

規劃宜居新市鎮

Planning for Liveable New Towns

元朗

Yuen Long



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Planning Department

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Geographical Context

Yuen Long New Town (Figure 1) is situated in the middle of the Yuen Long plain in North West New Territories (NWNT) and covers a land area of approximately 561 hectares (ha). It is bounded by the outer edge of Yuen Long INNOPARK in the north, the Yuen Long Kau Hui group of villages in the east, Yuen Long Highway in the south, and Long Tin Road in the west. It is about 6 kilometres (km) northeast of Tuen Mun, 14 km west of Tai Po and 9 km southwest of Lok Ma Chau.

Yuen Long New Town is the core area and commercial hub of Yuen Long. Yuen Long is one of the second generation New Towns in Hong Kong. According to the 2021 Population Census, the total population of Yuen Long New Town was about 169 900.

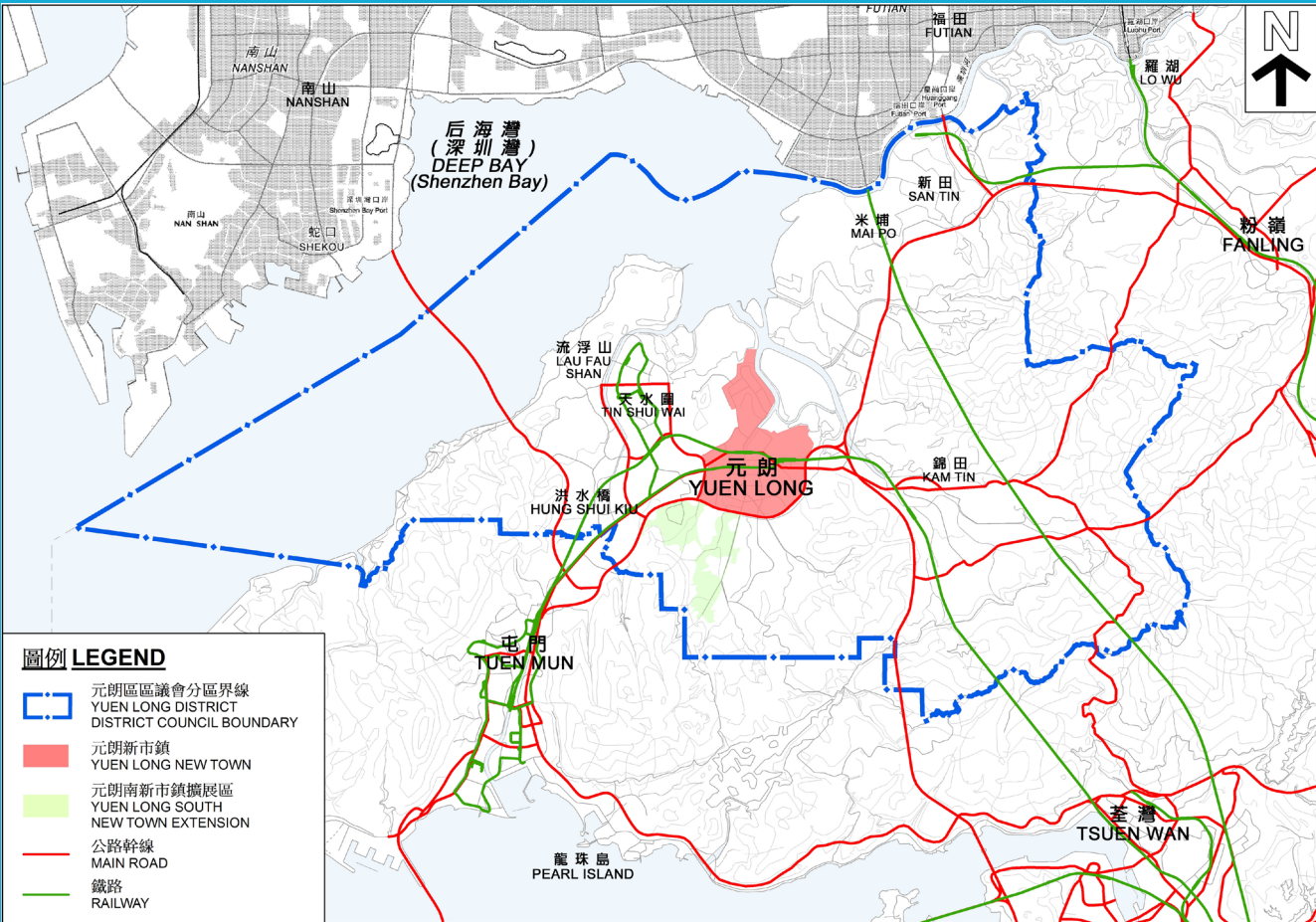


Figure 1: Location of Yuen Long New Town and Yuen Long South New Town Extension



Historical Background

Yuen Long has a long history of development and has been a traditional market town for a long time. Yuen Long Kau Hui (Figure 2) was the focal point of rural activities in Yuen Long as early as the 18th Century. It is located on the northeastern fringe of the present day Yuen Long New Town. In early 20th century the market activities moved to its southwest, forming Yuen Long San Hui (Figure 3). Since then, rapid growth of market activities have spread along the Castle Peak Road.

Due to rapid urban growth and improvement in transportation to the New Territories, Yuen Long was included in the Government's large-scale housing programme in the 1970s. In 1978, Yuen Long was designated as a new town to reflect its role as a sub-regional centre in the North West New Territories (Figures 4 and 5).

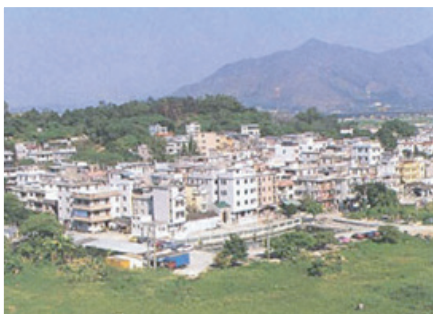


Figure 2: Yuen Long Kau Hui



Figure 3: Yuen Long San Hui



Figure 4: Yuen Long in the 1970s

Planning Concept

