

**For discussion  
on 27 May 2014**

**LEGISLATIVE COUNCIL  
PANEL ON DEVELOPMENT**

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

**Preliminary Outline Development Plan  
and Stage 2 Community Engagement**

**INTRODUCTION**

This paper seeks Members' views on the Preliminary Outline Development Plan (PODP) formulated for the Yuen Long South (YLS) development, as part of Stage 2 Community Engagement (CE2) under the "Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation" (the Study).

**BACKGROUND**

2. As mentioned in the 2011-12, 2013 and 2014 Policy Addresses, the Government will review agricultural land in Yuen Long currently used mainly for industrial purposes, temporary storage, or which is deserted, as one of the measures to increase land supply.

3. We consulted the Panel in May 2012 when we sought funding for the Study. We also consulted the Panel in April 2013 during Stage 1 Community Engagement (CE1) on the constraints, opportunities, key issues and guiding principles for development in YLS. During CE1, a series of briefings to relevant statutory and advisory bodies and focus group meetings with various

stakeholders was held<sup>1</sup>. A community forum was held in May 2013. A total of about 700 written comments were received during CE1.

## **CE1 AND MAJOR VIEWS COLLECTED**

4. The public views collected in CE1 are set out in the CE1 Report at **Annex 1** and can be viewed at the Study website [www.yuenlongsouth.hk](http://www.yuenlongsouth.hk). The major public comments are summarised below:

### General

- (a) There is general support for optimisation of the development potential of brownfield land for housing purpose to meet the community's housing needs and improve the living environment of YLS which is affected by proliferation of open storage and workshop uses. However, there are also comments that the Study should examine abandoned agricultural land for housing use, instead of land occupied by open storage yards.

### Open Storage and Rural Industrial Uses

- (b) There is strong opposition from the operators due to adverse impacts on the local economy, employment and livelihood. Some operators request to stay put and to designate the Potential Development Area (PDA) west of Kung Um Road for open storage use<sup>2</sup>.
- (c) Some suggest consolidating the open storage yards in industrial buildings to release land for development. There are also suggestions for developing logistics centres in YLS.

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<sup>1</sup> During CE1, we provided briefings to the Panel, Planning Sub-committee of the Land and Development Advisory Committee, Town Planning Board, Town Planning and Development Committee of the Yuen Long District Council, and Shap Pat Heung and Ping Shan Rural Committees. We held focus group meetings with local residents, farmers and livestock farm operators, operators of the open storage yards, green groups, concern groups and professional institutes.

<sup>2</sup> The PDA west of Kung Um Road is now zoned "Undetermined" on the Tong Yan San Tsuen Outline Zoning Plan (the OZP). According to the Notes of the OZP, all uses or developments require permission from the Town Planning Board.

### Residential and Village Settlements

- (d) Some commenters agree to the YLS development so as to improve the area and address the land use interface issue. Some local residents, however, oppose it since they have been living in the area for a long time and relying on renting out the land to sustain their livelihood.
- (e) Some N.T. indigenous villagers opine that the Government should consider their needs and request to expand the “Village Type Development” zones.

### Agricultural Uses

- (f) Some green groups and local residents opine that the active agricultural land should be preserved. Some green groups consider that abandoned agricultural land should be rehabilitated. The livestock farm operators express that the current relocation policy of livestock yards is too stringent.

### Development Intensity, Housing Mix and Urban Design

- (g) There are diverse views on development intensity and housing mix but the public in general request to avoid creating wall effect and that the future development should be compatible with the existing environment. Villagers in particular request that high-rise buildings should not be placed near village housing.
- (h) Integration of YLS with Yuen Long New Town should be enhanced. Some consider that YLS could be an extension of Yuen Long New Town while some suggest a self-contained new town.
- (i) Street-fronting shops resembling those in Yuen Long New Town should be encouraged whilst shopping malls and footbridges should be avoided. Cycle tracks should be provided.

### Infrastructure

- (j) Sufficient infrastructure including road, sewerage and drainage should be provided to support new development. The Yuen Long Nullah could be decked for traffic improvement. Cumulative infrastructural impacts particularly traffic impact, taking into account the surrounding developments, should be considered.

### Environmental

- (k) Environmental and ecological impacts should be carefully examined including those from decking the Yuen Long Nullah. The opportunity should be seized to revitalise the nullah as a landscape feature. Existing cultural heritage, landscape and ecologically important resources should be preserved.

### Implementation and Compensation

- (l) Affected business operators, residents, farmers and livestock operators request relocation, rehousing and reasonable compensation from the Government. Some land owners consider that the current compensation rate is too low.
- (m) There are diverse views on the implementation mechanism. Some support land resumption by Government while some support public-private participation.

5. We have taken into account the public views in formulating the PODP. We note the concerns about the implementation approach and compensation. Whilst the current stage of the Study focuses on the PODP, we will continue to examine how the concerns could be addressed and will continue to listen to the views of the community before finalising the implementation approach at a later stage.

## **PRELIMINARY OUTLINE DEVELOPMENT PLAN**

6. YLS is planned as a sustainable, green and livable community offering a place for living and working as well as public enjoyment of the rural and natural landscape. The proposed population level has taken account of infrastructure capacity particularly the capacity of external roads, environment, urban design and balance of various land uses' needs.

7. The PDAs (**Plan 1**) can accommodate a total population of about 80,200 and provide about 26,100 new flats. The housing mix follows the recommendation of the Long Term Housing Strategy Steering Committee with 60% for public and 40% for private. The major development parameters are as follows:



<b>PDA Total Area (ha)</b>	216 (about)
<b>Total Population</b>	80,200 (new population about 78,000)
<b>No. of Flats</b>	26,100 (new flats)
<b>Housing Mix</b>	Public : 15,800 (60%) Private : 10,300 (40%)
<b>Plot Ratio</b>	1 to 5
<b>Employment</b>	10,900 (about)
<b>First Population Intake (estimated)</b>	Year 2025

8. Initial assessments for the PODP (included in **Annex 2**) conclude that the proposals are technically feasible. The estimated first population intake year is subject to detailed technical assessment to be conducted at the next stage of the Study.

9. With close proximity to and improved connectivity with Yuen Long New Town, YLS could be planned as an extension of the New Town. Uses within YLS such as the commercial, leisure and recreational uses as well as the greenery environment could complement the New Town, and also serve the adjacent villages. The key planning and design concepts and development proposals are set out below.

### ***Accommodating Diversity***

10. With optimisation of the development potential of brownfield land, YLS is planned for residential use, with supporting commercial and community facilities and infrastructure. Other than fulfilling the prime study objective, land has been designated for open storage and rural industrial uses, preservation of the sizable and contiguous active agricultural land, natural streams and secondary woodland with important ecological value.

### ***Residential***

11. The PDAs are divided into three major residential communities (i.e. the “Urban Living”, the “LOHAS Living” and the “Garden Community” Planning Areas shown in **Plan 1**). Each residential community is planned with supporting facilities including local shopping centres, community facilities and open space. Shops would be provided at the lower floor(s) of the residential buildings (public housing zoned “Residential – Zone 1 (Public Housing)” and

“Residential - Zone 2 (Public Housing)” and private housing zoned “Residential – Zone 1” on the PODP), offering retail and leisure opportunities.

#### Open Storage and Rural Industrial

12. To better utilise land resource and release land development potential to address the territorial housing need, and to avoid haphazard sprawl of the open storage and rural industrial activities while recognising the need of land/premises for the sector, the open storage and rural industrial uses are consolidated alongside Yuen Long Highway in the northern part of the Tong Yan San Tsuen (TYST) PDA (i.e. the “Employment Belt” in **Plan 1**) zoned “Industrial” and “Open Storage” (“OS”) on the PODP. The location with provision of a road system facilitates quick and convenient access of freight traffic to the highway, avoiding intrusion into the residential neighbourhood.

13. The “Industrial” and “OS” zones intend to provide land/premises for storage and/or operations that involve bulky and heavy goods and machinery that could not be accommodated in conventional flatted factory buildings. Within the “Industrial” zone, multi-storey specially-designed flatted factory buildings are proposed to meet the needs of the operations. The “OS” zone is for storage or operation that involves bulky materials and machinery requiring open-air sites particularly those related to the construction industry. Having balanced the needs of various land uses including the need for housing land and the supporting infrastructure and community facilities, the existing well-established residential clusters (mainly located in the central part of the TYST PDA), and the preserved agricultural land and secondary woodland, about 5 ha of land is zoned “OS” and about 15 ha of land is zoned “Industrial”, and the latter could provide a floor area of about 586,000m<sup>2</sup>.

14. The “OS” and “Industrial” zones on the PODP is land primarily zoned “OS” and “Industrial (Group D)” on the prevailing TYST Outline Zoning Plan where land is reserved for and currently occupied by such uses. “Open Space” and “Green Belt” (“GB”) zones have been allowed on the PODP as buffers between the open storage/rural industrial uses and residential use.

#### Agricultural

15. A total of about 9 ha of existing active agricultural land will be retained including a sizable and contiguous site with an area of about 8.5 ha in the

southern part of the TYST PDA<sup>3</sup>. The active agricultural land and the adjoining preserved secondary woodland and natural streams zoned “Agriculture” and “GB” respectively on the PODP where farming and leisure activities would be a key feature of YLS (i.e. the “Green Zone” in **Plan 1**). At the southern tip of the TYST PDA, a site for livestock farm is proposed.

### ***Respecting the Natural and Built Environment***

16. In addition to the preservation of the active agricultural land, secondary woodland and natural streams as mentioned above, the proposed development intensity descending from north to south accords with the well-developed Yuen Long New Town in the north and the rural and natural landscape of Tai Lam Country Park in the south.

17. The highest plot ratio (PR) 5 proposed for housing development in the northern part of the PDA along Kung Um Road is commensurate with the development character of Yuen Long New Town in the north. The PR then reduces to 4 southwards and further to 1.5, taking account of the Tai Lam Country Park in the south. PR 1.5 is also proposed for residential development in the piece of land located to the east of Kung Um Road, having considered the village housing and agricultural land in its immediate surroundings.

18. PR 1 is proposed for future residential developments in the TYST PDA to respect the existing low-density residential developments there, the PR of which is 1. PR 4 is proposed for the “Industrial” zone, with reference to the PR 3 for the “Industrial” zone located to the north of Yuen Long Highway.

### ***Respecting the Well-established Residential Communities***

19. Within the TYST PDA, there are existing residential estates along Sha Tseng Road and TYST Road, as well as the adjoining individual houses and village settlements (Sha Tseng Tsuen) and planned/proposed developments. Another cluster is the village (Tin Lung Tsuen) in the northern part of the PDA along Kung Um Road. As they are well-established residential communities and do not conflict with the proposed land uses, they are proposed to be retained.

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<sup>3</sup> The remaining 0.5 ha active agricultural land is scattered within the “Green Belt” zones in the TYST PDA where the secondary woodland is preserved.

### ***Improving Connectivity***

20. To enhance connectivity with Yuen Long New Town, the proposed Hung Shui Kiu New Development Area (HSK NDA), railway stations and Tai Lam Country Park, the following are proposed:

- (a) new roads together with improvement to existing roads within the PDAs forms a comprehensive network connecting YLS with HSK NDA and Yuen Long New Town;
- (b) various public transport services are suggested to provide feeder services to West Rail and Light Rail Stations as well as long haul bus services to urban and northern areas; and
- (c) pedestrian corridors and cycle track network would be provided for linkages to HSK NDA, Yuen Long New Town and the Tai Lam Country Park.

### ***Building for Sustainability***

21. The development aims to promote a green and sustainable community and the following have been suggested and will be examined in further detail at the next stage of the Study:

- (a) an integrated blue-green infrastructure system including an underground sewage treatment works with an open space on top, effluent reuse, sustainable flood control measures such as flood retention lakes, runoff interception at source, porous pavements, etc.;
- (b) revitalisation of nullahs within or near the PDAs for promoting biodiversity and providing landscape feature for YLS. Different options on revitalisation of the northern section of Yuen Long Nullah along Kung Um Road and the associated traffic arrangements have been suggested for seeking public views during CE2;
- (c) an environmentally friendly transport system to link up YLS with HSK NDA;

- (d) integration of open space with preserved active agricultural land, secondary woodland and natural streams as well as revitalised nullahs and flood retention lakes as a green network; and
- (e) incorporation of view corridors and breezeways to foster visual linkage to the surrounding natural landscape and improve air ventilation.

### **POTENTIAL HOUSING SITES IN YUEN LONG AREA 13**

22. Yuen Long Area 13 has formed part of the Yuen Long Outline Zoning Plan (the YL OZP) since its first gazettal in 1991 and is part of Yuen Long New Town (**Plan 2**). Infrastructural works for Area 13 (roads, drains, sewers, etc.) designed based on the YL OZP were completed in 2007.

23. There would be road improvements in Yuen Long Area 13 for connecting the YLS development with the New Town including Area 13. Capitalising on the opportunity of the YLS development, we have reviewed the development progress in Area 13 and noted that there are three mainly privately-owned sites for housing development which are yet developed (**Plan 2**). The three sites are zoned “Residential (Group A)1”, “Residential (Group B)”<sup>4</sup> and “Government, Institution or Community” on the YL OZP and have not been developed since the first gazettal of the OZP more than 20 years ago.

24. In view of the road improvements for the YLS development for connecting with the New Town, we suggest that development of the three sites can be considered together with the YLS development to release their development potential for housing purpose. The three sites could produce about 4,300 flats based on our preliminary investigation, in addition to the 26,100 flats proposed for YLS. We will examine the implementation approach and housing type for the three sites in the next stage.

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<sup>4</sup> “Residential (Group A)1” zone is subject to a maximum domestic PR restriction of 5 and a maximum building height restriction of 25 storeys under the YL OZP. “Residential (Group B)” zone is subject to a maximum PR restriction of 3.5 and a maximum building height restriction of 25 storeys under the YL OZP.

## **CE2**

25. CE2 is conducted between 12 May 2014 and 14 July 2014 to seek comments from the public on the PODP. A Digest on the PODP for CE2 at **Annex 2** has been prepared. In addition to this briefing to the Panel, we also give briefings to Town Planning Board, Planning Sub-Committee of Land Development Advisory Committee, Yuen Long District Council, Ping Shan and Shap Pat Heung Rural Committees, and arrange focus group meetings with different stakeholders including local residents/villagers, local farmers and livestock farm operators, local business operators, green groups and concern groups, and professional institutes. A community forum will be held on 28 June 2014.

26. We have widely published CE2 through the study webpage, roving exhibition and sending publicity materials by post to households and business establishments in the PDAs to disseminate information of the Study.

## **NEXT STEPS**

27. The public views received during CE2 will be taken into account in refining the development proposals at the next stage of the Study. Detailed technical assessments including the environmental impact assessment will be conducted and the draft Recommended Outline Development Plan will be formulated for Stage 3 Community Engagement.

## **ADVICE SOUGHT**

28. Members are invited to note the CE1 Report at **Annex 1**, and provide comments on the PODP included in the CE2 Digest at **Annex 2** and the three potential housing sites in Yuen Long Area 13.

## **ATTACHMENTS**

**Plan 1** - Study Area, Potential Development Areas and Five Planning Areas

**Plan 2** - Potential Housing Sites in Yuen Long Area 13

**Annex 1** - Stage 1 Community Engagement Report

**Annex 2** - Stage 2 Community Engagement Digest

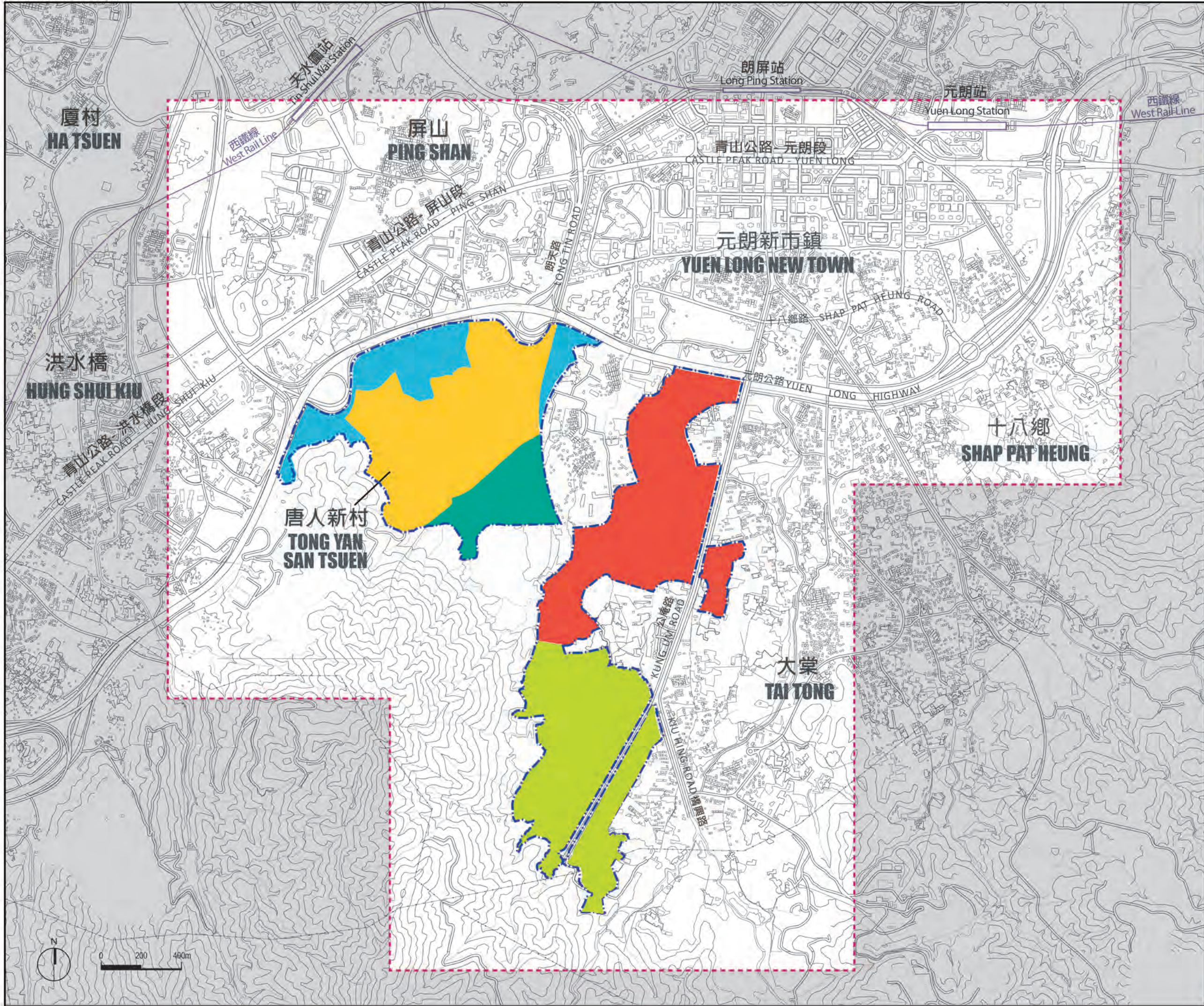
**Development Bureau**

**Planning Department**

**Civil Engineering and Development Department**

**May 2014**





圖示 LEGEND

- 具發展潛力區  
POTENTIAL DEVELOPMENT  
AREAS (PDAs)
- 研究範圍  
STUDY AREA
- 都市生活區  
URBAN LIVING
- 樂活生活區  
LOHAS LIVING
- 花園城區  
GARDEN COMMUNITY
- 田園地帶  
GREEN ZONE
- 就業帶  
EMPLOYMENT BELT


Consultant  
**ARUP**

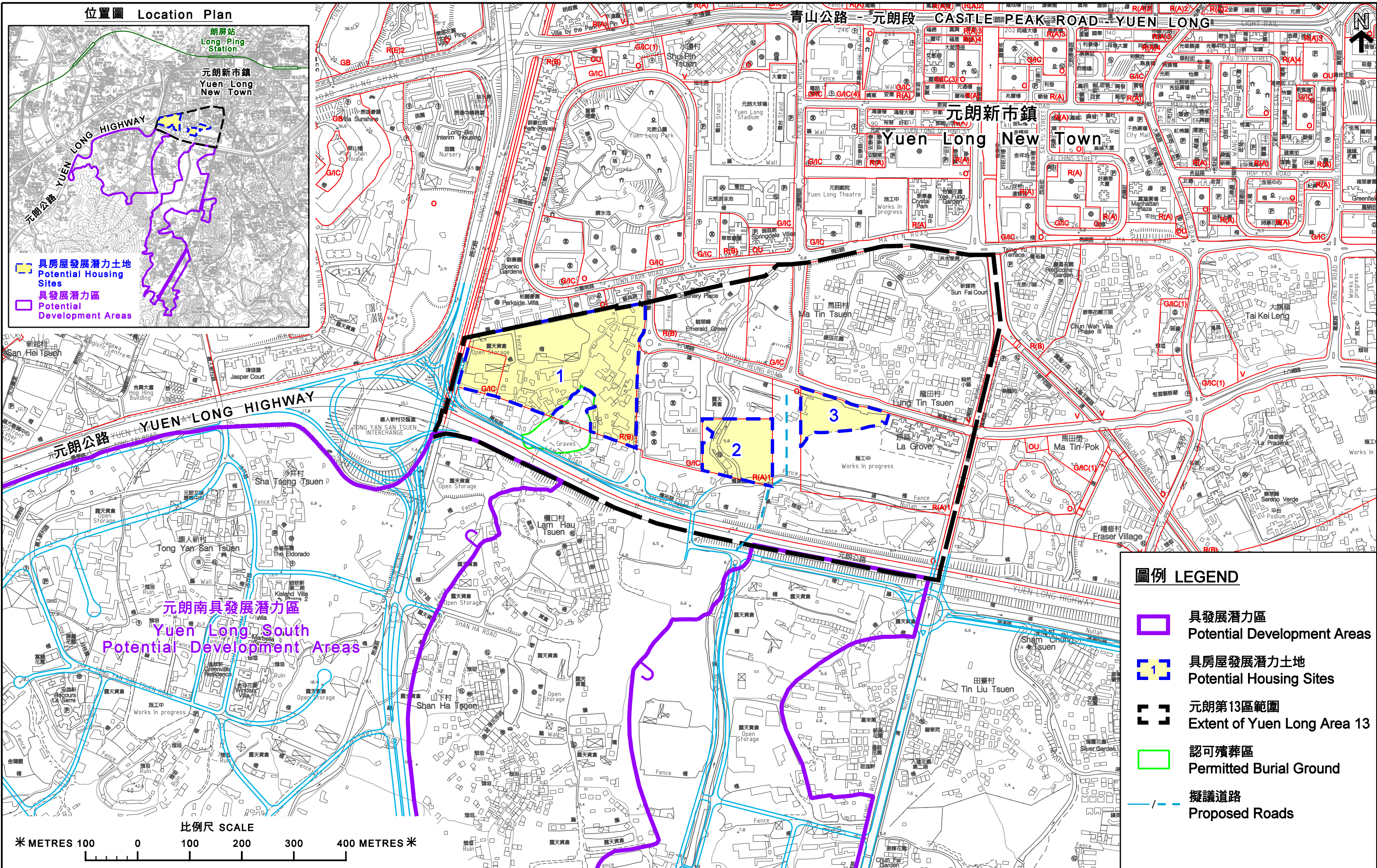
Contract No. and Title  
Agreement No. CE 35/2012(CE)  
Planning and Engineering Study for  
Housing Sites in Yuen Long South  
- Investigation

Drawing title  
研究範圍、具發展潛力區及五個  
規劃區  
Study Area, Potential  
Development Areas and  
Five Planning Areas

Drawing no.	Plan 1 圖1			Rev.
Drawn	Date	Checked	Approved	
Scale	1:17 500 on A3		Status	

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元朗第13區的具房屋發展潛力土地  
Potential Housing Sites in Yuen Long Area 13





Agreement No. CE 35/2012(CE)



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

INVESTIGATION

**Stage 1 Community  
Engagement Report**

**May 2014**

規劃署  
Planning Department



土木工程拓展署  
Civil Engineering and  
Development Department

**ARUP**

Planning Department and Civil Engineering and  
Development Department

**Agreement No. CE 35/2012 (CE)**  
**Planning and Engineering Study for**  
**Housing Sites in Yuen Long South -**  
**Investigation**

**Stage 1 Community Engagement**  
**Report**

228228

This report takes into account the particular  
instructions and requirements of our client.

It is not intended for and should not be relied  
upon by any third party and no responsibility  
is undertaken to any third party.

Job number 228228

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## Appendices

### Appendix A

List of Stage 1 Community Engagement Activities

### Appendix B

Meeting Minutes and Gists of Meeting of Briefing Sessions

### Appendix C

Gists of Meeting of Focus Group Meetings

### Appendix D

Gist of Community Forum

### Appendix E

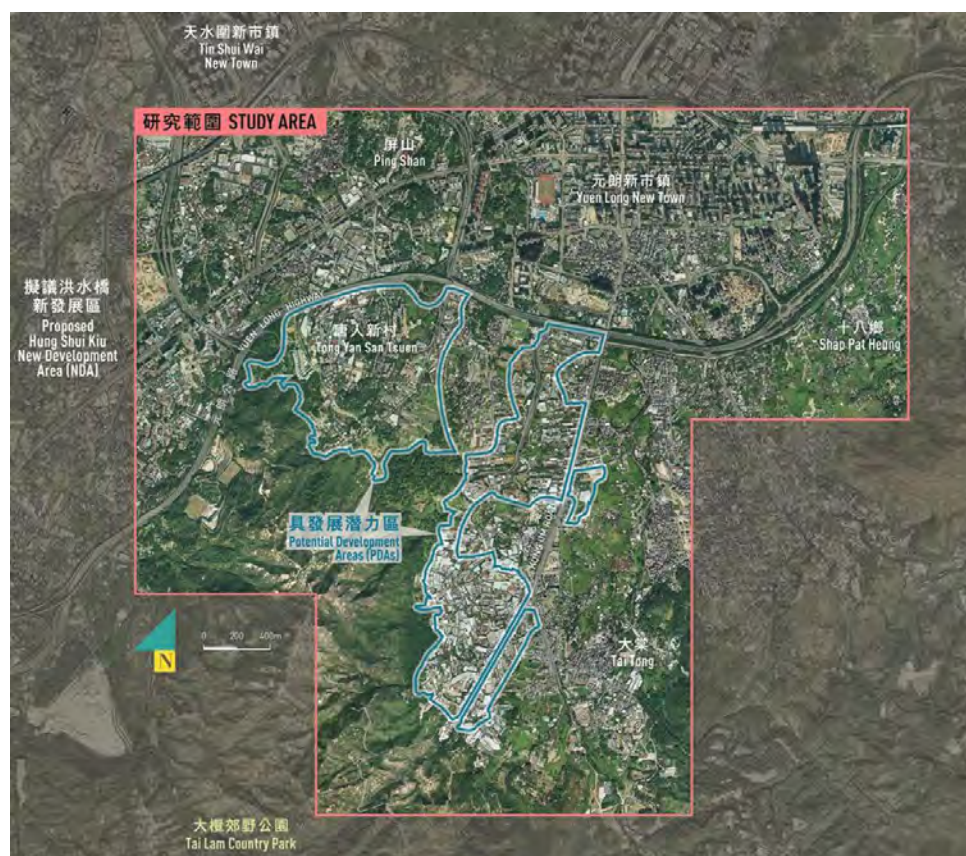
List of Written Submissions

# 1 INTRODUCTION

## 1.1 Study Background

- 1.1.1.1 To address the demand for land for housing, the 2011-12, 2013 and 2014 Policy Addresses announce the review of agricultural land in the North District and Yuen Long currently used mainly for industrial purposes, temporary storage or deserted as one of the land supply measures.
- 1.1.1.2 In November 2012, the Planning Department (PlanD) and Civil and Engineering Development Department (CEDD) commissioned Ove Arup & Partners Hong Kong Ltd. (the Consultant) to conduct the “Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation” (the Study). The objective 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.
- 1.1.1.3 The preliminary identified Potential Development Areas (PDAs) cover an area of approximate 200 hectares which include two main parts, i.e. one part covers Tong Yan San Tsuen, and the other part covers three portions of land that lie on both sides of Kung Um Road. They are the areas within which sites for housing developments and supporting facilities will be identified. The PDAs boundaries will be reviewed in the Study. Meanwhile, the Study Area refers to the area on which the reviews and technical assessments in this Study shall be based. The preliminary identified PDAs and the Study Area are shown in **Figure 1-1**.

**Figure 1-1: Study Area and PDAs**



- 1.1.1.4 The Study lasts for 30 months and comprises four phases, namely Inception Phase, Option Formulation Phase, Preferred Option Assessment Phase and Recommended Option Finalisation Phase. In order to facilitate public participation at the early stage of the Study and to foster consensus on the study proposals, a three-stage Community Engagement (CE) programme has been formulated for the Study.

**Figure 1-2: Study Flow**



- 1.1.1.5 The Stage 1 CE conducted at the Inception Phase upon completion of the baseline review is to solicit public views on the development opportunities and constraints, the identified key issues relating to the PDAs, as well as the aspirations on the vision and guiding principles. Public views received will be served as an input to formulate and evaluate the initial development options, as well as selecting the preferred option. The Preliminary Outline Development Plan (PODP) (based on the preferred option), Preliminary Master Urban Design Plan (MUDP) and Preliminary Landscape Master Plan (LMP) will be formulated and related planning and technical assessments will be conducted at the Option Formulation Phase.
- 1.1.1.6 The Stage 2 CE to be conducted at the end of the Option Formulation Phase is to collect views from the public on the PODP. Findings collected during the Stage 2 CE will be taken into consideration for the Preferred Option Assessment Phase, including the refinement of the PODP, Preliminary MUDP, Preliminary LMP and the formulation of the draft Recommended Outline Development Plan (RODP) and preliminary Layout Plans (LPs). Planning and technical assessments will also be further conducted to confirm the feasibility of the draft RODP, preliminary LPs and associated infrastructures.
- 1.1.1.7 The Stage 3 CE to be carried out at the end of the Preferred Option Assessment Phase is to obtain feedback on the draft RODP and preliminary LPs to facilitate the finalisation of the development proposals. Comments received will be served as an input for the Recommended Option Finalisation Phase for the final refinement of the RODP, Recommended MUDP, Recommended LMP and Recommended LPs.

## 1.2 Purpose and Structure of this Report

- 1.2.1.1 The purpose of this Report is to summarise the public views received during the Stage 1 CE and set out the responses to these comments. The comments and suggestions received would be considered and serve as an input to facilitate the formulation of the initial development options, the preferred option and the PODP where appropriate.
- 1.2.1.2 This Report comprises the following chapters.
- Chapter 2 provides a summary of the activities undertaken during Stage 1 CE and the major comments received in each activity;
  - Chapter 3 provides an overview of the key comments received and the general responses to these comments; and
  - Chapter 4 outlines the way forward for the Study.

## 2 STAGE 1 COMMUNITY ENGAGEMENT

### 2.1 Objectives

- 2.1.1.1 The Stage 1 CE was conducted from 16 April to 16 June 2013 to solicit public views on the constraints, opportunities, key issues and guiding principles for development in Yuen Long South. A list of the activities undertaken and photos are provided in **Appendix A**. A brief account of the activities undertaken and the key views and comments received in the activities are summarised below.

### 2.2 Briefing Sessions

- 2.2.1.1 Briefing sessions were undertaken to solicit the views of the relevant statutory and advisory boards/committees. A total of ten briefing sessions and follow-up meetings as listed in **Table 2-1** were conducted.

**Table 2-1: List of Briefing Sessions and Follow-Up Meetings**

Date	Briefing Sessions/Follow-Up Meetings
23.4.2013 (Tue)	Legislative Council Panel on Development
25.4.2013 (Thu)	Ping Shan Rural Committee
26.4.2013 (Fri)	Town Planning Board
10.5.2013 (Fri)	Shap Pat Heung Rural Committee
15.5.2013 (Wed)	Town Planning and Development Committee under Yuen Long District Council
20.5.2013 (Mon)	Planning Sub-Committee of Land and Development Advisory Committee
20.5.2013 (Mon)	Hon Steven Ho Chun-yin, Legislative Council member (Agriculture and Fisheries Functional Constituency) and some members from the Federation of Hong Kong Agricultural Associations
28.5.2013 (Tue)	Follow-up meeting with District Council members of Ping Shan and Village Representatives and villagers of Shan Ha Tsuen, Lam Hau Tsuen and Tong Yan San Tsuen
31.5.2013 (Fri)	Follow-up meeting with Planning Sub-Committee of Land and Development Advisory Committee
11.6.2013 (Tue)	Follow-up meeting with a Yuen Long District Council member and members of Democratic Party

#### 2.2.2 Legislative Council (LegCo) Panel on Development

- 2.2.2.1 The briefing session to the LegCo Panel on Development was held on 23 April 2013. Comments were recorded in the minutes in **Appendix B-1**.
- 2.2.2.2 Members noted that the open storage yards and rural industrial operations on the brownfield land could be consolidated for development in view of the haphazard



conditions and environmental problems. However, members also noted the need of land for the open storage and logistics industry. Views including the support of reviewing the development potential of brownfield land, not to regularise non-conforming uses through the study, concerns on the implementation mechanism, scale of land resumption and impact on residents and the aggregated impacts on Yuen Long in view of various projects being studied were expressed. Members opined that an effective consultation was important and the Government should put forth a proposal for consultation.

