願景 Vision

建立一個
可持續、綠色及宜居的社區
提供足夠基礎設施以配合未來
發展及改善現有鄉郊環境

To create a
SUSTAINABLE, GREEN AND LIVABLE COMMUNITY
providing sufficient infrastructure to cater for the future development and improving the existing rural environment

指導原則 Guiding Principles

- 善用棕地作房屋及其他用途
  Optimising the use of degraded brownfield land for housing and other uses
- 充分考慮現有社區及地方特色
  Giving due consideration to the existing communities and local characters
- 提供足夠基礎設施以配合未來發展及改善現有鄉郊環境
  Providing sufficient infrastructure to cater for the future development and improving the existing rural environment
- 保留常耕農地
  Preserving active agricultural land
- 締造可持續及宜居生活社區
  Creating a sustainable and livable neighbourhood
- 與元朗新市鎮及周邊地區融合
  Integrating with Yuen Long New Town and the surroundings

請預先登記 PLEASE REGISTER

社區論壇 Community Forum

元朗劇院 - 演藝廳
Yuen Long Theatre – Auditorium
新界元朗體育路9號
9 Yuen Long Tai Yuk Road, Yuen Long New Territories
2/4/2016 星期六 Sat 下午3–6時pm

請於研究網頁內下載社區論壇回條或致電2268 3278查詢
Please download the reply slip at our Study Webpage or call 2268 3278 for enquiry

巡迴展覽 Roving Exhibitions

元朗民政事務處
Yuen Long District Office
25/1–7/2/2016

唐人新村花園
Tong Yan San Tsuen Garden
15/2–6/3/2016

元朗劇院 - 大堂展覽場地
Yuen Long Theatre – Exhibition Corner
22 - 30/3/2016

元朗賽馬會廣場
Yuen Long Jockey Club Town Square
5–19/4/2016

流動展覽 Mobile Exhibitions

僑興路 (田寮村) 流動展覽
Mobile Exhibition at Kiu Hing Road (Tin Liu Tsuen)
26–28/1/2016

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)
15–17, 26–27, 29/2/2016

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)
18, 21–22/3/2016

僑興路(白沙村) 流動展覽
Mobile Exhibition at Kiu Hing Road (Pak Sha Tsuen)
5–7/4/2016

未來路向... Way Forward...

我們誠邀您參與第三階段社區參與，並就建議發展大綱草圖發表意見。請於2016年4月19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。

You are cordially invited to participate in our Stage 3 Community Engagement and to provide your views on the draft Recommended Outline Development Plan. Please send your comments to us by post, fax, email or via the electronic comment form at the Study Webpage on or before 19 April 2016.

	規劃署－跨界基建發展組 Planning Department - Cross-boundary Infrastructure & Development Section	土木工程拓展署－新界西拓展處 Civil Engineering and Development Department - New Territories West Development Office
地址 Address	北角渣華道333號北角政府合署16樓 16/F North Point Government Offices 333 Java Road, North Point	沙田上禾輋路1號沙田政府合署9樓 9/F Sha Tin Government Offices 1 Sheung Wo Che Road, Sha Tin
電話 Tel	(852) 2231 4713	(852) 2158 5680
傳真 Fax	(852) 2868 4497	(852) 2693 2918
電郵 Email	enquiry@yuenlongsouth.gov.hk	

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

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 organisation 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 organisations). If you do not agree to this arrangement, please state so when providing comments and views.

