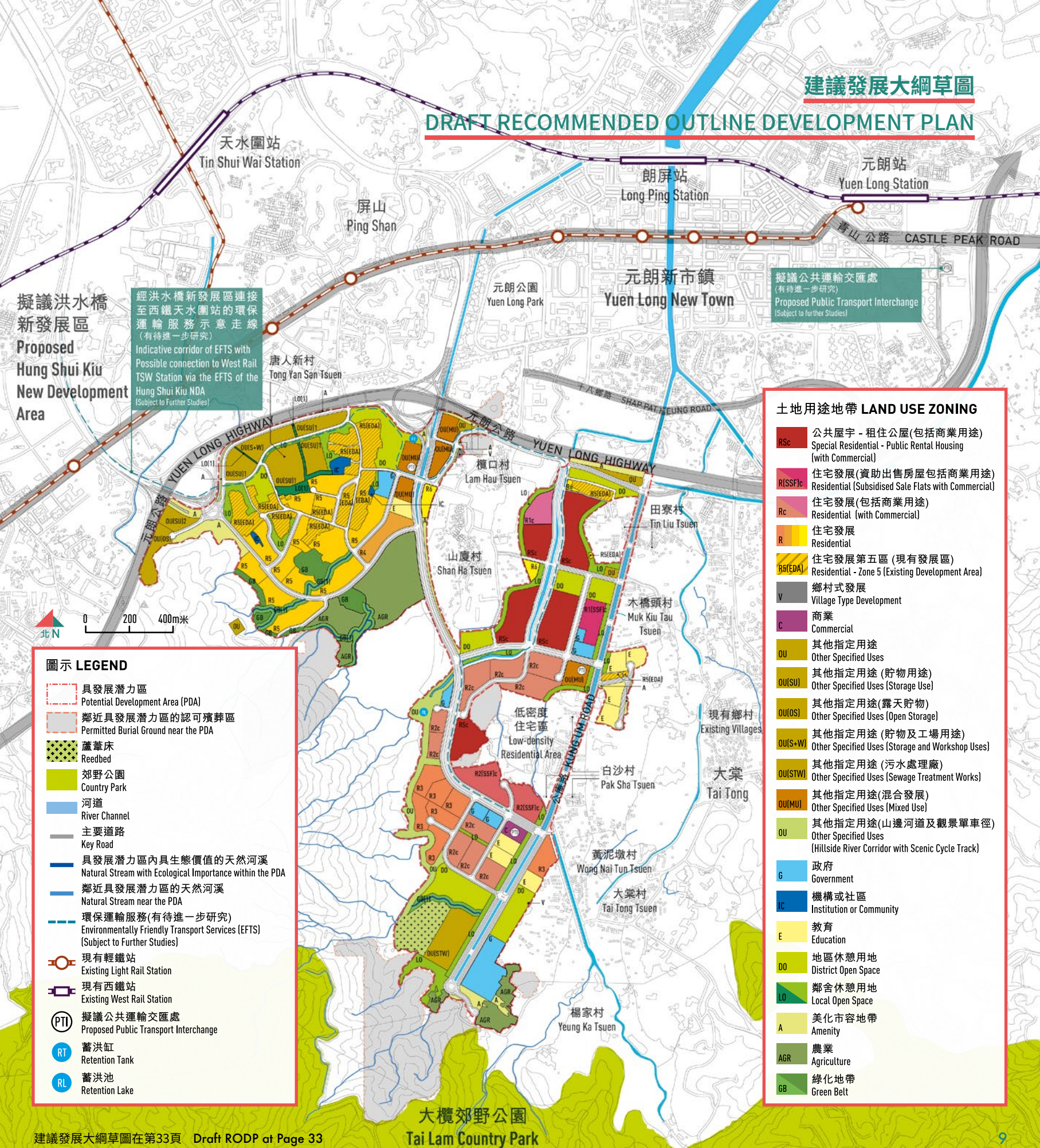
LAND USE BUDGET

具發展潛力區總面積
Total PDA Area

約 223 公頃
About ha



DRAFT RECOMMENDED OUTLINE DEVELOPMENT PLAN



擬議洪水橋
新發展區
Proposed
Hung Shui Kiu
New Development
Area

經洪水橋新發展區連接
至西鐵天水圍站的環境
運輸服務示意走線
(有待進一步研究)
Indicative corridor of EFTS with
Possible connection to West Rail
TSW Station via the EFTS of the
Hung Shui Kiu NDA
(Subject to Further Studies)

擬議公共運輸交匯處
(有待進一步研究)
Proposed Public Transport Interchange
(Subject to further Studies)

土地用途地帶 LAND USE ZONING

- RS** 公共屋宇 - 租住公屋(包括商業用途)
Special Residential - Public Rental Housing
(with Commercial)
- R(SSF)c** 住宅發展(資助出售房屋包括商業用途)
Residential (Subsidised Sale Flats with Commercial)
- Rc** 住宅發展(包括商業用途)
Residential (with Commercial)
- R** 住宅發展
Residential
- RS(EDA)** 住宅發展第五區(現有發展區)
Residential - Zone 5 (Existing Development Area)
- V** 鄉村式發展
Village Type Development
- C** 商業
Commercial
- OU** 其他指定用途
Other Specified Uses
- OU(SU)** 其他指定用途(貯物用途)
Other Specified Uses (Storage Use)
- OU(OS)** 其他指定用途(露天貯物)
Other Specified Uses (Open Storage)
- OU(S+W)** 其他指定用途(貯物及工場用途)
Other Specified Uses (Storage and Workshop Uses)
- OU(STW)** 其他指定用途(污水處理廠)
Other Specified Uses (Sewage Treatment Works)
- OU(MU)** 其他指定用途(混合發展)
Other Specified Uses (Mixed Use)
- OU** 其他指定用途(山邊河道及觀景單車徑)
Other Specified Uses (Hillside River Corridor with Scenic Cycle Track)
- G** 政府
Government
- IC** 機構或社區
Institution or Community
- E** 教育
Education
- DO** 地區休憩用地
District Open Space
- LO** 鄰舍休憩用地
Local Open Space
- A** 美化市容地帶
Amenity
- AGR** 農業
Agriculture
- GB** 綠化地帶
Green Belt

圖示 LEGEND

- PDA** 具發展潛力區
Potential Development Area (PDA)
- PBG** 鄰近具發展潛力區的認可殯葬區
Permitted Burial Ground near the PDA
- Reedbed** 蘆葦床
- Country Park** 郊野公園
- River Channel** 河道
- Key Road** 主要道路
- Natural Stream with Ecological Importance within the PDA** 具發展潛力區內具生態價值的天然河溪
- Natural Stream near the PDA** 鄰近具發展潛力區的天然河溪
- EFTS** 環境運輸服務(有待進一步研究)
Environmentally Friendly Transport Services (EFTS)
(Subject to Further Studies)
- Existing Light Rail Station** 現有輕鐵站
- Existing West Rail Station** 現有西鐵站
- Proposed Public Transport Interchange** 擬議公共運輸交匯處
- Retention Tank** 蓄洪缸
- Retention Lake** 蓄洪池

規劃概念及城市設計大綱

Planning Concept and Urban Design Framework

考慮到元朗南獨特的地理背景及周邊自然和鄉郊特色，我們為這新市鎮擴展部分制定了規劃概念及城市設計大綱，促進城、鄉及自然共融。

A planning concept and urban design framework is formulated with regard to the unique geographical context of Yuen Long South and its surrounding natural and rural character. This new town extension will display planning and urban design promoting urban, rural and nature integration.

住宅社區

RESIDENTIAL COMMUNITY

建議在這新市鎮擴展部分提供三種不同發展密度的住宅區，鄰近元朗新市鎮地區的發展密度為最高；而鄰近大欖郊野公園及唐人新村現有低密度住宅區，發展密度則較低。

Three residential communities of different development intensities are proposed in the new town extension. The one located near Yuen Long New Town has the highest development density, whereas those located near Tai Lam Country Park and the existing low-density residential neighbourhood at Tong Yan San Tsuen have a lower density.

就業帶

EMPLOYMENT BELT

為了善用鄰近公路網絡的優勢及減少對住宅區的環境影響，我們建議沿元朗公路劃設「就業帶」，作貯物及工場用途。

To utilise the close connection with highway network and reduce environmental impact on the residential neighbourhood, an “Employment Belt” is designated along Yuen Long Highway for storage and workshop uses.

田園地帶

GREEN ZONE

我們會保留唐人新村南面的常耕農地，並劃為「田園地帶」。

The active agricultural land in the south of Tong Yan San Tsuen would be preserved and designated as “Green Zone”.

主要活動中心

KEY ACTIVITY NODE

每個住宅區均提供一個設有公共運輸交匯處的主要活動中心，為區內提供商業、社區及公共運輸設施，其選址亦鄰近周邊鄉村，以同時照顧現有居民及元朗南未來居民需要。位於唐人新村交匯處的活動中心規劃為元朗南的門廊，提供地區休憩用地、社區設施及公共運輸交匯處，並直接連接至擬議的環保運輸服務（有待進一步研究）。

A key activity node with Public Transport Interchange (PTI) is provided at each residential community providing commercial, community and public transport facilities. They are also placed close to the adjacent existing villages to serve both the future residents of Yuen Long South and existing residents. The activity node near Tong Yan San Tsuen Interchange has been planned as a gateway to Yuen Long South. District Open Space, community facilities and a PTI would be provided, and with direct connection to the proposed EFTS (subject to further studies).

