

**For discussion  
on 23 April 2013**

**LEGISLATIVE COUNCIL  
PANEL ON DEVELOPMENT**

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

**Stage 1 Community Engagement**

**PURPOSE**

This paper briefs Members on the Stage 1 Community Engagement for the “Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation” (the Study) which aims to seek the community’s views on the planning issues and guiding principles for development in Yuen Long South (YLS).

**BACKGROUND**

2. It was announced in the 2011-12 Policy Address that the Administration would “explore the possibility of converting into housing land some 150 hectares of agricultural land in North District and Yuen Long currently used mainly for industrial purposes or temporary storage, or which is deserted.”.

3. We consulted the Panel in May 2012 on the proposed study scope and approach for the Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation. With Members’ support, the Finance Committee approved in July 2012 a funding of \$49.5 million for the Study.

4. Developing Yuen Long South is one of the measures mentioned in the 2013 Policy Address for increasing long-term land supply.

**THE STUDY**

5. The Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) jointly commissioned the Study in November 2012. The main objective of the Study is to examine and optimise the development potential of the degraded brownfield land in YLS for public and private housing developments and other uses with supporting infrastructure, government, institution and community (GIC) facilities and open space. It will also explore opportunities for improving the existing degraded living environment brought

about by the proliferation of haphazard open storages, rural workshops, warehouses and industrial operations.

6. To collect views for the preparation of Outline Development Plan (ODP) and Layout Plans (LPs), the Study includes a three-stage Community Engagement (CE), as follows:

- (a) Stage 1 CE is to solicit public views on the development opportunities and constraints/key issues and guiding principles;
- (b) Stage 2 CE is to collect public views on the Preliminary ODP; and
- (c) Stage 3 CE is to obtain feedback on the draft Recommended ODP and preliminary LPs.

7. The Stage 1 CE will be launched on 16 April 2013 for two months until 16 June 2013.

## **OPPORTUNITIES AND CONSTRAINTS/KEY ISSUES**

8. We have preliminarily identified Potential Development Areas (PDAs)<sup>1</sup> for investigation, which spans over about 200 ha of land, located to the south of Yuen Long New Town and bounded by Yuen Long Highway (YLH), Kung Um Road and Tai Lam Country Park (**Annex 1**). The Study Area<sup>2</sup> covers a wider area including the PDAs, Yuen Long New Town, Shap Pat Heung, Tai Tong and Ping Shan areas. Potential housing sites will be identified in the PDAs and other suitable areas within the Study Area.

9. The opportunities for developing YLS and the constraints/key issues that need to be addressed in the Study are as follows :

### Opportunities

- (a) **Housing land supply** – Being in close proximity to Yuen Long New Town, the proposed Hung Shui Kiu (HSK) New Development Area (NDA) and YLH, the area may have potential for more intensive development to provide a source of housing land supply.
- (b) **Improvement of living environment** – A large part of the PDAs is currently occupied by haphazard open storages, rural workshops and

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<sup>1</sup> The location and extent of the PDAs are tentative and subject to adjustment during the course of the Study.

<sup>2</sup> The total area of the Study Area is about 1 560 ha, which covers a wider area than the Potential Development Areas to ensure the integrity and accuracy of the technical assessment.

warehouses (about 93 ha, 47% of the total area of the PDAs). Proliferation of these uses has degraded the environment and posed industrial/residential interface problems such as noise and air pollution, conflict between pedestrians and freight traffic, fire risk, localised flooding, etc. The development of YLS can improve the living environment through proper land use planning, urban design and provision of infrastructure and GIC facilities.

#### Constraints/Key Issues

- (c) **Traffic** – YLS is not served by railway and YLH is the only strategic road linking YLS with the urban area, but there is no direct access to YLH. Widening of the sub-standard local roads with pedestrian facilities is constrained by drainage channels and existing developments. Connectivity of YLS with Yuen Long New Town and the proposed HSK NDA will also have to be addressed.
- (d) **Sewerage and Drainage** – Most areas in YLS are not served by public sewerage system. Sewage discharge from the YLS development to Deep Bay will have to meet the “No Net Increase in Pollution Loads to Deep Bay Requirement”. Moreover, the YLS development may also have some impact on the existing drainage system, and that needs to be addressed in the Study.
- (e) **Cavities** – Large portions of the PDAs are located within areas underlain by marble that may have cavities and voids containing weak and unconsolidated materials. They pose challenges to the construction of foundations.
- (f) **Environment** – Environmental impacts from YLH may pose constraints on the future developments. Development proposals have to comply with the new Air Quality Objectives.
- (g) **Existing residential communities and agricultural land** – There are low-rise residential developments, indigenous and non-indigenous villages, graves as well as some agricultural land. The formulation of development proposals will need to take into account the well-established residential communities and active agricultural land that is contiguous and sizeable and will minimise impacts on them as far as practicable.
- (h) **Other important resources** - There are cultural heritage, natural landscape resources and ecologically important features in the Study Area, such as the stream in Yeung Ka Tsuen, Tai Tong egretty and Tai Lam Country Park. These features, as well as the characters of the surroundings, will be taken into consideration when formulating

development proposals.

- (i) **Implementation** – The Study will examine the implementation approach. About 85% of the land in the PDAs is under private and multiple ownership and some of it is held by “Tso/Tong”. With regard to the existing industrial operations, open storage, warehouses and workshops, the Study will review if there is a need to retain any land for these uses in YLS and assess the socio-economic impact if these uses are to be phased out from the area.

### Guiding Principles

10. The Study will examine and address the above mentioned development opportunities and constraints/key issues with the following guiding principles:

- (a) to turn the degraded brownfield land to beneficial uses and to optimise the development potential of YLS to meet housing and other land use needs with supporting infrastructure improvement, community facilities and open space;
- (b) to improve the existing living environment, to address the industrial/residential interface problems and to create a sustainable and livable neighbourhood in YLS with opportunities to provide greening, breezeways and landscape enhancements including the possibility to landscape the existing drainage channel along Kung Um Road;
- (c) to take into consideration the existing local character of the adjacent villages and the cultural heritage in formulating land use proposals and development intensity;
- (d) to take into consideration the existing villages (both indigenous and non-indigenous) and existing active agricultural land that is contiguous and sizeable as well as graves in the foothill areas;
- (e) to take into consideration the natural landscape resources and ecologically important features, including old and valuable trees, the stream in Yeung Ka Tsuen, Tai Tong egretty and Tai Lam Country Park; and
- (f) to integrate and enhance connectivity with Yuen Long New Town and surrounding developments including village settlements and the proposed HSK NDA.

11. A CE Digest has been prepared at **Annex 2** to facilitate the public to understand the existing conditions, constraints/key issues of YLS, with a view to

enabling them to provide their views on these issues as inputs to the Study during the Stage 1 CE.

### **STAGE 1 CE ACTIVITIES**

12. The Stage 1 CE launched on 16 April 2013 has included the following major activities:

- (a) briefings to the Panel on Development of the Legislative Council, Town Planning Board, Planning Sub-Committee of Land Development Advisory Committee, Yuen Long District Council, Ping Shan and Shap Pat Heung Rural Committees;
- (b) focus group meetings to discuss specific topics with different stakeholders including local residents/villagers, local farmers, local business operators, environmental groups/concern groups and professional institutes;
- (c) community forum to serve as a platform for the public to express and exchange views and concerns;
- (d) roving exhibitions, publicity and displaying information by PlanD's mobile exhibition vehicle, sending publicity materials by post (via Hongkong Post Circular Service and by general postal service to occupants in the PDAs) to disseminate information of the Study; and
- (e) a Study website to promulgate community engagement materials and events as well as to collect public comments.

