

A Study on Tin Shui Wai New Town

Final Report



Department of Social Work and Social Administration

University of Hong Kong

Dr. Law, Chi-kwong

Dr. Wong, Yu-cheung

Dr. Ernest Chui

Mr. Lee, Kar-mut

Ms. Pong, Yuen-yee

Ms. Rose Yu

Mr. Vincent Lee

TABLE OF CONTENTS

ACKNOWLEDGEMENTS

EXECUTIVE SUMMARY	i
-------------------	---

行政撮要	xi
------	----

CHAPTER ONE INTRODUCTION

Introduction	1
Research objectives	3

CHAPTER TWO METHODOLOGY

Qualitative data collection	4
Quantitative data collection	4
Limitations of the surveys	6

CHAPTER THREE BACKGROUND INFORMATION

Development of Tin Shui Wai as a new town	8
Housing policies pertinent to the development of TSW	10
Major benchmark in the development of TSW	12
Summary	13

CHAPTER FOUR CHARACTERISTICS OF TIN SHUI WAI

Population	16
Family characteristics	18
Duration of residence in Hong Kong	21
Education attainment	22
Household income	22
Employment	24
Housing	26
Law and order	27
Summary	28

CHAPTER FIVE MAJOR ISSUES PERTINENT TO THE DEVELOPMENT PROCESS

Housing mix	29
Provision of employment opportunities	31
Provision of government and public facilities	

health services	33
commercial facilities and activities	36
welfare and community facilities	40
transport system	45
community building and the use of open space	49

CHAPTER SIX CONCLUSION AND RECOMMENDATIONS

Changes in housing policies	52
Lack of private sector interest in TSW	53
Change of plan in land use in TSW	53
Distance from urban centre	56
Vitality of local economy and the lack of jobs	56
Housing allocation policy	57
Other factors	58
Lessons learnt and concluding remarks	59

APPENDICES

I. List of documents reviewed	62
II. List of key informants interviewed	64
III. Interview framework for informant interviews	66
IV. List of Focus Groups interviewed	67
V. Interview framework for focus groups interviews	68
VI. Street level survey questionnaire	69
VII. Household survey questionnaire	75
VIII. Provision of Library and Recreational Facilities	84
IX. Analysis on the unemployment rate of each district	91
X. Utilization rate of LCSD facilities	93
XI: Tables of questionnaire surveys	95
XII Recommended development areas of the Special Committee on Land Production in 1977	128
XIII Tin Shui Wai Outline Zone Plan as at September 2008	129
XIV The case of Tung Chung New Town	130

LIST OF TABLES	131
-----------------------	-----

LIST OF FIGURES	135
------------------------	-----

ACKNOWLEDGEMENTS

We would like to sincerely thank the Yuen Long District Council members, representatives from government departments including the Yuen Long District Office, Yuen Long District Social Welfare Office, Leisure and Cultural Services Department, Housing Department, Planning Department, Labour Department, Hospital Authority, Food and Environmental Hygiene Department, representatives from non-government organizations and mutual aid committees; as well as individuals who have shared their experiences and insight with the research team. We are also thankful to government departments who have provided us with relevant documents and information for the study. Their active participation and support are pivotal in helping the research team to get a comprehensive picture of the topic.

The Research Team
Department of Social Work & Social Administration
The University of Hong Kong

January 2009

Executive Summary

1. In June 2008, the Planning Department commissioned the Department of Social Work and Social Administration, The University of Hong Kong, to conduct a study on Tin Shui Wai (TSW) New Town with a view to identifying lessons learnt and shedding light on future planning of the New Development Areas in Hong Kong. The objectives of this study were:
 - to review the background and planning process of TSW;
 - to identify the key socio-economic issues in TSW and analyze the causes to these issues and to what extent they were related to the planning and development of TSW; and
 - to make recommendations on lessons learnt for the future planning and development of the New Development Areas.
2. Several study designs were adopted to collect both quantitative and qualitative data for this study, including:
 - documentary review (e.g. development plans, zoning plans, development programmes, year plans, service statistics, service records, research reports, news report, and academic literature)
 - twelve interviews with experts in the relevant fields (e.g. government officials, representatives from public bodies and community stakeholders),
 - six focus groups (e.g. representatives from government departments, NGOs and community stakeholders)
 - street survey of 108 shoppers in retail outlets and 105 users of public/community facilities
 - survey of 502 households in TSW

Development of Tin Shui Wai as a New Town

Major Benchmark in the development of TSW

Year	Event
1972	Announcement of the Ten-year Housing Programme to produce housing units for 180,000 persons a year.
1977	Establishment of the ‘Special Committee on Land Production’ to identify potential areas for urban development and the general area of TSW was recommended for further investigation.
1979	The Mightycity Company Limited (MCL) bought most of the land in TSW and a project to build a town for a population of more than 500,000 was proposed to the government.

Year	Event
1981	Downturn of the property market began.
1982	The government declined MCL's proposal.
1982	The 7/82 agreement between the government and the MCL was signed, by which the government bought back the piece of land in TSW. Part of the contract included the handing over of a piece of 38.8 ha of land to MCL for development into a private housing estate and a commercial complex.
1982	Upon approval of TSW as a new town, the government commissioned consultants to prepare a Master Development Plan (MDP) for the Development Zone (TSW south).
1982	The Ten-year Housing Programme was extended to 1987.
1983	First MDP for TSW submitted to be self-contained with housing, industry, community facilities, commercial centres, open space and a park for leisure activities. Land clearance and flood protection works started.
1987	The Long Term Housing Strategy was announced and it was forecasted that an average of 40,000 public housing units per year was needed up till 2001.
1987	MCL sued the government for an alleged delay in handing over the 38.8 ha site.
1989	Possession of the site (38.8 ha) for private development handed over to TSW Development Limited (i.e. MCL).
1992	First population intake in the Development Zone (TSW South).
1992	Court case between TSW Development Limited and the government was dismissed.
1994	The Task Force on Land Supply and Property Prices identified the Reserve Zone (TSW north) and Areas 3, 30 and 31 in the Development Zone as sites suitable for 'fast pace' development to meet the housing demand.
1994	The 1994 Policy Address announced the target to produce at least 310,000 new flats in the public sector and 195,000 new flats in the private sector, i.e. a total of 505,000 from 1995 to 2001, or approximately 84,000 units per year.
1994	Gazette of the first TSW OZP (S/TSW/1) with Areas 3, 30 and 31 zoned as "Residential (Group A)" for public housing.
1995	A MDP for the Reserve Zone was endorsed.
1997	The Chief Executive announced the target of 85,000 yearly production of housing units.
1998	Under the approved TSW OZP (S/TSW/3), the entire new town had been planned for about 350,000 persons, of which 75% was intended for public housing and 25% was targeted for private housing.
1999	In between the period 1999/00 to 2001/02, a total of 36,415 subsidized units ¹ were produced in TSW, occupying 20.6% of the total territory production.
2000	TSW north started to take in residents.
2001	Transfer of 13,200 subsidized sale flats in TSW to rental flats between 1998-2001 ² .

¹ Including subsidized rental housing flats (i.e. Public Rental Housing (PRH), Interim Housing and projects transferred from surplus Home Ownership Scheme (HOS) to PRH) and subsidized sales flats (i.e. Home Ownership Scheme (HOS), Private Sector Participation Scheme (PSPS) and Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) housing).

² The "1998-2001" time horizon was provided by Housing Department

Year	Event
2003	Cessation of the production and sales of Home Ownership Schemes (HOS) flats and termination of Private Sector Participation Scheme (PSPS).
2004	TSW north reached a population of approximately 100,000.
2009	The last public housing estate in TSW completed.

3. Since the first Ten-year Housing Programme in 1972, the government has set an ambitious task of providing sufficient permanent flats for every eligible citizen in Hong Kong. The development of TSW started in the late 70s when the demand for housing was high.
4. The MCL came into the picture when housing shortage was high in the government's agenda. In late 70s, they gained possession of one of the largest privately owned piece of land, i.e. the current TSW, in the New Territories, an area that the government had marked for potential urban development in 1977.
5. The agreement between the government and the MCL, in which the government formed a 'partnership' with a sole developer on a project of such scale, was probably the first and the only case of its kind in Hong Kong. The MCL (later also referred to as TSW Development Limited) was also a major contractor in the land formation of the site.
6. The original design concept of the new town, as illustrated in the 1983 MDP, was a self-contained and balanced community. About half would be public rental housing and half public sale flats or private housing. It was also meant to be self-contained with industry, community facilities, commercial centres, open space and a park for leisure activities.
7. However, to meet the demand for housing supply, TSW new town was marked for fast pace development. During its development period, between 1991 and 2008, TSW has shared 13.8% of the total housing production in Hong Kong. In particular, between 1999 and 2005, an average of 21% of total territory production was located in TSW.
8. The decision to transfer 13,200 sale flats to rental use in 1998-2001, and the cessation of the production and sales of HOS flats and termination of PSPS in 2003 have completely changed the community mix in TSW. A large number of people from a relatively low income group moved into this remote area in a relatively short period of time.

Characteristics of TSW

9. As at January 2008, TSW has a population of 273,800. Among all new towns, TSW was much more densely populated, ranking the highest in 2006 (62,579 persons per km²), i.e. doubled the one next in line, Fanling/Sheung Shui (30,597 persons per km²).³
10. TSW was characterized by its homogeneity in terms of land use, i.e. residential housing estates. It was densely populated with a majority living in public rental housing, 42% in TSW South and 85% in TSW North.
11. A typical family in the area would be an un-extended nuclear family of 3 with a household income of around HK\$14,000 per month. For those in the labour force, it was likely that they have attained F.3 to F.5 level of education, more likely to be an employee in a lower-end job, and had to commute to Yuen Long or Tuen Mun to work.
12. The community was 'young', with around 20% aged between 10 and 19 and 21% aged between 40 and 49. TSW also have higher percentage of divorcees, people on public assistance and people who were unemployed.
13. For Comprehensive Social Security Assistance (CSSA) recipients, TSW also has a higher percentage of cases who were unemployed, single parent or with low income.

Major issues

14. The major issues identified in the planning and development process are related to :
 - Housing Mix
 - Provision of employment opportunities
 - Provision of government and public facilities including health services, retail facilities, leisure and cultural facilities, and welfare services
 - Transport system
 - Community building and the use of open space

Analysis on the various issues related to the development of TSW

15. The disproportionate number of vulnerable groups in TSW and the associated issues of poverty, unemployment, individual and family problems were results of the complex interaction of a number of factors. The primary factor appears to be the changes in housing policies coupled with the changes in the macro-economic situation in Hong

³ 2006 Population By-census: Main Report Vol. 1, Census and Statistics Department

Kong and the lack of private sector interest in TSW development. However, the interplay among factors that influence the resulting community characteristics should also be viewed within the context of the housing problem in Hong Kong and the pressing demand to identify land for building public housing in the 1970's to the earlier part of 1990's.

Changes in housing policies

16. A noticeable feature in the development process of TSW was the differences in its planned and actual community mix resulting from the increasing demand for building new public housing units and the changes in housing policies.

Pressing demand for building public housing

17. TSW, being a green field site, was a candidate to meet the pressing demand for land to build public housing. Such demands came from:
 - Target of 45,000 units each year (Ten-year Housing Programme, 1982)
 - Target of 40,000 housing units each year (Long Term Housing Strategy, 1987)
 - Target of 50,000 public housing units each year (Policy Address, 1994)
 - Target of 50,000 public housing units per year (Hon. Tung C.W. "Chief Executive Inaugural Speech", 1997.)

Disappearance of the HOS

18. The decision to transfer 13,200 sale flats to rental use in 1998-2001, and the cessation of production and sales of HOS flats and termination of PSPS in 2003 had led to the further change of community mix of TSW, i.e. the predominance of public rental housing.

Change of plan in land use in TSW

19. The change of plan in land use on removal of the industrial site in TSW was due to the relocation of production process of the manufacturing industry to the Mainland, the demand for public housing land, and the lack of private sector interest in the development of TSW apart from the original developer.
20. Though self-containment and a balanced development were the original planning intent for TSW, and it was still the stated goals of the government for new towns in Hong Kong in 1992, the demand for building more public housing overrode. We noted that

the provision of local job opportunities was more important for people in the lower socio-economic strata, particularly in a remote area like TSW.

Distance from urban centre

21. Distance from the urban centre might not be a problem by itself. However, it would mean higher daily travel expense and the less than likelihood of having a vital local economy for job creation. Given that TSW is a predominantly public rental housing community, distance from the urban centre became a major issue.

Vitality of local economy and the lack of jobs⁴

22. The lack of a vital local economy could be a factor caused by the distance from the urban centre and the inorganic management of commercial and retail outlets because of its limited number of management. Lack of competition in TSW was quite evident.
23. The lack of vitality in local economy would imply limited competition and thus higher prices. Many residents considered that the price of food was more expensive than that in other areas such as Yuen Long town centre.
24. The relatively high daily living expenses in TSW including higher cost in traveling and consumer products for daily living in TSW had been mutually “reinforced” with the lack of vitality in local economy. Higher prices would dampen consumption, thus adversely affecting vitality of local economy, and forming a vicious cycle. This exacerbated the problem of lack of jobs in TSW. The lack of a vital local market was a key factor for the limited supply of jobs in TSW.
25. Employment opportunities in the urban centres nearby, namely Tuen Mun and Yuen Long, were not encouraging either. In terms of number of jobs per person in the Labour Force, both towns were among the lowest in Hong Kong. Jobs available in areas farther than these two urban centres may not be very attractive to residents in TSW because of the time and expenses in traveling. This was especially true for those with lower educational level and likely to be employed in low-end jobs.

⁴ The Housing Department (HD) has taken measures to cater for the needs of the public rental housing residents, including setting up a two-year pilot Housing Advisory and Service Team (HAST) in TSW in 2008 to assist new tenants to adapt to the new living environment and facilitate NGOs and other relevant government departments to provide services to local residents. Most of the staff of HAST were recruited locally to enhance job opportunities in TSW. In addition, HD has inserted a clause in its new cleansing and security contract in TSW to encourage its service contractors to employ a high percentage of TSW residents. Source: Information provided by the Housing Department on 27 May 2009.

Housing Allocation Policy

26. While the usual housing allocation policy may not be a problem by itself, in the context of a new town such as TSW with most of the residents moving into it within a relative short period of time, the resulting socio-economic mix of residents was a key contributing factor to the social and economic problems in TSW.

Agglomeration of large percentage of low-income groups and vulnerable groups

27. The type of housing would, to a large extent, determine the socio-economic status of the people who moved in. Statistics showed that the median household income of TSW was lower than the territory average. In addition, the percentage of households on public assistance was also higher.
28. Statistics showed that there were more new arrivals (people who have resided in Hong Kong for less than 7 years) in TSW, and a larger percentage of household were unextended nuclear families with a lower than average household income. There was also a larger group of people who were divorced or separated and the percentage of single parent was also higher than the territory average.
29. Traditionally, extended families played an important role in offering support to younger family members such as child care, emotional support etc. However, TSW has a much smaller population of people in their retiring age who, presumably, would be more able to offer such kind of family support. These families were likely to rely on their own resources.

Community facilities

30. Provision of community facilities were governed by the Hong Kong Planning Standards and Guidelines (HKPSG), which were estimated on a local (TSW New Town) and district basis (i.e. Yuen Long District).
31. The provision of facilities was generally able to adhere to the requirements as stipulated in the HKPSG. This was especially true in the development of the southern part of TSW. However, to meet the production target, the public housing building programme in TSW has been speeded up from 1999 onward. In between the period 1999/00 to 2004/05, a total of 48,073 public flats were built. Due to the differences in financial arrangements

amongst various departments, it takes a much longer time for other departments to start up facilities and/or services. Hence, there may be a time lag between provision of community facilities / social services and the population build-up.

32. The dissolution of the Regional Council at the end of 1999 and the economic recession at the time have also contributed to the delay in provision of community facilities. It was not until 2005 that these outstanding projects were reviewed again. Out of the total 139 outstanding projects, 7 were in TSW, including facilities such as public libraries and community halls.

Lessons learnt

33. We heard from time to time, from the public and many participants in this research study, the attribution of the social and economic problems in TSW to the “poor planning” of TSW. While most of the factors identified in the study were directly or indirectly related to “planning” in the broad sense, the major issues are more related to the changes in our economy and social policies, particularly in housing policies.
34. The original intention of having a balanced development in TSW, i.e. a balanced community mix and the availability of industrial jobs, cannot be materialized due to the changes in housing policy (increasing demand for public housing and the termination/cessation of HOS), and partly due to the lack of private sector interest in TSW development and the relocation of production process of our manufacturing industry to the Mainland.
35. With hindsight, we could conclude that we did not have any mechanism in place to take into consideration the changes in our social and economic context and the changes in major government policies that may have a significant impact on the development of a new town in progress. However, how such a mechanism should be structured and positioned is a difficult subject that demands serious consideration and efforts from the HKSAR Government.
36. The development in TSW was to a large extent, driven by the overwhelming demand for affordable housing. The primary concern was to build enough flats as quickly as possible to house the largest number of people. Not much consideration has been given to other issues such as balanced community mix by types of housing. This, together with the changes in housing policies mentioned, has resulted in a community predominated by lower-income families. While in the future design of new towns,

balanced community mix should be a major consideration, we noted this was originally the case in TSW. The problem is that this consideration was lost in the midst of changing housing policies. The major challenge for future development of new towns is how to ensure such planning intention is fully implemented.

37. The original idea for the development zone was to build relatively self-contained neighbourhoods with no town centre.⁵ However, it has created a cluster of disconnected communities lacking of street life, public meeting places, and casual social interactions. Although there are district parks, open spaces and sports grounds etc., commercial and retail facilities were concentrated in shopping malls. Street level shops, which often provided opportunities in causal social interaction, were few in TSW. The lack of street life in the pedestrian network both within and in between these neighbourhoods discouraged social activities and interaction. The recent growing demand on the preservation or revitalization of street life has been echoed not just in Hong Kong, but practically in many cities all over the world. It is apparent that in the development of new town, designs that are conducive to street life should be given more considerations.
38. Scenes observed in the rooftop sports facilities and those observed in the facilities on ground level in TSW were in stark contrast. The former is aloof and segregated and the latter is alive and communal. Lack of space in Hong Kong should not be considered as a valid justification for not providing at-grade sports facilities. The Research Team considered that the building of rooftop sport facilities should be avoided as far as possible.
39. The unusual high proportion of young people in TSW has caused the high utilization rates of sports facilities in TSW managed by the LCSD, and this fact has highlighted one important issue in planning of new towns, i.e. the life cycle of community. In fact, the same issue applies to other facilities such as schools and social welfare services. New communities face shortage of kindergartens at the beginning, followed by primary schools a few years latter, and then secondary schools, but then ultimately closing down of kindergartens, primary schools and so forth. This is indeed a challenge for planning to cater for the changing needs of a “developing community”. Furthermore, it appears to be also very much related to the housing allocation policy of the Housing Authority when a significant portion of the community is comprised of new tenants moving into its new housing units. The allocation policy can be reviewed to see if it is possible to give higher priority to new families and to the vulnerable families to live nearer to the urban area while the relatively more mature families (e.g. those seeking space improvement

⁵ 1983 MDP, p.19

due to increasing number of family members, particularly the addition of spouse and children of married child) will be given more choices in the new towns. If such policy is adopted, there would also be implications for the distribution of size of flats in the new towns.

40. While, as mentioned earlier, the role of cycling as a means of transportation is still debatable, the Research Team considers that, at least, cycling as a means of transportation within a new town should be less controversial. Due considerations should be paid to the demand, safety and flow of cycling within a new town.
41. Given the population size of TSW, that is almost the same as the country of Iceland, the development of vital local economy should have been given more thoughts. Competition and choices are important elements for the development of a vital and organic economy. Monopolistic development and retail outlet management should be avoided as far as possible in the development of new towns.
42. The Research Team cannot draw any conclusion on the relative merits of the LRT system in TSW. While it is clean and efficient, the lack of competition and relative higher cost are matters of concern, particularly to the working class. These advantages and disadvantages have to be re-considered in the future development of new towns if ever LRT becomes a possible option.
43. Distance from urban centres is an issue when we are moving a large number of lower-income groups to a new town without ample supply of jobs nor adequate community facilities in time to serve the residents in the area. A balanced community-mix for a distanced new town is obviously the most important lesson that we have learnt from this study.

行政撮要

1. 規劃署於二零零八年六月委託香港大學社會工作及社會行政學系進行一項有關天水圍新市鎮的研究，總結天水圍發展的經驗，作為香港新發展區規劃的借鑑。研究目的如下：
 - 檢視天水圍的背景及規劃過程，
 - 識別天水圍主要的社會經濟問題、分析導致問題的原因，以及分析其與天水圍規劃及發展的關係；及
 - 總結經驗，為未來新發展區的規劃提供建議。
2. 研究設計包括搜集量化及質性的資料，包括：
 - 參閱文獻 (包括發展計劃、大綱圖、發展進度表、年度計劃、服務統計、服務紀錄、研究報告、新聞報導及學術文獻等)，
 - 與業內的專家進行了十二次的訪問 (包括政府官員、公共機構代表及社區持分者等)，
 - 舉行了六次聚焦小組 (包括政府部門代表、非政府機構及社區持分者等)，
 - 在街頭為 108 位在店舖購物及 105 位使用公共/社區設施的人士進行問卷調查；及
 - 為 502 個天水圍家庭進行問卷調查。

天水圍新市鎮的發展過程

天水圍發展的主要里程碑

年份	事件
1972	政府公佈十年建屋計劃，預算每年為 180,000 人提供居所。
1977	成立「土地闢增特別委員會」(Special Committee on Land Production)，探討有潛力發展成為市鎮的地點。天水圍是委員會建議可進一步探討的土地之一。
1979	巍城有限公司(Mightycity Company Limited) 收購了天水圍大部分的土地，並向政府提出建議，興建一個可容 500,000 人口居住的市鎮。
1981	地產市道開始下滑。
1982	政府否決了巍城有限公司的提案。
1982	政府與巍城有限公司簽訂了 7/82 協議。根據協議，政府向巍城有限公司回購天水圍的土地，但會將其中 38.8 公頃交給巍城有限公司發展成為私人屋苑及商場。
1982	天水圍正式通過成為新市鎮。 政府委託顧問，為發展區(天水圍南)訂定總發展計劃圖。
1982	十年建屋計劃延長至 1987 年。
1983	呈交首份總發展計劃圖作為一個設備齊全的社區，天水圍的設計亦包括了房屋、工業區、社區設施、商場、公共空間及公園等。

年份	事件
	開始清理土地及進行防洪工程。
1987	政府宣佈長遠房屋策略，預計到 2001 年，香港平均每年需要 40,000 個公共房屋單位。
1987	巍城有限公司指控政府未能如期交出協議內的 38.8 公頃土地，向高等法院提出訴訟。
1989	政府將協議內的 38.8 公頃土地交給天水圍發展有限公司(Tin Shui Wai Development Limited) (即巍城有限公司)。
1992	發展區(天水圍南)開始入伙。
1992	政府與天水圍發展有限公司的訴訟被駁回。
1994	土地供應及物業價格專責小組 (The Task Force on Land Supply and Property Prices) 將預留區 (天水圍北)，連同發展區內的第 3、30 及 31 區確認為適合快速發展，以滿足房屋需求。
1994	1994 施政報告公布，在 1995 至 2001 年之間，計劃興建至少 310,000 個新的公共房屋單位以及 195,000 個新的私人單位，總數為 505,000，即約每年 84,000 單位。。
1994	在憲報公布天水圍分區計劃大綱圖編號 S/TSW/1，規劃第 3、30 及 31 區為「住宅(甲類)」用途，作為公共房屋。
1995	通過預留區的總發展計劃圖。
1997	行政長官在就職演說中，公布每年 85,000 個單位的建屋目標。
1998	根據天水圍分區計劃大綱圖編號 S/TSW/3，整個新市鎮會計劃供 350,000 人口居住，其中 75%會容納在公共房屋，25%會容納在私營房屋中。
1999	由 1999/00 至 2001/02 年度，天水圍興建了共 36,415 個資助單位 ⁶ ，佔全港建屋量的 20.6%。
2000	天水圍北開始入伙。
2001	1998 年至 2001 年 ⁷ ，天水圍有 13,200 個資助出售單位轉為資助出租單位。
2003	停建及停售居者有其屋計劃(居屋)單位及終止私人機構參建居屋計劃。
2004	天水圍北入住人數達 100,000。
2009	天水圍最後一座公共屋邨竣工。

3. 自 1972 年首次推出十年建屋計劃以來，政府雄心勃勃，要為本港每一名合資格的居民提供永久居所。而天水圍就是在房屋需求甚殷的七十年代開始發展。
4. 當房屋短缺成為政府急於要解決的問題時，巍城有限公司在七十年代末期，便擁有當時在香港一幅面積數一數二的私人發展用地 - 即現在的天水圍。天水圍在 1977 年，亦已被政府劃為有潛力發展成為市鎮的地點。

⁶ 包括資助租住單位 (即租住公屋、中轉房屋及居者有其屋計劃剩餘單位改作租住公屋的單位)及資助出售單位(包括居者有其屋計劃、私人參建計劃、可租可買計劃及重建置業計劃)。

⁷ “1998 至 2001 年”是根據房屋署提供的資料。

5. 政府與巍城有限公司之間的協議，可能是首次，甚至是唯一一次，在如此大型的項目上，與單一發展商構成的「合夥」關係。巍城有限公司（即後期的天水圍發展有限公司）後來亦成為天水圍平整土地的主要承辦商。
6. 根據 1983 年的總發展計劃圖，這個新市鎮的設計原意，是建構一個設備齊全及平衡的社區，公屋及居屋/私人機構參建居屋/私人樓宇約各佔一半。而作為一個設備齊全的社區，天水圍的設計亦包括了工業區、社區設施、商場、公共空間及公園等。
7. 但為了滿足房屋需求，天水圍被確認為快速發展的新市鎮。由 1991 至 2008 年，天水圍發展期間，其公屋建屋量佔全港的 13.8%。特別在 1999 至 2005 年，全港平均 21% 的新建成公屋，都集中在天水圍。
8. 此外，政府在 1998-2001 年決定將 13,200 個位於天水圍的出售單位轉為出租單位；在 2003 年起停建及停售居屋單位及終止私人機構參建居屋，這些變動令天水圍的社區結構完全改變。大批相對低收入的人士，在短時間之內，遷入這個偏遠的地區。

天水圍社區的特色

9. 直至二零零八年一月為止，天水圍人口達 273,800 人。根據二零零六年的統計，天水圍在所有新市鎮當中，人口密度最高（每平方公里 62,579 人）；相比第二位的粉嶺/上水（每平方公里 30,597 人）⁸ 高出一倍。
10. 天水圍另一特色，是土地主要作為住宅用途。其中更以公營房屋為主，佔天水圍南住宅單位的 42%，天水圍北更達 85%。
11. 天水圍的典型家庭是有三名成員的「未擴展的單核心家庭」，家庭平均收入為每月 HK\$14,000。工作人口當中，一般都是中三至中五程度，以及受僱於較低的職位；工作地點多在元朗或屯門。
12. 天水圍亦是一個「年輕」的社區，年齡在十至十九歲的人士約佔 20%，四十至四十九歲的則佔 21%。此外，該區離婚、領取綜援及失業人士的百分比，亦相對較高。
13. 在領取綜援的人士當中，天水圍亦相對較多失業、單親及低收入的個案。

主要問題

14. 與天水圍規劃及發展有關的問題包括：
 - 房屋類別組合
 - 就業機會

⁸ 二零零六年中期人口統計主要報告：第一冊

- 政府及公共設施：包括醫療服務、商用設施、康樂及文化設施及社會福利服務
- 交通系統
- 社區建構及公共空間的應用

與天水圍發展相關問題的分析

15. 由於各種因素的互為影響，天水圍區內的弱勢社群相對較多；貧窮、失業、個人困擾及家庭等問題亦相繼出現。追溯源頭，很可能是和房屋政策的轉變，以及香港當時的整體經濟情況和私營機構對天水圍缺乏興趣有關。不過，在檢視各個影響社區特徵的因素，以及他們的相互關係時，我們亦不能忽略在 1970 到 1990 年代初期，香港社會正面對房屋問題，興建公共房屋用地的需求甚為殷切。

房屋政策的改變

16. 由於在水圍發展過程中，香港對公營房屋的需求不斷增加，再加上房屋政策的改變，令天水圍的社區，與規劃中的組合有很大的分歧，情況特殊。

公營房屋供應需求迫切

17. 由於對公營房屋的需求迫切，天水圍成為可解決問題的地點之一。房屋需求來自：
 - 十年建屋計劃(1982)：目標為每年興建 45,000 個單位
 - 長遠房屋策略(1987)：目標為每年興建 40,000 個單位
 - 施政報告(1994)：目標為每年興建 50,000 個公屋單位
 - 行政長官董建華就職演說(1997)：目標為每年 50,000 個公屋單位

居者有其屋計劃單位的「消失」

18. 政府在 1998-2001 年決定將 13,200 個位於天水圍的出售單位轉為出租單位；在 2003 年起停建及停售居屋單位及終止私人機構參建居屋，這些變動大大改變了天水圍的社區結構，令大部分住宅成為公營房屋。

天水圍改變土地用途計劃

19. 天水圍早期規劃包括工業區，後來被刪除，原因包括：香港的製造業逐漸遷移內地，興建公共房屋的土地需求，以及其他私人發展商對天水圍的興趣不大。
20. 天水圍規劃的構思，是要發展成為一個自給自足及平衡的社區。直至 1992 年，政府仍然標榜這是新市鎮發展的目標。然而，滿足公共房屋的需求，最終還是凌駕發展平衡社區這個目標。但對於低下階層人士來說，入住新市鎮，特別是像天水圍這樣偏遠的地方，能否提供本地就業機會，就變得相對重要。

與市區的距離

21. 和市區的距離本身未必是問題，問題是隨之而來的高昂交通費，以及對發展本土經濟、創造本地就業機會的障礙。天水圍大部分人口為公屋住戶，遠離市區自然成為主要問題。

本土經濟及就業機會⁹

22. 天水圍缺乏有活力的本土經濟，原因可能和地點偏遠及商場/零售業由少數公司管理，缺乏競爭有關。
23. 本土經濟缺乏活力，商業競爭自然不大，價格亦會因而偏高。很多居民都認為天水圍的食品價格，較其它如元朗等地區為高。
24. 天水圍的生活費用偏高，以交通費及消費品為例，就比鄰近地區昂貴；居民在原區消費的意欲不強，形成惡性循環，要推動本土經濟就更為困難。地區的經濟環境已不理想，就更遑論創造本地職位。
25. 事實上，屯門及元朗等鄰近市中心，就業情況亦不樂觀。以工作人口的人均職位計算，屯門及元朗都是全港最低的地區之一。至於較遠的區分，由於交通時間及費用等問題，對天水圍的居民來說，其實並不吸引。尤其是對教育程度不高，可受僱職位較低的居民而言，就更加缺乏吸引力。

公共房屋編配政策

26. 雖然公共房屋編配政策本身未必是一個問題，但在好像天水圍這樣的新市鎮而言，由於在相對短時間之內有大批居民遷入，形成了天水圍這個獨特的社會經濟組合，導致後來出現的種種問題。

凝聚大比數的低收入及弱勢社群

27. 房屋的類別，很大程度界定了入住居民的社會經濟地位。統計資料顯示，天水圍家庭收入中位數較全港為低。此外，領取綜援的家庭，所佔的比例亦較高。
28. 統計數字亦顯示，相對全港數字而言，居住在水圍的新來港人士（在香港居住少於七年的人士），佔人口比例較高；此外，亦有比例較多的「未擴展的單核心家庭住戶」及低於平均收入的家庭。再者，離婚、分居、單親等數字，亦較全港的為高。

⁹ 房屋署亦採取積極措施，配合公屋住戶的需要。在 2008 年，房屋署推行為期兩年的「房屋諮詢及服務先導計劃」，協助公屋新住戶適應環境及認識區內設施，同時亦讓社會服務機構及有關政府部門，能更有效地為本地區民提供服務。為了在水圍提供更多就業機會，先導計劃的員工大多數是水圍的居民。此外，房屋署亦在新的水圍清潔及保安工作合約中，增加某些條款，鼓勵承辦商盡量聘請水圍的居民。資料來源：房屋署在 2009 年 5 月 27 日提供的資料。

29. 傳統大家庭一般都會為後輩提供各方面的支援，例如照顧小孩及情緒支援等。這些角色大都會由家庭中年紀較大，已退休的成員擔任。但這個年齡組別在水圍人口所佔的比率相對較少，區內家庭需要靠自己解決問題的機會較多。

