

規劃宜居新市鎮

Planning for Liveable New Towns

屯門 Tuen Mun



規劃署
Planning Department

2022

Geographical Context

Tuen Mun (Figure 1) is the first generation New Town in Hong Kong. It is situated at the northwest of the New Territories, with the Castle Peak range lying on its west, adjoining Yuen Long to its northeast and adjoining Tsuen Wan to its southeast. It stands at a distance of 32 kilometres (km) from urban Kowloon, 7 km from Yuen Long and 18 km from Tsuen Wan.

Tuen Mun New Town covers a land area of approximately 3 210 hectares (ha). According to the Hong Kong 2021 Population Census, the population of Tuen Mun New Town was about 501 500.

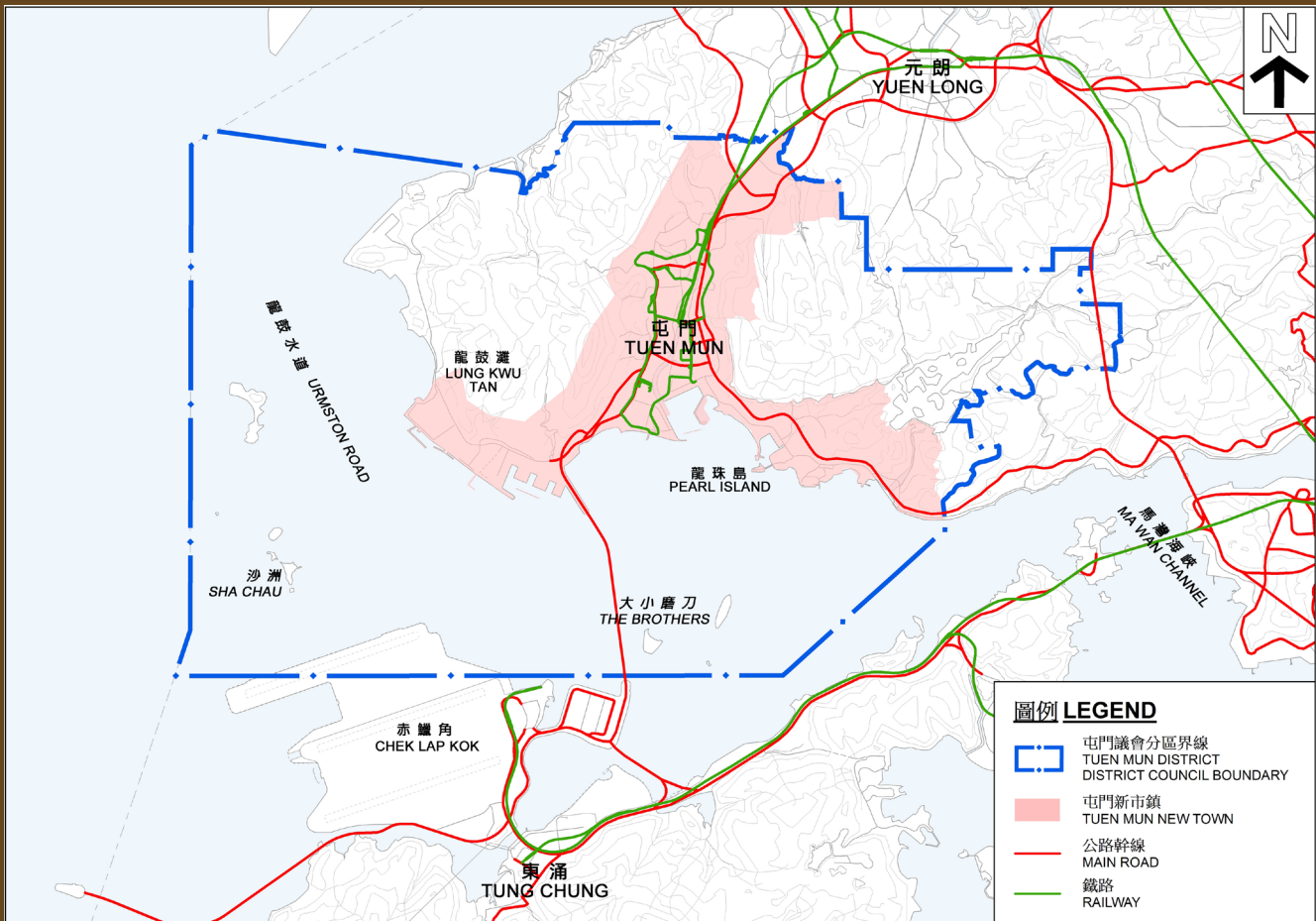


Figure 1: Location of Tuen Mun New Town

Historical Background

Due to its strategic location at the mouth of the Pearl River, Tuen Mun had been used as a military base and as a centre for foreign trades since the Tang Dynasty (610-906 AD). Tuen Mun takes its name "Tuen" from the formation of a military base and "Mun" from the physical setting of the area where the channel running in between the two major mountain ranges, the Castle Peak to the west and the Tai Lam foothills to the east, looking like a door.

