



## 元朗南

房屋用地規劃及工程研究

PLANNING AND ENGINEERING STUDY FOR HOUSING SITES IN YUEN LONG SOUTH



建議發展大綱圖 Recommended Outline Development Plan (RODP)

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

#### 三階段社區參與活動

#### 3-Stage Community Engagement Programme

- 研究進行了三個階段的社區參與
   3 Stages of community engagement (CE) have been conducted during the Study
- 公眾普遍支持元朗南發展,以提供土地應付房屋需求及改善環境。
   General support for YLS project for providing land to meet housing demand and to improve the environment.
- 城市設計與發展密度、環境和生態、交通影響和基建配套設施及發展計劃的實施安排等方面的意見。

Comments received on urban design and development density, ecology and environment, traffic impact and infrastructure provision as well as implementation arrangement.



### 建議發展大綱圖

Recommended Outline Development Plan						
發展區總面積 Total Development Area	<b>約</b> about <b>224公頃</b> ha		a	唐人新村 Tong Yan San Tsuen ONG HIGHWAY OUS-WOUS-WOUS-WOUS-WOUS-WOUS-WOUS-WOUS-W	0090	* A 養務 SHAP PAT HEUNG ROA
發展用地 Development Area	約about <b>185公頃</b> ha		DOUSUIT OUISUIT	OUIS-WI) OUISUIT LO RS(EDA) DO(1) OUIS-WI) CONSUIT RS(EDA) OUISUIT RS(EDA) OUI	<b>QUINU)</b> 横口村 Lam Hau Tsuen	YUEN LONG HIGHWAY
人口 Total Population	約about <b>88,000</b> (約 about <b>85,400新增人口</b> New Population 約 about <b>2,400 現有人口</b> Existing Population)		OUISUIZ A OO RS(EDA)	RS BEDAY RS BEAN REALY RATE REALY RATE REALY REALY REALY REAL REALY REAL	R5 IC	田寮村 Tin Liu Tsuen
新住宅單位數量 No. of New Flats	約 about <b>28,500</b>		の明代はSem (中国 新聞 ME) Possible Confection from Surrounding Development	B CBLIJ RS C LO ACR	100	木橋頭村 Muk Kiu Tau Tsuen 6 ⊕ ® ⊜
房屋比例 Housing Mix	公營房屋 Public Housing:	61%	土地用途地帶 LAND USE ZONING  公共選字 - 租住公里(包括商業用途) Special Residentii - Public Restal Housing (with Commercial) 住宅發展(現功/維房層 包括商業用途) Residential (Subsidieed Staf Falts with Commercial)	(Interest American de la Contraction de la Contr	R2c 00 R2c 0000	INTERIOR A
	私人房屋 Private Housing:	39%	在宅發展(包括商業用語) fresidential (with Commorcial)	(Nilla河陽及是是東京市) (Hillside River Corption with Scenic Cycle Track)	低密度 住宅區 Low-density Residential Area	Exi:
地積比率 Plot Ratio (PR)	最高住用地積比率 Maximum domestic PR:	5	総とする、発用 Viltage Type Unavalupment 商業 Continercial 再供取る。用語 Other Specified Uses		RZISSFIC RZCSFIC RZCSFIC	自沙村 Pak Sha Tsuen T
	最高非住用地積比率 Maximum non-domestic PR:	4	petrosi Other Specified Uses (19per Storage) 其他指定用途 (資物及工場用途) Other Specified Uses (Storage and Workshop Uses)	山(公庵山) an (Kung Um Shan)	R3 L0 R2C QUUMUI P3 QUUMUI P3	黃泥墩村
就業機會 Job Opportunities	約 about 10,500		其他指定用途(污水底理底) 其他指定用途(污水底理底)  Line (		DD F R3 R3 V R6	Wong Nai Tun Tsuen 大棠村 Tai Tong Tsuen
			Institution or Community 教育 Education  th 國水融用地 Desiret Open Space  是公司的一种, Education  A Amenity  And Mark  Agriculture  Green Bett	政府維約 Governm Intended		楊家村 ng Ka Tsuen 野☆園風電報知 ndded for

