

背景 Background

元朗南是元朗平原的一部分，以前大多為鄉郊居所及農業用途，現時普遍屬鄉郊地區，包括不同土地用途，例如鄉村和住宅居所、農地、露天貯物場、倉庫、工場、工業用地及荒地。露天貯物場、倉庫、工場及工業用途的繁衍，破壞了鄉郊地區的環境。我們有需要善用這些棕地作其他更好的用途，滿足社會的需求，改善元朗南的居住環境。

考慮到社會的房屋需求，2011-12年及2013年施政報告提出檢討元朗主要用作工業用途、臨時倉庫或荒廢的農地，盡快釋放合適土地作房屋發展用途。

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

In view of the territorial wide housing demand, the 2011-12 Policy Address and the 2013 Policy Address announced the review of agricultural land in Yuen Long currently used mainly for industrial purposes or temporary storage, or which is deserted that can be released for housing development as soon as possible.

研究目的 Study Objective

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

In November 2012, the Planning Department and the Civil Engineering and Development Department commissioned the "Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation" (the Study). The Study lasts for 30 months. The overall objective of the Study is to examine and optimise the development potential of the degraded brownfield land in Yuen Long South for housing purpose and other uses with supporting infrastructure and community facilities, and to improve the existing environment.

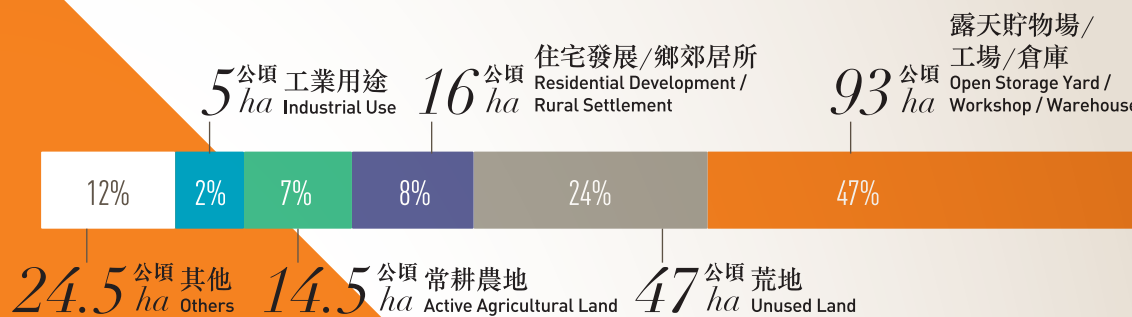


具發展潛力區及研究範圍 Existing Conditions of the PDAs & Study Area

研究範圍（約1,560公頃）包括具發展潛力區、元朗新市鎮、十八鄉、大棠及屏山地區。初步被選定作研究的具發展潛力區佔地約200公頃，分別位於唐人新村以及大棠一帶。本研究會在具發展潛力區及研究範圍內的其他適當地方探討有潛力作房屋發展的用地。

The Study Area of about 1,560 hectares includes the Potential Development Areas (PDAs), Yuen Long New Town, Shap Pat Heung, Tai Tong and Ping Shan areas. The PDAs, with an area of about 200 hectares preliminarily identified for investigation, are in the Tong Yan San Tsuen area and the Tai Tong area. Potential housing sites would be identified in the PDAs and other suitable areas within the Study Area.

總共 **200** 公頃 (具發展潛力區內)
total **200** ha (Within PDAs)



香港郵政
通函郵寄
服務
豁免*

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Planning Department -
Cross-boundary Infrastructure &
Development Section

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

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

聲明：凡在《元朗南房屋用地規劃及工程研究-勘查研究》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.



第一階段社區參與 Stage 1 Community Engagement

主要議題及限制 Key Issues & Constraints

機遇 Opportunities

土地規劃
Land Use Planning

露天貯物場、倉庫、工場及工業用途的繁衍帶來環境、消防及工業與住宅為鄰所產生的問題
Environmental, fire safety, industrial / residential interface and other problems from the proliferation of open storage yards, warehouses, workshops & industrial uses

檢視棕地的用途以改善區內環境，優化棕地及荒廢土地作更好的用途
Review the land uses of the degraded brownfield land to improve the local environment, and optimise the degraded brownfield and abandoned land for beneficial uses

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

具發展潛力區內及其鄰近地區的現有鄉村及住宅社區
Existing villages and residential communities within and to the immediate surroundings of the PDAs

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

環境
Environment

道路、工業用途及禽畜養殖場可能會造成的環境影響及土地污染
Possible environmental impacts and land contamination from roads, industrial operations and livestock farms

