

規劃宜居新市鎮

Planning for Liveable New Towns

荃 灣

Tsuen Wan



規劃署
Planning Department

2022

Geographical Context

Tsuen Wan New Town (Figure 1) covers Tsuen Wan, Kwai Chung and Tsing Yi Island with a total area of about 3 285 hectares (ha) for a planned population of 908 500. Tsuen Wan is one of the first generation New Towns in Hong Kong. According to the Hong Kong 2021 Population Census, the population of Tsuen Wan New Town was about 800 400.

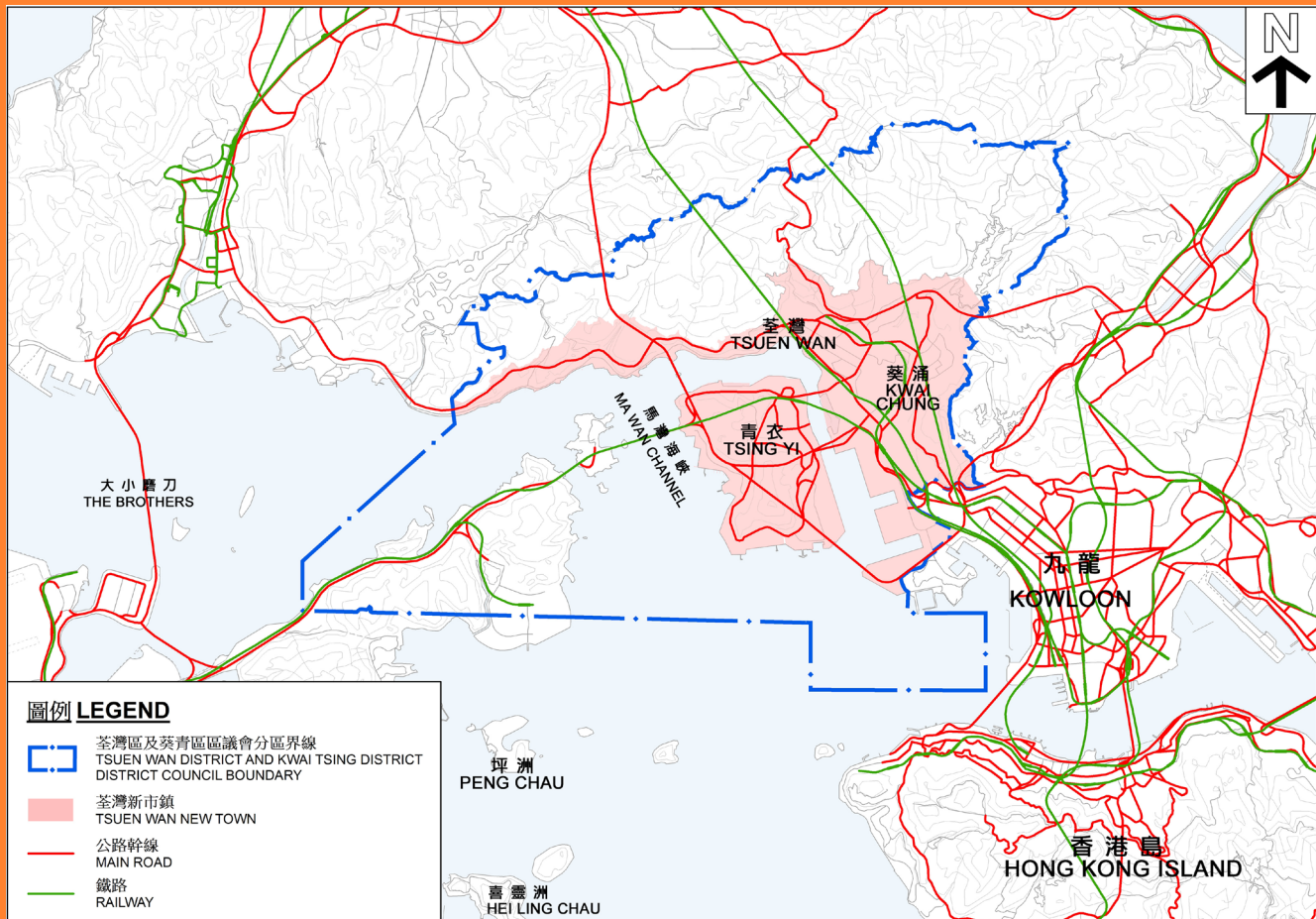


Figure 1: Location of Tsuen Wan New Town

Historical Background

Back in the Song Dynasty (960-1279), there were already inhabitants in Tsuen Wan and Kwai Chung. The early residents mostly depended on farming, fishing, pig-raising and forestry for a living. There was virtually no development in Tsing Yi.

Since 1898, areas to the north of the Boundary Street including Tsuen Wan, Kwai Chung and Tsing Yi were leased to and came under the ruling of the British Government for 99 years in accordance with the 'Convention of the Extension of Hong Kong Territory'.

After World War II, the Government carried out large-scale reclamations in Tsuen Wan Bay and Gin Drinkers' Bay. Much of the area south of Castle Peak Road, which was reclaimed from the sea in the late 1950s and early 1960s (Figure 2), provided opportunities for early urban development. The fill materials for reclamation were excavated from nearby hills which in turn have been formed into levelled platforms for developments (Figure 3).



Figure 2: Reclamation in Tsuen Wan, 1961

Figure 3: Excavation of fill materials from the nearby hill in Kwai Chung for reclamation

In 1973, the New Town Development Programme's target of providing housing for about 1.8 million people in three first generation New Towns, namely, Tsuen Wan, Sha Tin and Tuen Mun was announced. The old town centre of Tsuen Wan New Town was around Sha Tsui Road and Yeung Uk Road. With the provision of supporting infrastructures including the opening of the Tsing Yi Bridge in 1974, Mass Transit Railway (MTR) Tsuen Wan Line in 1982, Tsing Yi Station in 1998, Tsuen Wan West Station in 2003, and Stonecutters Bridge in 2009, the development clusters were expanded from the old town centre of Tsuen Wan to three main development areas (see below). The New Town has experienced a rapid development in past decades. It has changed from a satellite town with industrial undertakings and population of about 260 000 in 1971 to a self-contained new town development with population of over 800 000 in 2021 (Figure 4).