### 2.2.3 Ping Shan Rural Committee

- 2.2.3.1 The briefing session to the Ping Shan Rural Committee was held on 25 April 2013 and a follow-up meeting with the two District Council members of Ping Shan District, Village Representatives and villagers of Shan Ha Tsuen, Lam Hau Tsuen and Tong Yan San Tsuen was held on 28 May 2013. Comments were recorded in the minutes and the gist of meeting in **Appendices B-2 and B-8** respectively.
- 2.2.3.2 In general, members agreed to explore suitable land for housing development to satisfy the territorial housing demand. Nevertheless, some members considered that there was a need to retain the existing open storage yards/rural workshops/warehouses and to preserve the agricultural land. They questioned on the implementation mechanism and that reasonable compensation and relocation should be provided. Besides, the transport facilities and provision of community facilities had to be improved to support the development. Many members were also concerned about the lack of review of the “Village Type Development” (“V”) zone and requested a holistic planning for the entire Ping Shan area.
- 2.2.3.3 During the follow-up meeting with some District Council members, Village Representatives and villagers, the participants were of the view that the agricultural land and religious uses should be preserved. The interface issue between the industrial and residential uses should be addressed, and the transport facilities had to be improved. Some participants were also of the view that the development intensity could be up to about 10 storeys and had to be compatible with the existing environment. High-density developments could be located at suitable locations such as near the foothill. They were also concerned about the lack of review of the “V” zone.

### 2.2.4 Town Planning Board (TPB)

- 2.2.4.1 The briefing session to the TPB was held on 26 April 2013. Comments were recorded in the minutes in **Appendix B-3**.
- 2.2.4.2 Members enquired the reasons for delineating the Study Area and PDAs boundaries and opined that “No net increase in pollution load to Deep Bay” requirement should be observed. In view of the existing uses and the complicated land ownership, they were also concerned about the reprovisioning proposal for the affected open storage yards/rural workshops/warehouses and the implementation mechanism, and the need to formulate a consultation strategy to engage the public and relevant stakeholders.

## 2.2.5 Shap Pat Heung Rural Committee

- 2.2.5.1 The briefing session to the Shap Pat Heung Rural Committee was held on 10 May 2013. Comments were recorded in the minutes in **Appendix B-4**.
- 2.2.5.2 Many members pointed out that the PDAs were currently occupied by existing open storage yards, rural workshops and warehouses. They suggested to explore the potential of developing the abandoned agricultural land in the vicinity instead which would avoid affecting the existing users in the PDAs and would also be easier to implement. Besides, traffic issue was also one of their major concerns that should be improved to support the future development. Some members also requested to expand the “V” zone for the existing villages.

## 2.2.6 Town Planning and Development Committee under Yuen Long District Council

- 2.2.6.1 The briefing session to the Town Planning and Development Committee under Yuen Long District Council was held on 15 May 2013. A follow-up meeting with one of the District Council members and his colleagues from the Democratic Party was held on 11 June 2013. Comments were recorded in the minutes and the gist of meeting in **Appendices B-5** and **B-10** respectively.
- 2.2.6.2 Members were generally of the view that the existing open storage/rural workshop/warehouse operators, livestock farms operators, farmers and residents should be considered and respected. The PDAs at Kung Um Road should be rezoned for open storage use or could be developed as a logistic park, and other abandoned agricultural land in the six ‘Heungs’ could be reviewed for housing development instead. Reasonable compensation and relocation should also be provided to the occupiers in case relocation was required. Some members expressed the need to provide sufficient community and supporting facilities, as well as to improve transport infrastructure to support the new development. The Study should also consider the integration and impact to the existing urban centres such as Yuen Long and Tin Shui Wai carefully, and the development intensity should be compatible with the existing environment with adoption of good urban planning and design measures.
- 2.2.6.3 Other views were further raised at the follow-up meeting with one of the District Council members and his colleagues from the Democratic Party. Participants reckoned that a comprehensive planning for Yuen Long would be required in view of the various projects and studies in Yuen Long District. Issues such as the relocation of existing open storage/rural workshop/warehouses uses and the relationship with Yuen Long New Town had to be carefully considered. They also suggested land should be planned for economic activities for providing job opportunities, shop frontage should be encouraged and single ownership of a large site should be avoided.

## 2.2.7 Planning Sub-Committee of Land and Development Advisory Committee (PSC of LDAC)

- 2.2.7.1 The briefing session to the PSC of LDAC was held on 20 May 2013 and a follow-up meeting was subsequently held on 31 May 2013 for further discussion. Comments were recorded in the gists of meeting in **Appendices B-6** and **B-9** respectively.
- 2.2.7.2 Members questioned on the reasons behind the delineation of the Study Area and PDAs boundaries, and some members considered that a strategic positioning for the PDAs should be established. Traffic issue was another major concern where possibility of providing mass transit should be explored. Employment-related land uses should be planned and good urban and landscape design should be encouraged.
- 2.2.7.3 The strategic positioning for the PDAs and provision of transport facilities were further discussed in the follow-up meeting. In addition, members agreed that the open storage yards/rural workshop/warehouses uses were important contributors to Hong Kong's economy and should be properly relocated if they would be affected. In view of the large number of these uses and the complicated land ownership, a sensible implementation mechanism and consultation strategy had to be established.

## 2.2.8 Hon Steven Ho Chun-yin, Legislative Council Member (Agriculture and Fishers Functional Constituency)

- 2.2.8.1 The briefing session to Hon Seven Ho Chun-yin, the LegCo Member under Agriculture and Fishers Functional Constituency and some members from the Federation of Hong Kong Agricultural Associations was held on 20 May 2013. Comments were recorded in the gist of meeting in **Appendix B-7**.
- 2.2.8.2 They pointed out that the announcement of the Study alone would encourage land owners to force the existing livestock farms and farmers away in view of the potential development opportunities. However, it was very difficult for them to relocate the livestock farms under the current policy as the relocation requirement was very stringent. Policy support should be sought to assist these operators. The agricultural policy should also be reviewed to facilitate the development of the farming industries in Hong Kong.

## 2.3 Focus Group Meetings

- 2.3.1.1 Five focus group meetings were undertaken to invite groups with interests on specific topics for more focused and detailed discussions. They included the operators of the open storage yards/rural workshops/warehouses, green groups and concern groups, professional institutes, farmers and local residents. A summary of the views and comments received at each of the briefing sessions is provided below.

**Table 2-2: List of Focus Group Meetings**

Date	Focus Group Meetings
7.5.2013 (Tue)	Operators of the open storage yards, rural workshops, and warehouses
9.5.2013 (Thu)	Green groups and concern groups
10.5.2013 (Fri)	Professional Institutes
6.6.2013 (Thu)	Farmers
10.6.2013 (Mon)	Local residents

## 2.3.2 Operators of the Open Storage Yards, Rural Workshops and Warehouses

- 2.3.2.1 The focus group meeting with the operators of the open storage yards, rural workshops and warehouses was held on 7 May 2013 with representatives from the Territories Warehouse and Logistics Business Association, the New Territories Open Storage Operators Association and the Lok Ma Chau China-Hong Kong Freight Association attended. Comments were recorded in the gist of meeting in **Appendix C-1**.
- 2.3.2.2 The stakeholders reckoned that the importance of their businesses to the economy should be acknowledged, and opposed to the development as it would affect their livelihood. Some suggested reviewing the potential of the abandoned agricultural land in the vicinity instead and providing appropriate traffic and drainage facilities to support their operations. Some asked about whether there would be replacement sites provided to them and opined that there should be compensation to both land owners and tenants should they need to be displaced.

## 2.3.3 Green Groups and Concern Groups

- 2.3.3.1 The focus group meeting with the representatives of the green groups and concern groups was held on 9 May 2013. Members from the Conservancy Association, Designing Hong Kong Limited, Green Power, Kadoorie Farm and Botanic Garden Corporation, Land Justice League and WWF (Hong Kong) attended the meeting. Comments were recorded in the gist of meeting in **Appendix C-2**.
- 2.3.3.2 The participants were of the view that the ecological and natural resources such as the natural streams, Tai Tong Egretty and active agricultural land should be preserved. Some participants questioned on the possibility to rehabilitate the abandoned agricultural land and requested to provide assistance to the farmers especially those who are tenants. Concern was also raised about the impact of the announcement of the Study on the existing farmers as their tenancies might be terminated by the landlords due to their perception of the development opportunities of their farmland. Regarding the Yuen Long Nullah, technical assessments should be carried out to ascertain the need and feasibility of decking over the Nullah. Alternative revitalisation mechanism could also be explored in addition to the decking option.
- 2.3.3.3 In addition, participants remarked that the provision of relocation sites for the open storage/rural workshops/warehouses requires careful consideration.

Otherwise, these uses might encroach upon the cheap rural greenfield sites in the vicinity. These uses could be relocated to convenient locations near highways but land rent for the operators would become higher. Some of them could also be consolidated in multi-storey industrial buildings.

### 2.3.4 Professional Institutes

- 2.3.4.1 The focus group meeting with the representatives from the Hong Kong Institute of Architects and the Hong Kong Institute of Surveyors was held on 10 May 2013. Comments were recorded in the gist of meeting in **Appendix C-3**.
- 2.3.4.2 The attendees agreed that this was a good opportunity to consolidate the existing open storage yards/rural workshops/warehouses but reckoned that it would be difficult to implement the plan. Relocation sites should be provided if these uses have to be cleared. They also suggested creating mixed land uses and maintaining good connection with the urban areas.

### 2.3.5 Farmers

- 2.3.5.1 The focus group meeting with the farmers was held on 6 June 2013 and attended by around 30 participants. Comments were recorded in the gist of meeting in **Appendix C-4**.
- 2.3.5.2 The participants were of the view that the agricultural policy should be reviewed to achieve sustainable development. It was almost impossible to relocate the livestock farms under the current policy. The long-term planning for the agricultural industry should be in place prior to the planning for Yuen Long South area, and the livelihood of the operators should be properly addressed before the development of Yuen Long South. The announcement of the Study alone would encourage land owners to terminate the tenancies and abandon the land. There would be interface problem with the development of Yuen Long South and a consolidation area for agricultural uses at the PDAs or elsewhere should be provided. Relocation or consolidation criteria should be established with relevant policy bureaux. The affected operators should be compensated.

### 2.3.6 Local Residents

- 2.3.6.1 The focus group meeting with the local residents was held on 10 June 2013 and was attended by around 70 participants. Comments were recorded in the gist of meeting in **Appendix C-5**.
- 2.3.6.2 Some of the residents supported the development as this would be an opportunity to improve the area. Transport, drainage, sewerage and community facilities should be provided to both the residents and the surrounding villages. In addition, some residents especially the tenants and the non-indigenous villagers were worried that the land owners would force them away during the course of the Study in view of the development potential. Reasonable compensation and relocation should be provided.

## 2.4 Community Forum

- 2.4.1.1 A community forum was held at the school hall of the Yuen Long Merchants Association Primary School on 25 May 2013. It was attended by around 300 participants from different backgrounds including local residents, members of District Council and Rural Committees, operators of the open storage yards/workshops/warehouses, representatives from social organisations and concern groups, students, and the general public. Comments were recorded in the gist in **Appendix D**.
- 2.4.1.2 Diverse views were received in the Community Forum. The development at Yuen Long South has received much support from the stakeholders but many of them were concerned about the impacts on the existing occupiers such as the residents, farmers and operators of the open storage yards/rural workshop/warehouses, the implementation mechanism and the relocation and compensation arrangements. Some suggested to house the open storage yards/rural workshops/warehouses in multi-storey buildings, while some suggested to investigate abandoned farmland for housing development instead of the brownfield land. In addition, some attendees were concerned about the development intensity and opined that the YLS development should not create wall effect to the existing developments. Land should be planned for economic activities such as logistics, industrial and commercial to provide employment opportunities. Traffic and transport issues also received much concern.

## 2.5 Site Visit

- 2.5.1.1 A site visit with the representatives of the Territories Warehouse and Logistics Business Association was undertaken on 24 May 2013 to facilitate better understanding of the existing condition in the PDAs.
- 2.5.1.2 Several site visits to some of the chicken farm and pig farms within and in the vicinity of the PDAs were also organised with the representatives of the Hong Kong Livestock Industry Association and the New Territories Chicken Breeders Association Ltd. on 19 August, 23 August, 27 September and 20 November 2013 to facilitate better understanding of the existing conditions of the livestock farms.

## 2.6 Roving Exhibitions

- 2.6.1.1 Roving exhibitions with display panels were staged at seven locations in Yuen Long and within the PDAs. Four of these exhibitions were conducted by using the mobile exhibition vehicle of PlanD. These seven locations included Yuen Long District Office, Pak Sha Shan Road, the parking lot at Tong Yan San Tsuen Road (near Greenville Residence), Yuen Long Jockey Club Town Square, Tong Yan San Tsuen Garden, Kiu Hing Road (Pak Sha Tsuen) and Kiu Hing Road (Tin Liu Tsuen).



## 2.7 Distribution of Publicity Materials

- 2.7.1.1 Apart from the exhibition panels mentioned in section 2.6.1.1 above, a Stage 1 CE Digest was prepared and distributed to the public for general reference. Leaflets and posters were also widely despatched to the stakeholders by circular post, by mailing and by hand. Besides, a Study Webpage was launched on 16 April 2013 to provide convenient access for the public to obtain relevant publicity and consultation materials, and details of the community engagement events. It also provides a platform for the public to submit comments.

## 2.8 Written Submissions

- 2.8.1.1 The public was encouraged to send us their comments by post, fax, email or via the electronic comment form at the Study Webpage. A total of 694 written submissions were received at the time of finalising this report and they would be duly considered. An index of the commenters is provided at **Appendix E** and copies of the written submissions are available on the Study Webpage for inspection.
- 2.8.1.2 Diverse views were received on different issues. While a group of submissions showed support to reviewing brownfield sites for development and a residential proposal was received, some submissions opposed to the development due to the impacts on existing business operators and residents, and a submission requested “no removal no demolition” of the existing open storage yards. Some suggested to review abandoned agricultural land in order to retain the existing residential, agricultural and open storage/rural workshop/warehouse uses. Existing occupiers including business operators, residents, livestock farm operators and farmers expressed concerns about the impacts on their livelihood, and reasonable compensation and relocation/rehousing arrangement should also be provided if development has to be undertaken.
- 2.8.1.3 Diverse views were also received regarding the preferred development intensity and housing mix. In particular, a group of submissions supported a housing mix with more private housing development. Suggestions to provide and improve infrastructures in terms of traffic, drainage and sewerage aspects were received, and concerns on conservation of ecologically important features were also received from some of the Green Groups. Regarding the implementation, a group of submissions supported the adoption of public-private partnership while some reckoned that the Government should take the lead to avoid possible collusion with private developers.

## 3 OVERVIEW OF KEY COMMENTS AND RESPONSES

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### 3.1 Study Objectives and Study Area

#### 3.1.1 Study Objectives

##### Comments

- 3.1.1.1 The Study objective was generally supported by the commenters. They agreed that brownfield land should be investigated for better utilisation for housing development to optimise land resource and to meet territorial housing demand, and supporting infrastructures and community facilities should be identified. There was a comment that the Long-Term Housing Strategy Committee was currently conducting a comprehensive review on housing demand, and the Study should take into account the latest population projection and the overall demand when considering the amount of housing supply.
- 3.1.1.2 Members of the public in general considered that the development should not focus on housing alone and land should also be reserved for other uses such as industrial, commercial uses for supporting local economy and providing employment opportunities and government, institution and community (G/IC) uses to serve the community.
- 3.1.1.3 Some members of the public reckoned that a more strategic position had to be set out for the PDAs taking into account the territorial and regional context and the recent development proposals for Hung Shui Kiu, Lok Ma Chau Loop Area and Liantang/Heung Yuen Wai Boundary Control Point, as well as the Qianhai Development in Shenzhen. Yuen Long South area could be developed into a regional employment or commercial centre. A balance had to be struck between satisfying the local aspiration of providing timely housing supply and the need of establishing a regional vision for the area.

##### Responses

- 3.1.1.4 According to the latest population projection, there will be an additional 1.13 million population in the coming 30 years. This reflects the demand for more housing land to accommodate the population growth. In view of the territorial housing demand, the Chief Executive announced in the 2011-12, 2013 and 2014 Policy Addresses to review the agricultural land in Yuen Long currently used for industrial purposes or temporary storage, or which is deserted, for housing development. In response to the Policy Address, the Study aims 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.
- 3.1.1.5 Yuen Long South area is located in the vicinity of the proposed Hung Shui Kiu New Development Area (NDA). The NDA has a much larger area and is advantageous in terms of its geographical location being closer to and easier for connection with Shenzhen. It would also be served by railway. In terms of



territorial and regional context, the proposed Hung Shui Kiu NDA would play a strategic role while Yuen Long South would play a complementary role to the proposed NDA in the strategic context.

- 3.1.1.6 Besides housing, the Study would explore the feasibility of other potential land uses including commercial, industrial, or retaining existing uses if considered appropriate. Supporting G/IC facilities and open space for the future residential community such as education and recreational uses would also be provided.

### 3.1.2 The Study Area and the PDAs

#### **Comments**

- 3.1.2.1 Diverse views were received on the boundaries of the Study Area and the PDAs. Some welcomed the exploration of the use of brownfield sites at the Yuen Long South area as this would encourage better land utilisation without encroaching upon the greenfield sites. The Study also offered a good opportunity to address the current residential and industrial interface issue. It was more cost-effective to develop this area as it was close to the well-established and developed area. Notwithstanding, some of the commenters queried why the existing agricultural land and residential development at Tong Yan San Tsuen was included within the PDAs.
- 3.1.2.2 On the other hand, there were a number of comments questioned on the rationale behind the delineation of the Study Area and PDAs boundaries. These comments suggested reviewing and expanding the Study Area and the PDAs. Some of these comments suggested the Study should cover the entire area south of Yuen Long Highway and north of Tai Lam Country Park, combine the PDAs with the Hung Shui Kiu NDA to the west and Kam Tin South area to the east, and expand the Study Area north of Yuen Long New Town up to Shan Pui, hence to achieve a more comprehensive planning. It would also provide larger scope for different land uses and traffic improvement.
- 3.1.2.3 Some other comments, mainly from the Rural Committees and the operators of the existing open storage yards/rural workshops/warehouses, suggested the Study should also investigate the development potential of the abandoned agricultural land as there would be fewer obstacles to implement the new development at the vacant land, and it would minimise impacts to the existing users in the PDAs. The suggested abandoned agricultural land include those along Kiu Hing Road and Tai Shi Ha Road West, as well as near Pak Sha Tsuen, Shui Chiu San Tsuen, Yeung Ka Tsuen, Yeung Uk Tsuen, Shek Tong Tsuen, Kong Tau Tsuen and Chuk San Tsuen, etc.
- 3.1.2.4 Some also suggested making use of Ping Shan, Lam Tei Quarry, the borrow area near Tai Lam Country Park, as well as exploring the use of other abandoned land and fish ponds at San Tin, Sheung Shui, Kwu Tung and outlying islands, as well as golf courses at Fanling and Sai Kung. In addition, comments requested to include Wing Ning Tsuen at Yuen Long in the future development were received.

- 3.1.2.5 In view of the high percentage of private land within the PDAs, a few members of the public also suggested utilising the other Government Land in Yuen Long District before developing the private land.

### Responses

- 3.1.2.6 The PDAs in Tong Yan San Tsuen and along Kung Um Road, with an area of approximately 200 hectares, are the preliminarily identified areas with potential for housing development. When delineating the PDAs, considerations were given to exploring the potential of better utilising the degraded brownfield land that was currently occupied by open storage yards, rural workshops and warehouses. These uses occupy an area of about 93ha of the PDAs (47% of the total PDAs area) and another 5 ha is occupied by industrial uses. These brownfield sites are mainly concentrated in the “Undetermined” (“U”) zone on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP), and the statutory use of which has yet been determined. Opportunity is therefore taken to review the area and identify an appropriate land use zoning for the current “U” zone. On the other hand, some other brownfield sites are found within the Tong Yan San Tsuen area mixed with other uses such as agricultural land and residential settlements. Therefore, the Tong Yan San Tsuen area is also included in the PDAs for reviewing the use of these brownfield sites while addressing the land use compatibility issue in parallel.
- 3.1.2.7 The Study will examine the PDA boundaries and assess if there would be areas outside the PDAs but within the Study Area that are suitable for development and consideration should be given to the existing uses and development character and infrastructure capacity. The area located to the east of Kung Um Road is mainly zoned “Agriculture” (“AGR”) and “V” on the OZP. There are various village housing with vegetated land and active agricultural land though some of the agricultural land has been abandoned. The abandoned agricultural land suggested for inclusion in the PDAs has potential for rehabilitation. Expansion of the PDAs to the suggested abandoned agricultural land with active agricultural land and village housing is considered not appropriate.
- 3.1.2.8 Besides, extensive expansion of the PDAs would have implications on various infrastructure capacities including transport infrastructure capacity, particularly that of the strategic road links. With various constraints that were mentioned in the Stage 1 Community Engagement in mind, any expansion of the PDAs would be minimal and should be supported by infrastructure proposals within the Study Area, in order to achieve a sustainable population for the Yuen Long South development.
- 3.1.2.9 The Study Area, on the other hand, includes both the PDAs and the wider area as a basis for conducting various technical assessments to allow a comprehensive planning for the area. Infrastructural improvements and community facilities, if considered necessary, would be proposed within the Study Area to cope with the population generated by the new development at the PDAs. The areas located to the north of Yuen Long New Town, other parts of the New Territories and outlying island area are far outside the Study Area and hence would not be included in the Study.

### 3.1.3 Holistic Planning

#### **Comments**

- 3.1.3.1 Comments were received opining that the Study has been conducted in a piecemeal manner as there were various projects being studied in the Yuen Long District, and there would be implication on the infrastructural loading capacity of the District as a whole. It was suggested that the Ping Shan area as well as the six 'Heungs' should also be studied for development, and that there should be a comprehensive and long-term planning for Yuen Long and the New Territories. A few comments remarked that an overall strategy would be needed for the development and betterment of the city and it might be the time for updating the Hong Kong 2030 Study.

#### **Responses**

- 3.1.3.2 The request for a holistic planning for the Yuen Long District area and the entire New Territories, and an overall development strategy is noted. In view of the housing demand, individual projects have been proposed and studied to address the territorial development needs. Nevertheless, when formulating the development options for the Yuen Long South area, the surrounding development proposals in Yuen Long District including the Hung Shui Kiu NDA as well as the Kam Tin South Development would also be taken into consideration.

## 3.2 Land Use Planning and Urban Design

### 3.2.1 Open Storage, Rural Workshop and Warehouse Uses

#### **Comments**

- 3.2.1.1 There were many existing open storage yards, rural workshop and warehouses uses in the PDAs which provided space for small enterprises, created local job opportunities and contributed to the economy of Hong Kong. The stakeholders, especially the local operators, were of the view that the importance of these operations should be well acknowledged. They opposed to develop the PDAs as it would affect their businesses and create adverse socio-economic impacts. They were also worried that land development would be frozen during the course of the Study and planning permission for temporary open storage/rural industrial/warehouse uses would not be granted.
- 3.2.1.2 Commenters were of the view that the Government should develop the abandoned and vacant land elsewhere and hence there would be no need to relocate these existing open storage uses. Suggestions were received to retain the existing operations and to formalise the whole or the southern part of the current "U" zone within the PDAs as "Open Storage" ("OS") zone to allow permanent operations. This would create incentive for the operators to improve their working environment. Transport, drainage and sewerage facilities should also be provided to address the interface problem and to minimise the environmental impacts. In addition, more "OS" land should be provided to meet the demand. Some others suggested expanding the current "OS" zone located to the southeast

of the PDAs with provision of direct vehicular access to bypass the potential residential area. Suggestions to develop an industrial area or a logistic centre/park to consolidate these uses and promote environmental-friendly industries were also received.

- 3.2.1.3 Should development be undertaken, reasonable compensation and relocation sites equipped with supporting infrastructures should be provided and the Government should register with the operators as soon as practicable and allow sufficient time for their relocation. Some of the operators remarked that it would be impossible for them to move into industrial buildings as the stored materials were mostly bulky goods which could not be accommodated. Besides, the rent of industrial buildings was too expensive for them. Suggested locations for open storage uses include areas near highways, the “AGR” and “Recreation” (“REC”) zones to the north of Tai Lam Country Park near Yeung Ka Tsuen, the “GB” and “AGR” zones adjacent to some existing villages in Ping Shan and Shap Pat Heung as well as at the proposed reclamation at Lung Kwu Tan.
- 3.2.1.4 On the other hand, there were comments that this was a good opportunity to consolidate these temporary uses where land was under-utilised, and the uses were incompatible with the environment through re-planning the entire area. However, their contribution to the economy should be acknowledged and relocation sites should be provided for them. There were suggestions that accommodating these uses in multi-storey buildings should be explored. Furthermore, some commenters were worried that with the improved infrastructures and facilities, more operations would be attracted and some might even encroach upon the cheaper greenfield land in the vicinity. The Government should establish an effective implementation mechanism and take careful consideration when selecting the relocation or consolidation sites. The Government should also strengthen its enforcement power to avoid affecting the surrounding greenfield land. The Study should not be aimed to regularise the non-conforming uses.

### Responses

- 3.2.1.5 Around 47% of the area in the PDAs is currently occupied by open storage yards, rural workshops and warehouses, and most of them are concentrated in the “U” zone on the Approved Tong Yan San Tsuen OZP. The contribution of these open storage yards, rural workshops and warehouses to the local economy and the provision of employment opportunities are recognised. However, a balance has to be struck when allocating different competing uses within the limited land resources especially taking into account the community’s aspiration for reserving land for housing and other uses to meet long-term social and economic development in Hong Kong, as well as improving the existing environment and enhancing efficiency in use of land. It would be inevitable that the implementation of the future development would affect some of the existing operations where land resumption or clearance would be required.
- 3.2.1.6 A land use review would be undertaken during the course of the Study to review these uses, and recommend appropriate land uses for the “U” zone taking into consideration the guiding principles, public comments received and findings of the technical assessments. Through the land use review, consolidation of these

uses by accommodating them in multi-storey flatted factory buildings would be explored, so that land could be released for development. Urban design measures and other mitigation measures and public facilities would also be proposed to improve the existing environment and address the interface issues.

3.2.1.7 Since the development is still in its early planning stage where detailed development proposal and the extent of the affected areas are still under study, the arrangement of implementation mechanism will be investigated, taking into account the public comments. Socio-economic impact assessment will also be conducted to assess and minimise the social and economic impacts from the development proposals.

3.2.1.8 During the course of the Study, development proposals would be processed according to the extant statutory plans and established mechanism. Relevant authorities would continue to undertake enforcement action against unauthorised developments or illegal structures in accordance with relevant ordinances/regulations.

## 3.2.2 Residential Uses and Village Settlements

### Comments

3.2.2.1 There were residential units and village settlements within and in the vicinity of the PDAs, including both indigenous and non-indigenous villagers, as well as land owners and tenants. Some of the local residents agreed to the development as this would be an opportunity to improve the area and to address the land use interface issue. They noted that the presence of both industrial and residential uses had created an unpleasant living environment. There was also lacking of community and public transport facilities.

3.2.2.2 On the other hand, some residents opposed to develop the PDAs since they had been living in the area for a long time and relying on renting out the land to sustain their livelihood. The development would affect their way of living and create adverse social impacts. It would be not cost-effective to resume the well-established residential communities. A guiding principle on not to affect as much as possible the existing residents should be adopted. The tenants, in particular, were worried that the land owners would terminate the tenancies with them during the course of the Study in view of the development potential and they would not be able to receive any compensation. The Government should register them as soon as practicable, and provide reasonable compensation and re-housing assistance.

3.2.2.3 A proposal to provide 880 residential flats with a plot ratio of 1 at the central part of the PDAs at Kung Um Road near the existing “Residential (Group C)” (“R(C)”) zone was received. Moreover, comments were also received on utilising the abandoned agricultural land in the vicinity of the PDAs for residential use. Suggested locations include the “AGR” zones near Yeung Ka Tsuen, Pak Sha Tsuen and Shui Chiu San Tsuen, some “GB” and “AGR” zones adjacent to the existing villages such as Mong Tseng Wai, Sha Kong Wai and Wang Chau etc., as well as the “OU(RU)”, “AGR”, “OS” and “REC” zones at Tai Tong with plot



ratio increased to 0.8. High-rise residential use at plot ratio of 5 could also be provided in the area close to Yuen Long New Town such as near to Ma Tin Pok. There was a comment suggested to rezone the “V” zone at Tai Kei Leng to “Residential (Group A)” (“R(A)”), “Residential (Group B)” (“R(B)”) or “Comprehensive Development Area” (“CDA”) zones to facilitate residential development as the “V” zone was not applicable for small house development.

- 3.2.2.4 Meanwhile, the indigenous villagers were of the view that their rights and interests should be taken into account when considering the future development at the Yuen Long South area. Although the preliminarily identified PDAs did not touch on the existing “V” zones and the village environs (‘VE’), the development option should be formulated in a way that could benefit them in terms of infrastructures and community facilities. The “V” zones should also be reviewed and expanded, noting that it had not been reviewed for many years and there was an increasing demand for village houses. There were also suggestions to rezone the “OS” and “AGR” zones to the east of Tai Tong Shan Road to “V” zone for the relocation of Tai Kiu Tsuen, hence releasing the land currently occupied by Tai Kiu Tsuen for the comprehensive development near Long Ping West Rail Station.
- 3.2.2.5 Besides, a commenter suggested exploring the feasibility of developing multi-storey village houses, and another member of the public suggested allowing an increase in plot ratio for village houses through land premium mechanism.
- 3.2.2.6 The villagers also expressed their concerns on the existing grave yards/burial grounds which should not be resumed by the Government or be affected by the future development. The Government should also provide road access to these burial grounds.

### Responses

- 3.2.2.7 There are currently some village settlements scattered within the PDAs as well as a few well-established residential developments located at Tong Yan San Tsuen. The current haphazard situation of open storages, rural workshops, warehouses and industrial operations in the area has caused a degradation of rural environment with problems such as pollution, localised flooding, traffic congestion and fire hazard. A land use review would therefore be undertaken, taking into account the guiding principles, public comments received and findings of the technical assessments, to review suitable location for residential uses and to address the industrial/residential interface issue with urban design measures, with a view to improving the overall environment for the residents.
- 3.2.2.8 It is one of our guiding principles to take into consideration the existing well-established residential communities as well as the local character when formulating the development options, such that the new development would be compatible with the existing environment, and the supporting facilities and infrastructures would benefit both the existing and future population in and near to the PDAs. Nevertheless, it might be inevitable that the implementation of the future development would affect some of the local residents where land resumption and/or land clearance might be required. Since the development is still in its early planning stage where detailed development option and the extent

of the affected areas are still under study, the arrangement on implementation mechanism will be investigated taking into account the public comments. Socio-economic impact assessment will also be conducted to assess and minimise the potential social and economic impacts from the development proposals.

- 3.2.2.9 Regarding the issue of disputes and forced displacement of tenants by land owners, members of the public should understand that matters relating to tenancy agreements or land acquisition by private developers involving landowners and tenants should be dealt according to the relevant agreements. These transactions are private commercial activities in which it is inappropriate for the Government to interfere. Nevertheless, we would release information of the Study including development proposals to the public once available, so that proposed land uses are known to members of the public to minimise speculation and misconception in the development intention.
- 3.2.2.10 The current “V” zones, ‘VE’ boundaries and permitted burial grounds would be taken into account and respected during the formulation of the development options. However, the Study does not involve the review of “V” zones. Planning Department would take note of the demand and supply of small houses of individual villages and consider relevant factors, such as the ‘VE’ boundary, topography, existing land uses, ecology etc. to timely review the “V” zones.

### 3.2.3 Agricultural Uses

#### **Comments**

- 3.2.3.1 Some of the commenters were concerned about whether the existing agricultural land would be preserved. They appreciated the adoption of the “preservation of active agricultural land” as one of the guiding principles. However, since some of the agricultural land fell within the ‘VE’ of the nearby villages and some was currently being zoned as “Residential (Group D)” (“R(D)”), there was a risk that the Study would trigger development on these agricultural land during the course of the Study before any statutory plans would take place. They questioned on the feasibility of preserving the agricultural land and suggested to rezone the agricultural land to “AGR” zone as soon as possible and to provide the farmers with policy support and assistance. In particular, one of the commenters reckoned that an “AGR” zone would be more preferred than a “REC” zone as the quality of many leisure farms was not up to standard and would damage the land.
- 3.2.3.2 The possibility to rehabilitate the abandoned agricultural land was also raised. Some commenters noted that it was difficult and time consuming for farmers to identify suitable farm land under the current Agricultural Land Rehabilitation Scheme. In particular, some local farmers mentioned that the area zoned “GB” near the existing active agricultural land in Tong Yan San Tsuen was once used for agricultural purpose but was ceased due to lack of water supply after the construction of Tai Lam Chung Reservoir. The area could be rehabilitated for farming again if water supply could be provided by the Government. The green groups were also of the view that the unused land might include some vegetated land of good quality for farming.