處理環境問題，保育自然景觀、具生態價值及文化遺產資源，締造可持續及宜居的生活環境
Address environmental problems, preserve natural landscape, ecological and cultural heritage resources, and create sustainable and livable communities

交通
Traffic

欠缺直接的對外道路通道，元朗公路交通容量有限；區內道路不合標準，擴闊道路的空間有限
Lack of direct external access, limited capacity of Yuen Long Highway ; sub-standard local roads with limited space for road widening

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

排水及排污
Drainage & Sewerage

主要議題及限制 Key Issues & Constraints

機遇 Opportunities

現有排水及排污設施承載量有限，並須符合后海灣的零排放要求
Limited capacity of the existing drainage and sewerage systems with the need to comply with Deep Bay zero discharge requirement

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

溶洞
Cavities

大理石及複雜地質結構如溶洞
Presence of marble-bearing rocks and complicated structural conditions such as cavities

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

土地業權
Land Ownership

具發展潛力區內有墳地，私人土地佔85%，業權複雜及業權人眾多，有些更屬「祖堂地」，政府土地則有限
85% of the PDAs under multiple and complicated private land ownership with presence of graves and land held under "tso tong" while Government land is limited

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

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

位於元朗新市鎮、大欖郊野公園及低密度發展之間；與周邊欠缺連繫
Sandwiched between Yuen Long New Town, Tai Lam Country Park and low-rise developments ; lack of integration with the surroundings

訂定適當的發展密度及城市設計，建議視覺景觀及綠化景觀改善方案，並完善與元朗新市鎮及擬議洪水橋新發展區的連繫
Determine appropriate development intensity and urban design with visual and landscape enhancement, and enhance integration with Yuen Long New Town and the proposed Hung Shui Kiu New Development Area

請預先登記
Please Register!

元朗商會小學
新界元朗青山公路(元朗段)244號
**Yuen Long Merchants Association
Primary School**
244 Castle Peak Road, Yuen Long,
New Territories
星期六 *Saturday* 14:00-17:00
25/5/2013

巡迴展覽 Roving Exhibitions

- 元朗民政事務處**
新界元朗青山公路(元朗段)269號
Yuen Long District Office
269 Castle Peak Road, Yuen Long,
New Territories
23/4-29/4/2013
- 白沙山路(近東海長者之家)**
流動展覽
Mobile Exhibition at
Pak Sha Shan Road (Near Tung Hoi
Residential Care Home for Elderly)
3/5/2013
- 唐人新村路停車場(近逸翠軒)**
流動展覽
Mobile Exhibition at
Tong Yan San Tsuen Road Parking Lot
(Near Greenville Residence)
4/5/2013
- 元朗賽馬會廣場**
新界元朗又新街
Yuen Long Jockey Club Town Square
Yau San Street, Yuen Long,
New Territories
5/5-11/5/2013
- 唐人新村花園**
新界元朗沙井路/唐人新村路交界
Tong Yan San Tsuen Garden
Junction of Sha Tseng Road and
Tong Yan San Tsuen Road
12/5-18/5/2013
- 僑興路(白沙村)流動展覽**
Mobile Exhibition at
Kiu Hing Road (Pak Sha Tsuen)
22/5/2013
- 僑興路(田寮村)流動展覽**
Mobile Exhibition at
Kiu Hing Road (Tin Liu Tsuen)
23/5/2013



第一階段社區參與 Stage 1 Community Engagement

本研究包括三個階段的社區參與。第一階段社區參與已於2013年4月16日展開，為期兩個月，主要提出發展元朗南的限制、機遇及指導原則。

我們會在研究的下一階段制定發展方案及初步發展大綱圖時，充分考慮您的意見，並在下一階段社區參與進一步諮詢公眾，與社區分享我們的規劃成果。請於2013年6月16日或之前，將您的意見以郵遞、傳真、電郵方式或經由研究網頁內的電子意見書送交我們。

Community Engagement will be conducted in three stages during the Study. The two-month Stage 1 Community Engagement was launched on 16 April 2013 to set out the constraints, opportunities and guiding principles for development in Yuen Long South.

Your views will be considered when formulating the development options and preparing the Preliminary Outline Development Plan at the next stage of the Study, and we would further consult the public at the next stage of the Community Engagement to share the outcome of the development proposals together with the community. Please send your comments to us by post, fax, email or via the electronic comment form at the Study Webpage on or before 16 June 2013.

指導原則 What are the Guiding Principles

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

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

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

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

保育常耕農地？ Preserving Active Agricultural Land?

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

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

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

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

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

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

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

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

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

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

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