

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

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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



第二階段社區參與  
Stage 2 Community  
Engagement

初步發展大綱圖  
Preliminary Outline  
Development Plan (PODP)

立法會  
發展事務委員會  
Legislative Council  
Panel on Development

7.7.2014

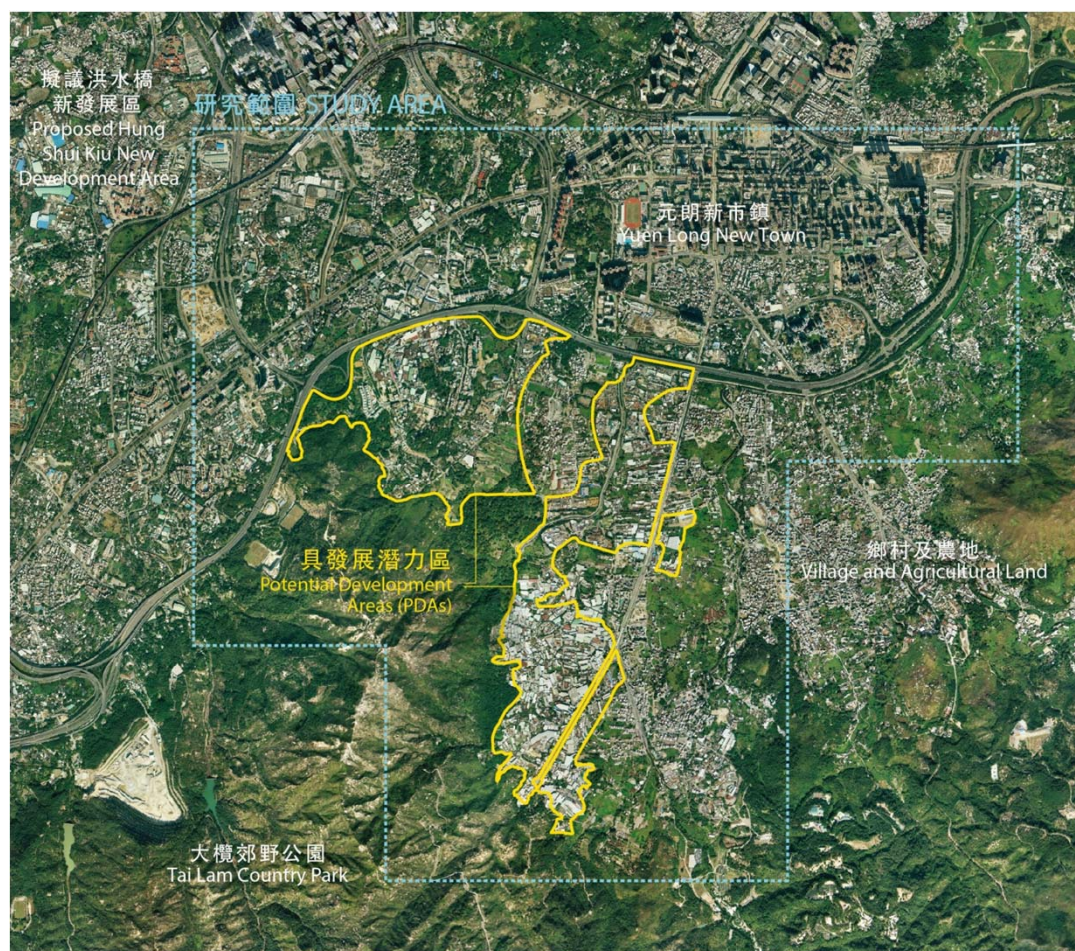
# 研究目的 Study Objective

探討及優化元朗南棕地作房屋和其他發展的潛力，提供基礎設施及社區設施，並改善現有環境。

To examine and optimise the development potential of the degraded brownfield land in Yuen Long South (YLS) for housing purpose and other uses, with supporting infrastructure and community facilities, and to improve the existing environment.



具發展潛力區  
Potential Development Areas (PDAs)  
約 about 216 公頃 ha



# 研究流程 Study Flow



第二階段社區參與  
Stage 2 Community Engagement  
(2014年5月至7月 May to July 2014)

# 第一階段社區參與(2013年4月至6月) – 主要意見

## Stage 1 Community Engagement (April – June 2013) – Major Comments

### 善用棕地

#### Optimising the use of Degraded Brownfield land

- 普遍支持優化棕地作房屋發展  
Generally support to optimise the development potential of degraded brownfield land for housing purpose
- 建議探討周邊荒廢農地作發展  
Explore the development potential of abandoned agricultural land in the vicinity