### **NEXT STEPS**

13. Taking into account the public comments to be received during the Stage 1 CE, we aim to formulate initial development proposals for further engagement with the community in the Stage 2 CE as mentioned in paragraph 6 above tentatively scheduled for end 2013.

### **ADVICE SOUGHT**

14. Members are invited to provide views on the Stage 1 CE of the Study including the planning issues and guiding principles for the development in YLS.

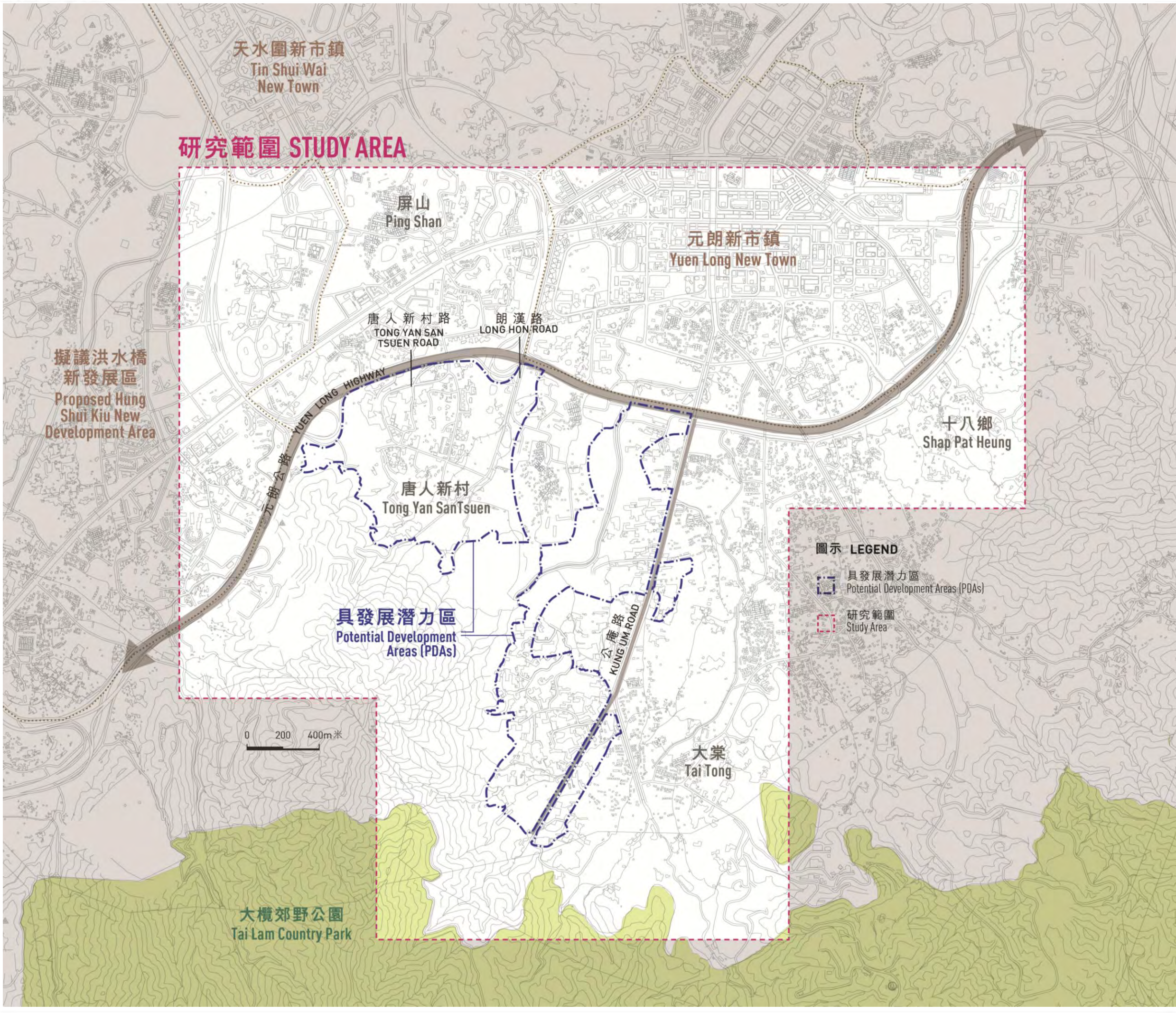
**ATTACHMENTS**

Annex 1 - Plan on Study Area and Potential Development Areas

Annex 2 - Stage 1 Community Engagement Digest

**Development Bureau  
Planning Department  
Civil and Engineering Development Department  
April 2013**






Consultant: **ARUP**

Contract No. and Title  
合約編號第CE 35/2012 (CE)號  
Agreement No. CE 35/2012 (CE)

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

Drawing title

**研究範圍及具發展潛力區  
Study Area and Potential Development Areas**

Drawing no:		Rev.:	
Drawn	Date	Checked	Approved
Scale		Status	

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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



第一階段 社區參與摘要  
*Stage 1* Community Engagement Digest

二零一三年四月  
April 2013

ARUP





天水圍新市鎮  
Tin Shui Wai  
New Town

研究範圍 STUDY AREA

屏山  
Ping Shan

元朗新市鎮  
Yuen Long New Town

十八鄉  
Shap Pat Heung

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

唐人新村  
Tong Yan San Tsuen

具發展潛力區  
Potential Development  
Areas (PDAs)

葵涌路  
KUI LUNG ROAD

大棠  
Tai Tong



0 200 400m 米

大欖郊野公園  
Tai Lam Country Park

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



# 元朗南

房屋用地規劃及工程研究- 調查研究  
Planning and Engineering Study for  
Housing Sites in Yuen Long South - Investigation

誠邀您的參與  
Invitation to Participate

*Part 1*  
第一部分  
研究概覽  
Study Overview

*Part 2*  
第二部分  
具發展潛力區  
及周邊地區  
的現狀  
Existing  
Conditions  
of the  
PDAs and  
Surroundings

*Part 3*  
第三部分  
限制及主要議題  
Constraints &  
Key Issues

*Part 4*  
第四部分  
把限制化為機遇  
指導原則  
Turning Constraints  
into Opportunities  
What are the  
Guiding Principles

*Part 5*  
第五部分  
您的意見...  
Your Thoughts...

*Part 6*  
第六部分  
未來路向  
Way Forward



# 背景 Background

元朗南是元朗平原的一部分，以前大多為鄉郊居所及農業用途。這些年來，元朗南的土地已慢慢轉變為荒廢農地、露天貯物場、鄉郊工業工場和倉庫，當中夾雜一些鄉村及其他居所。

Yuen Long South, being part of the Yuen Long Plain, was once extensively occupied by agricultural use and rural settlements. Over the years, Yuen Long South has been transformed with a lot of abandoned agricultural land, open storage use, rural industrial workshops and warehouses intermingled with some villages and other settlements.



## 1960s/70s 農業墟集 Agricultural Market Town

元朗平原的沖積土土壤肥沃，以種植水稻見稱，民居集中在元朗舊墟一帶。元朗南具有相同特性，聚集了原居民鄉村、其他鄉郊居所及大遍農地。

The rich and fertile soil in the alluvial plain made Yuen Long Plain famous for paddy production. The main cluster of settlements was first established around Yuen Long Kau Hui. The same character was found in Yuen Long South, where indigenous villages, other rural settlements and extensive farmland were located.