Yuen Long New Town (Figure 6) is one of the second generation New Towns. The planning principle for the New Town is to develop a balanced and self-contained community with a range of economic activities, recreational, services and community facilities.

Initially with nodal developments around Yuen Long Kau Hui and Yuen Long San Hui, Yuen Long New Town has then adopted a strong axial development pattern along Castle Peak Road, which is affectionately known as “Yuen Long Main Road” by the locals. This is crisscrossed by the Yuen Long Nullah running in a south-north direction to serve as a major breezeway for Yuen Long New Town. The high-rise commercial and residential developments along both sides of Castle Peak Road are generally tapered towards the periphery where lower development intensities could be found, creating a harmonious juxtaposition with existing village settings. With the opening of the then West Rail Line (now Tuen Ma Line), recent high-rise, high-density mixed-use comprehensive developments can be found near the two railway stations (i.e. Yuen Long Station and Long Ping Station). The transit-oriented developments around Yuen Long Station are fast becoming distinctive landmarks of the New Town with modern shopping malls.

Two industrial clusters in the form of Yuen Long Industrial Estate (now Yuen Long INNOPARK) and Tung Tau Industrial Area are located to the north of the town centre, providing employment opportunities for the locals, with the latter progressively transforming into a mixed-use business district. A network of pedestrian-friendly squares, circuits and pedestrian precincts can be found across the town centre, adding vibrancy and permeability to the New Town as a whole. Land is also reserved for Government and community uses which also serve as visual and spatial relief within the compact town centre. Strips of land in the southern extension area are reserved for the provision of open space and to serve as a buffer to Yuen Long Highway to the south.

The planning concept and principle of Yuen Long New Town have been translated through the preparation and implementation of the Yuen Long Outline Zoning Plan under the Town Planning Ordinance.



