

# 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

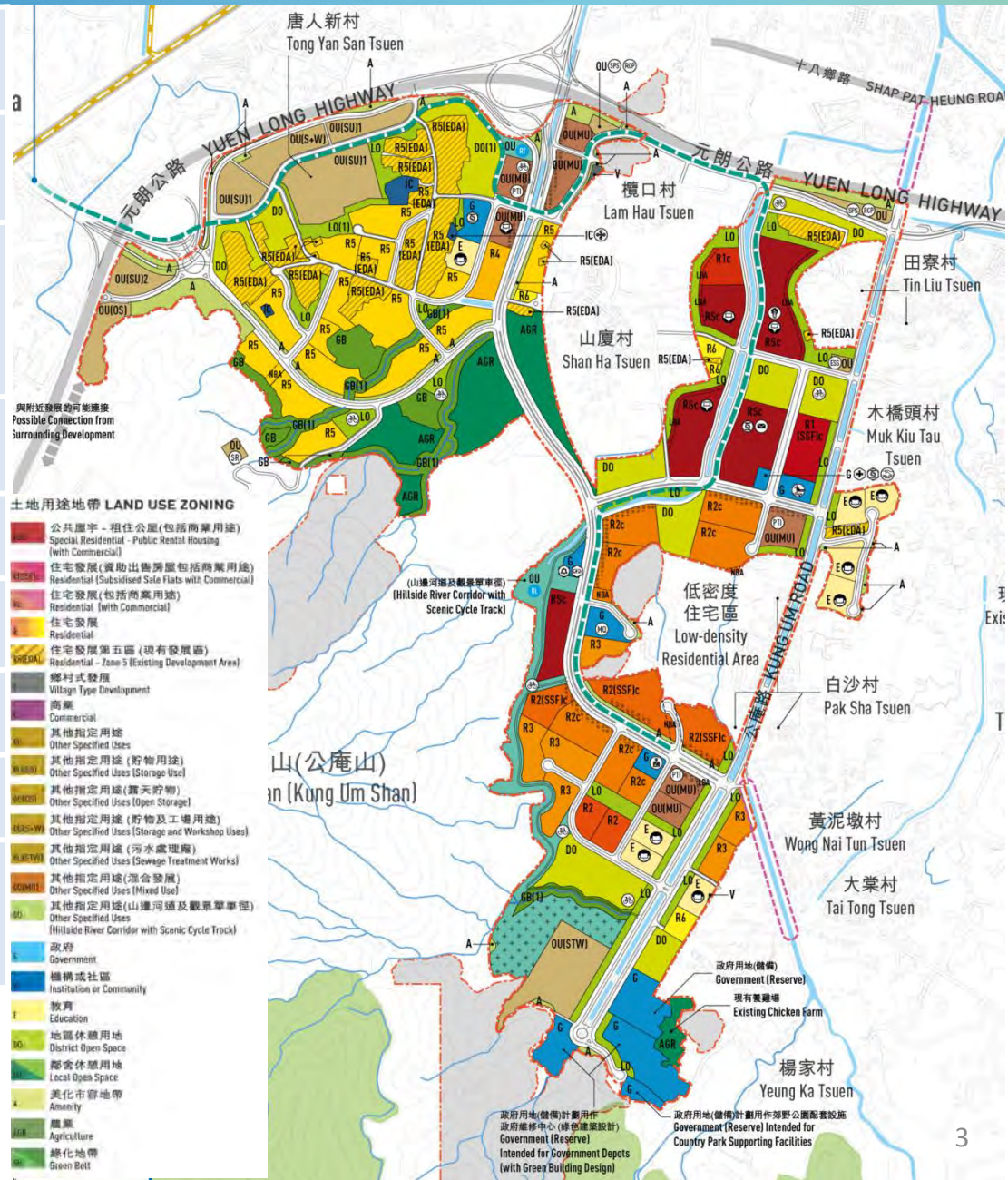
- 研究進行了三個階段的社區參與  
3 Stages of community engagement (CE) have been conducted during the Study
- 公眾普遍支持元朗南發展，以提供土地應付房屋需求及改善環境。  
General support for YLS project for providing land to meet housing demand and to improve the environment.
- 城市設計與發展密度、環境和生態、交通影響和基建配套設施及發展計劃的實施安排等方面的意見。  
Comments received 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	約about 224公頃ha	
發展用地 Development Area	約about 185公頃ha	
人口 Total Population	約about 88,000 (約 about 85,400新增人口 New Population 約 about 2,400 現有人口 Existing Population)	
新住宅單位數量 No. of New Flats	約 about 28,500	
房屋比例 Housing Mix	公營房屋 Public Housing:	61%
	私人房屋 Private Housing:	39%
地積比率 Plot Ratio (PR)	最高住用地積比率 Maximum domestic PR:	5
	最高非住用地積比率 Maximum non-domestic PR:	4
就業機會 Job Opportunities	約 about 10,500	