## 1980s- 現在 Present 新市鎮發展 New Town Development

因應香港人口迅速膨脹，元朗新市鎮在元朗舊墟附近發展。元朗南並不包括在新市鎮發展計劃之中。隨著農業式微，雜亂的露天貯物場、倉庫、工場及工業用途逐漸在元朗南繁衍。

Yuen Long New Town was developed around Yuen Long Kau Hui to accommodate rapid population growth in the territory. Yuen Long South was not covered in the New Town Development Programme. With the decline in agriculture, it has been gradually proliferated with haphazard open storage yards, warehouses, workshops and industrial uses.

## 2011-12 年施政報告 2011-12 Policy Address

「研究把…元朗主要用作工業用途、臨時倉庫或荒廢的農地作房屋發展用途。」

“To explore the possibility of converting into housing land some...agricultural land in...Yuen Long currently used mainly for industrial purposes or temporary storage, or which is deserted.”

## 2013年施政報告 2013 Policy Address

「加快檢討…元朗主要用作工業用途、臨時倉庫或荒廢的農地…盡快釋放作房屋發展用途。」

“To expedite the review of agricultural land in...Yuen Long currently used mainly for industrial purposes or temporary storage, or which is deserted... can be released for housing development as soon as possible.”



### 現狀 *Current* 鄉郊地區環境 Rural Environment

元朗南現時普遍屬鄉郊地區，包括不同土地用途，例如鄉村和住宅居所、農地、露天貯物場、倉庫、工場、工業用地及荒地。露天貯物場、倉庫、工場及工業用途的繁衍，破壞了鄉郊地區的環境。我們有需要善用這些棕地作其他更好的用途，滿足社會的需求，改善元朗南的居住環境。

Yuen Long South is now generally rural in character with a mixture of land uses including villages and residential settlements, agricultural land, open storage yards, warehouses, workshops, industrial operations and unused land. Proliferation of open storage yards, warehouses, workshops and industrial uses has resulted in degradation of the rural environment. There is a need to better utilise the degraded brownfield land for beneficial uses to meet the territory's demand and to improve the living environment in Yuen Long South.

### 研究目的 *Study Objective*

於2012年11月，規劃署與土木工程拓展署攜手合作，展開「元朗南房屋用地規劃及工程研究 - 勘查研究」工作。有關研究為期30個月，目的是探討及優化在元朗南棕地上發展房屋和其他用途的潛力，輔以基礎設施及社區設施，並改善現有環境。

In November 2012, 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). The Study lasts for 30 months. The overall 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.





# 具發展潛力區 及研究範圍

## Potential Development Areas and Study Area

研究範圍包括具發展潛力區、元朗新市鎮、十八鄉、大棠及屏山地區，佔地約1,560公頃。

初步被選定作研究的具發展潛力區佔地約200公頃，位於元朗新市鎮的南面及元朗公路、公庵路和大欖郊野公園之間。具發展潛力區包括兩大主要部分，分別位於唐人新村以及大棠一帶。本研究會在具發展潛力區及研究範圍內的其他適當地方探討有潛力作房屋發展的用地。

The Study Area includes the Potential Development Areas (PDAs), Yuen Long New Town, Shap Pat Heung, Tai Tong and Ping Shan areas. It covers a total area of about 1,560 hectares.

The PDAs, with an area of about 200 hectares preliminarily identified for investigation, are located to the south of Yuen Long New Town and bounded by Yuen Long Highway, Kung Um Road and Tai Lam Country Park. The PDAs include two main parts, one in the Tong Yan San Tsuen area and the other in the Tai Tong area. Potential housing sites would be identified in the PDAs and other suitable areas within the Study Area.



# 第一階段社區參與 Stage 1 Community Engagement

本研究包括三個階段的社區參與。第一階段社區參與於2013年4月中開始進行，為期兩個月，主要提出發展元朗南的限制、機遇及指導原則。所收集到的公眾意見，將會在下一階段制訂發展方案及初步發展大綱圖中被充分考慮。

Community Engagement will be conducted in three stages during the Study. The two-month Stage 1 Community Engagement was launched in mid-April 2013 to set out the constraints, opportunities and guiding principles for development in Yuen Long South. Public views collected would be taken into consideration in the formulation of the development options and preparation of the Preliminary Outline Development Plan at the next stage of the Study.



研究初議階段  
Inception Phase

方案制定階段  
Option Formulation Phase

選取方案評估階段  
Preferred Option Assessment Phase

建議方案完成階段  
Recommended Option Finalisation Phase

我們在此!  
*We are here!*

第一階段  
Stage 1  
社區參與  
Community Engagement

第二階段  
Stage 2  
社區參與  
Community Engagement

第三階段  
Stage 3  
社區參與  
Community Engagement



第二部分  
Part 2

# 具發展潛力區及 周邊地區的現狀

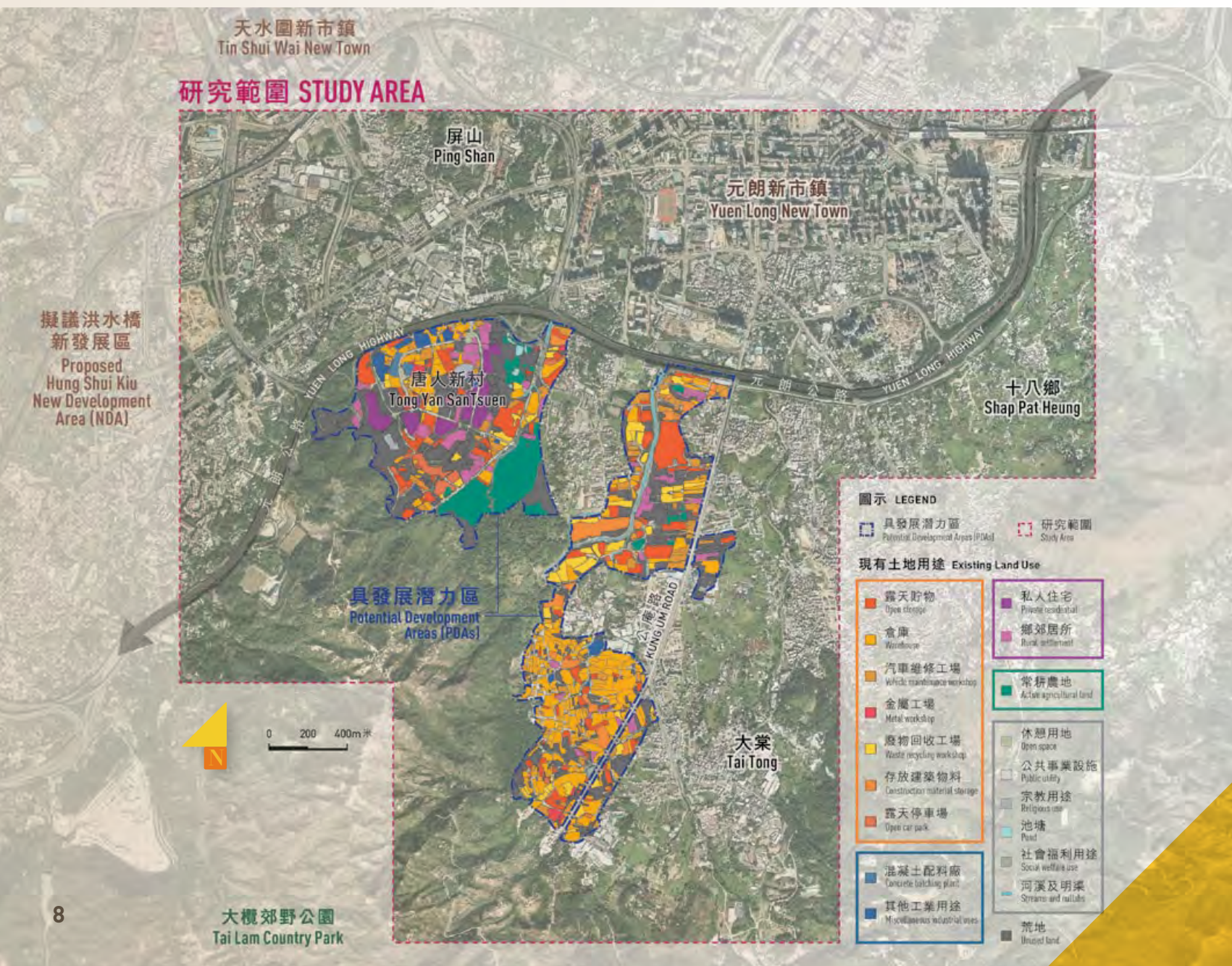
## *Existing Conditions of the PDAs & the Surroundings*