交通連接

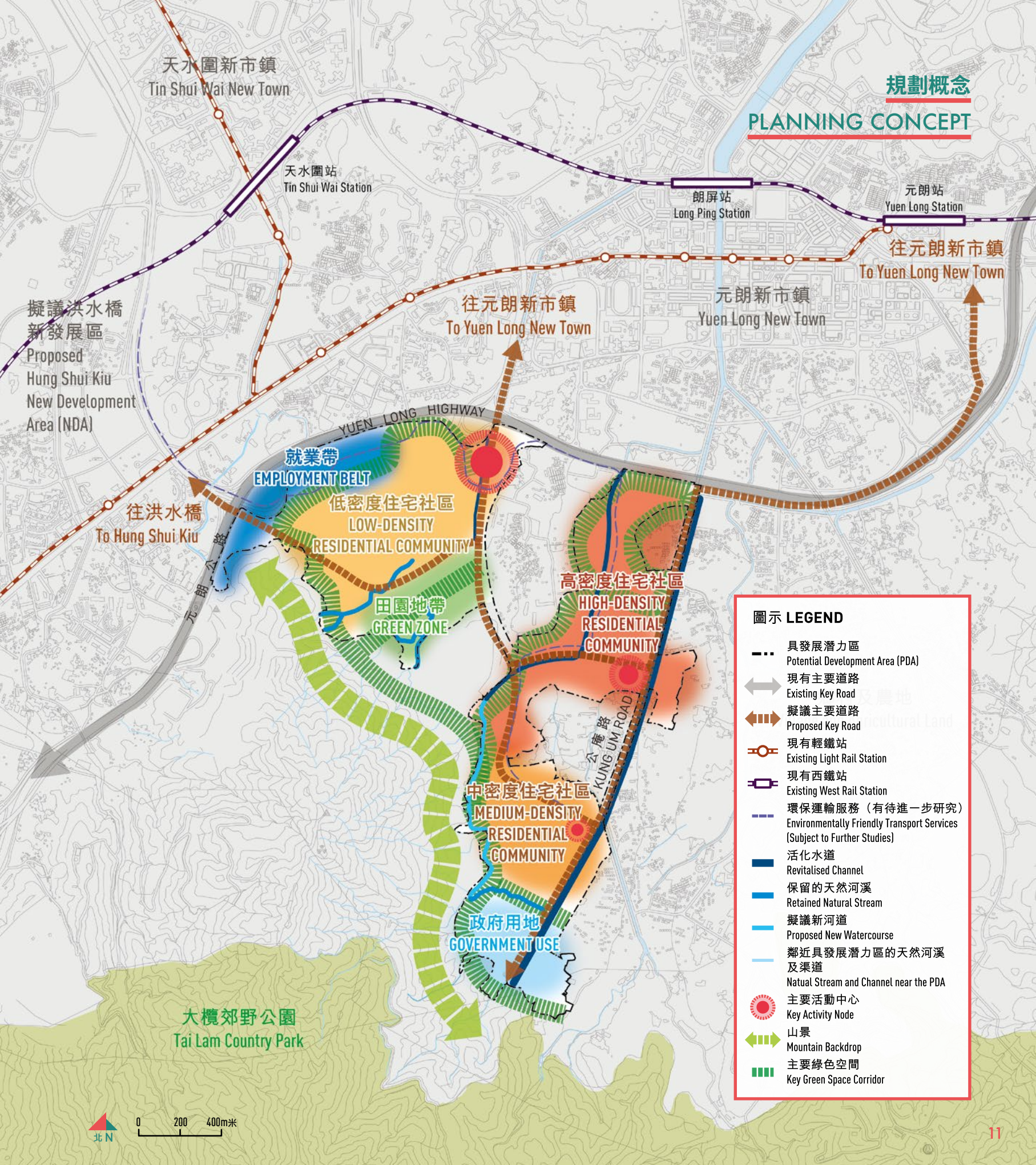
CONNECTIVITY

交通連接方面，我們在具發展潛力區規劃了全面的道路、行人及單車網絡及環保運輸服務（有待進一步研究）連接具發展潛力區至元朗新市鎮及洪水橋新發展區。

In terms of connectivity, comprehensive road, pedestrian and cycling network including the EFTS (subject to further studies) connecting the PDA to Yuen Long New Town and Hung Shui Kiu NDA have been planned.

規劃概念

PLANNING CONCEPT



圖示 LEGEND

- 具發展潛力區
Potential Development Area (PDA)
- ← 現有主要道路
Existing Key Road
- 擬議主要道路
Proposed Key Road
- 現有輕鐵站
Existing Light Rail Station
- 現有西鐵站
Existing West Rail Station
- 環保運輸服務 (有待進一步研究)
Environmentally Friendly Transport Services (Subject to Further Studies)
- 活化水道
Revitalised Channel
- 保留的天然河溪
Retained Natural Stream
- 擬議新河道
Proposed New Watercourse
- 鄰近具發展潛力區的天然河溪及渠道
Natural Stream and Channel near the PDA
- 主要活動中心
Key Activity Node
- ◀▶ 山景
Mountain Backdrop
- 主要綠色空間
Key Green Space Corridor

天水圍新市鎮
Tin Shui Wai New Town

天水圍站
Tin Shui Wai Station

朗屏站
Long Ping Station

元朗站
Yuen Long Station

往元朗新市鎮
To Yuen Long New Town

元朗新市鎮
Yuen Long New Town

往元朗新市鎮
To Yuen Long New Town

擬議洪水橋
新發展區
Proposed
Hung Shui Kiu
New Development
Area (NDA)

往洪水橋
To Hung Shui Kiu

就業帶
EMPLOYMENT BELT

YUEN LONG HIGHWAY

低密度住宅社區
LOW-DENSITY
RESIDENTIAL COMMUNITY

田園地帶
GREEN ZONE

高密度住宅社區
HIGH-DENSITY
RESIDENTIAL
COMMUNITY

中密度住宅社區
MEDIUM-DENSITY
RESIDENTIAL
COMMUNITY

政府用地
GOVERNMENT USE

公庵路
KUNG UM ROAD

大欖郊野公園
Tai Lam Country Park



0 200 400m

規劃概念及城市設計大綱

Planning Concept and Urban Design Framework

綠色空間網絡

在城市設計方面，我們將通過在具發展潛力區不同住宅社區內的休憩用地，連同保留的常耕農地、次生樹林及天然河溪，以及活化渠道及其他可持續排水措施，為具發展潛力區和周邊鄉村建立完善的綠色空間網絡，並連繫元朗新市鎮的綠色休憩用地。

可持續水道及單車徑

我們建議沿馬山山腳關設河道連同蓄洪設施及興建觀景單車徑，讓遊人欣賞河溪景觀，同時推廣單車旅遊。活化的元朗明渠、田村排水道和元朗（西）明渠，形成藍色網絡。沿這些活化的渠道/水道及擬議河道，我們會規劃沿河步行徑。這四條貫通具潛力發展區的河道將成為元朗南的特色。

觀景廊及通風廊

我們設計了兩條主要的觀景廊/通風廊，分別沿公庵路元朗明渠及沿馬山山邊穿越「田園地帶」。沿觀景廊/通風廊主要規劃作低矮發展及休憩用地，加強與元朗新市鎮和大欖郊野公園在視覺上的連繫，並改善空氣流通。

GREEN SPACE NETWORK

In terms of urban design, open space provided in different residential communities in the PDA is complemented by the preserved active agricultural land, secondary woodland and natural streams together with revitalised nullahs and other sustainable drainage initiatives to form a comprehensive green space network serving the PDA, surrounding villages and linking with the greenery in Yuen Long New Town.

SUSTAINABLE DRAINAGE INITIATIVES AND CYCLE TRACK

We have proposed to create a new watercourse along the hillside of Ma Shan with flood retention facilities and to provide scenic cycle track. Visitors could appreciate the watercourse and this would also promote cycling tour. The Yuen Long Nullah, Tin Tsuen Channel and Yuen Long (West) Nullah would be revitalised, forming a blue network. Along the revitalised nullah/water channels and proposed watercourse, Riverside Walking Trail has been planned. These four watercourses penetrating the PDA will form the special character of Yuen Long South.

VIEW CORRIDORS AND BREEZEWAYS

Two key view corridors / breezeways are identified, one along Kung Um Road Yuen Long Nullah and one along hillside of Ma Shan passing through the 'Green Zone'. Open space and low-rise uses are placed along these links to foster the visual linkage between Yuen Long New Town and Tai Lam Country Park, as well as to improve air ventilation.





圖示 LEGEND

- 具發展潛力區
Potential Development Area (PDA)
- ⇄ 現有主要道路
Existing Key Road
- 現有輕鐵站
Existing Light Rail Station
- 現有西鐵站
Existing West Rail Station
- 活化水道
Revitalised Channel
- 保留的天然河溪
Retained Natural Stream
- 擬議新河道及觀景單車徑
Proposed New Watercourse and Scenic Cycle Track
- 鄰近具發展潛力區的天然河溪及渠道
Natural Stream and Channel near the PDA
- 沿河步行徑及單車徑
Riverside Walking Trail and Cycle Track
- 主要觀景廊/通風廊
Key View Corridor / Breezeway
- 次要觀景廊/通風廊
Secondary View Corridor / Breezeway
- 主要活動中心
Key Activity Node
- 臨街零售
Retail Frontage
- 地區休憩用地
District Open Space
- 鄰舍休憩用地
Local Open Space
- 綠化地帶
Green Belt
- 美化市容地帶
Amenity Area
- 蘆葦床
Reedbed
- 農業
Agriculture
- 山景
Mountain Backdrop



0 200 400米

主要特色 MAIN FEATURES

1

照顧多元需要及建立活動中心 Accommodating Diversity and Creating Activity Nodes

街道活力及地區商業

STREET VIBRANCY AND LOCAL COMMERCIAL

三個「主要活動中心」會為各區內及周邊居民提供生活所需、購物及消閒的機會。住宅社區內會有零售商店及食肆，鼓勵街道商業活動，為區內帶來更多活力和生機。

Three “Key Activity Nodes” would serve the residents in different parts of the PDA and in the vicinity by providing living necessities, retail and leisure opportunities. Residential communities would have retail shops and restaurants. Street-level commercial activities are encouraged to add vibrancy and vitality to the area.



社區設施

COMMUNITY FACILITIES

規劃的基礎設施、社區及商業設施亦供現有居民及村民使用。

Existing residential and village communities could share use the planned infrastructure, community and commercial facilities.