規劃署 Planning Department
土木工程拓展署 Civil Engineering and Development Department

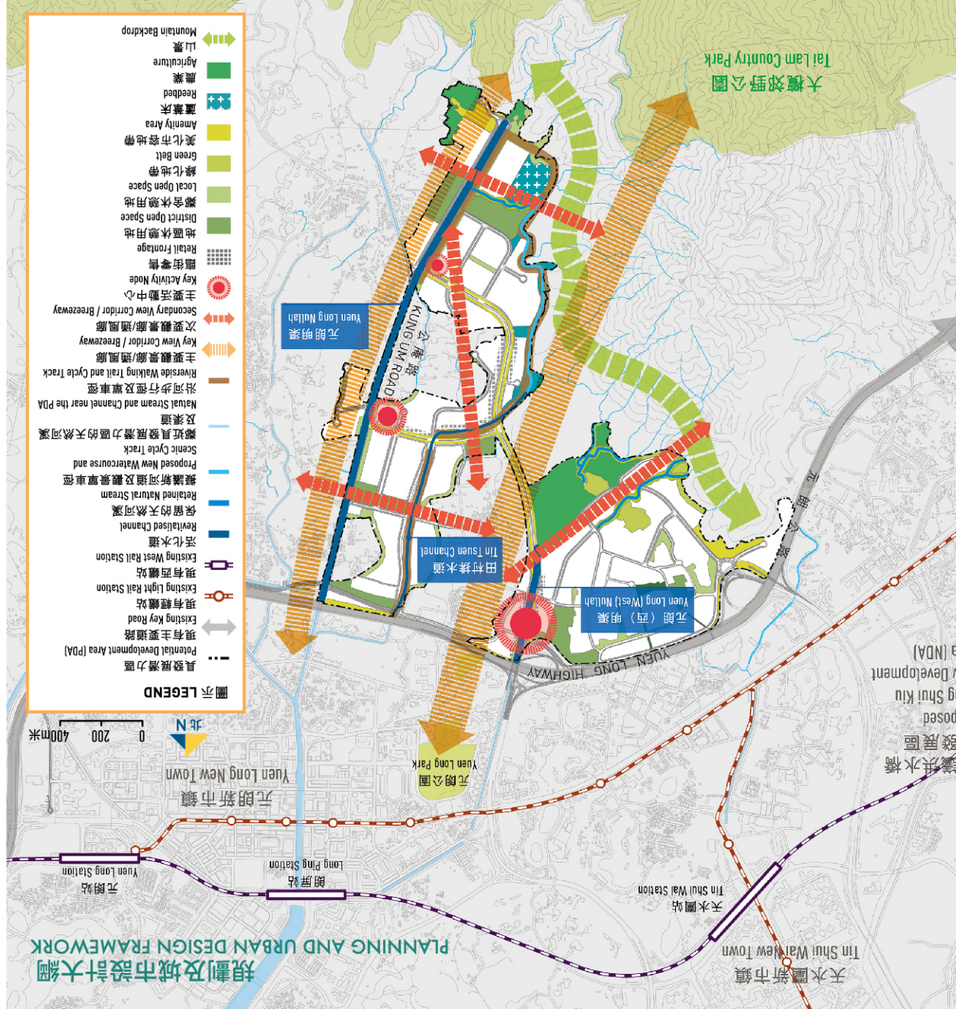
元朗南
房屋用地規劃及工程研究-勘查研究
PLANNING AND ENGINEERING STUDY FOR HOUSING SITES IN YUEN LONG SOUTH - INVESTIGATION

第 STAGE 3 階段社區參與 COMMUNITY ENGAGEMENT

二零一六年一月 JANUARY 2016

ARUP

規劃及城市設計大綱 PLANNING AND URBAN DESIGN FRAMEWORK



主要特色 Main Features

1 照顧多元需要及建立活動中心 ACCOMMODATING DIVERSITY AND CREATING ACTIVITY NODES

街道活力及地區商業 STREET VIBRANCY AND LOCAL COMMERCIAL

社區設施 COMMUNITY FACILITIES

善用棕地土地資源 UTILISATION OF LAND RESOURCES OF BROWNFIELD

保留現有住宅社區 RETAINING WELL-ESTABLISHED RESIDENTIAL COMMUNITIES

農業 AGRICULTURE

2 加強特色及尊重周邊環境 FOSTERING IDENTITY & RESPECTING SURROUNDING ENVIRONMENT

階梯式發展密度及高度輪廓 STEPPED DEVELOPMENT INTENSITY AND BUILDING HEIGHT PROFILE

為與元朗新市鎮、周邊地形環境及現有建築物融合，並配合區內的空氣流向，元朗南將採用由北向南遞減的階梯式發展密度及高度輪廓。

To encourage integration with Yuen Long New Town, the surrounding topography and existing buildings, and considering the air ventilation within the area, we recommend a stepped development intensity and height profile for Yuen Long South, descending from north to south

自然與建築環境融合 INTEGRATION WITH SURROUNDING ENVIRONMENT

由活化及新建河道/保育的天然河溪及綠色空間網絡交織而成的藍綠帶是城市結構的主要部份。

The blue-green networks interwoven by the enlivened and new watercourses/the preserved natural streams and the green space system form key part of the urban structure.