社區設施

30. 社區設施以「香港規劃標準與準則」為藍本，評估所需設施類型及數量則以本區(天水圍新市鎮)及地區 (即元朗區) 為單位。
31. 所有的設施都大致符合「香港規劃標準與準則」的要求。特別在水圍南，問題更加不大。但自一九九九年開始，為了達成建屋目標，公屋數量激增；由 1999/00 至 2004/05 年間，共建成了 48,073 個公共房屋單位。由於房屋署的撥款安排和其他部門不同，社區設施及/或社會服務單位需要更長時間才可投入服務，在時間配合方面，未能追上人口增長的速度。
32. 市政局在一九九九年底解散，接踵而來香港又經歷了一段經濟衰退期，這都是導致部分社區設施遲遲未能上馬的原因。直到二零零五年，政府才再檢視前區域市政局未完成的 139 個項目，當中有七個在水圍，包括公共圖書館及社區會堂等。

經驗總結

33. 對於水圍社會經濟問題的成因，無論是公眾人士或參與今次研究的受訪者，一般都認為是「規劃」出現問題。儘管研究結果亦顯示，問題成因可說是直接或間接與廣義的「規劃」有關；但主要的問題，還是涉及本港的經濟及社會政策，其中最明顯的是房屋政策。
34. 水圍最初的構思，是希望發展成為一個融匯不同階層，有工業區可提供就業機會的「平衡」社區。但由於房屋政策的改變(公營房屋需求日增及停建居屋)，加上私人發展商對水圍缺乏興趣，以及香港製造業漸遷移內地，令這個構思無法實現。
35. 事後回顧，我們或可總結問題的原因在於沒有設立機制，應付可能出現的社會經濟環境變動，或者是政府政策的改變。無疑，這些因素對一個新市鎮的發展，可能帶來極大的影響。但這樣的一個機制，應如何制定？如何定位？這是一個非常困難的議題，需要特區政府在这方面作出嚴謹的考慮。
36. 水圍的發展方向，很大程度受到當時龐大房屋需求的牽引；當時最關心的問題是：如何在最短時間之內，興建足夠的房屋單位，令最多人受惠。至於其他因素，例如建構一個有各類型屋苑的平衡社區，則未在考慮之列。在這種環境之下，加上之前提及的房屋政策改變，令水圍成為一個主要由低收入家庭組成的社區。建議將來在設計新市鎮的時候，如何建構平衡的社區，應該是一個考慮的重點。事實上，

建構平衡社區亦是天水圍規劃初期的原則之一，但隨著政策的改變，這個原則就似乎逐漸被淡化。前車可鑒，未來在發展新市鎮的時候，一個主要的挑戰是如何可以確保規劃原則得以落實。

37. 天水圍的設計原意是每一個組成的小社群都設備齊全，無需另設市中心¹⁰。但最終形成一個好像由離散群體組成的社區，街頭大都死氣沉沉，缺乏活力；能夠讓人輕鬆地談天說地、閒話家常的聚腳點也不多。雖然社區內有公園、公共空間及運動場等設施；但一般來說，位於街道的店舖許多時都是居民非正式聚集及連繫的地點。但由於商業及零售設施都集中在商場，地舖數量有限，無論是在小社群之內或社群與社群之間，都難以鼓勵社區充分發揮其活力。近年社會已有不少聲音，要求保留或活化一些有生命力的街道；這不單是香港社會的訴求，在世界各地的城市，也出現類似的迴響。政府在設計新發展區的時候，亦應更認真地考慮如何在設計上，營造更有活力的街道。
38. 根據研究小組的觀察，設置在天水圍建築物天台的體育設施與地面的設施有天淵之別。天台設施既不方便，又冷清清；但地面場地則使用率高，氣氛熱鬧。在天台設置場地的原因是地方不足，但照理不應是一個無法解決的問題。研究小組認為應該盡量避免在建築物天台設置體育設施。
39. 天水圍青少年人口比率較高；因此，康文署運動設施的使用率亦相對高。這現象突出了社區生命周期在新市鎮規劃的重要角色。事實上，同樣的問題亦適用於其他如學校及社會服務等設施。新形成的社區初期或會面對幼稚園名額不足的問題，但幾年之後，便變成小學學位不足，之後便是中學；最後，幼稚園、小學、中學亦可能會相繼結業。要為一個「成長中」的社區進行規劃，如何滿足這些需求上的轉變無疑是一個很大的挑戰。再者，若一個新建成的屋邨，大部分居民都是來自剛成立的「年輕」家庭，那房屋委員會的公共房屋編配政策亦和社區周期脫不了關係。因此，公共房屋編配政策應進行檢討，考慮應否讓「年輕」及處境困難的家庭有優先入住市區屋邨的機會。而那些較為「成熟」的家庭（例如：由於家庭成員（配偶、媳婦）增加而要求較大單位的家庭），可給予他們較多選擇，遷往新市鎮居住。不過，若要實施這個政策，對新市鎮屋邨單位大小的分佈，就難免構成影響。
40. 單車應否視為交通工具仍是一個富爭議性的問題。但研究小組認為，以單車代步，在新市鎮的環境，應該有較少相左的意見。在設計時，可以充分考慮需求、安全及道路流通等問題。
41. 天水圍人口和冰島不相上下；換言之，以人口而言，就有「已可敵國」的條件。政

¹⁰ 1983 MDP, p.19

府應在計劃初期，就考慮到天水圍需要發展成為既活躍、又有生命力的本土經濟環境。而競爭及選擇就是造就這環境的重要原素。未來的新發展區，就要避免發展商及零售業管理公司的壟斷情況。

42. 研究小組未能對天水圍輕鐵孰優孰劣下結論。輕鐵雖然是低污染及有效的交通工具，但輕鐵缺乏競爭，對勞動階層來說，相對車費又昂貴，是令人關注的問題。在新發展區，若考慮輕鐵作為交通工具，這些優點及缺點都應再仔細衡量。
43. 當我們將大量的低收入人士遷徙進一個新市鎮，但又沒有適時地提供足夠的職位及社區設置時，和市區的距離，就是問題的關鍵。天水圍的經驗告訴我們，總的來說，在偏遠地點開發新市鎮，最主要的課題是如何將其發展成為一個有不同群體的平衡社區。

Chapter One

Introduction

1. Tin Shui Wai (TSW) is situated in the northwestern part of the New Territories at the Deep Bay close to the boundary. It was a relatively flat piece of land originally used for fish and duck farming within the boundary of Yuen Long District. TSW is the eighth new town in Hong Kong and is considered a ‘third generation’ new town still in its active development stage. Unlike other new towns where development was mainly initiated by the government, TSW was developed with participation from the private sector even before land formation of the site.

2. Plans to develop TSW began in the late 70s and early 80s. It was a joint venture between the Government and a private developer, the Mightycity Company Limited (MCL).

3. The MCL was a consortium with China Resources (Holdings) Co., the Trafalgar Housing Limited, the Cheung Kong (Holdings) Limited and the Wheelock Marden and Company Limited¹¹.

4. The MCL has acquired almost all of the Tin Shui Wai land in the late 70s, and the original idea was to develop a mega town for a population of 535,000. This idea was put forward to the Government in January 1980. However, the government considered the scale too big and the proposal was declined in 1982.¹²

5. In July of the same year, an agreement was reached between the Government and the MCL¹³ by which MCL would surrender the 488 hectares of land for a sum of nearly HK\$1.5 billion. This amount would then be invested back into the site. It was also agreed that about 169 hectares of land in the southern part of Tin Shui Wai would be a development zone for a population of 135,000. The balance of the 319 hectares will be kept as a reserve zone. Within the development zone, 38.8 hectares of land was given to MCL for development into private housing and commercial facilities.¹⁴ MCL was the major contractor in the land

¹¹ Source: Bowring, P. & Lee, M. (1982, June 18). Big Fish, Murky Pond. *Far Eastern Economic Review*, pp.11-12. Both the Trafalgar Housing Limited and the Wheelock Marden and Company Limited are local companies. The Trafalgar Housing Limited was dissolved in April 2004. Source: Search result from the ICRIS CSC Companies Registry, HKSAR.

¹² Lee, Chi Ming, Ng Suk Kwan and To Lap Kee (1987). *City on Heavenly Waters: An Evaluation of Tin Shui Wai New Town Development*. Unpublished M. Sc. (Urban Planning) Dissertation. Hong Kong: The University of Hong Kong. p.11

¹³ In later documents, a wholly owned subsidiary of MCL, the Tin Shui Wai (TSW) Development Limited, was also named as the developer. Shareholders of the TSW Development Limited was 51% China Resources and 49% Cheung Kong (Holdings) Limited. Source: High Court Judgment: *Tin Shui Wai Development Limited vs. Attorney General*, September 30, 1992.

¹⁴ Source on background of the agreement mainly from: High Court Judgment: *Tin Shui Wai Development*

formation.

6. The development of TSW into a new town was also a response to the expected shortfall in the provision of public housing in Hong Kong. When the agreement was signed in 1982, the expected date for the first public housing intake was 1989¹⁵.

7. The land for private development was later developed by TSW Development Limited, a wholly owned subsidiary of MCL.¹⁶

8. Population intake in TSW began in 1992 and the development zone, usually referred to as TSW South, was almost fully developed by the end of the 1990s¹⁷. Planning process of the reserve zone, commonly referred to as TSW North, began in 1995 for an estimated population of around 120,000. Population intake started in 2000. By 2004, the population in TSW North has already reached around 100,000.¹⁸

9. Public attention was drawn to this new town when a notorious tragedy involving family violence occurred in a public housing estate in 2004. A review panel was formed to examine the provision of family services in TSW. In the report submitted by the review panel in November 2004, issues relating to planning were highlighted. In the report, it was commented that public facilities and social services in TSW were not able to catch up with the rapid growth in population¹⁹. While the government was beginning to inject more resources into the community, another highly sensational homicide/suicide incident happened in 2007, public interest and discussion were again focused on the association between new town planning and manifestation of socio-economic problems.

10. In June 2008, the Planning Department commissioned the Department of Social Work and Social Administration, The University of Hong Kong, to conduct a study on Tin Shui Wai New Town with a view to identifying the problems and making recommendations on lessons learnt for the future planning of New Development Areas in Hong Kong.

Limited vs. Attorney General, September 30, 1992.

¹⁵ High Court Judgment: *Tin Shui Wai Development Limited vs. Attorney General*, September 30, 1992., p.74.

¹⁶ TSW Development Limited was incorporated in June 1979 and MCL was incorporated in Oct 1979. Directors of the two companies are the same. Source: "ICRIS Cyber Search Centre". Retrieved October 27, 2008, from Company Registry Hong Kong.

¹⁷ There are still some on-going / planned developments in the development zone at the time this report is written. Source: Information provided by the District Planning Officer / TMYL on 22 May 2009.

¹⁸ Social Welfare Department, (2004). *Report of Review Panel on Family Services in Tin Shui Wai*. p.9

¹⁹ Social Welfare Department, (2004). *Report of Review Panel on Family Services in Tin Shui Wai*. p.8-10

Research Objectives

11. The objectives of this study as stipulated in the research brief were:

- to review the background and planning process of Tin Shui Wai;
- to identify the key socio-economic issues in Tin Shui Wai and analyze the causes to these issues and to what extent they were related to the planning and development of Tin Shui Wai; and
- to make recommendations on lessons learnt for the future planning and development of the New Development Areas.

Chapter Two

Methodology

12. Several study designs were adopted to collect both quantitative and qualitative data for this study.

Qualitative data collection

Documentary review

13. Documents of relevant government departments and public bodies were reviewed, including development plans, zoning plans, development programmes, year plans, service statistics, records, reports and other relevant written information reviewed. Background in the development of TSW and its development process were examined. Special focus was put on the rationales behind the plans and the changes made during the process. District characteristics and issues were identified. These formed the basis in drawing up guidelines for the informant interviews and focus group interviews. (Appendix I)

Interviews

14. Informant interviews. Experts in the relevant fields, including government officials, representatives from public bodies and community stakeholders, were invited for individual interview. Twelve interviews were conducted. The purpose of these interviews was to get their first-hand experiences, as well as their perceptions and insights on the development of TSW. (Appendix II) (Appendix III)

15. Focus group interviews. Six focus group interviews were conducted with representatives from government departments, NGOs and community stakeholders who were involved in the planning process and/or were familiar with the socio-economic issues in Tin Shui Wai. The purpose was to gain a comprehensive picture on TSW and to collect their views on issues in development. (Appendix IV) (Appendix V)

16. Information from the interviews served the purpose of data triangulation.²⁰ Themes were identified from the interviews and hypothesis drawn for further testing.

Quantitative Data Collection

²⁰ This is a term in research referring to the use of information from multiple sources (e.g. qualitative data collected through focus group interviews/individual interviews and quantitative data collected through questionnaire surveys) to cross-check the validity of information.

17. Two sets of questionnaires were administered to residents in TSW, namely the street level survey and the household survey (Appendix VI & Appendix VII).

Street level surveys

18. Street level surveys were conducted with shoppers in retail outlets and users of public/community facilities.

19. Locations with high pedestrian flow, including the Kingswood Ginza, Kingswood Richly Plaza, Chung Fu Shopping Centre and the Tin Chak Shopping Centre were selected for surveys with shoppers. A systematic sampling method with a pre-determined selection interval was used for selecting the target respondents and a total of 108 cases were enumerated. The response rate was 52.2% (Table 2.1).

20. Survey with users of public/community facilities were conducted at the TSW public library, TSW North public library, TSW swimming pool and the TSW North General Out-patient Clinic. A systematic sampling method with a pre-determined selection interval was used for selecting the target respondents and a total of 105 cases were enumerated. The response rate was 49.1% (Table 2.1).

Household survey

21. A two-stage replicated random sampling method²¹ was used to select the sample. A list of around 100,000 quarters in TSW was compiled. In the first stage, sampling units were randomly selected from the compiled list. In the second stage, one household member aged 16 or above would be interviewed randomly using the birthday method.

22. A sample size of 800 households was originally selected and the field work was conducted in October 2008. A letter to explain the purpose of the survey was sent to each household sampled. They were then contacted on site to conduct the interview. Response rate from households in public housing estates was within the expected range. However, the management office of the private housing estates only allowed the interviewers to contact the households once a day using the telecom system, therefore, there had been many incidences of non-contacts and the initial response rate was not satisfactory. In view of the low response rate, the number of households sampled in the private housing estates was increased

²¹ The procedure adopted and the terms used to describe the methodology is the standard used by the Census and Statistics Department.

by 50 cases, making a total sample of 850. In addition, instead of just using the telecom system to make contact, the questionnaire, together with instructions, were inserted in the letter box of the sampled households. Sampled households could either administer the questionnaire themselves or the interviewers would buzz their intercom again in due course.

23. The household survey was completed in mid-November 2008. A total of 502 cases were successfully enumerated and the overall response rate was 67.8% (Table 2.2). The maximum sampling error within a 95% confidence interval was less than $\pm 4.36\%$.

Table 2.1: Response rate of Street Level Survey

	Total sampled (A)	Refusal (B)	Successfully Enumerated (E)=A-B-C-D	Response Rate (%) (F)=(E/A)x100
<i>Street Level Survey</i>				
Retail Shoppers	207	99	108	52.2
Facility Users	214	109	105	49.1
Total			213	50.6

Table 2.2: Response rate of Household Survey

	Total sampled (A)	Refusal (B)	Invalid cases* (C)	No contact ** (D)	Successfully Enumerated (E)=A-B-C-D	Enumeration Rate (%) (F)=(E/(A-C))x100
<i>Household survey</i>						
public rental flat	480	39	0	134	307	64.0
subsidized sale flat	180	6	35	28	111	76.6
private housing	190	6	75	25	84	73.0
Total	850	51	110	187	502	67.8

* unoccupied flats

** cases visited but unable to make contact

Limitations of the surveys

24. The street level survey and the household survey were designed to get a general idea on the pattern of the utilization of community facilities and consumer spending of the respondents. However, statistically, the street level survey is not a probabilistic sampling and the degree of representativeness or possible sample error cannot be statistically estimated.

As for the household survey, due to the number of ‘no contact’ cases, the enumeration rate of 67.8% was slightly less than the targeted rate of 70%. Therefore, it was not possible to estimate the bias due to non-responses, particularly for those cases that we had failed to contact after making a number of attempts.

Chapter Three

Background Information

Development of Tin Shui Wai as a New Town

25. Identification of the general area in TSW as a possible site for development was first noted in a report by the ‘Special Committee on Land Production’ which was established in 1977 to examine the land supply and demand in Hong Kong and to identify potential areas for urban development.²² In the Report of the Special Committee on Land Production, the approximate area of around 250 ha, near Fung Kong Tsuen / Lau Fau Shan was recommended for investigation for further development.²³ (Appendix XII)

26. In 1979, the Mightcity Company Limited (MCL) (a consortium composing of China Resources (51.0%), Trafalgar Housing Limited (25%), Cheung Kong (Holdings) Limited (12.5%) and Wheellock Marden and Company Limited (5%)) bought the TSW site²⁴. In the same year, MCL submitted a proposal to the government to develop the piece of land for a population of over 500,000. In exchange for the government’s provision of infrastructure, MCL proposed to surrender sites for the government to build public housing to accommodate around 250,000 people. However, this was considered inappropriate by the government and this private led development project did not proceed further.

27. In 1982, the MCL proposal was formally declined by the government.²⁵ Instead, the government proposed to buy back the 488 hectare site from MCL at a cost of 1.458 billion for development into a new town.

28. An agreement (7/82 agreement) was reached between a Tin Shui Wai Development Limited (a wholly owned subsidiary of the MCL)²⁶ and the government, whereby 169 hectares in the south of the land would be developed for a population of 135,000 people within a period of around 12-14 years and the rest would be reserved as land bank. Within this area, 38.8 ha would be given to MCL for development of private housing estates which would accommodate around half of the expected population, as well as a commercial

²² Chan, W. Y. J. (1993). *An Analysis of the Policy on Building Tin Shui Wai New Town*. Unpublished Master of Public Administration dissertation, Hong Kong: The University of Hong Kong., p.76.

²³ Hong Kong Government (1977, July). *Report of the Special Committee on Land Production*. The map showing the recommended development areas could be seen as Appendix XII.

²⁴ Lee et.al., (1987). *City on Heavenly Waters: An Evaluation of Tin Shui Wai New Town Development*. Unpublished M.Sc. (Urban Planning) Dissertation. Hong Kong: The University of Hong Kong, p.7.

²⁵ Lee et.al., (1987). *City on Heavenly Waters: An Evaluation of Tin Shui Wai New Town Development*. Unpublished M. Sc. (Urban Planning) Dissertation. Hong Kong: The University of Hong Kong, p.11

²⁶ In High Court Ruling: *TSW Development Limited Vs The Attorney General*, September 30, 1992. The plaintiff was referred to as MCL/TSW.

complex. The agreement also required that MCL had to invest all of the 1.458 billion back into developing the site.

29. TSW was approved to be developed into a new town in early 1980 and consultants were commissioned by the government to develop a Master Development Plan (MDP) in 1982. The first MDP for TSW was submitted to the New Territories Development Branch by Shankland Cox Partnership and Binnie & Partners (Hong Kong) in October 1983 (1983 MDP). The Tin Shui Wai Master Development Plan (MDP/TSW/IE) was adopted in 1984.

30. According to the 1983 MDP, the first batch of public housing tenants was expected to move in by 1988/89. However, land clearance of the site was met by strong resistance and land formation work was also delayed.²⁷

31. In 1987, the TSW Development Limited sued the Government for HK\$783 million for an alleged six years of delay, from 1985 to 1991, in handing over the site. The case was finally dismissed in 1992.

32. In 1989, the TSW Development Limited was given possession of the piece of land for private development. By the end of 1991, the first private housing estate of Kingswood villas was ready for intake.

33. In 1992, the first public housing estate, Tin Yiu Estate, was ready for intake.

34. By the end of the 1990s, the southern part of TSW was more or less fully developed²⁸. In 2000, TSW south had a population of 187,000²⁹.

35. Planning for the reserve zone in the northern part of TSW started in 1995 (1995 MDP) and site formation commenced in June 1997. It was identified as a site for fast-pace development in order to meet the housing demand. Upon full development, it was expected that this new town could accommodate up to 325,000 persons.³⁰

36. The first intake of population in TSW north began in 2000 and it was expected to be fully developed in 2008.

²⁷ Lee et.al., (1987). *City on Heavenly Waters: An Evaluation of Tin Shui Wai New Town Development*. Unpublished M. Sc. (Urban Planning) Dissertation. Hong Kong: The University of Hong Kong, p.14. -15

²⁸ There are still some on-going / planned developments in the development zone at the time this report is written. Source: Information provided by the District Planning Officer / TMYL on 22 May 2009.

²⁹ Government of Hong Kong SAR (2000). *Hong Kong Yearbook 2000*.

³⁰ New Territories North Development Office, Territory Development Department (1997). *Tin Shui Wai / Yuen Long Development Programme*. p.1.6

Housing Policies pertinent to the development of TSW

37. Housing shortage has been a long standing issue in Hong Kong. As early as 1975, in the address made at the opening session of the Legislative Council in October 1975 by the then Governor, Sir Murray MacLehose, it was commented that the 'lack of decent housing is probably the greatest single deficiency in Hong Kong, the greatest single source of unhappiness and stress, probably a cause of crime, certainly an affront to our city. We set out to solve the problem in the shortest time our resources permitted.'³¹

38. The first long term plan in trying to meet the housing demand in Hong Kong was announced in 1972. Sir Murray MacLehose announced a Ten-year Housing Programme to house 180,000 persons a year. He highlighted the need to expand new town development to 'rural areas' and 'smaller New Territories townships'³². For better coordination between various government departments, the Housing Authority was established in 1973.

39. To meet the housing demand, the government has increased the production target from 20,000 flats in 1978/79 to around 45,000 units in 1979/80³³ with capacity for about 250,000 people. However, in the next year, in view of the strain it has put on the industry, the Governor admitted that the target of over 40,000 a year was unrealistic and announced the adjusted target of 35,000.

40. In 1982, the Ten-year Housing Programme was extended for five years to 1987.

41. Another Long Term Housing Strategy, covering the period from 1987 to 2001, was announced in 1987; with which, the redevelopment programme would be extended to some old public housing (i.e. Mark IV – VI). It was forecasted that an annual average of 40,000 public housing units and 30,000 units in the private sector need to be produced throughout the period to 2001.³⁴

42. A Task Force on Land Supply and Property Prices was formed in 1994 to examine possible measures to increase the production of residential units for the purpose of reducing the increase in property prices. One of the recommendations was to increase production of residential flats and the supply of land for housing development. An extra 70 ha of land was

³¹ MacLehose, Sir Murray (1975). Speech addressed to the Legislative Council on 8 October, 1975. Retrieved October 31, 2008, from [http://www.cityu.edu.hk/hkhousing/pdoc/policy%20add\(body\).htm](http://www.cityu.edu.hk/hkhousing/pdoc/policy%20add(body).htm).

³² MacLehose, Sir Murray (1972). Speech addressed to the Legislative Council on 18 October, 1972. Retrieved October 31, 2008, from [http://www.cityu.edu.hk/hkhousing/pdoc/policy%20add\(body\).htm](http://www.cityu.edu.hk/hkhousing/pdoc/policy%20add(body).htm).

³³ The estimated production in the private sector in year 79/80 was 30,000 per year. Source: MacLehose, Sir Murray (1979). Speech addressed to the Legislative Council on 10 October, 1979. Retrieved October 31, 2008, from [http://www.cityu.edu.hk/hkhousing/pdoc/policy%20add\(body\).htm](http://www.cityu.edu.hk/hkhousing/pdoc/policy%20add(body).htm).

³⁴ Hong Kong Government (1987). *Long Term Housing Strategy: A Policy Statement*.

identified in the territory to meet the production target, one of which was the TSW reserve zone. It was recommended that the planning and infrastructural development in TSW should be speeded up to tie in with the opening of Route 3 (Country Park Section) by end of 1998.³⁵ On the other hand, the three areas in TSW south originally planned for industrial sites were allocated to the Housing Department for ‘fast pace’ development.³⁶

43. Following the recommendations of the Task Force, in the 1994 Policy Address, the then Governor, Chris Patten, set a target of producing at least 310,000 new flats in the public sector and 195,000 new flats in the private sector, i.e. a total of 505,000 from 1995 to 2001, or approximately 84,000 units per year.

44. In the inaugural speech of the then Chief Executive in 1997, the overall housing supply of at least 85,000 flats a year, beginning 1999/2000, was announced. In addition, the average waiting time for public rental housing was targeted to be reduced to three years.³⁷ The subsequent white paper entitled ‘Homes for Hong Kong People into the 21st Century’ estimated that a total of 50,000 public housing units were required annually³⁸.

45. To meet the target and to speed up production, a number of studies were conducted by the government to examine the land supply/demand status in Hong Kong and ways to optimize land use.³⁹ In addition, the construction lead-time for a typical housing project was shortened from 62 to 47 months since September 1997⁴⁰.

46. In view of the drastic drop of price in property market due to the Asian economic downturn at the turn of the century, some 13,000 sale flats in TSW were transferred to rental use in 1998-2001⁴¹. The production and sale of HOS/PSPS were ceased indefinitely from 2003 onwards.⁴²

³⁵ Planning, Environment and Lands Branch (June 1994). *Report of the Task Force on Land Supply and Property Prices*.

³⁶ New Territories North Development Office, Territory Development Department (1997). *Tin Shui Wai / Yuen Long Development Programme*, p.1.19

³⁷ Housing Bureau (1997). *1997 Policy Programme*.

³⁸ Homes for HK People into the C21, p.5

³⁹ Examples of such studies included *Land Supply in Hong Kong* (3 April, 1997) and *Optimization of Land Use* (19 June 1997) by the Research and Library Services Division of the Legislative Council Secretariat.

⁴⁰ Hong Kong Housing Authority. *Annual Report (1997-1998 abridged version)*. Retrieved October 29, 2008, from <http://www.cityu.edu.hk/hkhousing/hkha/ar/index.htm>.

⁴¹ The “1998-2001” time horizon was provided by Housing Department

⁴² Panel on Housing, LegCo (2006, December 4). *Background brief on Arrangements for the Disposal of Surplus Home Ownership Scheme and Private Sector Participation Scheme Flats*.

Major Benchmark in the development of TSW

Year	Event
1972	Announcement of the Ten-year Housing Programme to produce housing units for 180,000 persons a year.
1977	Establishment of the 'Special Committee on Land Production' to identify potential areas for urban development and the general area of TSW was recommended for further investigation.
1979	The MCL brought most of the land in TSW and a project to build a town for a population of more than 500,000 was proposed to the government.
1981	Downturn of the property market began.
1982	The government declined MCL's proposal.
1982	The 7/82 agreement between the government and the MCL was signed, by which the government bought back the piece of land in TSW. Part of the contract included the handing over of a piece of 38.8 ha of land to MCL for development into a private housing estate and a commercial complex.
1982	Upon approval of TSW as a new town, the government commissioned consultants to prepare a Master Development Plan for the Development Zone.
1982	The Ten-year Housing Programme was extended to 1987.
1983	First MDP for TSW submitted to be self-contained with housing, industry, community facilities, commercial centres, open space and a park for leisure activities. Land clearance and flood protection works started.
1987	The Long Term Housing Strategy was announced and it was forecasted that an average of 40,000 public housing units was needed up till 2001.
1987	MCL sued the government for an alleged delay in handing over the 38.8 ha site.
1989	Possession of the site for private development handed over to TSW Development Limited.
1992	First population intake in the south (Development Zone) of TSW.
1992	Court case between TSW Development Limited and the government was dismissed.
1994	The Task Force on Land Supply and Property Prices identified the Reserve Zone and Areas 3, 30 and 31 in the development zone as sites suitable for 'fast pace' development to meet the housing demand.
1994	The 1994 Policy Address announced to produce at least 310,000 new flats in the public sector and 195,000 new flats in the private sector, i.e. a total of 505,000 from 1995 to 2001, or approximately 84,000 units per year.

1994	Gazette of the first TSW OZP (S/TSW/1) with Areas 3, 30 and 31 zoned as “Residential (Group A)” for public housing.
1995	A MDP for the Reserve Zone was endorsed.
1997	The Chief Executive announced the target of 85,000 yearly production of housing units.
1998	Under the approved TSW OZP (S/TSW/3), the entire new town had been planned for about 350,000 persons, of which 75% was intended for public housing and 25% was targeted for private housing.
1999	In between the period 1999/00 to 2001/02, a total of 36,415 subsidized units ⁴³ were produced in TSW, occupying 20.6% of the total territory production.
2000	TSW north started to take in residents.
2001	Transfer of 13,200 subsidized sale flats to rental flats in TSW between 1998-2001.
2003	Cessation of production of HOS/PSPS.
2004	TSW north reached a population of approximately 100,000.
2009	The last public housing estate in TSW completed.

Summary

47. The development of TSW started in the late 70s when the demand for housing was high and therefore, providing permanent living quarters for as many people as possible was considered a priority of the government. Ever since the first Ten-year Housing Programme in 1972, the government has set an ambitious task of providing sufficient permanent flats for every eligible citizen in Hong Kong in 10 years' time. This implied a production rate in both the private and public sectors that was sufficient to house 180,000 persons a year⁴⁴. In 1978/79, the production target for public housing was 20,000, but in 1979/80, the target was more than doubled - 45,000. Although the government has adjusted it to an annual production of around 35,000 in the following year, this was still a strain to both the building industry as well as land supply.

48. Subsequent Long Term Housing Strategies had set the target to a production rate of 40,000 to 50,000 public housing units a year. During the period 1991/92 to 2001/02, the annual production target of public housing ranged from 32,000 to 90,000 (Table 3.1).

⁴³ Including subsidized rental housing flats (i.e. Public Rental Housing (PRH), Interim Housing and projects transferred from surplus Home Ownership Scheme (HOS) to PRH) and subsidized sales flats (i.e. Home Ownership Scheme (HOS), Private Sector Participation Scheme (PSPS) and Buy or Rent Option Scheme (BRO) / Mortgage Subsidy Scheme (MSS) housing).

⁴⁴ The speech by Sir Murray MacLehose to the Legislative Council on October 18, 1972. Retrieved October 31, 2008, from [http://www.cityu.edu.hk/hkhousing/pdoc/PAH72\(temp\).htm](http://www.cityu.edu.hk/hkhousing/pdoc/PAH72(temp).htm).

49. The MCL came into the picture when housing shortage was high in the government's agenda. In late 70s, they gained possession of one of the largest privately owned piece of land in the New Territories – an area that the government had marked for potential urban development in 1977⁴⁵. Their original idea of making it a mega housing development project for over 500,000 population, though not materialized, illustrated the company's intention to gain a substantial market share. It was no wonder that they sued the government for the alleged delay in handing over the land when the need was high.

50. The agreement between the government and the MCL, in which the government formed a 'partnership' with a sole developer on a project of such scale, was probably the first and the only case of its kind in Hong Kong. The MCL (later also referred to as TSW Development Limited) was also a major contractor in the land formation of the site.

51. The original design concept of the new town, as illustrated in the 1983 MDP, was a self-contained and balanced community. About half would be public rental housing and half public sale flats or private housing. It was also meant to be self-contained with industry, community facilities, commercial centres, open space and a park for leisure activities.

52. However, to meet the demand for housing supply, TSW new town was marked for fast pace development. During its development period, between 1991 and 2008, TSW has shared 13.8% of the total housing production in Hong Kong. At the peak of its development, for example, in 1992/3, over 30% of total territory production was located in TSW. Another peak appeared during the period 1999-2005 when TSW north was developed. An average of 21% of total territory production was located in TSW (Table 3.1). In the end, around 100,000 new residents moved into the area in just five years' time. In addition, factors such as the transfer of sale flats to rental use between 1998 and 2001 and the cessation in the production of HOS/PSPS in 2003 has completely changed the community mix in TSW. That is to say, a large number of people from a relatively low income group has moved into this remote area in a relatively short period of time.

⁴⁵ A Special Committee on Land Production was set up in 1977 to identify potential areas for future urban development. In their 1977 report, the general area of Tin Shui Wai was related to some of the potential land production sites identified in the report. Source: Chan, W. Y. J. (1993). *An Analysis of the Policy on Building Tin Shui Wai New Town*. Unpublished Master of Public Administration Dissertation. Hong Kong: The University of Hong Kong., p.76-77; *Report of the Special Committee on Land Production*, July 1977.