### 鄉郊工業

#### Rural Industrial Uses

- 建議整合露天貯物場及鄉郊工業至多層工廠大廈  
Suggest to consolidate the open storage yards and rural industrial uses into multi-storey flatted factory buildings
- 一些現有經營者反對發展棕地，因影響地區經濟和生計，要求原地保留  
Some existing operators object the development of brownfield land and request to stay put as it would affect the local economy and livelihood

### 住宅用途

#### Residential Use

- 支持研究，可改善環境  
Support the Study as it will improve the environment
- 另有居民反對發展，因影響現有居所  
Some object the development as it affects their existing living place
- 原居民要求擴大「鄉村式發展」地帶  
Indigenous villagers request to expand the “Village Type Development” zone

# 第一階段社區參與(2013年4月至6月) – 主要意見

## Stage 1 Community Engagement (April – June 2013) – Major Comments

### 農業

#### Agricultural Use

- 保留常耕農地，復耕荒廢農地  
Preserve active farmland and rehabilitate abandoned agricultural land

### 規劃設計

#### Planning and Design

- 提供土地作經濟活動，發展密度與周邊環境配合  
Reserve land for local economy, and development density should be compatible with the surrounding setting
- 加強與周邊連繫，設計容納街鋪  
Enhance integration and connectivity, and provide shops at street level

### 基礎設施

#### Infrastructure

- 提供足夠道路、排水及排污等基建及社區設施，覆蓋元朗明渠以改善交通  
Provide adequate roads, sewerage, drainage and community facilities. Decking of Yuen Long Nullah for road improvement

### 環境

#### Environment

- 顧及生態及文化資源，活化明渠  
Consider ecological and cultural resources, and revitalise nullahs

### 實施安排

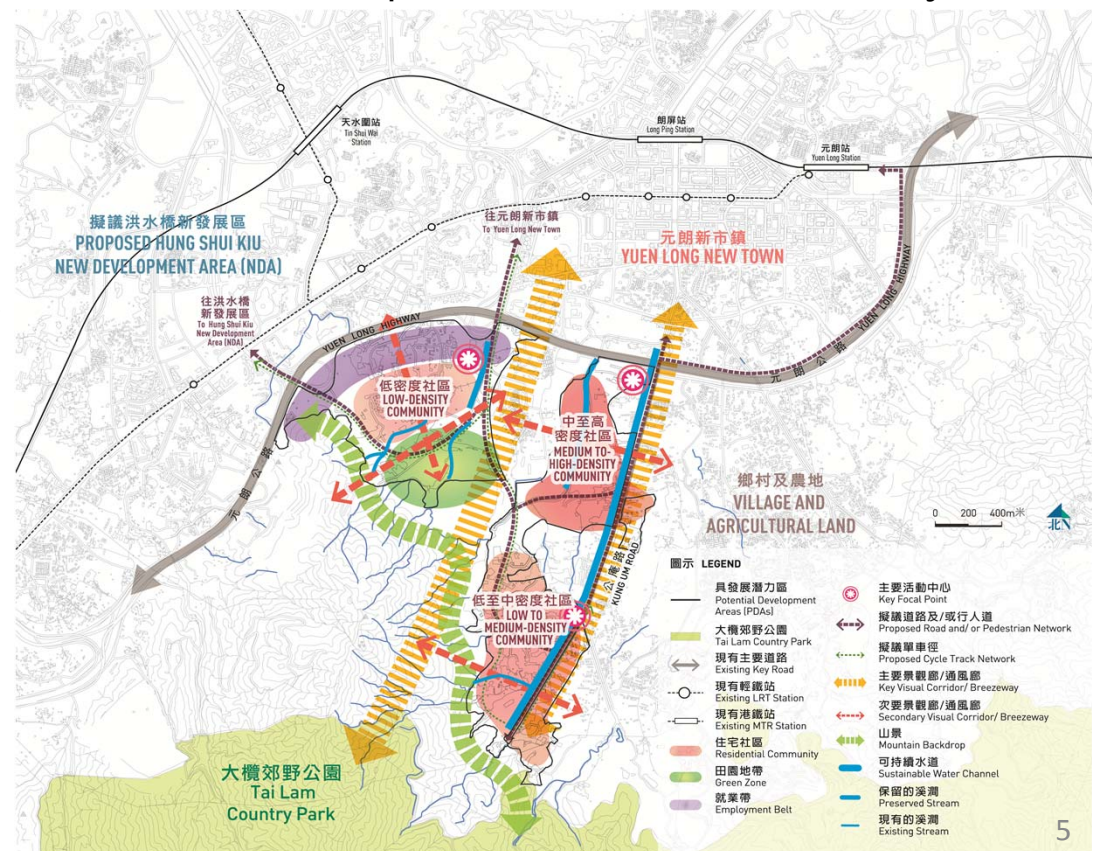
#### Implementation

- 合理賠償及安置受影響居民及商戶。  
Reasonably compensate and relocate affected residents and business operators
- 部份意見支持公私營合作模式，部份支持政府收回土地發展  
Some support land resumption by Government while some support public-private participation