3 營造綠色社區 CREATING A GREEN COMMUNITY

可持續水資源管理 SUSTAINABLE WATER MANAGEMENT

- 活化明渠
  Revitalising Nullah
- 保育天然河溪
  Preserving natural stream
- 闢設新河道、蓄洪設施及蘆葦床
  Creating new watercourse, flood retention facilities and reedbed
- 提供三級污水處理及使用再造水
  Providing tertiary level sewage treatment and reusing effluent

綠色交通 GREEN MOBILITY

- 提供完善的行人及單車網絡
  Providing comprehensive pedestrian and cycling network
- 為環保運輸服務預留走廊
  Reserving for possible environmentally friendly transport services
- 探討低碳運輸科技
  Exploring low carbon transport technologies

環保節能 ENERGY SAVING

- 鼓勵採用節能建築設計
  Encouraging energy efficient building design
- 研究使用再生能源
  Exploring potential use of renewable energy

綠色空間網絡 GREEN SPACE NETWORK

- 提供不同休憩用地並結合保留的常耕農地、次生樹林、河溪、活化渠道、綠色排水措施、自然景觀及南面的山景
  Providing various open space and complemented with preserved active agricultural land, secondary woodland, and stream courses, revitalised nullahs and green drainage initiatives as well as natural landscape features and the mountain greenery in the south

固體廢物管理 SOLID WASTE MANAGEMENT

- 採用廢物管理計劃以減少產生及處置都市固體廢物
  Adopting waste management plan to minimise the generation and disposal of municipal solid waste

具發展潛力區及周邊發展 POTENTIAL DEVELOPMENT AREA AND SURROUNDINGS

定位 Positioning

透過綜合規劃及改善交通連接，元朗南將發展為元朗新市鎮的南面擴展部分，並成為房屋土地供應的主要來源之一。

With comprehensive planning and improvement of the connectivity, the Yuen Long South would be developed as a southern extension of Yuen Long New Town and to serve as one of the major sources of housing land supply.

研究目的 Study Objective

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 — 勘查研究」（本研究），目的是探討及善用元朗南棕地作房屋和其他發展的潛力，並提供基礎設施及社區設施，及改善現有環境。

研究的第二階段社區參與於2014年5月至7月期間舉行，就元朗南的初步發展大綱圖徵詢公眾的公眾意見和技術評估，我們擬備了建議發展大綱草圖，現誠邀您就此發表意見。

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 2 Community Engagement (CE) was conducted between May and July 2014 to engage the public on the Preliminary Outline Development Plan (PODP) for Yuen Long South. Taking account of the public comments received in Stage 2 CE and the technical assessments, we have prepared a Draft Recommended Outline Development Plan (RODP). You are now cordially invited to express your views on the Draft RODP.

研究初議階段 INCEPTION PHASE	方案制定階段 OPTION FORMULATION PHASE		選取方案評估階段 PREFERRED OPTION ASSESSMENT PHASE		建議方案完成階段 RECOMMENDED OPTION FINALISATION PHASE
基線檢討 BASELINE REVIEW	土地用途檢討 LAND USE REVIEW	技術評估 TECHNICAL ASSESSMENTS	初步發展大綱圖 PRELIMINARY OUTLINE DEVELOPMENT PLAN	技術評估 TECHNICAL ASSESSMENTS	建議發展大綱草圖 DRAFT RECOMMENDED OUTLINE DEVELOPMENT PLAN	技術評估 TECHNICAL ASSESSMENTS	建議發展大綱圖 FINAL RECOMMENDED OUTLINE DEVELOPMENT PLAN
			第一階段 STAGE 1 社區參與 Community Engagement (2013年4月至6月 April to June 2013)		第二階段 STAGE 2 社區參與 Community Engagement (2014年5月至7月 May to July 2014)		第三階段 STAGE 3 社區參與 Community Engagement (2016年1月至4月 January to April 2016)

我們在此！ We are here!