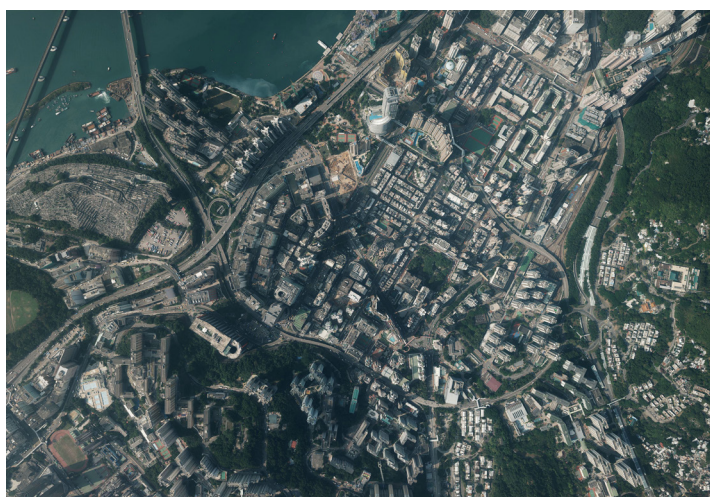


Figure 4: Aerial view of Tsuen Wan in 2016

The first statutory plan covering the Tsuen Wan, Kwai Chung and Tsing Yi areas was the draft Tsuen Wan & District Outline Development Plan No. LTW/57 gazetted on 1 September 1961. On 20 September 1968, the Town Planning Board agreed to split the Tsuen Wan statutory plan into three different plans, namely Tsuen Wan Outline Zoning Plan (OZP), Kwai Chung OZP and Tsing Yi OZP. In 1989 and 1990, two more statutory OZPs falling within the new town area were published, namely Tsuen Wan West OZP and Stonecutters Island OZP. At present, there are a total of five statutory plans covering the new town area (Figure 5).

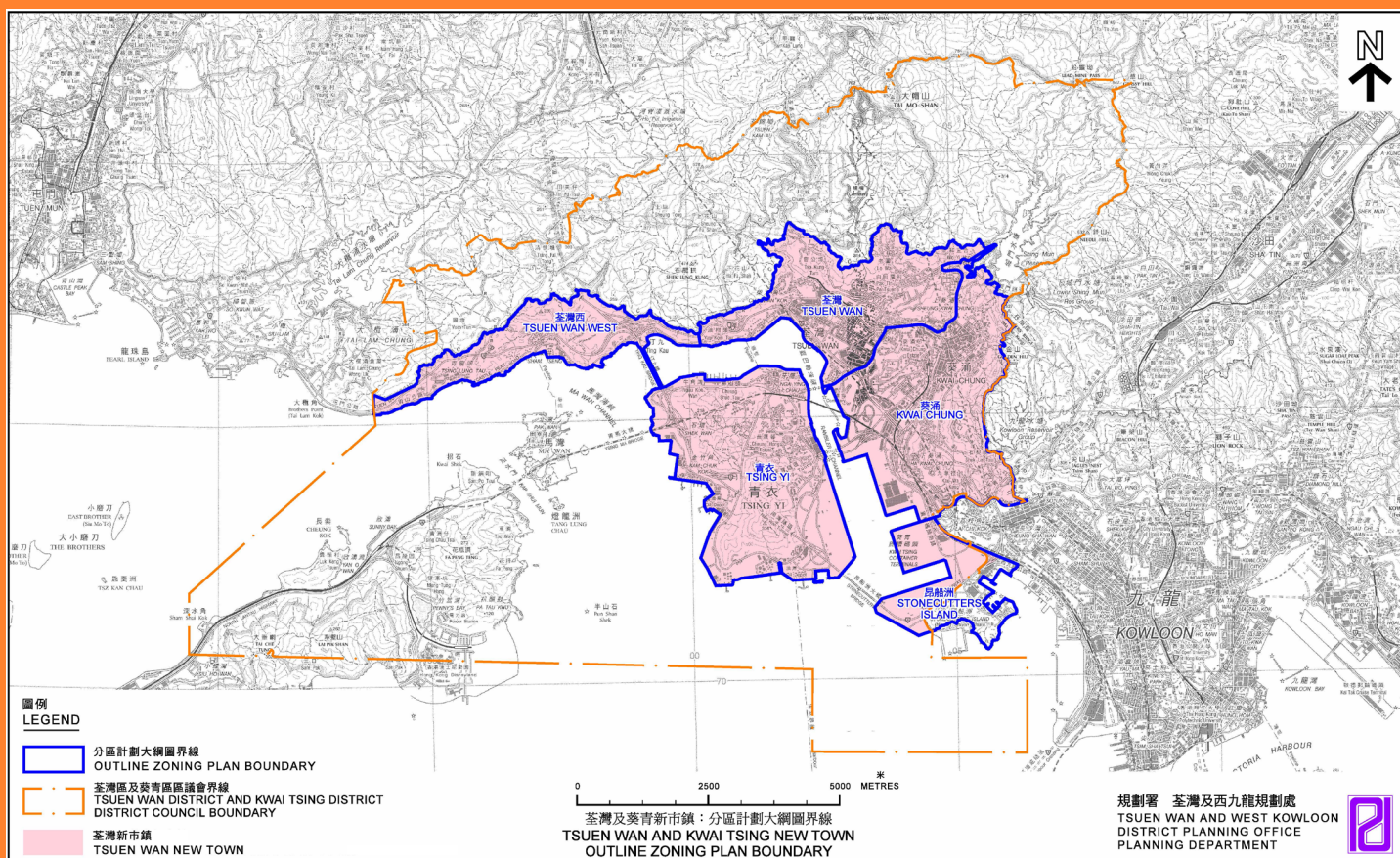


Figure 5: Five Outline Zoning Plans covering Tsuen Wan New Town

Planning Concept

Self-contained and Balanced Development

The objectives of the new town development are to (i) establish self-contained communities with the provision of residential developments, job opportunities for local employment and a wide range of community facilities including education, medical, leisure and recreational facilities, etc; and (ii) provide a balanced development with both public and private housing developments for different income groups.

Three Main Development Areas

Right from the early stage of planning of the New Town, the Government identified three development nodes - Tsuen Wan, Kwai Chung and Tsing Yi. Local social and economic activities focus around key MTR stations in these three areas: namely Tsuen Wan Station of Tsuen Wan Line and Tsuen Wan West Station of Tuen Ma Line in Tsuen Wan, Kwai Fong Station and Kwai Hing Station of Tsuen Wan Line in Kwai Chung, and Tsing Yi Station of Tung Chung Line and Airport Express Line (Figure 6). High-rise commercial and residential developments, as well as major community facilities such as public transport interchanges, shopping malls, and Government and community facilities are planned around the MTR stations supported by convenient and well-integrated pedestrian networks. Platforms were formed through excavation of hill slopes in Shing Mun Valley, Chung Kwai Chung and Ha Kwai Chung to the north and east of the development nodes for public housing developments such as Shek Wai Kok Estate, Kwai Shing Estate, Shek Lei Estate, Shek Yam Estate and Lai King Estate. Through the "Comprehensive Development Area" ("CDA") zone on all five OZPs, large-scale factories and heavy industrial installations at the fringe of the town centre such as cotton mills and oil depots (having operated since the early stage of New Town) have been redeveloped into residential developments such as Belvedere Garden, The Summit Terrace, Riviera Garden, Villa Esplanada and Bellagio. However, the traditional industrial areas with active industrial activities and emerging uses such as office and data centre in Chai Wan Kok, Castle Peak Road/ Wo Yi Hop Road and Kwai Chung Road are still the major employment nodes in the New Town providing job opportunities for the residents nearby.