善用棕地土地資源

UTILISATION OF LAND RESOURCES OF BROWNFIELD

預留用地作貯物及工業用途，並提供就業機會。視乎洪水橋新發展區的試點情況，探討發展多層工業大廈或其他善用土地的方式，容納部分受影響作業的可能性。我們亦預留彈性容納一些需要露天運作的作業。

Land is reserved for storage and workshop uses, as well as for job opportunities. Subject to the implementation of the pilot case in Hung Shui Kiu NDA, the feasibility of multi-storey industrial compounds or other land-efficient means will be explored to accommodate some of the affected brownfield operations. Flexibility for accommodating some operations requiring open-air setting has also been allowed for.

保留已發展住宅社區

RETAINING WELL-ESTABLISHED RESIDENTIAL COMMUNITIES

我們建議保留區內已發展的住宅社區。考慮到這些住宅社區的低密度發展特色，我們建議在其周邊規劃休憩用地或低密度用途，配合現有環境。

The clusters of well-established residential communities in the PDA are proposed to be retained. Considering their current low-density nature, open space or low-density uses are planned in the surroundings to complement the environment.

農業

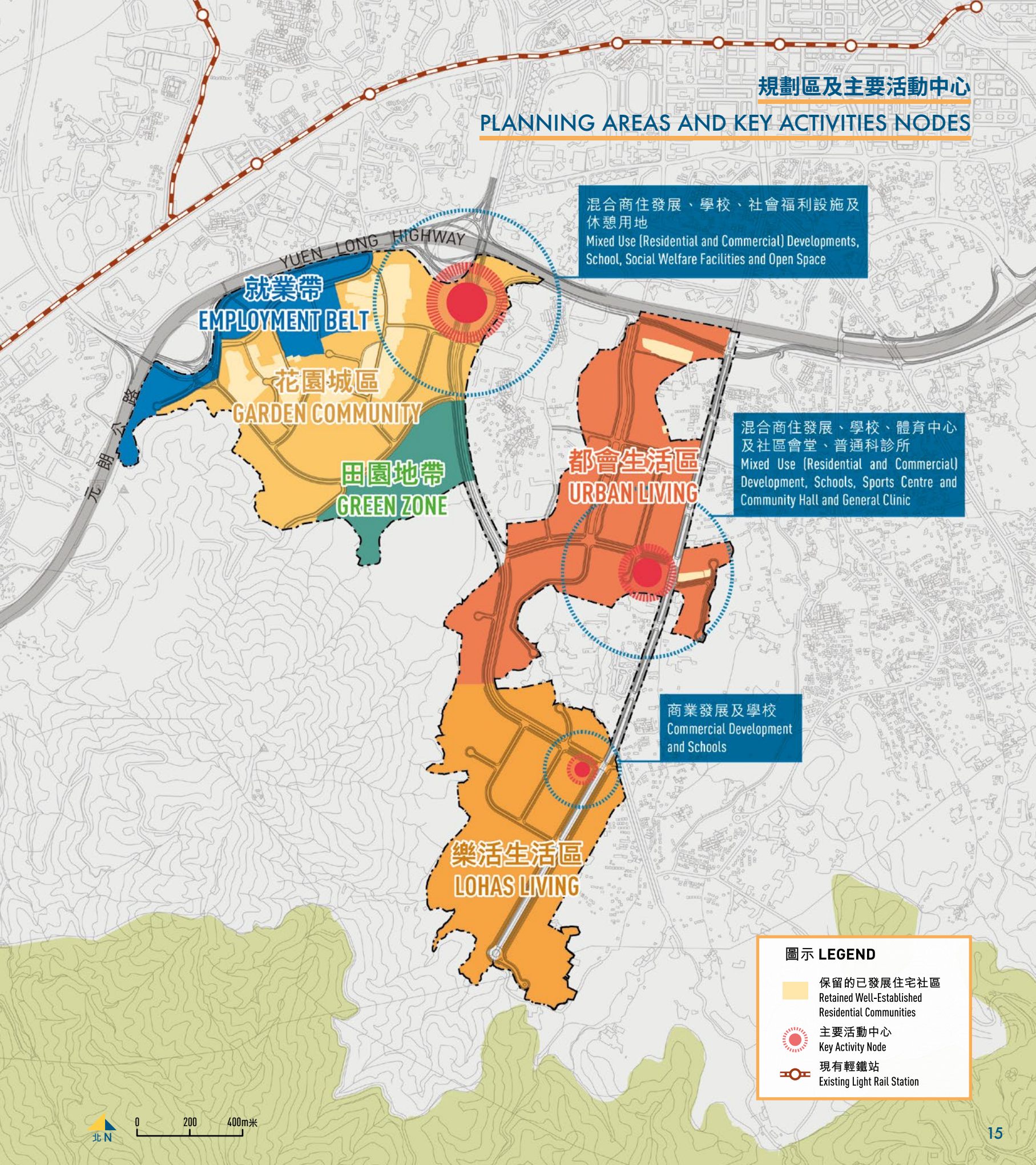
AGRICULTURE

我們會保留位於唐人新村南部的常耕農地及次生樹林，劃為「田園地帶」，展現元朗的鄉郊傳統。

The active agricultural land in the southern part of Tong Yan San Tsuen would be preserved. Joining with the preserved secondary woodland, the “Green Zone” is intended as a physical manifestation of the rural tradition of Yuen Long.

規劃區及主要活動中心

PLANNING AREAS AND KEY ACTIVITIES NODES



圖示 LEGEND

- 保留的已發展住宅社區
Retained Well-Established Residential Communities
- 主要活動中心
Key Activity Node
- 現有輕鐵站
Existing Light Rail Station

主要特色 MAIN FEATURES

2

加強特色及尊重周邊環境

Fostering Identity and Respecting Surrounding Environment

階梯式發展密度及高度輪廓

STEPPED DEVELOPMENT INTENSITY AND BUILDING HEIGHT PROFILE

為與元朗新市鎮、周邊地形環境及現有建築物融合，並配合區內的空氣流向，元朗南將採用階梯式的高度輪廓。靠近元朗新市鎮的建築物會較高，最高地積比率為5倍，以充分發揮其鄰近元朗新市鎮的優勢。往大欖郊野公園方向發展的建築物高度和密度逐步下調至2.4及4倍，以配合郊野公園的鄉郊特色。唐人新村門廊位置的地積比率會較高為3.5倍。考慮到唐人新村現有較為低矮的建築物，我們建議該區的地積比率為1及1.5倍，以配合現有住宅社區。

To encourage integration with Yuen Long New Town, the surrounding topography and existing buildings, and considering the air ventilation within the area, we recommend a stepped height profile for Yuen Long South. Taller buildings with a maximum plot ratio of 5 would be located closer to Yuen Long New Town to capitalise upon advantages of the New Town, while the height and density would gradually descend towards Tai Lam Country Park to complement the rural character of the Country Park with a reduced plot ratios of 2.4 and 4. Development intensity of the gateway area of Tong Yan San Tsuen would be higher with plot ratio of 3.5. As existing buildings in Tong Yan San Tsuen are low-rise in nature, we recommend lower plot ratios of 1 and 1.5 for the area to complement the existing residential communities.

自然與建築環境融合

INTEGRATION WITH SURROUNDING ENVIRONMENT

由活化及新建河道/保育的天然河溪及綠色空間網絡交織而成的藍綠帶是城市結構的主要部份。連同「田園地帶」及山景，這些元素豐富元朗南的特色，讓自然與建築環境相融合。

The blue-green networks interwoven by the enlivened and new watercourses/ the preserved natural streams and the green space system form key part of the urban structure. Together with the “Green Zone” and the hillside landscape, they enrich the character of Yuen Long South with harmonious integration of natural and built environment.

Creating a Green Community



可持續水資源管理

SUSTAINABLE WATER MANAGEMENT

活化明渠

REVITALISING NULLAH

元朗明渠是元朗南的重要資源，我們建議覆蓋部分元朗明渠，預留足夠空間擴闊公庵路和僑興路至標準的雙線單程道路及綠化的行人徑，同時活化元朗明渠。連同沿明渠的休憩用地和園景設計，這些景觀將提升明渠的吸引力。除了元朗明渠外，我們亦同時建議活化區內的其他渠道，包括田村排水道及近唐人新村交匯處的元朗（西）明渠。

Yuen Long Nullah is an important feature of Yuen Long South. We propose to partially deck the Nullah to provide space for widening Kung Um Road and Kiu Hing Road to standard two-lane roads for oneway circulation and landscaped footpaths while revitalising the Nullah. Together with the open space and landscape design along the enhanced Nullah, this would make the Nullah more attractive. We propose to revitalise the other water channels within the area including Tin Tsuen Channel and the Yuen Long (West) Nullah near Tong Yan San Tsuen Interchange.

關設新河道、蓄洪設施及蘆葦床

CREATING NEW WATERCOURSE, FLOOD RETENTION FACILITIES AND REEDBED

我們建議沿馬山關設河道，新的河道將截取地面徑流，結合擬議蓄洪池，形成可持續的防洪措施。

我們會考慮在污水處理廠用地旁種植蘆葦床以進一步處理污水，藍綠基礎設施互相結合，彰顯環保建設。

New watercourse is proposed along the hillside of Ma Shan. By intercepting runoff together with the proposed retention lake, the new watercourse would also form a sustainable flood control measure.

A reedbed is located adjacent to the Sewage Treatment Works to further polish the treated effluent. This would integrate with the blue-green infrastructure system and provide opportunity for appreciation of the environmental initiatives.

保育天然河溪

PRESERVING NATURAL STREAM

區內有多條天然河溪，其中更發現有瀕危的本地特有蟹類物種。我們建議保留這些具高生態價值的天然河溪，並沿天然河溪劃設緩衝地帶。

There are several natural streams in the area where endangered endemic crab species are found. We recommend preserving those with high ecological value and providing buffer areas.