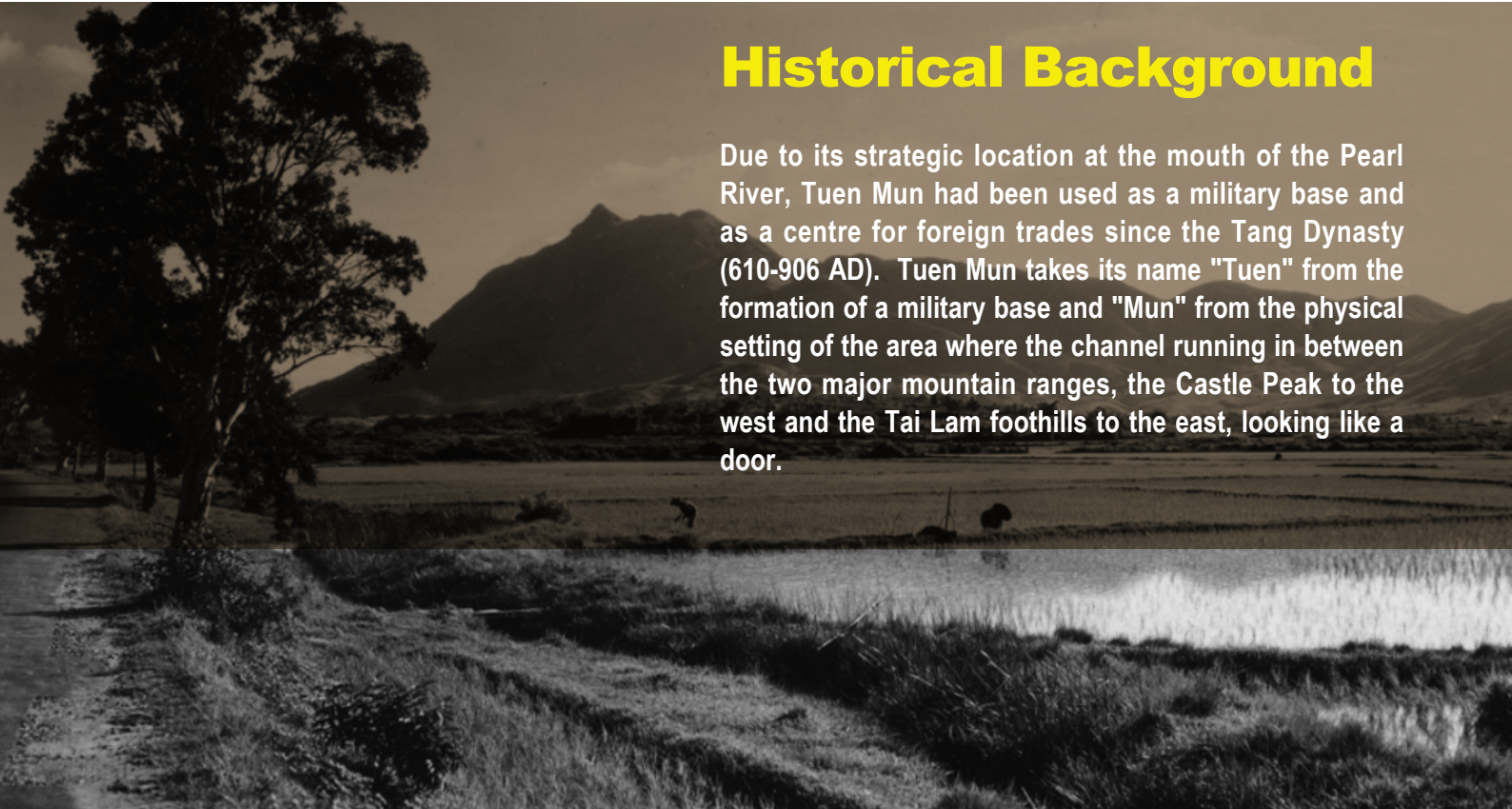


Figure 2: Rice Fields in Castle Peak in 1932

Before 1960, people living in Tuen Mun were mostly engaged in fishing and farming (Figure 2). Tuen Mun San Hui was the market centre in that period. In 1960s, Tuen Mun was identified for new town development as part of the Government's strategy of decentralization of urban development from the congested urban areas (Figure 3).