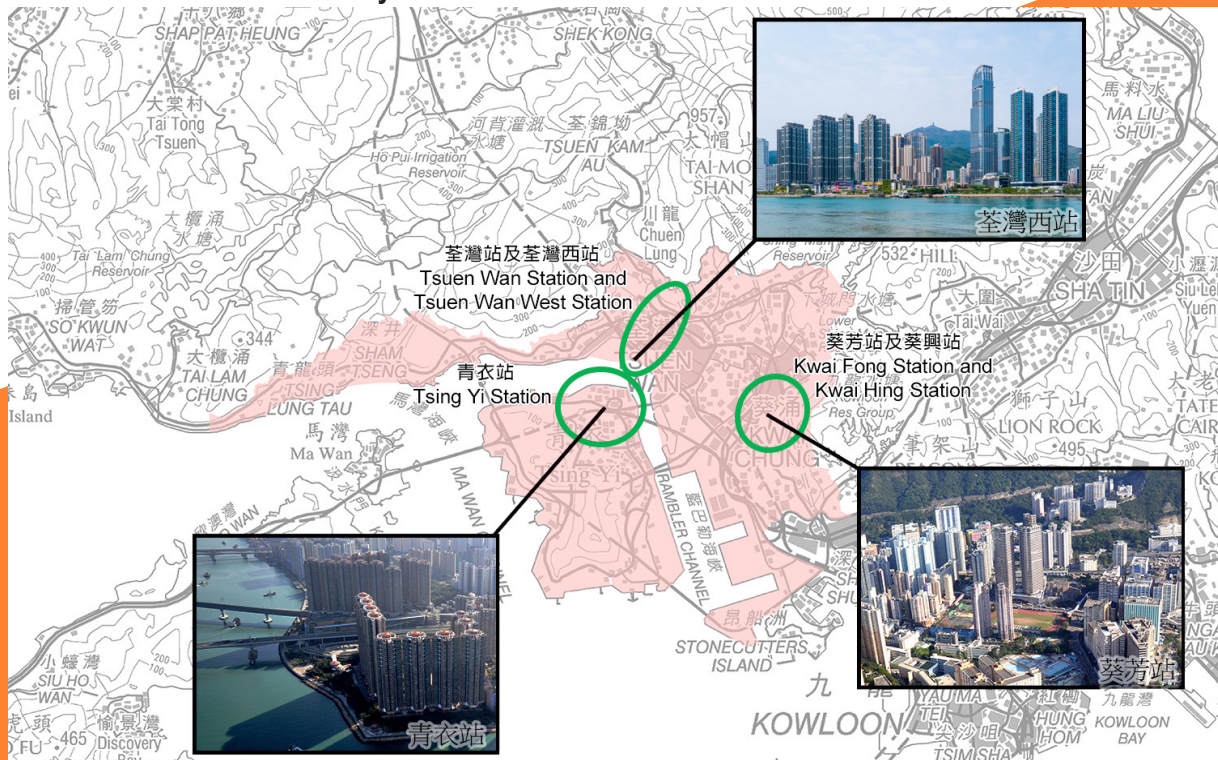


Figure 6: Three development nodes at Key Mass Transit Railway Stations

Making Use of Natural Resources

Natural hillslopes along the periphery of Tsuen Wan, Tsuen Wan West and Kwai Chung define the outer limit of the New Town for conservation of areas with prominent, scenic and high value landscape features. For developments in Tsing Yi, the mountain in the central part of the island provides a natural separation to the oil depots in the south and west of Tsing Yi from residential developments in the northeast (Figure 7).

With the advantage adjoining deep sea water, both sides of Rambler Channel are used for container terminals and port back-up uses while the northwestern and southern parts of Tsing Yi are used for special industries such as oil depots and ship repairing.