Figure 6: Aerial view of Yuen Long Town Centre

Development in Yuen Long New Town

Housing

Residential development is the predominant land use in the New Town and there is a variety of housing types, ranging from public to private housing, high-density residential developments to village type housing (Figures 7 to 10). To preserve the existing townscape and character of Yuen Long, a stepped height concept whereby building heights from the central part gradually descends to the western, northern and southern parts of the New Town is observed so as to preserve the rural character of the outskirts. High-rise private residential developments are found at the eastern extension area, which has become a landmark of the New Town.

Upon the planned development, the overall flat mix ratio of the New Town will be about 2:8 between public housing (including Public Rental Housing and subsidised sale flats¹) and private permanent housing (including village housing). The planned population of the New Town will be about 191 770.



Figure 7: Public housing development



Figure 8: Private development with shopping mall of YOHO MALL



Figure 9: Medium-density development



Figure 10: Village type housing of Kwan Lok Sun Chuen

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.

Economic Activities

Major retail activities are concentrated along the Castle Peak Road in the form of street shops (Figure 11). Moreover, with the completion of comprehensive development at the Yuen Long Station, large-scale integrated cluster of shopping malls is provided and has become a new centre of economic activities of the New Town (Figure 12).

Covering about 86 ha of land, the Yuen Long Industrial Estate (now Yuen Long INNOPARK) (Figure 13) has been developed to the north of the New Town. The Industrial Estate is mainly intended for industries to be admitted by the Hong Kong Science and Technology Parks Corporation, including pharmaceuticals and biomedical production, etc. A microelectronic centre will soon be completed to support the development and pilot production of new generation micro-electronics products.



Figure 11: Retail activities along Castle Peak Road



Figure 12: Large-scale shopping mall in Yuen Long, YOHO MALL



Figure 13: Yuen Long INNOPARK

Community Facilities

Adequate land has been reserved within the New Town for the provision of community facilities and social services serving the needs of the local residents and users nearby. Yuen Long Town Hall (Figure 14), Long Ping Community Hall and Yuen Long Theatre (Figure 15) are located in the western part. Yuen Long Government Offices (Figure 16), Yuen Long Library (Figure 17) and schools are mainly located in the central part of the New Town. Pok Oi Hospital (Figure 18), located to the east of the New Town, is one of the hospitals in the New Territories West Cluster and has been serving the Yuen Long community since 1919.



Figure 14: Yuen Long Town Hall



Figure 15: Yuen Long Theatre



Figure 16: Yuen Long Government Offices



Figure 18: Pok Oi Hospital



Figure 17: Yuen Long Library

Recreation and Open Space

Within the New Town, land has been reserved for recreation facilities in accordance with the Hong Kong Planning Standards and Guidelines. Yuen Long Stadium (Figure 19), Yuen Long Swimming Pool (Figure 20) and Yuen Long Park (Figures 21 and 22) are developed in the western part of the New Town, forming a distinct leisure, recreation and cultural cluster for residents in the neighbouring areas. Yuen Long Stadium, Long Ping Sports Centre, Fung Kam Street Sports Centre and Yuen Long Swimming Pool are active recreational facilities in the New Town, while Yuen Long Park provides outdoor public space for active and passive recreational uses, serving the needs of local residents as well as the general public. To balance the dense development of the New Town, a landscape pedestrian walkway to the north of Yuen Long Highway acts as both a key breezeway for the New Town and as a pedestrian connection linking the planned open space to the south.



