



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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未來路向 Way Forward

天水圍新市鎮
Tin Shui Wai New Town

元朗公路
Yuen Long Highway

元朗新市鎮
Yuen Long New Town

僑興路/公庵路
Kiu Hing Road /
Kung Um Road

唐人新村
Tong Yan San Tsuen

僑興路/黃泥墩村路
Kiu Hing Road /
Wong Nai Tun Tsuen Road

白沙山路/公庵路
Pak Sha Shan Road /
Kung Um Road

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.

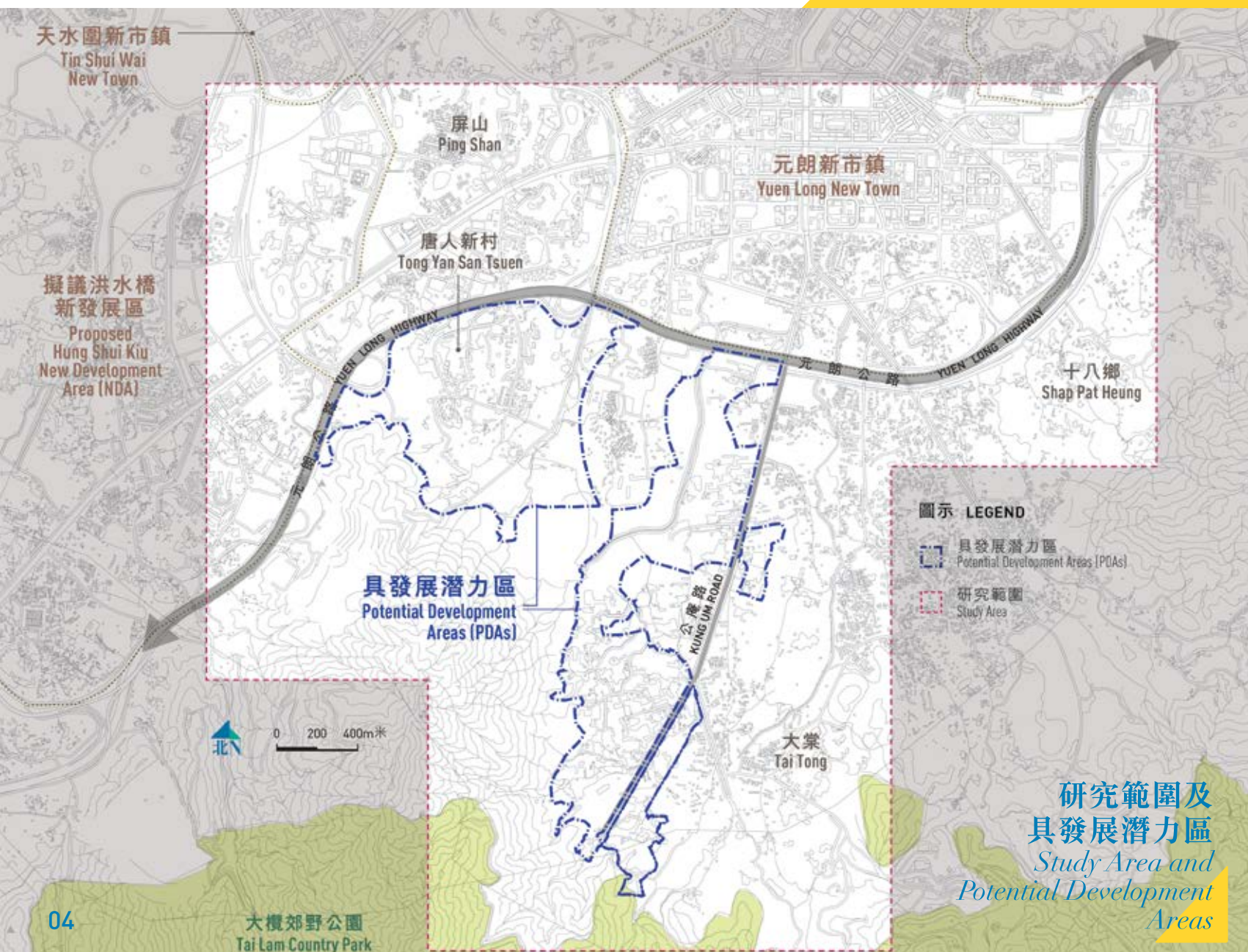


具發展潛力區

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*

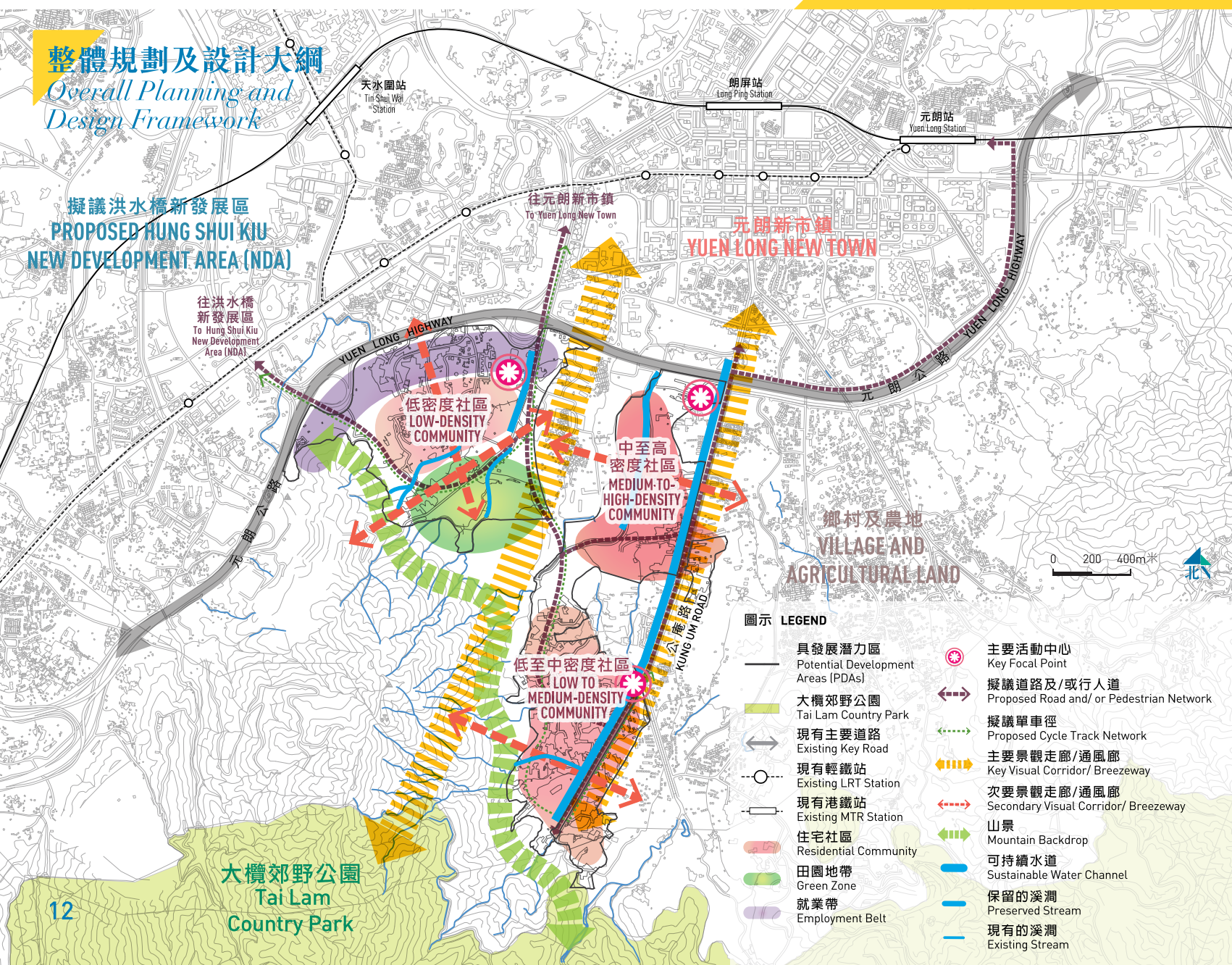
加強元朗南與元朗新市鎮、擬議洪水橋新發展區及周邊鄉郊居所的連接和在功能及視覺上的聯繫，以及在土地用途和城市設計上的融合。