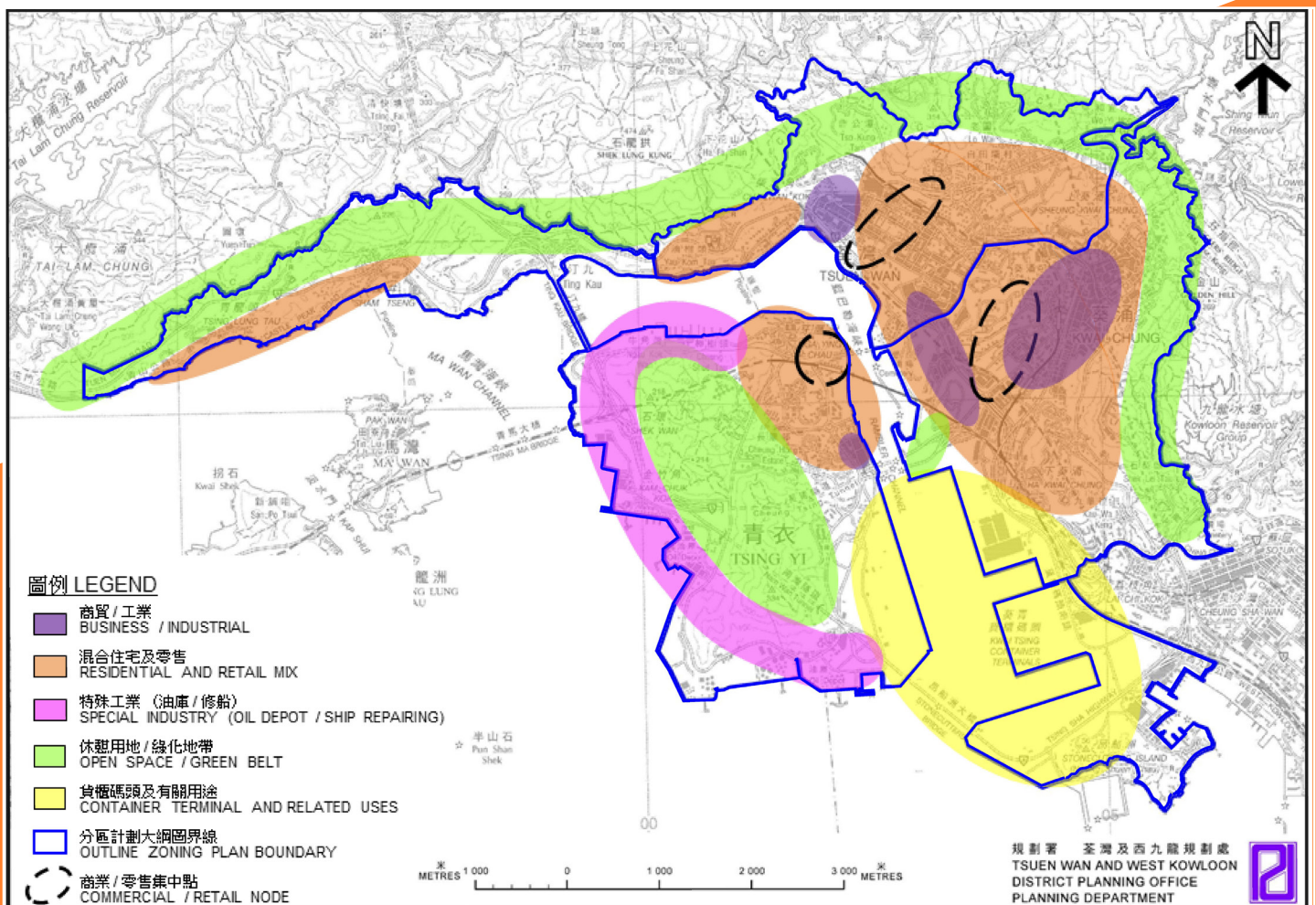


Figure 7: Conceptual Land-use Plan

Urban Fringe and Housing Variety

Tsuen Wan West located at the western part of Tsuen Wan district is an urban fringe area. Medium and high-density residential developments are developed around the sub-urban core in Sham Tseng while the remaining areas such as Ting Kau are occupied by low-rise and low-density housing developments. Village type development, including villages re-sited to make way for New Town and MTR development, and their village expansion areas, can be found in the smaller platforms formed on the hillslopes in the northern part of Tsuen Wan.

Development in Tsuen Wan New Town

Population and Housing Mix

A variety of housing has been developed to suit a range of housing aspirations in the New Town. High-density residential developments are concentrated on sites close to or on top of railway stations while low-density residential uses are accommodated at fringe areas and adjoining rural settlements. Up to 2021, the population of the New Town was about 800 400. Around 336 800 residents lived in public rental housing (PRH), 84 600 in subsidised sale flats¹ and the remainder of about 379 000 in private housing, villages and other temporary and non-domestic housing.

Upon the planned development, the overall flat mix ratio in the New Town will be about 57:43 between public (including PRH and subsidised sale flat) and private permanent housing (including village housing). The planned population for the New Town will be about 908 500.

At present, 35 public rental estates, 19 estates of Home Ownership Scheme and Private Sector Participation Scheme have been completed in the New Town. The first housing block of Tai Wo Hau Estate (Figure 8), which is the earliest PRH development in the New Town, was completed in 1961. Subsequently, Fuk Loi Estate, Cheung Hong Estate (Figure 9) and Kwai Chung Estate were built and became the major public housing developments in 1960s and 1970s.

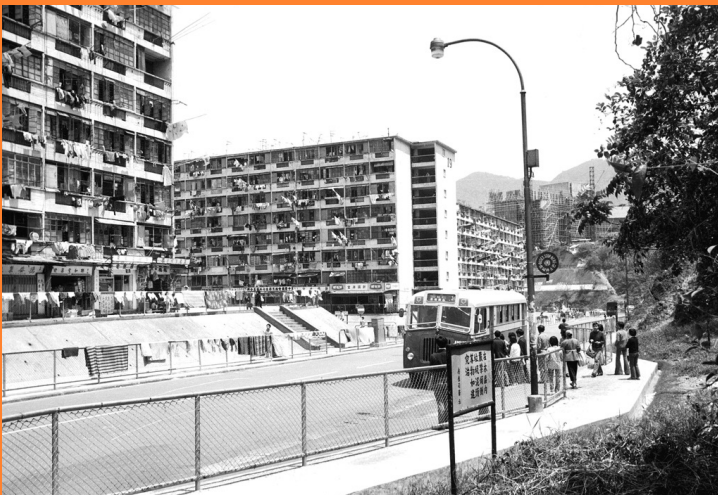


Figure 8: Tai Wo Hau Estate in 1960s



Figure 9: Cheung Hong Estate

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.

Village Type Development

About 105 ha of land have been reserved for village type development in the New Town including Lo Wai (Figure 10) and San Tsuen in Tsuen Wan, Ha Kwai Chung Village in Kwai Chung, Chung Mei Lo Village and also St Paul's Village in Tsing Yi, etc. Some areas have been reserved for village extension purpose.

Figure 10: Lo Wai Village



Commercial and Retail Services

Several nodes for commercial and retail services have been developed around MTR stations in the New Town (i.e. Tsuen Wan, Tsuen Wan West (Figure 11), Kwai Fong, Kwai Hing (Figure 12) and Tsing Yi Stations (Figure 13). These nodes usually consist of shopping facilities accompanied with major public transport interchanges and major Government facilities. Commercial buildings have been developed around these nodes to provide new and diverse commercial spaces (including offices and hotels) which become hot spots in the New Town.

Figure 11: Commercial developments around Tsuen Wan West Station (Tuen Ma Line)



Figure 12: Commercial developments near Kwai Hing Station (Tsuen Wan Line)



Figure 13: Shopping mall connected to Tsing Yi Station

Special Industry

Substantial land has been reserved for industrial use to provide local employment opportunities. Light and heavy industries including container terminals are found in Kwai Chung and Tsing Yi. Manufacturing and storage industries are mainly located in Tsuen Wan and Kwai Chung while other heavy industries are concentrated in Tsing Yi.

There are a total of nine container terminals in the New Town which support the development of logistics industry in Hong Kong, covering about 280 ha of reclaimed land on both sides of Rambler Channel in Kwai Chung and Tsing Yi (Figures 14 and 15).



Figure 14: Container terminals on both sides of Rambler Channel



Figure 15: Container terminals in Kwai Chung

Heavy industries such as oil depots (Figure 16), concrete batching plants (Figure 17), dockyards (Figure 18), boatyards (Figure 19) and other maritime industries, which require direct marine access, are found in Kwai Chung, Tsing Yi South and West. The special geographical conditions of Tsing Yi make it suitable for a wide spectrum of industrial uses. These container terminals and heavy industries will continue to perform a significant economic function in Hong Kong.