- 3.2.3.3 Apart from agricultural land, there were also a few livestock farms located within and in the vicinity of the PDAs. The operators worried that this Study would trigger development in the area leading to an increase in rent and termination of their tenancies, which would make it difficult for them to sustain their businesses. They were also aware that the future residential uses would be incompatible with their operations, and buffer zone should be provided to minimise the interface problem. If relocation was inevitable, the Government should register them and provide relocation sites and compensation so they could be relocated or consolidated elsewhere. They pointed out that it was very difficult for them to identify suitable sites that could comply with the stringent criteria and guidelines for relocating their livestock farms under the current policy, and the policy should be reviewed to facilitate the industry.
- 3.2.3.4 Comments were also received to review the territorial agricultural policy and agricultural development and food production should be put in a higher priority to safeguard food supply and food safety. For example, sizable farming areas could be designated to facilitate the farming industry and promote agricultural development. Food production, research and trading should also be encouraged. Other suggestions on alternative farming activities were also received such as weekend leisure farming, urban farming, rooftop farming, greenhouse/organic farming and indoor livestock/fish farming which could also provide job opportunities to the residents nearby.

### Responses

- 3.2.3.5 The general support in adopting “preservation of active agricultural land” as one of the guiding principles is noted. Active agricultural land and the abandoned agricultural land with rehabilitation possibility would be considered in the land use review. After the land use review, suitable active agricultural land may be designated. We would release information of the Study including any development proposals to the public once available so that proposed land uses are known to members of the public to minimise speculation.
- 3.2.3.6 The difficulties for the existing livestock farms to sustain their businesses or to be relocated or consolidated elsewhere are also noted. Development of Yuen Long South would inevitably affect the existing livestock farms. Where resumption or clearance would be required, the arrangement on implementation mechanism will be investigated taking into account comments from the operators.

## **3.2.4 Other Land Use Proposals**

### Comments

- 3.2.4.1 Apart from proposals and suggestions for open storage and residential uses, other land use proposals were received. Commenters reckoned that there was lack of G/IC facilities in Yuen Long New Town. Sufficient G/IC facilities such as education uses, sports and recreational facilities, elderly homes, community centres and hospitals, open space and supporting commercial facilities should be provided to serve both existing and future population in the PDAs and in the vicinity including Yuen Long New Town. This could also minimise future



residents from travelling to Yuen Long New Town for their daily necessities and hence reducing additional burden to the existing new town. The existing religious uses including Chuk Ming Lam Tong and the Taoist Temple “Kam Lan Koon” should be preserved.

- 3.2.4.2 Many of the commenters were also of the view that mixed-use development should be encouraged with adequate commercial activities to create a more vibrant environment. The Yuen Long South area could be developed for other functions such as commercial uses, regional employment centre, Government uses, eco-tourism, home stay and ‘breakfast & bedroom’ (B&B) type accommodation, botanical garden with education purposes, recreational uses as well as art and cultural uses. Some suggestions were received to make use of the area to the north of Tai Lam Country Park currently zoned “AGR”, “OS” and “REC” for tourism purpose. These uses as well as industrial use in the area would provide job opportunities to the locals and minimise commuting.
- 3.2.4.3 Other suggestions received included providing a columbarium and crematorium use at a location south of Tong Yan San Tsuen near to Tai Lam Country Park with the open storage yards as buffer between the residential developments.

### Responses

- 3.2.4.4 G/IC facilities and open space would be provided to support the future population of Yuen Long South and serve the nearby existing residents. In addition to housing use, the Study will consider other uses that could benefit the existing and future communities, support the local economy with employment opportunities and create a sustainable and liveable neighbourhood. Opportunities to optimise natural landscape resources, cultural heritage and ecologically important features for countryside recreational use would be explored.

## **3.2.5 Development Intensity and Housing Mix**

### Comments

- 3.2.5.1 Diverse views were received on the development intensity. Some members of the public considered this area was suitable for high-growth, and recommended higher plot ratios to house more population provided that there were sufficient transport infrastructures or mass transit. A mix of different development intensity from a plot ratio of 3.5 to 8 could be adopted. High-density development of around 10 to 20 storeys could be concentrated at locations near to Yuen Long New Town and descend towards the periphery which could be reserved for low-density development of 1 to 2 storeys, with buffer zone provided between the high-rise development and the village type development. High-rise development could also be provided near the mountain backdrop of Ma Shan. Stepped building heights should be introduced and Air Ventilation Assessment should be conducted to consider the air ventilation performance.
- 3.2.5.2 Some considered that low-rise and low-density development was more suitable for the area as the development at Yuen Long New Town was already too dense. The future development should be compatible with the existing environment and the rural character of Yuen Long. In particular, some reminded to avoid having

high-rise buildings adjacent to village houses. Sensitive design with sufficient open space should be adopted to address the interface issue and to avoid creating “walled development” and heat island effect.

- 3.2.5.3 More specific comments were received with regard to the development intensity at Tong Yan San Tsuen. While some opined that the area was more suitable for low-rise development of less than 10 storeys to avoid wall effect. Some reckoned that it could be planned for medium to high density development with some commercial activities as it was located adjacent to Hung Shui Kiu NDA.
- 3.2.5.4 There were also diverse views received about the preferred housing mix. Some of the commenters would like to have more public housing including both public rental housing and flats under the Home Ownership Scheme to satisfy the territorial demand. However, a group of commenters had opposite opinion and preferred less and suggested a 30:70 or 40:60 public-to-private housing ratios instead. A few members of the public also suggested a 50:50 public-to-private housing ratio, and one of them was of the view that the area would be perceived as a “sub-standard” area if there was too many public housing. The absence of private development initiatives would also affect the timely provision of commercial and community facilities.

### Responses

- 3.2.5.5 The comments on the development intensity and housing mix are noted. When formulating the development options, an appropriate development intensity and housing mix would be explored taking into account the public comments received, the planning and urban design context in the surroundings as well as findings of the technical assessments. A mixed development with balanced housing mix will be encouraged in order to create a balanced community that is compatible with the existing environment.

## **3.2.6 Urban Design Concepts**

### Comments

- 3.2.6.1 Comments were received to provide more shop frontage and avoid creating too many shopping malls and footbridges, so pedestrians could be encouraged to walk on ground level. This could be achieved by designing smaller development plot size or avoiding the use of “CDA” zone to minimise single ownership and encourage diversified shops and services. Public realms should be provided and well-designed to create social cohesion and local identity. The PDAs should also be well-linked to avoid segregation.
- 3.2.6.2 The cultural heritage resources should be well-preserved with adequate supporting facilities to promote the rural character of the Yuen Long area. Architectural design of the public buildings should also be designed in line with the rural environment.
- 3.2.6.3 The degraded environment should be well addressed by providing quality landscape. Sufficient green space connecting with the surroundings and making good use of the water feature were also suggested.

- 3.2.6.4 There were suggestions that sustainable development and eco-town concept with provision of cycle tracks and rooftop greening should be considered. Big windows should be provided in the unit to create cross-breeze effect. Other facilities, such as electrical vehicle charging facilities, recycle bins and rubbish shuttle, could also be encouraged.

#### **Responses**

- 3.2.6.5 The introduction of good urban design concepts to create a sustainable and vibrant community that is compatible with the existing environment is agreed. When formulating the PODP, the Preliminary MUDP and the Preliminary LMP would also be prepared in parallel, to establish the urban design frameworks and landscape proposals, taking into account the public comments received where appropriate. An AVA would also be undertaken to ascertain the air ventilation of the proposed developments on the surroundings and provide design recommendations.

### **3.2.7 Integration with Yuen Long New Town and the Surroundings**

#### **Comments**

- 3.2.7.1 It was generally agreed that the integration and connectivity of the PDAs with Yuen Long New Town, the Ping Shan area and the surroundings such as the future Hung Shui Kiu NDA should be enhanced. In terms of geographical location, the PDAs near the Tai Tong area could be supported by Yuen Long New Town and the PDA at the Tong Yan San Tsuen area could be linked with the Hung Shui Kiu NDA.
- 3.2.7.2 However, diverse views were received on the positioning of the PDAs and its relation with Yuen Long New Town. Some considered that Yuen Long South could be planned as a self-contained New Town with adequate retail and GIC facilities so that it would become a vibrant community without relying on or creating additional burden to Yuen Long New Town. The community facilities provided at Yuen Long South could also serve the population in Yuen Long New Town. Others reckoned that it would be difficult to establish an independent community due to lack of infrastructures and community facilities. It would also be difficult for the new businesses to compete with those in Yuen Long New Town which had long been established.

#### **Responses**

- 3.2.7.3 The Study will examine the integration and connectivity between the PDAs with the surroundings including the Yuen Long New Town, the proposed HSK NDA and the nearby existing communities. During the formulation of the development options and urban design frameworks, both physical integration in terms of road access and pedestrian corridors, and visual integration in terms of visual and air ventilation corridor with the surroundings would be duly considered. To minimise any additional demand to the existing communities, commercial uses and sufficient G/IC facilities will be provided to support the new development, and accessibility of the existing residents in the vicinity would be considered. Technical assessments on traffic, drainage and sewerage, etc. will also be

undertaken accordingly to ascertain that there will be sufficient infrastructure facilities to support the new development.

### 3.3 Infrastructure and Environment

#### 3.3.1 Traffic and Transport

##### Comments

- 3.3.1.1 Traffic and transport issue had attracted much concern. While some commenters opined that it would not be cost-effective to provide large-scale infrastructures to serve such small area, most of the stakeholders, in particular the locals, expressed that the existing roads within the PDAs were mostly sub-standard and there had been no traffic improvement in the area for many years. Although the area could conveniently be linked with Yuen Long Highway and Route 3, the road network and transport facilities, both internal roads and linkage to external roads, had to be improved to release the development potential. In assessing the facilities needed and the traffic impact, some commenters reminded that the cumulative impact including the traffic generated from Hung Shui Kiu NDA and Yuen Long New Town should be taken into account.
- 3.3.1.2 Specifically, it was pointed out by many residents that there was frequent traffic congestion at Au Tau Interchange near Pok Oi Hospital and the road junction near La Grove where the original road had been changed from dual-direction to single-direction to cater for a new development. These road sections should be widened to address the congestion problem. Other commenters mentioned that there was currently no direct connection to Yuen Long Highway and some connection points should be provided in the future such as via Kung Um Road and Tai Tong Road.
- 3.3.1.3 In addition, some road widening and road proposals were also received including:
- widening of Kung Um Road, Kiu Hing Road and Nam Hang Tsuen Road;
  - improving the road junction of Shap Pat Heung Road and Kiu Hing Road/Kung Um Road;
  - linking up Kiu Hing Road and Kung Um Road with Tai Tong Road;
  - linking up Kiu Hing Road and Kung Um Road with Shap Pat Heung Road;
  - linking up Kiu Hing Road and Kung Um Road with Shui Chiu San Tsuen Road via Pak Sha Tsuen (near Chun Nam Yuen);
  - linking up Tai Shu Ha Road West and Tai Tong Shan Road with Po Leung Kuk Jockey Club Tai Tong Holiday Camp;
  - linking up Long Hong Road, Lam Tai Road and Kung Um Road to form a loop road, of which to be connected with Yuen Long Highway;
  - re-aligning the existing dead-end roads to form loop roads;
  - providing a new road linking up Kung Um Road and Tuen Mun Highway via Tai Lam Chung Reservoir; and
  - providing a new Yuen Long South bypass linking up Tong Yan San Tsuen Interchange and Au Tau Interchange with the alignment running along Tai Lam Country Park.

- 3.3.1.4 A sustainable transport strategy should be introduced to promote walking, cycling and the use of public transport. Pedestrian network should be user-friendly, designed with unique features and provided at ground level instead of linking up shopping malls with footbridges. Pedestrian-oriented vehicular access could also be designed so that it could be mutually used by both vehicles and pedestrian.
- 3.3.1.5 In terms of public transport, the current provision was considered inadequate and suggestion was received to provide a bus terminal at the PDAs to serve the future residents. Meanwhile, local residents questioned on the possibility to provide mass transit for the area to promote transit-oriented development or pedestrian-oriented development that would contribute to a low-carbon community. However, diverse views were received regarding the form of the mass transit facilities. While some suggested extending the light rail system into the area, others opposed as it would occupy a lot of space and suggested providing other forms of mass transit such as monorail to create a transit corridor linking up the PDAs with Yuen Long Station or an additional metro station between Kam Tin South and Hung Shui Kiu.

### Responses

- 3.3.1.6 A Traffic and Transport Impact Assessment (TTIA) would be undertaken during the course of the Study to assess the capacity of the traffic network and improvement measures needed based on the estimated traffic flow generated by both the existing and planned developments, including the provision of road-based public transport services to cater for the new population. In this regard, other major development projects in the vicinity such as Hung Shiu Kiu NDA will also be taken into account. Findings of the TTIA, together with the public comments received, would provide inputs to the transport enhancement proposals to be formulated for the Study. In consultation with the relevant departments, particularly the Transport Department, appropriate road improvement measures would also be recommended. The adoption of environmentally friendly transport system will also be examined in the Study.

## **3.3.2 Yuen Long Nullah**

### Comments

- 3.3.2.1 The local stakeholders were generally of the view that the Yuen Long Nullah should be decked over, including the suggestion to deck over the entire Yuen Long Nullah in Yuen Long New Town, to provide space for widening the currently sub-standard Kung Um Road, and that linkages should be provided to connect Kung Um Road and Kiu Hing Road currently separated by the Nullah.
- 3.3.2.2 Some green groups opined that the decision to whether deck over the Yuen Long Nullah should be considered in drainage, traffic and environmental terms. The overall transport network should be assessed to determine if there was a need to deck over the Nullah for road improvement. Technical assessments on drainage aspect should be carried out to assess whether the Nullah could be decked without adversely affecting its drainage capacity. Assessment on whether the decking of the Nullah would reduce foraging area for the egrets should also be undertaken.

They were of the view that opportunity for the Nullah to be revitalised as a unique water feature would be lost if it was decked over, and alternative traffic management measures should be explored if possible. Suggestion was also received to introduce engineering schemes so as to improve the capacity, ecological condition and physical appearance of the Nullah. The Nullah could also be managed in a more environmental-friendly way and help improving the micro climate.

### Responses

- 3.3.2.3 Kung Um Road and Kiu Hing Road are the two major roads running through the PDAs in the Tai Tong area and are currently sub-standard. Opportunities to improve the design of Kung Um Road and Kiu Hing Road would be explored in this Study and a TTIA would be undertaken during the course of the Study to assess the road capacity required, and to identify the possible road improvement alternatives including widening proposals that might require decking over the Yuen Long Nullah. The Drainage Impact Assessment (DIA) to be undertaken in the Study would also assess its capability in meeting the requirement for flood prevention to ascertain the technical feasibility of the proposal including the assessment on decking over the Yuen Long Nullah. Meanwhile, beautification and revitalisation measures would also be explored to make use of the Nullah as a landscape feature.

## **3.3.3 Drainage and Sewerage**

### Comments

- 3.3.3.1 One member of the public pointed out that the newly-built Tin Tsuen Channel benefited only the Tong Yan San Tsuen area but not for the open storage yards, rural workshops and warehouses at the PDAs near the Tai Tong area. Adequate drainage facilities should also be provided for them and suggestion was received to upgrade the natural stream at Tai Tong valley to a channel for drainage purpose. However, this was not agreed by the green groups which suggested preserving all natural streams on ecological consideration.
- 3.3.3.2 There were also no sewage treatment facilities in the PDAs and the condition of the Yuen Long Nullah was very undesirable as some of the open storages had illegally discharged their sewage into the open channel. Sewage treatment facilities should therefore be provided as early as possible to improve the environment.
- 3.3.3.3 Meanwhile, there was comment that the additional site runoff and sewage discharge generated by the new development would lead to an increase in the pollution loading of Deep Bay which would affect the water quality of the area. Detailed impact assessment should be conducted to ensure that the drainage and sewerage system could support the development with appropriate measure to ensure no net increase in pollution loading to Deep Bay. When assessing the drainage and sewerage impact, the cumulative impact generated by both the existing and planned developments should be taken into account.



## Responses

- 3.3.3.4 A DIA and Sewerage Impact Assessment (SIA) would be undertaken during the course of the Study to review the loading capacity of the existing facilities, and to recommend new facilities to ascertain the capability of the drainage and sewerage systems to support the future development, taking into account the existing and planned developments in the vicinity. The new facilities would help improving the sanitary conditions of the area and the water quality of the nullahs, and ensuring that there would be no net increase in pollution loading to Deep Bay.

## **3.3.4 Environment and Ecology**

### Comments

- 3.3.4.1 Although the PDAs were mainly brownfield sites, the green groups were aware that the ecologically important features and landscape resources should be well preserved. First of all, there were many natural or semi-natural streams within the PDAs and the Study Area which were of good water quality and provided habitats for many dragonfly species and even a rare endemic freshwater shrimp. These streams and the riparian zones should not be affected by the future development, and the stream biodiversity should be maximised by avoiding any channelisation or drainage improvement works. These streams could be preserved as open space which could also add value to the future development.
- 3.3.4.2 Secondly, the potential impacts to the Tai Tong Egretty should be evaluated and addressed. A comprehensive study should be conducted to better assess the egretty such as the egrets' feeding areas, the impact to breeding and roosting and the flight path of the egrets. Adequate mitigation measures should be introduced, for instance, to adopt sensible building heights so as to avoid affecting the egrets' flight path.
- 3.3.4.3 Thirdly, agricultural land, especially the active wet agricultural land at Tong Yan San Tsuen, had contributed to creating a bird community and provided an ecological corridor and foraging habitats for many farmland birds and waterbirds. Detailed baseline survey should be conducted to assess the ecological value and provide information on how the potential impact would be avoided and addressed.
- 3.3.4.4 Fourthly, the woodlands and riparian vegetation within the PDAs and the Study Area should not be affected as well which were valuable landscape resources that could be enjoyed by both the existing and future residents and as a good habitat for dragonflies. Impacts on Tai Lam Country Park should also be minimised by maintaining buffer areas with the new development.
- 3.3.4.5 Furthermore, the Government should note the United Nations Convention on Biological Diversity that required the preservation of natural heritage and promotion of biodiversity conservation. Avoidance principle and ecosystem approach should be adopted at this early stage as one of the guiding principles of the Study to avoid potential damage to the environment.
- 3.3.4.6 However, comments were received from some local villagers that there was no ecological value at the natural rivers at Yeung Ka Tsuen and the Tai Tong Egretty,

and queried why they were listed as ecologically sensitive areas. They considered that a balance should be struck between protecting the ecological resources and promoting logistics industry for the sake of Hong Kong's economy.

- 3.3.4.7 Some local residents also reckoned the Government had not consulted them before designating their private lands as Country Park area, "AGR" or "REC" zones, and that the development rights on these lands should be returned to them. The designation of Country Park or other conservation zones would hinder development and should be limited to Government Land.

#### **Responses**

- 3.3.4.8 There are some significant ecological features within and in the vicinity of the PDAs such as the Tai Tong Egretty and the Ecologically Important Stream at Yeung Ka Tsuen as recognised by Agricultural, Fisheries and Conservation Department (AFCD). A baseline study for the Environmental Impact Assessment (EIA) has already been commenced to ascertain the baseline condition and to facilitate the formulation of development options and mitigation measures at the next stage. The ecologically important features and landscape resources, if any, would be further assessed to confirm the environmental acceptability of the future developments and infrastructure proposals.

### **3.3.5 Cavities and Building Safety**

#### **Comments**

- 3.3.5.1 Some questioned on the technical feasibility of building above cavities and that a comprehensive study should be conducted to ascertain the building safety. A commenter also reminded that future development should take into account building safety issue as the piling activities might affect the stability of the existing village houses.

#### **Responses**

- 3.3.5.2 The concern on building safety is noted. 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. Ground investigation works with appropriate building designs would be investigated to ascertain the technical feasibility and safety.



## 3.4 Others

### 3.4.1 Implementation

#### Comments

- 3.4.1.1 The implementation issue had attracted much attention from the stakeholders during the Stage 1 CE. They were concerned on whether development would be led by the Government by means of land resumption, or whether it would be developed by private initiative. On one hand, many of them supported a public-private partnership (PPP) in which the Government will provide infrastructure, community facilities and public housing, and private developers will develop residential and commercial uses through land exchange exercise. There was also a request that land owners, especially the developers, should donate land for constructing cheaper residential units to satisfy the demand of the younger generations. This would be more effective in increasing housing supply, and would also face less opposition noting the high percentage of private land in the PDAs.
- 3.4.1.2 On the other hand, many others opposed to the PPP approach. The Government should take the lead in the new development adopting the conventional approach to rationalise the complicated land ownership pattern, to minimise private developers from stocking up land in the New Territories, and to avoid the accusation of collusion between the Government and the private developers. Should land be resumed by the Government, the private property ownership should be respected, and reasonable compensation and re-housing assistance had to be provided. Some of the land owners considered that the current compensation rate was too low, and it would be unfair if their land was resumed at a low price and later to be sold by Government at a higher price. Some would like to be re-housed to the public rental housing to be built in the PDAs.
- 3.4.1.3 In addition, the tenants were worried that the land owners or the developers would terminate their tenancies during the course of the Study in view of the development potential, and they would not be able to receive any compensation and rehousing arrangement. The non-indigenous villagers were also concerned about whether they would be affected and whether reasonable compensation and re-housing assistance would be provided. Suggestion was received to conduct freezing survey and register the affected residents or business operators including both land owners and land users as early as possible. Some of the local residents and business operators were also worried that the Government would enforce more strictly on the unauthorised development as a means to resume the land.
- 3.4.1.4 In view of the complicated land ownership including presence of “tso tong” land, a sensitive and effective implementation mechanism should be carefully established taking into consideration the population, land status and cost implication to avoid ending up with patches of piecemeal development, and to strike a balance among different interests and different sectors.
- 3.4.1.5 Other suggestions were also received to reclaim land instead of resuming private land for development in view of the strong opposition, to impose the “Hong Kong

Property for Hong Kong People” policy and to impose a minimum number of flats required in future development. Comments on the implementation timetable and suggestion to form some monitoring committee comprising different parties or to appoint a development officer to head and monitor the progress so timely housing supply could be guaranteed in an appropriate phasing were also received.

### **Responses**

- 3.4.1.6 The concerns of commenters are noted. Understanding that the development at Yuen Long South would inevitably affect some of the stakeholders such as the local residents and business operators, views from different parties will be duly considered. As the development of the Yuen Long South area is in its early planning stage, detailed development option and the extent of affected areas are still subject to further studies. A PODP will be prepared for the next stage of community engagement to seek public views on the land use and infrastructural proposals, and subsequently, a draft Recommended Outline Development Plan (RODP) and implementation mechanism will be proposed at the Stage 3 CE after further refining the development option. We will take into account the views and comments received, where appropriate, when formulating the development option and implementation mechanism.
- 3.4.1.7 Regarding the issue of disputes and forced displacement of tenants by land owners, members of the public should understand that matters relating to tenancy agreements or land acquisition by private developers involving landowners and existing tenants should be dealt with according to the relevant agreements. These transactions are private commercial activities in which it is inappropriate for the Government to interfere. Nevertheless, we would release information of the Study including any development proposals to the public once available so that proposed land uses are known to members of the public to minimise speculation.
- 3.4.1.8 Should land resumption by the Government be required, the affected persons, who are eligible, would be compensated and re-housed in accordance with the prevailing legislations and policies. Furthermore, during the course of the Study, development proposals would be processed according to the extant statutory plans and established mechanism.

## **3.4.2 Community Engagement**

### **Comments**

- 3.4.2.1 Some stakeholders were of the view that more site visits and consultation meetings could be conducted to seek public views. Consultation with the villages that would be affected or are located immediately adjacent to the PDAs should also be conducted, and some villagers also pointed out that both villagers and village representatives should be consulted. A member of the public also opined that the location of the roving exhibition was inaccessible and that having only one community forum for discussion was not enough. Regarding the Stage 1 CE Digest, more detailed information should be provided.

## Responses

- 3.4.2.2 To facilitate the public understanding on the background and key issues of the development at Yuen Long South, a series of roving exhibitions have been staged at seven locations. While two of them were separately staged at a Government building and a public park in Yuen Long New Town for the sake of the wider Yuen Long community, the other five exhibitions were staged within and in the vicinity of the PDAs for the convenience of the local residents and business operators who are living and working there. Apart from roving exhibitions, publicity materials such as posters and leaflets have been widely distributed via circular post, mail and by hand in order to reach out to as many as possible the local stakeholders.
- 3.4.2.3 Different consultation activities were also conducted to better understand the public views including site visits to the open storage yards, rural workshops and warehouses as well as livestock yards; a community forum to which the general public was invited; as well as a series of briefing sessions and focus group meetings arranged for specific statutory and advisory bodies or interest groups including local residents and villagers, business operators, farmers, professional institutes and green groups/concern groups. The views and comments received were valuable and would be duly considered when formulating the development option where appropriate.
- 3.4.2.4 Since the planning of Yuen Long South is still in its early stage, a brief summary of the baseline information was provided in the Stage 1 CE Digest for easy reading. Nevertheless, more information of the PODP will be provided at the Stage 2 CE Digest to gather public views on the development proposals.

## 4 WAY FORWARD

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- 4.1.1.1 The Stage 1 CE had been successfully completed with the public views and suggestions solicited on the key issues, development opportunities and constraints for the Yuen Long South area and guiding principles. Taking into account the comments received, the Study is now moving towards preparing the initial development options and the PODP which will be presented at the next stage of CE to seek further public views on the land use and infrastructural proposals.

## Appendix A

### List of Stage 1 Community Engagement Activities

## Appendix A List of Stage 1 Community Engagement Activities

Briefing Sessions	
Date	Statutory Bodies / Organisations
23.4.2013 (Tue)	Legislative Council Panel on Development
25.4.2013 (Thu)	Ping Shan Rural Committee
26.4.2013 (Fri)	Town Planning Board
10.5.2013 (Fri)	Shap Pat Heung Rural Committee
15.5.2013 (Wed)	Town Planning and Development Committee under Yuen Long District Council
20.5.2013 (Mon)	Planning Sub-Committee of Land and Development Advisory Committee
20.5.2013 (Mon)	Hon Steven Ho Chun-yin, Legislative Council member (Agriculture and Fisheries Functional Constituency) and some members from the Federation of Hong Kong Agricultural Associations
28.5.2013 (Tue)	Follow-up meeting with District Council members of Ping Shan and Village Representatives and villagers of Shan Ha Tsuen, Lam Hau Tsuen and Tong Yan San Tsuen
31.5.2013 (Fri)	Follow-up meeting with Planning Sub-Committee of Land and Development Advisory Committee
11.6.2013 (Tue)	Follow-up meeting with a Yuen Long District Council member and members of Democratic Party

Focus Group Meetings	
Date	Interest Groups
7.5.2013 (Tue)	Operators of the Open Storage Yards/Rural Workshops/Warehouses
9.5.2013 (Thu)	Green Groups and Concern Groups
10.5.2013 (Fri)	Professional Institutes
6.6.2013 (Thu)	Farmers
10.6.2013 (Mon)	Local Residents

Community Forum	
Date	Location
25.5.2013 (Sat)	School Hall, Yuen Long Merchants Association Primary School

Site Visit	
Date	Location
24.5.2013 (Fri)	Site Visit to the open storage yards, rural workshop and warehouses
19.8.2013 (Mon)	Site Visit to a Chicken Farm
23.8.2013 (Fri)	Site Visit to a Pig Farm
27.9.2013 (Fri)	Site Visit to a Pig Farm
20.11.2013 (Wed)	Site Visit to a Pig Farm

Roving Exhibition	
Date	Location
23 – 29.4.2013	Yuen Long District Office
3.5.2013	Mobile Exhibition at Pak Sha Shan Road
4.5.2013	Mobile Exhibition at Tong Yan San Tsuen Road Parking Lot
5 – 11.5.2013	Yuen Long Jockey Club Town Square
12 – 18.5.2013	Tong Yan San Tsuen Garden
23.5.2013	Mobile Exhibition at Kiu Hing Road (Tin Liu Tsuen)
10.6.2013	Mobile Exhibition at Kiu Hing Road (Pak Sha Tsuen)



## Photos of Briefing Sessions and Focus Group Meetings





## Photos of Community Forum



## Photos of Site Visits





## Photos of Roving Exhibitions





## **Appendix B**

### **Meeting Minutes and Gists of Meeting of Briefing Sessions**

## Appendix B Meeting Minutes and Gists of Meeting of Briefing Sessions

No.	Meeting Minutes / Gist of Meeting
B-1	Legislative Council Panel on Development on 23.4.2013 (Extract)
B-2	Ping Shan Rural Committee on 25.4.2013 (Extract) (Chinese Only)
B-3	Town Planning Board on 26.4.2013 (Extract)
B-4	Shap Pat Heung Rural Committee on 10.5.2013 (Extract) (Chinese Only)
B-5	Town Planning and Development Committee under Yuen Long District Council on 15.5.2013 (Extract) (Chinese Only)
B-6	Planning Sub-Committee of Land and Development Advisory Committee on 20.5.2013
B-7	Hon Steven Ho Chun-yin, Legislative Council member (Agriculture and Fisheries Functional Constituency) and some members from the Federation of Hong Kong Agricultural Associations on 20.5.2013
B-8	Follow-up meeting with District Council members of Ping Shan and Village Representatives and villagers of Shan Ha Tsuen, Lam Hau Tsuen and Tong Yan San Tsuen on 28.5.2013
B-9	Follow-up meeting with Planning Sub-Committee of Land and Development Advisory Committee on 31.5.2013
B-10	Follow-up meeting with a Yuen Long District Council member and members of Democratic Party on 11.6.2013

**立法會**  
***Legislative Council***

LC Paper No. CB(1)1787/12-13

(These minutes have been seen  
by the Administration)

Ref : CB1/PL/DEV/1

**Panel on Development**

**Minutes of meeting**  
**held on Tuesday, 23 April 2013, at 2:30 pm**  
**in Conference Room 3 of the Legislative Council Complex**

**Members present** : Dr Hon LAU Wong-fat, GBM, GBS, JP (Chairman)  
Hon Tony TSE Wai-chuen (Deputy Chairman)  
Hon James TO Kun-sun  
Hon CHAN Kam-lam, SBS, JP  
Hon Emily LAU Wai-hing, JP  
Hon Abraham SHEK Lai-him, SBS, JP  
Hon Frederick FUNG Kin-kee, SBS, JP  
Hon Cyd HO Sau-lan  
Hon CHAN Hak-kan, JP  
Hon CHAN Kin-por, BBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, JP  
Hon IP Kwok-him, GBS, JP  
Hon Mrs Regina IP LAU Suk-yee, GBS, JP  
Hon Alan LEONG Kah-kit, SC  
Hon LEUNG Kwok-hung  
Hon Albert CHAN Wai-yip  
Hon Claudia MO  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon James TIEN Pei-chun, GBS, JP  
Hon WU Chi-wai, MH  
Hon Gary FAN Kwok-wai  
Hon CHAN Chi-chuen  
Hon CHAN Han-pan  
Dr Hon Kenneth CHAN Ka-lok

Hon CHAN Yuen-han, SBS, JP  
Hon LEUNG Che-cheung, BBS, MH, JP  
Hon Kenneth LEUNG  
Hon Alice MAK Mei-kuen, JP  
Dr Hon KWOK Ka-ki  
Dr Hon Fernando CHEUNG Chiu-hung  
Dr Hon CHIANG Lai-wan, JP  
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

**Member attending** : Dr Hon Elizabeth QUAT, JP

**Public officers attending** : **Agenda item IV**

Mr Thomas CHAN Chung-ching, JP  
Deputy Secretary for Development  
(Planning and Lands)<sup>1</sup>

Mr Raymond WONG  
Assistant Director of Planning/Territorial

Mr YAU Ka-tai  
Chief Town Planner/Cross-boundary Infrastructure and  
Development  
Planning Department

Mr IP Wing-cheung  
Chief Engineer/New Territories 1  
(New Territories North & West)  
Civil Engineering and Development Department



**Clerk in attendance** : Ms Sharon CHUNG  
Chief Council Secretary (1)6

**Staff in attendance** : Mr Anthony CHU  
Senior Council Secretary (1)6

Mr Fred PANG  
Council Secretary (1)6

Ms Christina SHIU  
Legislative Assistant (1)6

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Action

**IV Planning and Engineering Study for Housing Sites in Yuen Long South -- Stage 1 community engagement**

(LC Paper No. CB(1)862/12-13(05) -- Administration's paper on Planning and Engineering Study for Housing Sites in Yuen Long South -- Investigation -- Stage 1 community engagement

LC Paper No. CB(1)862/12-13(06) -- Paper on planning and engineering study for housing sites in Yuen Long south prepared by the Legislative Council Secretariat (Background brief))

42. Deputy Secretary for Development (Planning & Lands)1 ("DS/DEV(P&L)1") briefed members on the background of the Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation ("the Study"). He said that in the 2011-2012 Policy Address, the then Chief Executive had announced that the Administration would explore the possibility to convert some 150 hectares ("ha") of agricultural land in Yuen Long and North District currently used for industrial purposes, temporary storage or which was deserted, into housing land. Exploring the development potential of the land in Yuen Long South ("YLS") was one of the measures mentioned in the 2013 Policy Address for increasing long-term land supply. In May 2012, the Administration had consulted the Panel on the scope and approach for the Study. Subsequently, the Administration obtained the relevant funding approval from the Finance Committee in July 2012 to carry out the Study. The Study included a three-stage community

engagement. The Administration had launched the Stage 1 community engagement in April 2013 to solicit public views on the development opportunities and constraints, key issues and guiding principles of the Study.