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

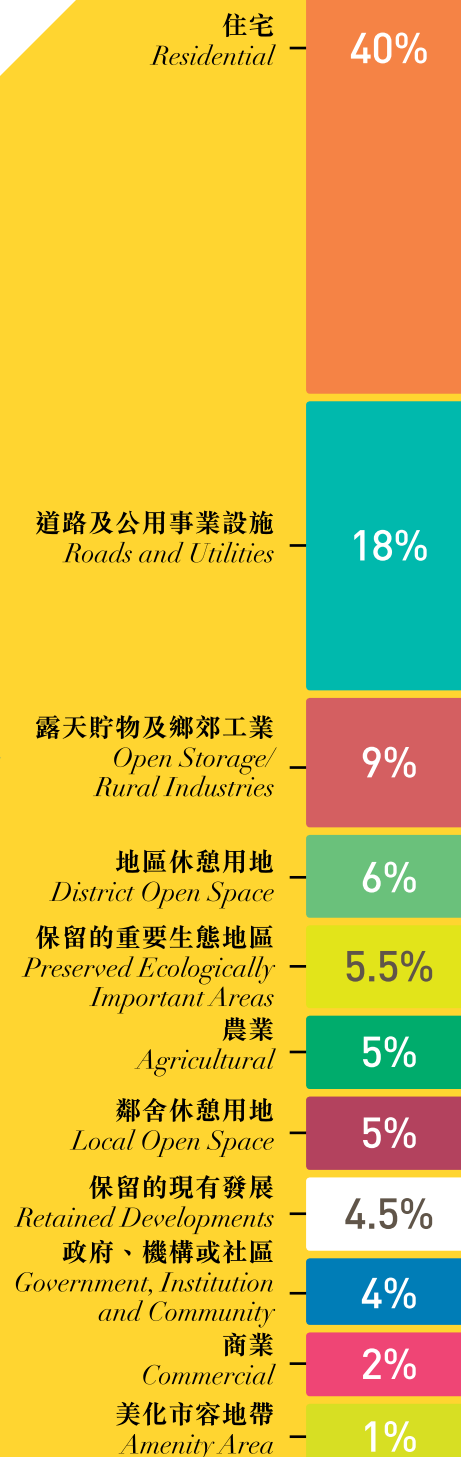
露天貯物用地
Open Storage

約 about 5 公頃
hectares

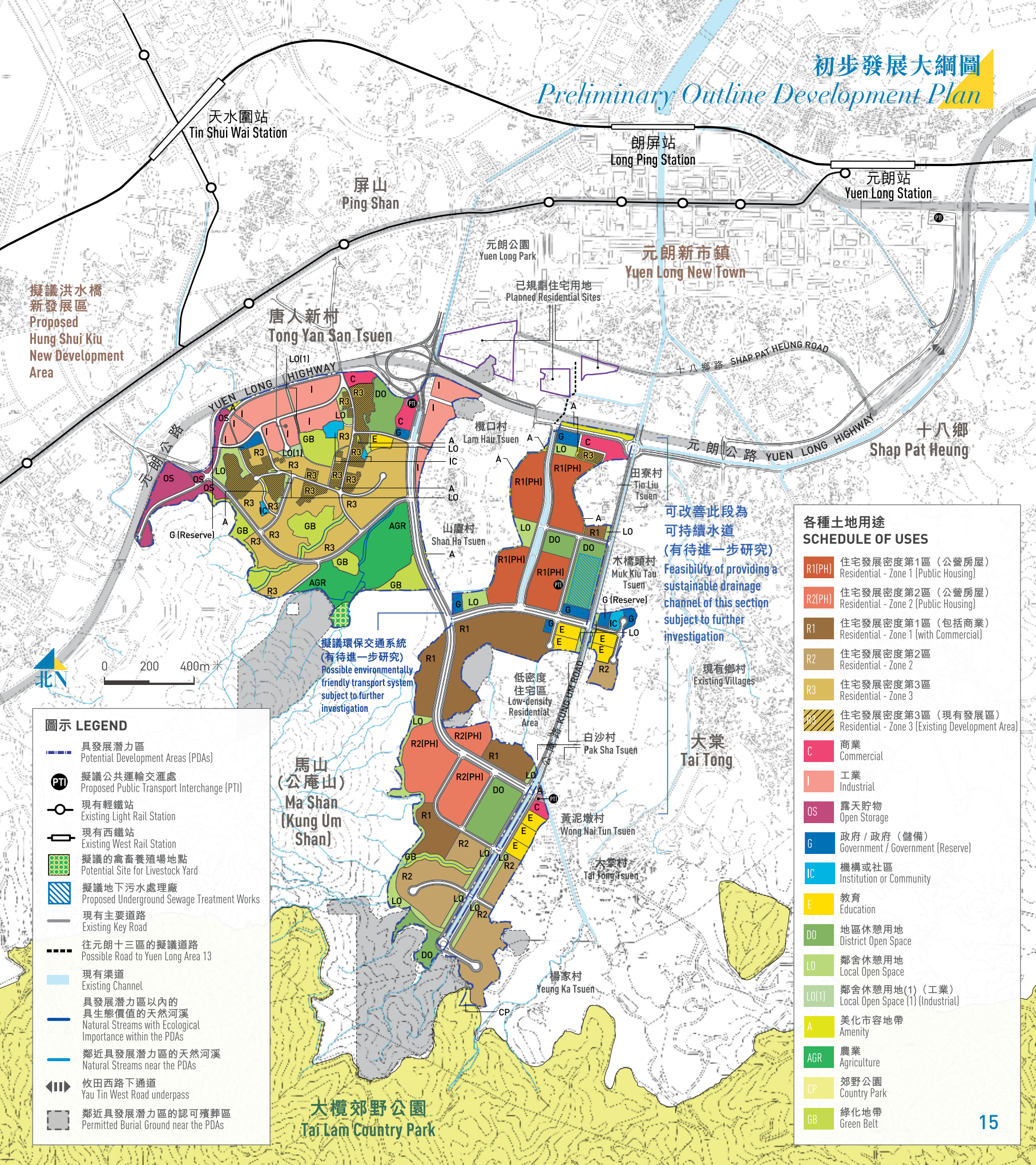
就業機會
Job Opportunities

約 about 10,900

土地用途分佈 Land Use Budget



初步發展大綱圖 Preliminary Outline Development Plan



擬議洪水橋
新發展區
Proposed
Hung Shui Kiu
New Development
Area

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

- 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

- 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
 - PH 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 鄰舍休憩用地
Local Open Space
 - LO(1) 鄰舍休憩用地(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