Figure 16: Oil depots in Tsing Yi South



Figure 17: Concrete batching plants in Tsing Yi



Figure 18: Dockyards in Tsing Yi



Figure 19: Shipyards in Tsing Yi

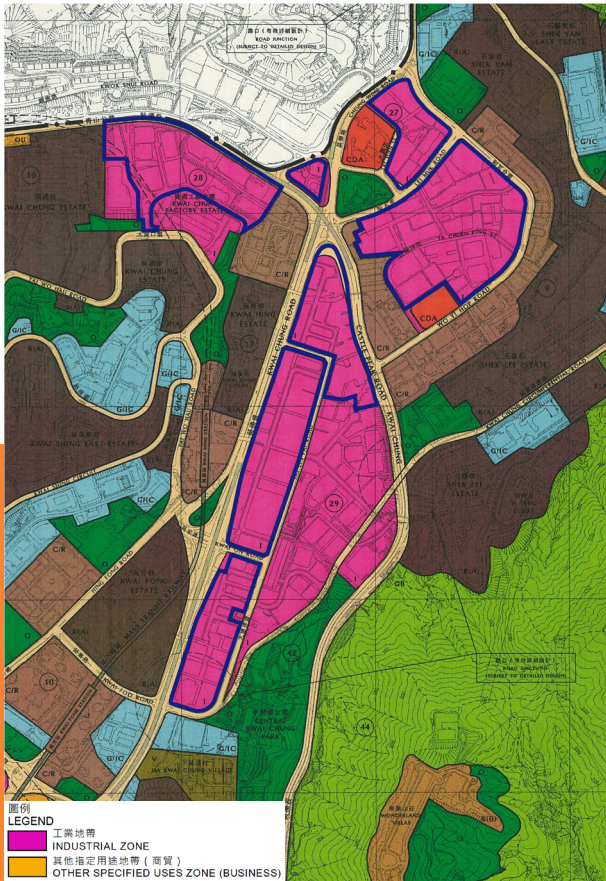
Traditional industry

Traditional flatted factories are aggregated in Tsuen Wan East Industrial Area, Central Kwai Chung Industrial Area (Figure 20) and Southwest Kwai Chung Industrial Area.

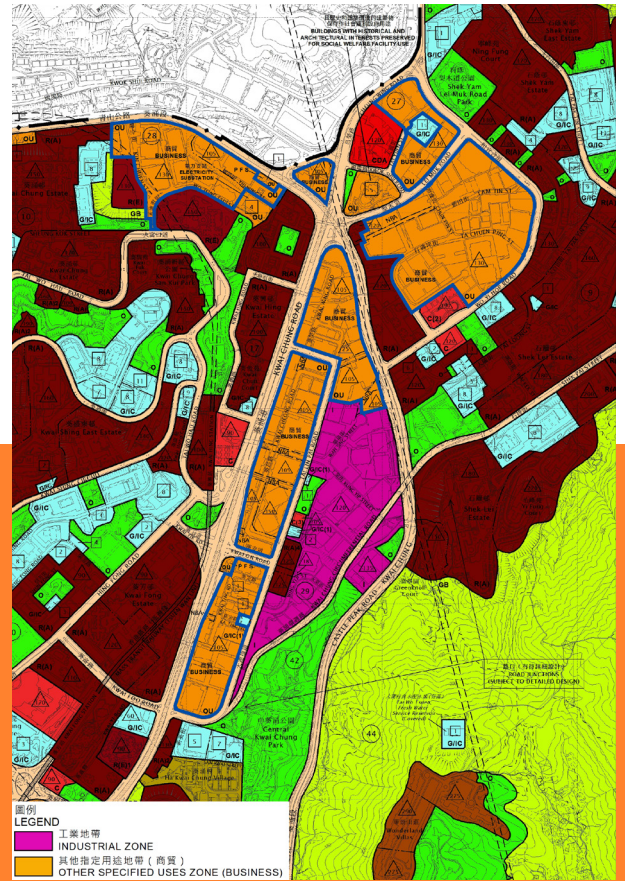
With the change in economic structure in 1980s, there was a drastic change in land use from industrial to a mix of industrial/business use in 1990s.



Figure 20: Flatted factories in Central Kwai Chung Industrial Area



Early 2001



Late 2022

Figure 21: Industrial land in Kwai Chung rezoned to business use since early 2001

Since 2001, more than 60 ha of industrial land have been rezoned from "Industrial" ("I") zone to "Other Specified Uses" annotated "Business" ("OU(B)") zone in Tsuen Wan New Town, including Tsuen Wan, Kwai Chung and Tsing Yi OZPs to guide and facilitate land use restructuring. These sites are mainly located in Chai Wan Kok in Tsuen Wan; Castle Peak Road/Wo Yi Hop Road and Kwai Chung Road in Kwai Chung and Cheung Fai Road in Tsing Yi (Figure 21).

The planning intention of "OU(B)" zone (Figure 22) is primarily for general business uses with a mix of information technology and telecommunications industries, and non-polluting industrial, office and other commercial uses in new business buildings. Some new office buildings have gradually emerged and intermingled with old industrial buildings in this zone.



Figure 22: New office buildings intermingled with old industrial buildings in "OU(B)" zone

Moreover, more than 4 ha of land in the northern part of Tsuen Wan East Industrial Area have been rezoned from "I" to "CDA" to facilitate comprehensive development/redevelopment of the industrial area into residential use with commercial facilities and open space (Figure 23).

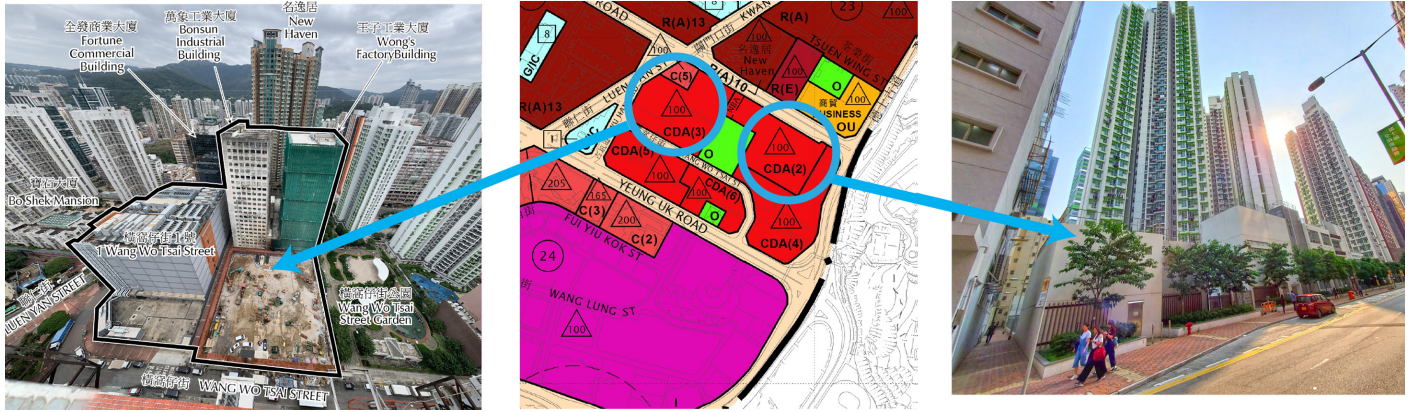


Figure 23: Rezoning of industrial land for comprehensive residential development (Left)
Redevelopment of ex-Tai Wo Hau flatted factory site for Home Ownership Scheme (Right)

The Government announced in October 2009 a set of revitalisation measures to facilitate the redevelopment and wholesale conversion of older industrial buildings. These revitalisation measures came into effect on 1 April, 2010. They aim at providing more floor space for suitable uses to meet Hong Kong's changing social and economic needs. Some industrial buildings have been converted to hotel (Figure 24), office buildings (Figure 25) and shopping malls in Kwai Chung and Tsuen Wan.