提供三級污水處理及使用再造水

PROVIDING TERTIARY LEVEL SEWAGE TREATMENT AND REUSING EFFLUENT

我們建議興建一座三級污水處理廠，容許循環再用已處理的污水，以盡量減少長距離污水排放的需要。我們亦會探討在區內使用再造水作非飲用用途如沖廁及灌溉。

A Sewage Treatment Works of tertiary treatment level is proposed allowing treated effluent to be polished for reuse, thus minimising the need for long-distance effluent export. The use of treated effluent for non-potable purposes such as toilet flushing and irrigation would also be explored for the area.



主要特色 MAIN FEATURES

3

營造綠色社區

Creating a Green Community



綠色交通

GREEN MOBILITY

完善的行人及單車網絡

COMPREHENSIVE PEDESTRIAN AND CYCLING NETWORK

發展區內會提供完善的行人及單車網絡連接洪水橋新發展區及元朗新市鎮，並設有配套設施，例如單車停泊處、行人過路設施、休憩處等，以鼓勵步行及使用單車。

A comprehensive pedestrian and cycling network connecting to Hung Shui Kiu NDA and Yuen Long New Town would be provided within the PDA with supporting facilities such as cycle parking areas, pedestrian crossing facilities and rest areas, etc. to encourage walking and cycling.



為環保運輸服務預留走廊

RESERVE FOR POSSIBLE ENVIRONMENTALLY FRIENDLY TRANSPORT SERVICES

我們已劃設擬議的環保運輸服務的預留走廊（有待進一步研究），以連接洪水橋新發展區內的環保運輸服務，並減少元朗南內道路交通量和碳排放。

The reserved corridor for the proposed EFTS (subject to further studies) has been delineated, which would connect with the EFTS at Hung Shui Kiu NDA and minimise road traffic and carbon emission within Yuen Long South.



低碳運輸科技

LOW CARBON TRANSPORT TECHNOLOGIES

我們會探討在元朗南使用低碳運輸科技，如電動車輛及使用生化柴油的公共交通工具。

The use of low-carbon transport technologies such as electricity vehicles and bio-diesel public transport would be explored for Yuen Long South.





固體廢物管理 SOLID WASTE MANAGEMENT

我們建議通過採用廢物管理計劃，如自動廢物收集系統及源頭分類可回收物料，減少產生及處置都市固體廢物。

Waste management plan would be adopted, such as automatic refuse collection system and source separation of recyclables, to minimise the generation and disposal of municipal solid waste.



綠色空間網絡 GREEN SPACE NETWORK

元朗南將提供不同動態及靜態康樂活動的休憩用地。休憩用地網絡會同時結合保留的常耕農地、次生樹林、河溪、活化渠道、綠色排水措施、自然景觀及南面的山景。這些綠色空間網絡結合行人及單車網絡讓居民和遊客作康樂活動及欣賞景觀。

此外，元朗南毗鄰大欖郊野公園。建議提供觀景單車徑及綠色空間網絡，將有助推廣健康生活及城鄉共融。

Open spaces with various active and passive recreational functions would be provided in Yuen Long South. The open space network is complemented with preserved active agricultural land, preserved secondary woodland, stream courses, revitalised nullahs and green drainage initiatives as well as natural landscape features and the mountain greenery in the south. This green space network together with the pedestrian and cycling network would provide opportunities for residents and visitors for enjoying recreation and landscape amenity.

Moreover, Yuen Long South is located adjacent to Tai Lam Country Park. A scenic cycle track is proposed. The green space network would help promote healthy living and urban-rural integration.



環保節能 ENERGY SAVING

節能建築 ENERGY EFFICIENT BUILDING

我們會鼓勵採用節能建築設計，包括使用再生及低碳的建築物料。其中，我們建議於擬議的政府維修中心採用綠色建築設計，以彰顯政府設施採用的綠色措施。

Energy efficient building design would be encouraged including the use of recycled and low embodied-carbon construction materials. In particular, green building design and green initiatives are proposed for the government depots for appreciation of the green initiatives at government facilities.

再生能源 RENEWABLE ENERGY

我們會研究使用再生能源，如太陽能熱水及光伏技術，以減少碳排放。

Potential use of renewable energy such as solar water heating and photovoltaic technology would be explored for carbon reduction.



主要特色 MAIN FEATURES

4 改善交通連接 Improving Connectivity



區內道路 INTERNAL ROADS

- 1 改善唐人新村交匯處及天水圍（西）交匯處，提供更多出入元朗南的接駁口
Improve Tong Yan San Tsuen Interchange and Tin Shui Wai West Interchange by providing more access to and from Yuen Long South
- 2 擴闊及提升公庵路及僑興路至標準雙線單程道路，方便疏導交通
Widen and upgrade Kung Um Road and Kiu Hung Road as standard two-lane roads for one-way circulation to facilitate traffic flow
- 3 興建一條南北向的雙程新道路，作為具發展潛力區的主要道路，連接唐人新村及公庵路旁一帶
Construct a new dual carriageway as the main road running in a north-south direction through the PDA and connecting Tong Yan San Tsuen with the area along Kung Um Road



區外連接 EXTERNAL CONNECTIONS

- 4 經洪水橋新發展區連接至西鐵天水圍站的環保運輸服務（有待進一步研究）
EFTS with possible connection to West Rail Tin Shui Wai Station via the Hung Shui Kiu NDA (subject to further studies)
- 5 新的道路連接至西鐵元朗站一帶
A new road connecting to the area near the West Rail Yuen Long Station
- 6 更多道路接駁口以改善與周邊鄉村的連接
More road junctions to improve connection with surrounding villages
- PTI 位於區內/外不同位置的公共運輸交匯處會提供小巴、接駁巴士及長途巴士服務
PTIs at different locations within/outside the area, providing minibuss, shuttle or feeder bus services and long haul bus services
- 可能的策略性公路連接洪水橋新發展區至市區及一條可能連接洪水橋新發展區及屯門西繞道的公路（最新的走線由屯門至赤鱗角連接路至青田路），以應付新界西北地區預計的新增交通量，當中包括元朗南

Possible new strategic highway connecting the Hung Shui Kiu NDA with the urban area and a possible highway connecting the Hung Shui Kiu NDA with the proposed Tuen Mun Western Bypass (which latest alignment is from Tuen Mun-Chek Lap Kok Link to Tsing Tin Road) to cope with the anticipated traffic growth in the Northwest New Territories, including Yuen Long South



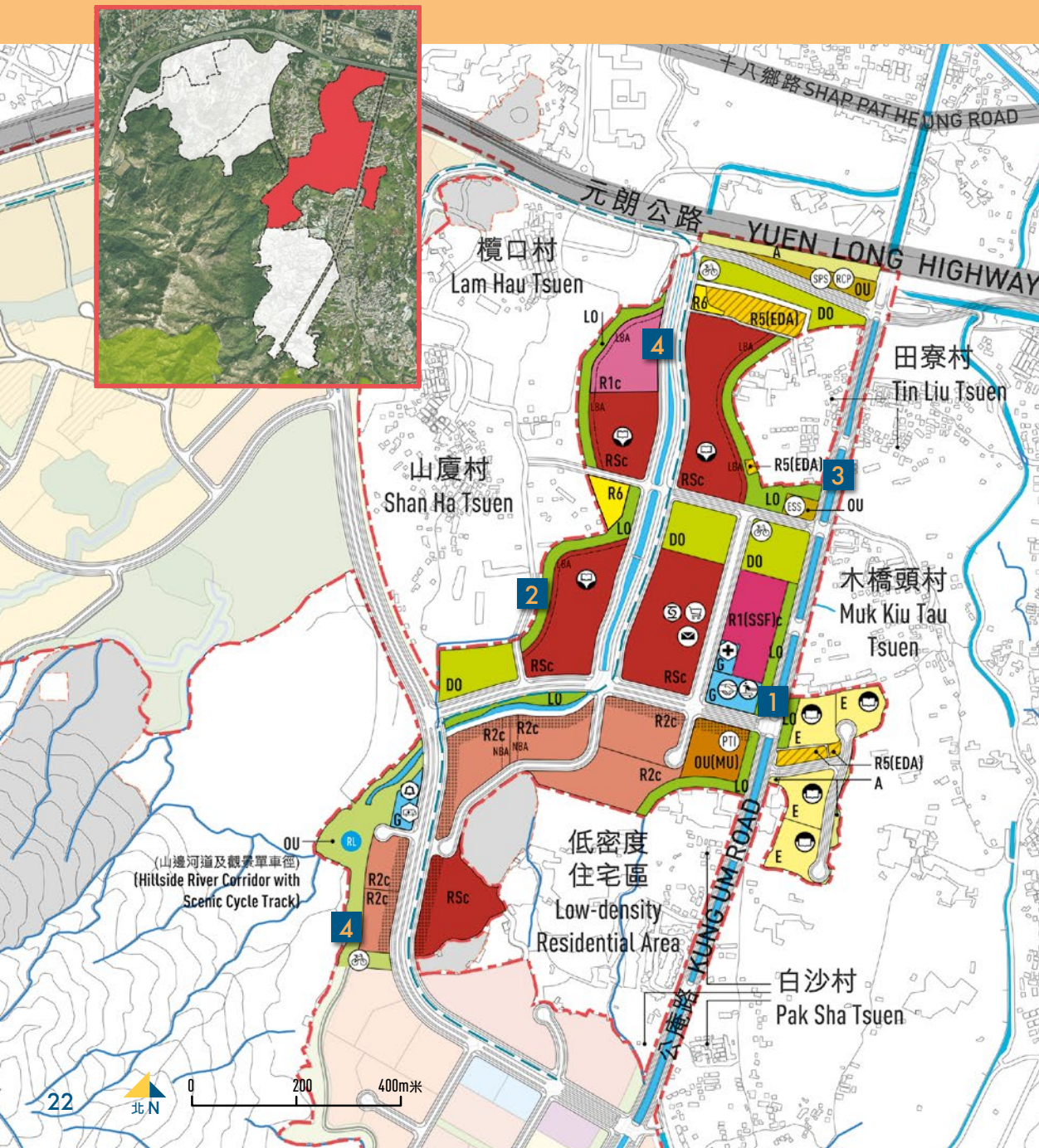


五個規劃區 FIVE PLANNING AREAS

都會生活區
Urban Living

「都會生活區」是元朗南最近元朗新市鎮的社區，建議規劃作中至高密度住宅社區，提供各種社區及商業設施，包括街舖，為未來居民提供服務之餘，亦照顧元朗新市鎮及周邊鄉村居民的需要。

The 'Urban Living' Planning Area is the community in Yuen Long South located closest to Yuen Long New Town and is therefore planned as a medium to high-density residential community. With the provision of different community and commercial facilities including street-front shops, it would serve population of Yuen Long South, as well as Yuen Long New Town and adjacent villages.