# 整體規劃及設計大綱 Overall Planning and Design Framework

- 照顧多元需要及配合周邊發展為主要考慮  
Accommodating diversified uses and respecting the surroundings as major considerations
- 透過改善與元朗新市鎮的連繫，元朗南可發展成新市鎮延伸  
With improvement in connectivity, YLS could be developed as extension of Yuen Long New Town
- 發展密度由北向南降低  
Development intensity descends from north to south
- 配合北面元朗新市鎮及靠近公路，北部作中高密度住宅及鄉郊工業用途  
Commensurate with the New Town in north and close to highway, northern part for medium and high-density residential developments, and for rural industrial uses
- 為融入山景及大欖郊野公園，南部作中低密度住宅發展  
To blend in with hillside and Tai Lam Country Park, the southern part for low and medium-density residential developments

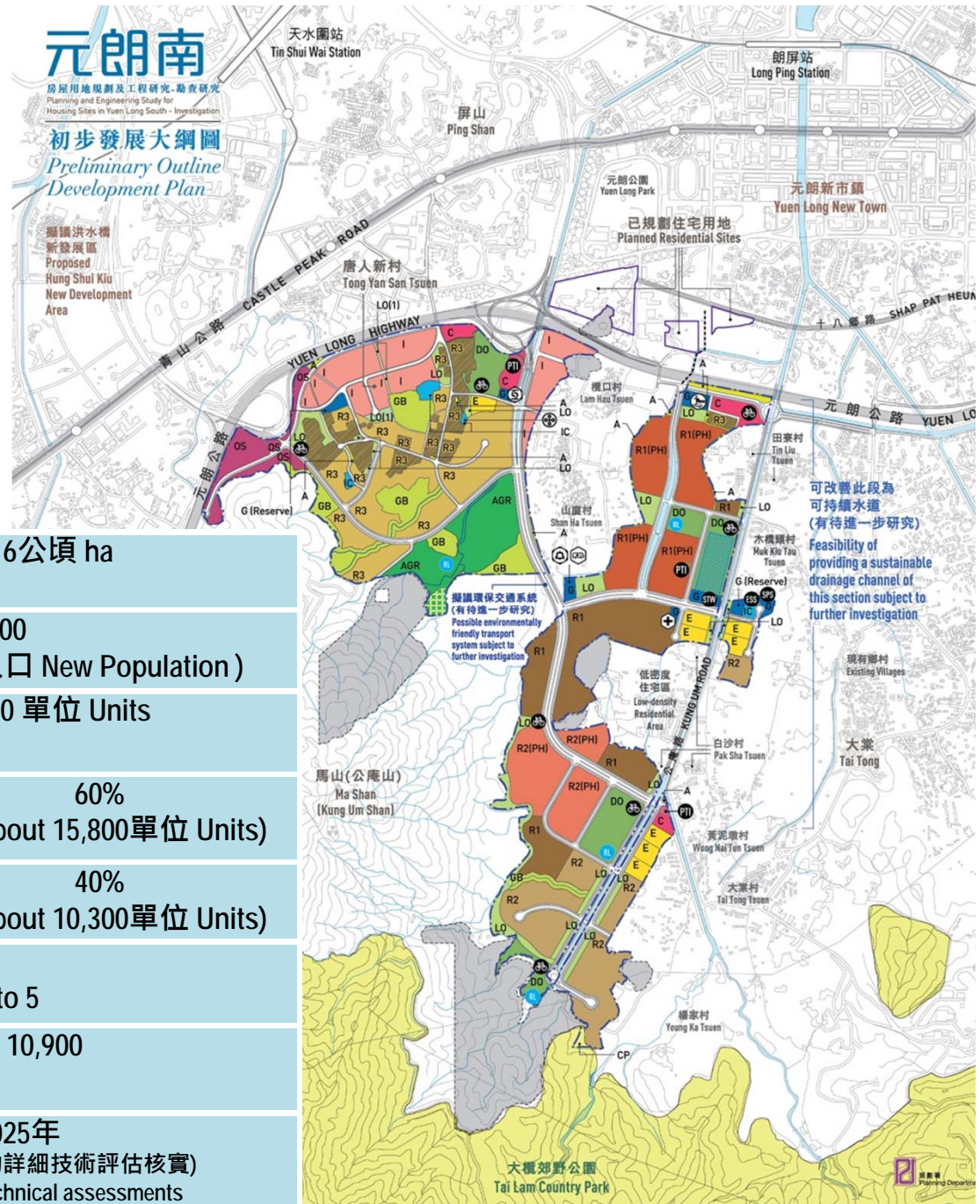
- 保留在唐人新村面積較大的常耕農地、及具高生態價值的次生樹林、天然河溪  
Preserve the sizable active agricultural land in Tong Yan San Tsuen, and secondary woodland and natural streams of high ecological value
- 交通及行人網絡連繫周邊發展，設置景觀廊、通風廊  
Connect the surroundings with road and pedestrian networks, provide view corridors and breezeways