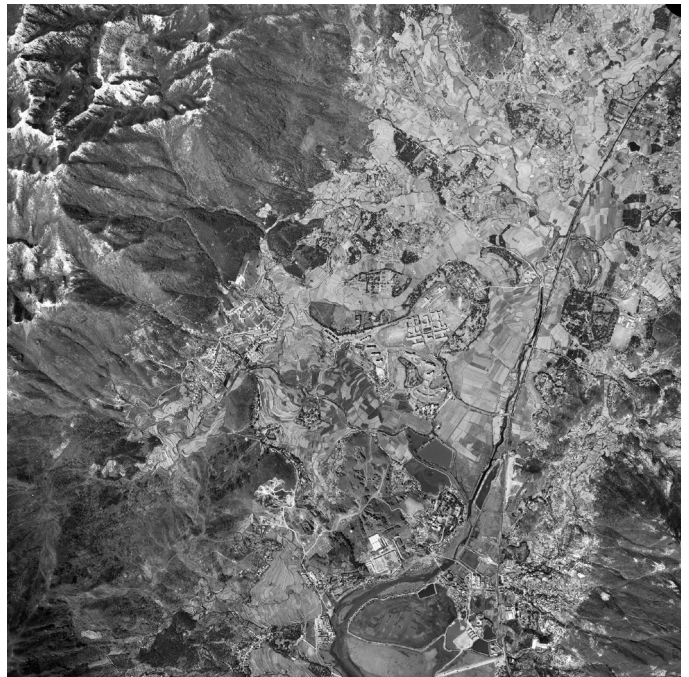


Figure 3: Tuen Mun New Town in 1963

Tuen Mun New Town is developed mainly on land reclaimed from Castle Peak Bay and platforms formed in the valley between Castle Peak and the Tai Lam Hills. The New Town accommodates public and private housing supported by essential infrastructure and community facilities. External transport links are well developed. The Tuen Ma Line of the Mass Transit Railway (MTR) with two stations in Tuen Mun (Figure 4) has been put into operation, providing a convenient mass transit facility to connect the New Town with the urban areas.



Figure 4: Tuen Ma Line Tuen Mun Station

While undergoing rapid development, Tuen Mun New Town has not failed to preserve the important scenic spots and monuments of historical and cultural significance. Well-known tourist spots include Hung Lau, the Hoh Fuk Tong Centre, Ching Chung Koon (Figure 5), Tsing Shan Monastery, Ching Leung Nunnery, Tin Hau Temple, Hong Kong Gold Coast (Figure 6), Sam Shing Hui (Figure 7) and Sam Shing Temple, etc.



Figure 5: Ching Chung Koon

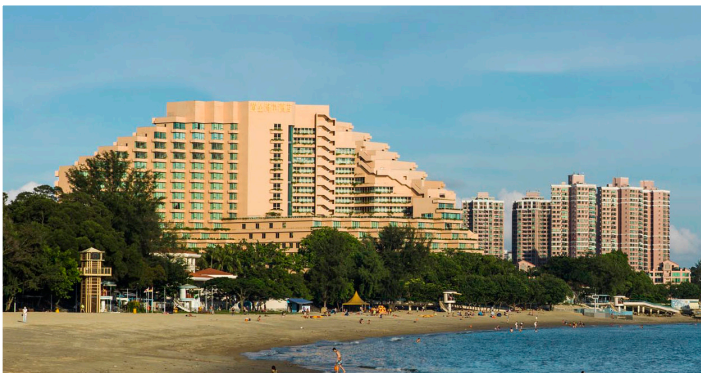


Figure 6: Hong Kong Gold Coast



Figure 7: Sam Shing Hui

Planning Concept

Tuen Mun is one of the first generation New Towns in Hong Kong, the planning of which has adopted the concept of 'balanced development' and 'self-containment'. Under this concept, construction works are grouped into a series of packages containing elements of housing, industry and community facilities so that on completion of the packages, units of balanced and self-contained development could be achieved. In planning the Tuen Mun New Town (Figure 8), consultancy studies have been undertaken to examine the constraints on and opportunities for development with the following planning objectives:



Figure 8: Tuen Mun New Town in 2014

- to provide a wide range of housing types, both public and private;
- to achieve a high-quality environment, particularly in residential areas;
- to provide opportunities for new industrial and commercial developments and jobs;
- to develop an integrated modern transport system;
- to provide a variety of attractive recreational facilities;
- to make available a full range of educational, health, welfare and other community facilities; and
- to safeguard important landscape features.