圖示 LEGEND

- 具發展潛力區
Potential Development Area (PDA)
- 鄰近具發展潛力區的認可墳葬區
Permitted Burial Ground near the PDA
- 臨街零售
Retail Frontage
- 河道
River Channel
- 主要道路
Key Road
- 鄰近具發展潛力區的天然河溪
Natural Stream near the PDA
- 環保運輸服務(有待進一步研究)
Environmentally Friendly Transport Services (EFTS)
(Subject to Further Studies)
- 普通科診所
General Clinic
- 社會福利設施
Social Welfare Facility
- 區消防局及救護站
Divisional Fire Station and Ambulance Depot
- 幼稚園
Kindergarten
- 小學
Primary School
- 郵局
Post Office
- 街市
Market
- 單車停放處
Cycle Parking Area
- 社區會堂
Community Hall
- 體育中心
Sports Centre
- 污水抽水站
Sewage Pumping Station
- 電力支站
Electricity Substation
- 垃圾收集站
Refuse Collection Point
- 擬議公共運輸交匯處
Proposed Public Transport Interchange
- NBA 非建築用地
Non Building Area
- LBA 低矮建築帶
Low Building Area
- RL 蓄洪池
Retention Lake

土地用途地帶 LAND USE ZONING

- RSc 公共屋宇 - 租住公屋 (包括商業用途)
Special Residential - Public Rental Housing
(with Commercial)
- R1(SSF)c 住宅發展密度第一區
(資助出售房屋包括商業用途)
Residential - Zone 1
(Subsidised Sale Flats with Commercial)
- R1c 住宅發展密度第一區 (包括商業用途)
Residential - Zone 1 (with Commercial)
- R2c 住宅發展密度第二區 (包括商業用途)
Residential - Zone 2 (with Commercial)
- R5(EDA) 住宅發展密度第五區 (現有發展區)
Residential - Zone 5 (Existing Development Area)
- R6 住宅發展密度第六區
Residential - Zone 6
- OU(MU) 其他指定用途(混合發展)
Other Specified Uses (Mixed Use)
- OU 其他指定用途
Other Specified Uses
- OU 其他指定用途(山邊河道及觀景單車徑)
Other Specified Uses
(Hillside River Corridor with Scenic Cycle Track)
- G 政府
Government
- E 教育
Education
- DO 地區休憩用地
District Open Space
- LO 鄰舍休憩用地
Local Open Space
- A 美化市容地帶
Amenity

- 1 建議在區內中心位置劃為主要活動中心，包括體育中心和社區會堂，以及商業用途及公共運輸交匯處。診所亦位於活動中心附近。

An activity node comprising sports centre, community hall, commercial uses and a PTI is planned at the central location of the community. A clinic would also be provided near the node.

- 2 沿規劃區建立完善休憩空間網絡，連貫住宅用地及現有鄉村社區，並作為區內的觀景廊／通風廊／緩衝帶。建議在住宅用地內劃定「低矮建築帶」，作為與鄰接鄉村的緩衝。

A comprehensive open space network would run through the Planning Area linking up the residential sites and the existing village communities. They are also view corridors/breezeways/buffer areas. "Low building areas" are designated in the residential zones to function as buffer to the adjacent villages.

- 3 覆蓋部分元朗明渠以擴闊道路及興建綠化的行人道。建議將明渠活化、與城市及景觀設計融合。

Yuen Long Nullah would be partially decked for road widening and provision of landscaped footpaths. The nullahs would be revitalised and integrated in the urban design and landscape framework.

- 4 建議活化田村排水道及規劃成沿河步行徑及設置單車徑，並可向南延伸至「樂活生活區」的擬議沿山河道。

The revitalised Tin Tsuen Channel would be enhanced as Riverside Walking Trail with cycle track, which could be extended southwards to the proposed hillside river in the 'LOHAS Living' Planning Area.



地積比率 Plot Ratio

住宅 Residential **4-5** 混合用途 Mixed Use **3.5**

人口 Population

約 About **54,400**

公私營房屋 Private and Public Housing

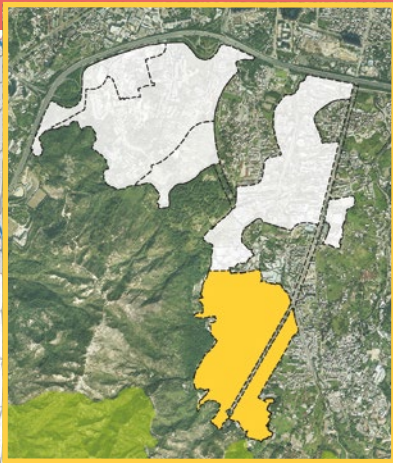
私人房屋 Private Housing 公營房屋 Public Housing
約 About **4,600** 約 About **13,500**

五個規劃區 FIVE PLANNING AREAS

樂活生活區
LOHAS Living

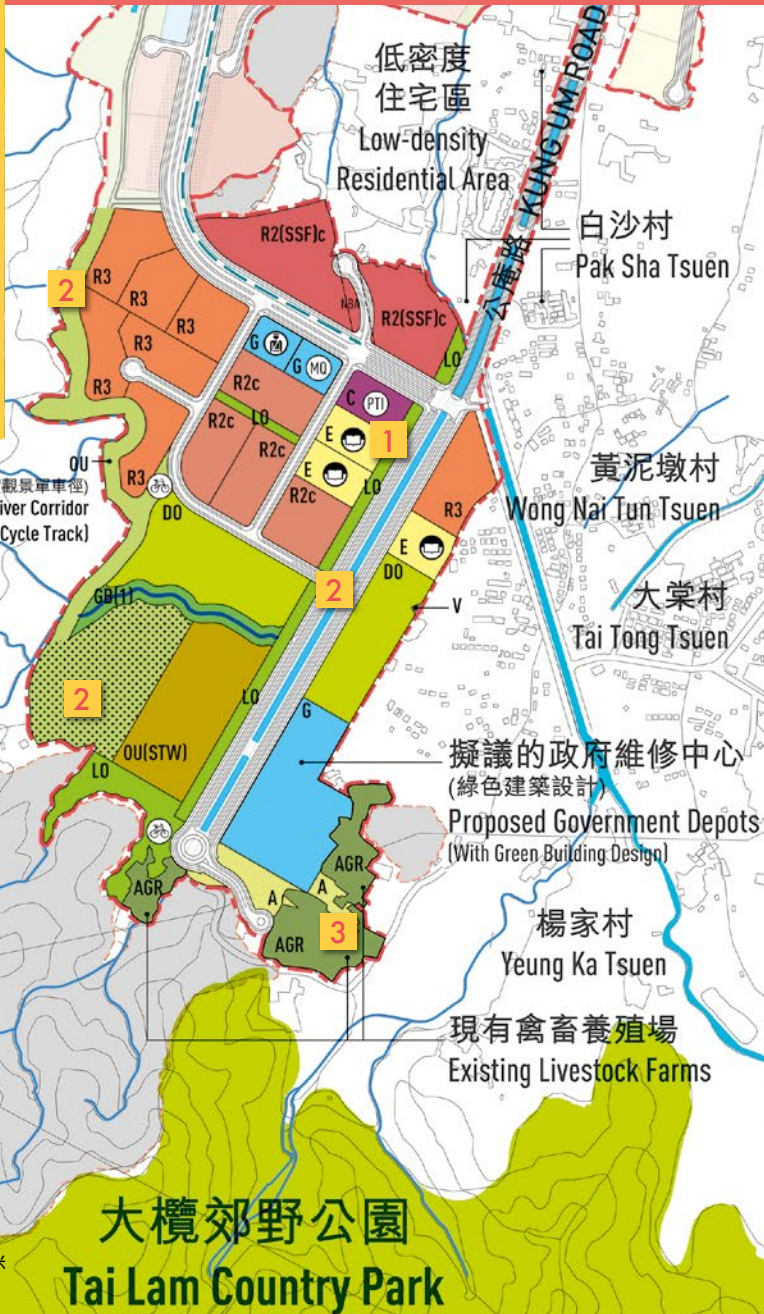
「樂活生活區」位於大欖郊野公園的附近，鄰接山坡及鄉村式居所，計劃提供中密度居住環境。並建議善用區內的自然景觀，沿山邊興建觀景單車徑，及創造新的河道，蓄洪池及蘆葦床並保留天然河溪，豐富元朗南的特色及促進城、鄉及自然共融，吸引居民及遊客。

Located near Tai Lam Country Park and surrounded by hill slopes and village settlements, the 'LOHAS Living' Planning Area is planned to be a medium-density living environment. Capitalising on natural landscape in the surroundings, a scenic cycle track, new watercourse, retention lake and reedbed are proposed. Besides, the natural stream would be preserved. These would enrich the character of Yuen Long South and promote urban, rural and nature integration, attracting both residents and visitors.