具發展潛力區內主要為露天貯物場、倉庫、工場及工業用途，並夾雜住宅用地、農地、荒廢禽畜養殖場及荒置植被地。

具發展潛力區的周邊地區主要為鄉村、斜坡、禽畜養殖場、農地及荒地。北面為元朗新市鎮，而南面為大欖郊野公園。擬議洪水橋新發展區則位於具發展潛力區的西北面。

The PDAs are predominantly occupied by open storage yards, warehouses, workshops and industrial uses while residential uses, agricultural land, abandoned livestock farms and unused vegetated land are scattered in between.

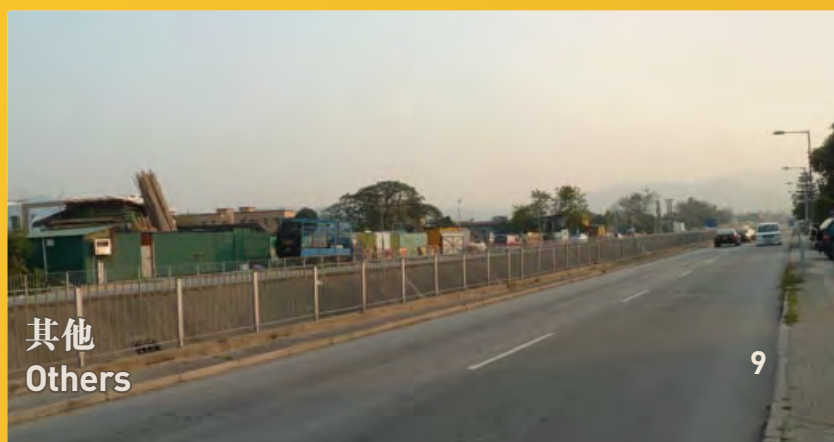
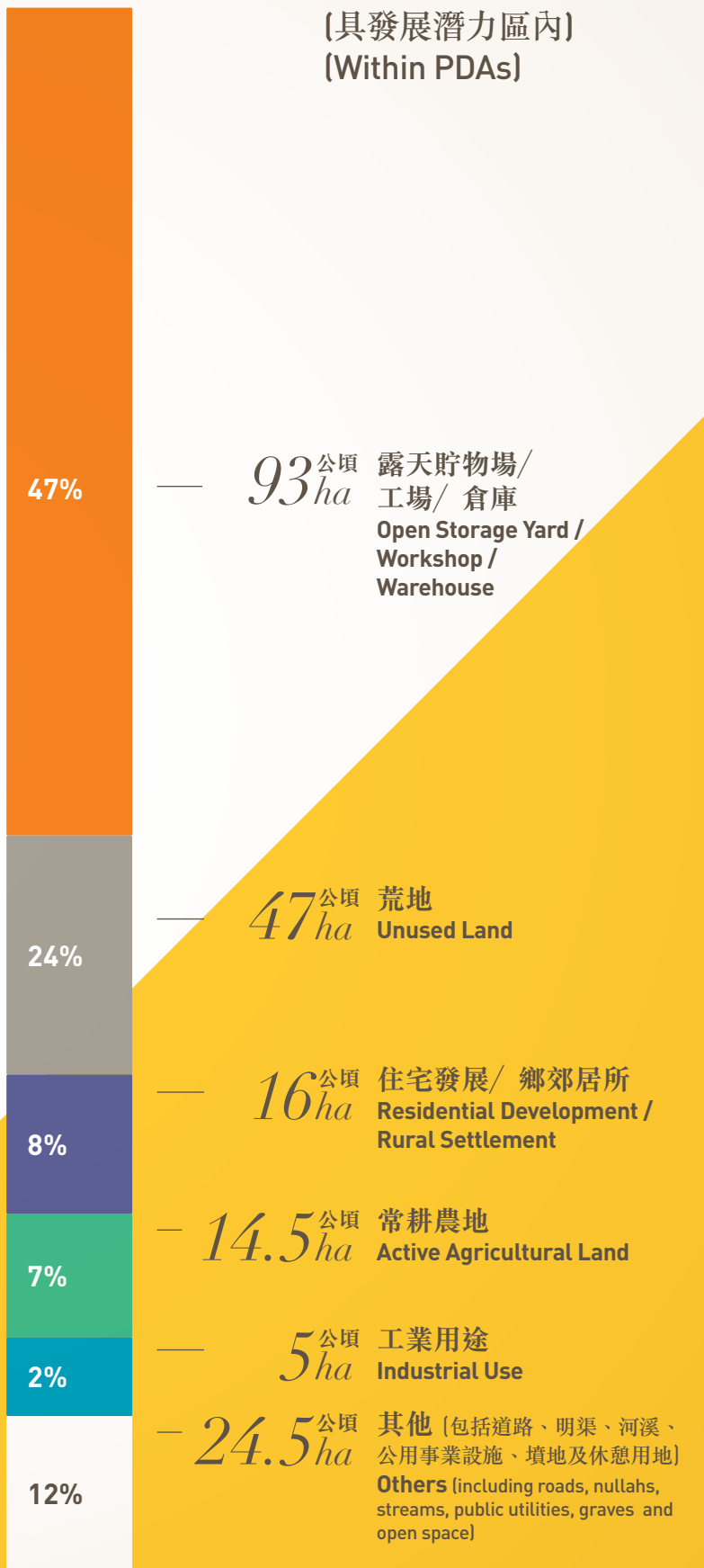
Surrounding the PDAs are villages, slopes, livestock farms, farmland, unused land with Yuen Long New Town in the north and Tai Lam Country Park at the south. The proposed Hung Shui Kiu NDA is in the northwest.





總共 **200** 公頃  
total **200** ha

(具發展潛力區內)  
(Within PDAs)





## 露天貯物場、倉庫、工場及工業用途的繁衍 *Proliferation of Open Storage Yards, Warehouses, Workshops & Industrial Uses*



具發展潛力區內的倉庫、露天貯物場、廢物回收工場及汽車維修工場等大多設於臨時構築物內；而位於唐人新村的具發展潛力區內亦有一些工業用地，包括混凝土配料廠。

雖然這些用途提供就業機會，但它們的繁衍令鄉郊環境惡化，並帶來污染、區內水浸、交通擠塞、消防安全及工業與住宅為鄰所產生的問題。本研究將藉此機會，檢視這些棕地及未被充分利用的土地，以作更好的用途，並改善區內環境。

The warehouses, open storage yards, waste recycling workshops, vehicle repair workshops, etc. in the PDAs are mostly housed in temporary structures. There is also a cluster of industrial operations, including concrete batching plants, in the PDA in the Tong Yan San Tsuen area.