A basic planning and design principle has been developed and applied for Tuen Mun. An 'urban core' (Figure 9) which accommodates the bulk of housing, industrial, commercial and associated recreational and community facilities is planned for the 'corridor' running along the valley floor lying in between the Castle Peak and Tai Lam foothills. As regards the areas in Lam Tei and So Kwun Wat which are situated at both ends of the 'corridor', a sub-urban type of development is planned so as to maintain a transition between the urban and rural landscapes. The urban core of the new town, accommodating relatively high-density residential, industrial and commercial developments, is on flat land of the Tuen Mun valley floor and reclaimed land in Castle Peak Bay.

The planning concept and principle of Tuen Mun New Town have been translated through the preparation and implementation of outline zoning plan under the Town Planning Ordinance. Tuen Mun New Town is at present mainly covered by Tuen Mun Outline Zoning Plan, Lam Tei and Yick Yuen Outline Zoning Plan and So Kwun Wat Outline Zoning Plan.

The Tuen Mun Outline Zoning Plan covers the 'urban core' of the new town and coastal areas from Tap Shek Kok up to Siu Lam Interchange. The 'urban core' accommodates the town centre and relatively high-density residential, industrial and commercial developments. Special industries are located at the southwestern part of Tuen Mun, including river trade terminal, power station, cement plant, steel mill and a resource recovery park. The Northern Landfall Reclamation Area of the Tuen Mun - Chek Lap Kok Link is adjoining the Tuen Mun River Trade Terminal. To the southeast is the area intended for low-density sub-urban type of residential developments, marina and beaches.



Figure 9: Developments in the 'urban core'

Development in Tuen Mun New Town

Housing

A variety of housing types and tenures are available in Tuen Mun New Town, ranging from public to private housing, high-density housing estates to villas with gardens (Figures 10 to 14). Most of the high-density housing estates are in and around the town centre. Lower-density development, however, spreads around the outer edges and along the coast towards Tai Lam.

Upon the planned development, the overall flat mix ratio of the New Town will be about 51:49 between public (including public rental housing and subsidised sale flats¹) and private permanent housing (including village housing). The planned population in the New Town will be about 614 800.



Figure 10: Public housing development of Fu Tai Estate



Figure 11: Private housing development of V city



Figure 12: Private housing development of Beneville



Figure 13: Low-density development of Beaulieu Peninsula



Figure 14: Village type development of San Wai Tsai Village

¹ Subsidised sale flats include Housing Authority's Home Ownership Scheme flats, Private Sector Participation Scheme flats, Buy-or-Rent Option Scheme flats, and Housing Society's Flat-for-Sale Scheme flats.

Recreation

Tuen Mun Trail opens up the hills flanking the town, links scenic lookout points and places of interest and provides access to Tai Lam Country Park. Existing beaches, coastal parks and promenades together with a variety of recreational facilities provide both active and passive recreational opportunities for the local population (Figures 15 to 17). Other recreational facilities include Tuen Mun Golf Centre (Figure 18) and Tuen Mun Public Riding School (Figure 19).



Figure 15: Golden Beach



Figure 16: Tuen Mun Tang Shiu Kin Sports Ground



Figure 17: Gold Coast Marina



Figure 18: Tuen Mun Golf Centre



Figure 19: Tuen Mun Public Riding School

Town Centre and Town Park

The Town Centre is the focus for Tuen Mun New Town's economic, social and cultural activities. It provides commercial floorspace accommodating department stores, shops, offices, and entertainment facilities, such as cinemas and amusement centre. The completed shopping complex, V City (Figure 20), has provided 28 000 square metres of commercial floorsapce for the Town Centre. The Town Centre also accommodates a civic and cultural square including Government offices, Tuen Mun Town Hall (Figure 21), a magistracy (Figure 22), a public library and a large auditorium with ancillary facilities for performances and exhibitions. The Tuen Mun Town Park (Figure 23) which is situated next to the Town Centre includes various gardens, play areas, large planted areas, an artificial lake and a water cascade.