馬山(公庵山)
Ma Shan (Kung Um Shan)

(山邊河道及觀景單車徑)
(Hillside River Corridor
with Scenic Cycle Track)



圖示 LEGEND

- 具發展潛力區
Potential Development Area (PDA)
- 鄰近具發展潛力區的認可殯葬區
Permitted Burial Ground near the PDA
- 蘆葦床
Reedbed
- 郊野公園
Country Park
- 河道
River Channel
- 主要道路
Key Road
- 具發展潛力區內具生態價值的天然河溪
Natural Stream with Ecological Importance within the PDA
- 鄰近具發展潛力區的天然河溪
Natural Stream near the PDA
- 環保運輸服務(有待進一步研究)
Environmentally Friendly Transport Services (EFTS)
(Subject to Further Studies)
- 小學
Primary School
- 區警署
District Police Station
- 已婚人員宿舍
Married Quarters
- 單車停放處
Cycle Parking Area
- 擬議公共運輸交匯處
Proposed Public Transport Interchange
- NBA 非建築用地
Non Building Area

土地用途地帶 LAND USE ZONING

- R2(SSF)c 住宅發展密度第二區
(資助出售房屋包括商業用途)
Residential - Zone 2
(Subsidised Sale Flats with Commercial)
- R2c 住宅發展密度第二區(包括商業用途)
Residential - Zone 2 (with Commercial)
- R3 住宅發展密度第三區
Residential - Zone 3
- V 鄉村式發展
Village Type Development
- C 商業
Commercial
- OU(STW) 其他指定用途(污水處理廠)
Other Specified Uses (Sewage Treatment Works)
- OU 其他指定用途(山邊河道及觀景單車徑)
Other Specified Uses
(Hillside River Corridor with Scenic Cycle Track)
- G 政府
Government
- E 教育
Education
- DO 地區休憩用地
District Open Space
- LO 鄰舍休憩用地
Local Open Space
- A 美化市容地帶
Amenity
- AGR 農業
Agriculture
- GB(1) 綠化地帶 (1)
Green Belt (1)

- 1 商業中心將包括一個公共運輸交匯處以服務周邊社區、學校及鄉村。

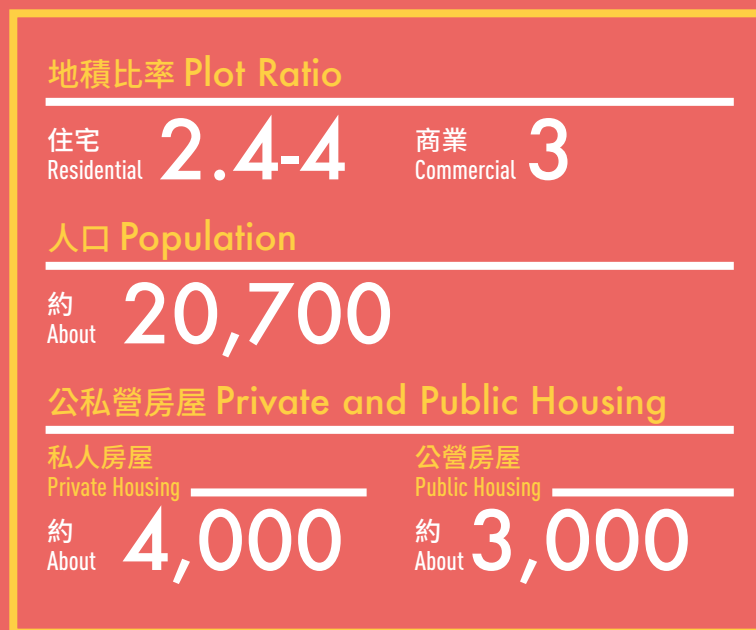
The commercial centre would include a PTI to serve the community, schools and villages.

- 2 建議全面活化元朗明渠的南段，並沿明渠提供觀景行人道及單車徑，連同各種的可持續排水措施，包括沿山河道、蘆葦床及休憩用地網絡，連繫周邊的鄉郊及自然景觀和大欖郊野公園。

The southern section of Yuen Long Nullah would be fully revitalised with scenery walkways and cycle track alongside. This, together with various sustainable drainage initiatives including hillside river and reedbed, would join the open space network approaching the rural and natural landscape and the Tai Lam Country Park in the surroundings.

- 3 設置擬議污水處理廠及預留土地作政府維修中心（採用綠色建築設計），並將位於南面邊緣的現有禽畜養殖場劃為「農業」用地（需就禽畜養殖場進行詳細評估，然而，此建議是否可行亦要視乎所須的環境緩解措施及其實施可行性，以符合《環境影響評估條例》）。

The proposed Sewage Treatment Works would be provided and an area would be reserved for Government Depots (with green building design). The existing livestock farms located at the southern fringe area would be zoned “Agriculture” (the feasibility of this proposal will be subject to detailed assessment for compliance with Environmental Impact Assessment (EIA) Ordinance in respect of the environmental mitigation measures and their feasibility of implementation).

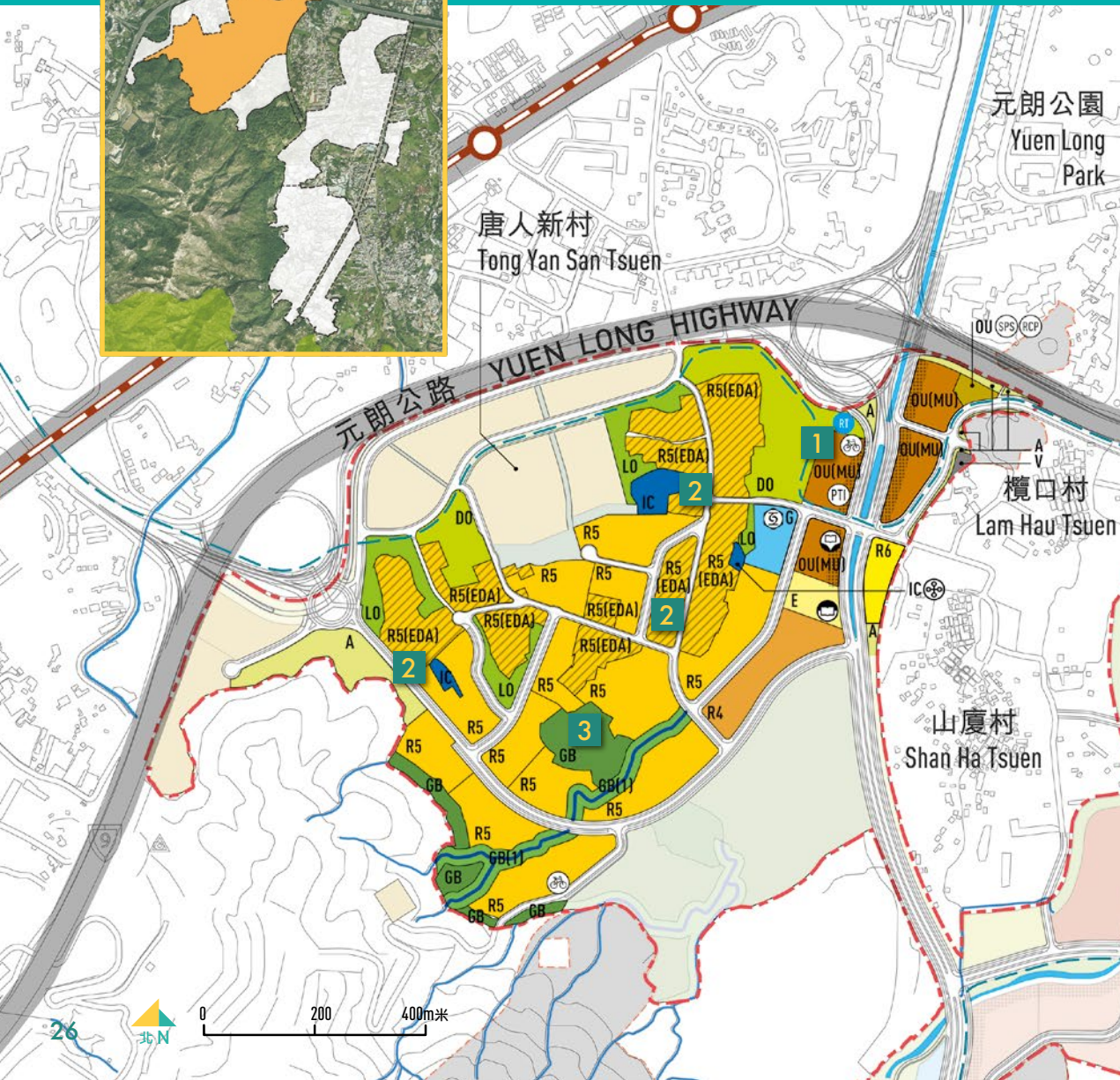
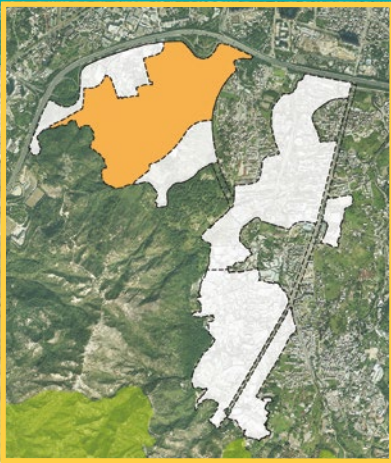


五個規劃區 FIVE PLANNING AREAS

花園城區
Garden Community

考慮到唐人新村區內現有的低密度住宅社區，建議規劃為「花園城區」作低密度發展。連同南面「田園地帶」保留的大面積常耕農地，營造在園林和綠蔭中居住的氣氛。另外，考慮到唐人新村交匯處的便捷交通連接，建議該位置可作混合發展，再加上擬議的公共運輸交匯處及環保運輸服務站點，這裡將成為元朗南的門廊。

Against the existing low-density residential communities at Tong Yan San Tsuen, the 'Garden Community' Planning Area is planned to be a low-density development. This low-density living environment together with the 'Green Zone' with large area of active agricultural land preserved at the southern part help foster an ambience of garden city embraced in greenery. Mixed use development is recommended near Tong Yan San Tsuen Interchange. With good accessibility and provision of PTI and EFTS station, the mixed use development area is expected to become the gateway of Yuen Long South.