Table 3.1: Targeted and actual production of public housing between the period 1991 / 92 to 2007 / 08⁴⁶

	Overall Hong Kong				Tin Shui Wai District			
	production target ⁴⁷	actual production			actual production			
		rental housing flat	subsidized sales flat	total	rental housing flat	subsidized sales flat	total	% in overall production
1991/92	48231	21190	13698	34888	3308	0	3308	9.5
1992/93	41000	22576	15322	37898	9833	1824	11657	30.8
1993/94	42000	19848	24743	44591	3179	1216	4395	9.9
1994/95	42000	24440	4004	28444	0	0	0	0.0
1995/96	48000	14559	19328	33887	0	0	0	0.0
1996/97	56800	14946	16878	31824	904	0	904	2.8
1997/98	50000	18061	12040	30101	2494	756	3250	10.8
1998/99	32000	10331	18168	28499	0	0	0	0.0
1999/00	58000	27785	20699	48484	3719	10740	14459	29.8
2000/01	90000	55492	33510	89002	5987	4480	10467	11.8
2001/02	40000	29817	9588	39405	9889	1600	11489	29.2
2002/03	36100	20390	0	20390	5698	0	5698	27.9
2003/04	23800	15148	320	15468	0	320	320	2.1
2004/05	21000	24682	0	24682	5640	0	5640	22.9
2005/06	20000	17153	0	17153	0	0	0	0.0
2006/07	7200	7192	1200	8392	0	0	0	0.0
2007/08	16400	13726	1386	15112	3836	0	3836	25.4

53. In the next chapter, we would examine the impact of these factors in the development process and the socio-economic characteristics of TSW.

⁴⁶ Written reply to HKU research team from Hong Kong Housing Authority on October 28, 2008.

⁴⁷ Hong Kong Housing Authority Annual Reports, 1990/91 to 1996/97 and Corporate Plans; 1998-99 to 2007-08, Hong Kong Housing Authority.

Chapter Four

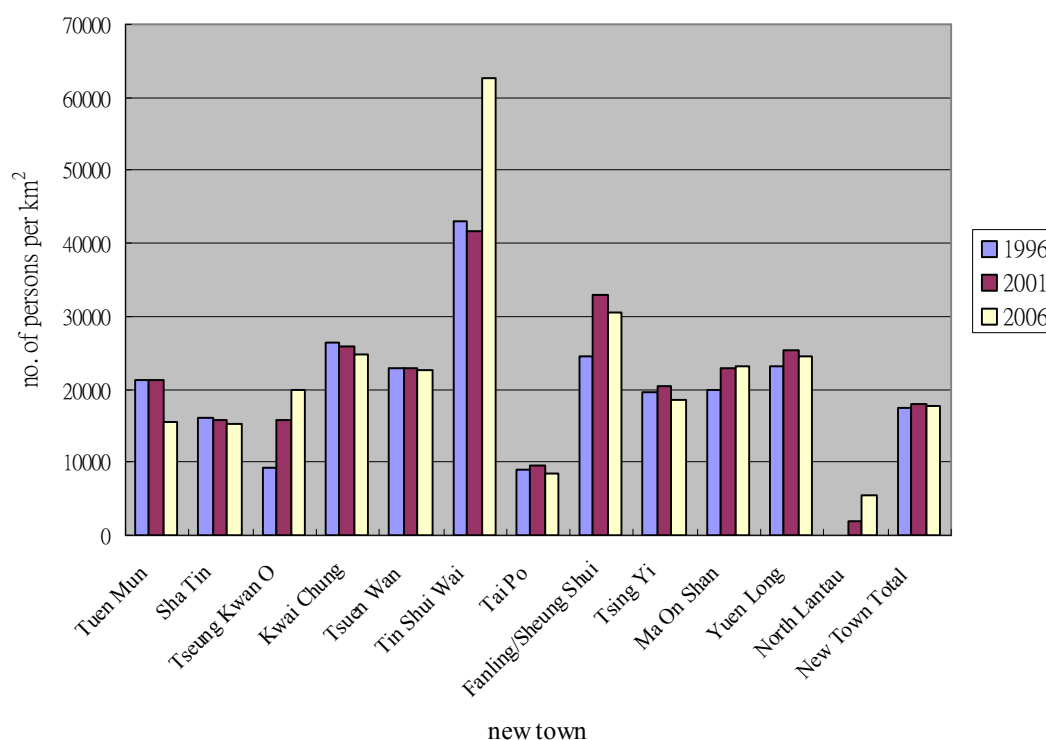
Characteristics of Tin Shui Wai

54. Unless otherwise stated, most of the data used in this chapter were based on the 2006 By-census. However, parameters of statistics available from the Census and Statistics Department may not be in line with the purposes of the current research. As far as possible, for data specific to Tin Shui Wai that were not available as published information, written requests were made to the relevant departments and corporation for information.

Population

55. As at January 2008, TSW has a population of 273,800⁴⁸, comprising around half of the total population of Yuen Long.⁴⁹ The population of TSW has increased from 96,129 in 1996 to 268,922 in 2006, i.e. by 179.8%. TSW has the highest population percentage change among all new towns⁵⁰.

Figure 4.1 Population Density of New Towns in 1996, 2001 & 2006



⁴⁸ Information Services Department, HKSAR (2008). *New Towns and New Major Urban Developments*.

⁴⁹ 2006 Population By-census – Summary Results. Yuen Long is the 4th populated District Council district in HK, with a population of 534,192. The percentage change between 2006 and 1996 is +56.6%, which is the 3rd highest among all 18 DCs.

⁵⁰ “New Town Characteristics”, in *2006 Population By-census Main Report: Volume I*

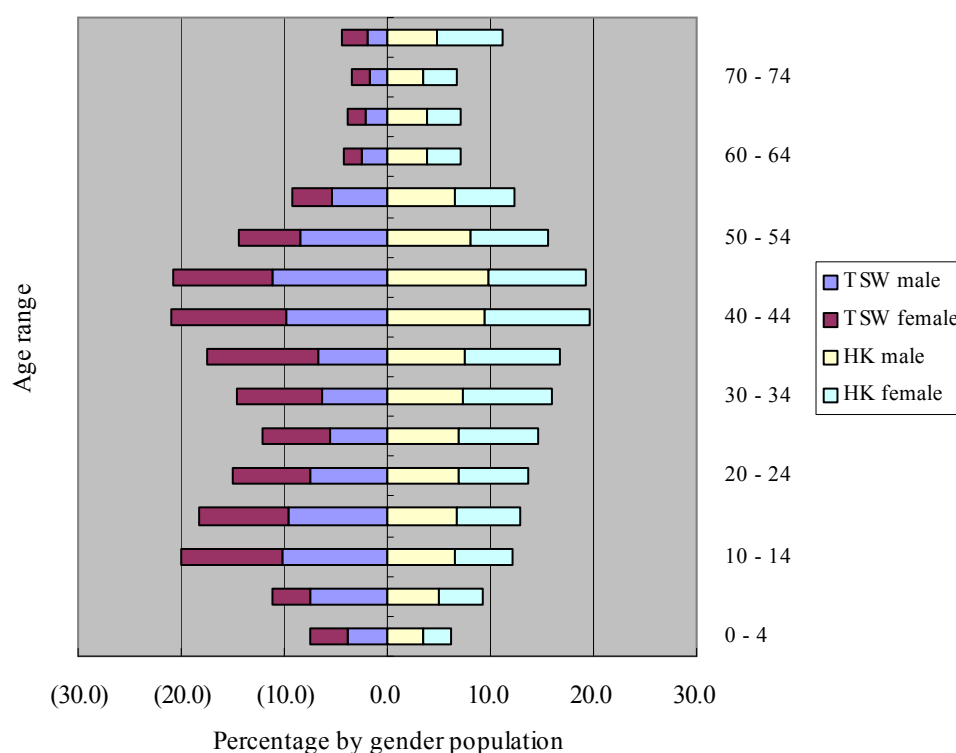
56. Among all new towns, TSW was much more densely populated, ranking the highest in 1996 (43,107 persons per km²), 2001 (41,740 persons per km²), and 2006 (62,579 persons per km²). This was more than double of the one next in line, namely Fanling/Sheung Shui (30,597 persons per km²) (Fig. 4.1).

Figure 4.2 The spectacular density of Tin Yat Estate in TSW



57. TSW was also characterized by a ‘young’ population with a median age of 34, which was lower than the territory median of 39 and was the lowest amongst all new towns in Hong Kong. In addition, the percentage of people under 15 occupied 20.5% of the population, which was substantially higher than the territory figure of 13.7%. On the other hand, people aged 65 or above only comprised 5.9% of the population, which was much lower than the territory figure of 12.4%. (Fig. 4.3)

Figure 4.3 Age Distribution in TSW and Hong Kong 2006

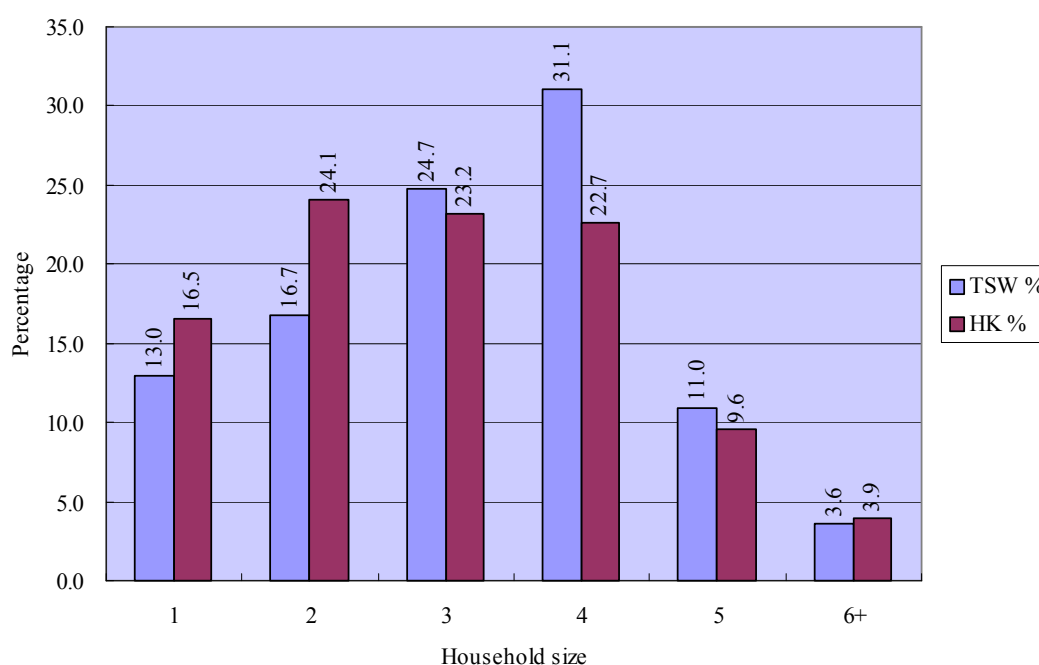


Family characteristics

58. The average household size in TSW has been rather constant - 3.2 in both 2001 and 2006. This was a little bit higher than the territory average of 3.1 in 2001 and 3.0 in 2006.

59. Figure 4.4 compared the percentages of different household sizes in TSW and in Hong Kong. It was noted that while the territory percentage for household sizes 2, 3, and 4 were quite similar, occupying 24.1%, 23.2% and 22.7% of the total number of household respectively; in TSW, the percentage was skewed towards household size of 4 (TSW 31.1%; HK 22.7%) and the percentage of household size 2 was also substantially lower than the territory figure (TSW 16.7%; HK 24.1%).

Figure 4.4 Household Sizes in TSW and HK, 2006

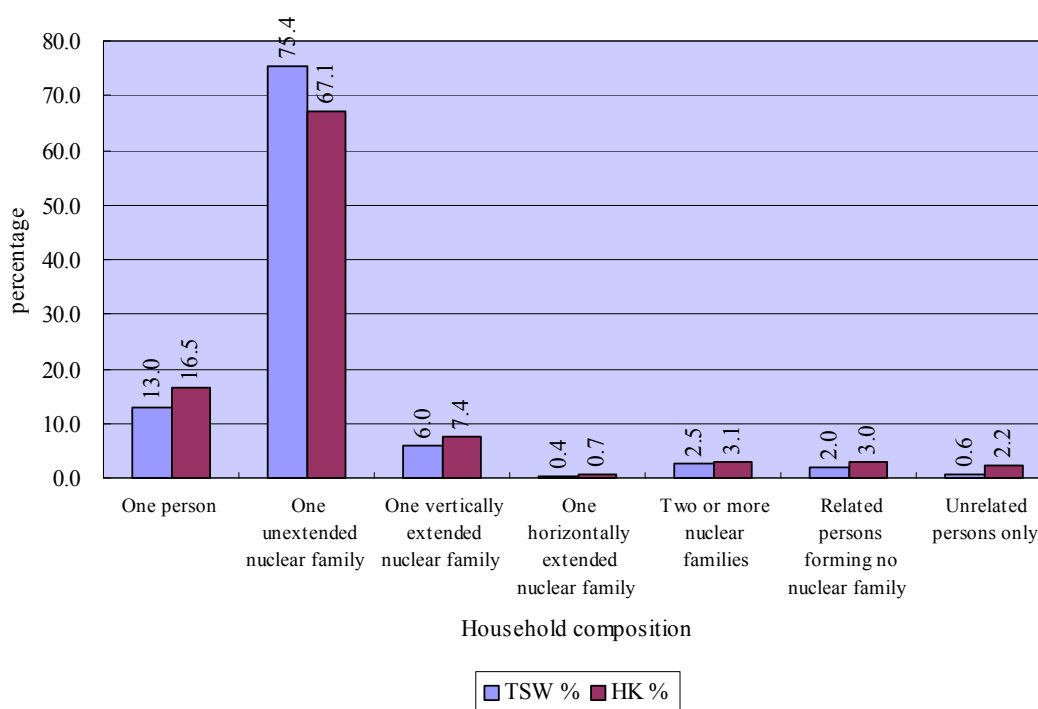


60. The family composition in TSW was predominantly “one unextended nuclear family⁵¹”, representing 75.4% of the total number of households and was much higher than that of the territory (67.1%). On the other hand, the percentage living with extended family⁵² was 10.9%, which was lower than the territory average of 14.3%. (Figure 4.5)

⁵¹ A household comprising one family nucleus without other related persons. “Definition of Terms”, 2006 Population By-census.

⁵² Including one vertically extended nuclear family, one horizontally extended nuclear family, two or more nuclear families and related persons forming no nuclear family. Source: 2006 Population By-Census.

Figure 4.5 Household Composition in TSW and HK, 2006



61. Assuming households with extended family members were more able to offer support in times of need, a higher percentage in one unextended nuclear family may imply a relatively weak support network for families in TSW. In addition, the differences in distribution of household sizes and the higher percentage of the younger age group may also implied that there were more families in TSW with dependent children aged under 20 (Fig. 4.7) who were not living with a member/members of the extended family; and thus, had weaker support network.

62. The percentage in population of TSW who were divorced or separated was higher than that of the territory figure (7.3% in TSW and 6.5% in HK). Moreover, when persons aged under 15 was excluded, and the gender of the person counted, the percentage of male who were divorced or separated was 2.6% in TSW and 2.8% in HK. Female with the same marital status was 6.5% in TSW and 4.7% in HK. (Fig. 4.6)

Figure 4.6 Marital Status of People Aged 15+ in TSW and Hong Kong 2006

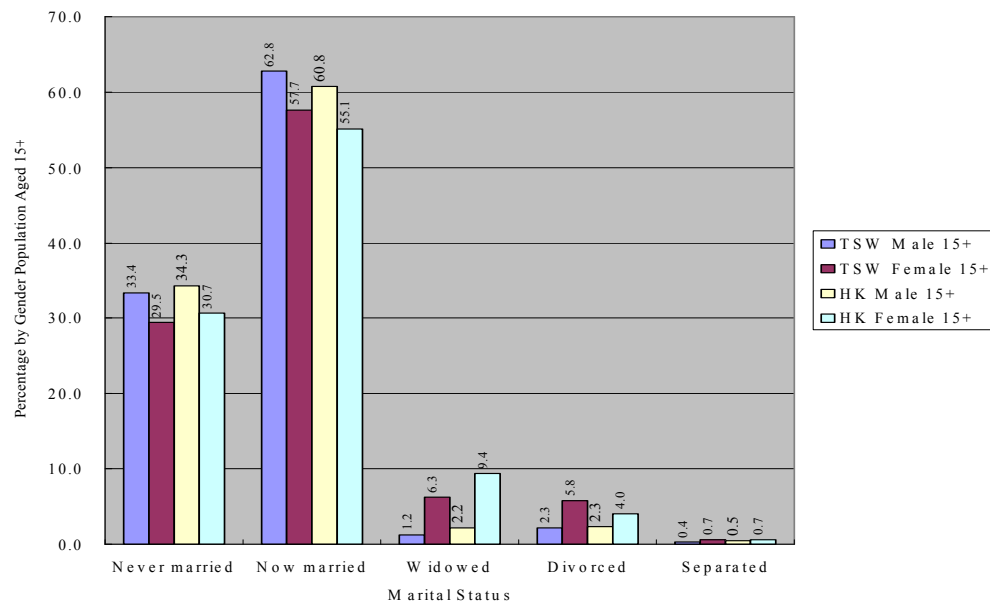
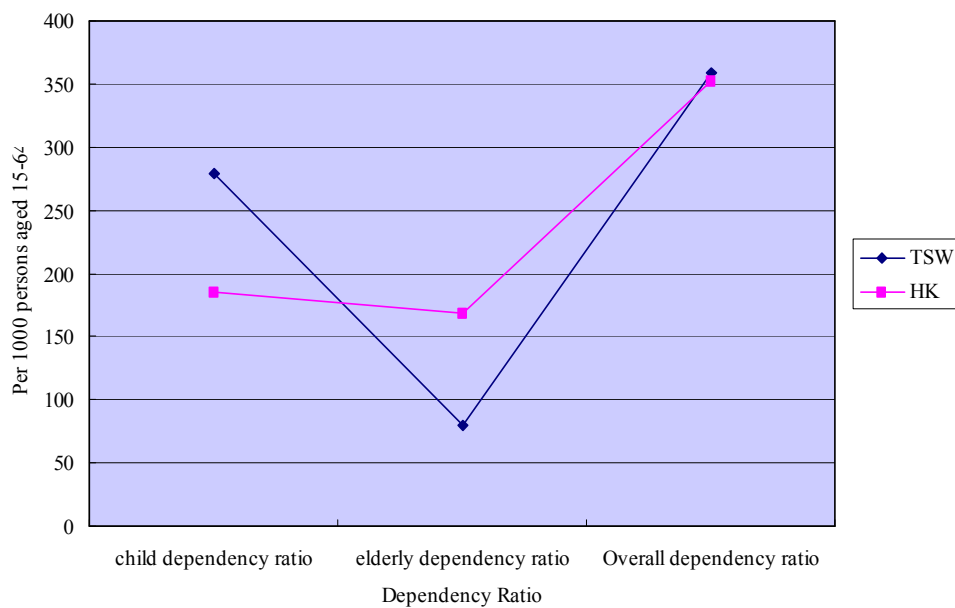


Figure 4.7 Dependency Ratio* in TSW and Hong Kong 2006

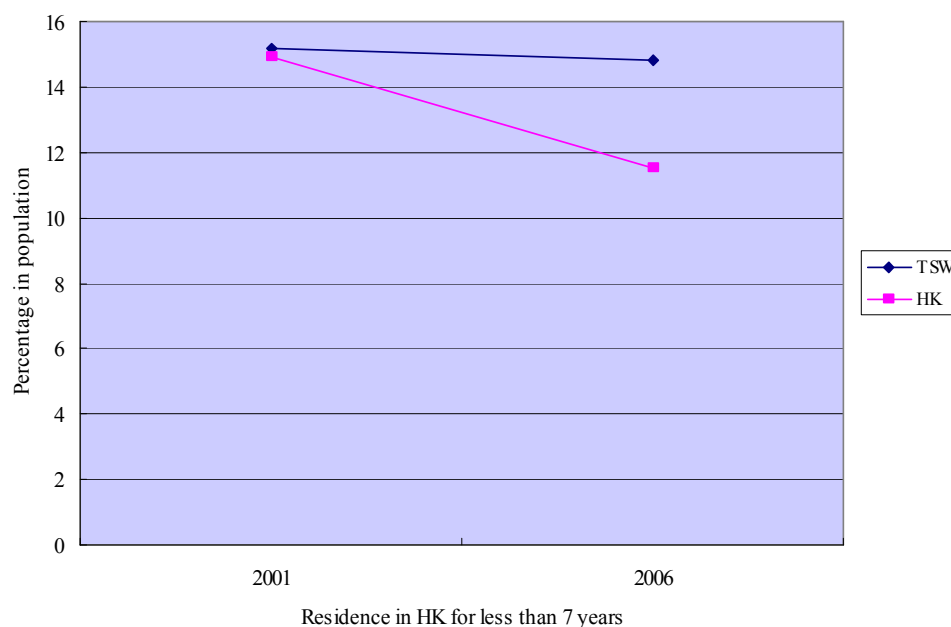


* Child referred to persons aged under 15, Elderly referred to persons aged 65 and above; and overall referred to persons aged under 15 and aged 65 and above.

Duration of Residence in Hong Kong

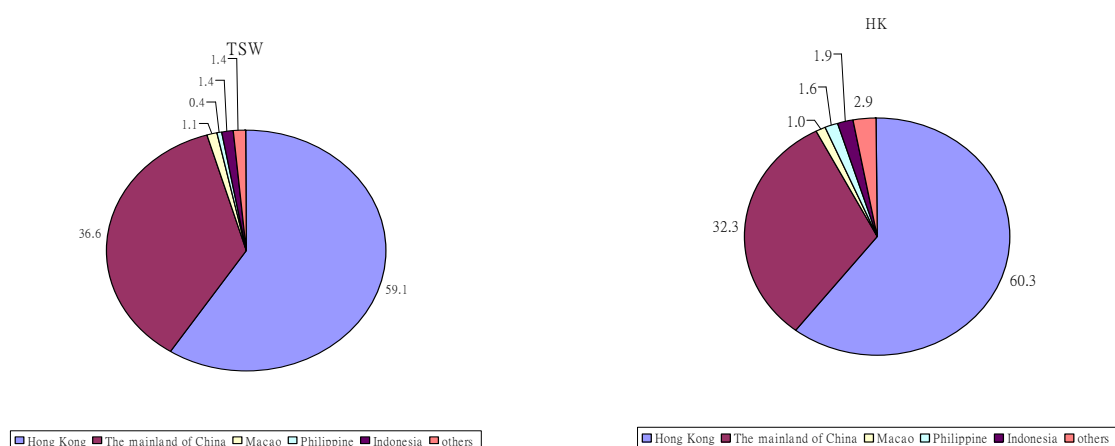
63. With regard to the number of persons who have resided in Hong Kong for less than 7 years, the percentage was higher in TSW than in Hong Kong and the general trend was also similar. In 2001, 15.2% of the population in TSW had resided in Hong Kong for less than 7 years. This has decreased to 14.8% in 2006. When compared with the territory total, the percentage of population living in Hong Kong for less than 7 years has dropped from 14.9% in 2001 to 11.5% in 2006 (Fig. 4.8).

Figure 4.8 Duration of Residence in Hong Kong, 2001 & 2006



64. TSW also had a larger share of people who was born in Mainland China. Percentage of the population in TSW born in Mainland China was 36.6 whereas only 32.3% of the population in HK were born in the mainland. (Fig. 4.9)

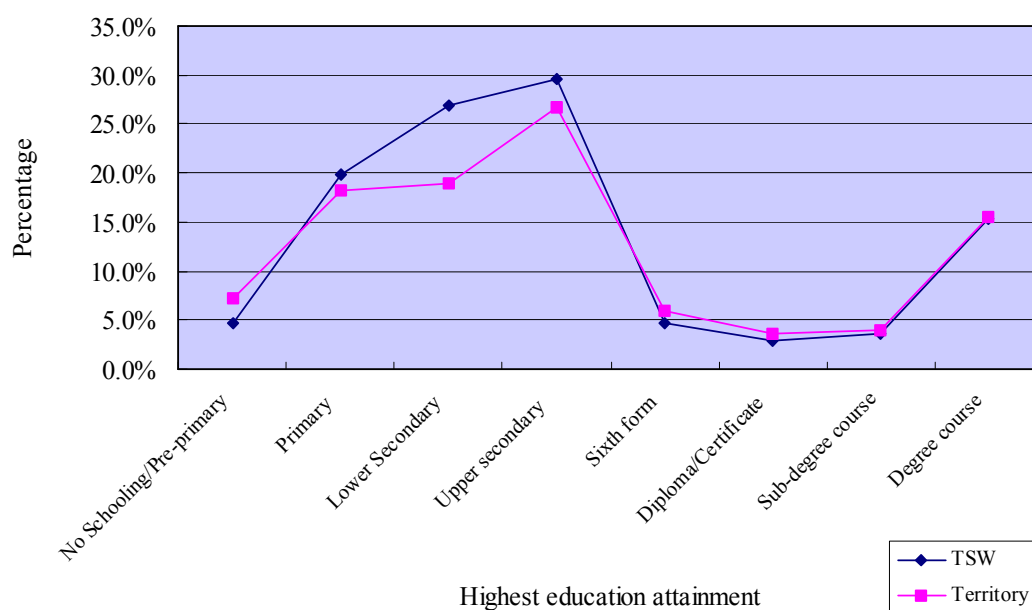
Figure 4.9 Place of Birth by Percentage in Population in TSW and HK, 2006



Education attainment

65. Figure 4.10 showed the highest educational level completed for persons aged 15 and above in TSW and in Hong Kong. In comparison, the percentage of persons with lower secondary school level was higher and those with post-secondary level was a little bit lower in TSW.

Figure 4.10: Highest Educational Level Completed for Persons Aged 15 and Above in TSW and HK, 2006



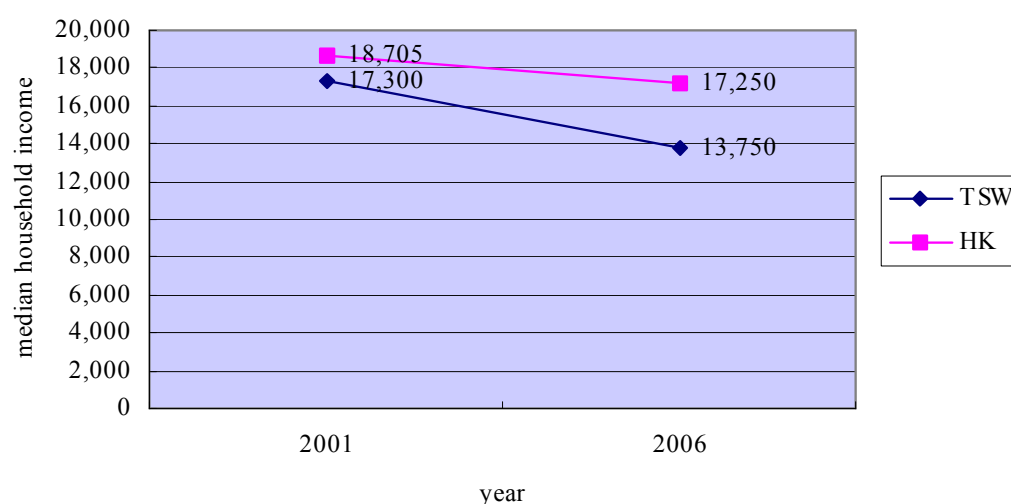
Household income

66. In 2006, the median household income of TSW was \$13,750, which was lower than the territory median of \$17,250. TSW was also the second lowest in median household income amongst all new towns in Hong Kong.⁵³

67. Fig. 4.11 showed the trend in median household income of TSW and HK in years 2001 and 2006. Although there has been a decrease in median household income in the whole territory by 7.8%, the drop of 20.5% in TSW was much more drastic. Putting this into the broader economic environment in Hong Kong during that period, the differences may imply that economic recession may have a more serious impact on the residents of TSW.

⁵³ 2008 元朗社區服務策劃研討會. 元朗地區資料概覽. March 18, 2008.

Figure 4.11: Median household income in TSW and HK, 2001 & 2006



68. As at end of 2006, there were 14,983 Comprehensive Social Security Assistance (CSSA) cases in TSW.⁵⁴ That means, approximately 18.3% of the domestic households were CSSA recipients in TSW. Comparing this figure with the territory number of 295,333 cases by end of 2006, the percentage by household was only 13.3%.⁵⁵

69. Table 4.1 showed the number of CSSA cases in TSW and in Yuen Long. While there has been a slight decrease in the percentage of cases in Yuen Long town and the rural areas, the percentage in TSW has increased in general. .

Table 4.1 Distribution of CSSA cases in Yuen Long and TSW

	Yuen Long Town	Rural Area	Tin Shui Wai	Total
	no. of cases (percentage)			
31.8.2004 ⁵⁶	6789(23%)	8440(29%)	14119(48%)	29348 (100%)
31.12.2004 ⁵⁷	6801(23%)	8253(28%)	14717(49%)	29771(100%)

⁵⁴ Yuen Long Community Welfare Service Planning Forum (2007, March 13). Facts of Yuen Long, 2007-2009.

⁵⁵ Social Welfare Department. *Social Indicators on Social Welfare Needs*.

http://www.swd.gov.hk/en/index/site_district/page_yuenlong/.

⁵⁶ 衛生福利及食物局社區投資共享基金及社會福利署元朗區福利辦事處(2004, September 23). 元朗區「社區投資共享基金」簡介及交流會. 元朗區福利服務現況及前瞻.

⁵⁷ 社會福利署元朗區福利辦事處 (2005, February 18). 2005-2007 元朗區福利服務策劃研討會. 元朗區地區特徵及福利服務簡介.

31.12.2006 ⁵⁸	6685(22%)	7871(27%)	14983(51%)	29539(100%)
31.12.2007 ⁵⁹	6407(23%)	7787(27%)	14243(50%)	28437(100%)

Employment

70. Working population in TSW was 117,407, representing 54.9% of the population aged 15 or over. This was a little lower than the territory figure of 57.3%.

71. Labour force in TSW amounted to 129,159⁶⁰, and the unemployment rate was 9.1%. When compared with other administrative districts in Hong Kong, it was substantially higher. (unemployment rate in the 18 District Councils ranged from 3.0% to 7.9%, territory average was 5.7%⁶¹) (Table 4.2)

Table 4.2 Employment status of population aged 15+ in administrative districts and TSW, 2006

Administrative District	Percentage of working population aged 15+	unemployment rate
Tin Shui Wai	54.9	9.1
Yuen Long	55.9	7.9
Tuen Mun	56.7	7.2
Kwai Tsing	53.2	7.1
North	55.8	7.1
Wong Tai Sin	52.1	6.8
Tai Po	57.8	6.5
Sham Shui Po	51.9	6.4
Kwun Tong	53	6.2
Islands	54.6	5.6
Shatin	58.5	5.5
Yau Tsim Mong	58.4	5.4
Tsuen Wan	59.5	5
Sai Kung	62.5	4.9
Kowloon City	57.5	4.8
Southern	58.7	4.3

⁵⁸社會福利署元朗區福利辦事處(2007, March 13). 2007-2009 年度元朗區福利服務策劃研討會. 元朗地區資料分享.

⁵⁹社會福利署元朗區福利辦事處(2008, March 18). 2008 元朗社區服務策劃研討會. 元朗地區資料概覽.

⁶⁰ Written email reply dated November 24, 2008 from the Census and Statistics Department via the Planning Department.