Figure 19: Yuen Long Stadium



Figure 20: Yuen Long Swimming Pool



Figure 21: Yuen Long Park



Figure 22: Yuen Long Park

Transport

Upon completion of the West Rail Line (now Tuen Ma Line), Route 3 (Country Park Section), Tai Lam Tunnel (Figure 23) and Hong Kong-Shenzhen Western Corridor, the external transport links between Yuen Long and the rest of the territory have been greatly improved. Yuen Long New Town is well served by the railway, with two stations along Tuen Ma Line namely Yuen Long Station (Figure 24) and Long Ping Station, and also Light Rail Transit. The New Town is also well connected by major roads including Yuen Long Highway, Long Tin Road and Long Ping Road linking Yuen Long to the major highway network in the territory with connection to local distributor roads, while the proposed Route 11 will connect the Yuen Long New Town to North Lantau Highway and Kong Sham Western Highway in the south. It is expected that the accessibility of the area will be greatly enhanced in the future.

To minimise vehicle-pedestrian conflicts and improve the walking environment, the Government is taking forward the “Pedestrian Environment Improvement Scheme” to improve the pedestrian environment in areas with heavy pedestrian flow.



Figure 23: Tai Lam Tunnel



Figure 24: Yuen Long Station

Looking Ahead

Under the Conceptual Spatial Framework of the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030”, Yuen Long is located along the Western Economic Corridor and Northern Economic Belt, where a number of strategic developments and infrastructures could be harnessed. “The Chief Executive’s 2021 Policy Address” also announced the “Northern Metropolis Development Strategy”, in which Yuen Long District will become an integral part of the Northern Metropolis.

Whilst most parts of the Yuen Long New Town have been developed, there is still developable land in the southern part of the New Town. Furthermore, there is potential to develop Yuen Long South as an extension of Yuen Long New Town with improvement in connectivity to the New Town. The Government is examining the conversion of the degraded brownfield sites for housing development or other uses supported with the required infrastructure and community facilities as well as to improve the existing environment. With further development in the surrounding areas including the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), the residents in Yuen Long New Town will also benefit from more diversified economic activities and job opportunities as well as enriched community and civic facilities.

Potential Extension Area Yuen Long South Development Geographical Context

Yuen Long South (YLS) Development Area (Figure 25) is located to the immediate south of Yuen Long New Town, mainly bounded by Yuen Long Highway and Kung Um Road. Apart from Yuen Long New Town, Tin Shui Wai New Town and the HSK/HT NDA are located to its northwest, while Tai Lam Country Park is located to its south.