While these uses provide job opportunities, proliferation of these uses has also led to degradation of the rural environment with problems such as pollution, localised flooding, traffic congestion, fire hazard and industrial/residential interface problems. This Study provides an opportunity to review the degraded brownfield and under-utilised land for more beneficial uses, and improving the local environment.



# 現有鄉村及住宅發展 *Existing Villages & Residential Developments*



具發展潛力區內及其鄰近地區有一些現有住宅用途，大多為低密度屋苑及原居民和非原居民鄉郊居所。

在具發展潛力區內，低密度住宅發展主要集中在沙井路及唐人新村路，以及在位於大棠的具發展潛力區的北部。

我們會在制定發展方案時充分顧及這些現有住宅社區。

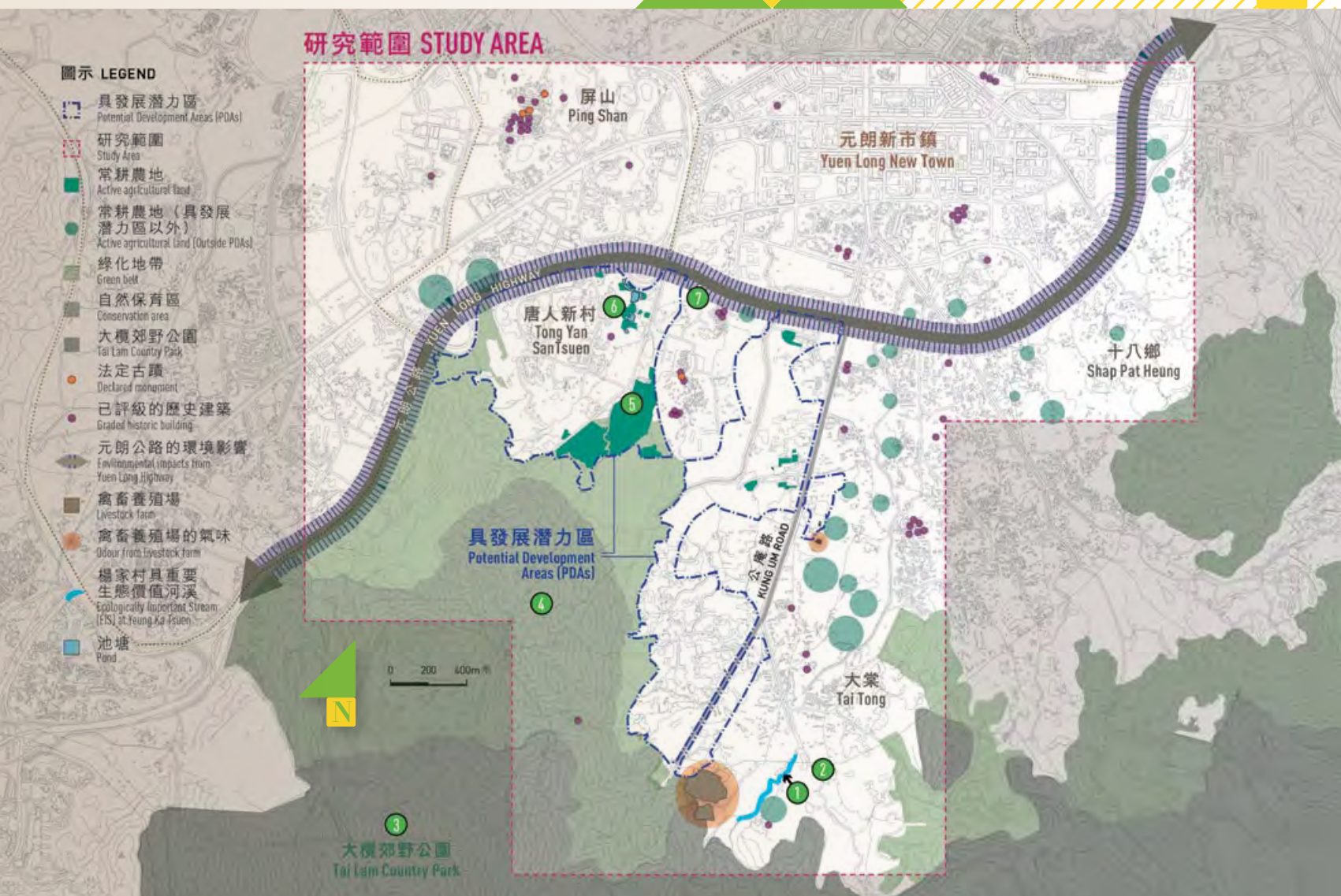
There are existing residential uses within and to the immediate surroundings of the PDAs, comprising mostly low-rise residential estates and village settlements of indigenous and non-indigenous villagers.

Within the PDAs, clusters of the low-rise residential developments are found mainly along Sha Tseng Road and Tong Yan San Tsuen Road, and in the upper north of the PDA in the Tai Tong area.

These well-established existing residential communities would be taken into account when formulating the development proposals.



# 環境 Environment



- 楊家村具重要生態價值河溪  
Yeung Ka Tsuen Ecologically Important Stream
- 大棠鷺鳥林  
Tai Tong Egrety
- 大欖郊野公園  
Tai Lam Country Park

- 自然保育區  
Conservation Area
- 常耕農地  
Active Agricultural Land
- 池塘  
Pond
- 竹林/ 風水林  
Bamboo Forest / Fung Shui Garden

- 法定古蹟  
Declared Monument
- 已評級的歷史建築  
Graded Historic Building

## 環境影響

### *Environmental Impacts*



元朗公路、混凝土配料廠、露天貯物場、工場及禽畜養殖場等用途所造成的環境影響可能會對發展帶來限制。本研究會探討處理環境問題的方法。

Environmental impacts of Yuen Long Highway, concrete batching plants, open storage use, workshops, livestock farms, etc. might pose constraints on the development. The Study will look into measures to address the environmental problems.

## 自然及文化資源

### *Natural & Cultural Resources*



區內有一些自然景觀資源，例如具保育價值的林地及常耕農地。元朗歷史悠久，研究範圍內亦有若干文化遺產。我們在制定發展方案時會顧及這些資源。

There are natural landscape features such as woodland and active agricultural land that warrant preservation. Given the long history of Yuen Long, various cultural heritage features are found in the Study Area. These features should be considered in formulating the development options.

## 都市氣候

### *Urban Climate*

根據都市氣候圖及風環境評估標準-可行性研究，元朗南主要屬「都市氣候規劃分區2」。我們會探討規劃及設計措施，例如通風廊及綠化，以締造一個可持續的生活環境。

Yuen Long South mainly falls into Urban Climatic Planning Zone 2 under the Urban Climatic Map and Standards for Wind Environment - Feasibility Study. Planning and design measures such as breezeways and greening will be explored to create a sustainable living environment.



# 交通 Traffic







## 元朗公路 *Yuen Long Highway*

元朗南可經大欖隧道連接市區，並經由新田公路及元朗公路到達新界區的其他地方。然而，具發展潛力區內並沒有可直接連接元朗公路的道路，亦沒有鐵路服務。

現時，元朗公路的交通容量有限。因此，我們有需要提供額外的交通基建或進行改善工程，以應付元朗南的發展。

公庵路是貫穿位於大棠的具發展潛力區的唯一主要道路，其狹窄路面及重型車輛的頻繁使用引致安全問題。我們會探討是否能通過擴闊道路或鋪蓋部分元朗明渠，重新規劃公庵路的走線，改善其道路設計。

本研究會評估元朗南對外及區內道路的交通容量。在檢視對外道路時，我們會顧及元朗南及周邊的未來發展，以改善交通容量及研究連接具發展潛力區至周邊地區的可行性。

Yuen Long South is connected with the urban area via Tai Lam Tunnel, and to the other parts of the New Territories via San Tin Highway and Yuen Long Highway. Nevertheless, the PDAs currently do not have direct access to Yuen Long Highway, and are also not served by railway.