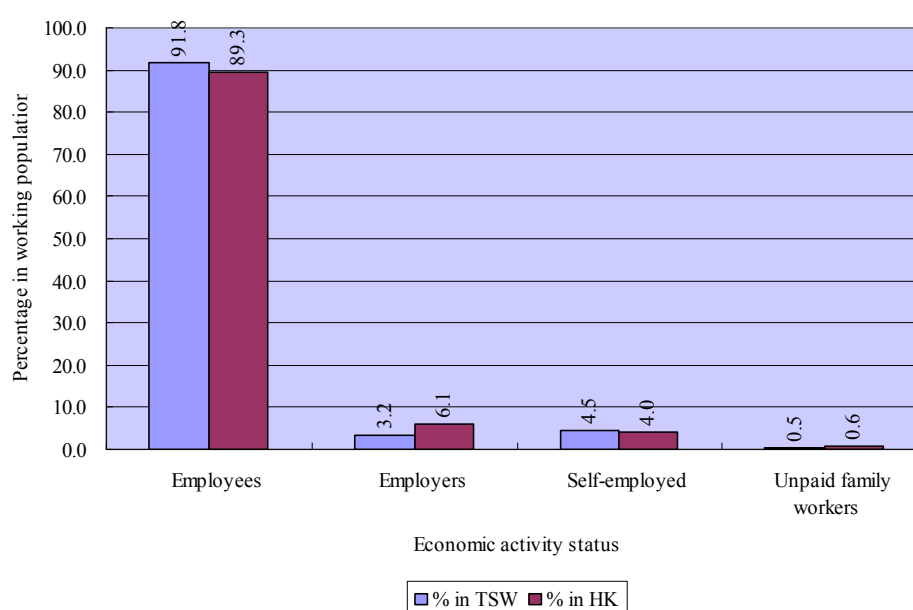
⁶¹ The unemployment rate of 5.7% was compiled based on the results of the 2006 Population By-census. Readers are reminded that the official unemployment rate released by the Census and Statistics Department is compiled from the results of the General Household Survey (GHS) which is a dedicated survey for collecting unemployment statistics (the figure compiled from GHS for 2006 is 4.8%). However, owing to the limitation of the sample size of GHS, unemployment rates by New Town are not available from GHS. Therefore, the unemployment rates compiled from the 2006 Population By-census were used as proxy in this study.

Eastern	58.4	4.2
Central & Western	62.7	3.1
Wanchai	62.1	3

72. Among the working population in TSW, 101,710 persons had a fixed place of work; within which, 27.5% worked in Yuen Long (including TSW new town) and 11.3% worked in Tuen Mun. However, jobs available in these two areas were lower than the territory figure. In Yuen Long and Tuen Mun, the number of jobs per person in the labour force was only 0.4. This was lower than the territory figure of 0.8 jobs per person in the labour force⁶². While other new towns such as Tai Po and Shatin had similar figure in jobs per person (Tai Po: 0.4; Shatin: 0.5), the unemployment rate was relatively lower than that of Yuen Long and Tuen Mun (Yuen Long: 5.6; Tuen Mun: 5.6; Tai Po: 5.2; Shatin: 4.8)⁶³.

73. Figures 4.12 and 4.13 showed the economic activity status and occupation of the working population in TSW. While TSW has a larger proportion of employees and a corresponding smaller percentage of employers, the percentage in people employed in unskilled jobs was also higher. This may imply a work force that was more easily affected by economic instability resulting in economic restructuring and/or redundancy.

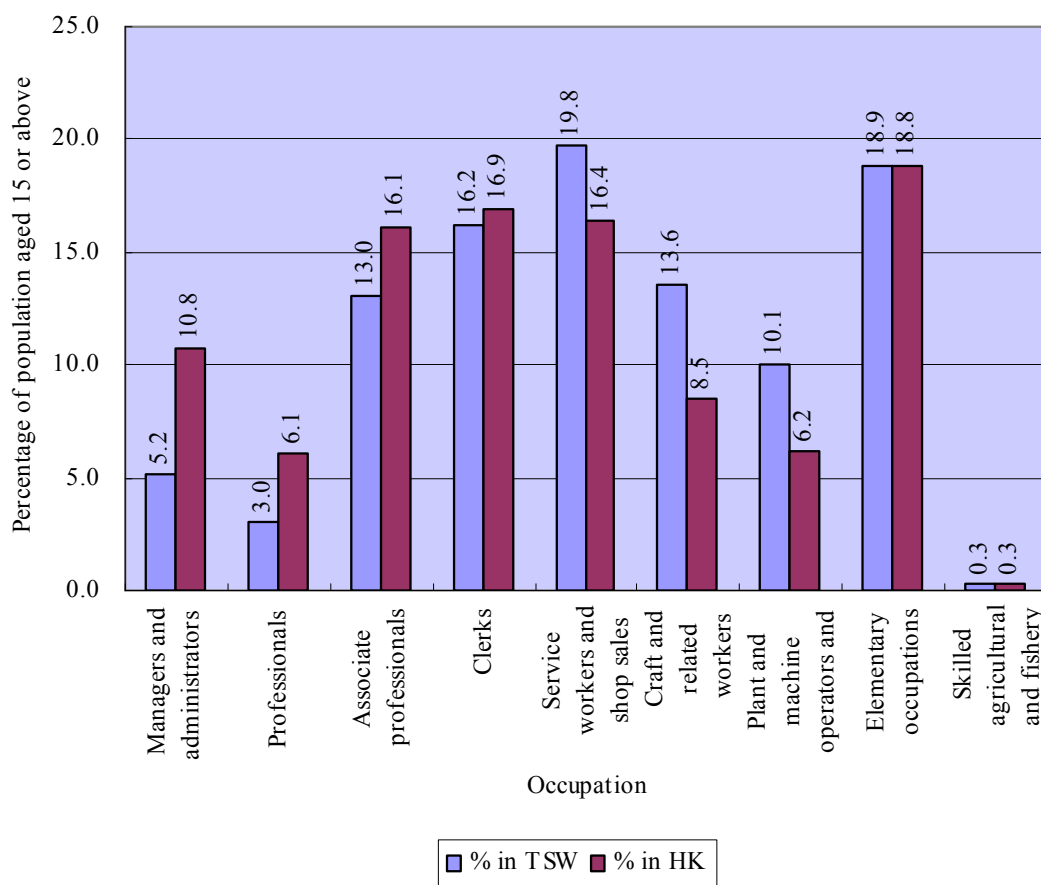
Figure 4.12 Percentage of working population by economic activity status in TSW and Hong Kong, 2006



⁶² In this analysis, only jobs in fix locations are counted. There are jobs with no fix locations, e.g. jobs in the logistic industry.

⁶³ CoP Paper 10/2007, Indicators of Poverty - An Update for 2006. Commission on Poverty.

Figure 4.13 Percentage of population aged 15 and above by occupation



74. In view of the large proportion of young population in TSW, youth employment was also a concern. According to a report by the Commission on Youth in 2003, 10.8% of young people aged 15-24 in Tin Shui Wai were unemployed and unable to pursue further studies. This was higher than the territory figure of 8.0%.⁶⁴

Housing

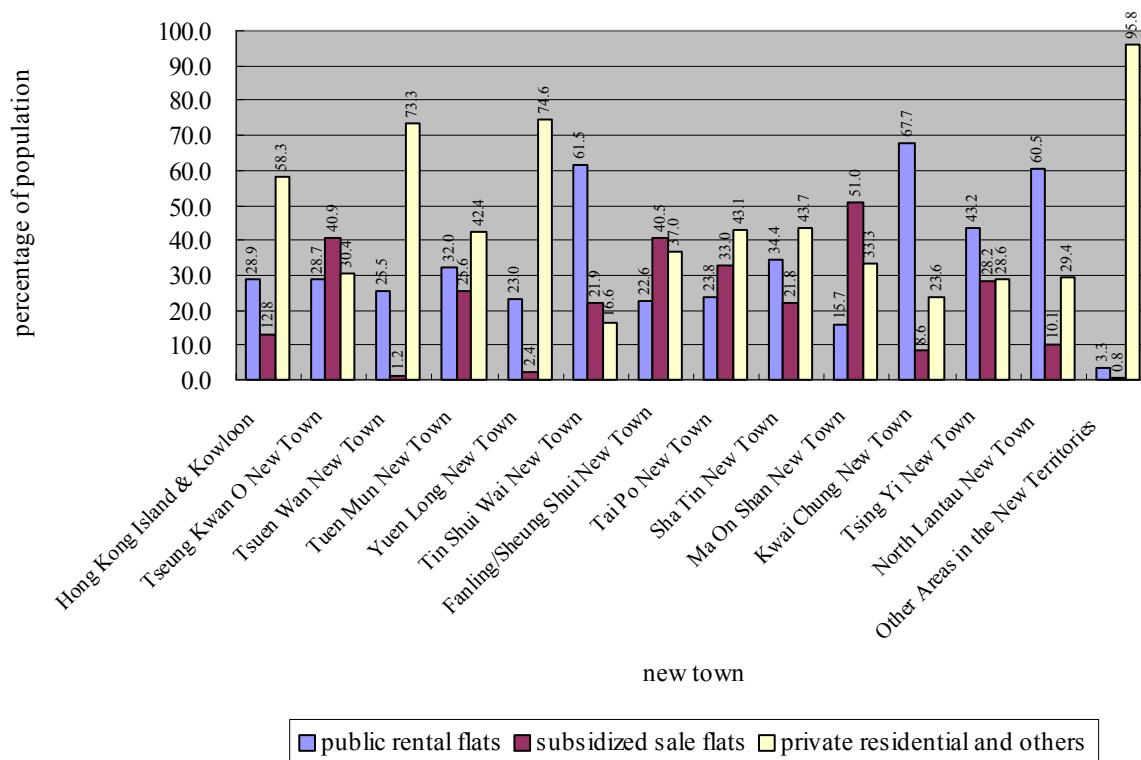
75. TSW is the first predominately residential new town in Hong Kong. There are 11 public rental housing estates, 6 HOS/PSPS housing estates and 6 estates by private developer in the area.

76. Among all 14 new towns in HK, TSW has the second highest percentage of population living in public rental flats (61.5%). In addition, 21.9% lived in subsidized sale flats and only 16.6% lived in private residential flats. (Fig. 4.14) When the data was further

⁶⁴ Commission on Youth (2003). *Continuing Development and Employment Opportunities for Youth*. Retrieved December 17, 2008, from http://www.coy.gov.hk/eng/report/Continuing_Devfull.htm.

differentiated between TSWN and TSWS, 42% of the population in the South and 85% of the population in the North lived in public rental housing estates.⁶⁵

Fig. 4.14 Percentage of population by new town and type of housing, 2006



Law and order

77. In terms of police cases related to juvenile and young people, the situation in TSW has not been reported as a major problem by the YL Police Force.⁶⁶ However, Tables 4.3 & 4.4 showed that there has been an upsurge of arrests starting from 2006. In TSW, the number of arrests in 2006 comprised 66.6% of the total juvenile offenders in Yuen Long (Yuen Long: 483).⁶⁷ In 2007, the percentage was even higher, comprised 96% of the total arrests in Yuen Long. (Yuen Long: 561).⁶⁸ According to an email reply from the TSW Division, the Commissioner of Police has set a ‘multi-agency approach to prevent the misuse of drugs, particularly amongst young people’, as a result, apart from their 6 major operations, additional operations were also launched to tackle youth crimes.⁶⁹

⁶⁵ 2008 Yuen Long Community Service Planning Forum, March 18, 2008.

⁶⁶ Yuen Long District Council documents: 38/2004, 19/2005, 26/2006, 78/2006, 17/2007

⁶⁷ Social Welfare Department (2006). *District Information*. Retrieved March 25, 2007, from http://www.swd.gov.hk/en/index/site_district/page_yuenlong/sub_districtpr/.

⁶⁸ Social Welfare Department. *District Information (2007)*. Retrieved November 25, 2008, from http://www.swd.gov.hk/doc/en/yl_eng_2008.xls.

⁶⁹ Email reply from the TSW Police Force Division received on November 26, 2008.

Table 4.3: Number of juvenile offenders and young offenders in TSW, 2004, 2005, 2006 and 2007

	Juvenile Offenders	Young Offenders
2004	339	234
2005	292	166
2006	322	219
2007	376	285
2008 (Jan – Sept)	229	211

NB: Juvenile offenders referred to those aged 15 or under and young offenders referred to those between 16 to 20.

Table 4.4: Number of juvenile offenders and young offenders involving drug related criminal cases in TSW, 2004, 2005, 2006 and 2007

	Juvenile Offenders	Young Offenders
2004	3	15
2005	4	3
2006	12	23
2007	13	39
2008 (Jan – Sept)	25	58

78. Figure provided by the TSW police division showed that the number of criminal cases related to domestic violence was 357 in 2006, 519 in 2007 and 433 in 2008 (Jan – Sept) – a 45.4% increase from 2006 to 2007.
79. For criminal cases related to child abuse, the numbers were reported to be 30 in 2004, 12 in 2005, 9 in 2006 and 11 in 2007.

Summary

80. TSW was characterized by its homogeneity in terms of land use, i.e. residential housing estates. It was densely populated with a majority living in public rental housing. A typical family in the area would be an un-extended nuclear family of 3 with a household income of around HK\$14,000 per month. For those in the labour force, it was likely that they have attained F.3 to F.5 level of education, more likely to be an employee in a lower-end job, and had to commute to Yuen Long or Tuen Mun to work.

81. The community was ‘young’, with around 20% aged between 10 and 19 and 21% aged between 40 and 49. TSW also have higher percentage of divorcees, people on public assistance and people who were unemployed.

82. For CSSA recipients, TSW also has a higher percentage of cases who were unemployed, single parent or with low income.⁷⁰

⁷⁰ 元朗地區資料概覽. 2008 元朗社區服務策劃研討會. March 18, 2008.

Chapter Five

Major issues pertinent to the development process

Housing Mix

Rationales in planning and subsequent changes

83. It has always been the government's practice in providing a balanced housing programme with a broad split between Public Rental Housing (PRH) and Home Ownership Scheme/Private Sector Participation Scheme (HOS/PSPS). In line with this principle, TSW was originally planned to provide a mix of various types of housing development⁷¹. In the 1983 MDP for TSW south, residential areas in the DZ were to be developed into approximately 50% in public housing (of which 15% belonged to the Home Ownership Scheme) and 50% private housing⁷². Although the actual number was skewed towards the public housing sector, the approximate ratio was still kept at 6:4 (Table 5.1). However, when the land banks (originally planned as industrial sites and subsequently deleted due to poor market response in taking up such land) were developed in accordance with the 1995 MDP, the housing mix ratio between public and private housing became 7:3 (Table 5.2)

Table 5.1: Planned and actual housing mix by population in TSW south (1983 MDP)⁷³

Housing Type	Population %		Population		No. of units	
	study brief	actual	study brief	actual	study brief	actual
Public Rental	42.8	49.3	58,000	64,711	13,800	19,800
HOS	7.4	*10.2	10,000	*13,435	2,800	*3,790
Private	49.8	40.5	67,500	53,230	21,500	15,880 ⁷⁴
Total.	100	100	135,500	131,376	38,100	39,390

* HOS and PSPS are included in the actual figure

Table 5.2: Housing mix by population upon full development of the development zone (1995 MDP)⁷⁵

Housing Type	Population %	Population	No. of units ⁷⁶
Public Rental	42	77,079	23,500
HOS	29	52,202	16,450
Private	29	53,230	15,880
Total.	100	182,511	55,830

84. The MDP for the reserve zone (RZ) north of Tin Wah Road was planned in 1995.

⁷¹ Pamphlet on Yuen Plan published by the Planning Department in 1999.

⁷² Shankland Cox Partnership and Binnie & Partners (Hong Kong) (1983). *Tin Shui Wai Urban Development Master Development Plan*. New Territories Development Branch, Hong Kong Government.

⁷³ Housing development in the land bank in the development zone was not included because they were not yet planned in the 1983 MDP

⁷⁴ Kingswood Villas website: <http://www.kingswood.com.hk>. Retrieved on October 6, 2008

⁷⁵ All housing development in the development zone (south of Tin Wah Road) were included.

⁷⁶ HD & Kingswood Villas website

Although the MDP has already proposed a ratio of 9:1 in public to private housing population, a large share of the public housing estate (60%) was planned to be sale flats. However, with the transfer of sale flats to rental flats and the cessation in production of units under the HOS and PSPS, 85% of the population in TSW north ended up living in subsidized rental flats. A comparison between the planned and actual housing mix is shown in table 5.3.

Table 5.3: Planned and actual housing mix by population in TSW North

Type of housing	Population		Population %	
	MDP	Actual ⁷⁷	MDP	Actual* ⁷⁸
subsidized rental	21,700	88,773	19%	85%
HOS / PSPS	68,100	12,478	60%	12%
‘Sandwich Class’ Housing⁷⁹	12,600	na	11%	na
Private	12,000	3,620	10%	3%
Total	114,400	104,871	100%	100%

Implications for the community

85. When we looked into the chronological events in the development of TSW, we could see that the Long Term Housing Strategy, the high demand for subsidized housing and the cessation of HOS/PSPS flats production had shaped the final mix of various housing types in TSW. This observation was echoed by most government officials and community stakeholders interviewed. The resulting imbalance was especially true for TSW north, where 85% of the population were living in public rental housing. On the other hand, due to the location of the new town and the economic crisis at the turn of the century, apart from the private developer who was there at the very beginning of its planning, other private developers did not showed much interest in the area.

86. As a result of these changes, the community consisted of a large proportion of persons with lower income and lower education level. A lower income level may have affected people’s willingness to spend and a lower educational attainment may have affected the employability and earning power of a person.

87. Another possible implication for the skewed housing mix might be reflected in the higher percentage of CSSA cases in TSW. One of the government officials interviewed has pointed out the possibility of this area being more attractive to people who were unemployed and/or on public assistance. From the informant’s perspective, although TSW was located in a rather remote area, the housing design and the environment was still attractive to those who

⁷⁷ A number of the originally planned HOS housing and PSPS has been changed to public rental housing.

⁷⁸ “Yuen Long District Information Summary” (元朗地區資料概覽), 2008 Yuen Long Community Service Planning Forum, March 18, 2008

⁷⁹ The Sandwich Class Housing Scheme ceased in 2000.

need not concern themselves with the time and expenses incurred in traveling to work.

88. The predominant household type in TSW was unextended nuclear family. They lacked the support network of other family members and/or relatives living nearby who might be able to offer help in times of need.

89. At the beginning of this study, one of the hypotheses was related to whether there were disproportionately more Compassionate Re-housing (CR) cases moved into TSW. However, from the figures provided by the Housing Department, the percentage of CR cases moved into TSW between 1998 and 2007 ranged from 2% to 6%. Judging from the fact that TSW had more new public rental housing during this period of time, the percentage of 2% to 6% of CR cases moving into TSW was, in fact, relatively low.

90. Furthermore, the remoteness of the location, as well as the lack of pulling factor in the area (e.g. lack of job opportunities) has made TSW a very unattractive place to move in. In order to attract applicants, an incentive package was endorsed by the Housing Authority in 1991. This included a more relaxed eligibility criteria and a rent reduction at the beginning.⁸⁰ In a study conducted in 1992, only 10% of the respondents living within 5 km from TSW would consider moving into the new town.⁸¹ It was likely that the TSW would be more attractive to those low on the waiting list and/or newly established families.

Provision of employment opportunities

Rationales in planning and subsequent changes

91. Based on the concept of a balanced and self-contained new town development, the 1983 MDP has stressed on the importance in providing sufficient employment opportunities. A total of 36.5 hectare was proposed for industrial use in the original land use budget. However, it was at a time when Hong Kong economy was going through changes from being industrial-based to service/financial based and a majority of factories had already moved to Mainland China. Albeit putting this in the original plan, the consultant had also cautioned the feasibility in creating sufficient employment opportunity as there was already a shortage of jobs in the neighbouring areas.

92. The proposed industrial sites were deleted in subsequent plans due to the already poor

⁸⁰ Chan, W. Y. J. (1993). *An Analysis of the Policy on Building Tin Shui Wai New Town*. Unpublished Master of Public Administration Dissertation, Hong Kong: The University of Hong Kong, p.68

⁸¹ Hung, F.L. (1992). *The Attractiveness of Tin Shui Wai New Town*. Unpublished Master of Science (Urban Planning) Dissertation, Hong Kong: The University of Hong Kong.

take-up of land for industrial purposes in Yuen Long area⁸². The sites were reserved as land bank at that time. Tin Shui Wai became the first new town in Hong Kong without an industrial site.

93. Job opportunities in the area were commented again in the consultancy report in 1995 as a ‘major issue’ and the “heavy rail station development node” to the south of the DZ was recommended by the consultant as land use to generate employment⁸³

94. No further discussion on enhancing employment opportunities has been found in subsequent programmes and plans.

Implications for the community

95. Employment opportunities within the new town and nearby areas were one of the major issues perceived by both government officials and community stakeholders alike. Indeed, the number of jobs per labour force in Yuen Long (YL) and Tuen Mun (TM) was one of the lowest in Hong Kong (job per labour force in both YL and TM was 0.4, which was lower than the territory average of 0.8⁸⁴). Although the figure was similar to other new towns such as Tai Po (0.4) and Shatin (0.5), the unemployment rate was relatively lower than that of Yuen Long and Tuen Mun (Yuen Long: 5.6; Tuen Mun: 5.6; Tai Po: 5.2; Shatin: 4.8). From an analysis of the relationship between unemployment rate and number of jobs per labour force in the district, we noted that correlation was -0.616 in 2006, i.e. the lower the number of jobs per labour force in the district, the higher unemployment rate would be (See Appendix IX for the details).

96. The relatively high traveling expenses, higher percentage in single-parent families and the low-skilled, low-qualification of residents were cited by interviewees as contributing factors to the high unemployment rate in TSW. A couple of government officials alleged that from their experiences, low-end jobs offered to residents in TSW were financially not attractive in terms of the time and money spent on traveling. Although several job fairs were launched recently in TSW, one government official stated that the placement rate was not high; besides, as a general tendency, young people tend to be unstable in taking up employment. This was echoed by a representative from a NGO. Moreover, more and more retail shop stalls in commercial complexes in TSW were rented by chained stores.

⁸² Explanatory Statement - Tin Shui Wai Outline Development Plan, Plan No. OD/TSW/3^A (1989). Tin Shui Wai / Yuen Long Development Office. Territory Development Department, Hong Kong Government.

⁸³ Shankland Cox Ltd., Binnie Consultants Ltd. & MVA Asia Ltd. (1995). *Preparation of Layout Plans of Tin Shui Wai Reserve Zone - Final Report*. Planning Department, Hong Kong Government.

⁸⁴ In this analysis, only the jobs at fixed location are counted. Jobs with no fixed location, such as transportation operators, will not be counted.

Staff recruitment was done centrally and there may not be any preference for TSW residents.

97. The proliferation of cross-border marriages was also one of the factors attributing to barrier in getting a stable job. A government official alleged that many new immigrants had to go back to the mainland regularly in order to extend their travel document; therefore, it was considered not practical for them to maintain a full time job.

98. When asked about strategies in creating job opportunities including issuing hawker license or encouraging local economy, both government officials and community stakeholders considered it difficult to find a suitable location due to the limited pedestrian flow in most areas. In addition, interviewees reported that complaints were often received regarding the public nuisance and hygienic problems caused by illegal hawkers. Therefore, it was difficult to issue more Itinerant Hawker Licenses in TSW without receiving further complaints. Doubts were expressed on the feasibility of creating economically viable ‘hawker type’ employment opportunities. In fact, many of the TSW residents, like the night youths, did not rely on hawkers for out-of-hours supplies nor hangout in traditional ‘Dai Pai Dong’. Convenient stores had become a more popular hangout place for youngsters nowadays.

99. One government official stated that since the relaxation of the criteria in applying for the ‘Transport Support Scheme’, it has encouraged cross-district employment to a certain extent. This may reflect on the relative importance of financial consideration among job seekers in TSW.

Provision of Government and Public Facilities

Health Services

Rationales in planning and subsequent changes

100. According to the Hong Kong Planning Standards and Guidelines (HKPSG), the provision of general clinic/health centre service was district-based, at one clinic/health centre for every 100,000 persons. Provision of hospital beds was 5.5 beds per 1,000 persons (including hospital beds in both public and private sectors).

101. In the 1983 MDP, a ‘possible hospital site’ of 10 ha was proposed in Area 31 of the development zone (currently Tin Chung) (zoned as undetermined as the site had not been finalized)^{85 86}. It was planned to cater for both YL and TSW.⁸⁷ However, in the 1989 ODP

⁸⁵ 1983 MDP, p.32

Explanatory Statement, the site became a land bank instead.⁸⁸

102. An urban clinic was planned in Area 26 of the development zone in the 1983 MDP. The minimum site area required was 2,200m² and the actual site area provided was 5,000 m². It was completed in year 92/93⁸⁹.

103. Another Clinic/Health Centre with a site area of 1,200 m² was planned in the 1995 MDP in area 109/109a in the reserve zone (currently NE of Tin Ching). It was scheduled to be completed in 2001/02, later delayed to 2003/04 but was deleted from the 2001/02 development programme onward. No explanation as to why the plan has been changed was found in the relevant Development Programmes published by the New Territories North Development Office, Territory Development Department. According to the Department of Health (General Out-patient clinics were under the management of the Department of Health before 2003), the scope of services to be provided was still being discussed in early 2002 in the Yuen Long District Council. The Department of Health was not able to provide the reason for the deletion of the Clinic/Health Centre from the development programme from 2001/02.⁹⁰

104. At the moment, there were two clinics serving TSW, including the TSW Health Centre in the south and the TSW North General Out-Patient Clinic in the north. In 2006, the Hospital Authority also rented a consultation room of the Pok Oi Hospital Chinese Medicine Clinic in TSW North for additional general out-patient services. In addition, a Maternity and Child Health Centre under the Department of Health was located in the TSW Health Centre.

105. Hospital services in TSW fell within the New Territories West (NTW) Cluster which included the Castle Peak Hospital, Tuen Mun Hospital, Pok Oi Hospital and Siu Lam Hospital. As at 31 March 2008, the number of beds in public hospitals within the NTW Cluster was 4,044.⁹¹

106. A 'Tin Shui Wai Primary Care Partnership Project' was launched by the Hospital Authority in June 2008. Primary care services from private practitioners in TSW would be purchased by the government to provide medical care for chronic patients.

107. A general outpatient clinic in Area 109, including an integrated clinic and a community

⁸⁶ 1983 MDP, p.2 & p.15

⁸⁷ 1983 MDP, p.32

⁸⁸ TSW ODP, OD/TSW/3A Explanatory Statement, March 1989, Table 3,

⁸⁹ 1992 Programme Development Plan

⁹⁰ Written reply dated November 5, 2008 from the Department of Health.

⁹¹ Legislative Council Meeting on June 11, 2008.

multi-specialty clinic was planned to be completed in 2009. In addition, possibilities in building a hospital has also been studied and discussed.

Data from the street survey and household survey

108. We noted that from the street survey and household survey conducted in this study, a substantial portion of the residents used half or more public health services outside TSW, i.e. 31% in the street survey (Table XI.17) and 34.8% in the household survey (Table XI.42). Their major reasons for using public health services outside TSW were because there were more facilities, more choices available and more convenient outside TSW

Table 5.4 Use of public health services in TSW (Street and Household Surveys)

	% not done at all	% of user mostly consumed in TSW	First 2 major reasons for not consuming in TSW
Street Survey	6%	66%	More facilities outside, More choices outside,
Household Survey	58%	66%	More facilities outside, more choices outside

(Refer to Table XI.17, XI.22, XI.42 and XI.44 for detailed figure)

Implications for the community

109. Many community stakeholders considered health service inadequate in the community. A number of focus group participants stated that for some low-income families, they might even delay treatment in order to save the travelling expenses and the fee for A & E service.

110. On the other hand, from the perspective of government officials, provision of health services should be considered under the regional hospital cluster. The interviewees saw the provision of health services in pace with the standard required. According to the government interviewees, considerations had also been made to meet population increase of the region by increasing the number of beds in existing hospitals such as Pok Oi Hospital and Tuen Mun Hospital.

111. Another concern surfaced by the family tragedies was the need for prevention and treatment services of mental health problems. People with mental health problems in TSW had to go to Tuen Mun Mental Health Centre for services. In addition, among the 30 or so private practitioners in the district, only less than 5 had formal training in community mental health.⁹² The need for trained medical professionals in assessment and treatment of mental

⁹²Ming Pao Daily News (2008, January 14). “港大精神科培訓天水圍.” (“Psychiatric Department of Hong Kong University training in Tin Shui Wai”).

health problems was also echoed by one of the community stakeholders. He pointed out that although more resources were provided for prevention and rehabilitation services after the tragedies, formal assessment by psychiatrists should be a prerequisite.

Commercial facilities and activities

Rationales in planning and subsequent changes

112. The total commercial floor space in the development zone was planned to be 90,000m², of which, 75,000 m² would be developed by MCL according to the 7/82 agreement. The commercial floor space permitted for MCL was later revised to 135,000 m² as a result of the lease modification.⁹³

113. In the 1995 MDP, the proposed retail floor-space was estimated to be 1 m² per 20,000 population.

114. In the 1988 Development Programme, a market (a Regional Council project) was planned in Area 33 (currently the bus terminus and the Central Park Towers) and was to be completed in 1994/95. However, this was objected by MCL on the grounds that it might compete with the commercial facility within their private development⁹⁴. The market was then decided to be retained as a temporary facility. This was kept in the Development Programme in 1991 with the completion date postponed to 95/96. However, it was no longer included from the 1993 Development Programme onward.

115. Commercial facilities in TSW were planned for local needs only, while Yuen Long was expected to remain a major commercial and retail centre in the district. Therefore, retail and market facilities in TSW were primarily catered for residents' daily necessities. Apart from the Kingswood Ginza, which was a shopping centre in the private development, housing estates in TSW were provided with shopping centres / fresh food market. Currently, only shopping centres in Tin Ching Estate and Tin Yan Estate, with a total Internal Floor Area (IFA) of 5,178 m², were under the Housing Authority. The other eight retail facilities in the public housing estates were divested to the Link REIT in November 2005.⁹⁵ The total IFA of retail facilities in TSW under the Link REIT was 61,600 m².⁹⁶

Data from Street Survey

⁹³ Information provided by the District Planning Officer/TMYT on 22 May 2009.

⁹⁴ 1989 OD/TSW/3A ES

⁹⁵ Written email reply from the Housing Authority on August 20, 2008.

⁹⁶ Written email reply from the Link Management Ltd. on October 29, 2008

116. From the street survey, we noted for those living in TSW most of their buying of food, daily consumables and leisure items, use of personal service and dinning out were in TSW. (Table 5.5) For those who consumed outside TSW for the above items, “more choices” is one of the top two reasons. “Cheaper outside TSW” was the other main reason for consumption outside TSW except for dining out, in which case, “cheaper outside” was still ranked third in terms of main reason. We noted that about half of the respondent reported that they had no “entertainment” activities in the past one year, and the majority for those who did have entertainment had such activities outside TSW because of more choices and cheaper outside TSW.

**Table 5.5 Street survey (those living in TSW) –
Consumption in TSW and reasons why not**

	% not done at all	% mostly consumed in TSW	First 2 major reasons for not consuming in TSW
Buying food	0%	84%	Cheaper outsider, More choices outside
Buying daily consumables	1%	89%	Cheaper outsider, More choices outside
Buying leisure items (e.g. DVD, magazine, etc).	13%	65%	More choices outside, Cheaper outsider
Personal service (e.g. hair cut, skin care, etc.)	3%	68%	More choices outside, Cheaper outsider
Dinning out	2%	69%	More choices outside, convenience because of work/study
Entertainment	51%	22%	More choices outside, Cheaper outsider

(Refer to Table XI.10 to Table XI.16 for detailed figure)

Data from the household survey

117. From the household survey, we noted the figures are quite similar to those found in the street survey, except that the percentages of those consuming the relevant items mostly in TSW were slightly lower in the household survey. (Table 5.6) This difference would be expected as the respondents located in the streets of TSW would have a slightly higher probability of consuming in TSW.

118. “More choices outside” TSW was one of the two major reasons for all the items related to consumption. “Cheaper outside” was also one of the first two major reasons for most items and one of the first three major reasons for all items.

**Table 5.6 Household survey (those living in TSW) –
Consumption in TSW and reasons why not**

	% not done at all	% consuming mostly in TSW ⁹⁷	First 2 major reasons for not consuming in TSW
Buying food	2.0%	82%	More choices outside, Cheaper outside
Buying daily consumables	3%	82%	Cheaper outside, more choices outside
Buying leisure items (e.g. DVD, magazine, etc).	12%	62%	More choices outside, convenience because of work/study
Personal service (e.g. hair cut, skin care, etc.)	8%	61%	More choices outside, Cheaper outsider
Dinning out	9%	55%	More choices outside, Cheaper outsider
Entertainment	29%	29%	More choices outside, convenience because of work/study

(Refer to Table XI.52 to Table XI.57 for detailed figures)

Implications for the community

119. The 7/82 agreement has given the private developer a substantial share in commercial floor area. On the other hand, the divestment of over 60,000m² of floor area in retail facilities to the Link have resulted in two management having control over almost all the commercial activities in the area⁹⁸. All community stakeholders considered the prices of commodities and foodstuff more expensive in TSW as compared to those in the neighbouring areas such as Yuen Long. Many alleged this to the higher rental rate of shopping centres and markets owned by the Link. However, shopping practices of residents varied. Some considered Yuen Long has more choices, the quality of fresh food better and the price lower. They would do their shopping in Yuen Long and it was reported that they know friends who even went across the border to do their shopping. However, one resident stated that she still did her shopping in TSW because if traveling expenses were included, the price would approximately be the same.