# 願景 Vision

建立一個綠色和宜居的可持續發展社區，提供理想的居住、工作以及享受鄉郊和自然景觀的環境。

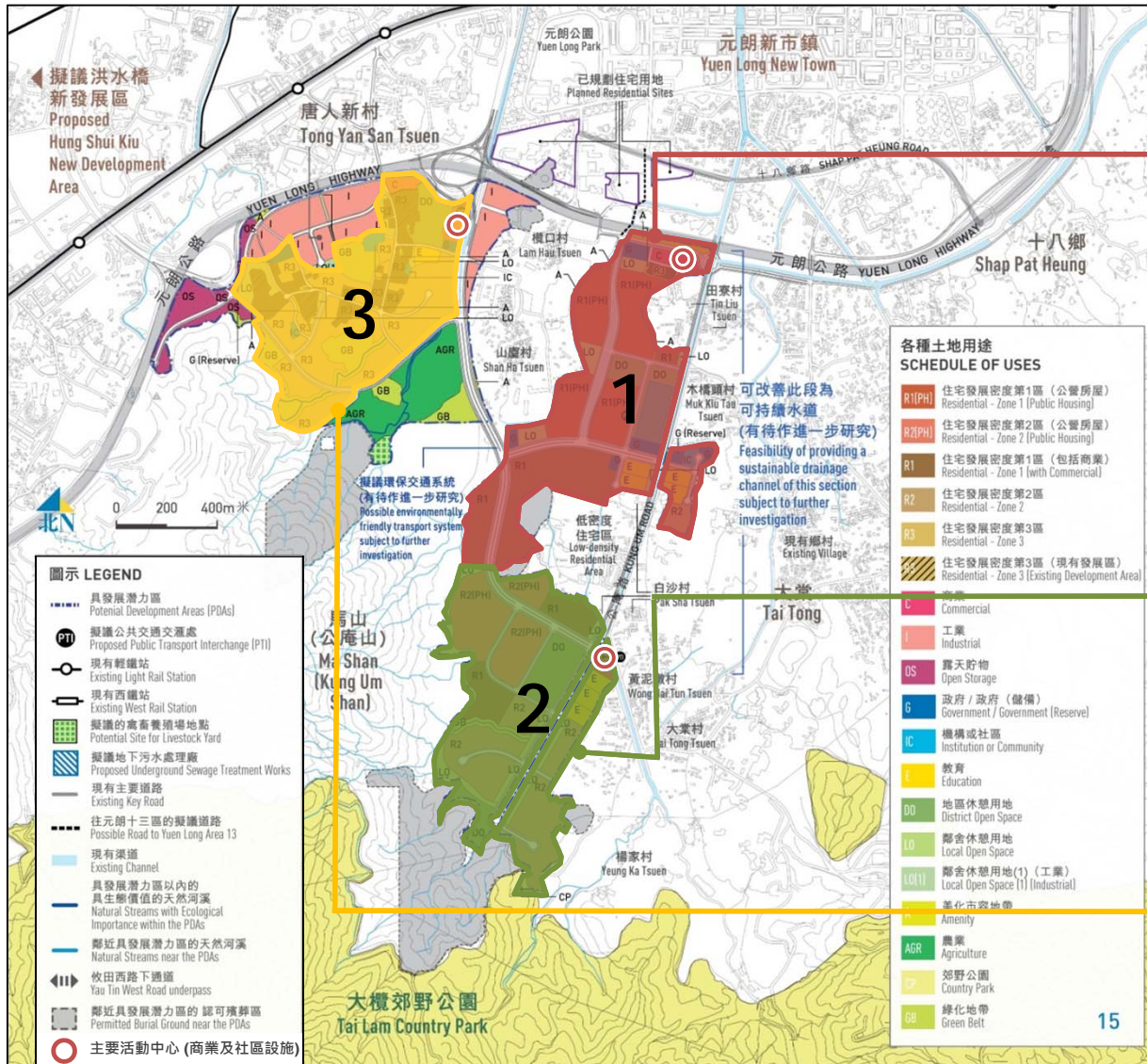
Plan as a sustainable, green and livable community offering a place for living, working as well as public enjoyment of the rural and natural landscape