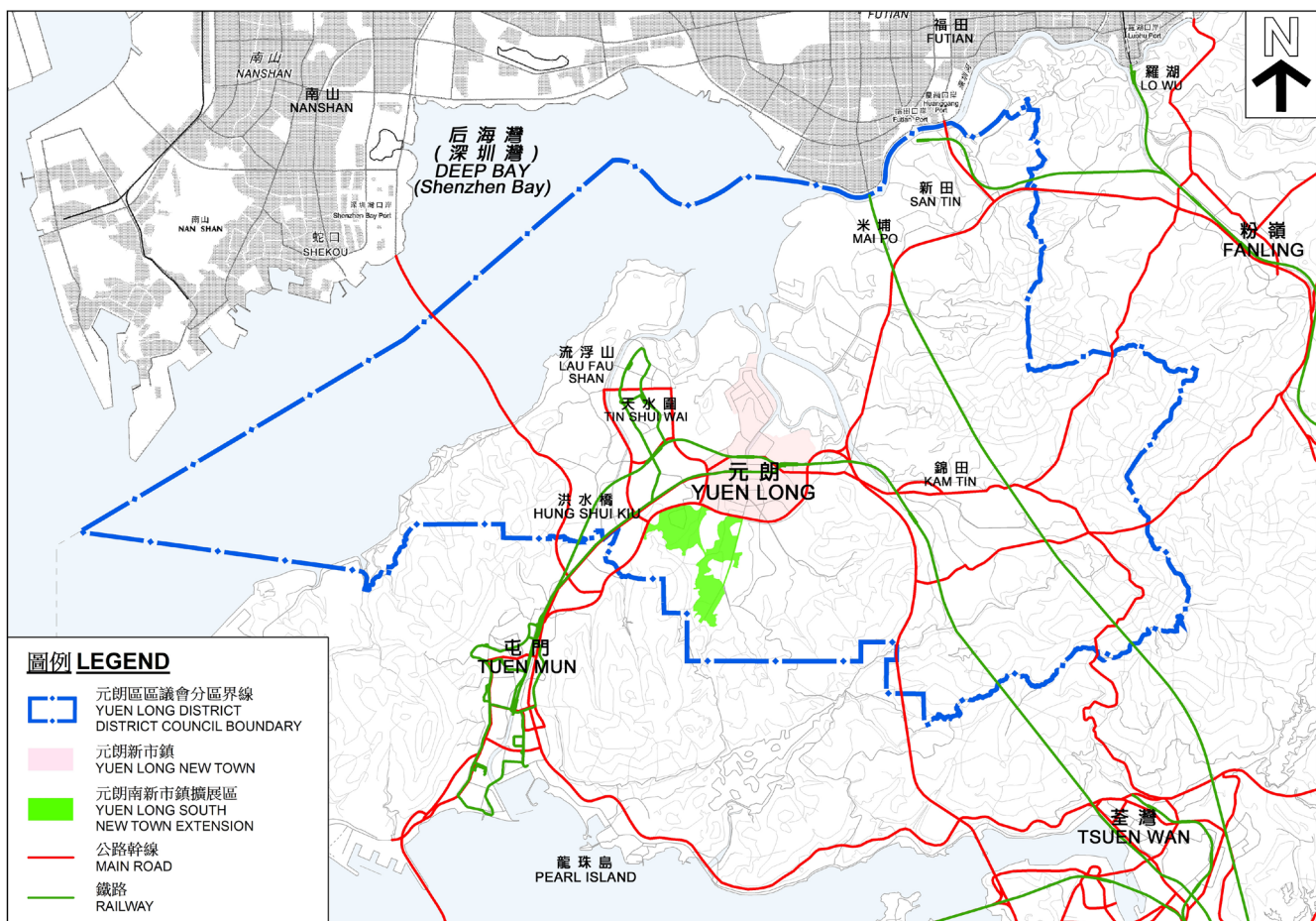


Figure 25: Location of Yuen Long South Development Area

Planning Concept

YLS is positioned as an extension of Yuen Long New Town. Through the proposed transport infrastructure, YLS will be connected to Yuen Long New Town and HSK/HT NDA more directly and conveniently. YLS Development is one of the major land development projects to address the territory's housing needs in the medium to long term (Figure 26) .

In planning the development of YLS, suitable sites have been reserved for various types of land uses including residential, commercial, industrial, open space and the provision of different types of community and infrastructural facilities to meet the needs of the existing and future population. The clusters of well-established residential communities and existing religious institutions in the development area are proposed to be retained as far as possible.



Figure 26: Artist impression of housing development in YLS

Transport

YLS Development Area will be well connected with Yuen Long New Town, HSK/HT NDA and other areas by the newly proposed road network and public transport services. Modifications of existing roads would also be carried out to improve the existing traffic conditions, providing access to Yuen Long Station and enhancing internal traffic circulation. Comprehensive cycle track and pedestrian walkway networks have been planned to strengthen the connectivity and accessibility of YLS Development (Figure 27). The Area may be further connected to HSK/HT NDA and Tin Shui Wai New Town in the future by Environmentally Friendly Transport Services currently under study.