43. With the aid of a powerpoint presentation, Assistant Director of Planning/Territorial, Planning Department ("AD(T)/PlanD") briefed members on the issues, guiding principles and preliminary public views on development in YLS, the activities to be held as well as the stakeholders to be consulted during the Stage 1 community engagement.

*(Post-meeting note: A soft copy of the powerpoint presentation materials (LC Paper No. CB(1)914/12-13(02)) was circulated to members by email on 24 April 2013.)*

#### Development potential of the area covered by the Study

44. The Panel noted that the Study covered an area of about 1 500 ha in YLS ("the Study Area"). The Administration had preliminarily identified the Potential Development Areas ("PDAs") for investigation, which spanned over about 200 ha of land, located to the south of Yuen Long New Town and bounded by Yuen Long Highway, Kung Um Road and Tai Lam Country Park. Dr KWOK Ka-ki enquired about the development potential of the Study Area outside the PDAs. He was concerned that the consultancy fee for the Study was not justified if the Study covered a large area which was of low development potential. AD(T)/PlanD replied that whilst the Administration did not rule out the possibility that, after conducting the relevant technical assessments, some land in the Study Area outside the PDAs might be found suitable for housing development, a majority of the areas covered by the Study Area such as Yuen Long town centre and Ping Shan were already developed areas. The Study Area covered a much wider area including these developed areas so that the impacts of the proposed development in the PDAs on the neighbouring areas could be examined under the technical assessments of the Study, such as traffic and sewage impact assessments.

#### Impact of the proposed development on existing villagers

45. Dr Kenneth CHAN said that the Civic Party welcomed the Administration's initiative to explore the development potential of existing degraded brownfield land and to launch a community engagement exercise to gauge community views. He cautioned that, in making arrangements for resumption and clearance of land in YLS in future, the Administration

should prevent the recurrence of the Choi Yuen Village incident. He enquired whether the indigenous villagers would be affected by the proposed development.

46. DS/DEV(P&L)1 replied that the PDAs did not cover the villages which had long existed. These villages were usually inhabited by indigenous villagers. While quite a large proportion of land in the PDAs was currently occupied by open storage yards, workshops and warehouses, the Administration would not rule out the possibility that some residents would be affected by the proposed development. The Study would take into account the possible impact of the development on these residents. In response to Dr Kenneth CHAN's enquiry on whether the Study Area included any existing country parks, AD(T)/PlanD advised that the Study did not involve country parks.

#### Community engagement

47. Mr LEUNG Kwok-hung was concerned about how the Administration would weigh the views of various sectors on the development of YLS. Given that the main objective of the Study was to examine and optimize the development potential of the land in YLS for residential development to meet the pressing demand for housing of Hong Kong people, he considered that the stakeholders of the community engagement exercise would include the general public, not only the land owners, farmers and users of open storage facilities, etc. in the area. Among the locals, who included land owners, tenants, farmers and business operators, there would be diverse views on the proposed development as well. He cautioned that the Administration should learn a lesson from the public engagement exercise for the planning of the North East New Territories New Development Areas ("NENT NDAs") and improved the existing approach for collecting and assessing public views on development projects.

48. DS/DEV(P&L)1 replied that as set out in the Administration's paper, the stakeholders of the Study included local residents, farmers, business operators, concern groups and professional institutes. To make local residents, farmers and business operators aware of the Study as well as the community engagement exercise, roving exhibitions would be arranged in YLS and publicity materials would be sent out by post to all addresses within the PDAs. Furthermore, a Study website had been launched to enable the promulgation of the community engagement materials as well as to collect public comments. A community forum would be organized to serve as a platform for the public to express and exchange views and concerns.

49. With reference to the preliminary public views on the Study as mentioned by AD(T)/PlanD, Dr Kenneth CHAN enquired about the channels through which such views had been collected, given that the Stage 1 community engagement was still underway. AD(T)/PlanD replied that before seeking the Finance Committee's funding approval in July 2012 for carrying out the Study, the Administration had consulted the Town Planning and Development Committee of the Yuen Long District Council and relevant Rural Committees.

Time required for conducting a planning study

50. The Deputy Chairman and Mr CHAN Kam-lam were of the view that it was important for the Administration to conduct the community engagement exercise for the Study in an effective way. The Deputy Chairman urged the Administration to draw reference to past experience in public consultation on development projects so as to seek improvement. He opined that the effectiveness of public consultation exercises did not hinge on the number of rounds of consultations conducted. In response, AD(T)/PlanD admitted that there was always room for improvement in light of past experience. He assured members that the Administration would strive to achieve a comprehensive and in-depth consultation for the Study.

51. Mr CHAN Kam-lam considered that the Administration should not embark the community engagement exercise from scratch but should have formulated a preliminary proposal for public comments. Amendments to the preliminary proposal could then be made in light of the comments received. He held the view that with proper land use planning, it should not be difficult to make better use of the sites currently occupied by open storage yards, warehouses and workshops and to release the development potential of the private land in the area. He urged the Administration to proceed with the proposed YLS development project in good time to address the pressing housing shortage problem.

52. DS/DEV(P&L)1 responded that the Administration would conduct the community engagement exercise in a focused and timely manner. He explained that based on the public views to be collected from the Stage 1 community engagement on the key issues and guiding principles for developing YLS, together with the results of technical assessments on the traffic, drainage, sewerage and other infrastructure facilities in the Study Area, the Administration would work out a Preliminary Outline



Development Plan for YLS for the Stage 2 community engagement, tentatively scheduled for end-2013.

53. Mr LEUNG Che-cheung said that the Administration had been conducting studies on the development of a number of sites in Yuen Long, including YLS, Hung Shui Kiu, Kam Tin South, etc. for quite some time in parallel. He considered it important for the Administration to have a better control on the timeframes for these studies to be completed and urged the Administration to clarify how such studies would help address the pressing housing problem in Hong Kong. The Chairman remarked that the Administration should devote Government resources to the sites which were practically suitable for development in order to achieve fruitful outcomes and ensure effective use of public money.

Land resumption/compensation arrangements and implementation approach

54. Noting that about 85% of the land in the proposed PDAs was under private and multiple ownership, Dr KWOK Ka-ki was concerned whether large developers had already started to acquire at low cost the land lots in the PDAs with a view to seeking compensation from the Government when the latter proceeded to resume the land to implement the proposed development. He enquired about the estimated amount of public money needed for land resumption and compensation in the area.

55. In response, DS/DEV(P&L)1 explained that the Study would focus on identifying housing sites in the PDAs for private and public housing developments and associated infrastructure improvement works. It would also examine the implementation approach for the proposed development. He advised that the Development Bureau did not have information about land areas in the PDAs owned by individual private developers, which was also not relevant to the planning study.

56. Mr James TIEN declared that he was engaged in property development business. He pointed out that there would be an acute shortage of housing land supply in Hong Kong starting from 2014-2015, after all the residential sites included in the 2013-2014 Land Sale Programme had been disposed of. Given that the Study comprised several rounds of community engagement, he was concerned that it would take years to complete and the development of YLS would not be able to start timely to meet the pressing housing demand. He held the view that, to accelerate land development, it was important to offer acceptable compensation arrangements to the residents to be affected by the development project. According to past

experience, the Administration took considerable time to resume and clear private land for development. He considered that if the large developers were allowed to pursue their own housing development projects in the PDAs with the land they purchased and aggregated through commercial arrangements, the development process might take a shorter time. In this connection, he enquired about the implementation approach to be taken by the Administration for the development of YLS.

57. DS/DEV(P&L)1 replied that the implementation approach for developing YLS would be one of the issues to be examined in the Study. Whether the development should be implemented by resumption of all the private land planned for development or there would be flexibility for some form of private-sector participation had yet to be considered. As regards Mr TIEN's concern about supply of housing land in the short-to-medium term, he said that, as announced in the Chief Executive's 2013 Policy Address, the Administration would strive to identify as many developed sites suitable for rezoning to residential use as possible so that housing development could start as early as possible at these sites. He assured members that the Administration would actively develop land resources to maintain a continuous and stable supply of land to cater for the housing need of Hong Kong people.

#### Private-to-subsidized housing ratio and development intensity

58. Mr LEUNG Kwok-hung enquired about the planned private-to-subsidized housing ratio for the PDAs. He considered that if the development was predominated by private housing, it would not help resolve the housing shortage problem. DS/DEV(P&L)1 responded that the private-to-subsidized housing ratio for the PDAs was a subject to be examined in the Study.

59. Mr LEUNG Che-cheung held the view that in developing YLS, the Administration should take into account the need to preserve the characteristics of the localities. The proposed housing development should fit in with the surrounding environment. Given that Yuen Long town centre, which was near the PDAs, was already busy, he cautioned that the Administration should avoid over-provision of high-density residential buildings in YLS. It was also essential to maintain a balanced development with a view to retaining the rural characteristics of the PDAs and the nearby areas. He pointed out that the Administration would need to listen carefully to the views of residents of Ping Shan and Shap Pat Heung, which were near the PDAs, on the proposed development.

Existing conditions of the Potential Development Areas and the surroundings

60. Dr Kenneth CHAN was concerned whether there were cases of non-compliance with permitted land uses in the PDAs and enquired about the total area of land involved in such cases. He also queried about the measures to be taken by the Administration and the public expenditure to be incurred in dealing with such cases in the event that the land involved had to be resumed to implement the proposed development. AD(T)/PlanD replied that there were cases involving unauthorized use of land in the PDAs. He asserted that the Administration had all along taken enforcement action against such cases having regard to the established procedures and the relevant statutory powers under the Town Planning Ordinance (Cap. 131), but such action should not impede the progress of the Study. Dr Kenneth CHAN stressed that the non-compliant uses should not be regularized as a result of the Study.

61. The Deputy Chairman and Ir Dr LO Wai-kwok supported taking the opportunity of the Study to review the existing land uses in YLS to achieve an effective use of land resources. The Deputy Chairman pointed out that the proliferation of open storage yards, warehouses, workshops and industrial uses had resulted in deterioration of the environment, hence making it impossible for farmers to continue their agricultural practices. He considered that the Administration should not wait until the implementation of the development project to improve the land uses and environment in YLS. He suggested that, in taking forward the planning and development of the PDAs, the Administration should allow the existing industrial operations and economic activities to continue as far as practicable and put them on the right track. The Administration noted the Deputy Chairman's view. In response to the Deputy Chairman's enquiry about the amount of arable agricultural land in the PDAs, AD(T)/PlanD replied that such land made up about seven percent of the land in the PDAs.

62. Ir Dr LO Wai-kwok remarked that it might not be practicable for the Administration to consolidate the existing land uses in the PDAs on one hand and to avoid resumption of private land on the other. He opined that open storage, recycling yards and port back-up facilities had proliferated in the areas because it was difficult for the operations of some of these facilities to be carried out in the urban areas. He considered it a challenge for the Administration to allow such operations to co-exist with the existing

## Action

agricultural activities as well as the future residential development in a harmonious way.

63. DS/DEV(P&L)1 responded that 85% of the land in the PDAs was under private and multiple ownership and a certain amount of it was held by "Tso Tong (祖堂)". In view of the complex land ownership issues, the Study would carefully examine and recommend a suitable implementation approach for developing the PDAs with a view to striking a balance between respecting private land ownership and the need for development. AD(T)/PlanD supplemented that according to a preliminary study, 47% of the land was currently occupied by open storage yards, which was not an effective way of land utilization. As many of these storage yards were not container-related, the operations might be accommodated in multi-storey industrial buildings or warehouses. The Study would assess the socio-economic impact of the phasing-out of these uses. Based on the results of the assessment, the Administration would consider whether it should earmark some sites in YLS or other areas to consolidate these storage yards. The views of local warehouse and factory operators would be sought.

64. In concluding the discussion on the item, the Chairman urged the Administration to take note of members' views on the Study.



## 屏山鄉鄉事委員會

## 第十九屆

村代表大會第四次會議紀錄

日期：二零一三年四月廿五日(星期四)

時間：下午三時

地點：本會會議廳

會議主席：曾樹和

紀錄：鄭家和

出席者：

執行委員：曾樹和(主席) 鄧達善(首副主席)

黃永生 盛振偉 鄧胤楚 蔡建新 鄧鈞銘 梁卓榮 黃連成  
 文流芳 陳錫儔 梁金祥 莫永堅 黃志孝 陳業惠 馮少騰  
 梁 寶 楊桂消 張志明

顧問：鄧慶業 張木林 李軍樑

村代表：鄧公諒 陶炳南 鄧偉陽 鄧錦興 楊家安 楊志遠  
 林志明 陳建鄰 陳愛金 陳世安 郭樹基 林如棟  
 麥炳祥 黃成業 黎潤明 莫森泉 林兆新 黃慶有  
 黃真勝 張洪勳 黃耀光 陳錦福 莫福能 黃文衛  
 張錦超 鄧炳輝

政府部門代表：

姓名	所屬部門	職位
麥健明先生	土木工程拓展署	高級工程師
徐偉樂先生	土木工程拓展署	工程師
馮志慧女士	規劃署	高級城市規劃師
羅如琨先生	規劃署	城市規劃師
楊詠珊女士	奧雅納工程顧問	規劃董事
劉慧璋女士	奧雅納工程顧問	助理規劃師
吳重禮先生	元朗地政處	首席地政主任
劉少聰先生	元朗地政處	總地政主任/土地管理
吳潔儀女士	元朗地政處	高級地政主任/小型屋宇
曾昭滿先生	元朗地政處	高級地政主任/小型屋宇
馬俊敏先生	元朗地政處	地政主任/小型屋宇
彭娘霖先生	元朗地政處	地政主任/小型屋宇
李德明先生	元朗民政事務處	聯絡主任主管(屏山)
周詩韻小姐	元朗民政事務處	聯絡主任(屏山)

請 假：張志賢(副主席) 黃桂棠 吳永生 鄧積善  
新界鄉議局特別議員：鄧志強

顧 問：沈豪傑

村 代 表：黃耀榮 張錦福 林建順 林春樹 鄧滿賢 吳日章 鄧煥強  
張永祥 陶連壽 盛子榕 黃國榮 鄧東海 陳月倫 黃禮森  
李木庭 鄧同發 鄧則鳴 鄧自強 鄧輝泰 鄭祺生 鄧志學  
吳樹安 陶葉球 鄧堂 鄧橋南 鄧建國 羅振忠 林權  
鄧榮偉 鄧珠明 鄧昇華 黃偉南 黃梓任 鄧兆祥

會議內容：

一. 主席致歡迎辭及介紹與會嘉賓

嘉賓如下：

土木工程拓展署高級工程師麥健明先生  
土木工程拓展署工程師徐偉樂先生  
規劃署高級城市規劃師馮志慧女士  
規劃署城市規劃師羅如琨先生  
奧雅納工程顧問規劃董事楊詠珊女士  
奧雅納工程顧問助理規劃師劉慧璋女士  
元朗地政處首席地政主任吳重禮先生  
元朗地政處總地政主任劉少聰先生  
元朗地政處高級地政主任吳潔儀女士  
元朗地政處高級地政主任曾昭滿先生  
元朗地政處地政主任馬俊敏先生  
元朗地政處地政主任彭娘霖先生  
元朗民政事務處聯絡主任主管(屏山)李德明先生  
元朗民政事務處聯絡主任(屏山)周詩韻小姐

二. 部門長官報告及闡釋有關事項

1. 土木工程拓展署：元朗南房屋用地規劃及研究-勘查研究第一階段社區參與 (參閱文件)

曾樹和主席歡迎各位村代表及各政府部門代表出席村代表大會第四次會議，首先請有關部門闡釋「元朗南房屋用地規劃及工程研究 - 勘查研究」第一階段社區參與背景資料，然後請村代表提出意見。



馮志慧女士表示，今次有關「元朗南房屋用地規劃及工程研究－勘查研究」的第一階段社區參與是希望在制定初步發展方案前先聽取公眾人士（包括屏山鄉鄉事委員會）對發展限制、機遇、指導原則及其願景的意見。有關研究的主要目的是探討位於元朗南主要用作工業用途、臨時倉庫或荒廢的農地作房屋發展用途的潛力。該研究計劃的正式社區參與將會分三個階段，第一階段社區參與已於 2013 年 4 月 16 日開始，為期兩個月至 2013 年 6 月 16 日。顧問公司收集到公眾人士的意見及進行技術評估後，會於下一階段制定初步發展方案，因此現階段未有任何發展建議。現由顧問公司楊詠珊小姐闡釋該研究的背景資料。各委員可稍後提出意見。

楊詠珊小姐向主席及各位村代表表示感謝，並就今天可以到此向大家講解「元朗南房屋用地規劃及工程研究－勘查研究」的初步工作情況感到十分榮幸。楊小姐表示，現為第一階段社區參與，此階段未有任何具體發展方案，政府部門及顧問希望可以先了解各位持份者及地區人士的意見，與大家一起探討發展元朗南的機遇以及對元朗南的願景，在充分考慮各位意見後，才制定發展方案。

楊小姐指出，元朗南及元朗平原地勢平坦，在六十至七十年代主要作農業發展，其後在八十年代發展元朗新市鎮，時至今日，元朗南大部分地方已作為露天倉庫或工業用地。2011 年至 2012 年的施政報告中提出研究元朗主要用作工業用途及貨倉的土地轉作房屋發展用途的可行性，而 2013 年的施政報告亦就香港土地不足的問題，提出加快檢討這種類地的發展。

本研究的目的是探討及優化在元朗南棕地作發展房屋及其他用途的潛力，同時提升區內基礎設施配套及社區設施，希望在進行發展的同時，改善現在的環境。有關研究的具發展潛力區在元朗新市鎮及大欖郊野公園之間，面積約二百公頃（1 公頃＝約 10 萬平方呎），包括公庵路旁邊未有指定用途的地方、唐人新村附近一帶，以及一些工業用地的範圍。

另外，此研究的社區參與分為三個階段。顧問經已完成基線檢討，並希望通過現在的第一階段社區參與收集持份者及地區人士的意見，為元朗南的未來發展定出方向，並作出初步技術評估以檢視其可行性，稍後於第二階段社區參與向公眾匯報初步發展方案及再次諮詢各位的意見。楊小姐表示，政府部門及顧問並不會在完成第二階段社區參與後馬上作出



定案。在收集持份者的意見後，政府部門及顧問會探討及優化方案，並再作詳細技術評估，並在第三階段社區參與向大家匯報及諮詢各持份者後才會有定案。

楊小姐指出具發展潛力區內現有土地用途主要為倉地、村落、低密度住宅及工業用地，她認為元朗南的發展機遇是可以提供房屋土地，並藉此機會改善區內的環境。但同時，由於具發展潛力區屬棕地，區內有很多發展限制，政府部門及顧問必須考慮區內及區外鄰近的現有用途，其中包括以下主要議題。

首先，楊小姐明白現有露天倉地、倉庫及工場為居民提供不少就業機會，然而這些倉地可能會造成鄉郊環境惡化，須充分考慮這些用途和現有及未來發展如何互相配合。環境方面，除了現有用途所帶來的環境問題外，顧問指出鄰近亦有郊野公園及其他自然和文化資源。交通方面，元朗南沒有鐵路，除公庵路外，亦沒有直接道路可直達元朗市中心，但公庵路的現有承載量有限，而且本身不合乎標準。基建設施方面，現時在排水及污水方面均沒有足夠設施，承載能力有限。

關於土地業權，楊小姐指出具發展潛力區內約 85% 是私人土地，當中包括祖堂地及墓地，可能會影響將來的實施方案。規劃及城市設計背景方面，顧問留意到元朗南與元朗市中心或周邊地區的連繫不足，須作出更好的規劃及工程考慮，並提升基建設施配套。此外，元朗區大部分屬溶洞範圍，須進一步研究其對發展的影響。

楊小姐就制定發展方案的指導原則，諮詢各位持份者及地區人士的意見。第一，政府部門及顧問希望可藉此研究優化上述棕地作其他用途包括房屋，並提供足夠的基建設施、社區設施及休憩用地給將來及現有的居民。但我們必須慎重考慮如何處理這些露天倉地，是否可以將它們整合以減少佔地面積？第二，顧問留意到有些現有工業及倉庫與住宅的混集狀況，這會否影響區內居民的生活？是否可以藉此機會改善地區環境，例如建造一些綠化、通風走廊和景觀走廊等？在改善交通配套的同時，可否美化現有的道路，例如覆蓋及綠化公庵路及明渠？各位地區人士需要甚麼基建設施？現有的交通、排水、污水等基建設施應如何改善及提升？應否加強單車徑的設施或網絡？第三，在建議土地用途及密度時，應否考慮保留現有歷史、自然、文化遺產資源？除了住宅用途以外，應否提供就業機會及康樂設施？第四，應否或如何保育現有耕地？如何處理荒地和墳地？第五，元朗南區有很多自然資源，例如楊家村的河流、



大棠的鷺鳥林及大欖郊野公園。這些自然資源是否需要保育？第六，元朗新市鎮發展蓬勃，如何加強元朗南與新市鎮的連繫？可否以輔助新市鎮為發展定位？

最後，楊小姐表示，第一階段社區參與活動剛剛開始，為期兩個月，至六月中完結。政府部門及顧問將舉行一系列簡介會、巡迴展覽，以及在 5 月 25 日星期六下午二時至五時在元朗商會小學舉行社區論壇。

曾樹和主席表示，多謝規劃署馮志慧女士及顧問公司楊詠珊女士詳細闡釋有關該項發展計劃的背景資料，各位村代表如有任何意見請提出。

鄧達善副主席表示，現時鄉村很多 V-ZONE 土地被政府凍結，希望規劃署在發展同時能夠釋放凍結的土地及擴大現有的 V-ZONE 土地，規劃署作出的承諾，不要只是空談而無實行。

鄧胤楚執委表示，因為香港房屋短缺，贊成發展元朗南房屋用地規劃及研究。以往政府以低價收購村民農地及祖堂地，卻以高價買予發展商。現時無農業發展，村民只可租出農地作露天倉用途，以增加收入作為生活費。政府只有為發展商鋪路，沒有顧及村民的利益。希望政府在發展規劃時，不要剝奪村民的農地及必須保留現有原居民葬區，因有數百年歷史，世代相傳。

曾樹和主席表示，政府是以收地而改變規劃，或是以規劃而改變收地？

楊志遠村代表表示，現時屏山鄉屬下很多鄉村土地被規劃為綠化地，希望顧問公司將該些土地更改為「鄉村式發展用地或未指定用途土地」，不要將土地變為農地或綠化地而高價賣給發展商。希望其他鄉村都要諮詢，收集各村的土地用途作為日後規劃的意向。

蔡建新執委表示，同意兩位委員的意見，原居民人口不斷增加，興建小型屋宇土地越來越小，三十年前的鄉村 V-ZONE 土地到現時也沒有擴大，申請建屋的村民不斷增加。村代表曾提出要求擴大鄉村用地又無回應及實行，希望規劃署認真考慮我們提出的意見及訴求。

林志明村代表表示，屏山鄉橫洲林屋村村界範圍無政府土地，現時本村約有三十個村民申請興建丁屋，但無政府土地。約 20 年前曾要求將近丫髻山下一幅政府土地作為擴展區，但 20 多年仍未落實執行，希望曾主席



協助向鄉議局爭取。

蔡建新執委表示，現時橫洲六村超過三百名男丁合資格申請興建丁屋，但有丁無地，三十年前要求政府增加擴展區，直到現時也未有擴展土地。

鄧公諒村代表表示，較早前一間發展公司在本村(灰沙圍)買了一幅地興建廠房，現時正進行打樁工程。本人對打樁特別敏感，因為在 2010 年因打樁工程震裂數拾間村屋，所以村民現有打樁恐懼症。希望發展低密度住宅，不用打重型樁工程。

曾樹和主席表示，過往有發展商在灰沙圍附近進行打樁工程而震裂數十間村屋，所以希望規劃署審批發展商的申請時考慮興建樓宇的層樓多少，儘量考慮批出興建低密度住宅的申請。

林如棟村代表表示，本人正是唐人新村發展第三區，元朗南的房屋發展是為私人發展商規劃或是政府為房屋政策發展而規劃。若落實發展而清拆村民的住屋，受影響的村民如何安置。該項發展涉及 85% 為私人地，餘下 15% 土地為道路及公用設施用途，擔心若收取村民的土地，如何作出賠償及補償。

莫永堅執委表示，政府於 2009 年為流浮山打造一個具旅遊發展潛力「文化之都」，只是為發展商而發展。現時人口增加，政府推行地區發展規劃之同時，有否考慮原居民的人口增加及丁屋發展的需求，本人不希望政府收地，因每次收地相對令土地減少。沙江圍在 1990 年代要求規劃擴展區，20 多年仍未實現。政府只顧城市的規劃及發展需要，但我村連一般的基本設施需要都無照顧(例如渠務及交通)，我們是香港土生土長的居民，應可享受政府基本的生活設施權利。

鄧慶業議員表示，政府諮詢村民意見過後無實現，該 200 公頃土地(1 公頃=約 10 萬平方呎)有幾多屬私人發展，影響鄉村的土地範圍比例有幾多？是否為私人發展商鋪路，發展之餘也需要為鄉村土地作儲備。現提出兩個要求。1.當規劃發展村內未用的土地需要擴大為鄉村式發展用地(俗稱 V-ZONE)。2.當鄉村發展需要改善鄉村環境及交通道路設施，例如綠化周邊環境、改善交通配套設施、渠務、公共設備及元朗公路等設施。但交通配套設施在諮詢文件內無提及，希望顧問公司及規劃署關注。

張洪勳村代表表示，有三個問題需要關注，1.山廈村村界多年無放寬，



有無預留土地予村民日後興建丁屋？2.道路改善設施，現時鄉村很多道路都破爛，需要改善。3.收取土地地價要提高及收地如何安置村民居住及生活問題，及會否保留部分農地，令村民可以耕種作生活費補貼。

曾樹和主席表示，身為屏山鄉鄉事委員會主席，一定要為本鄉爭取一些鄉村權益。政府就元朗南房屋用地規劃及工程研究發展佔地面積為 200 公頃土地(1 公頃=約 10 萬平方呎)，其中 85% 為私人土地，建議政府劃出其中 20 公頃土地作為屏山鄉屬下鄉村作鄉村式發展用地，作為該項發展的首要條件。本會亦會支持政府為地區的發展，但同時需顧及鄉村的土地發展需要及鄉村福利。當政府規劃一個新市鎮，會規劃其他公共配套設施，例如社區會堂、公路、單車徑等。希望政府不要只為私人發展商的規劃而規劃，而忽視鄉村規劃及土地發展的需求。請規劃署及顧問公司回應大家的問題。

馮志慧女士表示，會先回應規劃上的問題，而研究內的詳細規劃議題則由楊小姐回應。有關村長所提及「鄉村式發展」用地的問題，由於本研究的目的主要是探討適合作公營或私營房屋發展的土地，因此具發展潛力區的界線並不包括「鄉村式發展」範圍，在規劃時亦盡量不會影響分區計劃大綱圖上的「鄉村式發展」用地及現有村落。至於大家提及村內「鄉村式發展」用地多年無修改及不足方面，鄉委會一直有向規劃署及其他部門反映，理解鄉村村民對丁屋發展的需求。規劃署會留意各村的小型屋宇用地的供求，適時檢討「鄉村式發展」地帶範圍。另外，實施方面是由政府收地或是改劃規劃用途由私人發展，現階段未有建議，並會透過這次的社區參與活動聽取和收集大家意見，才作出建議。由於現階段未有發展建議方案，所以亦未有任何交通、基建、公共設施等建議。

楊詠珊女士表示，具發展潛力區不涉及認可殯葬區。另外，對於農地及荒廢農地是否應予以保留及作何種用途，會在制定規劃方案時，考慮大家提出的意見。有關具發展潛力區以外的土地，亦會在規劃過程中，探討是否有潛力作房屋發展，並考慮會否納入具發展潛力區內。

張洪勳村代表表示，個人意見認為，具發展潛力區範圍涉及大量農地，希望保留部分農地作鄉村使用。

楊志遠村代表表示，屏山鄉橫洲 D.D.122.及 123.LOT.1361 & 1367.近山邊很多的綠化地，可以改劃丁地或興其他土地，流浮山一帶亦都有很多綠化地，只要交通配套設施完善，規劃署也可以善用這些土地作房屋發展



用途，以免浪費土地的發展。

曾樹和主席表示，雖然元朗南房屋發展土地範圍涉及山廈村、欖口村及唐人新村，但其他鄉村亦有很多土地具發展潛力，例如流浮山輞井村及屏山鄉橫洲一帶，都可以作鄉村式發展用地或其他土地用途。

張木林議員表示，具發展潛力區範圍內存在很多後勤倉庫業及物流業運作中，這些行業造就很多就業人士，如因發展而受到影響，如何作出安置及賠償。當政府進行發展收取村民的土地，如何回饋原居民，土地是村民的產業，會否預留一些土地作丁屋發展。否則有丁無地，下一代無屋居住。另外該項發展為政府發展房屋或是私人發展商而設，若私人發展提高地積比率向高空發展，而收地價值應相對提高，否則，難免令人覺得有官商勾結之嫌。該項發展向地區巡迴諮詢，但列出的諮詢地點及時間不清楚，似是巡迴演出，應定出多個地點進行廣泛諮詢。

曾樹和主席表示，如想更加了解具發展潛力區可研究及影響的範圍，應多點落村(山廈村、欖口村及唐人新村)諮詢村民及村代表及實地視察，作深入了解有關情況。

文流芳執委表示，本人為欖口村村代表，從發展範圍圖內已將欖口村的V-ZONE地列入研究範圍，質疑政府借發展為名收集鄉村土地，恐日後原居民有丁無地建屋，大家關注這個問題。

馮志慧女士表示，具發展潛力區並不包括「鄉村式發展」用地。

楊詠珊女士表示，現階段社區參與活動的資料展板會在不同地方展覽，主要在具發展潛力區及元朗區內。公眾可以在兩個月社區參與活動的進行期間，透過書面提出意見。另外，政府及顧問公司會向不同委員會作出匯報，包括立法會、城市規劃委員會、元朗區議會、鄉事委員會、土地建設委員會等，亦特別設立專題小組討論，會分別邀請露天倉/鄉郊工場營運者、綠色團體、專業團體、農民及居民出席，如各位有興趣，亦可安排專題小組作進一步討論，以便更集中討論大家所關注的重點。另外，社區論壇會邀請不同界別的人士參與。

鄧慶業議員表示，現階段不同意將鄉村的後勤用地作房屋發展用途，如要向高空發展房屋，預留外圍周邊土地作鄉村房屋發展，適合於在設計理念上使用。政府收取村民土地後，五年即會改變土地用途，而收地所



補償的地價又不會提高及增加補償，對村民不公平。希望規劃署在下一  
次諮詢階段時，要列出有關收地的數據資料供村民知悉。若收取的土地  
賠償價格多少，如何計算，希望給予數據。

曾樹和主席表示，個人意見認為將整個屏山鄉有充足的土地的鄉村作整  
體發展，例如沙江圍、輞井村及屏山一帶亦有很多土地，收取部分作發  
展房屋，部分作鄉村擴展區。

關於收地安排及露天倉/鄉郊工業用地取締後的用途及安置/賠償事宜，楊  
詠珊女士再次強調，現階段未有任何發展方案，會在聽取和收集大家意  
見後，才會制定初步發展規劃方案。收地賠償方面，現階段亦未有任何  
建議。

馮志慧女士表示，在整個研究完成後會才會修訂相關的分區計劃大綱  
圖，圖內會列出不同的土地用途，包括公共設施及道路等。現階段未  
有任何發展方案，主要探討基線情況及了解持分者的意見，並會在下一  
階段會制定發展大綱草圖，之後進一步作公眾諮詢。

曾樹和主席表示，該計劃具發展潛力區除涉及山廈村、欖口村及唐人新  
村外，主要希望涉及整體發展，例如在發展的週邊範圍預留土地作鄉村  
房屋用地，就該發展計劃贊成與否，希望規劃署及顧問公司共同研究將  
綠化地劃為鄉村式發展用地及將一些凍結的土地作改變土地用途，會否  
贊成該計劃，需視乎會否規劃更多土地予鄉村作興建丁屋發展用途。此  
外，政府收地地價必需提高，否則村民不會賣出土地。

與會者無其他問題，土木工程拓展署、規劃署及顧問公司代表先行離席。

**Minutes of 1032<sup>nd</sup> Meeting of the  
Town Planning Board held on 26.4.2013**

**Present**

Permanent Secretary for Development  
(Planning and Lands)  
Mr. Thomas Chow

Chairman

Mr. Stanley Y.F. Wong

Vice-chairman

Professor S.C. Wong

Mr. Timothy K.W. Ma

Mr. F.C. Chan

Professor Edwin H.W. Chan

Ms. Bonnie J.Y. Chan

Professor K.C. Chau

Mr. H.W. Cheung

Dr. Wilton W.T. Fok

Mr. Ivan C.S. Fu

Mr. Sunny L.K. Ho

Professor P.P. Ho

Mr. Lincoln L.H. Huang

Professor Eddie C.M. Hui

Ms. Janice W.M. Lai

Mr. Dominic K.K. Lam



Dr. C.P. Lau

Ms. Julia M.K. Lau

Mr. Patrick H.T. Lau

Mr. Maurice W.M. Lee

Mr. H.F. Leung

Mr. Roger K.H. Luk

Ms. Anita W.T. Ma

Mr. Stephen H.B. Yau

Principal Environmental Protection Officer (Metro Assessment)

Environmental Protection Department

Mr. Ken Y.K. Wong

Director of Lands

Ms. Bernadette H.H. Linn

Principal Assistant Secretary (Transport)

Transport and Housing Bureau

Miss Winnie M.W. Wong

Director of Planning

Mr. K.K. Ling

Deputy Director of Planning/District

Miss Ophelia Y.S. Wong

Secretary

**Absent with Apologies**

Mr. Rock C.N. Chen

Ms. Christina M. Lee

Mr. Clarence W.C. Leung

Mr. Laurence L.J. Li

Dr. W.K. Yau

Assistant Director (2), Home Affairs Department

Mr. Eric K.S. Hui

**In Attendance**

Assistant Director of Planning/Board  
Ms Christine K.C. Tse

Chief Town Planner/Town Planning Board  
Mr. Edward W.M. Lo (a.m.)  
Ms. Donna Y.P. Tam (p.m.)