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

低密度住宅區
Low-density Residential Area

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*

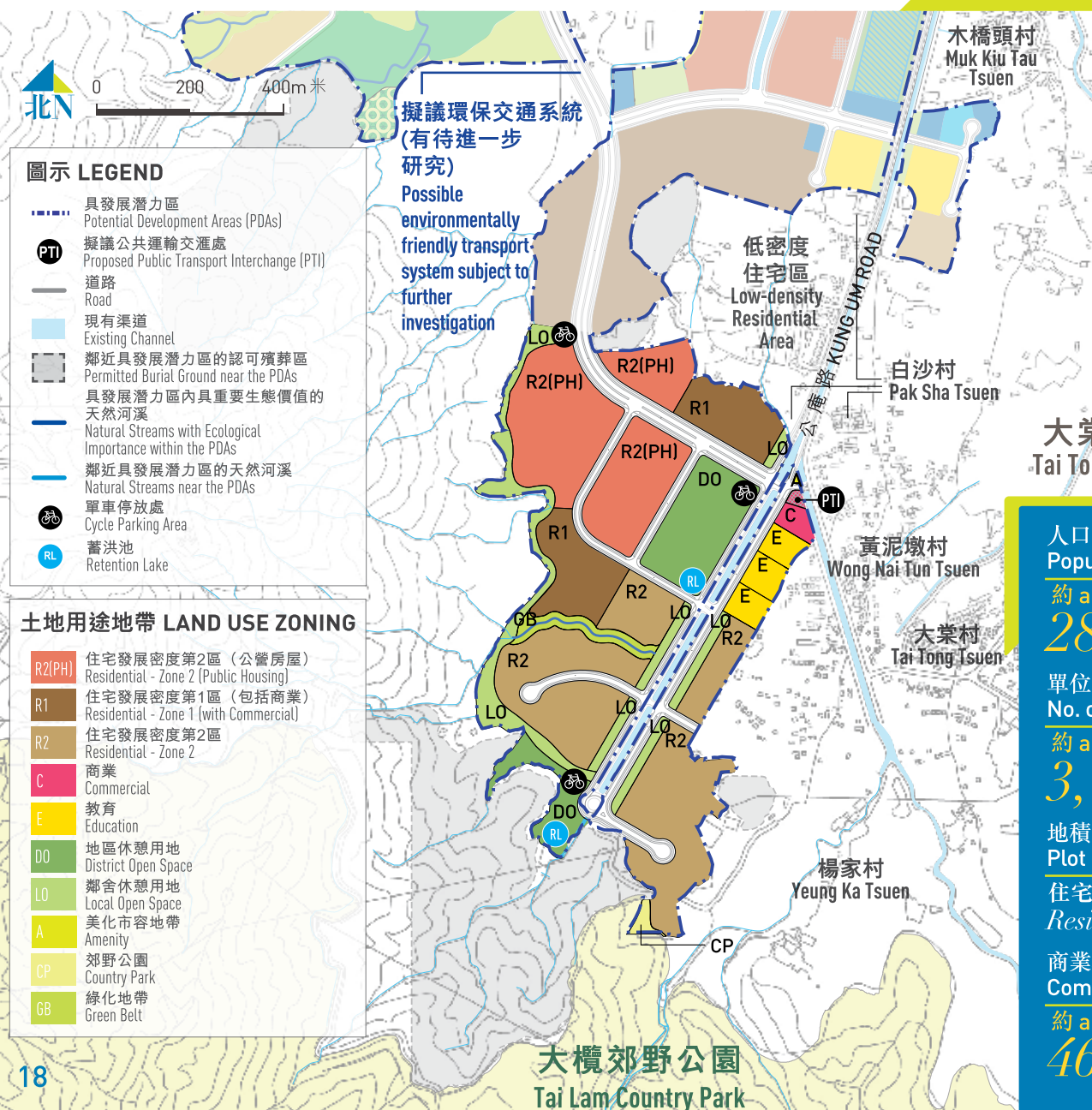
我們會在區內提供一條主要道路，通過「都會生活區」貫通唐人新村具發展潛力區和元朗南的南部，連繫兩個具發展潛力區，同時連接元朗新市鎮。我們亦會改善現有道路，包括公庵路和欖堤東/ 西路，並提供南北及東西走向的綠化行人道和單車徑。