增加房屋供應
PROVIDING HOUSING SUPPLY

人口
Population

約 About **85,000**

*包括新增人口82,700人及現有人口約2,300人
*Including new population of 82,700 and existing population of about 2,300

新住宅單位數量
No. of New Housing Flats

約 About **27,700**

60%	40%
公營房屋** Public Housing**	私人房屋 Private Housing

**包括租住公屋及資助出售單位
**Including Public Rental Housing and Subsidised Sale Flat

支持地區經濟
SUPPORTING LOCAL ECONOMY

就業機會
Job Opportunities

約 About **10,800**

商業樓面面積
Commercial Floor Area

約 About **193,300** 平方米 sqm

貯物及工場用地土地面積
Storage and Workshop Land Area

約 About **10** 公頃 ha

露天貯物用地土地面積
Open Storage Land Area

約 About **2** 公頃 ha

土地用途分佈
LAND USE BUDGET

具發展潛力區總面積 Total PDA Area 約 About **223** 公頃 ha

發展用地 Development Area
約 About **183** 公頃 ha

住宅及混合用途 Residential and Mixed Use	商業、貯物及工場 Commercial, Storage and Workshop	公共設施 Public Facilities	休憩用地 Open Space
65 公頃 ha	12.5 公頃 ha	78.5 公頃 ha	27 公頃 ha
35%	7%	43%	15%

- 貯物及工場 Storage & Workshop 10 公頃 ha
- 商業 Commercial 0.5 公頃 ha
- 露天貯物 Open Storage 2 公頃 ha
- 政府、機構或社區 G/IC 13 公頃 ha
- 公用設施 Public Utilities 4.5 公頃 ha
- 新建道路 New Roads 46.5 公頃 ha
- 美化市容地帶 Amenity 5.5 公頃 ha
- 山邊河道及觀景單車徑 Hillside River Corridor and Scenic Cycle Track 9 公頃 ha
- 地區休憩用地 District Open Space 14 公頃 ha
- 鄰舍休憩用地 Local Open Space 13 公頃 ha

其他 Others 約 About 40 公頃 ha

現有道路及河道 Existing Roads and River Channels	5 公頃 ha
農業 Agriculture	14 公頃 ha
綠化地帶 Green Belt	8 公頃 ha
保留現有的發展 Retained Developments	13 公頃 ha

都會生活區 URBAN LIVING

- 建議在區內中心位置劃為主要活動中心，包括體育中心、社區會堂、以及商業用途及公共運輸交匯處。診所亦位於活動中心附近。
  An activity node comprising sports centre, community hall, commercial uses and a public transport interchange (PTI) is planned at the central location of the community. A clinic would also be provided near the node.
- 沿規劃區建立完善休憩空間網絡，連貫住宅用地及現有鄉村社區，並作為區內的觀景廊/ 通風廊/ 緩衝帶。建議在住宅用地內劃定「低矮建築帶」，作為與鄰接鄉村的緩衝。
  A comprehensive open space network would run through the Planning Area linking up the residential sites and the existing village communities. They are also view corridors/breezeways/buffer areas. "Low building areas" are designated in the residential zones to function as buffer to the adjacent villages.
- 覆蓋部分元朗明渠(北段)以擴闊道路及興建綠化的行人道。建議將明渠活化、與城市及景觀設計融合。
  Yuen Long Nullah (northern section) would be partially decked for road widening and provision of landscaped footpaths. Nullahs would be revitalised and integrated in the urban design and landscape framework.
- 建議活化田村排水道及規劃成沿河步行徑及設置單車徑，並可向南延伸至「樂活生活區」的擬議沿山河道。
  The revitalised Tin Tsuen Channel would be enhanced as Riverside Walking Trail with cycle track, which could be extended southwards to the proposed hillside river in the 'LOHAS Living'.