圖示 LEGEND

- 具發展潛力區
Potential Development Area (PDA)
- 鄰近具發展潛力區的認可殯葬區
Permitted Burial Ground near the PDA
- 臨街零售
Retail Frontage
- 河道
River Channel
- 主要道路
Key Road
- 具發展潛力區內具生態價值的天然河溪
Natural Stream with Ecological Importance within the PDA
- 鄰近具發展潛力區的天然河溪
Natural Stream near the PDA
- 環保運輸服務(有待進一步研究)
Environmentally Friendly Transport Services (EFTS)
(Subject to Further Studies)
- 現有輕鐵站
Existing Light Rail Station
- 歷史建築物
Historic Building
- 社會福利設施
Social Welfare Facility
- 幼稚園
Kindergarten
- 小學
Primary School
- 單車停放處
Cycle Parking Area
- 污水抽水站
Sewage Pumping Station
- 垃圾收集站
Refuse Collection Point
- 擬議公共運輸交匯處
Proposed Public Transport Interchange
- 蓄洪缸
Retention Tank

土地用途地帶 LAND USE ZONING

- R4 住宅發展密度第四區
Residential - Zone 4
- R5 住宅發展密度第五區
Residential - Zone 5
- R5(EDA) 住宅發展密度第五區 (現有發展區)
Residential - Zone 5 (Existing Development Area)
- R6 住宅發展密度第六區
Residential - Zone 6
- V 鄉村式發展
Village Type Development
- OU(MU) 其他指定用途(混合發展)
Other Specified Uses (Mixed Use)
- OU 其他指定用途
Other Specified Uses
- G 政府
Government
- IC 機構或社區
Institution or Community
- E 教育
Education
- DO 地區休憩用地
District Open Space
- LO 鄰舍休憩用地
Local Open Space
- A 美化市容地帶
Amenity
- GB 綠化地帶
Green Belt
- GB(1) 綠化地帶 (1)
Green Belt (1)

- 1 商業中心將規劃為元朗南發展的門廊，提供混合式用途發展及地區休憩用地。社會福利設施及學校亦設於附近。

The commercial node is planned as gateway of the Yuen Long South development with mixed use developments and district open space. Social welfare facilities and school would be provided there.

- 2 盡量保留已發展的住宅社區及宗教機構。

Well-established residential communities and religious institutions would be retained as far as possible.

- 3 圍繞「花園城區」提供一系列的休憩用地及綠化特色，包括次生樹林和天然河溪及美化市容地帶，展示這個規劃區的主題。

Enriching the 'Garden Community', a series of open space and greening features comprising preserved secondary woodland and natural stream and amenity are proposed highlighting the theme of the Planning Area.

地積比率 Plot Ratio

住宅 Residential 1-1.5 混合用途 Mixed Use 3.5

人口 Population

約 About 7,600

私人房屋 Private Housing

約 About 2,600



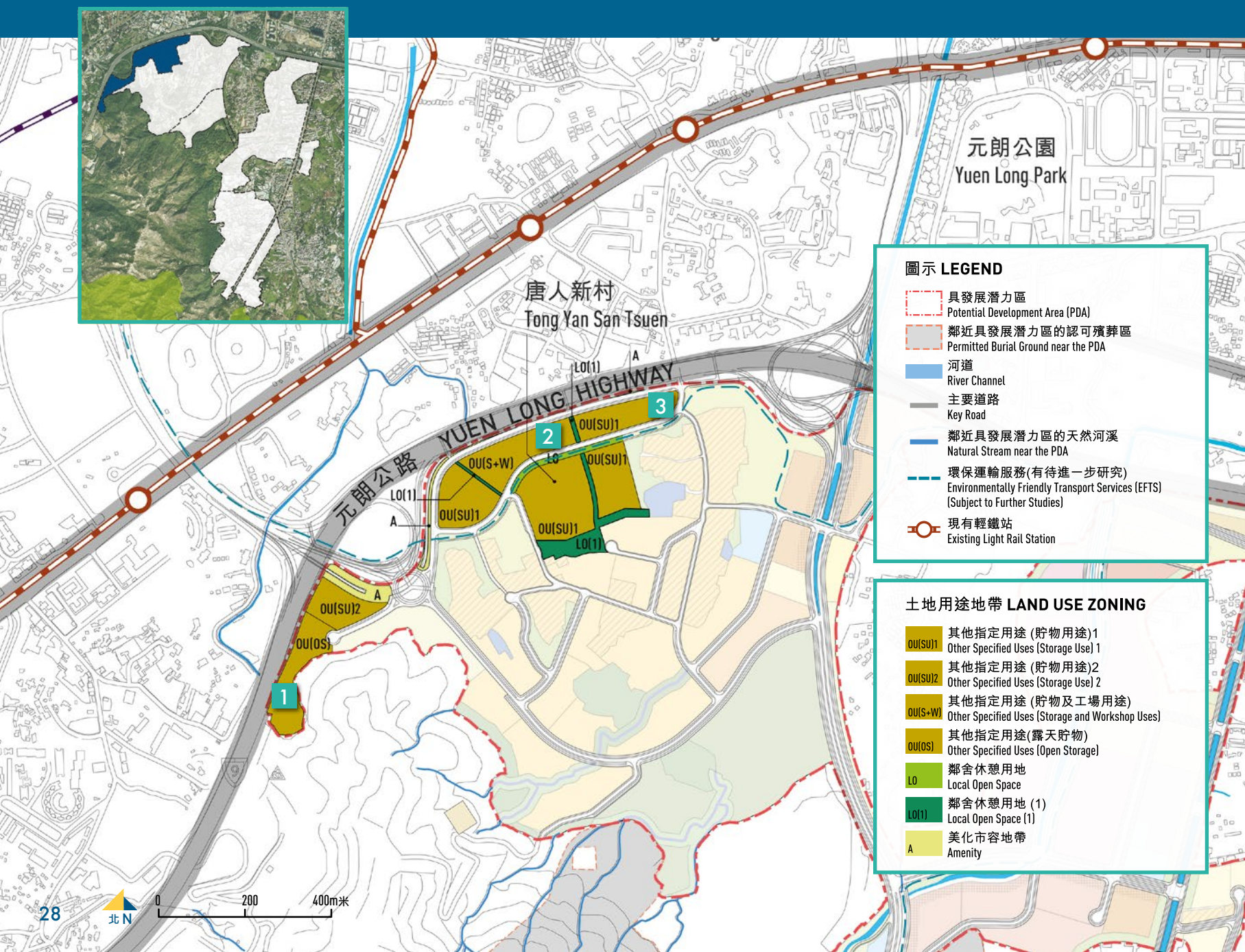
五個規劃區 FIVE PLANNING AREAS

就業帶

Employment Belt

善用鄰近公路網絡的優勢，建議沿元朗公路劃設「就業帶」，選址可方便車輛連接至公路及分隔貨運車輛。以善用土地為前提下，視乎洪水橋新發展區的試點情況，探討採用多層工業大廈或其他有效運用土地的方式，整合土地以容納經濟作業。

Taking advantage of the close connection with the highway network, an “Employment Belt” is recommended along Yuen Long Highway where the area is easily accessible to the highway and allows segregation of freight traffic. With the premises of better land utilisation and subject to the implementation of pilot case of Hung Shui Kiu NDA, consideration would be given to explore using multi-storey industrial compounds or other land-efficient means to consolidate the land resources for accommodating economic operations.



- 1 提供約2公頃土地作露天貯物用地，對象為真正需要露天運作的作業。

An approximate 2 ha of land is designated for open storage use to cater for uses with genuine need of open-air operation.

- 2 預留約10公頃土地作貯物及工場用途。

About 10 ha of land is reserved for storage and workshop uses.

- 3 設計道路佈局，讓貨運車輛直接接駁元朗公路及減少對住宅社區的環境影響。

A road layout has been designed to allow freight traffic going to Yuen Long Highway direct and minimising environmental impact on the residential neighbourhood.