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*

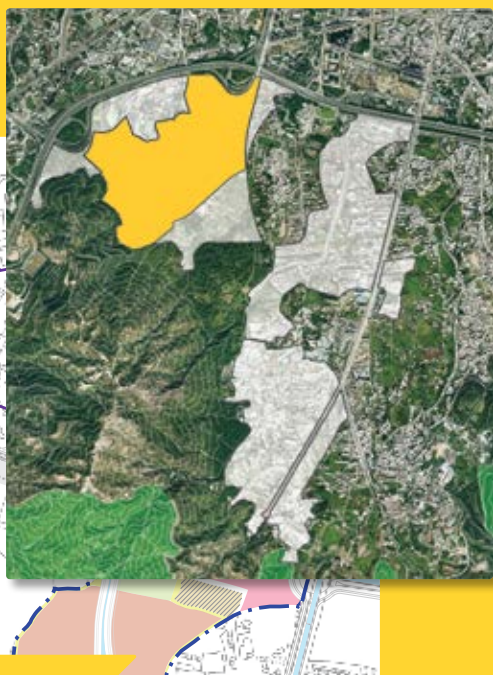
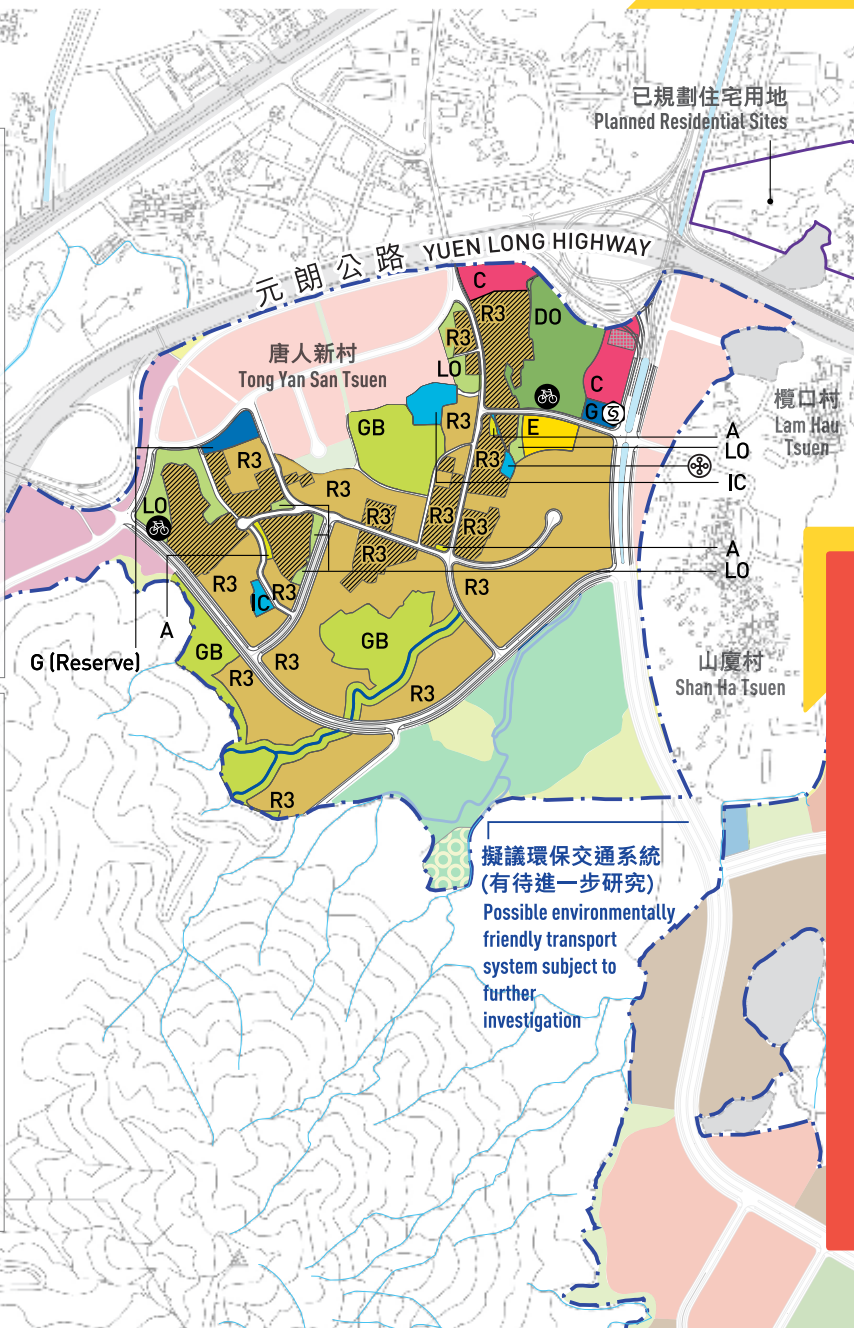
我們將會活化位於「樂活生活區」內的一段元朗明渠。連同社區內的公園、休憩用地及單車徑，以及位於唐人新村內的「田園地帶」，這些景觀將會豐富元朗南的特色，吸引居民及遊客。

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.



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.