120. Judging from the survey data obtained in this study, while the majority of the respondents still consumed in TSW, “cheaper outside TSW” was one of the most frequently mentioned reasons for consumption outside TSW. The other reason, “More choices outside TSW”, is apparently common, and inevitable, among districts with predominantly public housing estates such as TSW if we compared choices available in public housing estates to those available in town centres.

⁹⁷ These percentages are based on respondents (including those who had never consumed the specific items before).

⁹⁸ The centralized management of facilities under the Housing Department in the past will enable a proper mix of facilities to meet local needs of the community. However, this advantage is substantially reduced under the management of Link, to which, commercial viability is the prime objective. Furthermore, under centralized management of facilities, competitions among retails outlets are usually avoided and subsequently such management practice can also be inductive to price increases owing to the lack of competition in the neighbourhood.

121. However, one community stakeholder considered that shops in the major shopping centre of the area – the Kingswood Ginza, did not really match with the spending pattern of the community. More low-end retail stores, such as the Kingswood Richly Plaza, would probably suit the needs of residents better.

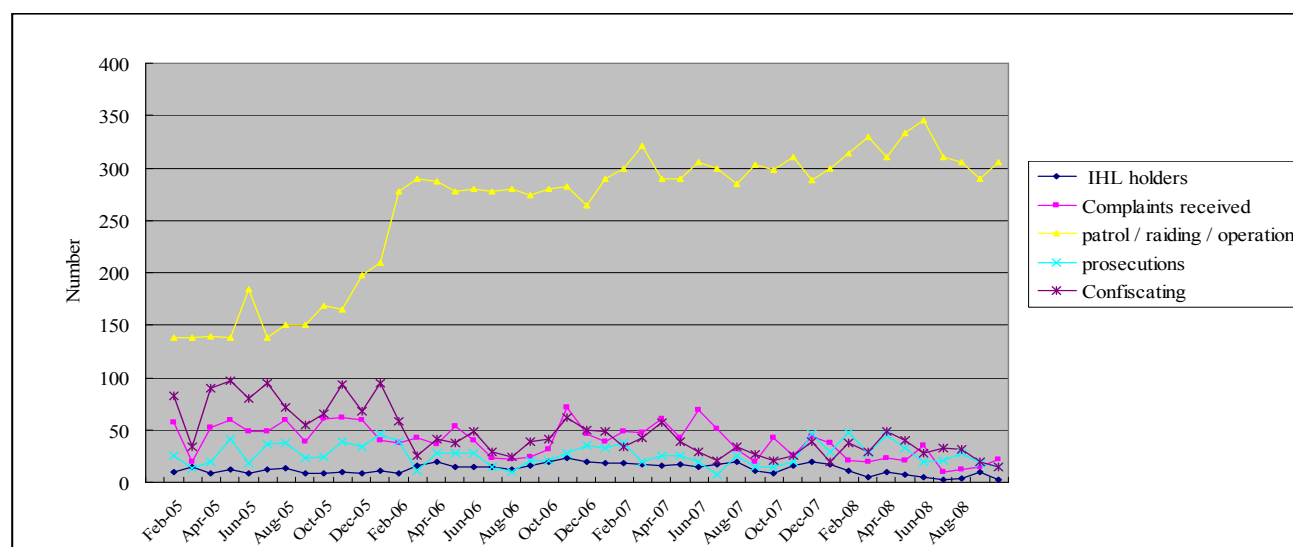
Figure 5.1 Shops at Kingswood Richly Plaza are usually very small



122. Although price of goods and food stuff were considered more expensive in TSW, many of them did not welcome street hawkers. In focus group interviews, participants stated that there were several spots favored by hawkers, such as area along the drainage channel (i.e. the artificial “river”). The Food and Environmental Hygiene Department (FEHD) had received around 470 to 610 cases of complaints between the years 2005, 2006 and 2007. Although the number of complaints was rather consistent in these three years, the number of patrol/raiding/operation have

increased substantially - from 1,917 in 2005 to 3,360 in 2006 and 3,589 in 2007. Figure 5.2 showed the trend in complaints received and action taken by the FEHD between the year 2006 to 2008 (Jan to Sept).

Figure 5.2 Complaints received and operational activities of the Food and Environmental Hygiene Department in 2005 to 2008 (Jan to Sept)



Welfare and community facilities in TSW

Rationales in planning and subsequent changes

123. Standard of major welfare service provision as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) at the local (i.e. TSW) and district (i.e. YL) level were as follows:

Facilities	Standard	Level
Child Care Centre	Based on characteristics of the planned area	local
Integrated Children & Youth Services Centres	1/12,000 persons in the 6-24 age group	local
District Elderly Community Centres	Based on characteristics of the planned area (old standard: 1/2,000 elderly persons aged 65 and above)	district
Neighbourhood Elderly Centres	Based on characteristics of the planned area	district
Day Care Centres for the Elderly	Based on characteristics of the planned area (old standard: 1/17,000 elderly persons aged 65 and above)	district
Day Care Unit for the Elderly in District Elderly Community Centres	Based on characteristics of the planned area (old standard: 1/17,000 elderly persons aged 65 and above)	district
Integrated Family Service Centres	1/100,000 to 150,000 persons	service boundary defined by the Director of Social Welfare

124. In the initial stage of the population intake in TSW, family services were provided by the Yuen Long Family Services Centre located in Yuen Long. By 2000, a sub-office was set up at the Tin Yiu Estate Community Centre. In 2001 the population in TSW has already reached 177,608 and the first TSW Integrated Family Service Centres (IFSC) was set up by the SWD in March 2002 and the TSW(N)IFSC under International Social Services – HK entered into service in July 2003⁹⁹.

125. A comparison of service provisions before and after April 2004 revealed that there were 2 IFSCs, 14 child care centres (including two self-funded units), 8 Integrated Children & Youth Service Centres/Children and Youth Centres, 1 Social Security Field Unit, 2 special

⁹⁹ Social Welfare Department (2004). *Report of Review Panel on Family Services in Tin Shui Wai*.

child care centre/ early education and training centre and 8 residential care home for the elderly before 2004.

126. There was an influx of resource input after 2004. As at April 2008, additional services provided including 1 integrated family service centre, 5 family support service units, 4 children and youth support service units, 1 Social Security Field Unit, 6 rehabilitation service units and 1 residential care home for the elderly.

Leisure and Cultural Facilities

127. Leisure facilities including recreational buildings, such as sports centres, swimming pool complex etc., and recreational facilities such as football pitch, badminton court and table tennis etc. They are provided either by the Leisure and Cultural Services Department (LCSD) or by the Housing Authority in public housing estates.

128. From a planning perspective, most of these facilities, especially recreational buildings, are planned at a district level. Many of the facilities under the management of LCSD¹⁰⁰ were built between 1992-1994 & 2004-2007, which coincided with the rate of development of the new town. Data showed that except for sports centres, where there was a shortfall even when facilities in Yuen Long Town are included¹⁰¹, major recreational facilities and library facilities were generally up to standard. (Appendix VIII)

129. Many of the sports facilities provided by the Housing Authority were situated at the roof tops of parking complex. The reason for utilizing the roof tops of parking complex for sports facilities is because of space consideration.

Data from the street and household survey

130. We noted from the surveys that the majority of residents in TSW would use the welfare, leisure, sports, and cultural facilities in TSW except for participating in art and cultural activities, for which the majority would use facilities outside TSW. The major reasons for those utilizing facilities or participating in activities outside TSW were because of more facilities or choices outside TSW. We also noted that the participation in social service organization activities, art and cultural activities was relatively lower as compared to other

¹⁰⁰ Starting from January 2007, management of some of the LCSD facilities were transferred to the respective District Councils. However, the actual operation was still under LCSD.

¹⁰¹ As at 2006, the population of Yuen Long District has reached 534,192 and the estimated provision for sports centre for the whole district was eight. However, only four (two in Yuen Long Town and two in TSW) were provided.

types of activities.

**Table 5.7 Use of welfare, leisure, sports, and cultural facilities
(Street and Household Survey)**

	% not done at all	% consuming mostly in TSW ¹⁰²	First 2 major reasons for not consuming in TSW
Among those in the street survey			
Using community centre facilities	39%	50%	More facilities outside, More choices outside,
Participate in social service organization activities	55%	31%	More facilities outside, More choices outside,
Participate in sport activities	21%	66%	More facilities outside, More choices outside,
Using public library	14%	77%	convenience because of work/study, More choices outside,
Using rest places	12%	78%	More choices outside, More facilities outside,
Participating in art and cultural activities	48%	20%	More facilities outside, More choices outside,
Among those in the household survey			
Using community centre facilities	64%	33%	(less than 5% of the sample)
Participate in social service organization activities	70%	28%	(less than 5% of the sample)
Participate in sport activities	43%	44%	More facilities outside, more choices outside
Using public library	34%	57%	More choices outside, convenience because of work/study
Using rest places	30%	65%	(less than 5% of the sample)
Participating in art and cultural activities	69%	19%	More choices outside, go with friends/relatives outside TSW

(Refer to Table XI.17 to XI.24 and Table XI.42 to XI.49 for detailed figure)

Implications for the community

Welfare Services

131. Government officials recognized the various problems concerning TSW, including lower household income, lack of social support network and the risk of intergenerational poverty. However, some government officials pointed out that the nature and number of cases in IFSCs in TSW was not much different from those of the other districts.

132. Both government officials and community stakeholders considered the provision of welfare services as non-problematic in TSW south. However, for TSW north, there were differences in the perception of service provision based on the required standard and the felt

¹⁰² These percentages are based on respondents (including those who had never consumed the specific items before).

need of the community stakeholders. For government officials, services were provided for the whole district, i.e. Yuen Long, although a time lag in catching up with the population growth in TSW north was acknowledged. Many community stakeholders tended to aspire for localized services and considered the provision in TSW north as inadequate.¹⁰³

133. The importance of informal support network was also highlighted. For example, the Mutual Aid Committees were considered to be useful support networks for residents.

134. One of the issues raised by service providers was the difficulty in finding suitable sites for services.

135. Coordinating various services was another issue raised by both government officials and community stakeholders. Representatives of resident organizations had the impression that services provided by NGOs were fragmented and doubted the effectiveness of the intervention. One of the examples cited by a representative from resident organizations was the lack of consideration for child care needs of the New Dawn Project. In addition, they stated that many residents may not know what services were available in the community.

136. When asked about the input of extra resources and their effectiveness in meeting community needs after the 2004 and 2007 tragedies, both government officials and community stakeholders were concerned about the possible overlapping in services and whether these resources could in fact, be able to serve the real needs of the residents.

Leisure and cultural facilities

137. The differences in views on provision standard and the felt needs of residents were very similar to that of welfare services. For government officials, timing was a crucial factor in planning the schedule. It was considered not cost-effective if services were provided way before what was required and the utilization rate would be low at the beginning. On the other hand, community stakeholders considered their needs for convenient and easily accessible services legitimate.

¹⁰³ There has been substantial expansion in the provision of subvented social services and community projects since 2004. In TSW, as at April 2009, there are 18 service units providing family, child care and psychological services; 63 service units providing youth, anti-drug and school social work; 14 service units providing elderly services; 13 service units providing rehabilitation services; 2 social security field units and 6 projects offering employment assistance; 21 projects implemented under Community Investment and Inclusion Fund; 17 projects implemented under Partnership Fund for the Disadvantaged; 1 neighbourhood support child care project offering flexible child care services; and 1 child development fund project providing mentorship training. Many self-financed services, such as the Mutual Help Child Care Centre, TSW Family Education and Support Centre, Skyhigh Creative Partner and the Teen S' World, have also been launched. Source: Information provided by the District Social Welfare Officer (Yuen Long), Social Welfare Department On 18 May 2009.

138. From the utilization rates of sports facilities in TSW as compared to those for the rest of HK (Appendix X), it is obvious that the utilization rates were much higher in TSW. Given a much younger population in TSW, the demand for sport activities would be necessarily higher. This factor has not been taken into consideration in the planning process. This is probably true that in the planning standards, the development cycle of community with respect to age distribution and hence changing community needs has not been taken into consideration.

139. As we have noted that many of the sport facilities provided by the Housing Authority are situated in the roof tops of car park complexes, while these facilities are opened to the public and there is no official statistics for utilization rate, the research team in many of its visits to TSW did not observe much activities in these sport facilities. This phenomenon is in stark contrast with the over-utilized figures for the LCSD facilities.

140. Except for the comment on the crowdedness of swimming pools, residents did not seem to have strong criticism on the existing provision. Instead, many have commented on the lack of common areas or ‘meeting places’ (聚腳點) between estates. It was a common impression that TSW was purely a residential area without much opportunity for community interaction. Participants of the MAC focus group stated that in order to vitalize the community, it was very important to organize more social activities.

141. Management of open space in TSW was another district specific issue. When asked about their impression on the singing groups near the channel, although interviewees were in general sympathetic to the entertainment needs of the participants, those living in nearby estates found the noise disturbing. Another issue concerning the use of open space was raised by some community stakeholders. They stated that some young people enjoyed using unused car parks for street dance and have created management problems.

142. Although there were comments in the media about the inadequacy of street furniture, residents interviewed did not seem to see it as a problem. One of the interviewees stated that from her observation, many of the street furniture were only used infrequently. Unlike many “old” housing estates, we did not find many elderly persons sitting around in the

Figure 5.3 Under-utilized street furniture in TSW



rest places within the estates of TSW. But, near sports facilities on the ground, the street furniture was obviously more heavily utilized.

Transport system

Rationales in planning and subsequent changes

143. A more detailed description of the rationales behind the planning concept was found in the 1983 MDP, and it was assumed that the same principles would be applicable to both the DZ and the RZ. In the MDP, it was stated that the principal objectives of the internal road system was to minimize through-traffic movements within the area and segregation of pedestrians and cyclists from vehicular traffic. Therefore, the road system was planned to provide ‘circuitous local distributor routes’¹⁰⁴ but ‘good alternative district and primary routes’.

144. The estimation on the traffic generated in TSW has been a very generous one. The 1983 MDP has made allowance for capacity in the road hierarchy for one workplace per resident worker in town if the ‘town operates in an imbalanced way’. Roads were planned for significant external journey-to-work movements¹⁰⁵. These, together with the LRT reserves in most of the local distributor roads, gave the impression that roads in TSW are wider than an average road for vehicles in Hong Kong.

145. The public transport system in TSW was designed to accommodate the light rail and the bus system. LRT has exclusive rights for services since TSW is within the NW Transit Service Area. Bus service was to complement rather than to compete with the LRT.

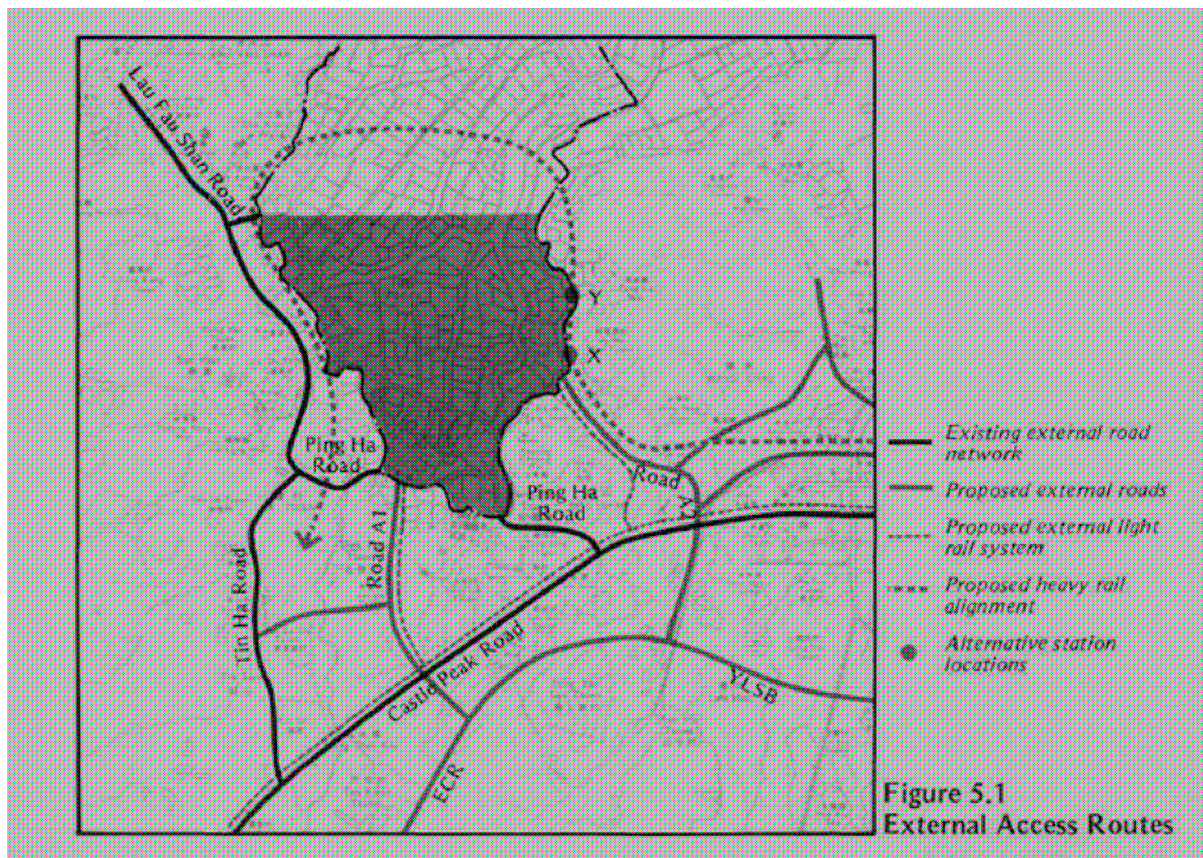
146. The original idea in designing the LRT was to allow all areas in the development zone to be accessible to a LRT stop within 250 meters. The original proposal was a two-leg loop with one ‘leg’ from Yuen Long via Ping Ha Road and one ‘leg’ from Tuen Mun via Long Tin Road (See Figure 5.4). These would connect together in the north of the DZ. However, based on the suggestion by KCRC, this has been revised to a ‘central-leg’ proposal with just one ‘leg’, accessing both Yuen Long and Tuen Mun¹⁰⁶.

¹⁰⁴ Major local distributor roads referred to Tin Yiu Road, Tin Shui Road, Tin Wing Road, Tin Shing Road, Tin Yan Road, Tin Wu Road, Tin Sau Road and Tin Kwai Road.

¹⁰⁵ Shankland Cox Partnership and Binnie & Partners (Hong Kong) (1983). *Tin Shui Wai Urban Development Master Development Plan*. New Territories Development Branch, Hong Kong Government. p.41

¹⁰⁶ Territory Development Department. (1989, March). Explanatory Statement - *Tin Shui Wai Outline Development Plan* Plan No. OD/TSW/3A, p.3

Figure 5.4 The original proposed 2-leg loop of LRT¹⁰⁷



147. Currently, LRT remains the major means of transportation in TSW. Each neighbourhood in TSW has its own transportation station and individual neighbourhood is connected by a ring road system. LRT bus services are also available within the area. Minibus and bus services are usually used for out-of-district transport.

148. In terms of pedestrian walks and cycleways, the 1983 MDP pointed out that the purpose of the cycleways in TSW were intended to encourage cycling as a *transport mode* due to the opportunities provided by the flat land in TSW. In light of this, measures were taken to minimize conflict between vehicular traffic and pedestrian/ cycling movements. For example, pedestrian and cycle routes were designed to be separated from the road carriageways.

149. However, according to the government officials interviewed, cycling was not considered as a mode of transportation but only for leisure. Besides, the cycle routes were not broad enough to accommodate heavy cycling activity and they were not well connected, i.e. cyclists had to get off their bicycles from time to time in order to cross road junctions. Some DC members also considered biking not a safe mode of transportation. This was echoed by

¹⁰⁷ New Territories Development Branch (October, 1983) Tin Shui Wai Urban Development Master Plan, pg 39, Figure 5.1/

the youths interviewed by the research team.

Data from the household survey

150. While we had heard from informants and read from the news that there were people using their bicycle to travel in TSW for work, we did not find anyone in the household survey using bicycles as their usual mode of transportation for work or for schooling.

151. About half (51%) of those going to work or school traveled on bus, followed by 23% on Light Rail and 23% on West Rail. This was in line with the 2006 by-census where the most common mode of transportation to work was bus, light rail and west rail; and to school was light rail, bus and west rail (excluding on foot and school bus).

152. Very few respondents (less than 10%) used more than one usual mode of transportation (such as Light Rail plus West Rail). (Table XI.62)

153. The travel expense in TSW was frequently noted as expensive. For those traveled on bus, i.e. the majority of commuters, the median cost was \$25 per round trip, which was obviously much higher than that for commuters living in other districts of Hong Kong.

Table 5.8 Transportation for those working or studying (Household Survey)

	Usual mode	Median time required	Median cost per return trip
Walk	7.4%	20 min	--
Bus	51.4%	2 hours	\$25
Minibus	7.1%	30 min	\$8
Light rail	23.4%	35 min	\$8
West rail	23.4%	1 hour	\$15
Bicycle	0%	--	--
Taxi	1.1%	15 min	\$50
Private car	3.9%	45 min	\$70

(Refer to Table XI.62 to XI.64 for detailed figure.)

Implications for the community

154. There have been complaints about the inadequacy of public transport service in TSWN (e.g. in the Traffic and Transport Committee of the Yuen Long District Council on 5 July 2007, 9 DC members raised the issue of the need to improve the bus services in TSWN and reported that there were illegal transport service in the area.)

155. When asked about their views on the use of footbridges especially in TSW north, most

of the residents interviewed did not mind using the footbridges and considered them a safer mean to go from one place to another. However, they considered some footbridge redundant, as many of the TSWN residents relied mostly on buses and LRT for traveling. One of the government officials explained that since the road system were designed and built before detailed planning was completed for housing estates, the practicality of some footbridges might be different from what was intended. However, many have commented on the close-in design of the housing estates. Entrances to housing estates were limited and it often took a long time to locate. This experience was quite vivid to the Research Team in its many field visits.

Figure 5.5 Systems of footbridges as a common feature in Tin Fu Court in TSW North



156. A 2003 survey by the Census and Statistics Department indicated that at-grade signal-controlled crossings was the preferred mode by most pedestrians in Hong Kong (58.5%). Footbridges and subways without escalators were only most preferred by 1.8% of the respondents. However, despite this being a common preference, it was the contention of the Transport Department that separating pedestrian crossings with vehicle traffic was safer. In a report by the Audit Commission in October 2007,

one of the footbridges in TSW was considered redundant as it actually led to a vacant site covered by grass. It was recommended that the timing for site development and the provision of footbridges/subways should be matched better.¹⁰⁸

157. Most government officials and community stakeholders agreed that cycling could be one of the major means of transport and/or transit to major rail stations. However, the planned cycle network, according to a government official, was for purpose of cycling as a leisure activity. Due to the differences in planned (as mode of transportation), developed (for leisure use), and actual (both transport and leisure) usage of the cycle network, accidents and illegal parking of bicycles were common. In fact, in the household survey, we failed to find respondent using bicycle as his/her usual mode of transportation to work or school.

¹⁰⁸ Audit Commission (2007). *Provision of Footbridges and Subways*.

Community Building and the Use of Open Space

Rationales in planning and subsequent changes

158. The structure of the town was designed to form ‘building blocks’ of small communities. Each with its own commercial and community facilities. That is to say, the district was to be made up of several ‘self-contained’ communities. According to the development plan, the advantage of this design was that it allowed an expansion of the town by an extension of the directional grid.

159. Provision of local open space and public open space, as well as the town park, were planned by the consultant in the MDP; and the open space within the public housing estates were provided by the Housing Department.

160. Pedestrian design of TSW focused on facilitating pedestrian flow within these ‘building blocks’ and in minimizing the walking distance to the public transport system. Residents were supposed to be provided adequately within these ‘blocks’ since each was provided with their shopping centre and community facilities. They were not designed to encourage residents to walk from one estate to another. Pedestrians were expected to go from one estate to another via mainly footbridge or subway. In addition, very few street level shops were included in the housing estate design. Government officials interviewed acknowledged that interaction between pedestrian and street level shops had not been a consideration during the planning stage. This further discouraged residents to just stroll on the street and hence reduced the chance of socializing.

Implications for the community

161. Unlike other new towns, TSW was a green field site with no existing development on a large tract of land. Instead of carving out smaller parcel of land for auction for private development, under the 7/82 agreement, MCL was given 38.8 ha. of land (around 20% in the south) and has become the only private developer in the south. The northern part was also predominately housing estates of the Housing Department. All private housing estates, including the Kingswood Villas, the Central Park Towers and the Vianna Cove in TSW were developed by the same private developer.

162. As a result, the whole area was divided into large pieces of ‘blocks’ to accommodate such large scale housing estates. In order to build housing estates with comprehensive facilities, all these developments required substantial size of land, resulting in large scale

inward-looking housing estates.

163. The lack of street level activities and the width of the carriageway gave TSW an impression of ‘emptiness’, particularly in the North. It lacked the robustness of areas where people could enjoy the street life by window shopping or watching various types of street activities.

164. Although most residents did not have a strong view on whether they prefer street level shops or indoor shopping centre, many of the residents interviewed seemed to be more concerned with whether the goods would suit their needs or not. Although residents did not seem to have a special preference for shop locations, street level activities did have their attraction. For example, the singing groups gathered along the channel and, as mentioned by one of the focus group participants, the youth doing street dance may illustrate the need for communal activities. As reported in focus groups and individual interviews, efforts have been put to provide them with indoor venues for their performance and/or practices. However, the result was not too satisfactory. The ‘performers’ were reluctant to use indoor venues – a measure by the government to ‘contain’ such kind of street activities - and the response of the audience was noted to be less enthusiastic. They alleged this to the attractiveness in drawing a group of public audience. On the other hand, it also provided a chance for the audience to meet people with similar interest.

165. The disproportionate number of vulnerable groups in TSW and the associated issues of poverty, unemployment, individual and family problems were results of the complex interaction of a number of factors. Since the 70s, housing problems has been one of the major concerns of the government. When Sir Murray MacLehose was the Governor of Hong Kong (1971 to 1982), he set the goal of providing sufficient permanent flats for every eligible citizen in Hong Kong. This was quite taxing on the supply of land which was considered a scarce resource in Hong Kong. With the rapid growth in population in the 70s through mid-90s, the demand for land in building public housing was even more pressing. TSW, being a new town on a greenfield land, was developed during that period and has naturally, become a site for building of subsidized housing.

[illegible]

Change in housing policies

166. A noticeable feature in the development process of TSW was the differences in its planned and actual community mix resulting from the increasing demand for building new public housing units and the change in housing policies.

Pressing demand for building public housing

167. To meet the pressing demand for land to build public housing made TSW as a candidate for green field. Such demands came from:

- The identification of TSW as a possible site for development in 1977.
- The Ten-year Housing Programme in 1982 required building of 45,000 units each year.
- The Long Term Housing Strategy of 1987 required building of 40,000 housing units each year.
- The recommendation of Task Force on Land Supply and Property Prices adopted by the Hon. Chris Patten in 1994 to build on average 50,000 public housing units each year.
- Re-affirming the target of 50,000 public housing units per year by the Hon. Tung C.W. in his Chief Executive Inaugural Speech, 1997.

168. The fact, that the community mix of TSW South was relatively balanced, i.e. 42% populated in public housing, and the overwhelming 85% of public housing population in TSW North developed in the latter part of 1990's, is a clear evidence of the impact caused by the increased demand for building public housing in 1994.

169. The removal of the industrial site in the original plan of TSW was partly due to

- the relocation of production process of manufacturing industry in to the Mainland since the 1980's, and
- the lack of interest of the private sector in the development of TSW,

While the subsequent increase in demand of land for housing has taken up the site for housing purpose.

Disappearance of the HOS

170. The termination of the HOS/PSPS in 2003 and the transfer of 13,200 sale flats to rental

use in TSW in 1998-2001¹⁰⁹ led to the further change of community mix of TSW, i.e. the predominance of public rental housing.

Lack of private sector interest in TSW

171. Though the MCL project in the 1980's made TSW appeared to be a privately initiated development, the fact that TSW being identified as a possible site for development in 1977 by the government might have, in fact, sparked this "initiative".

172. When the plan was to be revised for the re-designation of the industrial sites originally zoned in TSW, no interest from the private sector was received and subsequently the sites were re-allocated to the building of public housing.

173. As a result, there were only two developers in TSW, the MCL (TSW Development Limited) and the Housing Authority, and subsequently the limited number of management of commercial and retail outlets in TSW, i.e. unlike most parts of Hong Kong, where management of commercial and retail outlets was diverse and, at the same time, more competitive than a cartel situation with only two operators.

174. Having a sole developer in a project of such scale may limit the opportunities and vibrancies and hence competitiveness between different investors. One of the examples was the objection by the MCL to the proposed market in TSW south. The reason stated was that it might compete with the commercial facilities of the private development. This, in fact, might have reduced the possible job opportunities offered by such a market.

Change of plan in land use in TSW

175. As mentioned earlier, there was a change of plan in land use on removal of the industrial site in TSW as a result of the relocation of production process of the manufacturing industry to the Mainland, the demand of land for housing, and the lack of private sector interest in the development of TSW.

176. While the first factor has an impact on Hong Kong as a whole, the HK economy has transformed into a predominately service industry economy but such reference was not taken during the development of TSW.

¹⁰⁹ Written reply from the Hong Kong Housing Authority to the Consultant dated 28 October 2008 and the "1998-2001" time horizon provided by Housing Department

177. To achieve the goal of a ‘balanced and self-contained’ community, an area would usually be reserved for industrial use in new town planning in Hong Kong. However, due to the changes in economic structure and the already sluggish rental market in nearby industrial areas, the originally planned industrial area was later changed to a land bank. If the original intent of planning of TSW was to include an industrial area for the creation of local jobs, the possible substitution of service i.e. commercial or other employment use of land should have been considered. Nevertheless, albeit the often pessimistic tone of the consultants in both the 1983 and the 1995 MDP regarding provision of job opportunities in TSW, no alternative measures were documented in this regard. In fact, self-containment and a balanced development were still the stated goals of the government for new towns in Hong Kong in 1992.¹¹⁰ No evidence was found that the consultants’ concern had been heeded to. The demand of building more public housing apparently overrode.

178. The manufacturing sector in HK started to shrink since early 1980’s. By 1987, there were still 916,000 jobs in manufacturing. But by 2007, there were only 202,000 jobs. Manufacturing being the biggest sector in the 1980’s has now become the smallest sector among 6 major industries. On the other hand, in the finance and business sector, the number of jobs has more than tripled from 170,000 jobs in 1987 to 548,000 jobs in 2007. Similarly, but to a slightly less extent, the employment in trade and retail, community/ social/ personal service sectors has been doubled in the same period of time. The trading and retail sector has become the biggest sector employing almost 1/3 of the working population, followed by the community/social/personal service sector, and then the finance and business sector. (Table 6.1)

Table 6.1 Persons employed in the major industries from 1987 - 2007

	1987 (thousand people)	1992 (thousand people)	1997 (thousand people)	2002 (thousand people)	2007 (thousand people)
Wholesale, retail and import and export trades, restaurants and hotels	626.1	747.9	960.8	978.2	1,143.8
Community, social and personal services	464.5	542.1	678.2	825.0	921.1
Financing, insurance, real estate and business services	170.3	231.9	405.1	474.9	548.0
Transport, storage, and communications	228.0	294.7	343.4	343.1	372.2
Construction	215.5	231.2	303.1	284.1	274.7
Manufacturing	916.0	650.5	443.0	287.8	202.4
Others	60.5	39.3	30.0	25.3	21.7
Total	2,680.9	2,737.6	3,163.6	3,218.4	3,483.9

Source: Hong Kong Annual Digest of Statistics (1998, 2003, 2008)

¹¹⁰ Territory Development Department (1992). *20 years of New town Development*, p.13

179. The major implications of the above changes are related to the distribution of jobs across Hong Kong. Most of the jobs of the finance and business sector are located in the urban area (75.9%) and only 15.1% are located in the new towns, as compared to 46.6% and 31.4% respectively for the manufacturing sector (See Table 6.2). For the trade and retail sector, the community/social/personal service sectors, and the transport, storage and communication sector, the percentages of jobs in new towns are also higher than that for finance and business, i.e. 24.9%, 24.1% and 29.5% respectively. (Table 6.2)

Table 6.2 Distribution of jobs of different sectors in various parts of HK

Industry (Sector)	Urban	New Town	Rural	China	No fixed place of work	Work at home	others
Wholesale, Retail and Import / Export Trades, Restaurants and Hotels	64.6%	24.9%	3.0%	3.1%	2.9%	0.8%	0.7%
Community, Social and Personal Services	44.7%	24.1%	4.3%	0.3%	4.7%	21.5%	0.4%
Financing, Insurance, Real Estate and Business Services	75.9%	15.1%	2.0%	1.4%	3.6%	0.9%	1.0%
Transport, Storage and Communications	43.7%	29.5%	11.8%	1.6%	12.1%	0.5%	0.8%
Construction	45.3%	23.7%	6.3%	1.5%	20.7%	0.4%	2.1%
Manufacturing	46.6%	31.4%	1.8%	16.0%	2.8%	0.6%	0.8%
Others	55.5%	24.1%	4.4%	3.9%	10.0%	0.7%	15.0%
Overall	55.5%	24.1%	4.4%	3.0%	5.8%	6.3%	0.9%

Source: 2006 Population By-census via the online Interactive Dissemination System, Census and Statistics Department

180. From the above analysis, we noted that the increase in the financial and business sector coupled with a decrease in manufacturing sector will result in a reduction of job opportunities in the new towns. On the other hand, to ensure that there are sufficient jobs in the new towns, we would have to turn to the two largest sectors, namely, the trade and retail industry, and the community/social/personal service industry. In February 2008, the announcement that a joint initiative by the Hong Kong Jockey Club and the Housing Authority to set up a Telebet Centre cum Volunteer and Training Centre in TSW North clearly indicated that if we made an effort, it would not be too difficult to create jobs in an area as “remote” as TSW.