樂活生活區 LOHAS LIVING

- 商業中心將包括一個公共運輸交匯處以服務周邊社區、學校及鄉村。
  The commercial centre would include a PTI to serve the community, schools and villages.
- 建議全面活化元朗明渠的南段，並沿明渠提供觀景行人道及單車徑，連同各種的可持續排水措施，包括沿山河道、蘆葦床及休憩用地網絡，連繫周邊的鄉郊及自然景觀和大欖郊野公園。
  The southern section of Yuen Long Nullah would be fully revitalised with scenery walkways and cycle track alongside. This, together with various sustainable drainage initiatives including hillside river and reedbed, would join the open space network approaching the rural and natural landscape and the Tai Lam Country Park in the surroundings.
- 設置擬議污水處理廠及預留土地作政府維修中心（採用綠色建築設計），並將位於南面邊緣的現有禽畜養殖場劃為「農業」用地 (需就禽畜養殖場進行詳細評估，然而，此建議是否可行亦要視乎所須的環境緩解措施及其實施可行性，以符合《環境影響評估條例》）。
  The proposed Sewage Treatment Works would be provided and an area would be reserved and intended for Government Depots (with green building design). The existing livestock farms located at the southern fringe area would be zoned "Agriculture" (the feasibility of this proposal will be subject to detailed assessment for compliance with Environmental Impact Assessment (EIA) Ordinance in respect of the environmental mitigation measures and their feasibility of implementation).

花園城區 GARDEN COMMUNITY

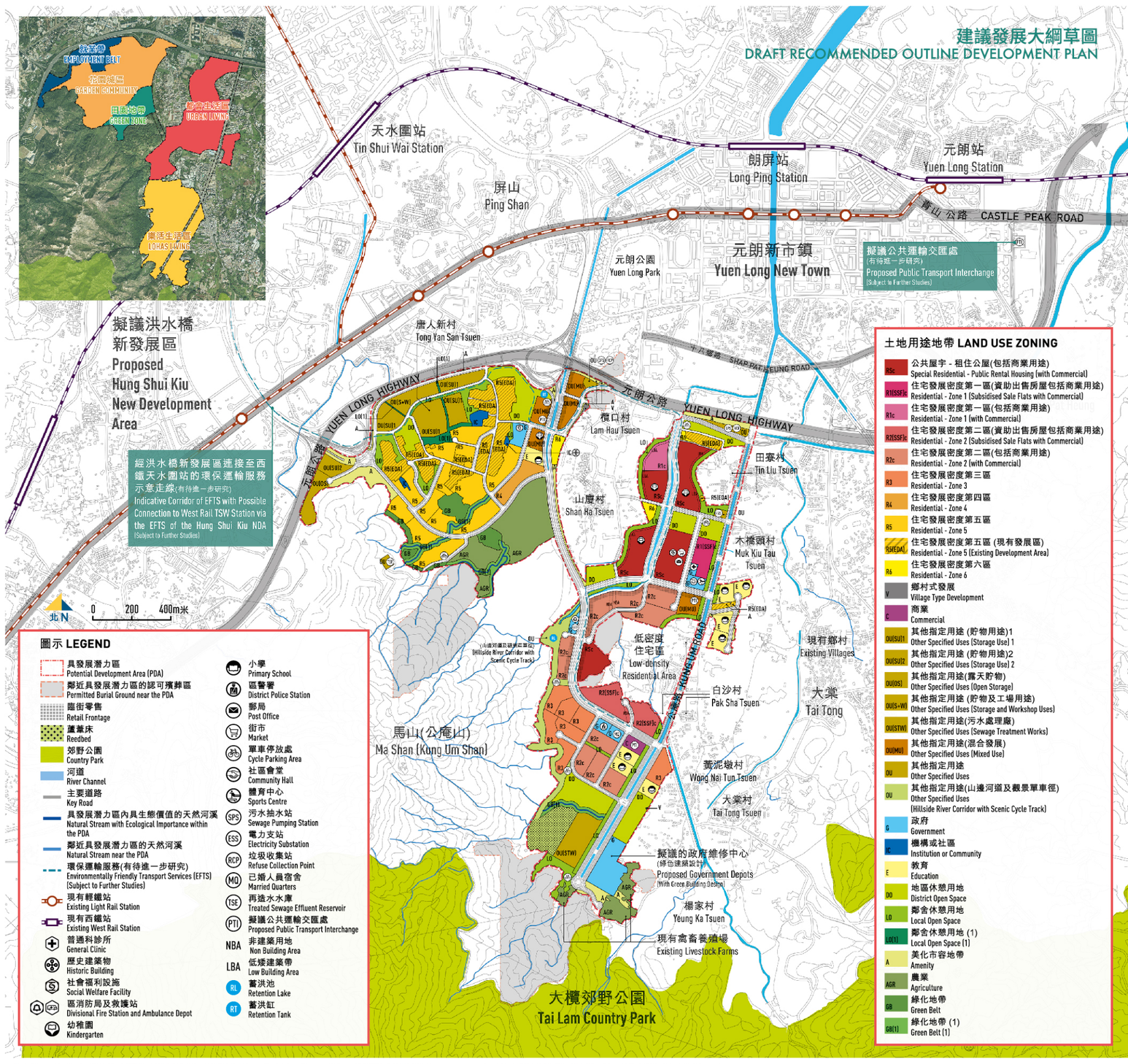
- 商業中心將規劃為元朗南發展的門廊，提供混合式用途發展及地區休憩用地。社會福利設施及學校亦設於附近。
  The commercial node is planned as gateway of the Yuen Long South development with mixed use developments and district open space. Social welfare facilities and school would be provided there.
- 盡量保留已發展的住宅社區及宗教機構。
  Well-established residential communities and religious institutions would be retained as far as possible.
- 圍繞「花園城區」提供一系列的休憩用地及綠化特色，包括次生樹林和天然河溪及美化市容地帶，展示這個規劃區的主題 。
  Enriching the 'Garden Community', a series of open space and greening features comprising preserved secondary woodland and natural stream and amenity are proposed highlighting the theme of the Planning Area.