具發展潛力區 Potential Development Areas	約 about 216公頃 ha	
總人口 Total Population	80,200 (約 about 78,000 新人口 New Population)	
單位數量 No. of Flats	約 about 26,100 單位 Units	
公私營房屋比例 Housing Mix	公營房屋: Public Housing:	60% (約 about 15,800單位 Units)
	私人房屋: Private Housing:	40% (約 about 10,300單位 Units)
地積比率 Plot Ratio (PR)	1 至 to 5	
就業機會 Job Opportunities	約 about 10,900	
預計首批入伙日期 Anticipated Year for First Population Intake	Year 2025年 (須待下一階段進行的詳細技術評估核實) (Subject to detailed technical assessments to be conducted in the next stage)	



# 規劃區1,2及3 – 住宅社區 Planning Area 1,2 &3 – Residential Communities



**1 都會生活區 Urban Living**  
 最接近元朗新市鎮，作中至高密度發展  
 Located close to Yuen Long New Town, for medium to high-density developments  
 地積比率 PR：  
 • 最高為Highest 5 倍  
 • 向南減至4倍 Reduced to 4 southwards  
 • 公庵路以東 East of Kung Um Road 1.5 倍

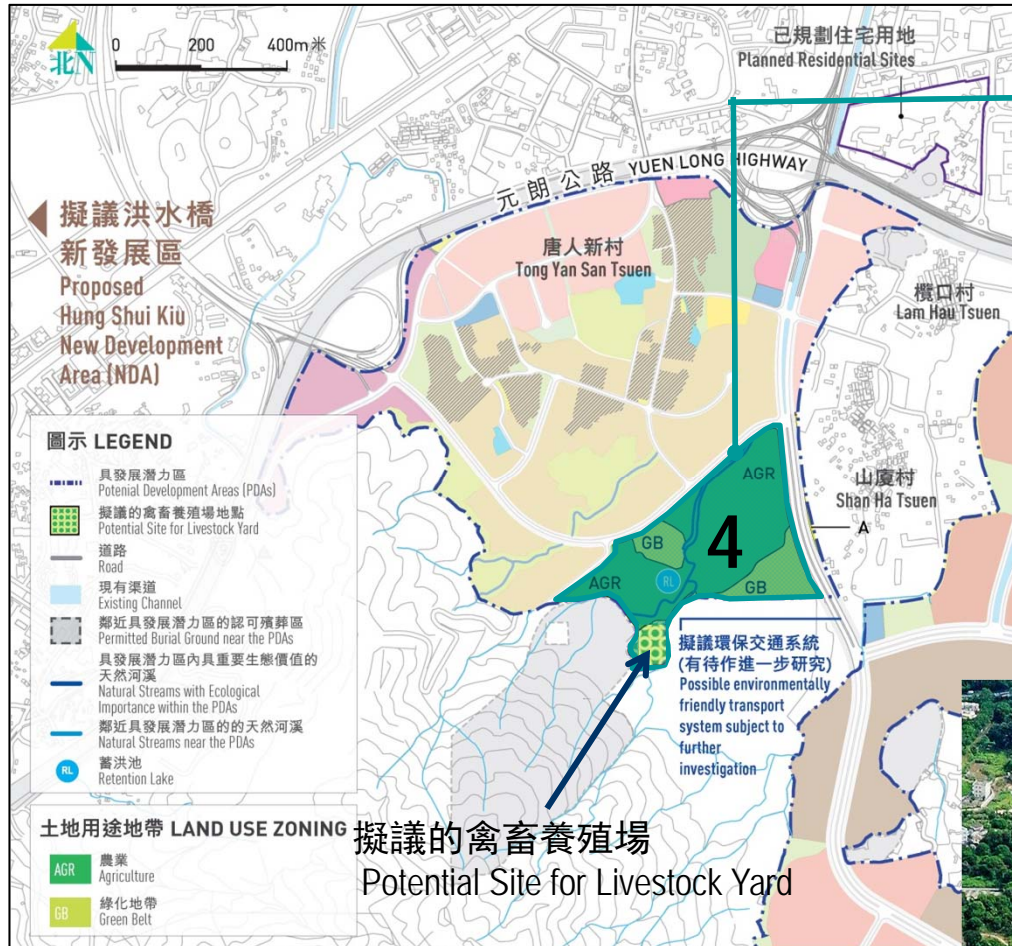
**2 樂活生活區 LOHAS Living**  
 鄰接鄉郊發展及大欖郊野公園，作低至中密度發展  
 Adjacent to rural developments and Tai Lam Country Park, for low to medium-density developments  
 地積比率 PR：  
 • 最高為Highest 4 倍  
 • 南部減至1.5倍 Reduced to 1.5 in the southern part