Senior Town Planner/Town Planning Board  
Mr. Raymond H.F. Au (a.m.)  
Ms. Doris S.Y. Ting (p.m.)

**Agenda Item 13**

[Open Meeting]

Planning and Engineering Study for Housing Sites in Yuen Long South—Investigation,  
Stage 1 Community Engagement  
(TPB Paper No. 9339)

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[The meeting was conducted in Cantonese.]

110. The following Members declared interests on this item:

Professor S.C. Wong	]	had current business dealings with Ove
Mr. Patrick H.T. Lau	]	Arup & Partners Hong Kong Limited
Mr. Dominic K.K. Lam	]	(OAP) which was the consultant of the
Mr. Ivan C.S Fu	]	Study for the subject briefing

111. As the item was a briefing to Members on the scope of the Study, Members agreed that the above Members' interests were indirect and they should be allowed to stay in the meeting and participate in the discussion. Members noted that Professor S.C. Wong and Mr. Patrick H.T. Lau had already left the meeting.

#### Presentation Session

112. The following Government representatives and the study consultants were invited to the meeting at this point:

Mr. K.T. Yau	-	Chief Town Planner/Cross-boundary Infrastructure & Development, Planning Department (CTP/CID, PlanD)
Ms. Katy Fung	-	Senior Town Planner/Cross-boundary Infrastructure & Development, PlanD
Mr. Ip Wing Cheung	-	Chief Engineer, Civil Engineering and Development Department (CEDD)
Ms. Theresa Yeung	]	
Mr. Peter Chan	]	OAP (the Consultants)
Ms. Apple Lau	]	

113. The Chairman extended a welcome and invited the study team to brief Members on the Study.

114. Mr. K.T. Yau, CTP/CIP, PlanD gave a short introduction and made the following main points:

- (a) the main objective of the Planning and Engineering Study for Housing

Sites in Yuen Long South (the Study) was to examine and optimise the development potential of the degraded brownfield land in Yuen Long South (YLS), currently occupied by open storage yards, warehouses and rural workshops, etc., for housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment of the area;

- (b) the Stage 1 Community Engagement (CE) of the Study was launched on 16.4.2013. Public views collected would be taken into consideration in the formulation of the development options and preparation of the Preliminary Outline Development Plan (ODP) at the next stage of the Study; and
- (c) the purpose of the briefing was to seek Members' views on the planning issues and guiding principles for the development in YLS.

115. With the aid of a Powerpoint presentation, Ms. Theresa Yeung, OAP, made the following main points:

#### Background

- (a) YLS, being part of the Yuen Long Plain, was extensively occupied by rural settlements and agricultural use in 1960 to 70's. With the development of Yuen Long New Town (which did not cover the YLS area) and the decline in agricultural activities in the 1980's, the YLS area, though remained largely rural in nature, was characterised by the proliferation of open storage yards, warehouses, workshops and industrial uses. This had resulted in the degradation of the rural environment;
- (b) it was announced in the 2011-12 Policy Address that the Administration would "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 was deserted.". Moreover,

developing YLS was one of the measures mentioned in the 2013 Policy Address for increasing long-term land supply;

- (c) in November 2012, the Study was jointly commissioned by PlanD and CEDD. The Study Area covered an area of about 1,560 ha and comprised the potential development areas (PDAs), Yuen Long New Town, Shap Pat Heung and Ping Shan areas. The PDAs, with an area of about 200 ha, were located to the south of Yuen Long New Town and comprised two main parts, one in the Tong Yan San Tsuen area mostly zoned for low-density residential developments on the Outline Zoning Plan (OZP), and the other in the Tai Tong area zoned “Undetermined” on the OZP. About 50% of the land area of the PDAs was currently occupied by open storage yards, workshops and warehouses, and the remaining areas were mainly active/fallow agricultural land, low-density residential developments and unused land. Potential housing sites would be identified in the PDAs and other suitable areas within the Study Area;
- (d) the main objective of the Study was to examine and optimise the development potential of the degraded brownfield land in YLS for housing developments and other uses, and explored opportunities for improving the existing degraded living environment brought about by the proliferation of haphazard open storages, rural workshops, warehouses and industrial operations;
- (e) the Study included a three-stage CE as follows:
  - (i) Stage 1 CE was to solicit public views on the development opportunities and constraints/key issues and guiding principles;
  - (ii) Stage 2 CE was to collect public views on the Preliminary ODP; and
  - (iii) Stage 3 CE was to obtain feedback on the draft Recommended



## ODP and Preliminary Layout Plans;

- (f) the Stage 1 CE was launched on 16.4.2013 for two months until 16.6.2013;

### Opportunities

- (g) being in close proximity to the Yuen Long New Town, the proposed Hung Shui Kiu (HSK) New Development Area (NDA) and Yuen Long Highway, the area had potential for more intensive development to provide a source of housing land supply;
- (h) large parts of the PDAs were currently occupied by haphazard open storages, rural workshops and warehouses (about 93 ha, 47% of the total area of the PDAs). Proliferation of these uses had degraded the environment. The development of YLS could improve the local living environment through proper land use planning, urban design and provision of infrastructure and Government, institution or community facilities;

### Constraints and Key Issues

- (i) YLS was not served by railway and there was currently no direct access to Yuen Long Highway which was the only strategic road linking YLS with the urban area. The limited capacity of the substandard Kung Um Road which provided the only major road access running through the PDA in the Tai Tong area, would pose constraints to future development. Potentials for improving the traffic capacity and connectivity of YLS with Yuen Long New Town and the proposed HSK NDA had to be explored;
- (j) environmental impacts from Yuen Long Highway, open storage yards, industrial uses and livestock farms might pose constraints on the future developments;

- (k) in the formulation of the development proposals, the existing low-rise residential developments, indigenous and non-indigenous villages, graves as well as some agricultural land would need to be taken into account;
- (l) most areas in YLS were not served by public sewerage system. Sewage discharge from the developments in YLS would have to meet the “No Net Increase in Pollution Loads to Deep Bay Requirement”. Moreover, the developments in YLS might have some impacts on the existing drainage system;
- (m) the 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, would be taken into consideration when formulating development proposals;
- (n) about 85% of the land in the PDAs was under private and multiple ownership and some of it was held by “Tso Tong”. This would have implication on implementation;
- (o) large portions of the PDAs were located within areas underlain by marble that might have cavities and voids containing weak and unconsolidated materials. They posed challenges to the construction of foundations;
- (p) the existing development intensity decreased from the Yuen Long New Town in the north towards the YLS area. The surrounding context set the scene for the future planning and urban design of the PDAs;

#### Guiding Principles

- (q) the following six guiding principles would be used to examine and

address the development opportunities and constraints/key issues:

- (i) 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;
- (ii) 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;
- (iii) to take into consideration the existing local character of the adjacent villages and the cultural heritage in formulating land use proposals and development intensity;
- (iv) to take into consideration the existing villages (both indigenous and non-indigenous), the existing active agricultural land that was contiguous and sizeable, and the graves in the foothill areas;
- (v) 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
- (vi) to integrate and enhance connectivity with Yuen Long New Town and surrounding developments including village settlements and the proposed HSK NDA; and

#### Stage 1 CE Activities

- (r) the Stage 1 CE included the following major activities:

- (i) 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;
- (ii) 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;
- (iii) community forum to serve as a platform for the public to express and exchange views and concerns;
- (iv) 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
- (v) setting up a Study website to promulgate community engagement materials and events as well as to collect public comments.

### Discussion Session

116. The Chairman and some Members had the following questions and comments:

- (a) how the constraint of compliance with 'Deep Bay Zero Discharge Requirement' could be addressed?
- (b) the Study Area covered a larger area including Yuen Long New Town, Ping Shan, Shap Pat Heung, which were also characterised by low-density residential developments. Why only the Tong Yan San Tsuen and Tai Tong area were selected as the PDAs of the Study?



- (c) noting that about 85% of the land in the PDAs was under private and multiple ownership which would pose constraints to implementation, consideration should be given to work out some consultation strategies to engage the public and relevant stakeholders to facilitate the implementation of the future development in a more effective manner;
- (d) what was the percentage of land owned by “Tso Tong” in the PDAs?
- (e) whether the indigenous villages within the PDAs would be affected by the Study proposals? and
- (f) as most of the land within the PDAs were currently occupied by open storage yards, rural workshops and warehouses which were beneficial to the local economy, whether there was any reprovisioning proposal for those affected open storage yards and industrial operations?

117. In response, Mr. K.T. Yau, Ms. Theresa Yeung and Mr. Peter Chan, OAP, made the following points:

- (a) the Study team had been working closely with concerned departments including CEDD, Environmental Protection Department and Drainage Services Department on the sewage problem of the PDAs with a view to addressing the requirement of no net increase in pollution discharged to Deep Bay. Further investigation would be carried out to explore the possibility to increase the loading capacity of the existing sewage treatment facilities including the upgrading of the existing Yuen Long Sewage Treatment Works;
- (b) the two proposed PDAs mainly covered the degraded brownfield sites which were currently occupied by open storage yards, warehouses, workshops and industrial uses. All the indigenous villages, permitted burial grounds and area zoned “Agriculture” on the relevant OZPs were excluded from the PDAs;

- (c) the land owned by “Tso Tong” was scattered within the PDAs. The exact area of the “Tso Tong” land was still being verified and would be available in the next stage of study;
- (d) the area within the village ‘environs’ of the indigenous villages in the PDAs would not be affected by any development proposals; and
- (e) the Study team was undertaking a more detailed analysis on the classification of different open storage yards and warehouses within the PDAs. According to the preliminary assessment, about 5% of the total area currently occupied by open storage yards, warehouses, rural workshops was related to port back-up uses (about 4.3 ha), while the remaining areas were mostly used for open storage of various goods including construction machinery and equipment, construction materials and sand, recycling materials and other miscellaneous/household items. Consideration would be given to consolidate these open storage or warehouse uses within a particular area of the PDAs or suitable locations elsewhere in order to release the valuable land resources for other beneficial uses.

(Mr. Sunny L.K. Ho left the meeting temporarily at this point.]

118. After further discussion, the Chairman concluded the discussion and said that the comments and views expressed by Members would be useful to the study team for the next stage of the Study. The Chairman thanked the Government representatives and the study consultants for attending the meeting. They left the meeting at this point.

十八鄉鄉事委員會第二十三屆村代表大會  
2013 年度第二次會議

Appendix B-4  
(Extract and  
Chinese Only)

日 期： 2013 年 5 月 10 日(星期五)

時 間： 下午 2 時 30 分

地 點： 本會會所二樓會議室

出席者： 梁福元、駱鑑球、黃東強、易喜亮、李鳳佳、黃漢榮、李柏偉、林呂廣、黃律中、饒賜基、李樹芳、黃劍雄、陳昆沛、易漢猷、譚泰明、蔡森球、陳錦勝、李浩鵬、陳智恆、楊東才、古呈祥、陳作堯、張月明、黃立光、胡景光、胡兆雄、胡偉傑、胡水賢、林煥富、簡秀金、張華年、陳玉榮、曾玉生、鄧歡樂、何潤發、黃佳灶、楊全發、吳 洪、朱祖蔭、蔡子來、程振明、林永輝、鄭延平、林玉棠、張展南、林添福、何志偉、何桂華、簡竹田。

鄉議局特別議員 梁智峯

列席者： 元朗警署 紀家強 張錦賢 劉啟良 鄭文德 黃 龍

元朗民政處 鍾蘊慈

規劃署 馮志慧 黃杏兒

土木工程拓展署 麥健明 徐偉樂

奧雅納工程顧問 楊詠珊 劉慧璋

本會法律顧問 沈豪傑

記錄： 本會秘書 - 鄒維芳、李雪中

會議紀錄

開會時間：下午 2 時 45 分。

(甲) 通過事項：

1. 通過 2013 年度第二次村代表大會會議議程。

2. 通過 2013 年度第一次村代表大會會議紀錄。

由李鳳佳提議，林呂廣和議，與會者一致通過 1 及 2 事項。

(乙) 報告及跟進事項：

1. 梁主席歡迎規劃署、土木工程拓展署及奧雅納工程顧問公司出席本會會議。

政府委派奧雅納工程顧問公司研究有關十八鄉南的土地發展用途。

規劃署馮志慧女士表示現在正式展開十八鄉南的土地發展諮詢，第一階段為參與社區活動，包括與十八鄉鄉事委員會進行溝通，但暫時尚未有發展方案或任何發展建議。在顧問公司完成了基建檢討後，發覺規劃上有一些限制，亦有一些議題將要在研究當中處理，所以，藉著是次機會聽取各位對十八鄉南土地發展的意見，才制定方案，並於下一個階段再諮詢及作出檢討。

楊詠珊女士講解是次研究範圍及議題，並諮詢大家意見。

白沙村村代表易漢猷表示此研究範圍內，本村相對佔地較廣，當中不少為本村村民的租地，人口密度很高，而且日常交通非常擠迫，認為此範圍極不適合發展成住宅區，建議考慮及研究其他人口密度較低的地區。

水蕉新村林添福村代表表示十八鄉南範圍廣闊，不明白政府及顧問公司為何將具潛力發展的重點範圍縮窄，而不是研究比較有發展效益的地方？雖然此



範圍是未落實規劃土地的用途，但有超過六成為合法租約的倉庫，鄉郊工場等，需求及使用率達十成，若要發展此地帶，務必先研究提供適合的土地代替應用。建議政府將鄉村農地改為 V-Zone 地帶及將房屋用地規劃轉向其他荒廢土地。

黃泥墩村何潤發村代表表示政府若考慮發展公庵路附近一帶倉地為住宅用途是難上加難的事情，但若能考慮十八鄉南內其他荒廢農地才是善用資源的方法。

駱主席建議政府考慮元朗南偏東部份，例如竹新村、港頭村的荒廢農地作為研究住宅發展用地。

南坑村張月明村代表表示大樹下西已規劃為綠化區，現時在香港和新界的露天貯物用地(OS)根本不足夠，保留露天倉比較適合，希望政府部門考慮加大 V-ZONE。

何潤發村代表表示希望研究住宅發展同時，也要處理交通問題，由元朗南繞路迴旋處，近塘人新村前往凹頭的交通問題嚴重。

規劃署馮志慧女士回應

- i) 明白大家對 V-ZONE 地的要求，日後會視乎每條村的供求去檢討；
- ii) 關於研究設置倉庫，確實有難度，會有專題小組去研究，亦要考慮

基建能否配合。

奧雅納楊詠珊表示是次研究促進了地區發展，增加了就業機會。當公司發表研究方案時，同時亦會發表處理方案。

易漢猷村代表查問是次研究發展的地段是由發展商，抑或政府收購用地？

馮志慧女士表示未有研究定案，未有資料回應。

林添福村代表表示雖然研究地區為未規劃用地，但也要配合社會需求的現況。

梁主席建議政府調整研究的發展圖，亦在會議中發表了擬議發展圖(初稿)圖則，此圖集合了本會認為適合作住宅發展的部份，比政府現時進行諮詢的發展地區更有效地善用土地，亦能平衡各方發展，有助政府基建及道路網發展，希望有關政府部門及顧問公司參考本會提議。

梁主席多謝各部門出席會議，如有需要，再安排日期與有關村落會議。

2. 要求擴大十八鄉區 “V ZONE” 範圍。

城鄉規劃及發展委員會  
二零一三年度第三次會議記錄

Appendix B-5  
(Extract and  
Chinese Only)

日 期：二零一三年五月十五日(星期三)

時 間：下午二時三十分至下午四時四十五分

地 點：元朗橋樂坊二號元朗政府合署十三樓  
元朗區議會會議廳

<u>出席者</u>	<u>出席時間</u>	<u>離席時間</u>
主席： 鄧賀年議員	會議開始	會議結束
副主席： 文志雙議員	會議開始	下午 3:55
委 員： 湛家雄議員, BBS, MH, JP	會議開始	會議結束
陳思靜議員	下午 2:45	會議結束
張木林議員	會議開始	會議結束
程振明議員	會議開始	下午 3:45
莊健成議員	會議開始	會議結束
周永勤議員	會議開始	會議結束
徐君紹議員	會議開始	下午 4:10
郭 強議員	會議開始	會議結束
黎偉雄議員	會議開始	下午 4:25
李月民議員, MH	下午 2:55	會議結束
梁福元議員	會議開始	會議結束
呂 堅議員	下午 3:00	會議結束
陸頌雄議員	會議開始	下午 4:40
麥業成議員	會議開始	會議結束
文光明議員	會議開始	會議結束
沈豪傑議員	會議開始	會議結束
蕭浪鳴議員	會議開始	下午 4:10
戴耀華議員, MH	會議開始	會議結束
鄧焯謙議員	會議開始	下午 3:20
鄧卓然議員	會議開始	下午 4:25
鄧慶業議員	會議開始	下午 4:10
鄧家良議員	會議開始	會議結束
鄧貴有議員	會議開始	會議結束
曾樹和議員	會議開始	下午 4:05
黃卓健議員	會議開始	會議結束
黃煒鈴議員	會議開始	下午 3:55
王威信議員	會議開始	會議結束
黃偉賢議員	會議開始	會議結束

增選委員：	袁敏兒議員	會議開始	會議結束
	趙傑子先生	會議開始	會議結束
	方文利先生	會議開始	會議結束
	郭時興先生	會議開始	會議結束
	林照權先生	會議開始	會議結束
	林添福先生	會議開始	下午 4:05
	鄧作霖先生	會議開始	會議結束
	鄧觀送先生	下午 3:15	會議結束
	鄧鈺琳先生	會議開始	會議結束
	黃永生先生	會議開始	會議結束
	楊金舜先生	會議開始	會議結束

秘 書： 梁穎欣小姐 元朗民政事務處行政主任(區議會)3

### 列席者

麥震宇先生, JP	元朗民政事務處民政事務專員
鄭桂玲女士	元朗民政事務處高級行政主任(地區管理)
何劍琴女士	規劃署屯門及元朗規劃處署任高級城市規劃師/東
黎潔心女士	元朗地政處高級產業測量師/東
鄭國權先生	康樂及文化事務署元朗區副康樂事務經理(2)
鍾敏良先生	食物環境衛生署元朗區衛生督察(合約管理)2
蕭劍光先生	漁農自然護理署高級農林督察(推廣)

### 議程第二項

葉永祥先生	土木工程拓展署新界西及北拓展處總工程師
麥健明先生	土木工程拓展署新界西及北拓展處高級工程師
徐偉樂先生	土木工程拓展署新界西及北拓展處工程師
丘家泰先生	規劃署總城市規劃師
馮志慧女士	規劃署高級城市規劃師
黃杏兒女士	規劃署城市規劃師
楊詠珊女士	奧雅納工程顧問規劃董事
劉慧璋女士	奧雅納工程顧問助理規劃師

### 缺席者

郭慶平議員	(因事請假)
曾憲強議員, MH	(因事請假)
鄧勵東議員	

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## 歡迎詞

主席歡迎各委員和政府部門代表出席城鄉規劃及發展委員會（城委會）二零一三年度第三次會議。

### 第一項：通過城鄉規劃及發展委員會二零一三年度第二次會議記錄

2. 委員一致通過上述會議記錄。

### 第二項：土木工程拓展署及規劃署－元朗南房屋用地規劃及工程研究－ － 勘查研究－第一階段社區參與（城委會文件 2013／第 4 號）

3. 主席歡迎下列人士出席會議：

#### 土木工程拓展署新界西及北拓展處

總工程師	葉永祥先生
高級工程師	麥健明先生
工程師	徐偉樂先生

#### 規劃署

總城市規劃師	丘家泰先生
高級城市規劃師	馮志慧女士
城市規劃師	黃杏兒女士

#### 奧雅納工程顧問

規劃董事	楊詠珊女士
助理規劃師	劉慧璋女士

4. 委員就議題發表的意見及查詢摘錄如下：

- (1) 普遍認為應保留研究範圍內的大量倉庫，因它們為元朗區提供大量本區就業機會，故建議政府考慮將現時在分區計劃大綱圖上劃為「未決定用途」地帶的臨時倉地範圍改劃為露天倉地，並將荒廢農地改為發展研究範圍；
- (2) 建議改善現時研究範圍內的排水及道路等基建，將元朗南發展成具規模的物流園，為元朗區提供就業機會；
- (3) 指出土地發展會影響現時研究範圍內雞場及豬場農民的利益及經營，應為他們另覓土地、並在新地點發給他們牌照，讓他們繼續經營；
- (4) 普遍期望政府尊重原居民及持分者的意願及權益，建議政府多聆聽鄉郊人士及持分者的聲音，並尊重鄉事委員會的主流意見；

- (5) 希望可擴大「鄉村式地帶」( V-zone )，以同時滿足原居民的住屋需求；
- (6) 期望發展可配合保留及延續各鄉村的原有生活方式，並於鄉村的傳統保育、將來的房屋發展及經濟就業三方面之間取得平衡；
- (7) 現時元朗市區及天水圍均面對空氣污染、交通及行人路擠迫等問題，而現有基建道路設施及社區設施未能承受新發展區帶來的人口增長，建議政府應考慮增加周邊地區的設施；
- (8) 關注樓宇高度的問題，表示於郊區的樓宇不宜過高，並建議在規劃方面於發展區域及鄉村之間留有緩衝區，避免高樓大廈的屏風效應影響鄉郊居民；
- (9) 建議將現時大棠山一帶發展成康樂用地，提供旅遊或文娛康樂設施，並注重區內文物保育，建議提供足夠的交通配套以將文物發展成遊覽點，有利可持續發展及創造本區就業機會；
- (10) 建議政府可考慮於新田鄉發展，例如現時新田鄉河套周邊有不少魚塘，可考慮發展成住宅用地；
- (11) 促請規劃署重新規劃六鄉土地，並全面檢討元朗整體發展，現時的發展只有建屋的單一方向
- (12) 有委員關注元朗南的發展如何做到可持續發展，並關注元朗南與其他已發展區域，包括天水圍及元朗市之間的連結；
- (13) 有委員表示擔心研究時間過長，而研究期間將會凍結現時的土地審批及發展，阻礙現時發展，擔心現時倉庫的續牌申請不獲批准；
- (14) 有委員反映規劃署在未經諮詢的情況下將土地劃為康樂及農業用途，卻未有提供協助發展康樂用途，建議規劃前應先諮詢地區人士；
- (15) 有委員建議將康樂用地及綠化用地等劃於政府土地內，避免侵佔私人土地；
- (16) 有委員希望政府盡量避免清拆民居；如迫不得已需清拆民居，必須考慮安置及賠償的問題；
- (17) 有委員建議將來於新發展區設立單車徑；及
- (18) 有委員希望可讓元朗市的街舖文化重現，使市鎮有活力及有特色。

5. 丘家泰先生綜合回應如下：

- (1) 解釋現階段未有特定的發展方案，這次諮詢是希望在研究初期，盡快聽取有關持分者的意見，稍後將就發展方案進行評估；及
- (2) 表示研究會顧及元朗南周邊的其他發展研究項目。

6. 楊詠珊女士綜合回應如下：

- (1) 會將各委員的意見及於第一階段社區參與期內收集到的其他意見及相關回應收納於稍後公布的第一階段社區參與報告；及
- (2) 明白議員對現時研究範圍內的倉庫及豬場雞場的持分者的關注，並會盡量平衡各方面的利益。

7. 主席總結，委員普遍不希望影響現時的露天倉，可考慮另覓荒廢農地發展；並諮詢當區鄉事委員會，包括屏山鄉及十八鄉。

**Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation  
Stage 1 Community Engagement**

**Briefing Session for Planning Sub-Committee of Land and Development Advisory Committee**

**Gist of Meeting**

Date: 20 May 2013  
Time: 10:30 – 11:15am  
Venue: Room 1707, North Point Government Offices

**Study Objectives**

- The Study appeared to be a local improvement study focusing on local aspirations, without taking account of the strategic and regional context such as the Qianhai development at Shenzhen.
- A planning context showing the integration of various potential development areas that were under study should be provided.

**The Study Area and the PDAs**

- The rationale for delineating the Study Area and Potential Development Areas (PDAs) was questioned. The wider area to the east of the PDAs could also be incorporated into the Study Area.

**Village Settlements**

- There would be interface issue with the existing villages and ecologically sensitive area and a sensitive design would be required. Villages should be taken into account in formulating the development proposals with appropriate amenity improvements and provision of public facilities.

**Open Storage, Rural Workshop and Warehouse Uses**

- These uses generated income and relocation sites will be required. A larger Study Area would make way for the relocation.

**Other Land Use Proposals**

- Being part of the Northwest New Territories (NWNT) where it was next to Yuen Long/Tin Shui Wai/Hung Shui Kiu developments, the Yuen Long South (YLS) area would have a strategic implication on the NWNT with potential for a regional commercial centre. Besides, employment related land uses should be planned. YLS should not be used for housing alone.

**Traffic and Transport**

- An extension of infrastructural facilities including transport would be required to release the development potential for high growth development.
- The light rail transit could be extended to YLS to promote Transit Oriented Development (TOD) or Pedestrian Oriented Development (POD) which would help creating a low-carbon community. Careful planning for infrastructures would be required.



### **Yuen Long Nullah**

- The decision whether decking the Nullah should duly consider comments received from the community engagement activities.

### **Implementation**

- A sensitive implementation approach would be required.

**Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation  
Stage 1 Community Engagement**

**Briefing Session for Hon Steven Ho Chun-yin, Legislative Council Member  
(Agriculture and Fisheries Functional Constituency) and  
some members from the Federation of Hong Kong Agricultural Associations**

**Gist of Meeting**

Date: 20 May 2013  
Time: 1:15 – 2:30pm  
Venue: Room 506, Legislative Council Complex

**Agricultural Uses**

- There were a total of 37 nos. of chicken farms and 43 nos. of pig farms in Hong Kong, of which 3 chicken farms and 3 pig farms were found within/in close proximity to the Potential Development Areas (PDAs) indicating the importance of these farms in the area.
- In 2007, the Government put forward the resumption of farm licences leading to closure of many farms. The remaining farms were genuine operators relying on farming practices as their living. The Study had already resulted adverse impacts to these existing farms such as increase in rental and etc. The Government should facilitate the continuous operations of these farms either at their current locations or be relocated to other areas. Policy support should be provided to facilitate the relocation of these farms if moving is inevitable.
- There was no agricultural policy to assist farmers and livestock operator. Sizable land for farming should be designated for the long-term development of the agricultural industry in Hong Kong. This would also facilitate the relocation of the existing farms while at the same time promote sustainable development of the agricultural industry.
- Leisure farming could be considered to be incorporated into the future development.
- Direct dialogues should be established to understand the views of these existing operators including their willingness to move and measures to facilitate their moves.

**Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation  
Stage 1 Community Engagement**

**Follow-up Meeting with District Council Members of Ping Shan and Villager Representatives  
and Villagers of Shan Ha Tsuen, Lam Hau Tsuen and Tong Yan San Tsuen**

**Gist of Meeting**

Date: 28 May 2013  
Time: 2:30 – 4:30pm  
Venue: Meeting Room, Ping Shan Rural Committee Office

**The Study Area and the PDAs**

- The need of land for housing was agreed. However the use of abandoned agricultural land should also be reviewed. The area zoned “Green Belt” in between the Potential Development Areas (PDAs) could be released for development and Lam Tei Quarry could also be utilised.

**Residential Uses and Village Settlements**

- There were many open storage yards near the residential settlements where some of them were active and some of them were abandoned. Complaints on surrounding open storage uses were received and the interface problem should be addressed.
- Ancillary Government, Institution and Community (G/IC) facilities such as kindergartens and public toilets should be provided.
- Existing villages should be preserved and the ‘village environs’ should not be affected. The “Village Type Development” zone should be expanded.
- Sha Tseng Tsuen should be retained.

**Agricultural Uses**

- The area zoned “Green Belt” near the existing active agricultural land was once used for farming. The operation ceased due to a lack of water supply after the construction of Tai Lam Chung Reservoir. The farmers wished to continue farming, and the area could possibly be rehabilitated with improvement in water supply.

**Other Land Uses**

- Existing religious uses including the Chuk Lam Ming Tong and the Taoist Temple “Kam Lan Koon” should be preserved.

**Development Intensity**

- The area should not be over developed. High plot ratio could be provided at appropriate locations and high-rise development could be provided at location near hillside or near to Yuen Long New Town. Building height in Tong Yan San Tsuen should be about 10 storeys. Burial grounds and villages should not be surrounded by high-rise development.

### **Traffic and Transport**

- There was only one GMB route in the area. Transport service should be improved. A road should be provided connecting Long Hon Road to the PDAs in Tai Tong area.
- Traffic must be improved to support new development.

### **Yuen Long Nullah**

- Yuen Long Nullah should be decked to release development space.



**Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation  
Stage 1 Community Engagement**

**Briefing Session for Planning Sub-Committee of Land and Development Advisory Committee  
(Follow-up Meeting)**

**Gist of Meeting**

Date: 31 May 2013  
Time: 10:00am – 12:00noon  
Venue: Room 1707, North Point Government Offices

**Study Objectives**

- The Study appeared to be a local improvement study focusing on local aspirations, without taking account of the strategic and regional context such as the Qianhai development at Shenzhen.
- The role of Yuen Long South (YLS), whether it was complementary to the Hung Shui Kiu New Development Area (HSK NDA), should be further examined.

**The Study Area and the PDAs**

- The Potential Development Areas (PDAs) could be extended to cover area east of Kung Um Road and combined with HSK NDA. Railway development with larger development area at YLS and connection to HSK NDA and Kam Tin South development might be considered.

**Open Storage, Rural Workshop and Warehouse Uses**

- The open storage operation, though an informal economic sector, was an important contributor to keep Hong Kong and should not be overlooked.
- Incompatible uses within the PDAs had to be removed but relocation sites should be identified. It should be careful in selecting relocation sites so as not to spread the activity and shift the environmental problems to other areas. Suggestions for the open storage operation included expanding the nearby “Open Storage” zone located to the southeast of the PDAs with provision of direct access to bypass the residential area and the proposed reclamation area in Lung Kwu Tan as it was more accessible to Pearl River Delta.
- Improvement in infrastructure would attract more open storage/rural industrial operations moving their business to Yuen Long South.

**Other Land Use Proposals**

- There was opportunity for creating an employment centre with offices and commercial uses.
- In addition to housing, the area could also be developed for other uses such as new form of agriculture, eco-tourism or even art uses.

**Development Intensity**

- The plot ratio could be raised to release more development potential and the PDAs could become a high growth area with rail service.

### **Urban Design**

- The area should be categorised as a rural-urban fringe and the degraded landscape should be well addressed. Green fingers could be provided to increase its connectivity with the surroundings, and water could also be used as an important feature in urban design. The objective was not just to provide housing supply but to create a sustainable community with quality landscape and good accessibility.

### **Transport and Traffic**

- Light rail transit, monorail or other available technology should be explored to create a more convenient community. A transport corridor linking up the PDAs with Yuen Long Station running through the southern part of YLS was suggested adopting the concept of Transit Oriented Development (TOD). The corridor should avoid sensitive locations such as villages and graves/burial ground.
- This should be a plan-led development and should not be constrained by the transport capacity.
- It might not be worthwhile to provide large infrastructures just for this small area.

