

**立法會**  
***Legislative Council***

LC Paper No. CB(1)862/12-13(06)

Ref: CB1/PL/DEV

**Panel on Development**

**Meeting on 23 April 2013**

**Background brief on planning and engineering study for  
housing sites in Yuen Long south**

**Purpose**

This paper sets out the background to the Administration's planning and engineering study for housing sites in Yuen Long south ("the Study") and a brief account of the views and concerns expressed by Members on the project since discussions on it started in LegCo committees in May 2012.

**Background**

2. Yuen Long south ("YLS"), comprising the rural land south of Yuen Long Highway, is generally characterised by haphazard low-density housing, informal industrial activities and open storage. According to the Administration, since YLS is located in proximity to Yuen Long, Tuen Mun and Tin Shui Wai new towns, and the proposed new development area in Hung Shui Kiu, as well as connected with the urban areas by strategic road links including Route 3 and Yuen Long Highway, the area has the potential to accommodate more housing developments with higher development intensity.

3. Following the announcement in the 2011-2012 Policy Address to adopt a multi-pronged approach in expanding land resources, including exploring the possibility of converting into housing land some 150 hectares ("ha") of agricultural land in Yuen Long and North District currently used mainly for industrial purposes or temporary storage, or which is deserted, the Administration has proposed to carry out the Study.

## **Planning and engineering study for housing Sites in Yuen Long south**

4. To ensure the integrity and accuracy of the technical assessments, the Study covers an area of about 1 500 ha in YLS ("the Study area") inclusive of the proposed Potential Development Areas ("PDAs")<sup>1</sup> as shown at **Appendix I**. The purpose of the Study is to review the development potential of the Study area so as to identify housing sites in the proposed PDAs for private and public housing purposes with infrastructure improvement works. The Panel on Development ("the Panel") discussed the Administration's proposal to carry out the Study in May 2012. On the recommendation of the Public Works Subcommittee ("PWSC"), the Finance Committee approved a relevant funding proposal at an estimated cost of \$49.5 million in July 2012.

5. According to the Administration, the Study includes, inter alia, preparation of the Preliminary Outline Development Plan, the Recommended Outline Development Plan ("RODP") and the preliminary Layout Plans. A three-stage community engagement to gauge public views on the vision and key issues of the Study will be undertaken with a view to formulating RODP and the Recommended Layout Plans. The key issues relating to infrastructural constraints, geotechnical concern about the cavities in the marble bedrock, interface of open storage facilities and the proposed housing development, sustainable development and implementation, set out at **Appendix II**, will be addressed in the Study.

### Development intensity of the proposed Potential Development Areas

6. While the Panel supported the Study in principle, some members opined that the scope of the Study should cover issues relating to relaxing the plot ratio for residential developments at PDAs without compromising a sustainable green living environment. They also suggested that high-density developments should be located around railway stations and transport nodes while the sites near environmentally sensitive areas, such as country parks, should be restricted to low-density developments as far as possible. Consideration should be given to provision of medium-capacity public transport in PDAs.

---

<sup>1</sup> The total area of PDAs, comprising two areas around Kung Um Road and Tong Yan San Tsuen respectively, is about 200 ha. According to the Administration, the location and extent of PDAs are tentative and subject to adjustment during the course of the Study.

7. The Administration advised that the development intensity of the proposed PDAs would be assessed in the Study in light of the existing and planned infrastructure developments, as well as the development characteristics of Yuen Long new town located in the north of PDAs and the Tai Lam Country Park in the south. The Administration assured members that it would strive to maintain a fine balance in meeting the growing demand for housing and providing a sustainable and pleasant living environment in YLS.

#### Implementation of the development proposals

8. Some members considered that the Study would be a challenge to the Administration in view of the various technical issues involved, such as land resumption, rehousing arrangements for affected residents, enforcement against illegal land occupation, and re-provisioning for the affected industries in rural areas. The Administration should review the land resumption policy timely to ensure that the compensation and rehousing arrangements were comprehensive and flexible enough to cater for the needs and aspirations of clearerees.

9. The Administration explained that private land would only be acquired in the public interest for infrastructures and public housing developments. The mode of implementation to be adopted was a subject to be examined in the Study in the light of public views collected during the community engagement exercises. The total area of the proposed PDAs was about 200 ha, of which 170 ha were privately owned and 30 ha was Government land. The area mainly covered land currently occupied by open storage and rural industries including those falling within the "undetermined" zone. According to the Administration, unlike other studies on new towns and new development areas which were large-scale development projects, the Study aimed to identify possible housing sites in YLS through re-planning and re-zoning for residential use. Furthermore, the land zoned for "Village Type Development" on the relevant Outline Zoning Plans such as land in Tai Tong would not be included in the Study. As regards rehousing and compensation arrangements, a comprehensive policy review was underway.