**3 花園城區 Garden Community**  
 配合沿沙井路及唐人新村路保留的已發展住宅社區(地積比率1倍)，作低密度發展  
 Complement the retained residential clusters along Sha Tseng Road and Tong Yan San Tsuen Road (PR 1), for low-density developments  
 地積比率 PR: 1倍



# 規劃區4 – 農地及自然景觀

## Planning Area 4 – Agriculture and Natural Landscape



### 4 田園地帶 Green Zone

- 約11公頃劃為「農業」地帶  
About 11 ha zoned as "Agriculture"

- 約3公頃劃為「綠化地帶」  
About 3 ha zoned as "Green Belt"

保留常耕農地、具高生態價值的次生林地及天然河溪

Preserve active agricultural land, and secondary woodland and natural streams with high ecological value

南面作擬議的禽畜養殖場

Potential site for livestock yard at southern end

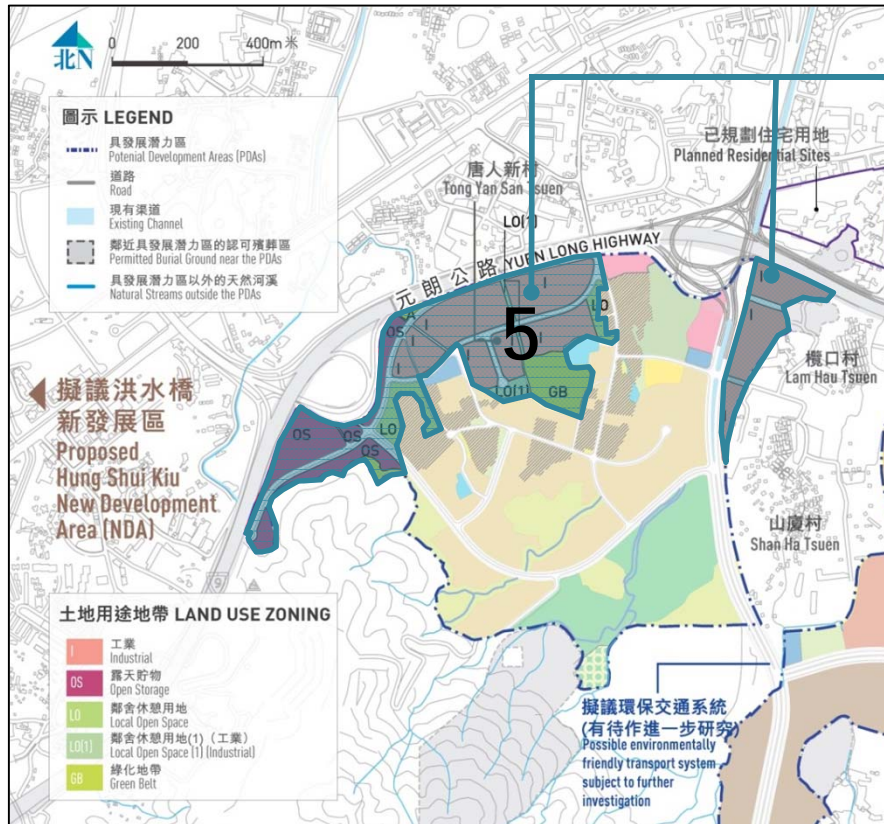






# 規劃區5 – 露天貯物及鄉郊工業

## Planning Area 5 – Open Storage and Rural Industrial Use



●●● 有待進一步研究 subject to further study

### 5 就業帶 Employment Belt

鄉郊工業 Rural Industrial Uses :

- 地積比率 PR: 4
- 土地面積 Site Area: 約 about 15公頃 ha
- 樓面面積 Floor Area: 約 about 586,000 平方米 m<sup>2</sup>
- 露天貯物 Open Storage: 約 about 5公頃 ha