### **Implementation**

- Although the PDAs did not encroach onto existing indigenous villages, the development proposal should cater for the villagers by providing them with infrastructures and community facilities.
- It was important to let the public know about the development proposal and the implementation mechanism. The implementation mechanism for the YLS development should be carefully planned in view of the complicated land ownership to avoid ending up with patches of development.
- Impact on the existing community should be examined.

## **Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation Stage 1 Community Engagement**

### **Follow-up Meeting with a Yuen Long District Council Member and Members of Democratic Party**

#### **Gist of Meeting**

Date: 11 June 2013  
Time: 5:00 – 7:00pm  
Venue: Yuen Long District Council Office

#### **The Study Area and the PDAs**

- The designation of Study Area would narrow the scope for a comprehensive planning and could be expanded to provide more space for different land uses. The inclusion of more land area did not mean more stakeholders would be affected as the existing land uses could be proposed to be retained.

#### **Open Storage, Rural Workshop and Warehouse Uses**

- The area had been used for open storage uses and could be retained for the same function. Otherwise, relocation would be required as they would become incompatible with the future residential use. Relocation sites should be provided in the vicinity to prevent encroachment onto greenfield sites.
- The open storage operators did not want to move to industrial buildings due to high rent. It would be impracticable to develop new industrial buildings in the Potential Development Areas (PDAs) which would be even more expensive than the old industrial buildings.

#### **Other Land Use Proposals**

- The area should not only be used for housing and community uses. Government Offices, homestay accommodation, tourism uses and columbarium/crematorium uses near Tai Lam Country Park with open storage use as buffer with the residential uses were suggested.

#### **Urban Design Concepts**

- Tin Shui Wai and Tuen Mun New Towns were too orderly planned with land use segregation. Mixed uses should be encouraged in the PDAs. The possible segregation of development should also be avoided as the PDAs were physically separated.
- Shop frontage should be encouraged by having small development plot size. Pedestrianised modern shopping area was not preferred, and small and diversified shops should be encouraged.
- Stepped building height should be adopted.
- Cycling should be encouraged by providing cycle track and parking area.
- The Yuen Long Nullah could be functioned as a water feature contributing to a quality environment.

### **Integration with Yuen Long New Town and the Surroundings**

- There were some similar studies and planning applications for residential uses in Yuen Long. The future population in Yuen Long South would create burden to Yuen Long New Town, and therefore it should be planned as a self-contained New Town with enough shops. Schools, recreational & sports facilities and community facilities should be provided.
- New businesses in Yuen Long South would face strong competition from those in Yuen Long Town that had long been established. It would be hard for Yuen Long South area to be independent from Yuen Long New Town.

### **Traffic and Transport**

- The road network should be well-planned and it would affect the population distribution and flow. Suggestion was received to provide a new road at Area 13 and 14 with connection to Yuen Long Highway via Ping Shan.
- There were no bus routes serving the Yuen Long South area at the moment and public transport terminals were usually provided at Yuen Long New Town. There would be inadequate public transport services if the future population at Yuen Long South could not support additional bus routes. Bus terminals should be provided at the southern tip of Yuen Long South.
- Railway services should be provided but light rail transit was not preferred. An overhead monorail or a metro station between Kam Tin South and Hung Shui Kiu would be more appropriate.

### **Implementation**

- There should be a better development phasing to avoid large population intake at one time and population intake should match with provision of community facilities.
- The future development should cater for the youth community as Yuen Long was currently the youngest community in Hong Kong.
- Employment opportunities and residents' livelihood should be taken care of. The area should not be developed from engineering point of view and a specific Government Officer should be assigned to coordinate the development programme and to take care of the residents' needs just like the Energising Kowloon East Office. There should be more communication and cooperation among different Government departments and bureaux.



## Appendix C

### Gists of Meeting of Focus Group Meetings

## Appendix C                      Gists of Meeting of Focus Group Meetings

No.	Gist of Meeting
C1	Focus Group Meeting with Operators of the Open Storage Yards/Rural Workshops/Warehouses on 7.5.2013
C2	Focus Group Meeting with Green Groups and Concern Groups on 9.5.2013
C3	Focus Group Meeting with Professional Institutes on 10.5.2013
C4	Focus Group Meeting with Local Farmers on 6.6.2013
C5	Focus Group Meeting with Local Residents on 10.6.2013

## **Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation Stage 1 Community Engagement**

### **Focus Group Meeting with Operators of the Open Storage Yards/ Rural Workshops/Warehouses**

#### **Gist of Meeting**

Date: 7 May 2013  
Time: 7:00 – 8:30pm  
Venue: Lecture Room, Yuen Long Theatre

#### **The Study Area and the PDAs**

- Abandoned land in the vicinity should be reviewed for development which would be easier to implement with less opposition. Suggestion was received to develop the unused land at Yeung Ka Tsuen, Yeung Uk Tsuen, Shui Chiu San Tsuen, Kong Tau Tsuen and Chuk San Tsuen.

#### **Open Storage, Rural Workshops and Warehouse Uses**

- The area was previously used for livestock farming. It was not under-utilised but 90% of the area was gradually converted to storage and rural industrial uses for over 30 years. There were over 1,000 operations with 5,000 working population in the area, providing income to many families. There were some unused land in Tong Yan San Tsuen near the existing active agricultural land but was limited. The Government was portraying the area as a ‘polluted area’ to justify the development proposal.
- The existing operations should be respected. Most of the operators would like to continue their existing operations and retain their way of living. Relocating them would require relocation sites and they might not be able to sustain their businesses. The regulations had also been tightened and made their operations more difficult. It would be difficult for them to apply for planning permissions, of which were temporary approvals only with many approval conditions. Relocating the operations would also affect the economy of Hong Kong.
- It was convenient to operate open storage yards/warehouses at this area at most of the goods were imported from China. Land rent along Kung Um Road was also cheaper than the other areas. The area should be formalised and rezoned as “Open Storage” zone allowing permanent operations. This would create incentive for operators to improve the local environment.
- The stored materials were mostly bulky goods such as ceramic tiles, machinery, sanitary wares and marble which could not be stored in factory buildings.

#### **Traffic and Transport**

- Kung Um Road was a sub-standard road and there were frequent traffic accidents. The development of La Grove had turned the road from two-way to one-way and led to further traffic congestion. There was also no direct connection with Yuen Long Highway.

### **Drainage and Sewerage**

- The channel along Lam Tai Road East/West served only Tong Yan San Tsuen. Water flow in the area along Kung Um Road was generally diverted to Yuen Long Nullah.

### **Environment and Ecology**

- The stream at Yeung Ka Tsuen was heavily polluted and there were no birds at the so-called Tai Tong Egrettry. The information on the Digest misled the public. The designation of ecological area would also freeze development rights.

### **Implementation**

- Concerns on compensation and relocation arrangement were received. Sufficient compensation and relocation sites should be provided for them if moving was required.

### **Community Engagement**

- More site visits and consultation meetings should be conducted. There was accusation that this Study was to pave way for the developers as land in the PDAs were mostly owned by developers.
- The Government should consult the locals before launching any development and improvement works. For instance, some bus stop shelters were provided along Kung Um Road but were considered unnecessary.

## **Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation Stage 1 Community Engagement**

### **Focus Group Meeting with Green Groups and Concern Groups**

#### **Gist of Meeting**

Date: 9 May 2013  
 Time: 10:00am – 12:00noon  
 Venue: Room 1537, North Point Government Offices, North Point

#### **The Study Area and the PDAs**

- The area bounded by Yuen Long Highway and Tai Lam Country Park should be regarded as an “enhancement area” as a whole to encourage a more comprehensive planning.
- The zoning of “Other Specified Uses” annotated “Rural Use” failed to encourage better utilisation of rural land.

#### **Open Storage, Rural Workshop and Warehouse Uses**

- The intention to better utilise land in the New Territories was appreciated. However the value of these businesses in terms of its economic contribution should be assessed. They provided expedient and low-cost handling services and contributed to Hong Kong’s logistics industry. The workers would lose their jobs if these operations were being pushed out to expensive land and Hong Kong would also lose its competitiveness in providing flexible services. The Government should have a thorough understanding on the employment and operations mode which would be relevant to the long-term strategic planning for the industry.
- It was more logical to have the open storage uses right next to the Yuen Long Highway to avoid environmental and interface problems but operators often rented the area further away from highway as it was cheaper.
- It was not preferred to simply remove all the industrial and open storage activities and give way to new development as these activities might go into the surrounding areas. Similarly, the land would become more expensive if the infrastructures thereat were improved, and these activities would also be pushed out to seek cheap lands in the surroundings. The Government should prevent these activities from encroaching onto the surrounding rural greenfield sites, and strengthen the enforcement power to control the proliferation of these activities.
- It was agreed that some of the operations could be consolidated in ‘industrial estates’ while some had to be kept as open-air operations. Research should be conducted to see if the operators were willing to be relocated to buildings. A sustainable way to carry out these businesses should be identified.
- A breakdown of different types of open storage/rural workshop/warehouses should be analysed as some of them might be polluting while some of them might be environmentally acceptable such as warehouse.



### **Agricultural Uses**

- The adoption of “preservation of active farmland” as one of the guiding principles was appreciated. However, as some of the agricultural land was zoned “Residential (Group D)” but covered by the ‘village boundary’ of Shan Ha Tsuen, there were potential threats that some land owners might convert the agricultural land to other developments such as open storage yards and small houses before the statutory plan took place or application for other uses if we intended to preserve it.
- The possibility to rehabilitate some of the unused land for farming especially those near Tong Yan San Tsuen should be examined. Figure on abandoned agricultural land should be provided. It was noted from site visits that some fruit trees had been planted.
- The Government should review the agricultural policy so that Hong Kong could rely on its own food production. The amount of food production in Hong Kong would not be sufficient to feed the entire Hong Kong population even if all of the existing active agricultural uses were preserved.

### **Integration with Yuen Long New Town and the Surroundings**

- It would be difficult to establish the PDAs as an independent community due to the lack of infrastructures and community facilities. While the PDAs at Tai Tong could be supported by Yuen Long New Town as it was close to the New Town, the positioning of the PDA at Tong Yan San Tsuen would be embarrassing as it was belonged to Ping Shan area which was not so fully developed. The Government should consider carefully on the positioning of the PDA at Tong Yan San Tsuen which could be connected with Hung Shui Kiu New Development Area (NDA).

### **Traffic and Transport**

- The technical impact assessment should also take into account a wider area including the Hung Shui Kiu NDA.

### **Yuen Long Nullah**

- There was no sewage system now in the PDAs and the condition of the Yuen Long Nullah was very undesirable due to the open storage operations.
- The Government should consider carefully whether to deck the Yuen Long Nullah from drainage, traffic and environmental aspects. Drainage Services Department was undertaking revitalisation projects for concrete-type nullahs in Hong Kong including the section of Yuen Long Nullah in Yuen Long New Town. The chance of revitalising Yuen Long Nullah within the PDAs would be lost if it would be decked. Drainage impact should be assessed and engineering schemes should be introduced to improve the drainage capacity, ecological condition and physical appearance of the Nullah in order to improve the general living environment. The Government should also manage the Nullah in a more environmental-friendly way, and consider its impact to the urban climate as Nullah was one of the sources to ease heat island effect.

### **Environment and Ecology**

- Many of the low-land natural streams in Hong Kong were lost due to channelization. There were many natural streams in PDAs and adverse impact on these streams and

riparian zones should be avoided. They could add value to the planning schemes such as by turning them into open space.

- Impacts on Tai Tong Egrettry should be minimised by introducing conservation measures to their preferred habitats and foraging land as well as careful consideration of building heights for the future development in the PDAs. The Government should be cautious about the egrettry as long as it was active.
- The Government should also note the Convention on Biological Diversity requiring the preservation of natural heritage.

### **Implementation**

- There were concerns on the relocation and compensation arrangement to the existing open storage operators. It would be difficult to compensate them if they had to be relocated to more expensive land.
- The Government had not paid enough attention to the marginal groups living and farming in the area who were mostly tenants. Some of the landlords had turned the tenancies to a shorter period and some of the farmers/residents were under the threats of being kicked out by the landlords during the Study. Although the registered residents under the squatter policy could be resettled to public housing if the squatters were removed by the Government, they would lose such rights if they were kicked away by landlords during the Study. These people would therefore have no right to be resettled to public housing or could not continue their farming activities. The Government should look into these issues at this stage but not after the completion of the Study.

## **Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation Stage 1 Community Engagement**

### **Focus Group Meeting with Professional Institutes**

#### **Gist of Meeting**

Date: 10 May 2013  
Time: 7:00 – 8:30pm  
Venue: Room T51, Level 5, Festival Walk, Kowloon Tong

#### **Study Objectives**

- The intention of the Study was good as it would improve the environment. However the process of developing brownfield sites would be very difficult as learnt from the Hung Shui Kiu New Development Area (NDA). The Hung Shui Kiu NDA was even better as there was a mass transit station.

#### **Open Storage, Rural Workshop and Warehouse Uses**

- It would be important to consider these uses as there was a real need for open storage yards and warehouses and they contributed to the overall development of Hong Kong. Relocation site should be identified for them if moving was required. They could be consolidated, but some of them might not be able to be relocated to factory buildings.

#### **Development Intensity and Housing Mix**

- Development density could be increased appropriately as development density of traditional new towns was usually high. A plot ratio of 3.5 and 5 would be acceptable, and could be of 8 or even higher if the area would be supported by mass transit using the station as a nodal point. Open space could be provided to lower the overall plot ratio.
- Diverse views on housing mix were expressed. As nearly half of the total Hong Kong population were living in public rental housing (PRH) and the trend would likely to increase, the proportion of PRH in the new development area should be more than half.
- Another participant did not prefer having too many PRH as the area would be perceived as a relatively “sub-standard” area. Absence of private development initiatives would also affect the provision of commercial and community facilities. Mixed use development was preferable. Commercial uses and job opportunities should be provided to avoid the future residents from travelling to Yuen Long New Town for their daily activities. Having more than half of the housing provision as PRH would be acceptable but a 50:50 ratio would be more appropriate.

#### **Traffic and Transport**

- There was doubt on whether the infrastructural capacity could support the high density development in Yuen Long South, and whether the new population would be worthy for such huge investment. A notional scheme could be proposed to test the feasibility of the traffic proposals.

- Mass transit connecting with urban area should be considered but not light rail transit (LRT). The locals did not prefer to have LRT as it would be pedestrian-unfriendly and would occupy too much space while having a low capacity.
- The existing roads with dead end should be realigned to form loop roads. New Towns would be vibrant if they could be reached from two directions. Dead ends would also make further expansion impossible.

### **Yuen Long Nullah**

- The Yuen Long Nullah should be improved with positive enhancement. Decking the Nullah would be one of the options, which would always be better than the existing condition. However, if a new road could alternatively be provided somewhere else, beautification works should be carried out to improve the Nullah. Many drainage channels had been restored back to natural streams in many countries.

### **Drainage and Sewerage**

- The public would not accept discharging sewerage to open drainage channel.

### **Cavities**

- It should be able to support the development on cavities unless there would be very tall buildings up to 50-60 storeys.

### **Implementation**

- It would be important to provide the general public with choices by proposing different schemes and options so they could discuss and compromise amongst themselves.
- The land status should be investigated. Lands Department should enforce more strictly on any unpermitted uses.

## **Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation Stage 1 Community Engagement**

### **Focus Group Meeting with Local Farmers**

#### **Gist of Meeting**

Date: 6 June 2013  
Time: 3:00 – 5:00pm  
Venue: Yuen Long Town Hall

#### **The Study Area and the PDAs**

- Currently, there were many uses in the PDAs and other areas should be developed first.

#### **Agricultural Uses**

- Most of the farmers and operators of the poultry farms wished to continue their businesses. However, the planning for housing development in the area would affect them as they were mostly tenants. The land owners would increase the land rent or terminate their tenancies in view of the potential development opportunities. Moreover, the brownfield land was in fact previously agricultural land. It would be difficult for them to identify abandoned agricultural land for rehabilitation and farming because many land owners would prefer to abandon the land so it would become a brownfield land someday with development potential. They worried that the land owners would also convert their farms to brownfield land in the future.
- Operators of the poultry farms have liaised with Agricultural, Fisheries and Conservation Department (AFCD) for many years on the agricultural policy and relocation requirement. Requirements should be established so they could be relocated or be consolidated elsewhere, but the current criteria required by AFCD were very stringent. They had invested a lot to their businesses, and additional money and time would be required for relocation which they could not afford. Compensation for relocation should be provided.
- The poultry farms would create some undesirable odour. Buffer distance should be provided between the farms and the residential development.
- A long-term agricultural policy should be established and agricultural area should be planned before planning Yuen Long South. Suggestion was received to designate agricultural zones in the PDAs or elsewhere for consolidate the agricultural uses to a larger quality area. This could facilitate sustainable development of agricultural industry and possible transformation to a more high-technology business operation.



## **Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation Stage 1 Community Engagement**

### **Focus Group Meeting with Local Residents**

#### **Gist of Meeting**

Date: 10 June 2013  
Time: 3:30 – 5:00pm  
Venue: Yuen Long Theatre

#### **The Study Area and the PDAs**

- The area in between the northern part and southern part of the PDA at Tai Tong (i.e. the “Residential (Group C)” near Pak Sha Tsuen) should be included into the PDAs.

#### **Residential Uses and Village Settlements**

- There were many existing developments including residential settlements and open storage yards in the PDAs. Some of the residents agreed to develop the area. In particular, the overall environment in Tong Yan San Tsuen was undesirable as there were some polluting uses near the residential area. There were no sports facilities. There should be comprehensive planning with improvement to the area and provision of community facilities.
- Some of the residents were moved from Tin Shui Wai during the New Town Development and it would be annoying if they would need to move again. It was accused that this Study was to pave way for private developers who owned land in the PDAs. There were concerns that if the development was to be undertaken by private developers, the residents would be forced to move away by illegal means.
- This Study would affect the existing villages even though the PDAs did not include the ‘village environs’. It would also affect the non-indigenous villagers and other residents who might be tenants or land owners. In particular, the tenants were worried that the land owners would terminate their tenancies during the course of the Study and they would have to move away. The Government should register them as soon as practicable. Compensation at a reasonable rate and relocation assistance should be considered, or priority in purchasing the future developments in the PDAs should be given to the affected residents.

#### **Agricultural Uses**

- The construction of Tai Lam Chung Reservoir affected the farmers at Tong Yan San Tsuen and ceased water supply for farming.
- It would be better to preserve some agricultural land for food production. This would also contribute to a quality living environment.
- Botanical gardens with education purposes and private gardens for planting could also be provided.

#### **Development Intensity**

- Higher plot ratio could be considered as this could enhance land use utilisation with more people housed.

### **Traffic and Transport**

- There had been no transport improvement for more than 20 years. There was frequent traffic congestion near La Grove. Traffic and transport condition should also be improved in the Tong Yan San Tsuen area.

### **Drainage and Sewerage**

- The drainage and sewerage facilities should be improved.

### **Implementation**

- There was an accusation of collusion between the Government and the private developers. The Government had deprived a pedestrian footpath from public use and granted to a private developer as private road for a new development in Tong Yan San Tsuen. The Government was also taking enforcement action and clearance against the open storage yards to allow developers to purchase them in low price.
- The land resumption rate was too low and should be reviewed.
- There was concern on the time frame of the entire Study process, such as when the implementation would commence and be completed. The land use option should be prepared for consultation as soon as practicable.

### **Community Engagement**

- The villagers should be consulted but not only the village representatives. It was reminded that the land users or occupiers might not be the land owners.

## **Appendix D**

### **Gist of Community Forum**

## **Appendix D                      Gist of Community Forum**

### **Community Forum Gist of Meeting**

Date:                      25 May 2013  
Time:                      2:00 – 5:00pm  
Venue:                      Yuen Long Merchants Association Primary School

#### **Study Objectives**

- There was support to the development in view of the territorial housing demand. It was agreed that land resources should be better utilized through planning opportunities.
- There should be a long-term planning for the Yuen Long District.

#### **The Study Area and the PDAs**

- The rationale behind the delineation of the Study Area and the PDAs was queried. There were comments that other part of Yuen Long such as Kam Tin South area could also be developed but not just Yuen Long South. Opportunities should be seized for a more comprehensive planning. In particular, some suggested developing the Government Land first.
- Some also suggested developing the abandoned farmland instead which would be easier for implementation such as those near Shui Chiu San Tsuen, Yeung Ka Tsuen, Chuk San Tsuen, Kong Tau Tsuen and etc.
- There was concern on why agricultural land was being included in the PDAs noting that the “Undetermined” zone was already large enough for development.

#### **Open Storage, Rural Workshop and Warehouse Uses**

- Logistics was an important industry of Hong Kong. There were many open storage yards along Kung Um Road which had been operating for many years. The operators had invested a lot of money and the industry had contributed to the local employment. Housing development at this area was not supported as it would affect the existing operators.
- The current “Undetermined” zone should be formalised as “Open Storage” zone so that most of the open storage yards, or at least half, in particular those which were more systematic, could be retained to provide employment opportunities. Some suggested that they could be consolidated in in-situ multi-storey buildings. Otherwise, these operations would encroach upon other rural areas and create more brownfield land. The future development should take into account these existing uses and support their sustainable development. The Government should also facilitate the operators by improving the environment.
- There was concern that development would be frozen during the Study and the operators would not be able to apply for any planning permission.
- There were also concerns on the relocation and compensation arrangement. The Government should register the existing users and provide relocation sites for them.

## **Residential Uses and Village Settlements**

- There were over 2,400 residents living in the areas. The tenants were particularly concerned that the land owners would terminate the tenancies with them, and they would lose the land that they had been using for earning a living.
- Reasonable relocation and compensation should be provided, for example, some suggested to be relocated to the future public rental housing in the area.
- The “V” zones should be reviewed and expanded for villagers to build their houses. It was also suggested that some “V” zones could be developed for residential uses, such as Tai Kei Leng, which could be rezoned to “R(B)”, “R(A)” or “CDA”. The burial grounds should also be respected.
- Community facilities should be provided.

## **Agricultural Uses**

- The area had been used for agricultural use, however, water supply was ceased after the construction of Tai Lam Chung Reservoir. The operators therefore changed their land to other uses such as open storage uses.
- It was difficult for people to identify suitable agricultural land under AFCD’s rehabilitation scheme under which they usually needed to wait for 3 to 5 years.
- Agricultural activities should be supported with more attention on food safety issue. Food production, research and trade should be encouraged. The Government should understand more about the industry and provide assistance to local farmers.

## **Other Land Use Proposals**

- The development should not only focus on housing. Other land uses for industrial and commercial activities should also be provided.

## **Development Intensity and Housing Mix**

- Some considered high-rise and high-density development more suitable in order to better utilise land resources and house as many people as possible. It would also be in harmony with the mountain backdrop, as well as development intensity of Yuen Long New Town. The plot ratio could be up to 5 or 6.
- Some, on the other hand, reckoned that high-rise development would be incompatible with the existing villages. They were also of the view that Yuen Long New Town was too dense with too many high-rise developments. “Walled development” and heat island effect should be avoided.
- The plot ratio of the “Recreation” zone could be raised to attract development.

## **Traffic and Transport**

- The existing traffic and transport network was saturated and could not support the future development. For example, there was frequent congestion at the Au Tau Interchange near Pok Oi Hospital. The junction at Kiu Hing Road/Kung Um Road and Shap Pat Heung Road was not well-paved and would pose danger to users.
- The transport network should be improved and new roads should be provided to support the new development. For examples, Long Hong Road, Lam Tai Road and Kung Um Road could be connected to form a loop road and be further connected with Yuen Long



Highway. A road from Tong Yan San Tsuen to the Au Tau Interchange with alignment running along the Country Park could be provided. A new road from Kung Um Road running towards the south could also be provided to link up with Tuen Mun Highway across Tai Lam Chung.

- Yuen Long New Town was already very crowded. There was concern that the development at Yuen Long South would add burden to it in terms of both pedestrians and traffic, and worsen the air quality.
- Mass transit such as monorail and public transport facilities should be provided.

### **Yuen Long Nullah**

- Yuen Long Nullah should be decked over for widening Kung Um Road and other development. Otherwise, this area should not be developed if Kung Um Road could not be widened. It would not be practical to resume residential or village land for road widening purpose.

### **Drainage and Sewerage**

- The drainage and sewerage system should be improved.

### **Environment & Ecology**

- The establishment of conservation zone such as Country Park would hinder development. It would also be unfair to land owners.

### **Cavities**

- There was concern on whether construction above cavities would pose danger to building safety.

### **Implementation**

- The implementation arrangement had received much concern in view of the high proportion of private land in the area. While some supported a public-private partnership and land exchange exercise to allow private sector participation, some opposed and reckoned that the Government should take the lead in the development through land resumption. However, the Government should establish a direction and vision for the area before resuming the land.
- The rights of the land owners should be respected, and the interests of different parties should be balanced. It was unfair to the land owners whose land had been changed from agricultural use to open storage use and now to housing development. Reasonable resumption rate should be provided. The Government should also adopt in-situ relocation as one of the guiding principles to minimise impact to the existing residents and business operators.
- The cost implication and financial feasibility, such as the relocation and social cost, should be well considered.
- There was concern on whether the Government would enforce more strictly on the unauthorized uses as a means to resume land and minimise local opposition.

## **Community Engagement**

- Some considered only stakeholders within Yuen Long district should be consulted, while some considered the Government should widely consult different parties on how the area should be developed. More information should be provided in the CE digest.

## Appendix E

### List of Written Submissions

## Appendix E List of Written Submissions

編號 No.	姓名 / 組織 Name / Organisation
1	Wendy Cheung
2	May Wong
3	Jade Yan
4	張洪勳 (山廈村村代表)
5	程振明 (十八鄉南區議員)
6	新界倉庫及物流業經營者聯會 Territories Warehouse and Logistic Business Association
7	余健儀
8	Karen Lam
9	十八鄉鄉事委員會 Shap Pat Heung Rural Committee
10	姓名不詳 Anonymous
11	Kevin Wong
12	黃麗華 Wong Lai Wah
13	張洪勳 (山廈村村代表)
14	張慶祥
15	張志明 (山廈村村代表)
16	張惠良
17	張木發
18	張水祥 (山廈村村代表)
19	張志賢 (山廈村村代表)
20	張喜村
21	張杏財
22	新界倉庫及物流業經營者聯會 Territories Warehouse and Logistic Business Association
23	張惠良
24	張水祥 (山廈村村代表)
25	張志賢 (山廈村村代表)
26	何星行 Ho Sing Hang
27	Sun Ping Liang Ron
28	世界自然基金會香港分會 WWF-Hong Kong
29	姓名不詳 Anonymous
30	姓名不詳 Anonymous
31	十八鄉鄉事委員會 Shap Pat Heung Rural Committee
32	C. Leung

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33	白沙公庵居民
34	聯合權興貨倉有限公司
35	H.K. Lee
36	李少強
37	Vincent Leung
38	嘉道理農場暨植物園公司 Kadoorie Farm and Botanic Garden
39	林文銳
40	Cindy
41	香港農業聯合會 Federation of Hong Kong Agricultural Associations
42	姓名不詳 Anonymous
43	十八鄉鄉事委員會 Shap Pat Heung Rural Committee
44	十八鄉鄉事委員會 Shap Pat Heung Rural Committee
45	創建香港 Designing Hong Kong
46	Yolanda
47	建港規劃顧問有限公司 PlanArch Consultants Ltd.
48	陳嫦
49	Li Heung Kang
50	Bessie Ho
51	Danny Chiu
52	Ben Mark
53	K.W. Ng
54	李再欣
55	Andy Lui
56	Wancy Fung
57	龍生
58	Enid Chan
59	Chang King Wan
60	周子楊
61	Dan Kwan Ning
62	Fion Ong
63	Aston Chong
64	薛國潮
65	康
66	吳女士
67	Jazz Leung

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68	Mak Oi Chun
69	Ma Hung Shing
70	Alan Lau
71	Noel Lui
72	Alex
73	不公開個人資料 Not to Disclose Personal Information
74	麥愛玲
75	Tom Lee
76	Li Bing Fong
77	Li Gao Xiao Ju
78	Tomson Chan
79	L. Kwong
80	邱浩然
81	Raymond Wan
82	張先生
83	Mr. Cheung
84	吳星賢
85	Sam Wong
86	李先生
87	J.C. Ma
88	陳小姐
89	Y.C. Chang
90	張苑兒
91	Candy Li
92	邱欽達
93	鍾蘭妹
94	Kenny
95	白傳孝
96	莊少芳
97	宥
98	Marcus
99	馮麗娥
100	Wa Kung
101	長春社 The Conservancy Association
102	Chan Kin Man
103	朱少嫻
104	陳勤傑
105	鄭先生
106	黃昌
107	張麗兒

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110	不公開個人資料 Not to Disclose Personal Information
111	鍾采樺
112	不公開個人資料 Not to Disclose Personal Information
113	Ting Long Hiu
114	S.N. Ng
115	鍾曜徵
116	不公開個人資料 Not to Disclose Personal Information
117	何潤發
118	鄧賢光
119	丘貴欽
120	巫子仁
121	劉降
122	何星行
123	蔡德理
124	周勝
125	S.K. Lau
126	江美英
127	丘勇
128	黎耀權
129	朱興祥
130	高元青
131	王堃晉
132	郭金彩
133	吳仲軒
134	鄭靜賢
135	黃志陽
136	李景新
137	李麗旻
138	李嘉寧
139	李嘉發
140	沈慶旺
141	周興容
142	易國偉
143	黎啟張
144	鄧懷琛



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146	關昌英
147	麥強茂
148	鄧文滔
149	易漢猷
150	林煒丹
151	黃維新
152	周玉華
153	單森榮
154	李國榮
155	傅鏡波
156	羅維傑
157	譚錦駿
158	駱鑑球
159	李鳳佳
160	陳昆沛
161	盧關麗貞
162	黃劍雄
163	李敬業
164	林呂廣
165	黃律中
166	黃佳灶
167	蔡森球
168	駱乃昌
169	林玉棠
170	李浩鵬
171	李文釗
172	古呈祥
173	鄧光耀
174	吳洪
175	吳健明
176	陳錦勝
177	陳作堯
178	朱祖蔭
179	簡竹田
180	楊全發
181	楊琛華
182	饒賜基
183	林定邦
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186	陳富年

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192	曹渝勉
193	向冬梅
194	梁婉蓉
195	賴明思
196	梁倩雯
197	梁紫蘭
198	關國傑
199	鮑華添
200	陳厚偉
201	梁伙財
202	李世安
203	梁麗詩
204	陳麗詩
205	李世炫
206	梁松維
207	梁超凡
208	梁麗珊
209	黃健成
210	黃國輝
211	蔡添餘
212	黃佳灶
213	陳錦勝
214	鄧歡樂
215	陳清麟
216	易美壽
217	易國偉
218	何美玉
219	何玉霞
220	何桂發
221	何有梅
222	陳麗琼
223	譚芷青
224	亞細
225	譚芷芬
226	陳文峰
227	賴明儀
228	賴明思

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230	梁永年
231	Will Tam
232	梁輝煌
233	梁婉蓉
234	周文泰
235	梁凱盈
236	陳麗詩
237	梁潔文
238	丘俊超
239	梁曉華
240	梁嘉偉
241	蔡致遠
242	劉俊熙
243	梁淑貞
244	馬藹怡
245	黃麗娟
246	陳美芬
247	Angus Yip
248	陳美燕
249	嚴國偉
250	劉偉鴻
251	陳嘉榮
252	李世炫
253	黃思哲
254	刁芷敏
255	林衛良
256	張倩曉
257	梁詩薇
258	楊沛霞
259	劉素芳
260	蘇玲玲
261	楊健民
262	徐志祺
263	林錦琛
264	夏智鵬
265	陳家榮
266	陳家維
267	林海平
268	孫炳烈
269	鄧子豐
270	楊家榮

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272	李家俊
273	賴建華
274	陳魏
275	趙子麟
276	鍾湘
277	Fanny Fan
278	許雅思
279	黃慶輝
280	陳麗詩
281	馬卓希
282	彭德華
283	麥海華
284	曾志鴻
285	蔡進輝
286	許嘉威
287	李罡毅
288	王寶茵
289	柏圖
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292	林華陞
293	不公開個人資料 Not to Disclose Personal Information
294	呂秀花
295	Janice Cheung
296	林貴恩
297	Sing Yee Lam
298	鄧健鵬
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302	Leung Kwan Hing
303	Mr. Yeung
304	Sit Yiu Chu
305	李翠瑤
306	鄧群儀
307	簡福民
308	謝楊
309	A. Lui

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312	陳麗如
313	黃壽如
314	Lai Wing Yan
315	Yeung To Ching
316	Lau Mui Chun
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318	不公開個人資料 Not to Disclose Personal Information
319	劉柯林
320	劉珮珊
321	李偉堅 (駿雄運輸有限公司)
322	劉道同
323	劉文龍
324	何琴
325	Public Affairs Committee of Hong Kong Institute of Planners
326	黃銳澂
327	Vivian Lo
328	陳智朗
329	不公開個人資料 Not to Disclose Personal Information
330	Yalo
331	張晉誠
332	不公開個人資料 Not to Disclose Personal Information
333	不公開個人資料 Not to Disclose Personal Information
334	周祥
335	A. Ng
336	不公開個人資料 Not to Disclose Personal Information
337	Ashley Shek
338	陳玉珠
339	龔美華
340	不公開個人資料 Not to Disclose Personal Information
341	不公開個人資料 Not to Disclose Personal Information
342	Fung

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344	不公開個人資料 Not to Disclose Personal Information
345	Yuk Yee Chan
346	周子俊
347	不公開個人資料 Not to Disclose Personal Information
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472	李柏偉
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475	汪遠留
476	林志華
477	鄧肇康
478	徐名軍
479	徐名團
480	丘忠
481	張木發
482	張福賢
483	張根伙
484	鄧積善
485	林如棟
486	張焯雄
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Remarks:

\*Comments received after the end of Stage 1 CE (i.e. after 16 June 2013)





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  
2  
階段

社區參與摘要  
Community Engagement Digest

二零一四年五月  
May 2014

ARUP



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# 簡介 Introduction

為應付房屋及其他發展的需要，2011-12年、2013年及2014年的施政報告提出檢討元朗目前主要用作工業用途、臨時倉庫或荒廢的農地，作為土地供應的其中一項措施。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）工作，目的是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。

第一階段社區參與已於2013年4月至6月期間舉行，就發展元朗南的限制、機遇、主要議題及指導原則諮詢公眾。綜合第一階段社區參與收集的公眾意見和初步技術評估，我們為元朗南制訂了初步發展大綱圖，並誠邀您就初步發展大綱圖發表意見。

To address the demand for housing and other development purposes, the 2011-12, 2013 and 2014 Policy Addresses announced, as one of the land supply measures, the review of agricultural land in Yuen Long currently used mainly for industrial purposes, temporary storage or deserted. 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.