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

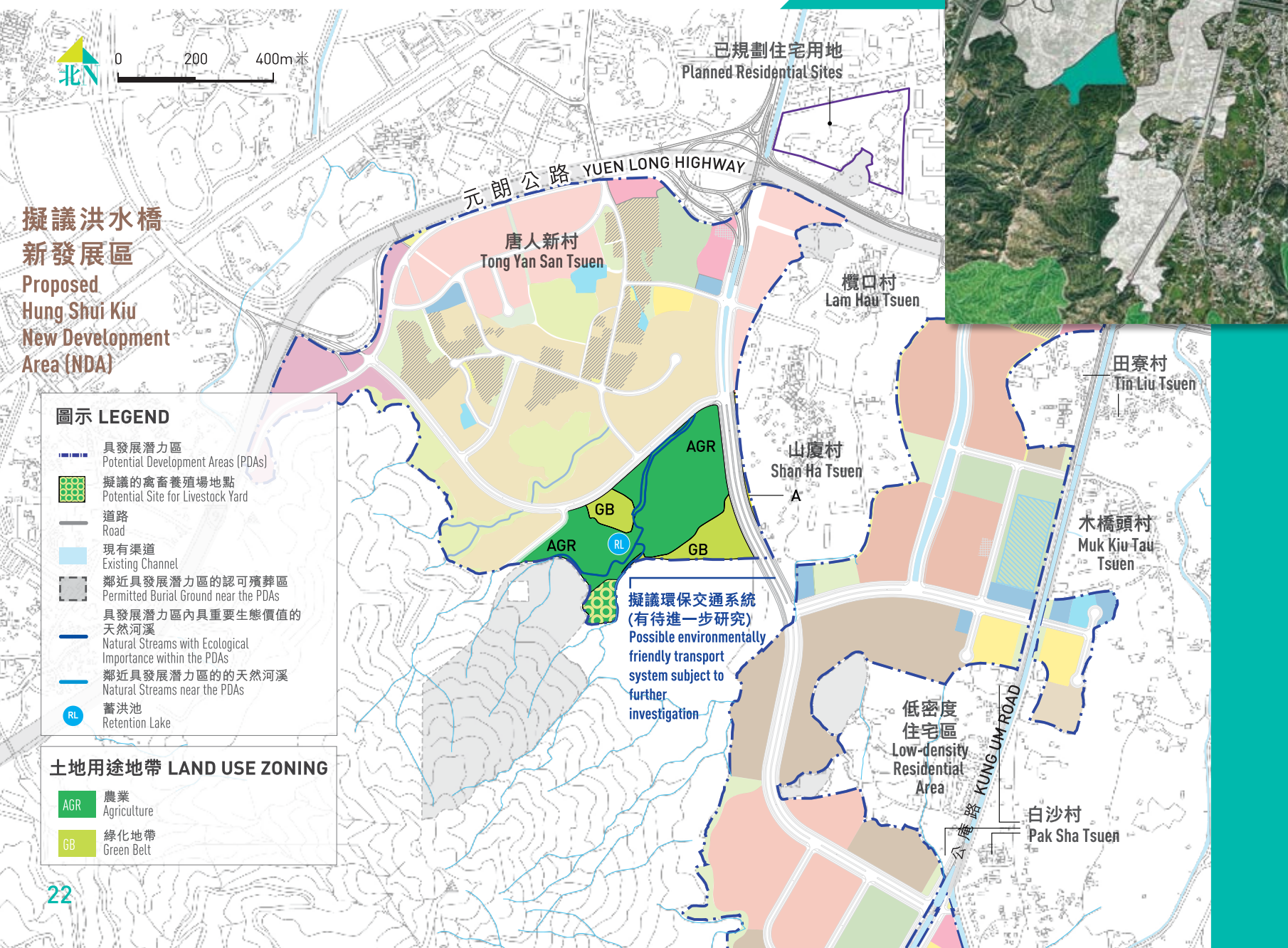
現時，沿沙井路及唐人新村路有一些發展成熟的現有低密度住宅社區，以及一些已規劃/ 擬議的發展。這些住宅社區是按現行分區計劃大綱圖訂定的地積比率（1倍）發展。我們建議保留這些發展成熟的住宅社區。「花園城區」內的發展也會以低密度為主，地積比率為1倍，配合現有住宅社區。

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.