位於建議「工業」地帶的現有工業用途  
Existing Industrial Uses in Proposed "Industrial" Zone



工業與住宅為鄰的環境問題  
Industrial//Residential Interface Problem



貨運交通引致的環境問題  
Environmental Problem from Goods Vehicles

# 道路網絡及公共交通建議

## Road Improvement and Public Transport Proposals

- 具發展潛力區的道路網連接元朗新市鎮及擬議洪水橋新發展區

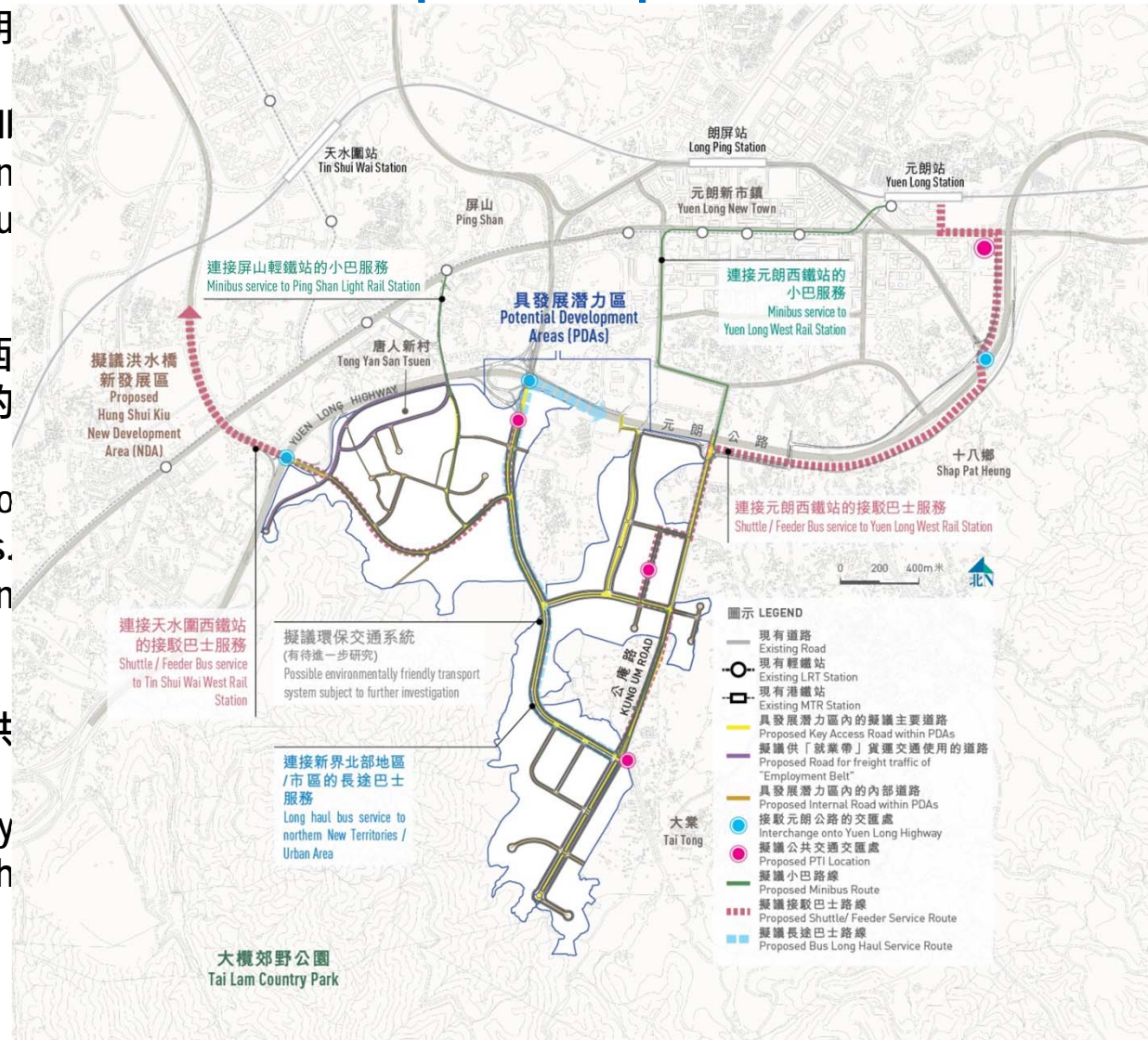
The road network in PDAs will connect to Yuen Long New Town and the proposed Hung Shui Kiu New Development Area (HSK NDA)

- 小巴及接駁巴士連接輕鐵站和西鐵站，及行走市區和新界北區的巴士

Minibus and feeder bus service to Light Rail and West Rail Stations. Long haul bus services to urban area and northern New Territories

- 研究環保交通系統，連接擬議洪水橋新發展區

Investigate environmentally friendly transport system to connect with the proposed HSK NDA



# 行人及單車網絡 Pedestrian and Cycling Networks

- 完善具發展潛力區內的行人網絡，並連接至元朗新市鎮及擬議洪水橋新發展區

Improve the pedestrian networks within PDAs and tie with those of the proposed HSK NDA and the existing pedestrian corridor in Yuen Long New Town