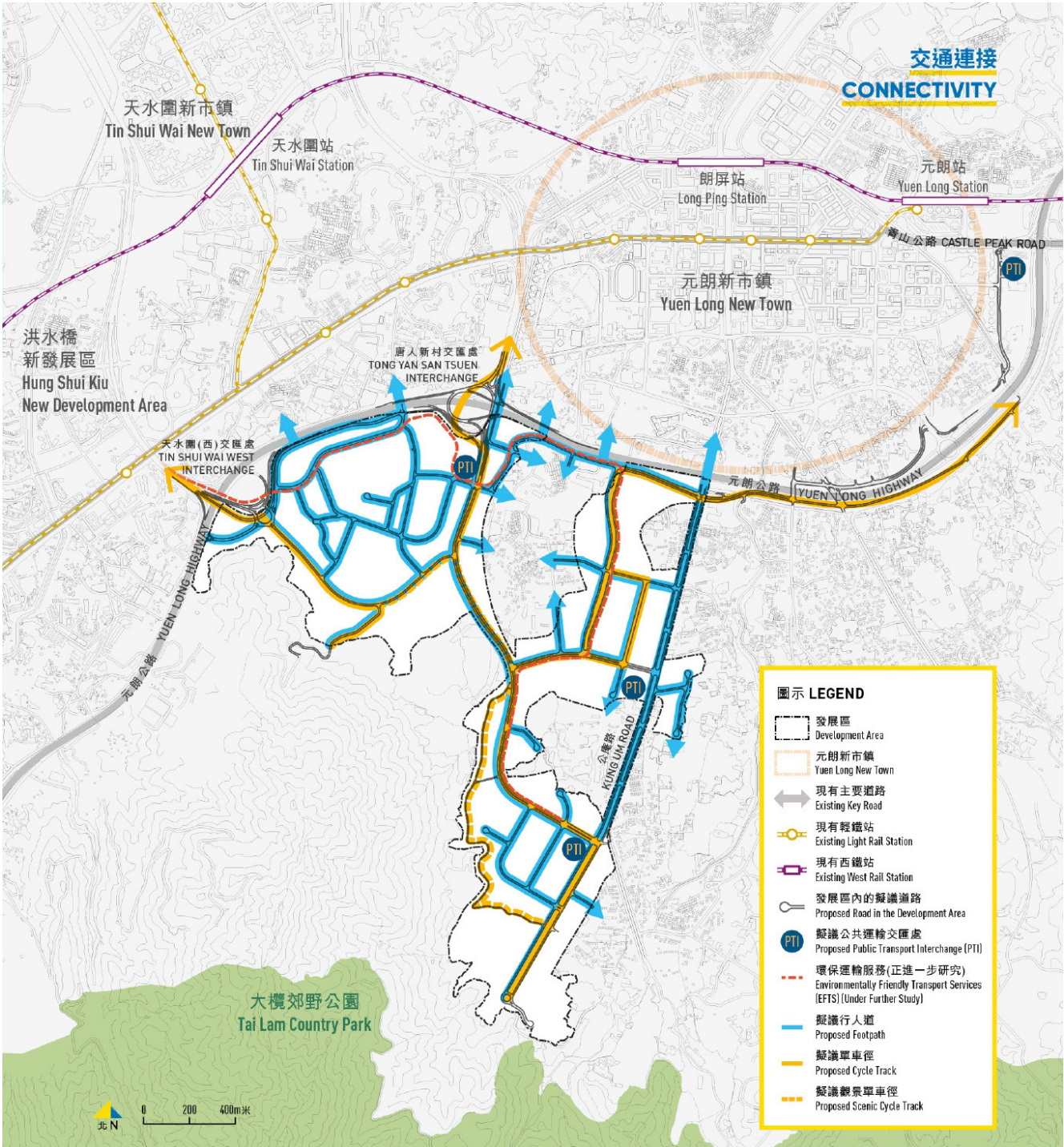


Figure 27: Connectivity of Yuen Long South to Yuen Long New Town and Hung Shui Kiu/Ha Tsuen New Development Area

Looking Ahead

To achieve early delivery of land to meet the housing needs and ensure timely provision of a comprehensive range of commercial, retail, open space and GIC facilities in tandem with the population build-up, proper phasing and packaging of works for YLS Development is being formulated. With the implementation of the planned projects for commercial, housing, GIC facilities, infrastructures and other development, it is envisaged that a balance between development needs and other planning considerations will be maintained to ensure achieving a green and liveable community (Figure 28).



Figure 28: Artist Impression of Yuen Long South development

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