露天貯物用地土地面積 Open Storage Land Area

約 2 公頃
About ha

貯物及工場用地土地面積 Storage & Workshop Land Area

約 10 公頃
About ha



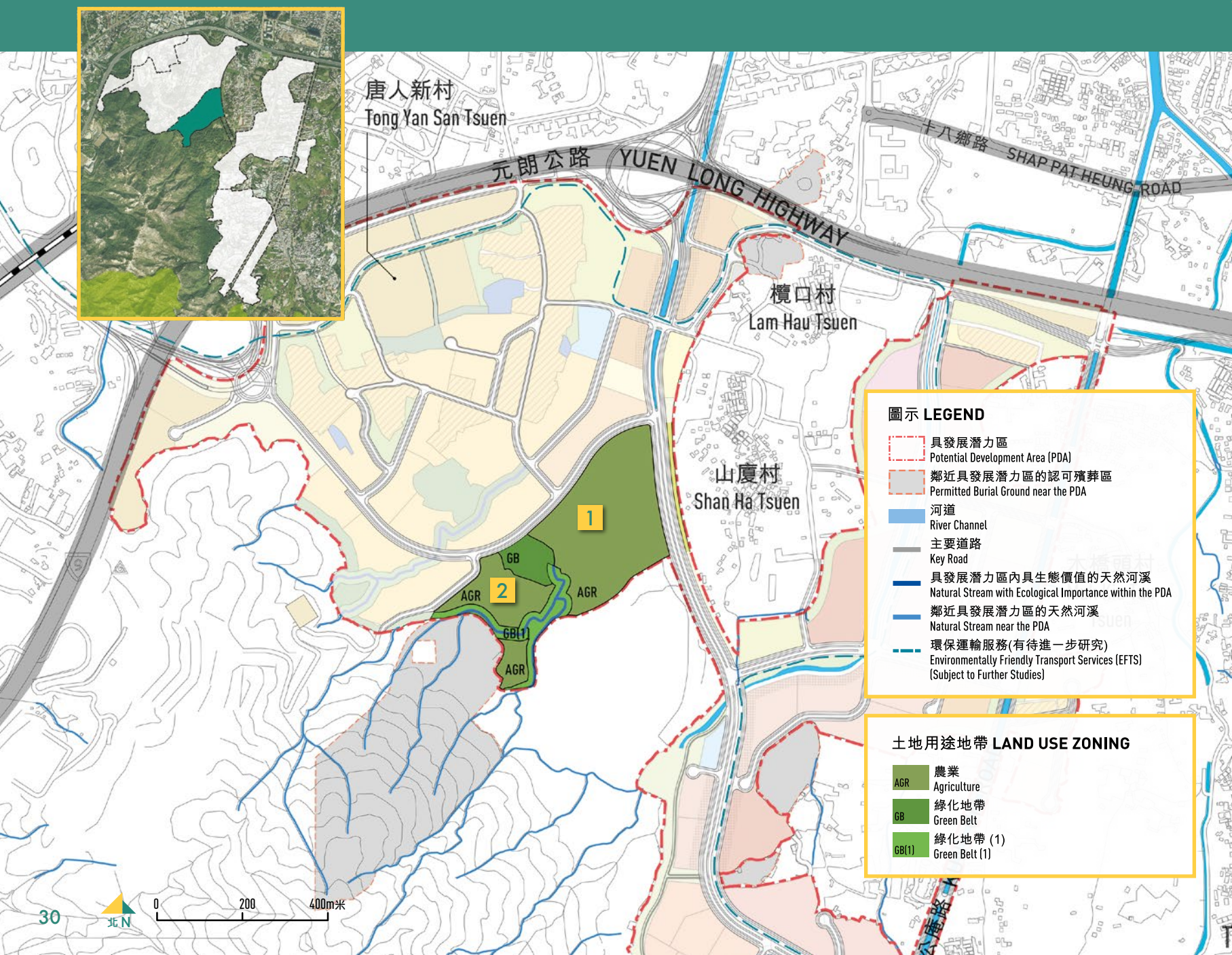
五個規劃區 FIVE PLANNING AREAS

田園地帶

Green Zone

元朗南位處於元朗富有悠久耕種歷史的平原上，建議保留位於唐人新村南部的常耕農地及次生樹林，劃為面積約15公頃的「田園地帶」，提升元朗南的特色、綠化景觀及城、鄉和自然共融。

Yuen Long South is located on the Yuen Long Plain with a long history of cultivation. The active agricultural land and secondary woodland in the southern part of Tong Yan San Tsuen would be preserved and becoming the 'Green Zone' of about 15 ha. It would enhance the local character, green landscape of Yuen Long South and urban, rural and nature integration.



- 1** 保留最大及相鄰的常耕農地，並與北面的「花園城區」互相配合。

The largest and contiguous piece of active agricultural land would be preserved. The greenery of the farmland complements the 'Garden Community' in its north.

- 2** 保育農地、次生林地及天然河溪（及緩衝帶）。

The farmland, secondary woodland and natural streams (with buffer) would be preserved.



技術事宜

Technical Issues

我們已就建議發展大綱草圖在交通、排污、排水、環境、空氣流通、岩土、供水、公用設施、可持續發展及城市設計等方面進行技術評估，有關建議在有適當緩解措施配合下，在技術上是可行的。

其中，在交通及運輸方面，我們將改善唐人新村交匯處及天水圍（西）交匯處，亦會興建連接西鐵元朗站一帶的道路；而在排水及排污方面，我們會建議合適的土地平整和排水工程，以及興建一座新的三級污水處理廠。

此外，我們已根據《環境影響評估條例》展開環境影響評估，並會嚴格遵守條例的要求及採取適當措施，盡量避免/減少在建造及營運期間對環境帶來不良影響。

Technical assessments for the Draft RODP on traffic, sewerage, drainage, environmental, air ventilation, geotechnical, water supply, utilities, sustainability and urban design aspects conducted indicate that the proposals are technically feasible subject to appropriate mitigation measures.

In particular, for transport and traffic, Tong Yan San Tsuen Interchange and Tin Shui Wai West Interchange would be improved. A road would also be constructed connecting Yuen Long South with the area near West Rail Yuen Long Station. For drainage and sewerage, appropriate site formation and drainage works would be proposed and a new tertiary Sewage Treatment Works would be constructed.

Moreover, the Environmental Impact Assessment (EIA) is now being conducted according to the EIA Ordinance. The requirements of the EIA Ordinance would be strictly complied with and appropriate measures would be adopted to avoid/minimise adverse environmental impacts during construction and operation stages as far as possible.

實施安排

Implementation Arrangement

為確保適時有序地發展元朗南計劃，政府會參考古洞北和粉嶺北新發展區的實施模式，考慮採用「加強版的傳統新市鎮發展模式」。根據該模式，政府會收回計劃需要的土地，同時在符合相關準則及條件的情況下，容許處理土地業權人為個別規劃作私人發展的用地所提出的換地申請。

元朗南的規劃已盡可能減少對現有居民的影響。然而，無可避免會有部分現有構築物需要被清拆。政府會為所有受計劃發展影響的居民制定合適的安排。其中，政府計劃為受影響並合資格的住戶提供原區安置。政府亦會參考古洞北/粉嶺北新發展區的補償及安置方案，考慮為受影響的清拆戶提供特設的補償及安置安排。

政府建議採用古洞北/粉嶺北新發展區的特殊農地復耕計劃，優先為受影響的務農人士和農地業權人進行配對。

在考慮第三階段社區參與所蒐集的意見和建議後，政府會為上述擬議的實施安排制定進一步的細節。

To ensure timely and orderly implementation of the Yuen Long South project, the Government will consider the “Enhanced Conventional New Town” approach as the implementation mode, making reference to that adopted for the Kwu Tung North and Fanling North (KTN/FLN) New Development Areas (NDAs), under which the Government will resume land required for the project while allowing the processing of land owners’ applications for land exchange over individual sites planned for private developments subject to meeting specified criteria and conditions.

The planning of the Yuen Long South project has minimised the impacts on existing residents as far as possible. However, it is unavoidable that some existing structures would have to be cleared. The Government will devise suitable arrangement for all those affected by the project. In this connection, the Government plans to provide local rehousing to the eligible affected households. The Government would also consider special compensation and rehousing arrangements for the affected clearers, making reference to the compensation and rehousing package for the KTN/FLN NDAs.

The special agricultural rehabilitation scheme announced for the KTN/FLN NDAs, by giving priority assistance in matching of affected farmers and agricultural landowners, would be proposed.

The Government will work out further details of the above implementation arrangements in the next stage, in the light of the views and suggestions collected in Stage 3 CE.

發展時間表

Development Timetable

在確定建議發展大綱圖後，我們會按《環境影響評估條例》完成環境影響評估，以確保建議發展符合有關環保要求。元朗南發展會分階段進行，我們的目標是首批居民於2026年遷入。在考慮第三階段社區參與期間收集的公眾意見及建議後，我們會在下一階段制定詳細發展分期計劃及時間表，並就發展計劃的時間表，適時有序地提供社區設施及基礎設施。

Upon the finalisation of the RODP, the EIA would be completed under EIA Ordinance to confirm the environmental acceptability of the proposed development. The Yuen Long South development would be developed in stages and the first population intake is targeted in 2026. We shall formulate detailed development staging plan and timetable at the next stage, in light of the public views and suggestions received in Stage 3 CE. We will ensure timely provision of community facilities and infrastructure in tandem with the proposed timetable of the project.

社區論壇 Community Forum

請預先登記
PLEASE REGISTER

元朗劇院 - 演藝廳
Yuen Long Theatre - Auditorium

新界元朗體育路9號
9 Yuen Long Tai Yuk Road, Yuen Long
New Territories

星期六 Saturday 下午3-6時pm
2/4/2016

請於研究網頁內下載社區論壇回條或致電 2268 3278 查詢
Please download the reply slip at our Study Webpage or
call 2268 3278 for enquiry

巡迴展覽 Roving Exhibitions

元朗民政事務處
Yuen Long District Office
25/1/-7/2/2016

唐人新村花園
Tong Yan San Tsuen Garden
15/2/-6/3/2016

元朗劇院 - 大堂展覽場地
Yuen Long Theatre - Exhibition Corner
22-30/3/2016

元朗賽馬會廣場
Yuen Long Jockey Club Town Square
5-19/4/2016

流動展覽 Mobile Exhibitions

僑興路 (田寮村) 流動展覽
Mobile Exhibition at Kiu Hing Road
(Tin Liu Tsuen)
26-28/1/2016

唐人新村路停車場 (近逸翠軒) 流動展覽
Mobile Exhibition at
Tong Yan San Tsuen Parking Lot
(Near Greenville Residence)
15-17/2/2016
26-27, 29/2/2016

白沙山路 (近培康居安老院) 流動展覽
Mobile Exhibition at Pak Sha Shan Road
(Near Pui Hong Kui Residential Care Home
for the Elderly)
18, 21-22/3/2016

僑興路(白沙村) 流動展覽
Mobile Exhibition at Kiu Hing Road
(Pak Sha Tsuen)
5-7/4/2016

未來路向... Way Forward...



我們誠邀您參與第三階段社區參與，並就建議發展大綱草圖發表意見。請於**2016年4月19日**或之前，將您的意見以郵遞、傳真、電郵方式或經由研究網頁內的電子意見表格送交我們。

You are cordially invited to participate in our Stage 3 Community Engagement and to provide your views on the draft Recommended Outline Development Plan. Please send your comments to us by post, fax, email or via the electronic comment form at the Study Webpage on or before **19 April 2016**.

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Planning Department -
Cross-boundary Infrastructure &
Development Section

土木工程拓展署 — 新界西拓展處
Civil Engineering and Development
Department - New Territories West
Development Office

地址 Address



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請瀏覽本研究的網頁，參閱更詳盡的資料：
For more information about the Study, please visit:
www.yuenlongsouth.hk

聲明：凡在《元朗南房屋用地規劃及工程研究-調查研究》過程中向規劃署或土木工程拓展署提供意見和建議的個人或團體，將被視作同意規劃署或土木工程拓展署可將部分或全部提供的內容（包括個人姓名及團體名稱）公布。如你不同意這個安排，請於提供意見和建議時作出聲明。

Disclaimer: A person or an organisation providing any comments and suggestions to the Planning Department or Civil Engineering and Development Department on the "Planning and Engineering Study for Housing Sites in Yuen Long South-Investigation" shall be deemed to have given consent to the Planning Department or Civil Engineering and Development Department to partially or wholly publish the comments and suggestions (including the names of the individuals and organisations). If you do not agree to this arrangement, please state so when providing comments and views.