就業帶 EMPLOYMENT BELT

- 提供約2公頃土地作露天貯物用地，對象為真正需要露天運作的作業。
  An approximate 2 ha of land is designated for open storage use to cater for uses with genuine need of open-air operations.
- 預留約10公頃土地作貯物及工場用途。
  About 10 ha of land is reserved for storage and workshop uses.
- 設計道路佈局，讓貨運車輛直接接駁元朗公路及減少對住宅社區的環境影響。
  A road layout has been designed to allow freight traffic going to Yuen Long Highway direct and minimising environmental impact on the residential neighbourhood.

田園地帶 GREEN ZONE

- 保留最大及相鄰的常耕農地，並與北面的「花園城區」互相配合。
  The largest and contiguous piece of active agricultural land would be preserved. The greenery of the farmland complements the 'Garden Community' in its north.
- 保育農地、次生林地及天然河溪（及緩衝帶）。
  The farmland, secondary woodland and natural streams (with buffer) would be preserved.



技術事宜 Technical Issues

我們已就建議發展大綱草圖在交通、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技術評估，有關建議在有適當緩解措施配合下，在技術上是可行的。

其中，在交通及運輸方面，我們將改善唐人新村交匯處及天水圍（西）交匯處，亦會興建連接西鐵元朗站一帶的道路；而在排水及排污方面，我們會建議合適的土地平整和排水工程，以及興建一座新的三級污水處理廠。

此外，我們已根據《環境影響評估條例》展開環境影響評估，並會嚴格遵守條例的要求及採取適當措施，盡量避免/ 減少在建造及營運期間對環境帶來不良影響。

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

In particular, for transport and traffic, Tong Yan San Tsuen Interchange and Tin Shui Wai West Interchange would be improved. A road would also be constructed connecting Yuen Long South with the area near West Rail Yuen Long Station. For drainage and sewerage, appropriate site formation and drainage works would be proposed and a new tertiary Sewage Treatment Works would be constructed.

Moreover, the Environmental Impact Assessment (EIA) is now being conducted according to the EIA Ordinance. The requirements of the EIA Ordinance would be strictly complied with and appropriate measures would be adopted to avoid/minimise adverse environmental impacts during construction and operation stages as far as possible.

實施安排 Implementation Arrangement

為確保適時有序地發展元朗南計劃，政府會參考古洞北和粉嶺北新發展區的實施模式，考慮採用「加強版的傳統新市鎮發展模式」。根據該模式，政府會收回計劃需要的土地，同時在符合相關準則及條件的情況下，容許處理土地業權人為個別規劃作私人發展的用地所提出的換地申請。

元朗南的規劃已盡可能減少對現有居民的影響。然而，無可避免會有部分現有構築物需要被清拆。政府會為所有受計劃發展影響的居民制定合適的安排。其中，政府計劃為受影響並合資格的住戶提供原區安置。政府亦會參考古洞北/ 粉嶺北新發展區的補償及安置方案，考慮為受影響的清拆戶提供特設的補償及安置安排。

政府建議採用古洞北/ 粉嶺北新發展區的特殊農地復耕計劃，優先為受影響的務農人士和農地業權人進行配對。

在考慮第三階段社區參與所蒐集的意見和建議後，政府會為上述擬議的實施安排制定進一步的細節。

To ensure timely and orderly implementation of the Yuen Long South project, the Government will consider the "Enhanced Conventional New Town" approach as the implementation mode, making reference to that adopted for the Kwu Tung North and Fanling North (KTN/FLN) New Development Areas (NDAs), under which the Government will resume land required for the project while allowing the processing of land owners' applications for land exchange over individual sites planned for private developments subject to meeting specified criteria and conditions.