Figure 24: Conversion from industrial building to hotel



Figure 25: Conversion from industrial to office building

In the 2018 Policy Address, a new revitalisation scheme was announced to allow relaxation of the maximum permissible non-domestic Plot Ratio by up to 20% for redevelopment projects of pre-1987 industrial buildings located in relevant zones in Main Urban Areas and New Towns, subject to relevant approval obtained from the Town Planning Board.

Although some industrial land have been rezoned and converted for commercial, business and non-polluting industrial uses, Tsuen Wan New Town still has an important role to play in the traditional industrial sector, particularly in warehousing and logistics in Hong Kong.

Community Facilities

In Tsuen Wan New Town, various community facilities are planned and developed with reference to the requirements stipulated under the Hong Kong Planning Standards and Guidelines for provision of medical, education and community facilities to serve the local residents.

Apart from the provision of primary and secondary schools to meet the increasing population in the New Town, there are also tertiary institutions including Hong Kong Institute of Vocational Education (Tsing Yi) (Figure 26).



Figure 26: Hong Kong Institute of Vocational Education (Tsing Yi)



Tsuen Wan Town Hall (Figure 27), Kwai Tsing Theatre (Figure 28) and 13 community halls have been built for the provision of cultural and social activities in the New Town.

Figure 27: Tsuen Wan Town Hall



Figure 28: Kwai Tsing Theatre

There are public (Figure 29) and private hospitals together with general clinics/health centres providing medical services for the general public.



Figure 29: Princess Margaret Hospital

Recreation and Open Space

About 300 ha of land have been zoned "Open Space" in the New Town for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.



Figure 30: Tsuen Wan Park



Figure 31: Tsing Yi Park

Shing Mun Valley Park and Shing Mun Valley Sports Ground, Kwai Chung Sports Ground and Tsing Yi Sports Ground are the three major active recreational venues, where sports ground, swimming pool and a number of basketball and volleyball courts are clustered. Tsuen Wan Park (Figure 30), Tsuen Wan Riviera Park, Tsing Yi Park (Figure 31) and Tsing Yi Waterfront Promenade (Figure 32) are the key open spaces for leisure. They provide ornamental water features, garden setting and children playing areas. Tsuen Wan Park and Tsuen Wan Riviera Park are located near Tsuen Wan West Station (Tuen Ma Line) whereas Tsing Yi Park and Tsing Yi Promenade are near Tsing Yi Station (Tung Chung Line and Airport Express Line). Other major open spaces and recreational facilities include Tso Kung Tam Outdoor Recreation Centre in Tsuen Wan which is a popular holiday camp; and Hong Kong Jockey Club International Bicycle Motocross (BMX) (Figures 33 and 34) Park in Kwai Chung which is the only international standard BMX training field in Hong Kong.



Figure 32: Tsing Yi Waterfront Promenade



Figures 33 & 34: Hong Kong Jockey Club International Bicycle Motocross (BMX) Park in Kwai Chung

Heritage

Sam Tung Uk Village is a Hakka walled village built in 1786. After vacation in 1980, the walled village was restored in 1987 as Sam Tung Uk Museum showing the history of the walled village and life of the villagers (Figure 35). The village was declared as a monument in 1981.

Hoi Pa Village, which was also originally a Hakka village established in the late 18th and early 19th century, has been redeveloped into Tak Wah Park. A village house built in 1904 in the middle of the park (Figure 36) was preserved as a fine example of traditional southern Chinese village architecture. It was declared as a monument in 1996.

Chai Wan Kok Site of Archaeological Interest is located at the hill near Tsuen King Circuit. Relics of the Neolithic Age and the Han Dynasty were found at the site.

Apart from the two declared monuments and the site of archaeological interest, there are a number of historic buildings in the New Town graded by the Antiquities Advisory Board, which also have preservation value.



Figure 35: Sam Tung Uk Village/Sam Tung Uk Museum



Figure 36: Traditional Hakka house preserved in Tak Wah Park

Conservation of Natural Environment

Hills and mountain ranges of Tai Mo Shan and Kam Shan in the hinterland form a unique green backdrop of the New Town, providing both visual relief and identity. About 1 138 ha (about 35%) of land within the New Town are zoned "Green Belt" ("GB") on the OZPs for keeping the natural backdrop. To the northeast of the New Town, Shing Mun Reservoir, which was completed in 1937, supplies fresh water and its surrounding green hills are home to many species of butterflies and migratory birds.

Near the New Town, MacLehose Trail Stages 7 and 8 and Lung Mun Country Trail within the Tai Mo Shan and Shing Mun Country Parks (Figure 37) provide natural-based leisure destination for residents and visitors in Tsuen Wan and Kwai Chung.

Tsing Yi Nature Trail is also a popular hiking route in Tsing Yi. Within a 30-minute walk, it has a panoramic view of Rambler Channel and Ma Wan Channel, with Ting Kau Bridge and Tsing Ma Bridge spanning over.

A population of Hong Kong Croton (Figure 38), which is endemic to Hong Kong, is found at a woodland to the southwest of Hong Kong Institute of Vocational Education (Tsing Yi). To protect this endemic species, a "Site of Special Scientific Interest" ("SSSI") zone is designated on Tsing Yi OZP. It intends to deter human activities or development within the "SSSI" zone.