181. Provision of job opportunities is perhaps even more important for people in the lower socio-economic strata. People in the middle-class are likely to be better educated and have high earning power. They may be more mobile in getting employment and are likely to be in a better financial position to cover the traveling expenses. Furthermore, the location of

residence can be considered as a free choice for middle class, and they can actually compensate the increase in the cost of traveling by the lower housing costs. All of these choices available to the middle class do not seem to apply to the lower working class people who have only limited choices in public housing location.

Distance from urban centre

182. Distance from the urban centre might not be a problem by itself. However, it would mean higher daily travel expense and the less than likelihood of having a vital local economy for job creation. This would not have been a problem if this was a middle class community such as the Fairview Park. Given that TSW is a predominantly public rental housing community, distance from the urban centre became a major issue.

183. LRT has exclusive rights in TSW and other transport services within TSW are supposed to supplement LRT only. Residents often complained about the efficiency of the LRT but they had very little choices when they wanted to commute within TSW or go to Yuen Long and Tuen Mun. On the other hand, services going to other districts are often very expensive. This may have affected their incentive to get a job outside the district or may even deter them from socializing with outside friends.

Vitality of local economy and the lack of jobs

184. The lack of a vital local economy could be a factor caused by the distance from the urban centre and the inorganic management of commercial and retail outlets because of its limited number of management.

185. The Kingswood Richly Plaza (新北江商場) was sold to another investor in 1993. Since then, changes in the management of the site had led to the development of a much lower-end and diverse shopping centre. Apparently, this shopping centre is more coherent with the socio-economic background of the TSW population and provide more job opportunities, particularly self employment, for residents in TSW. However, this is only one shopping centre detached from the other retail outlets and there is a lack of retail outlet cluster.

186. Shopping centres were built to cater for needs in each housing estate and thus mostly detached from each other. While it would not be easy to conclude that the retail space and outlets in TSW were lower than the usual provision, owing to the possible excuse that there was a Yuen Long Town Centre to cater for such shopping needs, it was clear that during the

planning and development of TSW, the MCL had objected to the building of a public market due to possible competition in the area and the government had acceded to. Lack of competition in TSW was quite evident.

187. The Link REIT possessed almost all the retail stalls, fresh food markets and carparks in TSW. Although information on average rental rates of retail shops and market stalls were not available from Link REIT, as a business corporation, it would be safe to guess that the rates would bound to be higher than the average rate of not more than HK\$250/m² for retail shops and HK\$330-410/m² for market shopstalls under the Housing Authority.¹¹¹ Many residents considered that the price of food stuff were more expensive than that in other areas such as Yuen Long town centre.

188. The relatively high daily living expenses in TSW including higher cost in traveling and consumer products for daily living in TSW had been mutually “reinforced” with the lack of vitality in local economy. The lack of vitality in local economy would imply limited competition and thus higher prices. Higher prices would dampen consumption, thus adversely affecting vitality of local economy, and forming a vicious cycle. This exacerbated the problem of lack of jobs in TSW.

189. The lack of a vital local market was a key factor for the limited supply of jobs in TSW.

190. Employment opportunities in the urban centres nearby, namely Tuen Mun and Yuen Long, were not encouraging either. In terms of number of jobs per person in the Labour Force, both towns were among the lowest in Hong Kong. Jobs available in areas farther than these two urban centres may not be very attractive to residents in TSW because of the time and expenses in traveling. This was especially true for those with lower educational level and likely to be employed in low-end jobs.

Housing Allocation Policy

191. While the usual housing allocation policy may not be a problem by itself, the resulting socio-economic mix of residents in TSW was a key contributing factor to the social and economic problems in TSW.

192. Unbalanced housing mix together with lack of local job opportunities appeared to have a compound effect on the impact on social and economic conditions. The situation in Tung Chung new town can serve as a comparison. Though because of the difference in size and

¹¹¹ Written reply to HKU research team from Hong Kong Housing Authority on October 28, 2008.

development history, the cases of Tung Chung and Tin Shui Wai are not strictly comparable, yet it can still serve as a reference. Some related statistics of Tung Chung are described in Appendix XIV.

Agglomeration of large percentage of low-income groups and vulnerable groups

193. The type of housing would, to a large extent, determine the socio-economic status of the people who moved in. Statistics showed that the median household income of TSW was lower than the territory average. In addition, the percentage of households on public assistance was also higher.

194. Another community characteristic was the age group and family type of the population who moved into TSW. TSW was geographically rather isolated from the nearby urban centres and therefore, may not be as attractive to families with stable jobs who were applying for flat transfer. Statistics showed that there were more new arrivals (people who have resided in Hong Kong for less than 7 years) in TSW, and a larger percentage of households were unextended nuclear families with a lower than average household income. There was also a larger group of people who were divorced or separated and the percentage of single parent was also higher than the territory average. A total of 20.6% were aged under 15 years old and only 8% were 60 years old or above. These figures were quite different from the territory numbers of 13.7% under 15 and 16.0% over 60.

195. Traditionally, extended families played an important role in offering support to younger family members such as child care, emotional support etc. However, TSW has a much smaller population of people in their retiring age who, presumably, would be more able to offer such kind of family support. These families were likely to rely on their own resources.

196. Housing allocation policy has a significant impact on families¹¹². The housing allocation policy should be considered with respect to the development of communities in new towns.

Other Factors

Community facilities

197. Provision of community facilities were governed by the HKPSG, of which, most were

¹¹² C.K. Law (2008) *A Study On Family Impact Analysis And Two Case Studies: Public Rental Housing Comprehensive Social Security Assistance*. Central Policy Unit, HKSAR Government.

estimated on a local (TSW New Town) and district basis (i.e. Yuen Long District).

198. The provisions of facilities generally adhere to the requirements as stipulated in the HKPSG. This was especially true in the development of the southern part of TSW. However, to meet the production target, the public housing building programme in TSW has speeded up from 1999 onward. In between the period 1999/00 to 2004/05, a total of 48,073 public flats were built.

199. Due to the differences in financial arrangements amongst various departments, it takes a much longer time for other departments to start up facilities and/or services. There may be a time lag between provision and the population build-up.

200. The dissolution of the Regional Council at the end of 1999 and the economic recession at the time have also contributed to the delay in provision of community facilities. It was not until 2005 that these outstanding projects were reviewed again. Out of the total 139 outstanding projects, 7 were in TSW, including facilities such as public libraries and community halls.

201. The rapid population growth may have exacerbated the negative impact of this ‘time lag’ in service provision. As mentioned in the previous section, families that moved into TSW tended to be more vulnerable, their need for support and services may be even greater.

Lessons learnt and concluding remarks

202. We heard from time to time, from the public and many participants in this research study, the attribution of the social and economic problems in TSW to the “poor planning” of TSW. While most of the factors identified in the study were directly or indirectly related to “planning” in the broad sense, as revealed in the above discussions, the primary factor appears to be the changes in housing policies, coupled with the changes in the macro-economic situation in Hong Kong and the lack of private sector interest in TSW development.

203. The original intention of having a balanced development in TSW, i.e. a balanced community mix and the availability of industrial jobs, cannot be materialized due to the change in housing policy (increasing demand for public housing and the termination of HOS), and partly due to the lack of private sector interest in TSW development and the relocation of production process of our manufacturing industry to the Mainland.

204. With hind sight, we could conclude that we did not have any mechanism in place to take into consideration the changes in our social and economic context and the changes in major government policies that may have a significant impact on the development of a new town in progress. However, how such a mechanism should be structured and positioned is a difficult subject that demands serious consideration and efforts from the HKSAR Government.

205. The development in TSW was to a large extent, driven by the overwhelming demand for affordable housing. The primary concern was to build enough flats as quickly as possible to house the largest number of people. Not much consideration has been given to other factors such as balanced community mix by types of housing. This, together with the change in housing policies mentioned, has resulted in a community predominated by lower-income group families. While in the future design of new towns, balanced community mix should be a major consideration, we noted this was originally the case of TSW. The problem is that this consideration was lost in the midst of changing housing policies. The major challenge for future development of new towns is how to ensure such planning intention is fully implemented.

206. While there are still controversies on the design of TSW, such as the role of bicycles in transportation (efficiency versus health/environment considerations), street level shops versus shopping malls, pedestrian crossings versus footbridges, if there were no such stunning family tragedies happened in TSW, a casual visitor to TSW would usually find the new town green, spacious, and clean. But all these added together has created a cluster of disconnected communities lacking of street lives, public meeting places, and casual social interactions. The recent growing demand on the preservation or revitalization of street lives has been echoed not just in Hong Kong, but practically in many cities all over the world. It is apparent that in the development of new town, designs that are conducive to street lives should be given more considerations.

207. Scenes observed in the roof top sport facilities and those observed in the facilities on ground level in TSW were in stark contrast. The former is aloof and segregated and the latter is alive and communal. Lack of space in Hong Kong should not be considered as a valid justification for not providing at-grade sports facilities. The Research Team considered that the building of roof top sport facilities should be avoided as far as possible.

208. The unusual high proportion of young people in TSW has caused the high utilization rates of sports facilities in TSW managed by the LCSD, and this fact has highlighted one important issue in planning of new towns, i.e. the life cycle of community. In fact, the same

issue applies to other facilities such as schools and social welfare services. New communities face shortage of kindergartens at the beginning, followed by primary schools a few years later, and then secondary schools, but then ultimately closing down of kindergartens, primary schools and so forth. This is indeed a challenge for planning to cater for the changing needs of a “developing community”. Furthermore, it appears to be also very much related to the housing allocation policy of the Housing Authority when a significant portion of the community is comprised of new tenants moving into its new housing units. The allocation policy can be reviewed to see if it is possible to give higher priority to new families and to the vulnerable families to live nearer to the urban area while the relatively more mature families (e.g. those seeking space improvement due to increasing number of family members, particularly the addition of spouse and children of married child) will be given more choices in the new towns. If such policy is adopted, there would also be implications for the distribution of size of flats in the new towns.

209. While, as mentioned earlier, the role of cycling as a means of transportation is still debatable, the Research Team considers that, at least, cycling as a means of transportation within a new town should be less controversial. Due considerations should be paid to the demand, safety and flow of cycling within a new town.

210. Given the population size of TSW, that is almost the same as the country of Iceland, the development of a vital local economy should have been given more thoughts. Competition and choices are important elements for the development of a vital and organic economy. Monopolistic development and retail outlet management should be avoided as far as possible in the development of new towns.

211. The Research Team cannot draw any conclusion on the relative merits of the LRT system in TSW. While it is clean and efficient, the lack of competition and relatively higher cost are matters of concern, particular to the working class. These advantages and disadvantages have to be re-considered in the future development of new towns if ever LRT becomes a possible option. Distance from urban centres is an issue when we are moving a large number of lower-income groups to a new town without ample supply of jobs nor adequate community facilities in time to serve the residents in the area. A balanced community-mix for a distanced new town is obviously the most important lesson that we have learnt from this study.

Appendix I: List of documents reviewed

	Document	Published by	Year
1	Tin Shui Wai Urban Development Master Development Plan	New Territories Development Branch	1983
2	TSW / Yuen Long Development Programme	Territory Development Department	1988 to 2002
3	Judge's summary on the Mighty City court ruling	Hong Kong Supreme Court	1992
4	Draft Tin Shui Wai Outline Zoning Plan, Plan No. S/TSW/C, Preliminary Consideration of a New Plan	Planning Department	1994
5	Preparation of Layout Plans for Tin Shui Wai Reserve Zone	Planning Department	1995
6	Engineering Investigations for Development of Areas 3, 30 and 31 of the Development Zone and the Reserve Zone	Territory Development Department	1997
7	Planning with Vision – Yuen Long	Planning Department	1999
8	Proposed Amendments to the Draft Tin Shui Wai Outline Zoning Plan No. S/TSW/1	Planning Department	1997
9	Planning and Development Study on North East New Territories – Consultation Digest	Territory Development Department, Planning Department	1999
10	Development Proposals for Hung Shui Kiu – Consultation Digest	Territory Development Department, Planning Department	1999
11	Study on Sustainable Development for the 21 st Century (2000)	Planning Department (website)	2000
12	Report of Review Panel on Family Services in Tin Shui Wai	Social Welfare Department	2004
13	Report of the Commission on Poverty	Commission on Poverty	2005
14	North East New Territories New Development Areas, Planning and Engineering Study - Investigation	Civil Engineering and Development Department, Planning Department	2007
15	Hong Kong 2030: Planning Vision and Strategy (2007)	Planning Department (website)	2007
16	Hong Kong Planning Standard and Guidelines	Planning Department (website)	2008
17	Master Development Plans of TSW	New Territories Development Branch	various versions
18	Layout Plans of TSW	Territory Development Department	various versions
19	Outline Zoning Plan of TSW	Planning Department	various versions
20	Tin Shui Wai New Town	Territory Development Department	not available
21	Relevant papers presented at the Yuen Long District Council	Yuen Long District Council (website)	various years
22	Relevant papers presented at the Legislative Council	Legislative Council (website)	various years
23	Annual reports and Corporate Plans of the Housing Authority	Housing Authority	various years
21	2001 census, 2006 by-census	Census and Statistics Department (website)	
<u>Written reply from Government Departments and the Link REIT:</u>			
22	Housing Authority		

23	Department of Health		
24	Leisure and Cultural Services Department		
25	Food and Environmental Hygiene Department		
26	Hong Kong Police Force		
27	Labour Department		
28	The Link REIT		
29	Census and Statistics Department		

Appendix II: List of key informants interviewed

	Department/ Statutory Body / Community stakeholder	Person(s) Interviewed
1	Planning Department	Mr. Lam Wing Man Sr. Town Planner / Central Tuen Mun and Yuen Long Planning Office
2	Home Affairs Department	Mr. Chan Yum Min, James, JP District Officer Yuen Long District Office
		Mr. Chan Ling hang, Clement Assistant District Officer Yuen Long District Office
3	Yuen Long District Council	Mr. Leung Che-cheung, MH, JP Chairman Yuen Long District Council
4	Housing Department	Ms. Mak Hoi Cheung, Eunice Sr. Planning Officer 2 Planning Section Development & Construction Division
		Mr. Lam Tak Keung, Barry Planning Officer Planning Section Development & Construction Division
5	Social Welfare Department	Mrs. Loretta Chau District Social Welfare Officer (Yuen Long) Yuen Long District Social Welfare Office
6	Leisure and Cultural Services Department	Miss Li Lai Fan, Margrit Chief Leisure Mgr (NTN) Leisure Services Branch (Division 3)
		Mr. Cheung Ping Wai Sr. Leisure Mgr. (Recreation and Sport)2 Recreation and Sport Branch Recreation and Sport Division Policy Support and Subvention Section (2)
		Mr. Kan Tat Shing Chief Executive Officer (Planning) Planning Section
		Ms. Ho Kwei-chu, Amanda Senior Executive Officer (Planning) Planning Section
7	Labour Department	Ms. Cheng Wei Ling, Wendy Labour Officer (Employment Services Division) (YL Job Centre)
		Ms. Yeung Pui lan, Ida Placement Officer Employment Services Division Yuen Long Job Centre
8	Hospital Authority	Mr. Donald Y.P. Li Senior Architect (Facility Planning) Hospital Authority
9	Transport Department	Mr. Lee Yan Ming

		Chief Engineer Traffic Engineering (NT/W) Division Transport Department
10	Food and Environmental Hygiene Department	Mr. Lam Kam Kong District Environmental Hygiene Superintendent (Yuen Long) Environmental Hygiene Branch Operations Division 3 Yuen Long District Environmental Hygiene Office
		Mr. Fung Yik Chi Chief Health Inspector 2 Environmental Hygiene Branch Operations Division 3 Yuen Long District Environmental Hygiene Office
		Mr. Ho Wai Shuen Principal Hawker Control Officer (Hawker Control Team) Environmental Hygiene Branch Operations Division 3 Yuen Long District Environmental Hygiene Office Hawkers Section (Yuen Long)
		Mr. Pang Kam Chai Senior Hawker Control Officer Environmental Hygiene Branch Operations Division 3 Yuen Long District Environmental Hygiene Office Hawkers Section (Yuen Long)
11	Ex-councillor (1991-1994, 2003-2007) Yuen Long District Council 天水圍工作隊召集人	Mr. Cheung Yin Tung

Appendix III: Interview framework for informant interviews

1. Role and involvement of the informant in the planning process of TSW.
2. Clarification of relevant issues identified and hypothesis made during the documentary review, including rationales and changes in the planning process as well as information verification.
3. Role of the relevant government department / institute in relation to other departments and community stakeholders during the planning and development of TSW.
4. Solicitation of informant's local experience pertinent to current socio-economic characteristics of TSW.

Appendix IV: List of Focus Groups interviewed

1	Yuen Long District Council members
2	Representatives from Social Welfare Department and Home Affairs Department
3	Representatives from NGOs with service unit(s) in TSW
4	Representatives from MACs and Owners Corporations of housing estates in TSW
5	A group of young people who were participants of the Youth Pre-employment Training Programme
6	A group of women who were participants of an interest group organized by a Social Service Agency

Appendix V: Interview framework for focus groups interviews

1. Role of the participants and his/her representing organization in TSW.
3. Clarification of relevant issues identified and hypothesis made during the documentary review
2. Based on participants' first hand experience and/or direct encounter with local residents, views on socio-economic issues in the community, and their contributing factor(s).
4. District experiences in the development of TSW and their views on the extent to which they are related to planning.

Appendix VI
Street level survey questionnaire
「天水圍居民生活狀況」問卷調查 – 購物/使用設施人士

訪問時間: _____

訪問員編號: _____

訪問地點: _____

參考編號: _____

基本資料

1. 你是否居住在天水圍？

(1) ☐ 是

(2) ☐ 不是 → 你住在哪一區？

2a: _____ (跳至第3題)

2. 在過去一年，你有在區內進行下列活動嗎？

(1)	(2)	(3)	(4)	(5)
多數在區內	約一半在區內	少部份在區內	內從來沒有在區內	不適用

消費活動

2.1 買、買食品等

☐ ☐ ☐ ☐ ☐

若案為(2)(3)(4)：為甚不在天水圍區內購買？(可選多於一項)

- ☐ 1) 區內價格較貴/區外價格較平
☐ 2) 區內選擇不多/區外選擇較多
☐ 3) 區內不「就腳」/區外較方便
☐ (4) 在區外工/學，在區外購買
☐ 5)其他，請明 (5a)_____

2.2 購買日用品 (如清潔用品，個人理用品等)

☐ ☐ ☐ ☐ ☐

若案為(2)(3)(4)：為甚不在天水圍區內購買？(可選多於一項)

- ☐ 1) 區內價格較貴/區外價格較平
☐ 2) 區內選擇不多/區外選擇較多
☐ 3) 區內不「就腳」/區外較方便
☐ (4) 在區外工/學，在區外購買
☐ 5)其他，請明 (5a)_____

2.3 購買消用品 (如DVD、書及體育等)

☐ ☐ ☐ ☐ ☐

若案為(2)(3)(4)：為甚不在天水圍區內購買？(可選多於一項)

- ☐ 1) 區內價格較貴/區外價格較平
☐ 2) 區內選擇不多/區外選擇較多
☐ 3) 區內不「就腳」/區外較方便
☐ (4) 在區外工/學，在區外購買
☐ 5)其他，請明 (5a)_____

- | (1) | (2) | (3) | (4) | (5) |
|-------|--------|--------|---------|-----|
| 多數在區內 | 約一半在區內 | 少部份在區內 | 從來沒有在區內 | 不適用 |

2.4 消費個人服務(如理髮及修理)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

若 案為(2)(3)(4)：為甚不顧天水圍區內店舖？(可選多於一項)

- | | |
|--------------------------|---------------------|
| <input type="checkbox"/> | 1) 區內價格較貴/區外價格較平 |
| <input type="checkbox"/> | 2) 區內選擇不多/區外選擇較多 |
| <input type="checkbox"/> | 3) 區內不「就腳」/區外較方便 |
| <input type="checkbox"/> | (4) 在區外 工/ 學， 顧區外店舖 |
| <input type="checkbox"/> | 5)其他，請 明 (5a)_____ |

2.5 在食 用 或 點

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

若 案為(2)(3)(4)：為甚不顧天水圍區內店舖？(可選多於一項)

- | | |
|--------------------------|---------------------|
| <input type="checkbox"/> | 1) 區內價格較貴/區外價格較平 |
| <input type="checkbox"/> | 2) 區內選擇不多/區外選擇較多 |
| <input type="checkbox"/> | 3) 區內不「就腳」/區外較方便 |
| <input type="checkbox"/> | (4) 在區外 工/ 學， 顧區外店舖 |
| <input type="checkbox"/> | 5)其他，請 明 (5a)_____ |

2.6 消費 樂(如 顧機中心等)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

若 案為(2)(3)(4)：為甚不顧天水圍區內店舖？(可選多於一項)

- | | |
|--------------------------|---------------------|
| <input type="checkbox"/> | 1) 區內價格較貴/區外價格較平 |
| <input type="checkbox"/> | 2) 區內選擇不多/區外選擇較多 |
| <input type="checkbox"/> | 3) 區內不「就腳」/區外較方便 |
| <input type="checkbox"/> | (4) 在區外 工/ 學， 顧區外店舖 |
| <input type="checkbox"/> | 5)其他，請 明 (5a)_____ |

使用社區設施及活動

2.7 進行體育活動(如， 類活動等)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

若 案為(2)(3)(4)：為甚不在天水圍區內？(可選多於一項)

- | | |
|--------------------------|----------------------|
| <input type="checkbox"/> | 1) 區內設施不足/區外設施較多 |
| <input type="checkbox"/> | 2) 區內選擇不多/區外選擇較多 |
| <input type="checkbox"/> | 3) 區內不「就腳」/區外較方便 |
| <input type="checkbox"/> | (4) 在區外 工/ 學， 使用區外設施 |
| <input type="checkbox"/> | (5) 一起參與的親 住在區外 |
| <input type="checkbox"/> | (6) 一起參與的親 決定在區外 |
| <input type="checkbox"/> | (7)其他，請 明： (7a)_____ |

(1) (2) (3) (4) (5)
 內 多 區 約 區 少 在 從 不
 數 數 內 內 部 區 來 適
 在 在 在 在 份 內 沒 用
 區 區 在 在 在 有

2.8 使用公共圖書館

☐ ☐ ☐ ☐ ☐

若 案為(2)(3)(4)：為甚 不在
 天水圍區內？(可選多於一項)

- ☐ 1) 區內設施不足/區外設施較多
☐ 2) 區內選擇不多/區外選擇較多
☐ 3) 區內不「就腳」/區外較方便
☐ (4) 在區外 工/ 學， 使用區外設施
☐ (5) 一起參與的親 住在區外
☐ (6) 一起參與的親 決定在區外
☐ (7)其他，請 明： (7a)_____

2.9 使用休 場地

☐ ☐ ☐ ☐ ☐

若 案為(2)(3)(4)：為甚 不在
 天水圍區內？(可選多於一項)

- ☐ 1) 區內設施不足/區外設施較多
☐ 2) 區內選擇不多/區外選擇較多
☐ 3) 區內不「就腳」/區外較方便
☐ (4) 在區外 工/ 學， 使用區外設施
☐ (5) 一起 參與的親 住在區外
☐ (6) 一起參與的親 決定在區外
☐ (7)其他，請 明： (7a)_____

2.10 參與社會服務機構所 舉辦的活動

☐ ☐ ☐ ☐ ☐

若 案為(2)(3)(4)：為甚 不在
 天水圍區內？(可選多於一項)

- ☐ 1) 區內設施不足/區外設施較多
☐ 2) 區內選擇不多/區外選擇較多
☐ 3) 區內不「就腳」/區外較方便
☐ (4) 在區外 工/ 學， 使用區外設施
☐ (5) 一起參與的親 住在區外
☐ (6) 一起參與的親 決定在區外
☐ (7)其他，請 明： (7a)_____

2.11 使用公共醫療服務

☐ ☐ ☐ ☐ ☐

若 案為(2)(3)(4)：為甚 不在
 天水圍區內？(可選多於一項)

- ☐ 1) 區內設施不足/區外設施較多
☐ 2) 區內選擇不多/區外選擇較多
☐ 3) 區內不「就腳」/區外較方便
☐ (4) 在區外 工/ 學， 使用區外設施
☐ (5) 同的親 住在區外
☐ (6) 同的親 決定在區外
☐ (7)其他，請 明： (7a)_____

- (1) (2) (3) (4) (5)
- 多數在區內 內約一半在區內 內少部份在區內 從未有在區內 不適用

2.12 使用社區中心設施

☐ ☐ ☐ ☐ ☐

若案為(2)(3)(4)：為甚不在天水圍區內？(可選多於一項)

- ☐ 1) 區內設施不足/區外設施較多
- ☐ 2) 區內選擇不多/區外選擇較多
- ☐ 3) 區內不「就腳」/區外較方便
- ☐ (4) 在區外 工/ 學， 使用區外設施
- ☐ (5) 一起參與的親 住在區外
- ☐ (6) 一起參與的親 決定在區外
- ☐ (7)其他，請 明： (7a)_____

2.13 參加文化或 術活動
(如 、 音樂、 話
或樂 表演等)

☐ ☐ ☐ ☐ ☐

若案為(2)(3)(4)：為甚不在天水圍區內？(可選多於一項)

- ☐ 1) 區內設施不足/區外設施較多
- ☐ 2) 區內選擇不多/區外選擇較多
- ☐ 3) 區內不「就腳」/區外較方便
- ☐ (4) 在區外 工/ 學， 使用區外設施
- ☐ (5) 一起參與的親 住在區外
- ☐ (6) 一起參與的親 決定在區外
- ☐ (7)其他，請 明： (7a)_____

2.14 其他，請 明：

☐ ☐ ☐ ☐

若案為(2)(3)(4)：為甚不在天水圍區內？(可選多於一項)

- ☐ 1) 區內設施不足/區外設施較多
- ☐ 2) 區內選擇不多/區外選擇較多
- ☐ 3) 區內不「就腳」/區外較方便
- ☐ (4) 在區外 工/ 學， 使用區外設施
- ☐ (5) 一起參與的親 住在區外
- ☐ (6) 一起參與的親 決定在區外
- ☐ (7)其他，請 明： (7a)_____

(跳至第7 題)

(接第1 題， 案‘不是’)

3. 你是否常來天水圍？

- 1) ☐ 每天或 不多每天都會
- 2) ☐ 每 一至數次
- 3) ☐ 每月一至數次
- 4) ☐ 每年一至數次
- 5) ☐ 少於每年一次

4. 一般來說，你來天水圍的目的是甚 ？(可選多於一項)

- 1) ☐ 上
 2) ☐ 上學
 3) ☐ 探望親
 4) ☐ 街
 5) ☐ 購物
 6) ☐ /
 7) ☐ 使用公共設施(如 、運動場地、圖書館等)
) ☐ 路過
 9) ☐ 其他，請 明： (9a)

5. 你今天會在水圍進行下列消費活動嗎？(可選多於一項)

	1)	2)	3)	4)	5)
	較便宜	選擇較多	方便	不適用	其他，請 明：
1) <input type="checkbox"/> 買 、買食品等	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.5a
2) <input type="checkbox"/> 買日常用品 (如清潔用品及個人 理用品等)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.5a
3) <input type="checkbox"/> 買消 用品 如 D D 及體育 等)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.5a
4) <input type="checkbox"/> 消費個人服務 如理 及 理等)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5a
5) <input type="checkbox"/> 用 或 點	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5a
6) <input type="checkbox"/> 消費 樂 如 機中心)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.5a
7) <input type="checkbox"/> 到書局買書	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.5a
) <input type="checkbox"/> 其他，請 明： (8a)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.5a

6 你對天水圍的觀 如何?

個人資料

7 你的年齡介乎：

- (1) ☐ 15 – 19 (3) ☐ 30 – 39 (5) ☐ 50 – 59 (7) ☐ 70 – 79
 (2) ☐ 20 – 29 (4) ☐ 40 – 49 (6) ☐ 60 – 69 (8) ☐ 80 或以上

8 性別 (1) ☐ (2) ☐

9 你的出生地點在哪？

- (1) ☐ 香港 (2) ☐ 中國(香港、 門、台 除外) (3) ☐ 其他地方，請 明：

你在香港居住了多少年？

- ☐ 少於一年
☐ 一年至少於四年
☐ 四年至少於七年
☐ 七年至少於十年
☐ 十年或以上

10 你現時的身份是：

- | | | |
|---------------------------------|---------------------------------|---------------------------------------|
| (1) <input type="checkbox"/> 僱員 | (5) <input type="checkbox"/> 家務 | (8) <input type="checkbox"/> 其他：_____ |
| (2) <input type="checkbox"/> 僱主 | (6) <input type="checkbox"/> 退休 | |
| (3) <input type="checkbox"/> 自僱 | (7) <input type="checkbox"/> 失業 | |
| (4) <input type="checkbox"/> 學生 | | |

11 你的教育程度達：

- | | | |
|--|------------------------------------|---|
| (1) <input type="checkbox"/> 無正式教育/幼稚園 | (3) <input type="checkbox"/> 初中 | (5) <input type="checkbox"/> 專上 - 非學位課程 |
| (2) <input type="checkbox"/> 小學 | (4) <input type="checkbox"/> 高中及預科 | (6) <input type="checkbox"/> 專上 - 學位或以上課程 |

12 以上一個月計算，你的住戶成員總收入是：

- | | | |
|--|--|---|
| (1) <input type="checkbox"/> < \$2,000 | (5) <input type="checkbox"/> \$8,000 - \$9,999 | (9) <input type="checkbox"/> \$25,000 - \$29,999 |
| (2) <input type="checkbox"/> \$2,000 - \$3,999 | (6) <input type="checkbox"/> \$10,000 - \$14,999 | (10) <input type="checkbox"/> \$30,000 - \$39,999 |
| (3) <input type="checkbox"/> \$4,000 - \$5,999 | (7) <input type="checkbox"/> \$15,000 - \$19,999 | (11) <input type="checkbox"/> \$40,000 - \$59,999 |
| (4) <input type="checkbox"/> \$6,000 - \$7,999 | (8) <input type="checkbox"/> \$20,000 - \$24,999 | (12) <input type="checkbox"/> ≥ \$60,000 |

13 你現在居住的單位是：(適用於居住在天水圍的居民)

- | | |
|--|---|
| (1) <input type="checkbox"/> 自置私人屋苑/樓宇單位 | (4) <input type="checkbox"/> 公營出租單位 |
| (2) <input type="checkbox"/> 租住私人屋苑/樓宇單位 | (5) <input type="checkbox"/> 其他，請 明：_____ |
| (3) <input type="checkbox"/> 資助出售單位(即居屋、 屋、租者置其屋等) | |

多 合作!