- 單車徑可連接大欖郊野公園(行山徑入口)及現有青山公路-屏山段的單車徑

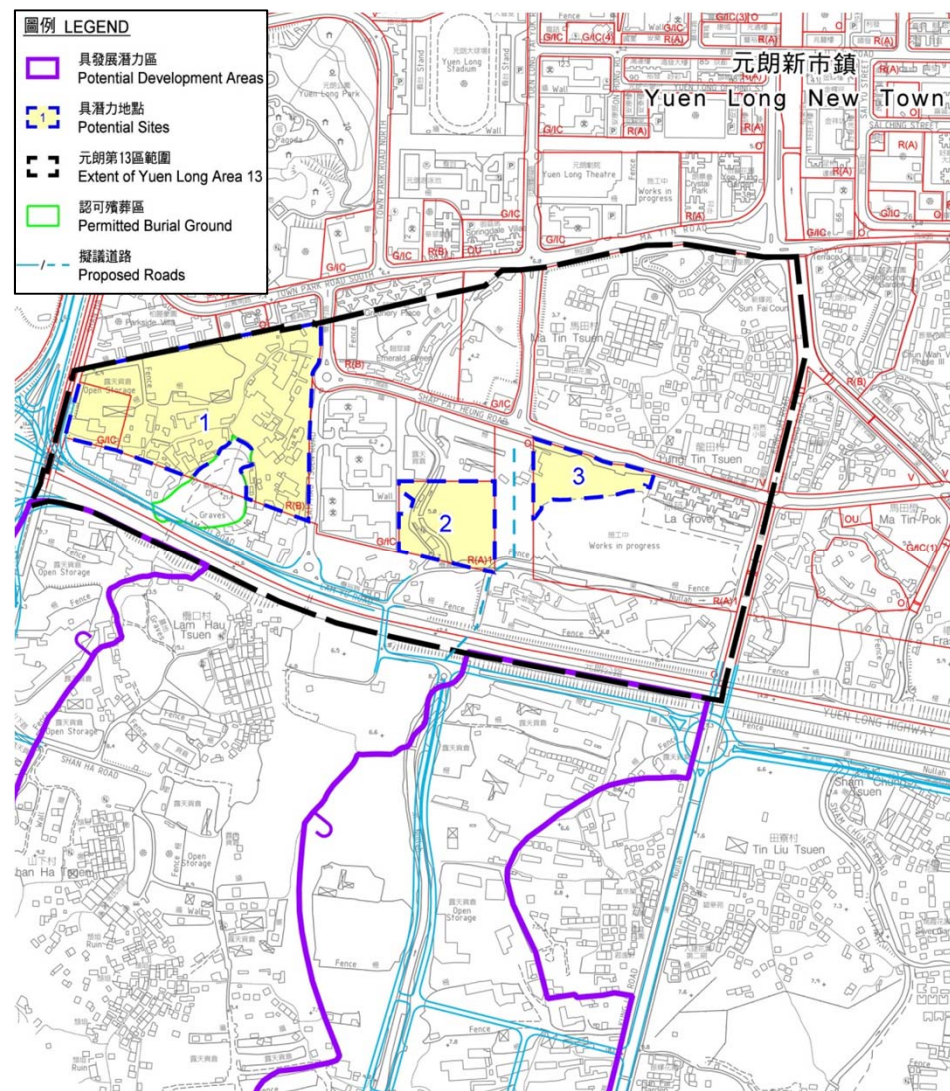
Cycle track network will connect to the access points to the mountain trails in Tai Lam Country Park and existing cycle track system along Castle Peak Road - Ping Shan



# 元朗第13區 – 具房屋發展潛力土地

## Yuen Long Area 13 – Potential Housing Sites

- 3 幅土地位於元朗新市鎮，多年以來仍未發展  
3 sites are located in Yuen Long New Town and have not been developed for years
- 藉元朗南發展，及擬議連接元朗南及元朗新市鎮所需的道路改善計劃，建議將3幅土地與元朗南一併發展，作房屋用途  
Capitalising the opportunities of YLS development and the road improvement proposals to connect YLS and the New Town, the three sites could be developed together with YLS to release their development potential for housing purpose.
- 初步估計可提供約4,300個新單位  
Produce about 4,300 new flats based on preliminary assessment
- 下一階段研究房屋類別及發展模式  
Will examine the housing type and implementation approach in the next stage



## 第二階段社區參與 Stage 2 Community Engagement

- 2014年5月12日至2014年7月14日 (兩個月)  
12 May 2014 to 14 July 2014 (Two months)
- 諮詢相關的議會/委員會，區內關注團體等  
Consult relevant Council/Committees, local concern/interested groups, etc
- 社區論壇於2014年6月28日舉行  
Community Forum was held on 28 June 2014

## 下一步工作 Next Step

- 在收集公眾對初步發展大綱圖的意見後，擬備建議發展大綱草圖，進行詳細技術評估  
After collecting public views on the PODP, prepare draft Recommended Outline Development Plan (RODP) and conduct detailed technical assessments
- 制定發展時間表，使基礎及社區設施的實施能配合人口遷入  
Set out development timetable to ensure timely provision of infrastructure and community facilities in tandem with population intake
- 考慮發展模式及安排  
Examine implementation arrangement

# 謝謝

# Thank You