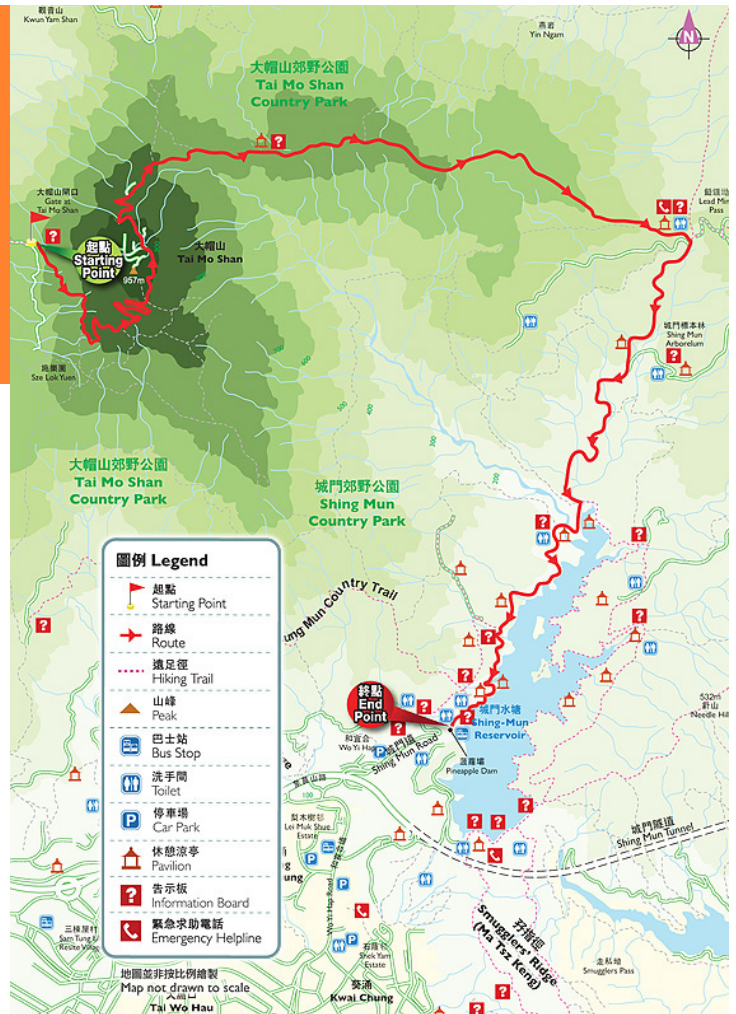


Figure 37: MacLehose Trail and Lung Mun Country Trail near Tsuen Wan (Courtesy of Hong Kong Tourism Board)

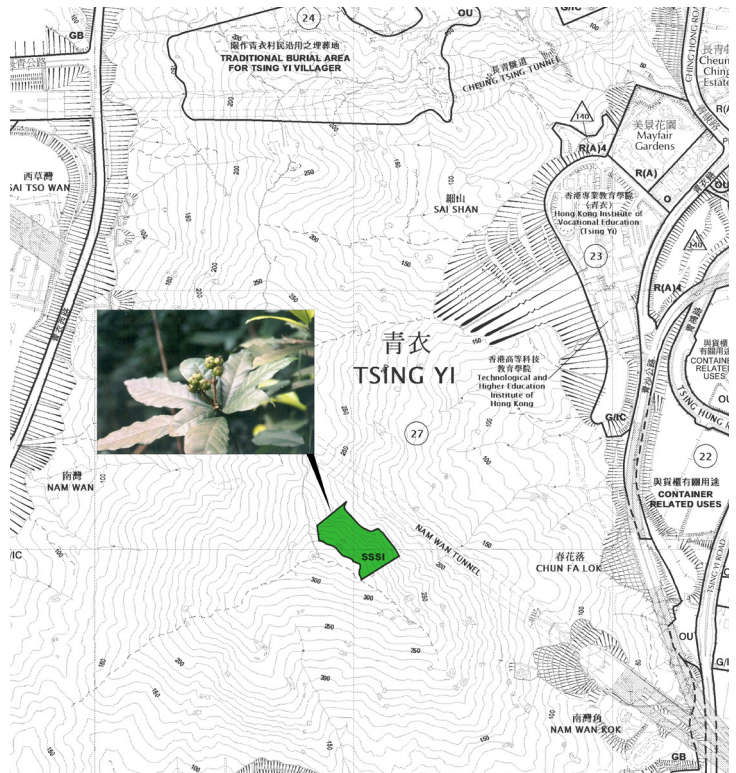


Figure 38: Hong Kong Croton at Tsing Yi Site of Special Scientific Interest (Courtesy of Hong Kong Herbarium)

Transport

The New Town is at the intersection point of transport between the Metro Area and western/northern New Territories and Lantau Island. It is well-served by different modes of transport and well-linked to other parts of the territory.

Highways, Tunnels and Roads (Figure 39)

Road links between the New Town and northwestern New Territories are provided by Tai Lam Tunnel, Tuen Mun Road and Castle Peak Road. Shing Mun Tunnel provides a link between Tsuen Wan and Sha Tin as well as the northeastern New Territories.

Stonecutters Bridge, which connects Nam Wan Tunnel and Stonecutters Island, provides a direct link from western Kowloon via Tsing Yi to northwestern New Territories. Tsing Yi is also connected to Ma Wan and Lantau Island by Tsing Ma Bridge and Kap Shui Mun Bridge.

Within the New Town itself, transport among districts is also very convenient through a number of bridges over Rambler Channel, as well as other road improvement works.

Public Transport

The New Town is served by seven MTR stations under four lines (Tsuen Wan Line, Tuen Ma Line, Tung Chung Line and Airport Express). The railway service is supplemented by bus and mini-bus routes which generally connect to small residential areas.