#### Other potential areas for residential development

10. Some PWSC members considered that apart from YLS, similar land use studies should be conducted to explore the redevelopment potential of other rural areas in the New Territories. Responding to a

question on whether there were any other areas similar to YLS which could be converted into housing land, the Administration advised that studies would be carried out for Kwu Tung South, Sheung Shui Area 30 and Kong Nga Po to examine their potential for housing development.

### **Recent Developments**

11. In his 2013 Policy Address, the Chief Executive announced that he had asked the Planning Department to expedite the review of agricultural land in Yuen Long and North District currently used mainly for industrial purposes or temporary storage, or which was deserted.

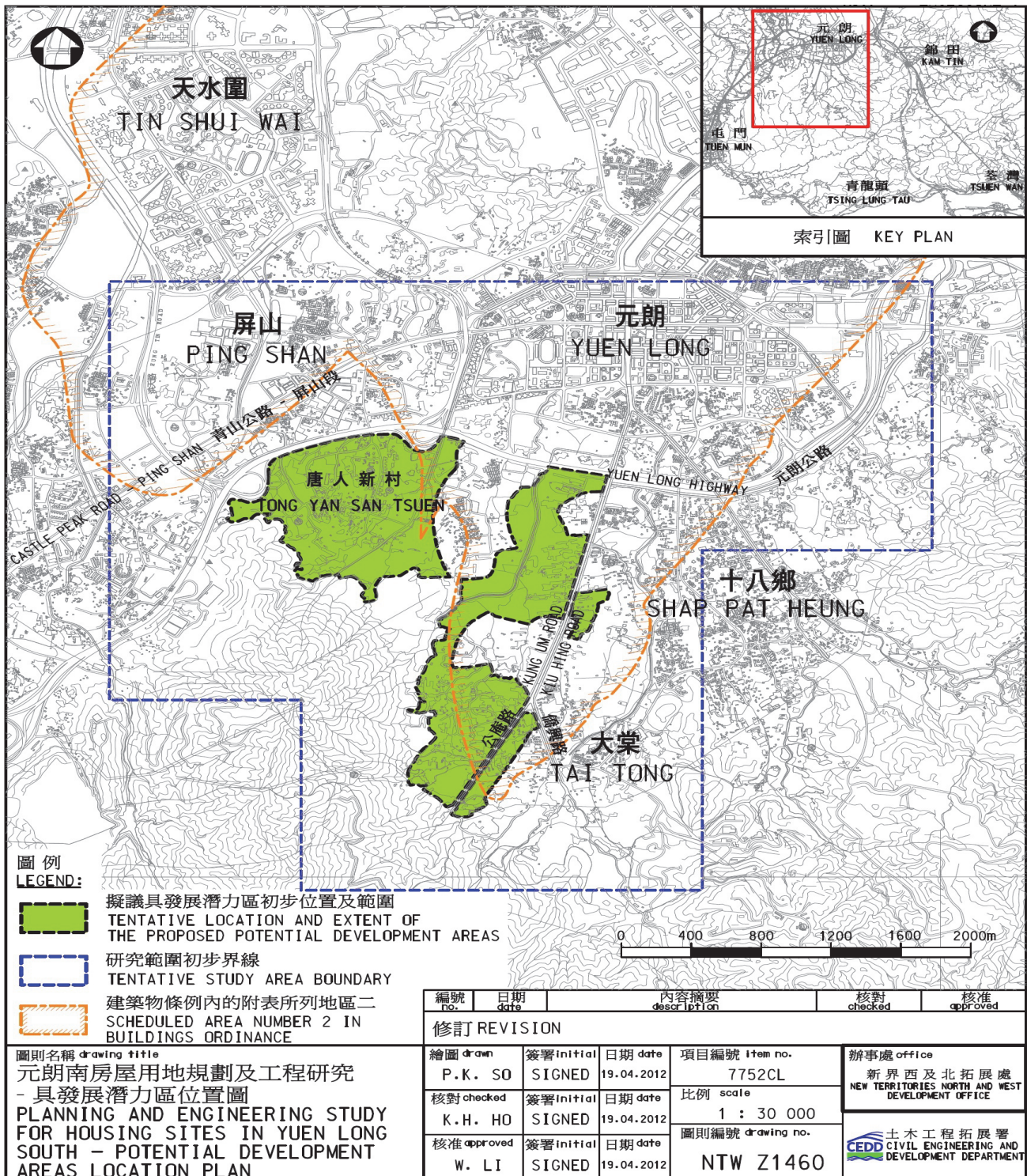
12. The Administration will brief the Panel at its meeting on 23 April 2013 on its plan for the Stage 1 community engagement exercise of the Study.