The planning of the Yuen Long South project has minimised the impacts on existing residents as far as possible. However, it is unavoidable that some existing structures would have to be cleared. The Government will devise suitable arrangement for all those affected by the project. In this connection, the Government plans to provide local rehousing to the eligible affected households. The Government would also consider special compensation and rehousing arrangements for the affected clearees, making reference to the compensation and rehousing package for the KTN/FLN NDAs.

The special agricultural rehabilitation scheme announced for the KTN/FLN NDAs, by giving priority assistance in matching of affected farmers and agricultural landowners, would be proposed.

The Government will work out further details of the above implementation arrangements in the next stage, in the light of the views and suggestions collected in Stage 3 CE.

發展時間表 Development Timetable

在確定建議發展大綱圖後，我們會按《環境影響評估條例》完成環境影響評估，以確保建議發展符合有關環保要求。元朗南發展會分階段進行，我們的目標是首批居民於2026年遷入。在考慮第三階段社區參與期間收集的公眾意見及建議後，我們會在下一階段制定詳細發展分期計劃及時間表，並就發展計劃的時間表，適時有序地提供社區設施及基礎設施。

Upon the finalisation of the RODP, the EIA would be completed under EIA Ordinance to confirm the environmental acceptability of the proposed development. The Yuen Long South development would be developed in stages and the first population intake is targeted in 2026. We shall formulate detailed development staging plan and timetable at the next stage, in light of the public views and suggestions received in Stage 3 CE. We will ensure timely provision of various community facilities and infrastructure in tandem with the proposed timetable of the project.

區內道路 Internal Roads

1. 改善唐人新村交匯處及天水圍（西）交匯處，提供更多出入元朗南的接駁口
   Improve Tong Yan San Tsuen Interchange and Tin Shui Wai West Interchange by providing more access to and from Yuen Long South
2. 擴闊及提升公庵路及僑興路至標準雙線單程道路，方便疏導交通
   Widen and upgrade Kung Um Road and Kiu Hung Road as standard two-lane roads for one-way circulation to facilitate traffic flow
3. 興建一條南北向的雙程新道路，作為具發展潛力區的主要道路，連接唐人新村及公庵路旁一帶
   Construct a new dual carriageway as the main road running in a north-south direction through the PDA and connecting Tong Yan San Tsuen with the area along Kung Um Road

區外連接 External Connections

4. 經洪水橋新發展區連接至西鐵天水圍站的環保運輸服務（有待進一步研究）
   EFTS with possible connection to West Rail Tin Shui Wai Station via the Hung Shui Kiu NDA (subject to further studies)
5. 新的道路連接至西鐵元朗站一帶
   A new road connecting to the area near the West Rail Yuen Long Station
6. 更多道路接駁口以改善與周邊鄉村的連接
   More road junctions to improve connection with surrounding villages

PTI 位於區內/外不同位置的公共運輸交匯處會提供小巴、接駁巴士及長途巴士服務
PTIs at different locations within/outside the area, providing minibus, shuttle or feeder bus services and long haul bus services

○ 可能的新策略性公路連接洪水橋新發展區至市區及一條可能連接洪水橋新發展區及屯門西繞道的公路（最新的走線由屯門至赤鱲角連接路至青田路），以應付新界西北地區預計的新增交通量，當中包括元朗南
Possible new strategic highway connecting the Hung Shui Kiu NDA with the urban area and a possible highway connecting the Hung Shui Kiu NDA with the proposed Tuen Mun Western Bypass (which latest alignment is from Tuen Mun-Chek Lap Kok Link to Tsing Tin Road) to cope with the anticipated traffic growth in the Northwest New Territories, including Yuen Long South