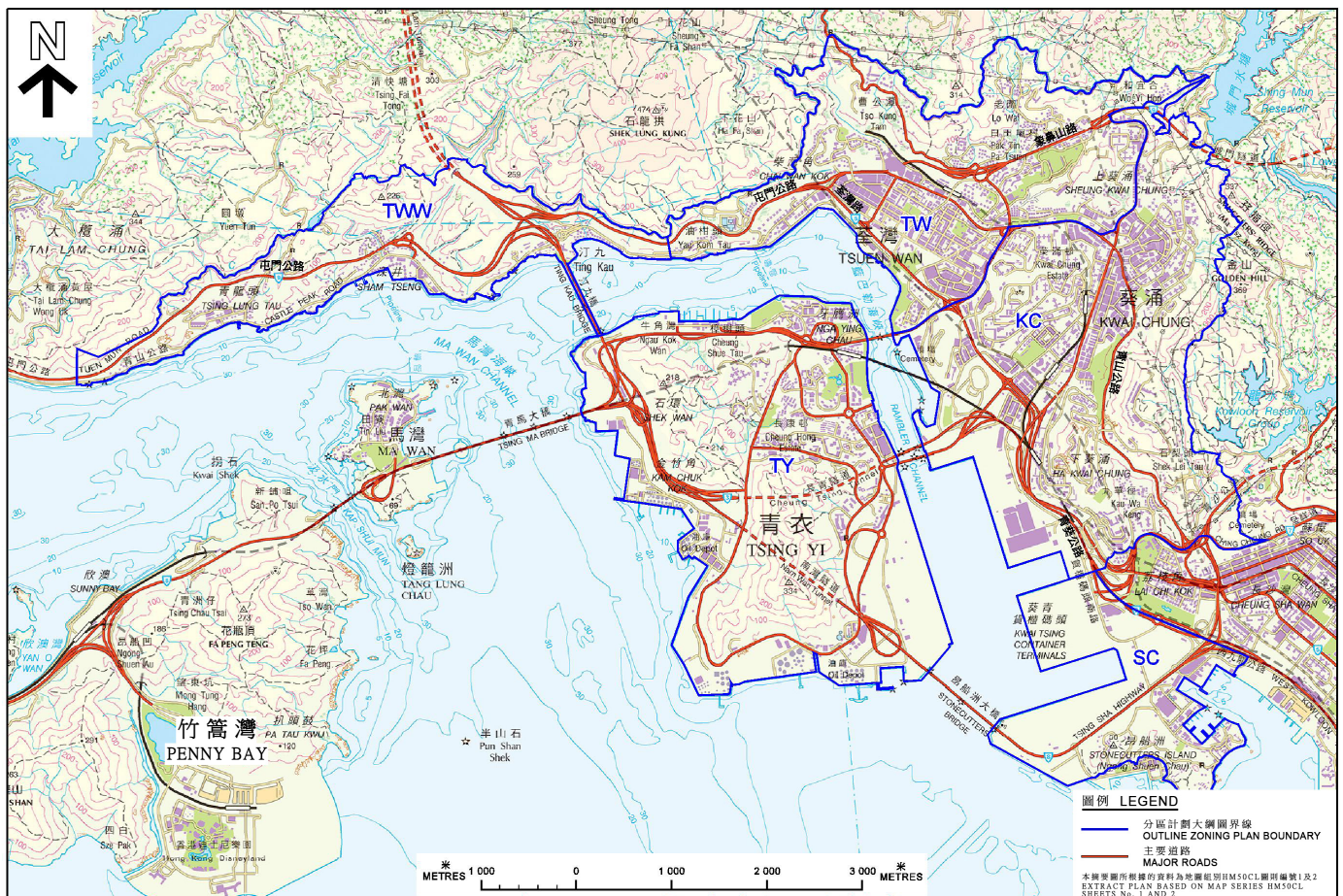


Figure 39: Road Network of Tsuen Wan New Town

Elevated Pedestrian Walkways

The elevated pedestrian walkway system in Tsuen Wan (Figure 40) links up the commercial/residential nodes around Tsuen Wan Station (Tsuen Wan Line) and Tsuen Wan West Station (Tuen Ma Line). It provides a safe and convenient link for the pedestrians to access open spaces and different government facilities, and greatly relieves them from overcrowding on pavements. The integrated pedestrian environment in the New Town will be continuously improved and expanded.



Figure 40: Pedestrian footbridge in Tsuen Wan

Looking Ahead

The Government will continue to review the land uses and to provide sufficient land to meet various needs through rezoning and optimising land resources, as and when needed, to enhance the overall living quality of the New Town.

Housing

To meet the strong housing demand, the Government has adopted a multi-pronged approach to increase land supply in the short, medium and long terms. As stated in the 2022 Policy Address, about 255 hectares of “GB” sites with potential for housing development which can provide approximately 70,000 units have been shortlisted including about 5.5 hectares in Fu Yung Shan in Tsuen Wan.

Urban Renewal

The Urban Renewal Authority (“URA”) will commence a district planning study on Tsuen Wan with a view to formulating renewal plans. URA will examine the old districts of Tsuen Wan in terms of land use, road planning, open space, community facilities, etc. so as to map out respective blueprints for planning and restructuring. URA will also explore the feasibility of adjusting and increasing the development intensity of the districts, thereby optimising land use and speeding up redevelopment of old urban districts.

Port Development

Hong Kong is a prominent international maritime centre and a transshipment hub port in the Asia-Pacific region. Hong Kong Port (HKP) has an annual handling capacity of over 20 million TEUs (twenty-foot equivalent units), with the nine container terminals at Kwai Tsing Container Terminals having a total of 24 berths and operating 24 hours a day. HKP is the 9th busiest container port in the world, with a throughput of nearly 18.0 million TEUs in 2021, of which over 60% was transshipment throughput. The Government is working with the trade through the Task Force on Smart Port Development formed under the Hong Kong Maritime and Port Board to drive the development of a Port Community System, with a view to further enhancing port efficiency and reducing cargo handling time and cost through streamlining and optimising the multi-party coordinated processes electronically.

Industrial and Business Zones

The economic development pace of Hong Kong is affected by various domestic and global factors and keeps changing. The Government will continue to closely monitor the use of industrial and business land, so as to take appropriate action to increase land supply for developments through the land use planning mechanism.

Community and Recreational Facilities

The community and recreational facilities in the New Town are generally sufficient to meet the population need. Opportunity will be taken to include more community and recreational facilities in new residential developments in particular in public housing developments and redevelopments.

To help address the increasing demand for hospital facilities, the Kwai Chung Hospital is being redeveloped in phases (Figure 41). Upon completion of the redevelopment project, it is planned to provide 1 000 beds and rehabilitation facilities for delivery of a full range of psychiatric services. The Lai King Building of Princess Margaret Hospital will also have a new extension block, with an increase of beds from 268 to 840 including beds for rehabilitation and palliative care services, expansion of diagnostic radiology service and increase in the capacity of geriatric day hospital with enhanced rehabilitation services. For the Yan Chai Hospital, a new building will be constructed to provide additional hospital beds using the existing open car park next to the community health and wellness centre.

The construction of Kwai Chung Park (Figure 42) at the restored Gin Drinkers Bay Landfill site was commenced in Q4 2021. Whenever opportunity arises, the Government will continue to reserve land along the waterfront area for leisure purpose and enjoyment of the public.



Figure 41: Redevelopment of Kwai Chung Hospital



從南面望向葵涌公園的構思透視圖
PERSPECTIVE VIEW FROM SOUTHERN DIRECTION

Figure 42: Proposed Kwai Chung Park

Road Projects

In order to meet the traffic growth, widening of Tsuen Wan Road, Tsing Yi – Lantau Link and Route 11 (section between Yuen Long and North Lantau) are proposed and under study.

New Cycle Track

To complete the connectivity and enhance the recreational value of a comprehensive cycle track network in the New Territories, a cycle track between Tsuen Wan and Tuen Mun is under planning (Figure 43), while a 2.3km-long cycle track running along the Tsuen Wan waterfront from Tsuen Wan Riviera Park to Bayview Garden (Figure 44) were completed and fully opened.



Figure 43: Proposed cycle track between Tsuen Wan and Tuen Mun



Figure 44: Completed cycle track running along the Tsuen Wan waterfront

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