### **Relevant papers**

13. A list of relevant papers is shown at **Appendix III**.

Council Business Division 1  
Legislative Council Secretariat  
16 April 2013

元朗南房屋用地規劃及工程研究 ——  
具發展潛力區位置圖  
Planning and engineering study for housing sites in Yuen Long south --  
Location plan of Potential Development Areas



資料來源: 政府當局就 2012 年 5 月 22 日的發展事務委員會會議提交的文件 (立法會 CB(1)1875/11-12(04)號文件)  
(<http://www.legco.gov.hk/yr11-12/chinese/panels/dev/papers/dev0522cb1-1875-4-c.pdf>)  
Source: The Administration's paper for the meeting of the Panel on Development on 22 May 2012 (LC Paper No. CB(1)1875/11-12(04))  
(<http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev0522cb1-1875-4-e.pdf>)

### **Key issues relating to the planning, design and implementation of housing sites in Yuen Long south**

Some key issues relating to the planning, design and implementation of housing sites in Yuen Long south ("YLS") are set out in the Administration's paper for the meeting of the Panel on Development on 22 May 2012<sup>2</sup> as follows:

#### Housing

- (a) The planning and engineering study for housing sites in YLS ("the Study") will examine the potential sites for public and private housing in YLS. Timely provision of supporting infrastructure and government, institution and community facilities would be important to serve the future population and the Study will look into the development programme of the required facilities.

#### Infrastructural Constraints

- (b) In view of the expected increase in population, infrastructure facilities, including roads, drainage, sewerage, water supplies, and public utilities, etc, will need to be provided or upgraded. The Study will investigate and recommend the proposed engineering infrastructure works to support the future population of YLS.

#### Geotechnical Concern

- (c) Large portions of Potential Development Areas ("PDAs") fall within the Scheduled Area No. 2 (North-western New Territories)<sup>3</sup>, in which housing developments and infrastructure may be affected by large cavities in the marble bedrock. The Study will assess the engineering feasibility of the proposed developments and engineering infrastructure in the Scheduled Area.

---

<sup>2</sup> LC Paper No. CB(1)1875/11-12(04)

(<http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev0522cb1-1875-4-e.pdf>)

<sup>3</sup> Scheduled Area No.2 (North-western New Territories) is defined in the Fifth Schedule of the Buildings Ordinance. The geology in some areas of this Scheduled Area comprises marble, which usually has a karstic upper surface with solution features. The marble may have large cavities in some locations.

### Open Storage, Warehouses and Rural Workshops

- (d) These uses currently occupy much of the land in PDAs. They would impose industrial/residential ("I/R") interface problems. The Study will review if there is a need to retain any land for these uses in YLS, propose remedial measures to address the I/R interface issues, and assess the socio-economic impact if these uses are to be phased out.

### Sustainable Development

- (e) To meet the public aspiration for sustainable development, the Study will explore measures to promote low carbon emission and resources saving development, high-quality urban design, greening, and at-source environmental mitigation measures, etc.

### Implementation

- (f) Majority of the land in PDAs is under private ownership and the implementation mechanism of the development proposals will be a key issue to be addressed. The Study will examine and recommend a suitable implementation approach for YLS, taking account of the ownership pattern and public comments received during the community engagement exercises of the Study.

Planning and engineering study for housing sites in Yuen Long south

List of relevant papers

Council/Committee	Date of meeting	Paper
Panel on Development	22 May 2012	<p>Administration's paper on "PWP Item No. 752CL -- Planning and engineering study for housing sites in Yuen Long south -- consultants' fees and site investigation" (LC Paper No. CB(1)1875/11-12(04))  <a href="http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev0522cb1-1875-4-e.pdf">http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev0522cb1-1875-4-e.pdf</a></p> <p>Minutes of meeting (LC Paper No. CB(1)2522/11-12)  <a href="http://www.legco.gov.hk/yr11-12/english/panels/dev/minutes/dev20120522.pdf">http://www.legco.gov.hk/yr11-12/english/panels/dev/minutes/dev20120522.pdf</a></p>
Public Works Subcommittee  Finance Committee	13 June 2012  13 July 2012	<p>Administration paper on "752CL -- Planning and engineering study for housing sites in Yuen Long south -- consultants' fees and site investigation" (LC Paper No. PWSC(2012-13)35)  <a href="http://www.legco.gov.hk/yr11-12/english/fc/pwsc/papers/p12-35e.pdf">http://www.legco.gov.hk/yr11-12/english/fc/pwsc/papers/p12-35e.pdf</a></p> <p>Minutes of meeting (LC Paper No. PWSC81/11-12)  <a href="http://www.legco.gov.hk/yr11-12/english/fc/pwsc/minutes/pwsc20120613.pdf">http://www.legco.gov.hk/yr11-12/english/fc/pwsc/minutes/pwsc20120613.pdf</a></p>
Panel on Development	22 January 2013	<p>Administration's paper on "2013 Policy Address -- Policy Initiatives of Development Bureau" (LC Paper No. CB(1)428/12-13(03))  <a href="http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0122cb1-428-3-e.pdf">http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0122cb1-428-3-e.pdf</a></p>



<b>Council/Committee</b>	<b>Date of meeting</b>	<b>Paper</b>
		Minutes of meeting (LC Paper No. CB(1)735/12-13) <a href="http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20130122.pdf">http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20130122.pdf</a>