Figure 20: V city in the Tuen Mun Town Centre



Figure 21: Tuen Mun Town Hall



Figure 22: Tuen Mun Law Courts



Figure 23: Tuen Mun Town Park

Facilities for the Community

In Tuen Mun New Town, a number of community facilities are planned and developed in accordance with the requirements stipulated under the Hong Kong Planning Standards and Guidelines for provision of medical, education and community facilities to serve the local residents. Major community facilities include Yan Oi Tong Jockey Club Community and Sports Centre (Figure 24), clinics and Tuen Mun Hospital (Figure 25), primary, secondary and vocational schools, and homes for children and the aged. In addition, two tertiary educational institutes, namely the Lingnan University (Figure 26) and Chu Hai College of Higher Education (Figure 27), are also located in Tuen Mun New Town.



Figure 24: Yan Oi Tong Jockey Club Community and Sports Centre



Figure 25: Tuen Mun Hospital



Figure 26: Lingnan University



Figure 27: Chu Hai College of Higher Education

Economic Activities

Land for industrial purpose is mainly provided along the west bank of Tuen Mun River and areas to the north and west of the Castle Peak Bay, accommodating mainly high-rise flatted factories (Figure 28) for light manufacturing industries, godowns and office use. Land designated for business use is in Area 9 to the west of the Tuen Ma Line Tuen Mun Station. Office floorspace and retail shops are provided in the Town Centre (Figure 29) to cater for the needs of the business and commercial enterprises.



Figure 28: Flatted factories to the West of Tuen Mun River Channel



Figure 29: Commercial / Office building of Tuen Mun Town Centre

Land to the southwest of the New Town has been developed for a power station, a cement plant and a river trade terminal (Figure 30) serving vessels to and from the Pearl River Delta. Hong Kong's first recycling business park, EcoPark, is developed in the area to provide long-term rentable space for recycling and environmental industries. The Sludge Treatment Facility (T • Park) (Figure 31) in Tuen Mun has been in operation since April 2016. It reflects Hong Kong's vision to embrace the concept of 'waste-to-energy' and to transform people's attitudes towards resource recovery and recycling.

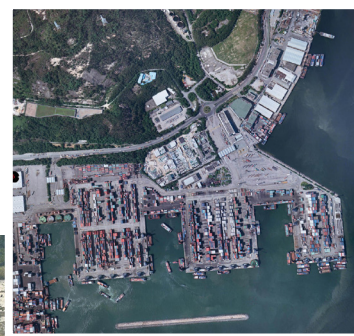


Figure 30: River Trade Terminal in Tuen Mun



Figure 31: T • Park in Tuen Mun

Transport

Tuen Mun New Town has well-developed external and internal transport systems. The roads within Tuen Mun and the transport links between Tuen Mun and other parts of the territory, including Tuen Mun Road and Castle Peak Road, have been greatly improved over the years. Tuen Ma Line links the New Town to Kowloon with a travelling time of approximately 30 minutes. The Tuen Mun-Chek Lap Kok (TM-CLK) Link provides the most direct link between Tuen Mun west and the Hong Kong-Zhuhai-Macao Bridge Hong Kong Port, the Hong Kong International Airport at Chep Lap Kok and North Lantau.



Figure 32: The Light Rail Transit System

The proposed Tuen Mun South Extension will extend the Tuen Ma Line to the southern part of the New Town. The proposed Tuen Mun Bypass will connect the New Town to the TM-CLK Link in the south and Kong Sham Western Highway in the north while the proposed Route 11 will connect the New Town to North Lantau Highway in the south and Kong Sham Western Highway in the north. It is expected that the accessibility of the area will be greatly enhanced in the future.

The Light Rail Transit system (Figure 32) is a significant public transport mode offering modern and speedy travel between Tuen Mun and Yuen Long. Ferry service is also available from Tuen Mun to Lantau Island.

Looking Ahead

Government has planned to conduct study for Lung Kwu Tan reclamation and to re-plan Tuen Mun West (including the River Trade Terminal and surrounding areas).

The planned Hung Shui Kiu/Ha Tsuen New Development Area to the north of Tuen Mun New Town will bring more job opportunities, as well as commercial and civic facilities, which will also benefit the residents of Tuen Mun.

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