Appendix VII Household survey questionnaire

「天水圍居民生活狀況」問卷調查 住戶

訪問時間 _____

訪問員編號 _____

參考編號 _____

基本資料

1. 你在水圍住了多少年？ _____

2. 居住在府上的成員一共有多少名 包括你自己)？ _____

3. 你有沒有居住在香港，但不同住的直系親 包括 _____、_____、_____ 及 _____？

(1) ☐ 有

→

(2) ☐ 沒有

(3) ☐ 不適用

(1a) 他們是：→		關係	居住地區		關係	居住地區
	1			5		
	2			6		
	3			7		
	4			8		

社區設施及服務

4. 在過去一年，你有進行以下活動嗎？

(1) (2) (3) (4) (5) (6)

多 每 每 每 每 從
每 數 數 數 數 沒
天 天 週 月 年 有
都 次 次 次 一 使
會 或 一 一 至 用
不 不 至 至 不 適
適 適 適 適 適 用

4.1 體育活動 如 _____， 類活動 _____
(等)

☐ ☐ ☐ ☐ ☐ ☐

若有 (即 案 1)至 4))：是否使用天水圍區內的體育設施 如天水圍運動場，天水圍體育館，天水圍 _____，天 _____ 體育館)

☐ (1) 多數在區內

☐ (2) 約一半在區內

☐ (3) 少部份在區內

☐ (4) 來沒有在區內

☐ (1) 區內設施不足/區外設施較多

☐ (2) 區內選擇不多/區外選擇較多

☐ (3) 區內不「就腳」/區外較方便

☐ (4) 在區外 工/ 學， 使用區外設施

☐ (5) 一起參與的親 住在區外

☐ (6) 一起 參與的親 決定在區外

☐ (7)其他，請 明： (7a)_____

原因是： 可選多於一項)

4.2 使用公共圖書館

- | | | | | | |
|-----------------------|---------------------------------|-----------------------|-----------------------|------------------|-----------------------|
| (1) | (2) | (3) | (4) | (5) | (6) |
| 多
每
天
都
會 | 每
數
天
次
或
差
不 | 每
數
週
次
至 | 每
數
月
次
至 | 每
年
一
至 | 從
沒
有
使
用 |

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

若有 即 案 1)至 4)：是否都使用
天水圍區內的圖書館 如天水圍公
共圖書館，天水圍北公共圖書館)

<input type="checkbox"/>	(1) 多數在區內
<input type="checkbox"/>	(2) 約一半在區內
<input type="checkbox"/>	(3) 少部份在區內
<input type="checkbox"/>	(4) 來沒有在區內

原因是： 可選多於一項)

<input type="checkbox"/>	(1) 區內設施不足/區外設施較多
<input type="checkbox"/>	(2) 區內選擇不多/區外選擇較多
<input type="checkbox"/>	(3) 區內不「就腳」/區外較方便
<input type="checkbox"/>	(4) 在區外 工/ 學， 使用區外設施
<input type="checkbox"/>	(5) 一起參與的親 住在區外
<input type="checkbox"/>	(6) 一起參與的親 決定在區外
<input type="checkbox"/>	(7)其他，請 明： (7a)_____

4.3 使用休 場地

- | | | | | | |
|-----------------------|---------------------------------|-----------------------|-----------------------|------------------|-----------------------|
| (1) | (2) | (3) | (4) | (5) | (6) |
| 多
每
天
都
會 | 每
數
天
次
或
差
不 | 每
數
週
次
至 | 每
數
月
次
至 | 每
年
一
至 | 從
沒
有
使
用 |

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

若有 即 案 1)至 4)：是否每次都
使用天水圍區內的公共休 場所
如天水圍公園)

<input type="checkbox"/>	(1) 多數在區內
<input type="checkbox"/>	(2) 約一半在區內
<input type="checkbox"/>	(3) 少部份在區內
<input type="checkbox"/>	(4) 來沒有在區 內

原因是： 可選多於一項)

<input type="checkbox"/>	(1) 區內設施不足/區外設施較多
<input type="checkbox"/>	(2) 區內選擇不多/區外選擇較多
<input type="checkbox"/>	(3) 區內不「就腳」/區外較方便
<input type="checkbox"/>	(4) 在區外 工/ 學， 使用區外設施
<input type="checkbox"/>	(5) 一起參與的親 住在區外
<input type="checkbox"/>	(6) 一起參與的親 決定在區外
<input type="checkbox"/>	(7)其他，請 明： (7a)_____

- | | | | | | |
|-----|-----|-----|-----|-----|-----|
| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-----|-----|-----|-----|-----|

多 每 每 每 每 從 不
每 數 數 數 數 沒 適
天 天 週 月 年 有 用
都 次 次 次 次 使 用
會 或 一 一 一 一
不 至 至 至 至

4.4 使用社區中心設施

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
若有 (即 案 1)至 4))：是否每次都 使用天水圍區內的社區中心 (如天 社區中心，天 社區中心)	
<input type="checkbox"/> (1) 多數在區內 <input type="checkbox"/> (2) 約一半在區內 <input type="checkbox"/> (3) 少部份在區內 <input type="checkbox"/> (4) 來沒有在區內	<input type="checkbox"/> (1) 區內設施不足/區外設施較多 <input type="checkbox"/> (2) 區內選擇不多/區外選擇較多 <input type="checkbox"/> (3) 區內不「就腳」/區外較方便 <input type="checkbox"/> (4) 在區外 工/ 學， 使用區外設施 <input type="checkbox"/> (5) 一起參與的親 住在區外 <input type="checkbox"/> (6) 一起參與的親 決定在區外 <input type="checkbox"/> (7)其他，請 明： (7a)_____
原因是： 可選多於一項)	

4.5 參與社會服務機構所舉辦的活動

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
若有 (即 案 1)至 4))：是否每次都 使用天水圍區內的社會福利署/社 會服務機構提供的服務 (如綜合家 庭服務中心，青少年中心，長者中 心等)	
<input type="checkbox"/> (1) 多數在區內 <input type="checkbox"/> (2) 約一半在區內 <input type="checkbox"/> (3) 少部份在區內 <input type="checkbox"/> (4) 來沒有在區內	<input type="checkbox"/> (1) 區內設施不足/區外設施較多 <input type="checkbox"/> (2) 區內選擇不多/區外選擇較多 <input type="checkbox"/> (3) 區內不「就腳」/區外較方便 <input type="checkbox"/> (4) 在區外 工/ 學， 使用區外設施 <input type="checkbox"/> (5) 一起參與的親 住在區外 <input type="checkbox"/> (6) 一起參與的親 決定在區外 <input type="checkbox"/> (7)其他，請 明： (7a)_____
原因是： 可選多於一項)	

- | (1) | (2) | (3) | (4) | (5) | (6) | |
|-----------------------|---------------------------------|----------------------------|----------------------------|------------------|-----------------------|-------------|
| 多
每
天
都
會 | 每
數
天
次
或
差
不 | 每
數
週
次
一
至 | 每
數
月
次
一
至 | 每
年
一
至 | 從
沒
有
使
用 | 不
適
用 |

4.6 使用公共醫療服務

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>若有 (即 案 1)至 4))：是否每次都使用天水圍區內的公共醫療服務 如天水圍社區中心，天水圍北 通 科門)</p>
<input type="checkbox"/> (1) 多數在區內 <input type="checkbox"/> (2) 約一半在區內 <input type="checkbox"/> (3) 少部份在區內 <input type="checkbox"/> (4) 來沒有在區內	<input type="checkbox"/> (1) 區內設施不足/區外設施較多 <input type="checkbox"/> (2) 區內選擇不多/區外選擇較多 <input type="checkbox"/> (3) 區內不「就腳」/區外較方便 <input type="checkbox"/> (4) 在區外 工/ 學， 使用區外設施 <input type="checkbox"/> (5) 同的親 住在區外 <input type="checkbox"/> (6) 同的親 決定在區外 <input type="checkbox"/> (7)其他，請 明： (7a)_____

原因是： 可選多於一項)

4.7 參加文化或 術活動(如 音樂、 話 或樂 表演等)

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>若有 (即 案 1)至 4))：是否每次都使用天水圍區內的場地或設施</p>
<input type="checkbox"/> (1) 多數在區內 <input type="checkbox"/> (2) 約一半在區內 <input type="checkbox"/> (3) 少部份在區內 <input type="checkbox"/> (4) 來沒有在區內	<input type="checkbox"/> (1) 區內設施不足/區外設施較多 <input type="checkbox"/> (2) 區內選擇不多/區外選擇較多 <input type="checkbox"/> (3) 區內不「就腳」/區外較方便 <input type="checkbox"/> (4) 在區外 工/ 學， 使用區外設施 <input type="checkbox"/> (5) 一起參與的親 住在區外 <input type="checkbox"/> (6) 一起參與的親 決定在區外 <input type="checkbox"/> (7)其他，請 明： (7a)_____

原因是： 可選多於一項)

消費活動

5 在過去一年，你有進行以下活動嗎？

(1)	(2)	(3)	(4)	(5)	(6)
多 每 天 都 會	每 數 天 次 或 差 不	每 數 週 次 一 至	每 數 月 次 一 至	每 年 一 至	從 沒 有 使 用

5.1 買、買食品等

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	若有 <u>即 案 1)至 4)</u> ：是否每次都 顧天水圍區內的店舖 如屋 內 的街市、 市等)
<input type="checkbox"/> (1) 多數在區內 <input type="checkbox"/> (2) 約一半在區內 <input type="checkbox"/> (3) 少部份在區內 <input type="checkbox"/> (4) 來沒有在區內	<input type="checkbox"/> (1) 區內價格較貴/區外價格較平 <input type="checkbox"/> (2) 區內選擇不多/區外選擇較多 <input type="checkbox"/> (3) 區內不「就腳」/區外較方便 <input type="checkbox"/> (4) 在區外 工/ 學， 在區外購買 <input type="checkbox"/> (5)其他，請 明： (5a)_____

原因是： 可選多於一項)

(1)	(2)	(3)	(4)	(5)	(6)
多 每 天 都 會	每 數 天 次 或 差 不	每 數 週 次 一 至	每 數 月 次 一 至	每 年 一 至	從 沒 有 使 用

5.2 購買日用品 (如清潔用品，個人
理用品等)

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	若有 <u>即 案 1)至 4)</u> ：是否每次都 顧天水圍區內的店舖 如屋 內 的商場， 座等)
<input type="checkbox"/> (1) 多數在區內 <input type="checkbox"/> (2) 約一半在區內 <input type="checkbox"/> (3) 少部份在區內 <input type="checkbox"/> (4) 來沒有在區內	<input type="checkbox"/> (1) 區內價格較貴/區外價格較平 <input type="checkbox"/> (2) 區內選擇不多/區外選擇較多 <input type="checkbox"/> (3) 區內不「就腳」/區外較方便 <input type="checkbox"/> (4) 在區外 工/ 學， 在區外購買 <input type="checkbox"/> (5)其他，請 明： (5a)_____

原因是： 可選多於一項)

- | (1) | (2) | (3) | (4) | (5) | (6) | |
|-----------------------|---------------------------------|----------------------------|----------------------------|------------------|-----------------------|-------------|
| 多
每
天
都
會 | 每
數
天
次
或
差
不 | 每
數
週
次
一
至 | 每
數
月
次
一
至 | 每
年
一
至 | 從
沒
有
使
用 | 不
適
用 |

5.3 購買消 用品 (如 DVD、書
及體育 等)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

若有 即 案 1)至 4)：是否每次都
顧天水圍區內的店舖 如屋 內
的商場， 座等)

☐ (1) 多數在區內

☐ (2) 約一半在區內

☐ (3) 少部份在區內

☐ (4) 來沒有在區
內

原因是： 可選多於一項)

☐ (1) 區內價格較貴/區外價格較平

☐ (2) 區內選擇不多/區外選擇較多

☐ (3) 區內不「就腳」/區外較方便

☐ (4) 在區外 工/ 學， 在區外購買

☐ (5)其他，請 明： (5a)_____

5.4 消費個人服務(如理 及
理)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

若有 即 案 1)至 4)：是否每次都
天水圍區 顧內的店舖 如屋 內
的商場， 座等)

☐ (1) 多數在區內

☐ (2) 約一半在區內

☐ (3) 少部份在區內

☐ (4) 來沒有在區
內

原因是： 可選多於一項)

☐ (1) 區內價格較貴/區外價格較平

☐ (2) 區內選擇不多/區外選擇較多

☐ (3) 區內不「就腳」/區外較方便

☐ (4) 在區外 工/ 學， 顧區外店舖

☐ (5)其他，請 明： (5a)_____

- | | | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| (1) | (2) | (3) | (4) | (5) | (6) |
| 多
每
天
都
會 | 每
次
或
差
不 | 數
每
週
一
至 | 數
每
月
一
至 | 數
每
年
一
至 | 從
沒
有
使
用 |
| | | | | | 不
適
用 |

5.5 在食 用 或 點



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
若有 <u>即 案 1)至 4)</u> ：是否每次都 顧天水圍區內的店舖 (如屋 內 樓，快 店等)					

<input type="checkbox"/> (1) 多數在區內
<input type="checkbox"/> (2) 約一半在區內
<input type="checkbox"/> (3) 少部份在區內
<input type="checkbox"/> (4) 來沒有在區內

原因是：可選多於一項)

<input type="checkbox"/> (1) 區內價格較貴/區外價格較平
<input type="checkbox"/> (2) 區內選擇不多/區外選擇較多
<input type="checkbox"/> (3) 區內不「就腳」/區外較方便
<input type="checkbox"/> (4) 在區外 工/ 學， 顧區外店舖
<input type="checkbox"/> (5)其他，請 明： (5a)_____

5.6 消費 樂



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
若有 <u>即 案 1)至 4)</u> ：是否每次都 顧天水圍區內的店舖 (如 機 中心等)					

<input type="checkbox"/> (1) 多數在區內
<input type="checkbox"/> (2) 約一半在區內
<input type="checkbox"/> (3) 少部份在區內
<input type="checkbox"/> (4) 來沒有在區內

原因是：可選多於一項)

<input type="checkbox"/> (1) 區內價格較貴/區外價格較平
<input type="checkbox"/> (2) 區內選擇不多/區外選擇較多
<input type="checkbox"/> (3) 區內不「就腳」/區外較方便
<input type="checkbox"/> (4) 在區外 工/ 學， 顧區外店舖
<input type="checkbox"/> (5)其他，請 明： (5a)_____

工作/就學情況

6. 你現時的身份是：

(1) <input type="checkbox"/> 僱員
(2) <input type="checkbox"/> 僱主
(3) <input type="checkbox"/> 自僱



- (4) ☐ 學生 →
- (5) ☐ 家務
- (6) ☐ 退休
- (7) ☐ 失業

51a. 你在哪一區上學? _____

(8) ☐ 其他：_____

6.1 你事 職業

(1) ☐ 經理/ 行政

(4) ☐ 書/ 文員

(7) ☐ 司機/ 工/ 機 作員

(2) ☐ 專業人員

(5) ☐ 服務員/ 售 員

(8) ☐ 非 術工人

(3) ☐ 助專業人員

(6) ☐ 工 及有關人員

(9) ☐ 業及 業工人/其他未能分類的職業

6.2. 你在哪區工作? _____

7. (適用於學生或有工作的人士) 你通常以甚 途 上 或上學?(可選多於一項)

		所需來回時間(分)	每次來回所需費用約 HK\$
(1) <input type="checkbox"/>	步行	(1a)	(1b)
(2) <input type="checkbox"/>	士	(2a)	(2b)
(3) <input type="checkbox"/>	小	(3a)	(3b)
(4) <input type="checkbox"/>	輕鐵	(4a)	(4b)
(5) <input type="checkbox"/>	鐵	(5a)	(5b)
(6) <input type="checkbox"/>	單車	(6a)	(6b)
(7) <input type="checkbox"/>	的士	(7a)	(7b)
(8) <input type="checkbox"/>	私家車	(8a)	(8b)

對區內現況的意見

8 整體來說，你滿意以下天水圍的狀況嗎？

	(1)	(2)	(3)	(4)	若不滿意(案(3)或 4))， 原因爲：
	非常滿意	幾滿意	不甚滿意	不滿意 非常	
8.1 環境質素	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1a
8.2 安	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2a
8.3 交通	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.3a
8.4 行人路設施	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.4a
8.5 教育	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.5a
8.6 公共醫療設施	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.6a
8.7 社會服務和設施	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.7a
8.8 購物設施(如街市、商場等)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.8a
8.9 急服務 (如 察、 車、消防車等)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.9a
8.10 居所環境/設施	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.10a

個人資料

9 你的年齡介乎：

(1) ☐ 15 – 19

(3) ☐ 30 – 39

(5) ☐ 50 – 59

(7) ☐ 70 – 79

(2) ☐ 20 – 29

(4) ☐ 40 – 49

(6) ☐ 60 – 69

(8) ☐ 80 或以上

10 性別

(1) ☐

(2) ☐

11 你的出生地點在哪？

(1) ☐ 香港

(2) ☐ 中國(香港、澳門、台灣除外) (3) ☐ 其他地方，請 明：



(2a)(3a)你在香港居住了多少年？

(1) ☐ 少於一年

(2) ☐ 一年至少於四年

(3) ☐ 四年至少於七年

(4) ☐ 七年至少於十年

(5) ☐ 十年或以上

12 你的教育程度達：

(1) ☐ 無正式教育/幼稚園

(3) ☐ 初中

(5) ☐ 專上 – 非學位課程

(2) ☐ 小學

(4) ☐ 高中及預科

(6) ☐ 專上 – 學位或以上課程

13 以上一個月計算，你的住戶成員總收入是：

(1) ☐ < \$2,000

(5) ☐ \$8,000 - \$9,999

(9) ☐ \$25,000 - \$29,999

(2) ☐ \$2,000 - \$3,999

(6) ☐ \$10,000 - \$14,999

(10) ☐ \$30,000 - \$39,999

(3) ☐ \$4,000 - \$5,999

(7) ☐ \$15,000 - \$19,999

(11) ☐ \$40,000 - \$59,999

(4) ☐ \$6,000 - \$7,999

(8) ☐ \$20,000 - \$24,999

(12) ☐ ≥ \$60,000

14 這個單位是自置物業還是租用單位？(適用於私人屋苑及租者置其屋計劃的屋苑/屋)

(1) ☐ 自置

(2) ☐ 租用

(3) ☐ 其他，請 明：

多 合作!

Appendix VIII. Provision of Library and Recreational Facilities

Facility	HKPSG	TSW provision	no of units	year opened	TSW population	surplus/ deficit ¹¹³
<u>Recreational Buildings</u>						
Sports Centre	1 per 50,000 – 65,000	Tin Shui Wai Sports Centre	1	1994		
		<i>Cumulative subtotal</i>	1	1996	96,129	0
		<i>Cumulative subtotal</i>	1	2001	177,608	-1
		<i>Cumulative subtotal</i>	1	2006	268,922	-3
		Tin Shui Sports Centre	1	2007		
		<i>Subtotal</i>	2	2008	273,800	-2
Sports Ground / Sports Complex	1 per 200,000 – 250,000	Tin Shui Wai Sports Ground	1	1994		
			1	1996	96,129	0
			1	2001	177,608	0
			1	2006	268,922	0
		<i>Subtotal</i>	1	2008	273,800	0
Swimming Pool Complex (leisure)	min. per 900m2 pool size 1 per district	Tin Shui Wai Swimming Pool	1	1994		
			1	1996	96,129	0
			1	2001	177,608	0
			1	2006	268,922	0

¹¹³ Although the provision of facilities as stipulated in the HKPSG is mostly district-based, recent discussions often estimated the need in TSW on its own. For example, in the Supplementary Information submitted by the Planning Department to the LegCo Panel on Welfare Services in June 2005, provision standard of TSW was separated from YL. LC Paper No. CB(2)1970/04-05(02),

Swimming Pool Complex (standard)	1 m2 water per 85 persons or 1 complex per 287,000	an indoor 25x25m heated pool to be built in the Tin Shui Wai Public Library cum Indoor Recreation Centre	1	2011		0
<u>Recreational Facilities -indoor provision</u>						
Badminton	1 per 8,000	Tin Yiu Estate	5	1992		
		Tin Yau Court	1	1993		
		Tin Shui Wai Sports Centre	8	1994		
		<i>Subtotal</i>	14	1996	96,129	+2
		Tin Tsz Estate	2	1997		
		Tin Wah Estate, Tin Shing Court & Tin Chung Court	6	1999		
		Tin Fu Court	2	2000		
		Tin Yat & Tin Heng Estates	3	2001		
		<i>Cumulative subtotal</i>	27	2001	177,608	+5
		Tin Yuet Estate	2	2002		
		Grandeur Terrace	1	2003		
		Tin Yan Estate	3	2004		
		<i>Cumulative subtotal</i>	33	2006	268,922	0
		Tin Shui Sports Centre	8	2007		
		Area 103	2	2008		
		<i>Total</i>	43	2008	273,800	+9
Squash	on a district need basis	Tin Shui Wai Sports	3	1994		

Table Tennis	1 per 7,500 or 2 per 15,000	Tin Yiu Estate	8	1992		
		Tin Shui Estate	7	1993		
		<i>Subtotal</i>	15	1996	96,129	+3
		Tin Tsz Estate	2	1997		
		Tin Wah Estate	3	1999		
		Tin Shing Court	2	1999		
		Tin Chung Court	8	1999		
		Tin Chak Estate	3	2001		
		Tin Yat Estate	3	2001		
		<i>Cumulative subtotal</i>	36	2001	177,608	+13
		Tin Yuet Estate	9	2002		
		Tin Yan Estate	4	2004		
		<i>Cumulative subtotal</i>	49	2006	268,922	+14
		Area 103	2	2008		
		<i>Total</i>	51	2008	273,800	+15
Fitness/dance	1 per sports centre	Tin Shui Wai Sports Centre	1	1994		0
		Tin Shui Sports Centre	1	2007		0
Gymnastic	1 per district	0				-1
<u>Recreational Facilities - outdoor provision</u>						
tennis court	2 per 30,000	Tin Yiu Estate	2	1992		
		<i>Subtotal</i>	2	1996	96,129	-4
		Tin Shui Wai Park	2	1997		
		Tin Shing Court	2	1999		

		Tin Chung Court	2	1999		
		<i>Cumulative subtotal</i>	8	2001	177,608	-3
		<i>Cumulative subtotal</i>	8	2006	268,922	-9
		<i>Total</i>	8	2008	273,800	-10
Basketball	1 per 10,000	Tin Yiu Estate	9	1992		
		Tin Shui Wai Park	3	1993		
		Tin Shui Estate	2	1993		
		<i>Subtotal</i>	14	1996	96,129	+5
		Tin Tsz Estate	2	1997		
		Tin Wah Estate	1	1999		
		Tin Shing Court	2	1999		
		Tin Chung Court	2	1999		
		Tin Fu Court	1	2000		
		Tin Chak Estate	1	2001		
		Tin Yat Estate	1	2001		
		Tin Heng Estate	2	2001		
		<i>Cumulative subtotal</i>	26	2001	177,608	+9
		Tin Yuet Estate	2	2002		
		Tin Pak Road Park	2	2004		
		Tin Yan Estate	2	2004		
		Tin Sau Road Park	4	2006		
		<i>Cumulative subtotal</i>	36	2006	268,922	+10
		Area 103	2	2008		
		<i>Total</i>	38	2008	273,800	+11

Volleyball	1 per 20,000	Tin Yiu Estate	4	1992		
		Tin Shui Estate	1	1993		
		<i>Subtotal</i>	5	1996	96,129	+1
		Tin Lai Court	2	1997		
		Tin Wah Estate	1	1999		
		Tin Shing Court	2	1999		
		Tin Chung Court	2	1999		
		Tin Fu Court	2	2000		
		Tin Yat Estate	1	2001		
		Tin Heng Estate	2	2001		
		<i>Cumulative subtotal</i>	17	2001	177,608	+9
		Tin Yuet Estate	1	2002		
		<i>Cumulative subtotal</i>	18	2006	268,922	+5
		<i>Total</i>	18	2008	273,800	+5
Football	1 per 100,000	Tin Shui Wai Sports Ground	1	1994		
		<i>Total</i>	1	2008	273,800	-1
Mini-Soccer 5-a-side* & Mini-Soccer 7-a-side*	1 each per 30,000	Tin Ho Road Playground	1	1992		
		Tin Yiu Estate	2	1992		
		Tin Shui Estate	2	1993		
		Tin Shing Court	1	1999		
		Tin Chung Court	1	1999		
		Tin Yuet Estate	1	2002		
		Tin Shui Wai Park	1	2006		

		Tin Sau Road Park	1	2006		
Rugby/Baseball/Cricket	1 per district		0			-1
Athletics	1 per 200,000 – 250,000		0			-1
Roller Skating	300m2 per 30,000		0			
Jogging Track	500m – 1,000m per 30,000	Grandeur Terrace	1	2003		
		Dragon Park	1	2007		
Children's Playground	400m2 per 5,000	Tin Yiu Estate	9	1992		
		Tin Ho Road Playground	1	1992		
		Tin Shui Wai Park	1	1993		
		Tin Shui Estate	12	1993		
		Tin Yau Court	1	1993		
		Tin Oi Court	2	1993		
		Tin Tsz Estate	3	1997		
		Tin Lai Court	2	1997		
		Tin Shing Court	7	1999		
		Tin Chung Court	4	1999		
		Tin Wah Estate	2	1999		
		Tin Fu Court	5	2000		
		Tin Chak Estate	3	2001		
		Tin Yat Estate	2	2001		
		Tin Heng Estate	6	2001		
		Tin Yuet Estate	4	2002		
		Grandeur Terrace	2	2003		

		Tin Yan Estate	1	2004		
		Dragon Park	1	2007		
		Area 103	1	2008		
<u>Library</u>						
library	1 district library / 200000	<i>Subtotal</i>	0	1996	96,129	0
		TSW public library in Kingswood Ginza	1	2001		
		<i>Cumulative subtotal</i>	1	2001	177,608	+1
		<i>Cumulative subtotal</i>	1	2006	268,922	0
		<i>Total</i>	1	2008	273,800	0
		TSW north public library in Tin Chak Estate	1	2006		

* optional

Appendix IX: Analysis on the unemployment rate of each district

1. To provide some empirical support on the issue of unemployment rate in Tin Shui Wai (TSW), we performed a sub-analysis on the relationship between unemployment rate in each of the 18 administration districts with the number of fix location jobs per labour in each district (i.e. availability of jobs in each district versus the number of economically active persons), and the percentage of population aged 15 or above with lower secondary education or lower, basing on the 2006 by-census data.

Correlations	Number of fix location jobs/labour in district	% of population aged 15 or above with lower secondary education or lower
Unemployment rate	-.616	.735
Number of fix location jobs/per labour in district	--	-.650

(Statistical significances of the above statistics are less than 0.001)

2. We noted that unemployment rate was highly and negatively correlated ($r = -0.616$) with the number of fix location jobs/labour in the district, i.e. the lower the number of fix location jobs/labour, the higher will be the unemployment rate.
3. On the other hand, the percentage of population aged 15 or above with education attainment at lower secondary or below was highly and positively correlated ($r = 0.735$) with the unemployment rate, i.e. the higher the percentage of lower educated persons in the district, the higher will be the unemployment rate.
4. However, we also note that the two independent variables (jobs/person, education level) were also highly and negatively correlated, i.e. in district with larger percentage of lower educated persons, the number of fix location jobs per person will be fewer. The correlation between jobs/person and education level of population in the district is likely the result of the interaction between land value, land use (commercial versus residential) and housing type mix (public versus private housing), e.g. public housing tend to be built in districts with lower land value, and commercial use of land tend to be associated with land value and also private housing.
5. Though, technically, we can perform a regression analysis using unemployment rate of

the district as the dependent variable and the other two variables (jobs/person, % of lower educated persons) as independent variable, so that we can identify which independent variable is “in-fact” more important. However, judging from the high correlation between the two independent variables, the assignment of variance explained in a regression analysis will automatically be given to the variable “% of lower educated persons” first as it has a slightly higher correlation with the dependent variable, and “clouding” out the effects of the variable “jobs/person”.

6. The two independent variables (job/person, % of lower educated persons) together explained about 51.7% of the variation in unemployment rate across districts.

Appendix X: Utilization rate of LCSD facilities

康樂及文化事務署康體設施使用情況 (2003-2007)

Usage of LCSD Recreation and Sports Facilities (2003-2007)

康體設施類別 Type of Recreation and Sports Facilities	單位 Unit	使用率(百分比) Usage Rate (%)		
		年 Year	全港 Entire HK	天水圍 Tin Shui Wai
地 場 Hard-surfaced Courts Tennis	小時 hour	2003	43.8	12.5
		2004	43.5	12.8
		2005	41.5	15.7
		2006	47.4	25.4
		2007	51.4	35.0
地 場 Turf Pitches 天然 地 場 Natural turf pitches	場 session	2003	104.6*	124.0*
		2004	104.2*	131.5*
		2005	102.4*	127.6*
		2006	104.0*	147.9*
		2007	101.0*	124.7*
運動場 Sports Grounds	小時 hour	2003	91.9	100
		2004	92.3	100
		2005	95.9	100
		2006	95.8	100
		2007	96.4	100
體育館 Sports Centres 主場 Arena	小時 hour	2003	68.3	71.9
		2004	71.4	73.7
		2005	72.8	76.9
		2006	75.1	77.3
		2007	76.9	75.9
活動 / Activity rooms/ Dance rooms	小時 hour	2003	59.2	64.0
		2004	59.0	63.4
		2005	58.1	65.8
		2006	61.3	64.7
		2007	63.4	53.7
身 Fitness room	小時 hour	2003	71.7	85.8
		2004	-	-
		2005	-	-

康體設施類別 Type of Recreation and Sports Facilities	單位 Unit	使用率(百分比) Usage Rate (%)		
		年 Year	全港 Entire HK	天水圍 Tin Shui Wai
		2006	-	-
		2007	-	-
Children's play rooms	小時 hour	2003	84.8	-
		2004	86.0	-
		2005	89.9	-
		2006	87.4	-
		2007	93.2	99.5
場 Squash courts ⁽¹⁾	小時 hour	2003	30.2	45.4
		2004	35.5	53.0
		2005	37.2	65.7
		2006	43.1	69.3
		2007	48.8	67.4

註： 使用率(%) =

$$\frac{\text{使用總時數/場數}}{\text{可供使用總時數/場數}} \times 100\%$$

(1) 包括獨立式壁球場 / 中心

* 高於100%的數字表示場地實際使用量超過限定可供使用場數

Notes: Usage (%) =

$$\frac{\text{Total hours/session used}}{\text{Total hours/sessions available}} \times 100\%$$

(1) Including free standing squash court / centre.

* Figure of more than 100 percent denotes actual utilization exceeding the available sessions assigned for booking.

Source: Information provided by LCSD at the request of the research team.