The Stage 1 Community Engagement (CE) was conducted between April and June 2013 to engage the public on the constraints, opportunities, key issues and guiding principles for Yuen Long South development. Taking account of public comments received in the Stage 1 CE and initial technical assessments, a Preliminary Outline Development Plan (PODP) for the Yuen Long South development has been prepared. You are cordially invited to express your views on the PODP.





# 具發展潛力區 Potential Development Areas

元朗南具發展潛力區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，包括兩大部分，分別位於唐人新村以及大棠一帶，總佔地約216公頃。當中私人土地佔81%，其餘19%為政府土地。具發展潛力區內主要為露天貯物場、倉庫、鄉郊工業及工場，並夾雜鄉郊居所、住宅用地、農地及禽畜養殖場。我們可以更有效地使用這些棕地。透過整合區內的露天貯物場、倉庫、鄉郊工業及工場，釋放土地發展潛力作房屋及其他發展用途，並提供基礎設施及社區設施。

The Potential Development Areas (PDAs) of Yuen Long South 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, covering about 216 hectares with 81% being private land and 19% being Government land. The PDAs are predominantly occupied by open storage yards, warehouses, rural industrial uses and workshops, intermingled with rural settlements, residential uses, agricultural land and livestock farms. We could better utilise the degraded brownfield land through consolidation of the open storage yards, warehouses, rural industrial uses and workshops to release the development potential for housing and other development purposes, supported by the required infrastructure and community facilities.





具發展潛力區北面為元朗新市鎮、西北面為擬議洪水橋新發展區，通過改善與新市鎮及新發展區的連繫，元朗南有潛力發展為元朗新市鎮的延伸。

現有發展背景由北面的中至高密度的新市鎮發展，及在其餘三面包括由大欖郊野公園及鄉郊居所的鄉郊景觀所組成。我們會以此發展背景為元朗南制定適當的發展規模。

With Yuen Long New Town and the proposed Hung Shui Kiu New Development Area (NDA) in the north and northwest respectively, there is potential to develop Yuen Long South as an extension of Yuen Long New Town with improvement in connectivity to the New Town and NDA.

The existing development context comprising the medium to high-density developments in the New Town in the north and the rural landscape including Tai Lam Country Park and rural settlements on the other three sides sets the scene for formulating the appropriate development scale for Yuen Long South.





## 主要議題 Key Issues

本研究在早段確立了以下須要處理的主要議題，並在第一階段社區參與期間就這些議題諮詢公眾。

Key issues that need to be addressed have been identified in the earlier stage of the Study and highlighted in the Stage 1 CE.

### 環境議題

#### *Environmental Issues*

- 確保不會引致后海灣的污染物淨增加  
*No Net Increase in Pollution Load to Deep Bay*
- 元朗公路產生的交通噪音  
*Traffic Noise from Yuen Long Highway*
- 與禽畜養殖場為鄰所產生的環境問題  
*Environmental Interface Problems with Livestock Farms*

### 規劃及城市設計

#### *Planning and Urban Design*

- 露天貯物場、倉庫、鄉郊工業及工場的繁衍，及相關的環境問題和工業與住宅為鄰所產生的問題  
*Proliferation of Open Storage Yards, Warehouses, Rural Industrial Uses and Workshops, and associated Environmental and Industrial/Residential Interface Problems*
- 與元朗新市鎮及周邊發展欠缺連繫  
*Lack of Integration with Yuen Long New Town and Surrounding Developments*
- 現有住宅社區  
*Presence of Existing Residential Communities*
- 現有常耕農地  
*Presence of Active Agricultural Land*
- 顧及多元的建築環境及郊野公園的自然山景  
*Appreciation of the Diverse Built Environment and Natural Backdrop of the Country Park*
- 保育及文化、自然及生態資源的協調  
*Preservation of and Compatibility with Cultural, Natural and Ecological Resources*

### 工程考慮

#### *Engineering Considerations*

- 內部及對外的道路連繫不足  
*Inadequate Internal and External Connectivity*
- 排水及排污設施不足  
*Inadequate Drainage and Sewerage Facilities*
- 溶洞可能帶來的岩土工程限制  
*Possible Geotechnical Engineering Constraints imposed by Cavities*
- 交通容量有待改善  
*Need for Traffic Capacity Improvement*
- 欠缺行人設施  
*Lack of Pedestrian Facilities*

### 實施安排

#### *Implementation*

- 私人土地眾多及業權複雜  
*Complicated and Extensive Private Land Ownership*



第二部分  
Part 2

## 第一階段社區 參與概覽

### *Overview of Stage 1 Community Engagement*

第一階段社區參與收到的公眾意見及回應已收錄於《第一階段社區參與報告》。詳情可參閱本研究網頁，網址為<http://www.yuenlongsouth.hk/>。

公眾普遍支持研究目的，同意優化及善用棕地的潛力作房屋發展及其他用途，並提供基礎設施和社區設施，以應付香港整體的房屋土地需求，及改善現時區內的環境。

Public views received during the Stage 1 CE and the responses have been summarised in the Stage 1 CE Report. It is available at the Study Webpage at <http://www.yuenlongsouth.hk/>.

The public generally supported the study objective to optimise the development potential of degraded brownfield land for housing purpose and other uses with supporting infrastructure and community facilities to address the territorial demand for housing land, and to improve the existing local environment.





第二部分  
Part 2

第一階段社區參與  
所收集的主要意見

Major Comments  
Received in Stage 1 CE

尊重地方特色

Respecting the Local Characters

- 應保留常耕農地。  
Active agricultural land should be preserved.
- 應尊重重要生態資源、自然景觀及文化遺產。  
Ecologically important features, natural landscape and cultural heritage should be respected.
- 應改善明渠，成為具特色的景觀。  
Opportunity should be seized to turn the nullahs into landscape features.

回應 Response

研究建議保留位於唐人新村南部面積較大的常耕農地。初步發展大綱圖亦已融合重要生態資源、自然景觀及文化遺產。我們會盡量避免覆蓋明渠，並研究美化及活化明渠的措施，以將有關水道成為具地區特色的景觀。

Sizable active agricultural land in the southern part of Tong Yan San Tsuen will be preserved. Ecologically important features, natural landscape and cultural heritage have been integrated into the PODP. We will avoid as far as practicable the decking of nullahs and examine measures to beautify and revitalise them as landscape features contributing to the local character.

- 可整合露天貯物場、倉庫、鄉郊工業及工場，以更有效地使用土地資源。  
There exists opportunity to consolidate the open storage yards, warehouses, rural industrial uses and workshops for better utilisation of land resources.
- 應處理工業與住宅為鄰所產生的環境問題。  
Environmental and industrial/residential interface issues should be addressed.
- 應正視區內現有的經營業務。有部分營運者認為發展元朗南會影響他們的業務和生計，要求原地保留，並反對本研究。  
Existing operations should be well acknowledged. Some existing operators request to stay put and object to the project as it would affect their business and livelihood.

回應 Response

我們同意露天貯物場、倉庫及鄉郊工業及工場在地區經濟和就業方面的貢獻。本研究探討了整合這些用途，以釋放珍貴的土地資源，應付香港的房屋需要，及改善元朗南環境。研究建議整合鄉郊工業及露天貯物場於元朗公路旁，配合便捷的道路讓貨運直駁到公路，避免貨運交通駛入住宅區。另外，亦會設置緩衝區，減少工業與住宅為鄰所產生的問題。

Contribution of the open storage yards, warehouses and rural industrial uses and workshops to the local economy and employment are recognised. To release scarce land resources to meet the territorial housing need and to improve the environment of Yuen Long South, the Study has explored to consolidate these uses near Yuen Long Highway with convenient vehicular access to highways to remove freight traffic from residential neighbourhood. Buffer area will be provided to minimise industrial/residential interface issue.

檢討研究範圍及具發展潛力區邊界

Review of the Study Area and PDA Boundaries

- 應擴展研究範圍和具發展潛力區，以進行更全面的規劃。  
The Study Area and PDA boundaries should be expanded to allow more comprehensive planning.
- 應探討周邊荒廢農地的發展潛力。  
Development potential of abandoned agricultural land in the vicinity should be explored.

回應 Response

大範圍地擴展具發展潛力區會影響各項基礎設施的承受能力。考慮到在第一階段社區參與期間已討論的各種發展限制，具發展潛力區可擴展的範圍極為有限。任何擴展必須有基礎設施的配合，才可以支持合理的人口水平。此外，建議納入具發展潛力區的荒廢農地有潛力復耕並夾雜著一些現有鄉郊居所，因此將具發展潛力區擴展至建議的荒廢農地並不恰當。

Extensive expansion of the PDAs would have implications on various infrastructure capacities. With various constraints discussed in the Stage 1 CE, expansion of the PDAs would be minimal and should be supported by infrastructure proposals, to achieve a sustainable population level. Besides, as the abandoned agricultural land suggested for inclusion in the PDAs has potential for rehabilitation and comprises some existing village housing, expansion of the PDAs to the suggested abandoned agricultural land is considered not appropriate.



- 應採用不同的發展密度及提供多元化的房屋供應。未來發展亦應與現時環境及元朗的鄉郊特色融合。  
A mix of development intensity and housing should be adopted. Future development should be compatible with the existing environment and the rural character of Yuen Long.
- 應預留土地作與就業有關的用途。  
Land should be reserved for employment related uses.

### 回應 Response

考慮到元朗新市鎮的發展特色及周邊的自然鄉郊景觀，本研究建議不同的房屋類型，包括低至高密度的住宅發展及適當的公私營房屋比例；亦預留土地作鄉郊工業及商業用途，以支援區內經濟發展，提供就業機會。

Low to high-density residential developments with appropriate proportion of public and private housing and various housing choices are proposed, taking account of the development character of Yuen Long New Town and the surrounding rural and natural setting. Land will be reserved for rural industrial and commercial uses to support the local economy and offer job opportunities.

## 提供基礎設施和社區設施

### Provision of Infrastructure and Community Facilities

- 應擴闊現有道路，建設新道路，及提供排污及排水設施。  
Road widening, new road linkages, sewerage and drainage facilities should be provided.
- 應提供足夠的社區設施，避免為元朗新市鎮帶來額外負荷。  
Adequate community facilities should be provided to avoid overloading the capacity of Yuen Long New Town.

### 回應 Response

元朗南發展將提供足夠的交通、排水、排污及社區設施，以應付未來人口的需要。

Adequate traffic, drainage and sewerage facilities as well as community facilities will be provided to support the future population.

## 加強與元朗新市鎮及周邊的連繫

### Integration with Yuen Long New Town and the Surroundings

- 加強元朗南與元朗新市鎮及周邊的連繫和融合。  
Integration and connectivity with Yuen Long New Town and the surroundings should be enhanced.

### 回應 Response

建議的道路網絡、行人網絡和公共交通服務，將改善具發展潛力區與元朗新市鎮和擬議洪水橋新發展區及與鐵路站的連繫。本研究會探討環保運輸系統的可行性，將具發展潛力區與擬議洪水橋新發展區連繫起來。

Connectivity of the PDAs with Yuen Long New Town, the proposed Hung Shui Kiu NDA and railway stations will be enhanced with the proposed road and pedestrian networks and public transport services. The Study will explore the feasibility of an environmentally friendly transport system connecting the PDAs with the proposed Hung Shui Kiu NDA.

## 實施安排

### Implementation

- 應為受影響的商戶、居民、土地業權人、農民及禽畜養殖場營運者提供安置及合理補償。  
Affected business operators, residents, land owners, farmers and livestock farm operators should be relocated, rehoused and reasonably compensated.
- 部分公眾支持政府收回土地進行發展，亦有部分公眾提倡公私營合作模式。  
Some supported land resumption by Government while some supported public-private participation.

### 回應 Response

建議已盡量減少對現有住宅社區的影響。由於具發展潛力區內大多為私人土地，我們將綜合公眾意見，仔細考慮發展模式，並會於下一階段社區參與提出有關安排。

Impacts on well-established residential communities have been minimised as far as practicable under the proposals. In view of the high proportion of private land, the implementation mechanism will need to be carefully considered taking into account public views. Implementation arrangements will be considered and set out in the next stage of CE.



第三部分  
Part 3

## 願景及指導原則

### *Vision & Guiding Principles*

#### 願景 *Vision*

為元朗南建立一個綠色和宜居的可持續發展的社區，提供理想的居住、工作以及享受鄉郊和自然景觀的環境。我們希望在元朗南的發展中體現城鄉共融，在延伸元朗新市鎮的城市結構同時，亦融合周邊大欖郊野公園的自然景觀。

Yuen Long South will be planned as a sustainable, green and livable community offering a place for living, working as well as public enjoyment of the rural and natural landscape. It will provide an urban to rural transition experience that extends the urban fabric of Yuen Long New Town and integrates with the natural landscape of Tai Lam Country Park.

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## 指導原則 *Guiding Principles*

### 01 優化棕地作房屋及其他用途 *Optimising the use of degraded brownfield land for housing and other uses*

妥善整合露天貯物場、倉庫、鄉郊工業及工場，以優化元朗南的發展潛力，提供房屋及相關基建配套和社區設施，以滿足殷切的房屋需求。

Open storage yards, warehouses, rural industrial uses and workshops should be consolidated to optimise the development potential of Yuen Long South for meeting housing demand with supporting infrastructure and community facilities.

### 02 考慮現有鄉村及地方特色 *Taking into consideration the existing villages and local characters*

在考慮土地用途、發展密度及公私營房屋組合時，顧及現有住宅社區及周邊的城市結構和自然景觀。

Existing well-established residential communities should be taken into account while the existing urban fabric and natural setting in the surroundings should be respected when considering land uses, development intensity and housing mix.

### 03 保育常耕農地 *Preserving active agricultural land*

保留現有相連及面積相當的常耕農地。

Existing contiguous, sizable and active agricultural land should be preserved.

### 04 提供足夠基礎設施以應付未來發展及改善現有鄉郊環境 *Providing sufficient infrastructure to cope with future developments and improving the existing rural environment*

提供足夠交通、排污及排水設施，並盡量處理工業與住宅為鄰所產生的問題，改善雜亂的鄉郊環境。

Adequate roads, sewerage and drainage facilities should be provided. Existing and potential industrial/residential interface issues should be addressed to improve the haphazard rural environment.

### 05 締造可持續及宜居生活環境 *Creating a sustainable and livable neighbourhood*

在交通、排水及排污方面採用環保基礎設施系統；盡量避免覆蓋現有明渠，研究美化及活化明渠措施，成為地區特色景觀；同時鼓勵步行及使用單車。

A blue-green infrastructure system covering transport, drainage, sewerage, etc. will be adopted. Decking of nullahs will be avoided as far as practicable and due consideration will be given to beautifying and revitalising them as landscape features with local character. Walking and cycling should be encouraged.

### 06 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*

加強元朗南與元朗新市鎮、擬議洪水橋新發展區及周邊鄉郊居所的連接和在功能及視覺上的聯繫，以及在土地用途和城市設計上的融合。

Relationship with Yuen Long New Town, the proposed Hung Shui Kiu NDA and the adjacent village settlements in respect of physical, functional and visual connectivity, land use integration and urban design coherence should be enhanced.



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

元朗南北面鄰接發展成熟的元朗新市鎮及擬議洪水橋新發展區，而西面、南面及東面則被山坡、大欖郊野公園、鄉郊景觀所包圍。在這個對比鮮明的背景下，我們綜合了第一階段社區參與所收集的公眾意見和六項指導原則，為元朗南制訂了整體規劃及設計大綱以營造其特色。

Yuen Long South is set against the well-developed Yuen Long New Town and the proposed Hung Shui Kiu NDA in the north, while flanked by hillslopes, Tai Lam Country Park, rural landscape in its west, south and east. The overall planning and design framework for Yuen Long South draws upon this contrasting setting to establish its identity, taking into consideration the six Guiding Principles and public views collected in the Stage 1 CE.





## 主要特色 Main Features

### 照顧多元需要 Accommodating Diversity

規劃及發展為元朗新市鎮的延伸，在各住宅區的主要活動中心提供商業及社區設施，建立配套完備的社區。

Plan and develop as new town extension, provide commercial and community facilities at key focal point of each residential area to create a well-served neighbourhood.

整合露天貯物及鄉郊工業於元朗公路旁規劃的就業帶，避免重型貨車駛入住宅區。

Create an employment belt along Yuen Long Highway to consolidate the open storage and rural industrial uses, and to avoid the intrusion of heavy goods vehicles into residential neighbourhoods.

保留現有發展成熟的住宅社區。

Retain existing well-established residential communities.

結合常耕農地、保留的次生林地和天然河溪，創造一個能展現元朗南特色的田園地帶。

Create a Green Zone with active agricultural land integrated with preserved secondary woodland and natural stream courses, signifying the identity of Yuen Long South.

### 尊重周邊環境 Respecting the Surrounding Environment

樓宇高度和發展密度由北向南遞減。由近元朗新市鎮的高密度市區環境和諧地轉接至鄰近大欖郊野公園的中低密度發展，提供多元化生活方式。

Provide a harmonious transition from high-density urban environment near Yuen Long New Town to low and medium-density developments near Tai Lam Country Park by a gradation of building heights and development intensities from north to south, and a diversity of living styles.

### 提升可達性 Enhancing Accessibility

在具發展潛力區內提供完善的道路、行人道及單車徑網絡，以改善具發展潛力區內的交通，和與元朗新市鎮、擬議洪水橋新發展區及周邊社區的連繫。

Provide comprehensive road, pedestrian and cycle track networks within the PDAs for improving the traffic within the PDAs as well as the linkages with Yuen Long New Town, the proposed Hung Shui Kiu NDA and the surrounding communities.

### 創造宜居及可持續發展的社區 Creating Livable and Sustainable Neighbourhood

活化現有明渠成可持續水道及營造宜人的公共空間。

Revitalise the existing nullahs into sustainable drainage channels and attractive public spaces.

通過常耕農地、保留的次生樹林、天然溪澗、休憩用地及可持續的防洪措施如蓄洪湖的連結，形成完善的綠化網絡。

Provide a comprehensive network of green space integrated with active agricultural land, preserved secondary woodland, natural streams, open space and sustainable flood control measures such as flood retention lakes.

提供觀景單車徑及行山徑，連接大欖郊野公園和田園地帶。

Provide a scenic cycle track and walking trail connecting Tai Lam Country Park with the Green Zone.

提供景觀走廊及通風廊，加強與周邊地標和自然景觀在視覺上的連繫，並改善空氣流通。

Provide view corridors and breezeways, fostering visual links to surrounding landmarks and natural features, and improving air ventilation.

### 交通基建的配合 Considering Transport Capacity

在訂立元朗南的人口時，我們必須考慮道路容量。所制定的人口及發展密度應有技術評估的支持及研究範圍內建議的道路改善工程的配合，以及須考慮對外道路容量。

In the determination of the population of Yuen Long South, consideration should be given to the road capacity. Any population and development intensity proposed should be supported with technical assessments and road improvement proposals within the Study Area and sustained within the capacity of external road links.

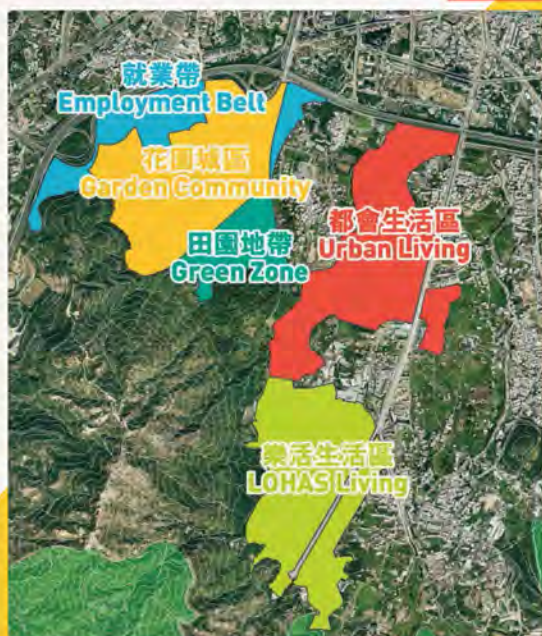


# 主要土地用途方案 Key Land Use Proposals

綜合整體規劃及設計大綱和第一階段社區參與收集到的公眾意見，我們制定了初步發展大綱圖，包括五個規劃區，容納約80,200人口，10,900就業機會及各項社區設施，以實現元朗南的願景。

Based on the Overall Planning and Design Framework and public comments gathered in the Stage 1 CE, the PODP, comprising 5 Planning Areas and providing a total population of about 80,200, about 10,900 jobs and a variety of community facilities, has been formulated to realise the vision for Yuen Long South.

## 五個規劃區 Five Planning Areas



## 增加房屋供應 Providing Housing Supply

人口  
Population\*

約 about 80,200 \*包括現有人口約2,200人  
Including existing population of about 2,200

單位數量  
No. of Flats

約 about 26,100

公私營房屋比例  
Housing Mix

公營房屋 60/40 私人房屋  
Public Housing Private Housing  
(包括公共租住房屋及資助房屋 including public rental housing and subsidised housing)

## 支持地區經濟 Supporting Local Economy

商業樓面面積  
Commercial Floor Area

約 about 174,600 平方米  
sqm

鄉郊工業樓面面積  
Floor Area for Rural Industrial Uses

約 about 586,000 平方米  
sqm 約 about 5 公頃  
hectares

就業機會  
Job Opportunities

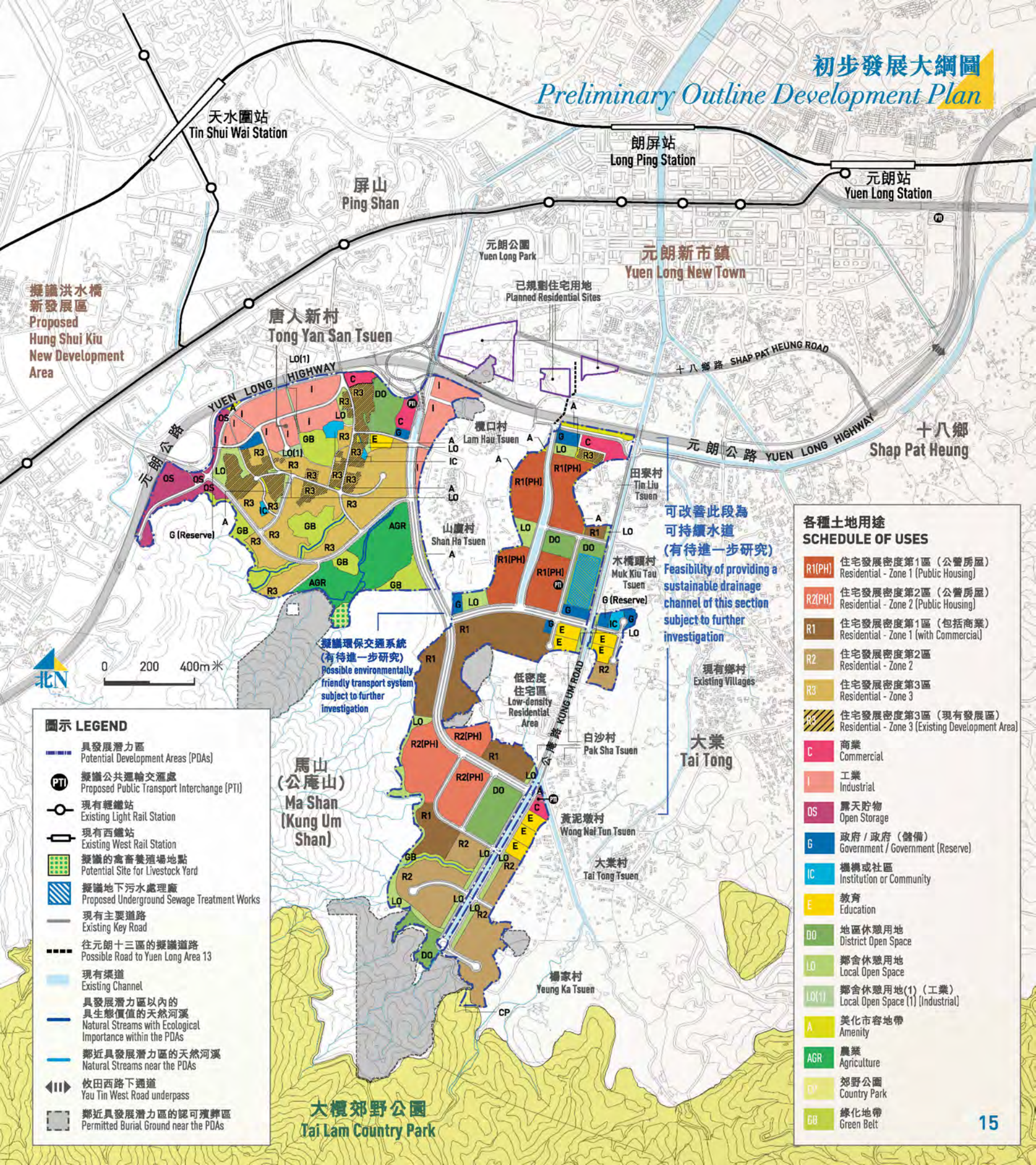
約 about 10,900

## 土地用途分佈 Land Use Budget





# 初步發展大綱圖 Preliminary Outline Development Plan



## 各種土地用途 SCHEDULE OF USES

- R1(PH)** 住宅發展密度第1區 (公營房屋)  
Residential - Zone 1 (Public Housing)
- R2(PH)** 住宅發展密度第2區 (公營房屋)  
Residential - Zone 2 (Public Housing)
- R1** 住宅發展密度第1區 (包括商業)  
Residential - Zone 1 (with Commercial)
- R2** 住宅發展密度第2區  
Residential - Zone 2
- R3** 住宅發展密度第3區  
Residential - Zone 3
- R3(Existing)** 住宅發展密度第3區 (現有發展區)  
Residential - Zone 3 (Existing Development Area)
- C** 商業  
Commercial
- I** 工業  
Industrial
- OS** 露天貯物  
Open Storage
- G** 政府 / 政府 (儲備)  
Government / Government (Reserve)
- IC** 機構或社區  
Institution or Community
- E** 教育  
Education
- DO** 地區休憩用地  
District Open Space
- LO** 鄉舍休憩用地  
Local Open Space
- LO(1)** 鄉舍休憩用地(1) (工業)  
Local Open Space (1) (Industrial)
- A** 美化市容地帶  
Amenity
- AGR** 農業  
Agriculture
- CP** 郊野公園  
Country Park
- GB** 綠化地帶  
Green Belt

## 圖示 LEGEND

- 具發展潛力區**  
Potential Development Areas (PDAs)
- 擬議公共運輸交匯處**  
Proposed Public Transport Interchange (PTI)
- 現有輕鐵站**  
Existing Light Rail Station
- 現有西鐵站**  
Existing West Rail Station
- 擬議的禽畜養殖場地點**  
Potential Site for Livestock Yard
- 擬議地下污水處理廠**  
Proposed Underground Sewage Treatment Works
- 現有主要道路**  
Existing Key Road
- 往元朗十三區的擬議道路**  
Possible Road to Yuen Long Area 13
- 現有渠道**  
Existing Channel
- 具發展潛力區以內的具生態價值的天然河溪**  
Natural Streams with Ecological Importance within the PDAs
- 鄰近具發展潛力區的自然河溪**  
Natural Streams near the PDAs
- 攸田西路下通道**  
Yau Tin West Road underpass
- 鄰近具發展潛力區的認可殯葬區**  
Permitted Burial Ground near the PDAs

可改善此段為  
可持續水道  
(有待進一步研究)  
Feasibility of providing a  
sustainable drainage  
channel of this section  
subject to further  
investigation

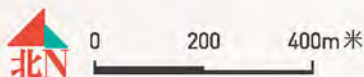
擬議環保交通系統  
(有待進一步研究)  
Possible environmentally  
friendly transport system  
subject to further  
investigation



# 都會生活區 Urban Living

鄰近元朗新市鎮，「都會生活區」提供中至高發展密度的住宅發展，及不同的用途和設施，營造一個朝氣蓬勃的社區。這區將成為元朗南提供最多房屋的地區。

Located closest to Yuen Long New Town, the Planning Area for "Urban Living" will be characterised by a mixed and lively residential community with medium to high-density developments and various developments. The area will provide the most housing supply in Yuen Long South.



## 圖示 LEGEND

- 具發展潛力區  
Potential Development Areas (PDAs)
- 擬議公共運輸交匯處  
Proposed Public Transport Interchange (PTI)
- 擬議地下污水處理廠  
Proposed Underground Sewage Treatment Works
- 道路  
Road
- 現有渠道  
Existing Channel
- 鄰近具發展潛力區的認可殯葬區  
Permitted Burial Ground near the PDAs
- 鄰近具發展潛力區的自然河溪  
Natural Streams near the PDAs
- 單車停放處  
Cycle Parking Area
- 體育中心  
Sports Centre
- 普通科診療所  
General Clinic
- 區消防局及救護站  
Divisional Fire Station and Ambulance Depot
- 蓄洪池  
Retention Lake
- 污水處理廠  
Sewage Treatment Works
- 污水抽水站  
Sewage Pumping Station
- 電力支站  
Electricity Substation

## 土地用途地帶 LAND USE ZONING

- R1(PH) 住宅發展密度第1區 (公營房屋)  
Residential - Zone 1(Public Housing)
- R1 住宅發展密度第1區 (包括商業)  
Residential - Zone 1 (with Commercial)
- R2 住宅發展密度第2區  
Residential - Zone 2
- R3 住宅發展密度第3區 (現有發展區)  
Residential - Zone 3 (Existing Development Area)
- C 商業  
Commercial
- G 政府 / 政府 (儲備)  
Government / Government (Reserve)
- 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

擬議環保交通系統  
(有待進一步研究)  
Possible environmentally friendly transport system subject to further investigation

已規劃住宅用地  
Planned Residential Sites

元朗公路  
YUEN LONG HIGHWAY

欄口村  
Lam Hau Tsuen

山廈村  
Shan Ha Tsuen

低密度住宅區  
Low-density Residential Area

公庵路  
KUNG UM ROAD

黃泥墩村  
Wong Nai Tün Tsuen

大棠村  
Tai Tong Tsuen

A

A

A

A

A

A

A

A

A

A

A

A

A

A

可改善此段為可持續水道  
(有待進一步研究)  
Feasibility of providing a sustainable drainage channel of this section subject to further investigation

## 人口

Population

約 about  
44,300

## 單位數量

No. of Flats

約 about 5,000 私人房屋 Private 約 about 9,800 公共房屋 Public

## 地積比率

Plot Ratio

住宅 Residential 1.5-5 商業 Commercial 2

## 商業樓面面積

Commercial Area

約 about 91,000 平方米 sqm



如同其他新市鎮，都會生活區有公私營房屋、零售商店及社區設施等不同土地用途。規劃區的北面「入口」是主要活動中心，設有體育中心、商業設施及休憩用地，照顧元朗南、元朗新市鎮及周邊鄉村居民的需要。區內住宅發展亦設有街舖，鼓勵街道商業活動，提供購物、康樂及消閒的機會，為此區帶來活力和朝氣。

The Planning Area for “Urban Living” resembles new town character with mixed land uses comprising public and private housing, commercial and community facilities. A key focal point is proposed at the northern “entry” of the Planning Area where a sports centre, a commercial centre and open space are provided, serving the population of Yuen Long South, Yuen Long New Town and the adjacent villages. Street level will be bustling with commercial facilities providing retail, leisure and recreational opportunities, adding vibrancy and vitality to the area.