# 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

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

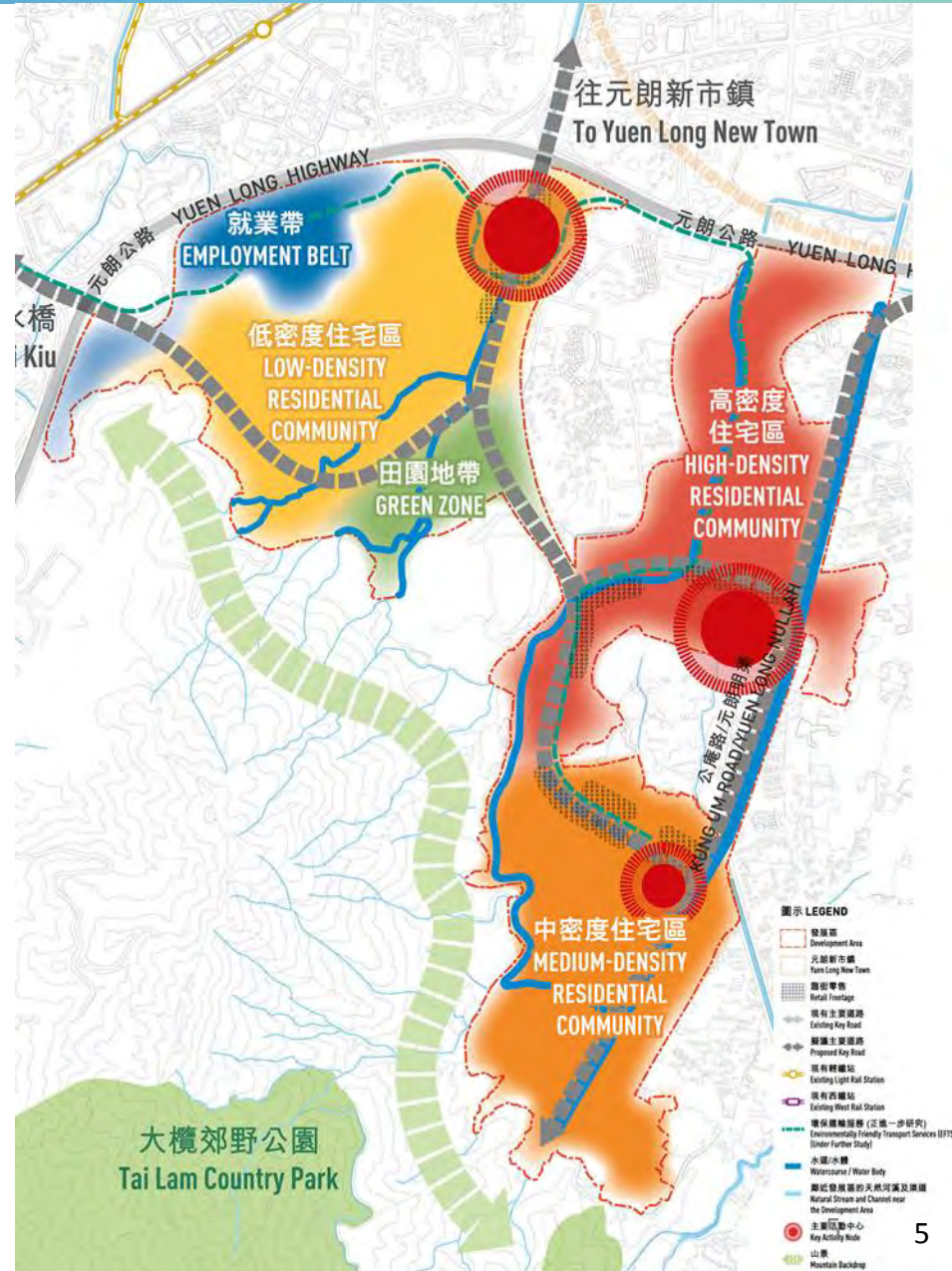


現有發展  
Existing Development



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

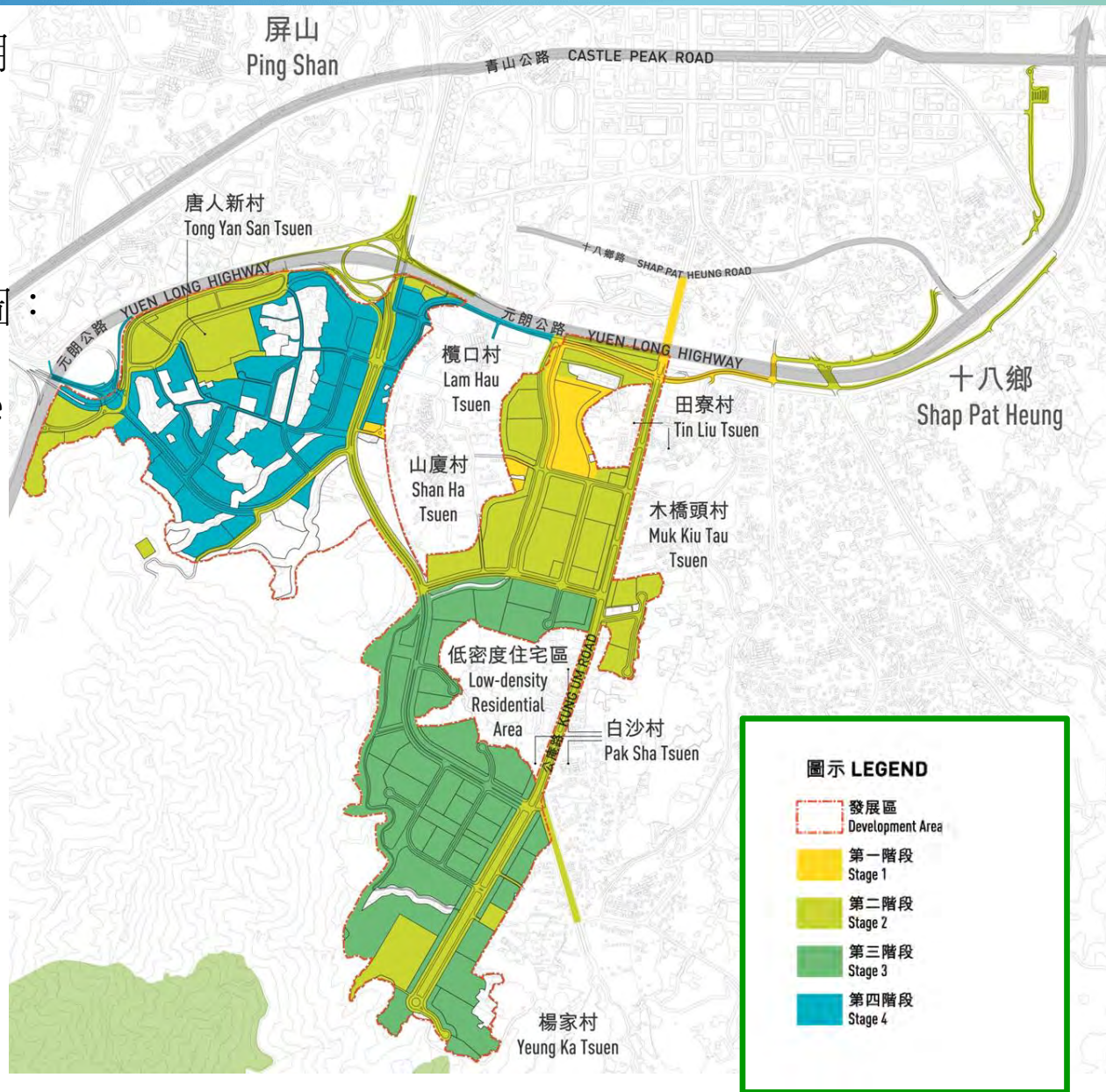
- 三個各有特色、不同發展密度的住宅區  
Three distinctly planned Residential Communities with different development intensities
- 「就業帶」及「田園地帶」  
Employment Belt and Green Zone
- 三個活動中心，活化元朗明渠、沿明渠的休憩用地構成活動走廊  
Three activity nodes, revitalised Yuen Long Nullah and open space alongside form an activity spine



# 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



### 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

- 政府已展開在多層樓宇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 consulted to address their needs
- 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