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

「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*



常耕農業
Active Farming



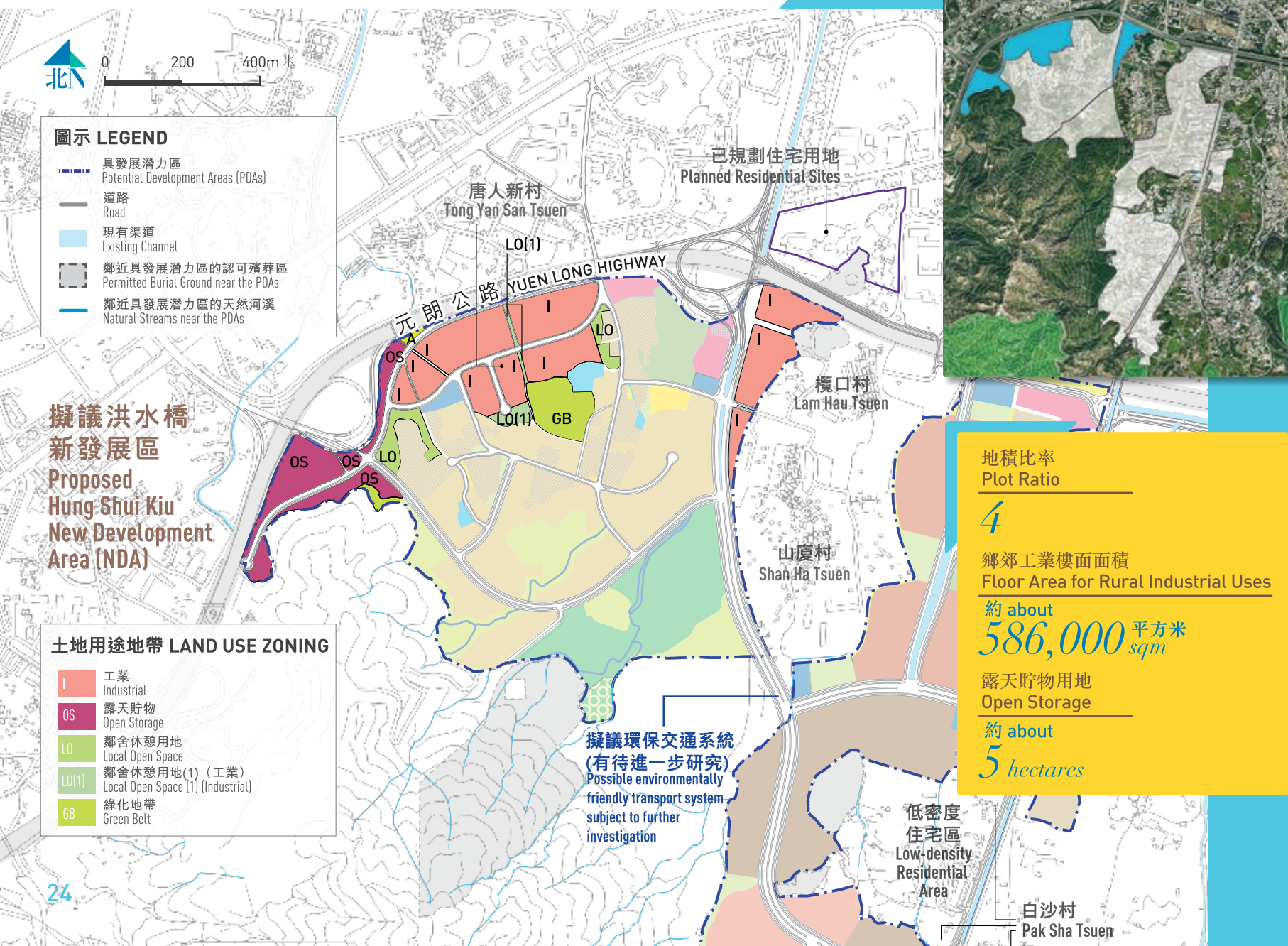
連繫鄉郊及自然 *Linking with Rural and Nature*

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



社區論壇 Community Forum

請預先登記
PLEASE REGISTER

明愛元朗陳震夏中學 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.

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Cross-boundary Infrastructure and
Development Section

土木工程拓展署 — 新界西及北拓展處

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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.