## 提供多元土地用途 *Providing a Variety of Land Uses*



休憩用地會提供各種動態及靜態康樂設施，並結合位處中心位置的明渠，作為康樂及通風走廊。此外，污水處理廠會興建於公庵路旁的地區休憩用地的地底，以善用土地資源。研究會探討改善及美化區內元朗明渠北段為可持續水道的可行性。

Active and passive recreational facilities will be provided in the open space. The open space network will join with the nullah running in the middle of the community for leisure and to provide breezeway. A sewage treatment works is proposed underneath the district open space adjoining Kung Um Road for efficient use of land. The Study will also explore the feasibility of turning the northern section of Yuen Long Nullah as a sustainable drainage channel with landscape amenity.

## 休憩用地網絡 *Open Space Network*

## 融合元朗新市鎮 *Integrating with Yuen Long New Town*

我們會在區內提供一條主要道路，通過「都會生活區」貫通唐人新村具發展潛力區和元朗南的南部，連繫兩個具發展潛力區，同時連接元朗新市鎮。我們亦會改善現有道路，包括公庵路和欖堤東/西路，並提供南北及東西走向的綠化行人道和單車徑。

A new main road running from the southern part of Yuen Long South, through the “Urban Living” Planning Area to the PDA in Tong Yan San Tsuen will be provided. The new road connects the two PDAs and links the PDAs with Yuen Long New Town. Existing roads including Kung Um Road and Lam Tai East and West Road will be improved. A green pedestrian and cycling corridor running in the north-south and east-west directions will be provided.



# 樂活生活區 LOHAS Living

「樂活生活區」位於大欖郊野公園的邊緣，鄰接山坡及鄉村居所。「樂活生活區」通過與自然相輔相承的中低密度居住環境，為居民提供健康及可持續的生活體驗。

Situated at the fringe of Tai Lam Country Park and surrounded by hillslopes and village settlements, this neighbourhood aims to provide an urban experience that promotes a Lifestyle of Health and Sustainability (LOHAS). The Planning Area for "LOHAS Living" will provide a low to medium-density living environment that complements nature.



人口  
Population

約 about  
**28,800**

單位數量  
No. of Flats

約 about 約 about  
**3,700** 私人房屋 **6,000** 公共房屋  
Private Public

地積比率  
Plot Ratio

住宅 Residential **1.5-4** 商業 Commercial **2**

商業樓面面積  
Commercial Area

約 about  
**46,500** 平方米  
sqm



「樂活生活區」的南部是低密度發展，以融入四周的山林及大欖郊野公園。此區亦善用附近的自然景觀，沿山邊興建與休憩用地交織的觀景單車徑，連接「樂活生活區」至唐人新村的「田園地帶」，推廣可持續及健康的生活體驗。此外，保留的河溪結合休憩用地網絡，可提供空間及環境作社區農耕活動。

Developments at the southern end of the community are low-density to blend in with the mountain greenery and Tai Lam Country Park. Capitalising the natural landscape in the surroundings for promoting sustainability and health, a scenic cycle track interwoven with open space is proposed running from the "LOHAS Living" Planning Area along the hillslopes to the "Green Zone" in Tong Yan San Tsuen. Besides, the preserved streams join with the open space network in the community to offer space and environment for community farming.

以下模擬效果圖只供參考。The below rendering is indicative only.



## 善用自然資源 *Taking Advantage of the Natural Assets*



大欖郊野公園  
*Tai Lam Country Park*



單車徑  
*Cycle Track*



公園及社區農耕  
*Garden with Community Farming*



中密度住宅發展  
*Medium-Density Residential*

## 活化元朗明渠 *Revitalising Yuen Long Nullah*

我們將會活化位於「樂活生活區」內的一段元朗明渠。連同社區內的公園、休憩用地及單車徑，以及位於唐人新村內的「田園地帶」，這些景觀將會豐富元朗南的特色，吸引居民及遊客。

The section of Yuen Long Nullah within the community will be revitalised. Together with parks, open space and cycle track in the community as well as the "Green Zone" in Tong Yan San Tsuen, these features will enrich the character of Yuen Long South, attracting both residents and visitors.



# 花園城區 Garden Community

位處於已有住宅發展的唐人新村，「花園城區」是一個低密度住宅發展的社區，以配合現有低層及低密度的住宅社區。

Located at the Tong Yan San Tsuen area where there are already some well-established residential clusters, the Planning Area for "Garden Community" will be a residential-oriented area with low-density developments to complement the existing low-rise and low-density residential clusters.

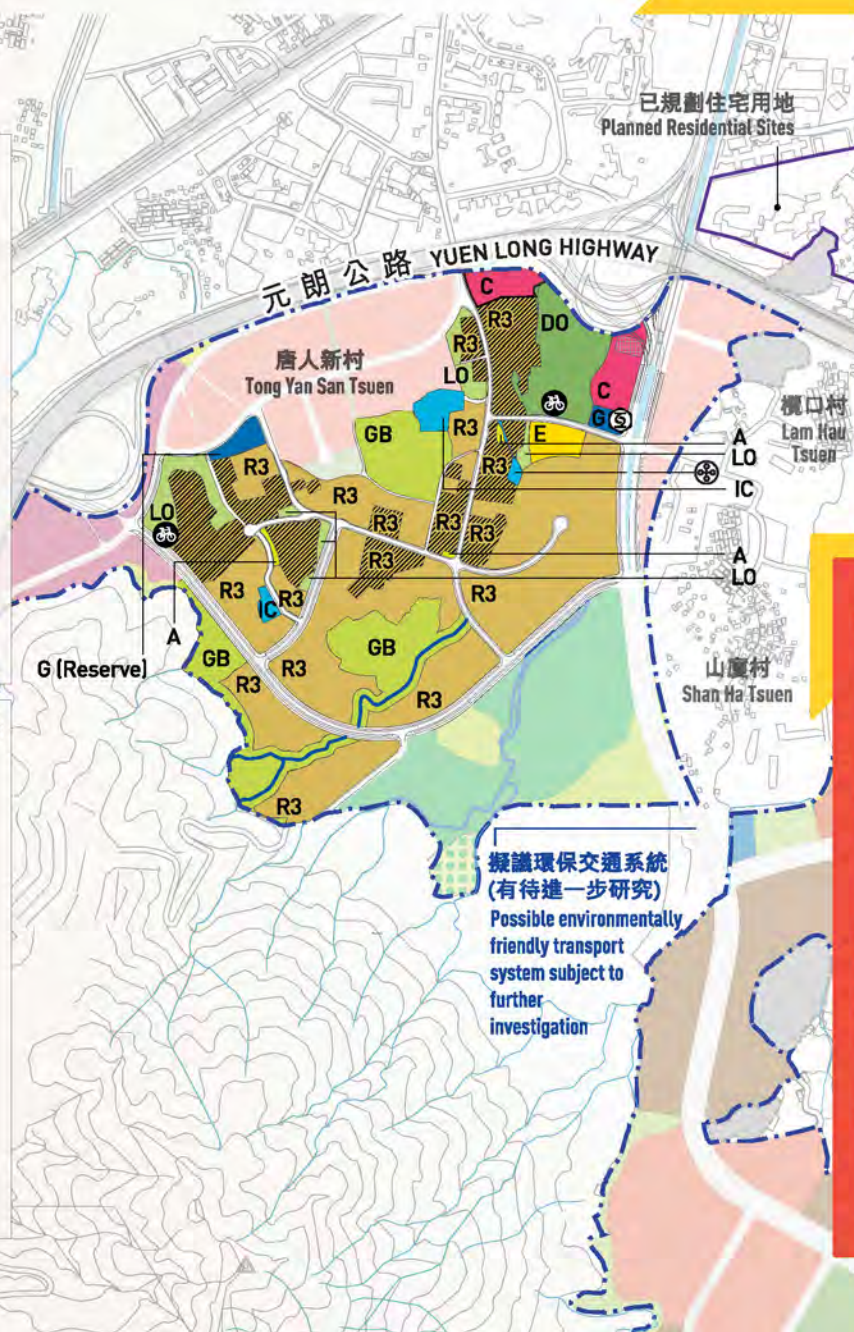


## 圖示 LEGEND

- 具發展潛力區  
Potential Development Areas (PDAs)
- PTI 擬議公共運輸交匯處  
Proposed Public Transport Interchange (PTI)
- 道路  
Road
- 現有渠道  
Existing Channel
- 鄰近具發展潛力區的認可殮葬區  
Permitted Burial Ground near the PDAs
- 具發展潛力區內具重要生態價值的天然河溪  
Natural Streams with Ecological Importance within the PDAs
- 鄰近具發展潛力區的天然河溪  
Natural Streams near the PDAs
- C 單車停放處  
Cycle Parking Area
- H 歷史建築物  
Historic Building
- S 社會福利設施  
Social Welfare Facility

## 土地用途地帶 LAND USE ZONING

- R3 住宅發展密度第3區  
Residential - Zone 3
- R3 住宅發展密度第3區 (現有發展)  
Residential - Zone 3 (Existing Development)
- C 商業  
Commercial
- G 政府 / 政府 (儲備)  
Government / Government (Reserve)
- 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



人口  
Population

約 about  
4,900

單位數量  
No. of Flats

約 about  
1,600 私人房屋  
Private

地積比率  
Plot Ratio

住宅 Residential 1 商業 Commercial 2

商業樓面面積  
Commercial Area

約 about  
37,100 平方米  
sqm



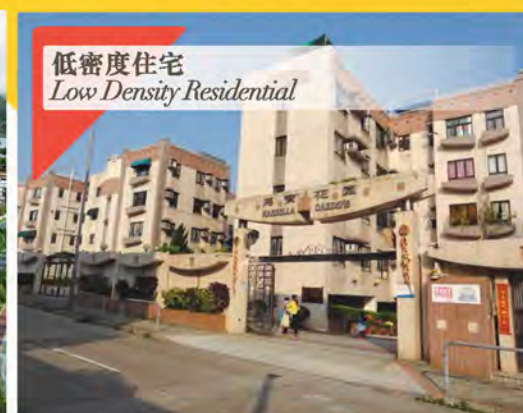
通過規劃的休憩用地網絡及保留的次生樹林和天然河溪，配合現有的寧靜生活環境，連同唐人新村南面的「田園地帶」，營造在園林和綠蔭中居住的氛圍。

With the open space network, preserved secondary woodland and natural streams, the existing tranquil lifestyle would be retained. This help fostering an ambience of garden city embraced in greenery especially with the "Green Zone" proposed at the southern part of Tong Yan San Tsuen.

以下模擬效果圖只供參考。The below rendering is indicative only.



## 提供寧靜及綠化的環境 *Providing a Tranquil and Green Environment*



低密度住宅  
*Low Density Residential*



寧靜生活方式  
*Tranquil Living*



休憩用地  
*Open Space*



文化遺產  
*Cultural Heritage*

## 保留已發展住宅社區 *Retaining Well-established Residential Communities*

現時，沿沙井路及唐人新村路有一些發展成熟的現有低密度住宅社區，以及一些已規劃/擬議的發展。這些住宅社區是按現行分區計劃大綱圖訂定的地積比率（1倍）發展。我們建議保留這些發展成熟的住宅社區。「花園城區」內的發展也會以低密度為主，地積比率為1倍，配合現有住宅社區。

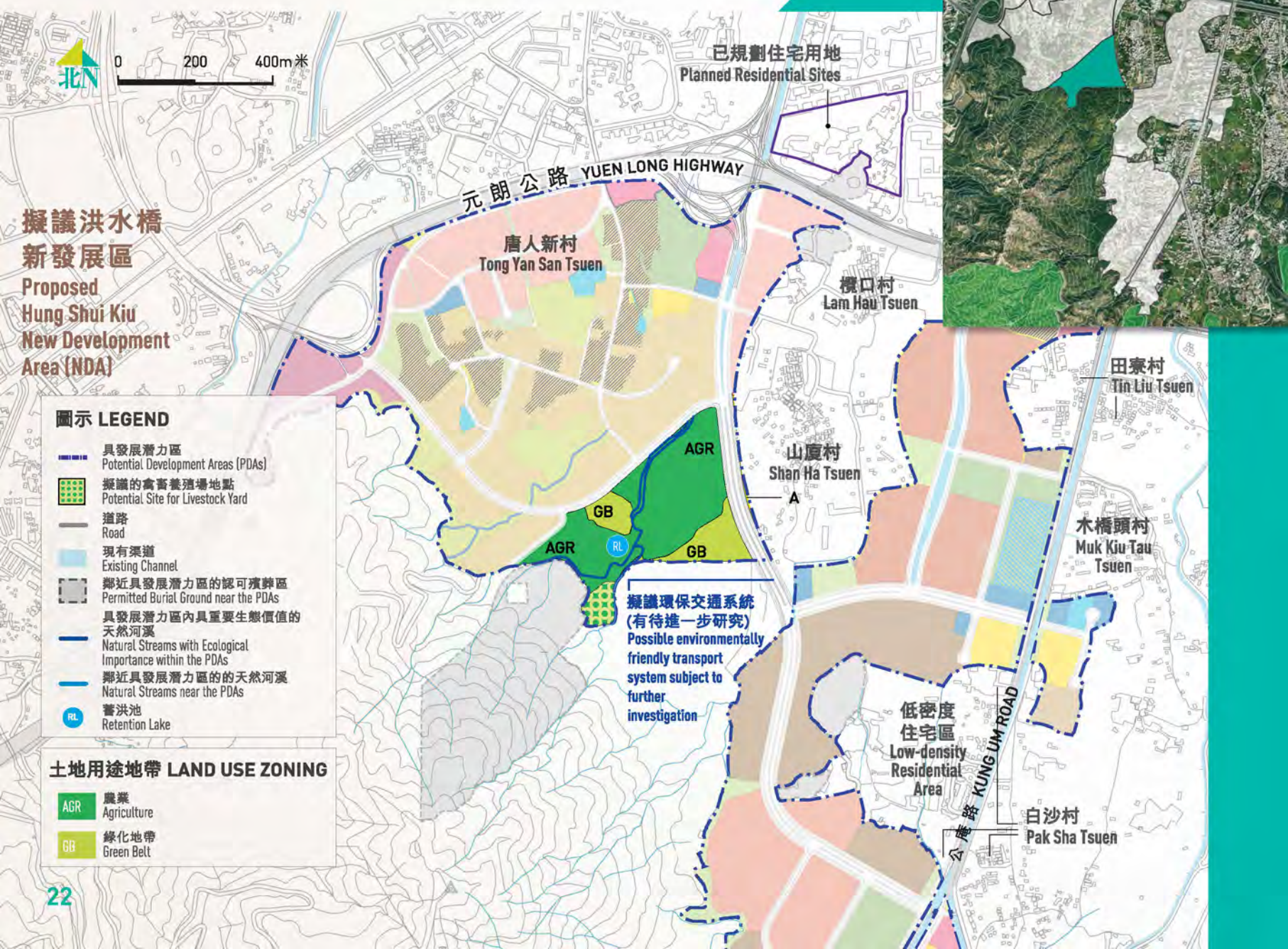
There exist some clusters of well-established low-rise residential communities along Sha Tseng Road and Tong Yan San Tsuen Road including some planned/proposed developments. They are low-rise developments developed in accordance with the extant Outline Zoning Plan with plot ratio 1. These well-established residential clusters are proposed to be retained. Future developments in the "Garden Community" will also be low-density with plot ratio 1 to complement the existing residential communities.



# 田園地帶 Green Zone

「田園地帶」結合常耕農地，保留的次生樹林、河溪及其他自然景觀，連同南面的山景，將成為元朗南的主要特色。

The Planning Area for "Green Zone" comprises the active agricultural land, preserved secondary woodland, stream courses and other natural landscape features. Together with the mountain greenery in the south, the "Green Zone" will become a key feature of Yuen Long South.





元朗南位處於元朗富有悠久耕種歷史的平原上，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」，並提升元朗南的特色及綠化景觀。我們亦會在「田園地帶」的南端預留土地作禽畜養殖場。

Yuen Long South has been part of the Yuen Long Plain with a long history of cultivation. The active agricultural land in the southern part of Tong Yan San Tsuen will be preserved. Joining with the preserved secondary woodland, the "Green Zone" will enhance the local character and landscape of Yuen Long South. At the southern tip of the "Green Zone", a site is reserved for livestock farm.

## 保留常耕農地 *Preserving Active Agricultural Land*



## 連繫鄉郊及自然 *Linking with Rural and Nature*

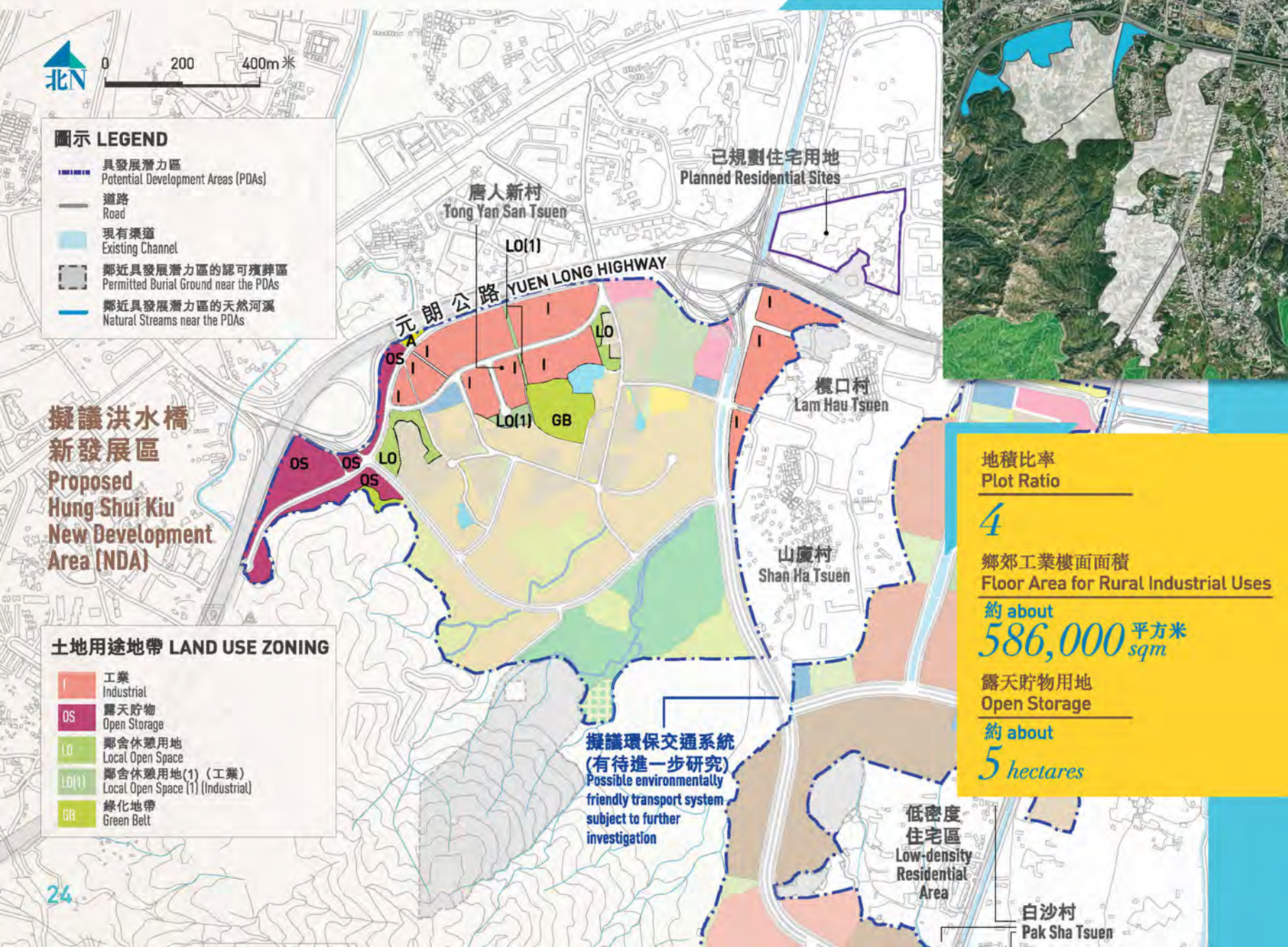
通過保留常耕農地和次生樹林，「田園地帶」展現元朗的鄉郊傳統，並提供不同的鄉郊體驗如有機農耕、農墟及其他休閒和康樂活動。我們亦會提供完善的行人網絡及觀景單車徑，方便遊客及居民前往「田園地帶」。

With the preserved active agricultural land and secondary woodland, the "Green Zone" is intended as a physical manifestation of the rural tradition of Yuen Long where rural experience such as organic farming, markets, leisure and recreational activities would take place. Pedestrian paths and a scenic cycle track will be provided to facilitate visitors and residents to reach the "Green Zone".



為善用土地資源，釋放土地發展潛力，避免露天貯物場和鄉郊工業無序地伸延，及改善元朗南的環境，沿元朗公路旁劃設的「就業帶」提供土地整合這些鄉郊活動。在規劃「就業帶」的位置及面積時，我們充分考慮了具發展潛力區內及其周邊的土地用途及便捷接駁至公路的需要，以及平衡了具發展潛力區內不同土地用途的需求及需保育的範圍，包括房屋、基礎建設及社區設施，以及保留的常耕農地、次生樹林和天然河溪。

To better utilise land resource and release land development potential, to avoid haphazard sprawl of open storage and rural industrial uses, as well as to improve the environment of Yuen Long South, the Planning Area for "Employment Belt" is designated along Yuen Long Highway to consolidate the open storage and rural industrial operations. The location and area of the "Employment Belt" have taken into account land uses in and near the PDAs and the need to provide convenient access to the highway. They have balanced the needs of various land uses to be provided and preserved in the PDAs including housing, supporting infrastructure and community facilities as well as the preserved active agricultural land, secondary woodland and natural streams.





考慮到對存放大型和重型物料和機械的需要，「就業帶」內可發展非傳統的多層工廠大廈，其設計可配合行業運作需要。另外，該帶亦提供露天貯物用地。「就業帶」可提供就業機會，支援地區經濟。

In view of the need to store bulky and heavy goods and machinery, the "Employment Belt" provides land for non-conventional multi-storey flatted factory buildings that could be specially designed to meet the needs of the operations. Besides, the Belt also provides land for open storage. The "Employment Belt" could offer job opportunities and contribute to the local economy.

## 提供土地作露天貯物場及鄉郊工業 *Providing Land for Open Storage and Rural Industries*

以下模擬效果圖只供參考。The below rendering is indicative only.



「就業帶」鄰近元朗公路，本研究建議方便的道路系統讓貨運可快捷地連接到公路網絡。這設計亦可避免重型車輛駛入住宅區。

The proximity of the "Employment Belt" to Yuen Long Highway facilitates easy accessibility of freight traffic to the highway through the provision of a road system. This can also avoid the intrusion of freight traffic to the residential neighbourhood.

## 提升可達性 *Enhancing Accessibility*

## 與周邊環境協調 *Compatibility with the Surroundings*

「就業帶」主要位於現行分區計劃大綱圖上劃為「工業（丁類）」及「露天貯物」地帶，有關土地已被劃作或現已用作類似用途。初步發展大綱圖上已劃設了「休憩用地」及「綠化地帶」作為緩衝分隔住宅用途和作為通風廊。我們會在研究期間進行環境影響評估及空氣流通評估，並會進一步提出建議，包括城市及景觀設計以改善環境。

The "Employment Belt" is located in areas which are primarily zoned "Industrial (Group D)" and "Open Storage" on the extant Outline Zoning Plan where land is reserved for and partly occupied by such uses. "Open Space" and "Green Belt" zones are designated on the PODP as buffer areas, and they also function as breezeways in the area. The Study will conduct environmental impact assessment and air ventilation assessment in which further proposals including urban and landscaping design will be put forward to enhance the environment.



## 行人及單車連接

# Pedestrian and Cycling Connectivity

擬議行人網絡包括沿擬議道路的行人道及改善現有行人道，連接具發展潛力區的不同部分。元朗南的網絡亦會連接擬議洪水橋新發展區的行人網絡及元朗新市鎮的現有行人網絡，加強具發展潛力區的對外聯繫。

具發展潛力區內亦有一些現有水道，我們會盡量避免覆蓋這些水道，並通過美化及活化計劃結合至休憩用地網絡，提供綠化及良好的行人環境。其中，元朗(西)排水道、田村河道及元朗明渠南段會進行活化。我們會進一步探討活化元朗明渠北段的可行性，並希望聆聽您對有關建議的意見。

Pedestrian networks are proposed connecting different parts of the PDAs comprising those planned along the proposed roads and improvements to existing ones. Externally, the pedestrian networks will tie in with those of the proposed Hung Shui Kiu NDA and the existing pedestrian corridor in Yuen Long New Town.

There are existing drainage channels within the PDAs and decking of the channels would be avoided as far as practicable. Through beautification and revitalisation, these channels would integrate with open space networks for providing a landscaped and pleasure walking environment. Yuen Long West Nullah, Tin Tsuen Channel and the southern part of Yuen Long Nullah would be revitalised. For the northern section of Yuen Long Nullah, the Study will conduct investigation on the feasibility of turning this section into a revitalised river channel and we would like to hear your opinions on it.

## 行人網絡 Pedestrian Network



行人道  
Pedestrian Walkways



單車停泊設施  
Cycle Parking Facilities



觀景單車徑  
Scenic Cycle Track



設有街舖的行人道  
Walkway with Shop Frontage

## 單車徑網絡 Cycling Connectivity

沿行人道會提供單車徑作康樂及區內連接用途，並會沿馬山山腳及「田園地帶」興建觀景單車徑以推廣單車旅遊。單車徑系統將包括單車停泊設施。擬議單車徑網絡可連接大欖郊野公園兩個主要的行山徑入口，亦會沿朗天路及天水圍(西)交匯處，連接現有青山公路-屏山段的單車徑。

Cycle tracks supported by cycle parking facilities will be provided along pedestrian corridors for leisure and internal circulation. A scenic cycle track for recreational purpose is proposed running along the edge of the hillside of Ma Shan and the "Green Zone" to promote local tourism. The cycling corridor will lead to two key access points to the mountain trails in Tai Lam Country Park. The cycle track network will also be connected to the existing cycle track system along Castle Peak Road - Ping Shan via Long Tin Road and the Tin Shui Wai West Interchange.



# 行人及單車網絡

## Pedestrian and Cycling Network





## 道路及公共交通連接

# Vehicular and Public Transport Connectivity

初步評估指出在改善區內道路及公共交通的配合下，現有的策略性道路可容納約80,200的擬議人口。除了改善具發展潛力區內的現有道路，我們建議興建一條南北向的新道路。這條新道路會是具發展潛力區的主要道路。道路網絡會透過天水圍（西）交匯處及唐人新村交匯處分別連接擬議洪水橋新發展區及元朗新市鎮。

此外，我們亦建議為「就業帶」提供快捷方便的道路系統，讓貨運交通可接駁至公路，無須進入住宅區。

Preliminary assessment indicates that the proposed population of about 80,200 could be accommodated within the existing strategic roads, with local road and public transport improvements. In addition to improvements of existing roads within the PDAs, a new main road running north-south is proposed. The road network will provide vehicular connection with the proposed Hung Shui Kiu NDA via Tin Shui Wai West Interchange and with Yuen Long New Town via Tong Yan San Tsuen Interchange.

A road system is also proposed for quick and convenient access of freight traffic from the Employment Belt to the highway without travelling through the residential neighbourhood.

## 道路改善建議 Road Improvement



元朗公路  
Yuen Long Highway



電力巴士  
Electric Bus



現代化電車  
Modern Tram

© 香港電車有限公司 Hong Kong Tramways, Limited



內部道路  
Internal Roads

## 公共交通建議 Public Transport Proposals

透過一系列的公共交通服務，元朗南與元朗新市鎮及擬議洪水橋新發展區的連繫將會加強，包括連接輕鐵站的小巴服務、連接天水圍及元朗西鐵站的接駁巴士服務，以及行走元朗南及市區和新界北部地區的長途巴士服務。另外，我們亦會研究利用環保交通系統，如現代化電車或電力巴士，加強連接擬議洪水橋新發展區的接駁服務。

Various public transport services are proposed to bring people of Yuen Long South to Yuen Long New Town and the proposed Hung Shui Kiu NDA. They include minibuses to the Light Rail Stations, shuttle or feeder bus services to Tin Shui Wai and Yuen Long West Rail Stations, as well as long haul public bus services to urban and northern New Territories areas. The use of environmentally friendly transport system (EFTS) for connecting with the proposed Hung Shui Kiu NDA, such as modern tram or electric bus, will also be investigated to strengthen the feeder service to the NDA.



## 道路網絡及公共交通建議

## Road Improvement and Public Transport Proposals





## 技術事宜 *Technical Issues*

我們已為初步發展大綱圖在交通、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初步技術評估，確認有關建議在有適當緩解措施配合下，在技術上是可行的。

在收集初步發展大綱圖的公眾意見後，我們將就下一階段擬備的建議發展大綱草圖及詳細發展計劃進行包括交通、排污、岩土、空氣流通等方面的詳細技術評估，以符合相關要求，包括環境影響評估條例的法定要求。

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

After collecting public views on the PODP, various detailed technical assessments including traffic, sewerage, geotechnical, air ventilation, etc. will be conducted to support the draft Recommended Outline Development Plan (RODP) and detailed development proposals to be formulated in the next stage, in compliance with relevant requirements including the statutory requirements under the Environmental Impact Assessment Ordinance.

## 發展模式 *Implementation Mechanism*

在第一階段社區參與期間，公眾人士對發展模式意見不一。有意見支持私營機構參與落實發展；亦有意見支持「傳統新市鎮發展模式」，由政府收地及落實發展方案。元朗南的分期發展將無可避免影響一些現有土地業權人、居民、露天貯物場、倉庫、鄉郊工業及工場的營運者、農民、禽畜養殖場營運者及其他土地使用者。我們將會小心考慮詳細的實施安排，並在下一階段有關建議發展大綱草圖的社區參與提供有關建議。

During the Stage 1 CE, views on the implementation mechanism were diverse. While some supported private participation, some supported the “Conventional New Town Approach” that the Government would resume land to implement the proposals. The phased implementation of Yuen Long South will inevitably affect some of the existing land owners, residents, operators of open storage yards, warehouses, rural industrial operations and workshops, farmers, livestock farm operators and other occupants. Proposals for implementation arrangements will be carefully considered and set out in the next stage of CE on the draft RODP.



## 發展時間表 *Development Timetable*

首批居民預計將於2025年遷入，但確實時間須有待進一步技術評估核實，發展時間表將會在下一階段制定。我們將借鑒其他新市鎮的發展經驗，留意並確保可適時提供社區設施、基礎設施及地區就業，照顧首批遷入元朗南的居民。

Subject to detailed technical assessments, the first population intake is anticipated to be tentatively in 2025. A development timetable will be set out at the next stage of the Study. Taking the experience of developing other new towns, attention will be paid to ensure timely provision of various community facilities, infrastructure and employment opportunities in tandem with the population intake of Yuen Long South.





## 社區論壇 Community Forum

### 明愛元朗陳震夏中學

香港新界元朗西裕街66號

Caritas Yuen Long Chan Chun Ha

Secondary School

66 Sai Yu Street, Yuen Long,

New Territories

星期六 Saturday 下午2-5時 pm

28/6/2014

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

### 唐人新村花園

Tong Yan San Tsuen Garden

16/5 - 22/5/2014

### 元朗民政事務處

Yuen Long District Office

27/5 - 2/6/2014

### 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)

3/6 - 4/6/2014

### 僑興路 (田寮村) 流動展覽

Mobile Exhibition at Kiu Hing Road

(Tin Liu Tsuen)

5/6 - 6/6/2014

### 元朗賽馬會廣場

Yuen Long Jockey Club Town Square

9/6 - 15/6/2014

### 僑興路 (白沙村) 流動展覽

Mobile Exhibition at Kiu Hing Road

(Pak Sha Tsuen)

10/6 - 11/6/2014

### 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)

13/6 - 14/6/2014

## 第五部分

## Part 5

## 未來路向...

## Way Forward...



在此階段，我們希望聆聽您對初步發展大綱圖的寶貴意見。我們在制定建議發展大綱草圖時，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。

請於二零一四年七月十四日或之前，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。

At this stage of the Study, we would like to hear your valuable comments on the PODP. Your views will be considered when preparing the Draft Recommended Outline Development Plan, and we would further engage the public at the next stage of Community Engagement.

Please send your comments to us by post, fax, email or via the electronic comment form at the Study Webpage on or before 14 July 2014.

### 規劃署 — 跨界基建發展組

#### Planning Department -

Cross-boundary Infrastructure and  
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

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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](http://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 organization 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 organizations). If you do not agree to this arrangement, please state so when providing comments and views.