Yuen Long Highway has limited capacity at present. Additional transport infrastructures and/or improvement works will be needed to accommodate Yuen Long South development.

Kung Um Road provides the only major road access running through the PDA in the Tai Tong area. Its narrow road width and heavy use by large goods vehicles pose safety problems. Opportunities to improve the design of Kung Um Road through widening or realigning of the road by decking over part of the Yuen Long Nullah will be explored.

Traffic capacity of both external and local road links would be a key issue to be examined in the Study. The review of external links will take into account the future developments at Yuen Long South and in the vicinity. Potentials for improving the traffic capacity and connectivity to the surroundings will also be explored.



## 欠缺行人過路設施 *Lack of Pedestrian Crossing Facilities*



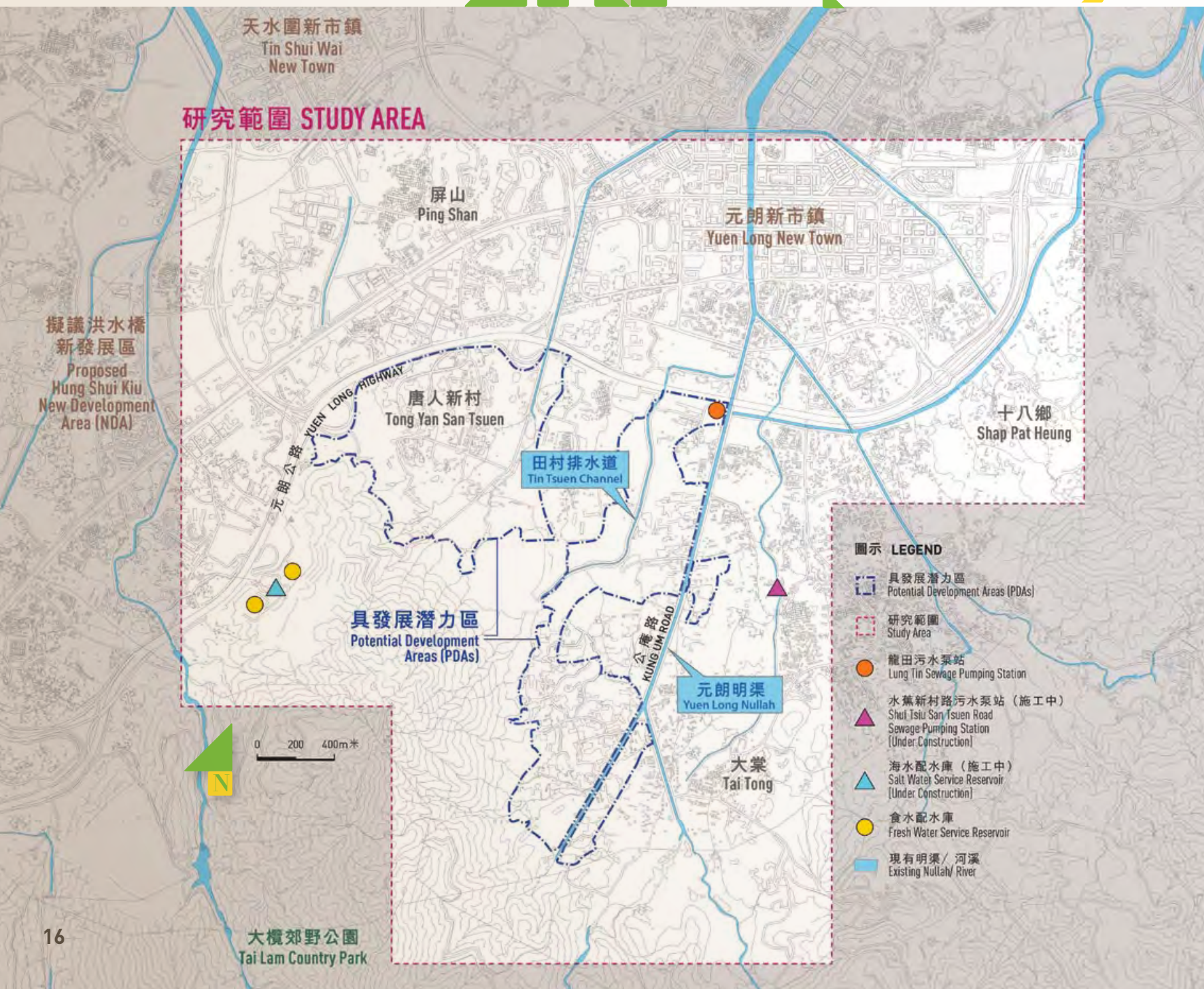
## 重型車輛往來頻繁 *Frequent Usage by Heavy Vehicles*



## 擴闊道路的空間有限 *Limited Space for Road Widening*



# 排水及排污 Drainage & Sewerage





研究範圍內有兩條主要排水道，包括元朗明渠及田村排水道。元朗區及周邊地區於近年來並沒有出現重大的水浸報告。本研究會檢視排水系統是否足夠，並建議適當的緩解措施，以確保不會增加出現水浸的風險。本研究亦會評估改善這些排水設施外觀的可行性。

The Study Area covers two major drainage channels, namely the Yuen Long Nullah and Tin Tsuen Channel, and there have been no major flooding events in Yuen Long and the surrounding areas in recent years. This Study will review the adequacy of the drainage system and propose appropriate mitigation measures to ensure no increase in flooding risk, and evaluate the possibility of enhancing the aesthetic attractiveness of these functional facilities.

## 排水 *Drainage*



## 排污 *Sewerage*

元朗南的污水主要由新圍污水處理廠處理，而位於唐人新村的具發展潛力區的部分污水則由元朗污水處理廠負責處理。目前，位於大棠的具發展潛力區並沒有任何污水處理設施，現時的污水主要由化糞池系統處理，或是非法排放至元朗明渠。

本研究會審視現有排污設施的承載力，確保不會引致后海灣的污染物淨增加，改善現有設施的承載力，並進行污水收集系統影響評估及建議新的主要排污系統，改善元朗南的衛生情況及排水道的水質。

The Yuen Long South area is mainly served by the San Wai Sewage Treatment Works, where part of the PDA in the Tong Yan San Tsuen area is also served by the Yuen Long Sewage Treatment Works. No sewage treatment facilities are provided in the PDA in the Tai Tong area and sewage generated is generally disposed of by means of septic tank systems or illegally discharged to Yuen Long Nullah.

This Study will review the loading capacity of the existing facilities such that there is no net increase in pollution discharged to Deep Bay, enhance the capacity of the sewerage facilities, and propose new main sewerage network through the undertaking of sewerage impact assessment in order to improve the sanitary conditions of the area and the water quality of the nullahs.



# 溶洞 *Cavities*

具發展潛力區的地底為大理石石層，可能包含一些具挑戰性的地質如溶洞，脆弱和未鞏固的物質及可變的基岩面。雖然這些地質會對樓宇建築帶來一定限制，但本港的工程業界普遍對這些地質已有一定認識。

The PDAs are located within areas known to be underlain by marble that can include challenging sub-surface features such as cavities and voids containing weak and unconsolidated material as well as highly variable rock head profiles. Whilst such features can present a constraint to the building construction, they are well known and understood by the engineering community in Hong Kong.