#### *定位及願景* Positioning and Vision

#### 定位 Positioning

➤元朗新市鎮的擴展部分 Extension of Yuen Long New Town

#### 願景 Vision

現有發展 Existing Development

▶透過綜合規劃,優化受破壞的鄉郊土地用 作房屋、基礎及社區配套設施,發展為一 個綠色及宜居的社區

Through comprehensive planning, YLS optimises the development potential of degraded rural land to cater for housing and other supporting infrastructure and community facilities, so as to transform into a green and liveable community



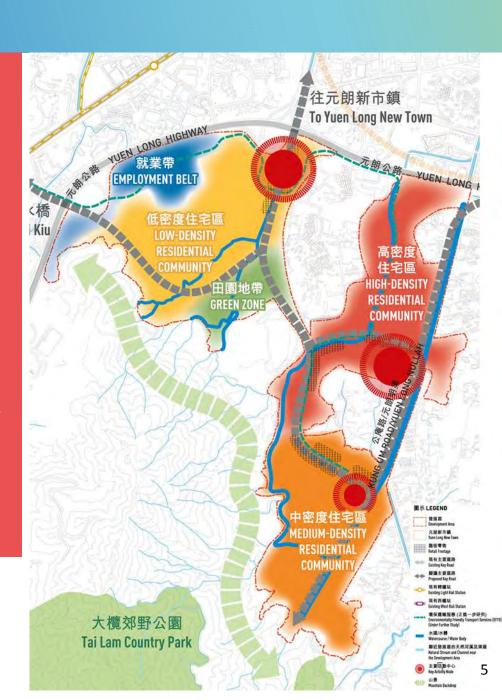


#### 規劃大綱

#### **Planning Framework**

五個規劃區,活動中心及走廊 Five Planning Areas with Activity Nodes and Spine

- 三個各有特色、不同發展密度的住宅區 Three distinctly planned Residential Communities with different development intensities
- 「就業帶」及「田園地帶」 Employment Belt and Green Zone
- 三個活動中心,活化元朗明渠、沿明渠的 休憩用地構成活動走廊 Three activity nodes, revitalised Yuen Long Nullah and open space alongside form an activity spine



#### *發展時間表* Implementation Programme

- ●環境影響評估已於2017年11月 30日有條件地獲得批准 EIA was approved with conditions on 30.11.2017
- •修改相關法定分區計劃大綱圖: 待研究完成後進行 Amendment of relevant outline zoning plans: after the completion of the Study
- ●發展計劃分4階段進行 4-stage Implementation program
- ●首批居民入伙: 2027/2028年 First Population Intake: 2027/2028
- •計劃整體發展完成: 2038年 Project Completion Year: 2038



#### 實施安排

#### **Implementation Arrangements**

#### 居民 Residents

正為元朗南發展計劃擬訂補償及安置細節,將於適當時候公布
 Working on the details of compensation and rehousing arrangements for the YLS
 Development and will announce the packages in due course

#### 棕地作業經營者 Brownfield Operators

consulted to address their needs

- 政府已展開在多層樓字經營棕地作業的可行性研究,並會諮詢業界及持份者,以適切考慮他們的需要
   The Government has commissioned feasibility studies on multi-storey buildings (MSBs) for accommodating brownfield operations, the trade and stakeholders will be
- 已預留約11公頃土地,以更有效使用土地的方式容納及重整部分棕地作業於多層樓宇, 亦可能供部分實際運作上未能遷入多層樓宇的作業進行露天操作
  - About 11 ha of land reserved for certain brownfield operations to be consolidated into MSBs in a more land efficient manner and also for some open-air operations practically not feasible for moving into MSBs

#### 農民 Farmers

特殊農地復耕計劃 — 為受影響農戶繼續耕作,物色政府土地及願意出售或出租土地的土地業權人,進行配對

Special Agricultural Land Rehabilitation Scheme – For affected farmers to continue farming, identify govt. land & landowners willing to sell/lease land, & carry out matching

# 謝謝 Thank You