# 土地業權 Land Ownership

圖例 LEGEND

- 具發展潛力區  
Potential Development Areas (PDAs)
- 私人土地  
Private land
- 政府土地  
Government land

15%

政府土地  
Government Land

85%

私人土地  
Private Land

具發展潛力區佔地約200公頃，其中約85%為私人土地。跟大部分新界土地一樣，這些土地大多為不規則形狀，業權複雜，有些更屬「祖堂地」。具發展潛力區內亦有些墳地。這些問題將影響未來方案的實施安排。

餘下約15%政府土地大多為道路、排水道、山丘及基礎建設。因此，具發展潛力區內可作新發展的政府土地有限。

The PDAs cover about 200ha of land, with about 85% under private ownership. Similar to most rural land in the New Territories, most of the private land is irregular in shape, under multiple ownership and some is held under "tso tong". There are also graves within the PDAs. These issues have implications on implementation.

Of the approximate remaining 15% Government land, majority is occupied by roads, nullahs, hilly knolls and infrastructure. Therefore, Government land available for new developments in the PDAs is limited.



# 規劃及城市設計背景 *Planning & Urban Design Context*

現有發展密度逐漸由元朗新市鎮及天水圍新市鎮下降至元朗南。我們會以周邊狀況作為進行具發展潛力區規劃及城市設計的背景，制定適當的發展規模及以人為本的設計。

The existing development intensity decreases from the urban centres at Yuen Long New Town and Tin Shui Wai New Town towards the Yuen Long South area. The surrounding context sets the scene for the future planning and urban design of the PDAs that needs to be considered for formulating an appropriate development scale and people-oriented designs.







元朗新市鎮中心主要為高層及高密度發展，樓層數目高達40層。元朗新市鎮的南面為中密度住宅發展，樓層數目約20層；而研究範圍的西北面則為天水圍新市鎮及研究中的擬議洪水橋新發展區。

Yuen Long New Town centre comprises mainly high-rise and high-density developments up to 40 storeys. In the southern part are medium-intensity residential developments of around 20 storeys. To the northwest of the Study Area are Tin Shui Wai New Town and the proposed Hung Shui Kiu NDA now under study.



具發展潛力區內及附近發展為低層和低密度建築（約2-3層）及鄉郊居所。這裡也有很多臨時構築物。

The developments near and in the PDAs are low-density and low-rise (2-3 storeys) buildings and village housing. There are also many temporary structures.



具發展潛力區南面為大欖郊野公園及自然保育區。大欖郊野公園的山脊線及馬山山頂（約290米）形成研究範圍的自然背景。

To the south of the PDAs are Tai Lam Country Park and Conservation Area. The ridgeline of Tai Lam Country Park with the high point at Ma Shan Mountain Peak (about 290m) forms the natural backdrop for the Study Area.



具發展潛力區內的兩條排水道（即元朗明渠及田村排水道）為具發展潛力區界定城市結構。元朗公路是研究範圍的主要交通走廊，並界定元朗南的北面邊界。

The two drainage channels in the PDAs (i.e. Yuen Long Nullah and Tin Tsuen Channel) help define the urban structure. Yuen Long Highway is a major transport corridor for the Study Area and defines the northern edge of Yuen Long South.



元朗南與元朗新市鎮被元朗公路分隔。考慮這獨特的城市/鄉郊狀況及兩者的隔離，我們會研究加強元朗南及周邊地區的连接。

Yuen Long South is segregated from Yuen Long New Town by Yuen Long Highway. In view of this unique urban-rural context and the physical segregation, consideration will be given to the ways to strengthen the connectivity of Yuen Long South with the surroundings.



## 把限制化為機遇

# Turning Constraints into Opportunities

### 主要議題及限制 *Key Issues & Constraints*

### 機遇 *Opportunities*

#### 土地規劃

##### *Land Use Planning*

- 露天貯物場、倉庫、工場及工業用途的繁衍  
Proliferation of open storage yards, warehouses, workshops and industrial uses
- 荒廢的農地及禽畜養殖場  
Abandoned agricultural land and livestock farms
- 環境、交通、區內水浸、消防安全及工業與住宅為鄰所產生的問題  
Environmental, traffic, localised flooding, fire safety and industrial/residential interface problems

- 檢視棕地的用途以改善當地環境  
Review the land uses of the degraded brownfield land to improve the local environment
- 優化棕地及荒廢土地的發展潛力作更好的用途  
Optimise development potential of degraded brownfield and abandoned land for beneficial uses

#### 現有鄉村及住宅發展

##### *Existing Villages & Residential Developments*

- 具發展潛力區內的低密度住宅發展及非原居民鄉村  
Low-rise residential developments and non-indigenous villages within the PDAs
- 具發展潛力區附近的其他住宅社區  
Other residential communities to the immediate surroundings of the PDAs

- 充分考慮現有的住宅社區及地方特色  
Give due consideration to existing residential communities and local character

#### 環境

##### *Environment*

- 道路、工業用途及禽畜養殖場可能造成的環境問題及土地污染  
Potential environmental problems and land contamination from roads, industrial operations and livestock farms

- 處理環境問題  
Address environmental problems
- 保留自然景觀、具生態價值及文化遺產資源，探索其作康樂用途的可能性  
Preserve natural landscape, ecological and cultural heritage resources and explore recreational uses
- 締造可持續及宜居的生活環境  
Create sustainable and livable communities

#### 交通

##### *Traffic*

- 欠缺直接的對外道路通道  
Lack of direct external access
- 元朗公路的交通容量有限  
Limited capacity of Yuen Long Highway
- 區內路面狹窄及不合標準，欠缺行人設施，擴闊道路的空間有限  
Narrow and sub-standard local roads with limited space for pedestrian and road widening

- 改善元朗公路的交通容量及與具發展潛力區的連繫  
Enhance road capacity of and linkage of the PDAs with Yuen Long Highway
- 改善區內道路及美化元朗明渠  
Improve local roads with possible beautification of Yuen Long Nullah
- 提供行人設施  
Provide pedestrian facilities

## 主要議題及限制 *Key Issues & Constraints*

## 機遇 *Opportunities*

### 排水及排污

#### *Drainage & Sewerage*

- 現有排水及排污設施承載量不足  
Limited capacity of the existing drainage and sewerage systems
- 符合后海灣的零排放要求  
Compliance with Deep Bay zero discharge requirement

- 改善現有基礎建設的承受能力  
Improve capacity of the local infrastructure
- 改善明渠的外觀  
Enhance aesthetic attractiveness of the nullahs

### 溶洞

#### *Cavities*

- 大理石及複雜地質結構  
Presence of marble-bearing rocks and complicated structural conditions

- 進行地下探測並探討適當的建築設計  
Undertake ground investigation works with appropriate building designs

### 土地業權

#### *Land Ownership*

- 業權複雜及業權人眾多  
Multiple and complicated land ownership
- 政府土地有限  
Limited Government land
- 具發展潛力區內的墳地  
Presence of graves within the PDAs

- 研究合適的實施安排  
Examine appropriate implementation mechanisms

### 規劃及城市 設計背景

#### *Planning & Urban Design Context*

- 位於高密度和中密度的元朗新市鎮及郊野公園自然背景之間，而附近為鄉郊居所及低密度住宅發展  
Set in among the high and medium-density Yuen Long New Town, the natural backdrop of the Country Park, and surrounded by village settlements and low-rise residential developments
- 與元朗新市鎮欠缺連繫  
Lack of integration with Yuen Long New Town

- 訂定適當的發展密度及城市設計  
Determine appropriate development intensity and urban design
- 提供與郊野公園的景觀連繫  
Provide visual linkage to the Country Park
- 探討景觀改善方案  
Explore potential landscape enhancement
- 完善與元朗新市鎮及擬議洪水橋新發展區的連繫  
Enhance integration with Yuen Long New Town and the proposed Hung Shui Kiu NDA



第四部分  
Part 4

## 指導原則

# *What are the Guiding Principles*

基於具發展潛力區及周邊地區的主要議題及限制，我們制定了六個指導原則。我們希望聆聽您的意見，透過這些指導原則實現機遇。

Six Guiding Principles are formulated taking into account the key issues and constraints identified in the PDAs and the surroundings. We would like to seek your opinions in putting the principles together to realise the opportunities available.

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優化棕地作房屋及其他用途?  
*Optimising the Use of Degraded Brownfield Land for Housing and Other Uses?*

提供足夠基礎建設以應付未來發展及改善現有鄉郊環境?  
*Providing Sufficient Infrastructure to Cope with the Future Developments and Improving the Existing Rural Environment?*

考慮現有鄉村及地方特色?  
*Taking into Consideration the Existing Villages & Local Character?*

加強與元朗新市鎮及周邊地區的連繫?  
*Integrating with Yuen Long New Town and the Surroundings?*

保育常耕農地?  
*Preserving Active Agricultural Land?*

締造可持續及宜居生活環境?  
*Creating a Sustainable and Livable Neighbourhood?*

您的意見是甚麼...?  
*And what are your views...?*



## 您的意見… *Your Thoughts...*



### 優化棕地作房屋及其他用途？ *Optimising the Use of Degraded Brownfield Land for Housing and Other Uses?*

- 優化棕地作房屋及其他用途以應付迫切的需求？  
Optimising degraded brownfield land for housing purpose and other uses to meet imminent need?
- 於研究範圍內的土地整合露天貯物場、倉庫及鄉郊工場，或在其他指定地方經營露天貯物場，以更好利用土地？  
Consolidating open storage yards, warehouses, and rural workshops within the Study Area or operating on land designated for open storage elsewhere for better land utilisation?

### 保育常耕農地？ *Preserving Active Agricultural Land?*

- 應否保育現有相鄰及面積相當的常耕農地？  
Should we preserve the existing contiguous, sizable and active agricultural land?

### 考慮現有鄉村及 地方特色？ *Taking into Consideration the Existing Villages & Local Character?*

- 考慮現有住宅社區？  
Taking into consideration the existing well-established residential communities?
- 未來的發展規模及密度應該是甚麼？  
What should be the development scale and intensity of future developments?
- 應提供甚麼社區設施及工作機會以支持當地社區？  
What kind of community facilities and employment opportunities should be provided to support the local community?

## 加強與元朗新市鎮及周邊地區的連繫？ *Integrating with Yuen Long New Town and the Surroundings?*

- 如何加強與元朗新市鎮、擬議洪水橋新發展區及周邊地區的連繫？  
How to enhance linkages with Yuen Long New Town, the proposed Hung Shui Kiu NDA and surrounding areas?
- 具發展潛力區應否成為一個有獨立特色的社區，還是成為元朗新市鎮的延伸？  
Should the PDAs be a community with their own character or as the urban extension of Yuen Long New Town?

## 締造可持續及宜居生活環境？ *Creating a Sustainable and Livable Neighbourhood?*

- 於具發展潛力區鼓勵步行及使用單車？  
Promoting walking and cycling in the PDAs?
- 在未來發展提供綠化及採用可持續設計？  
Providing greening and sustainable design in the future developments?
- 保育自然景觀、文化遺產及具生態價值的資源，並利用這些機會於鄉郊地區作康樂用途？  
Preserving natural landscape resources, cultural heritage and ecologically important features, and optimising these opportunities for countryside recreational use?

## 您的意見是甚麼…？ *And what are your views...?*

## 提供足夠基礎建設以應付未來發展及改善現有鄉郊環境？ *Providing Sufficient Infrastructure to Cope with the Future Developments and Improving the Existing Rural Environment?*

- 您需要甚麼種類的基礎建設改善工程，例如交通、排水及排污等？  
What kinds of infrastructure improvements like transport, drainage, sewerage are needed?
- 鋪蓋公庵路以改善道路？  
Improving Kung Um Road through decking over?
- 美化沿公庵路的明渠作為景觀特色？  
Beautifying the nullah along Kung Um Road as a landscape feature?
- 有甚麼可行的措施減少環境及工業與住宅為鄰所產生的問題？  
What are the possible measures to minimise environmental and industrial/residential interface problems?





## 社區論壇 Community Forum

請預先登記 Please Register

### 元朗商會小學

新界元朗青山公路(元朗段)244號  
Yuen Long Merchants Association  
Primary School  
244 Castle Peak Road, Yuen Long,  
New Territories

星期六 Saturday 14:00-17:00

25/5/2013

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

23/4-29/4/2013

### 白沙山路(近東海長者之家)

流動展覽

Mobile Exhibition at  
Pak Sha Shan Road (Near Tung Hoi  
Residential Care Home for Elderly)

3/5/2013

### 唐人新村路停車場(近逸翠軒)

流動展覽

Mobile Exhibition at  
Tong Yan San Tsuen Road Parking Lot  
(Near Greenville Residence)

4/5/2013

### 元朗賽馬會廣場

Yuen Long Jockey Club Town Square

5/5-11/5/2013

### 唐人新村花園

Tong Yan San Tsuen Garden

12/5-18/5/2013

### 僑興路(白沙村)流動展覽

Mobile Exhibition at  
Kiu Hing Road (Pak Sha Tsuen)

22/5/2013

### 僑興路(田寮村)流動展覽

Mobile Exhibition at  
Kiu Hing Road (Tin Liu Tsuen)

23/5/2013

第六部分  
Part 6

## 未來路向...

## Way Forward...



在此階段，我們希望聆聽您對具發展潛力區的發展限制、機遇、指導原則及其願景方面的寶貴意見。我們在制定初步發展大綱圖時，會充分考慮您的意見，並在下一階段社區參與進一步諮詢公眾，與社區分享我們的規劃成果。

請於二零一三年六月十六日或之前，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書送交我們。

At this stage of the Study, we would like to hear your valuable opinions on the development constraints and opportunities, guiding principles as well as your aspirations of the PDAs. Your views will be considered when preparing the Preliminary Outline Development Plan and we would further consult the public at the next stage of the Community Engagement to share the outcome of the development proposals together with the community.

Please send your comments to us by post, fax, email or via the electronic comment form at the Study Webpage on or before 16 June 2013.

規劃署 — 跨界基建發展組

Planning Department -

Cross-boundary Infrastructure &  
Development Section

土木工程拓展署 — 新界西及北拓展處

Civil Engineering and Development

Department - New Territories North  
and West Development Office

#### 地址 Address



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16/F North Point Government Offices  
333 Java Road, North Point

沙田上禾輦路1號沙田政府合署9樓  
9/F Sha Tin Government Offices  
1 Sheung Wo Che Road, Sha Tin

#### 電話 Tel



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(852) 2868 4497

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#### 電郵 Email



[enquiry@yuenlongsouth.gov.hk](mailto:enquiry@yuenlongsouth.gov.hk)



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](http://www.yuenlongsouth.hk)

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