Appendix XI: Tables of questionnaire surveys

List of tables

Street level Survey	
Table XI.1	Respondents by place of residency
Table XI.2	Respondents by age
Table XI.3	Respondents by gender
Table XI.4	Respondents by place of birth
Table XI.5	Respondents by duration of stay
Table XI.6	Respondents by employment status
Table XI.7	Respondents by education level
Table XI.8	Respondents by household income
Table XI.9	Respondents living in TSW by housing type
Table XI.10	Consumption pattern of respondents living in TSW
Table XI.11	Reasons for not buying fresh food and other foodstuff in TSW
Table XI.12	Reasons for not buying daily consumables in TSW
Table XI.13	Reasons for buying leisure items in TSW
Table XI.14	Reasons for not buying personal care services in TSW
Table XI.15	Reasons for not dining out or tea in TSW
Table XI.16	Reasons for not having entertainment in TSW
Table XI.17	Utilization of community facilities of respondents living in TSW
Table XI.18	Reasons for not participating in sport activities in TSW
Table XI.19	Reasons for not using public libraries in TSW
Table XI.20	Reasons for not using rest places in TSW
Table XI.21	Reasons for not participating in social service programmes in TSW
Table XI.22	Reasons for not using public health services in TSW
Table XI.23	Reasons for not using community centre facilities in TSW
Table XI.24	Reasons for not participating in art and cultural activities in TSW
Table XI.25	Respondents not living in TSW by place of residency
Table XI.26	Respondents not living in TSW by frequency of visiting
Table XI.27	Respondents not living in TSW by reason of visiting
Table XI.28	Respondents not living in TSW by consumption on date surveyed
Household Survey	
Table XI.29	Respondents by age
Table XI.30	Respondents by gender

Table XI.31	Respondents by place of birth
Table XI.32	Respondents born in China by duration of stay
Table XI.33	Respondents by education level
Table XI.34	Respondents by household income
Table XI.35	Respondents living in TSW by housing type
Table XI.36	Respondents by duration of residency in TSW
Table XI.37	Respondents by number of family members in the same household
Table XI.38	Respondents by number of immediate family members in HK but not in the same household
Table XI.39	Respondents by relationship of immediate family members in HK not living in the same household
Table XI.40	Respondents by place of residency of immediate family members in HK not living in the same household
Table XI.41	Utilization of community facilities in the past one year
Table XI.42	Utilization of community facilities in TSW
Table XI.43	Reasons for not participating in sport activities in TSW
Table XI.44	Reasons for not using public libraries in TSW
Table XI.45	Reasons for not using rest places in TSW
Table XI.46	Reasons for not using community centre facilities in TSW
Table XI.47	Reasons for not participating in social services programmes in TSW
Table XI.48	Reasons for not using public health services in TSW
Table XI.49	Reasons for not participating in cultural and art activities in TSW
Table XI.50	Consumption pattern of respondents in the past one year
Table XI.51	Consumption pattern in TSW
Table XI.52	Reasons for not buying fresh food and other foodstuff in TSW
Table XI.53	Reasons for not buying daily consumables in TSW
Table XI.54	Reasons for not buying leisure items in TSW
Table XI.55	Reasons for not buying personal care services in TSW
Table XI.56	Reasons for not dining / having tea in TSW
Table XI.57	Reasons for not having entertainment in TSW
Table XI.58	Respondents by employment status
Table XI.59	Location of school by respondents attending school
Table XI.60	Nature of work by respondents who are employed
Table XI.61	Workplace by respondents with a job

Table XI.62	Means of transportation to workplace or school
Table XI.63	Travelling time of round trip to workplace and school
Table XI.64	Travelling expenses of round trip to workplace and school
Table XI.65	Level of satisfaction with living in TSW
Table XI.66	Reasons for not satisfied with the environment in TSW
Table XI.67	Reasons for not satisfied with law and order in TSW
Table XI.68	Reasons for not satisfied with transportation in TSW
Table XI.69	Reasons for not satisfied with pedestrian walkway in TSW
Table XI.70	Reasons for not satisfied with education in TSW
Table XI.71	Reasons for not satisfied with public health facilities in TSW
Table XI.72	Reasons for not satisfied with social services in TSW
Table XI.73	Reasons for not satisfied with shopping facility in TSW
Table XI.74	Reasons for not satisfied with emergency services in TSW
Table XI.75	Reasons for not satisfied with the environment / facilities of the housing estate in TSW

Street Level Survey

Table XI.1 Respondents by place of residency

	<i>f</i>	%
TSW resident	182	85.4
Non-TSW resident	31	14.6
Total	213	100.0

Table XI.2 Respondents by age

Age Range	<i>f</i>	%
15 - 19	33	15.5
20 - 29	26	12.2
30 - 39	40	18.8
40 - 49	52	24.4
50 - 59	28	13.1
60 - 69	25	11.7
70 - 79	3	1.4
80 or above	6	2.8
Total	213	100.0

Table XI.3 Respondents by gender

	<i>f</i>	%
Male	87	40.8
Female	126	59.2
Total	213	100.0

Table XI.4 Respondents by place of birth

	<i>f</i>	%
Hong Kong	131	61.5
China (apart from Hong Kong, Macao and Taiwan)	80	37.6
Others	2	0.9
Total	213	100.0

Table XI.5 Respondents by duration of stay

	<i>f</i>	%
Less than 1 yr	1	1.3
1 to less than 4 yrs	3	3.8
4 to less than 7 yrs	7	8.8
7 to less than 10 yrs	13	16.3
10 yrs or more	56	70.0
Total	80	100.0

Table XI.6 Respondents by employment status

	<i>f</i>	%
Employee	73	34.3
Employer	2	0.9
Self-employed	13	6.1
Student	36	16.9
Home-maker	57	26.8
Retired	25	11.7
Unemployed	6	2.8
Others	1	0.5
Total	213	100.0

Table XI.7 Respondents by education level

	<i>f</i>	%
No formal ed. / Kindergarten	8	3.8
Primary	40	18.8
Junior Secondary	52	24.4
Senior Secondary and Matriculation	91	42.7
Post-secondary – non-degree programme	7	3.3
Post-secondary – Bachelor degree or above	15	7.0
Total	213	100.0

Table XI.8 Respondents by household income

	<i>f</i>	%
< \$2,000	27	12.7
\$2,000 - \$3,999	2	0.9
\$4,000 - \$5,999	9	4.2
\$6,000 - \$7,999	13	6.1
\$8,000 - \$9,999	26	12.2
\$10,000 - \$14,999	52	24.4
\$15,000 - \$19,999	18	8.5
\$20,000 - \$24,999	31	14.6
\$25,000 - \$29,999	6	2.8
\$30,000 - \$39,999	8	3.8
\$40,000 - \$59,999	8	3.8
>\$60,000	6	2.8
no answer	7	3.3
Total	213	100.0

Table XI.9 Respondents living in TSW by housing type

	<i>f</i>	%
Owned private housing	31	17.0
Rented private housing	6	3.3
Subsidized sale flat	37	20.3
subsidized rental flat	108	59.3
Total	182	100.0

Table XI.10 Consumption pattern of respondents living in TSW

	n = 182									
	Mostly consumed TSW		About half consumed in TSW		Less than half consumed in TSW		Never consumed in TSW		Not Applicable	
	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%
buying fresh food and other foodstuff	153	84.1	22	12.1	4	2.2	3	1.6	0	0
buying daily consumables (e.g. personal hygiene products)	161	88.5	9	4.9	9	4.9	1	0.5	2	1.1
Buying leisure items (e.g. DVD, magazines, sports equipments etc.)	118	64.8	18	9.9	19	10.4	3	1.6	24	13.2
Personal Care Services (e.g. hair cut, skin care etc.)	123	67.6	24	13.2	21	11.5	8	4.4	6	3.3
Dining out or tea	125	68.7	27	14.8	25	13.7	1	0.5	4	2.2
Entertainment (e.g. amusement game centre)	39	21.4	9	4.9	30	16.5	11	6.0	93	51.1

Table XI.11 Reasons for not buying fresh food and other foodstuff in TSW

	n = 29	
	<i>f</i>	%*
More expensive in TSW / Cheaper outside TSW	15	51.7
Less choice in TSW / More choices outside TSW	13	44.8
Not convenient in TSW / More convenient outside TSW	8	27.6
More convenient outside TSW because of work / study	11	37.9
Others	1	3.4

* respondents may choose more than one answer

Table XI.12 Reasons for not buying daily consumables in TSW

	n = 19	
	<i>f</i>	%*
More expensive in TSW / Cheaper outside TSW	11	57.9
Less choice in TSW / More choices outside TSW	11	57.9
Not convenient in TSW / More convenient outside TSW	3	15.8
More convenient outside TSW because of work / study	4	21.1
Others	0	0

** respondents may choose more than one answer*

Table XI.13 Reasons for buying leisure items in TSW

	n = 40	
	<i>f</i>	%*
More expensive in TSW / Cheaper outside TSW	16	40.0
Less choice in TSW / More choices outside TSW	30	75.0
Not convenient in TSW / More convenient outside TSW	6	15.0
More convenient outside TSW because of work / study	9	22.5
Others	0	0.0

** respondents may choose more than one answer*

Table XI.14 Reasons for not buying personal care services in TSW

	N = 53	
	<i>f</i>	%*
More expensive in TSW / Cheaper outside TSW	25	47.2
Less choice in TSW / More choices outside TSW	29	54.7
Not convenient in TSW / More convenient outside TSW	10	18.9
More convenient outside TSW because of work / study	10	18.9
Others	9	17.0

** respondents may choose more than one answer*

Table XI.15 Reasons for not dining out or tea in TSW

	n = 53	
	<i>f</i>	%*
More expensive in TSW / Cheaper outside TSW	20	37.7
Less choice in TSW / More choices outside TSW	32	60.4
Not convenient in TSW / More convenient outside TSW	13	24.5
More convenient outside TSW because of work / study	24	45.3
Others	4	7.5

* respondents may choose more than one answer

Table XI.16 Reasons for not having entertainment in TSW

	n = 50	
	<i>f</i>	%*
More expensive in TSW / Cheaper outside TSW	14	28.0
Less choice in TSW / More choices outside TSW	38	76.0
Not convenient in TSW / More convenient outside TSW	3	6.0
More convenient outside TSW because of work / study	8	16.0
Others	0	0

* respondents may choose more than one answer

Table XI.17 Utilization of community facilities of respondents living in TSW

	n = 182									
	Mostly in TSW		About half in TSW		Less than half in TSW		Never in TSW		Not Applicable	
	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%
Participate in sport activities	121	66.5	10	5.5	11	6.0	2	1.1	38	20.9
Using public library	139	76.4	10	5.5	7	3.8	1	0.5	25	13.7
Using rest places	143	78.6	3	1.6	10	5.5	5	2.7	21	11.5
Participate in social service organization activities	56	30.8	6	3.3	10	5.5	10	5.5	100	54.9
Using public health services	114	65.6	16	8.8	29	15.9	12	6.6	11	6.0
Using community centre facilities	91	50.0	6	3.3	6	3.3	8	4.4	71	39.0
Participate in art and cultural activities	37	20.3	19	10.4	15	8.2	24	13.2	87	47.8

Table XI.18 Reasons for not participating in sport activities in TSW

	n = 23	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	12	52.2
Less choice in TSW / More choices outside TSW	10	43.5
Not convenient in TSW / More convenient outside TSW	6	26.1
More convenient outside TSW because of work / study	6	26.1
Accompanying relatives / friends not living in TSW	5	21.7
Accompanying relatives / friends decide to do it outside TSW	3	13.0
Others	4	17.4

* respondents may choose more than one answer

Table XI.19 Reasons for not using public libraries in TSW

	n = 18	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	11	61.1
Less choice in TSW / More choices outside TSW	8	44.4
Not convenient in TSW / More convenient outside TSW	5	27.8
More convenient outside TSW because of work / study	9	50.0
Accompanying relatives / friends not living in TSW	3	16.7
Accompanying relatives / friends decide to do it outside TSW	1	5.6
Others	0	0

* respondents may choose more than one answer

Table XI.20 Reasons for not using rest places in TSW

	n = 18	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	5	27.8
Less choice in TSW / More choices outside TSW	7	38.9
Not convenient in TSW / More convenient outside TSW	2	11.1
More convenient outside TSW because of work / study	3	16.7
Accompanying relatives / friends not living in TSW	2	11.1
Accompanying relatives / friends decide to do it outside TSW	1	5.6
Others	1	5.6

* respondents may choose more than one answer

Table XI.21 Reasons for not participating in social service programmes in TSW

	n = 26	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	10	38.5
Less choice in TSW / More choices outside TSW	9	34.6
Not convenient in TSW / More convenient outside TSW	6	23.1
More convenient outside TSW because of work / study	6	23.1
Accompanying relatives / friends not living in TSW	3	11.5
Accompanying relatives / friends decide to do it outside TSW	2	7.7
Others	2	7.7

* respondents may choose more than one answer

Table XI.22 Reasons for not using public health services in TSW

	n = 57	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	42	73.7
Less choice in TSW / More choices outside TSW	27	47.4
Not convenient in TSW / More convenient outside TSW	5	8.8
More convenient outside TSW because of work / study	5	8.8
Accompanying relatives / friends not living in TSW	1	1.8
Accompanying relatives / friends decide to do it outside TSW	0	0
Others	3	5.3

* respondents may choose more than one answer

Table XI.23 Reasons for not using community centre facilities in TSW

	n = 20	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	8	40.0
Less choice in TSW / More choices outside TSW	6	30.0
Not convenient in TSW / More convenient outside TSW	3	15.0
More convenient outside TSW because of work / study	2	10.0
Accompanying relatives / friends not living in TSW	2	10.0
Accompanying relatives / friends decide to do it outside TSW	1	5.0
Others	1	5.0

* respondents may choose more than one answer

Table XI.24 Reasons for not participating in art and cultural activities in TSW

	n = 58	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	44	75.9
Less choice in TSW / More choices outside TSW	34	58.6
Not convenient in TSW / More convenient outside TSW	7	12.1
More convenient outside TSW because of work / study	6	10.3
Accompanying relatives / friends not living in TSW	8	13.8
Accompanying relatives / friends decide to do it outside TSW	6	10.3
Others	0	0

* respondents may choose more than one answer

Table XI.25 Respondents not living in TSW by place of residency

	<i>f</i>	%
Wong Tai Sin	1	3.2
Kwai Tsing	1	3.2
Tsuen Wan	2	6.5
Tuen Mun	12	38.7
Yuen Long	11	35.5
Tai Po	2	6.5
Shatin	1	3.2
Sai Kung	1	3.2
Total	31	100.0

Table XI.26 Respondents not living in TSW by frequency of visiting

	<i>f</i>	%
Everyday or almost everyday	10	32.3
One to several times a week	9	29.0
One to several times a month	7	22.6
One to several times a year	5	16.1
Total	31	100.0

Table XI.27 Respondents not living in TSW by reason of visiting

	n = 31	
	<i>f</i>	%*
Working in TSW	9	29.0
Studying in TSW	0	0
Visiting relatives / friends	15	48.4
Going for a stroll	3	9.7
Shopping	5	16.1
Dining / tea	5	16.1
Using public facilities (e.g. swimming pool, sport ground, library etc.)	4	12.9
Passing by	2	6.5
others	0	0

* respondents may choose more than one answer

Table XI.28 Respondents not living in TSW by consumption on date surveyed*

	n = 31									
	Because TSW is cheaper		Because TSW has more choices		Because TSW is more convenient		Not applicable		Others	
	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%
Buying fresh food and other foodstuff	n = 8	1 12.5	0 0		7 87.5		0 0		0 0	
Buying daily consumables	n = 6	1 16.7	0 0		5 83.3		0 0		0 0	
Buying leisure items	n = 3	0 0	0 0		3 100		0 0		0 0	
Buying personal care services	n = 1	1 100	0 0		0 0		0 0		0 0	
Dining / Tea	n = 18	0 0	0 0		14 77.8		0 0		4 22.2	
Entertainment	n = 3	0 0	0 0		3 100		0 0		0 0	
Buying reading materials in bookstore	n = 1	0 0	0 0		1 100		0 0		0 0	
Others	n = 5	0 0	0 0		4 80.0		1 20		0 0	

* respondents may choose more than one answer

Household Survey

Table XI.29 Respondents by age

Age Range	<i>f</i>	%
15 - 19	58	11.6
20 - 29	56	11.2
30 - 39	98	19.5
40 - 49	140	27.9
50 - 59	77	15.3
60 - 69	34	6.8
70 - 79	31	6.2
80 or above	7	1.4
no answer	1	0.2
Total	502	100.0

Table XI.30 Respondents by gender

	<i>f</i>	%
Male	191	38.0
Female	302	60.2
no answer	9	1.8
Total	502	100.0

Table XI.31 Respondents by place of birth

	<i>f</i>	%
Hong Kong	277	55.2
China (apart from Hong Kong, Macao and Taiwan)	217	43.2
Others	8	1.6
Total	502	100.0

Table XI.32 Respondents born in China by duration of stay

	<i>f</i>	%
Less than 1 yr	2	0.9
1 to less than 4 yrs	8	3.7
4 to less than 7 yrs	22	10.1
7 to less than 10 yrs	25	11.5
10 yrs or more	160	73.7
Total	217	100.0

Table XI.33 Respondents by education level

	<i>f</i>	%
No formal ed. / Kindergarten	33	6.6
Primary	89	17.7
Junior Secondary	145	28.9
Senior Secondary and Matriculation	173	34.5
Post-secondary – non-degree programme	26	5.2
Post-secondary – Bachelor degree or above	35	7.0
no answer	1	0.2
Total	502	100.0

Table XI.34 Respondents by household income

	<i>f</i>	%
< \$2,000	34	6.8
\$2,000 - \$3,999	11	2.2
\$4,000 - \$5,999	19	3.8
\$6,000 - \$7,999	31	6.2
\$8,000 - \$9,999	44	8.8
\$10,000 - \$14,999	107	21.3
\$15,000 - \$19,999	88	17.5
\$20,000 - \$24,999	78	15.5
\$25,000 - \$29,999	15	3.0
\$30,000 - \$39,999	21	4.2
\$40,000 - \$59,999	12	2.4
>\$60,000	5	1.0
no answer	37	7.4
Total	502	100.0

Table XI.35 Respondents living in TSW by housing type

	<i>f</i>	%
private housing	84	16.7
Subsidized sale flat	111	22.1
subsidized rental flat	307	61.2
Total	502	100.0

Table XI.36 Respondents by duration of residency in TSW

	<i>f</i>	%
Less than 1 yr	7	1.4
1 to less than 4 yrs	68	13.5
4 to less than 7 yrs	117	23.3
7 to less than 10 yrs	135	26.9
10 yrs or more	173	34.5
No answer	2	0.4
Total	502	100.0

Table XI.37 Respondents by number of family members in the same household

	<i>f</i>	%
1	33	6.6
2	81	16.1
3	157	31.3
4	153	30.5
5 or more	71	14.1
No answer	7	1.4
Total	502	100.0

Table XI.38 Respondents by number of immediate family members in HK but not in the same household

	<i>f</i>	%
Yes	293	58.4
No	205	40.8
Not Applicable	4	0.8
Total	502	100.0

Table XI.39 Respondents by relationship of immediate family members in HK not living in the same household

	n = 293	
	<i>f</i>	%
Children	48	16.4
Parents	132	45.2
Siblings	305	104.5
Grandchildren	4	1.4
Grandparents	32	11.0
Others	11	3.8
no answer	21	7.2

Table XI.40 Respondents by place of residency of immediate family members in HK not living in the same household

	n = 293	
	<i>f</i>	%
Central & Western	7	2.4
Wanchai	3	1.0
Eastern	8	2.7
South	3	1.0
Yau Tsim Mong	18	6.2
Shamshuipo	15	5.1
Kowloon City	16	5.5
Wong Tai Sin	14	4.8
Kwong Tong	21	7.2
Kwai Tsing	28	9.6
Tsuen Wan	29	9.9
Tuen Mun	70	24.0
Yuen Long	156	53.4
North	19	6.5
Tai Po	18	6.2
Shatin	20	6.8
Sai Kung	5	1.7
Islands	1	0.3
no answer	102	34.9

Table XI.41 Utilization of community facilities in the past one year

	n = 502									
	Everyday or almost everyday		One to several times a week		One to several times a month		One to several times a year		Never	
	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%
Participate in sport activities	7	1.4	43	8.6	113	22.5	121	24.1	218	43.4
Using public library	6	1.2	79	15.7	135	26.9	111	22.1	171	34.1
Using rest places	59	11.8	151	30.1	97	19.3	44	8.8	151	30.1
Using community centre facilities	3	0.6	19	3.8	58	11.6	100	19.9	322	64.1
Participate in social service organization activities	4	0.8	7	1.4	38	7.6	104	20.7	349	69.5
Using public health services	3	0.6	14	2.8	52	10.4	289	57.6	289	57.6
Participate in art and cultural activities	2	0.4	3	0.6	25	5.0	126	25.1	346	68.9

Table XI.42 Utilization of community facilities in TSW

		Mostly in TSW		About half in TSW		Less than half in TSW		Never in TSW		No answer	
		<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%
Participate in sport activities	n=284	7	1.4	24	8.5	20	7.0	17	6.0	2	0.7
Using public library	n=331	286	86.4	17	5.1	9	2.7	13	3.9	6	1.8
Using rest places	n=351	327	93.2	8	2.3	7	2.0	3	0.9	6	1.7
Using community centre facilities	n=180	167	92.8	6	3.3	3	1.7	3	1.7	1	0.6
Participate in social service organization activities	n=153	139	90.8	7	4.6	5	3.3	2	1.3	0	0
Using public health services	n=358	235	65.6	57	15.9	33	9.2	31	8.7	2	0.6
Participate in art and cultural activities	n=156	93	59.6	24	15.4	17	10.9	22	14.1	0	0

Table XI.43 Reasons for not participating in sport activities in TSW

	n = 63	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	27	42.9
Less choice in TSW / More choices outside TSW	18	28.6
Not convenient in TSW / More convenient outside TSW	17	27.0
More convenient outside TSW because of work / study	14	22.2
Accompanying relatives / friends not living in TSW	7	11.1
Accompanying relatives / friends decide to do it outside TSW	3	4.8
Others	6	9.5

* respondents may choose more than one answer

Table XI.44 Reasons for not using public libraries in TSW

	n = 45	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	11	24.4
Less choice in TSW / More choices outside TSW	15	33.3
Not convenient in TSW / More convenient outside TSW	13	28.9
More convenient outside TSW because of work / study	14	31.1
Accompanying relatives / friends not living in TSW	0	0
Accompanying relatives / friends decide to do it outside TSW	1	2.2
Others	2	4.4

* respondents may choose more than one answer

Table XI.45 Reasons for not using rest places in TSW

	n = 24	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	6	25.0
Less choice in TSW / More choices outside TSW	6	25.0
Not convenient in TSW / More convenient outside TSW	5	20.8
More convenient outside TSW because of work / study	5	20.8
Accompanying relatives / friends not living in TSW	2	8.3
Accompanying relatives / friends decide to do it outside TSW	3	12.5
Others	1	4.2

* respondents may choose more than one answer

Table XI.46 Reasons for not using community centre facilities in TSW

	n = 13	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	3	23.1
Less choice in TSW / More choices outside TSW	4	30.8
Not convenient in TSW / More convenient outside TSW	1	7.7
More convenient outside TSW because of work / study	4	30.8
Accompanying relatives / friends not living in TSW	0	0
Accompanying relatives / friends decide to do it outside TSW	2	15.4
Others	1	7.7

* respondents may choose more than one answer

Table XI.47 Reasons for not participating in social services programmes in TSW

	n = 14	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	3	23.1
Less choice in TSW / More choices outside TSW	4	30.8
Not convenient in TSW / More convenient outside TSW	1	7.7
More convenient outside TSW because of work / study	4	30.8
Accompanying relatives / friends not living in TSW	0	0
Accompanying relatives / friends decide to do it outside TSW	2	15.4
Others	1	7.7

* respondents may choose more than one answer

Table XI.48 Reasons for not using public health services in TSW

	n = 123	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	79	64.2
Less choice in TSW / More choices outside TSW	73	59.3
Not convenient in TSW / More convenient outside TSW	22	17.9
More convenient outside TSW because of work / study	22	17.9
Accompanying relatives / friends not living in TSW	5	4.1
Accompanying relatives / friends decide to do it outside TSW	0	0
Others	3	2.4

* respondents may choose more than one answer

Table XI.49 Reasons for not participating in cultural and art activities in TSW

	n = 63	
	<i>f</i>	%*
Less facility in TSW / More facilities outside TSW	18	28.6%
Less choice in TSW / More choices outside TSW	46	73.0%
Not convenient in TSW / More convenient outside TSW	4	6.3%
More convenient outside TSW because of work / study	7	11.1%
Accompanying relatives / friends not living in TSW	18	28.6%
Accompanying relatives / friends decide to do it outside TSW	3	4.8%
Others	1	1.6%

* respondents may choose more than one answer

TableXI.50 Consumption pattern of respondents in the past one year

	n = 502											
	Everyday or almost everyday		One to several times a week		One to several times a month		One to several times a year		Never		No answer	
	f	%	f	%	f	%	f	%	f	%	f	%
Buying fresh food and other foodstuff	279	55.6	186	37.1	23	4.6	4	0.8	10	2.0	0	0
Buying daily consumables	84	16.7	139	27.7	249	49.6	17	3.4	13	2.6	0	0
Buying leisure items	72	14.3	146	29.1	171	34.1	51	10.2	61	12.2	1	0.2
Buying personal care services	19	3.8	28	5.6	321	63.9	94	18.7	39	7.8	1	0.2
Dining / Tea	53	10.6	163	32.5	191	38.0	49	9.8	46	9.2	0	0
Entertainment	12	2.4	54	10.8	205	40.8	83	16.5	146	29.1	2	0.4

TableXI.51 Consumption pattern in TSW

			Mostly in TSW		About half in TSW		Less than half in TSW		Never in TSW		No answer	
			<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%
Buying fresh food and other foodstuff	n=492		409	83.1	56	11.4	21	4.3	6	1.2	0	0
Buying daily consumables	n=489		411	84.0	44	9.0	22	4.5	12	2.5	0	0
Buying leisure items	n=441		313	71.0	59	13.4	44	10.0	24	5.4	1	0.2
Buying personal care services	n=463		305	65.9	66	14.3	42	9.1	49	10.6	1	0.2
Dining / Tea	n=456		276	60.5	107	23.5	51	11.2	22	4.8	0	0
Entertainment	n=356		146	41.0	103	28.9	68	19.1	37	10.4	2	0.6

Table XI.52 Reasons for not buying fresh food and other foodstuff in TSW

	n = 83	
	<i>f</i>	%*
More expensive in TSW / Cheaper outside TSW	51	61.4
Less choice in TSW / More choices outside TSW	53	63.9
Not convenient in TSW / More convenient outside TSW	19	22.9
More convenient outside TSW because of work / study	29	34.9
Others	1	1.2

** respondents may choose more than one answer*

Table XI.53 Reasons for not buying daily consumables in TSW

	n = 78	
	<i>f</i>	%*
More expensive in TSW / Cheaper outside TSW	53	67.9
Less choice in TSW / More choices outside TSW	50	64.1
Not convenient in TSW / More convenient outside TSW	16	20.5
More convenient outside TSW because of work / study	21	26.9
Others	1	1.3

** respondents may choose more than one answer*

Table XI.54 Reasons for not buying leisure items in TSW

	n = 128	
	<i>f</i>	%*
More expensive in TSW / Cheaper outside TSW	45	35.2
Less choice in TSW / More choices outside TSW	76	59.4
Not convenient in TSW / More convenient outside TSW	16	12.5
More convenient outside TSW because of work / study	60	46.9
Others	0	0

** respondents may choose more than one answer*

Table XI.55 Reasons for not buying personal care services in TSW

	n = 158	
	<i>f</i>	%*
More expensive in TSW / Cheaper outside TSW	52	32.9
Less choice in TSW / More choices outside TSW	105	66.5
Not convenient in TSW / More convenient outside TSW	27	17.1
More convenient outside TSW because of work / study	44	27.8
Others	15	9.5

** respondents may choose more than one answer*

Table XI.56 Reasons for not dining / having tea in TSW

	n = 180	
	<i>f</i>	%*
More expensive in TSW / Cheaper outside TSW	71	39.4
Less choice in TSW / More choices outside TSW	106	58.9
Not convenient in TSW / More convenient outside TSW	46	25.6
More convenient outside TSW because of work / study	69	38.3
Others	9	5.0

** respondents may choose more than one answer*

Table XI.57 Reasons for not having entertainment in TSW

	n = 210	
	<i>f</i>	%*
More expensive in TSW / Cheaper outside TSW	62	29.5
Less choice in TSW / More choices outside TSW	162	77.1
Not convenient in TSW / More convenient outside TSW	51	24.3
More convenient outside TSW because of work / study	63	30.0
Others	5	2.4

** respondents may choose more than one answer*

Table XI.58 Respondents by employment status

	<i>f</i>	%
Employee	210	41.8
Employer	4	0.8
Self-employed	5	1.0
Student	63	12.5
Home-maker	132	26.3
Retired	59	11.8
Unemployed	29	5.8
Total	502	100.0

Table XI.59 Location of school by respondents attending school

	n = 63	
	<i>f</i>	%
Central & Western	1	1.6
Wanchai	1	1.6
Eastern	0	0
South	0	0
Yau Tsim Mong	1	1.6
Shamshuipo	1	1.6
Kowloon City	2	3.2
Wong Tai Sin	0	0
Kwong Tong	0	0
Kwai Tsing	5	7.9
Tsuen Wan	2	3.2
Tuen Mun	10	15.9
Yuen Long	36	57.1
North	1	1.6
Tai Po	0	0
Shatin	1	1.6
Sai Kung	0	0
Islands	0	0
No answer	2	3.2

Table XI.60 Nature of work by respondents who are employed

	n = 219	
	<i>f</i>	%
managers and administrators	12	5.5
professionals	30	13.7
associate professionals	7	3.2
secretaries / clerks	42	19.2
service works and shop sales workers	56	25.6
craft and related workers	1	0.5
drivers, technicians and machine operators	33	15.1
elementary occupations	23	10.5
no answer	15	6.8

Table XI.61 Workplace by respondents with a job

	n = 219	
	<i>f</i>	%
Central & Western	13	5.9
Wanchai	10	4.6
Eastern	3	1.4
South	0	0
Yau Tsim Mong	16	7.3
Shamshuipo	9	4.1
Kowloon City	2	0.9
Wong Tai Sin	3	1.4
Kwong Tong	5	2.3
Kwai Tsing	11	5.0
Tsuen Wan	11	5.0
Tuen Mun	17	7.8
Yuen Long	45	20.5
North	5	2.3
Tai Po	4	1.8
Shatin	4	1.8
Sai Kung	1	0.5
Islands	3	1.4
No answer	57	26.0

Table XI.62 Means of transportation to workplace or school

	n = 282	
	<i>f</i>	%*
on foot	21	7.4
by bus	145	51.4
by minibus	20	7.1
LRT	66	23.4
WR	66	23.4
bicycle	0	0
taxi	3	1.1
private car	11	3.9

* respondents may choose more than one answer

Table XI.63 Travelling time of round trip to workplace and school

		less than 30 mins		30 – 60 mins		61 to 90mins		91 to 120 mins		more than 120 mins		No answer	
		<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%
on foot	n=21	12	57.1	5	23.8	0	0	0	0	0	0	4	19.0
by bus	n=145	11	7.6	25	17.2	25	17.2	46	31.7	26	17.9	12	8.3
by minibus	n=20	13	65	2	10	2	10	2	10	0	0	1	5
LRT	n=66	29	43.9	22	33.3	8	12.1	0	0	0	0	7	10.6
WR	n=66	13	19.7	19	28.8	8	12.1	13	19.7	7	10.6	6	9.1
bicycle	n=0	0	0	0	0	0	0	0	0	0	0	0	0
taxi	n=3	3	100	0	0	0	0	0	0	0	0	0	0
private car	n=11	2	18.2	6	54.5	0	0	1	9.1	0	0	2	18.2

Table XI.64 Travelling expenses of round trip to workplace and school

		less than \$10		\$10.1 - \$15		\$15.1 - \$20		\$20.1 - \$25		\$25.1 - \$30		\$30.1 - \$35		\$35.1 - \$40		\$40.1 - \$45		\$45.1 - \$50		over \$50.1		No answer	
		f	%	f	%	f	%	f	%	f	%	f	%	f	%	f	%	f	%	f	%	f	%
by bus	n=145	26	17.9	13	9.0	24	16.6	9	6.2	24	16.6	11	7.6	15	10.3	11	7.6	8	5.5	4	2.8	2	1.4
by minibus	n=20	12	60.0	3	15.0	1	5.0	0	0.0	1	5.0	1	5.0	0	0.0	0	0.0	0	0.0	0	0.0	2	10.0
LRT	n=66	63	95.5	2	3.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1.5
WR	n=66	25	37.9	9	13.6	14	21.2	4	6.1	4	6.1	0	0.0	3	4.5	4	6.1	3	4.5	0	0	0	0.0
taxi	n=3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	27.3	8	72.7
private car	n=11	26	17.9	13	9.0	24	16.6	9	6.2	24	16.6	11	7.6	15	10.3	11	7.6	8	5.5	4	2.8	2	1.4

Table XI.65 Level of satisfaction with living in TSW

	highly satisfactory		fairly satisfactory		fairly unsatisfactory		highly unsatisfactory		No answer	
	N=502									
	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%	<i>f</i>	%
environment	33	6.6	422	84.1	44	8.8	3	0.6	0	0
law and order	14	2.8	383	76.3	96	19.1	9	1.8	0	0
transportation	5	1.0	328	65.3	137	27.3	32	6.4	0	0
pedestrian walkway	18	3.6	441	87.8	42	8.4	1	0.2	0	0
education	5	1.0	401	79.9	83	16.5	8	1.6	5	1.0
public health facilities	3	0.6	183	36.5	198	39.4	117	23.3	1	0.2
social services	9	1.8	357	71.1	98	19.5	35	7.0	3	0.6
shopping facilities (e.g. market, shopping centre)	11	2.2	328	65.3	136	27.1	27	5.4	0	0
emergency services (e.g. police, ambulance, fire service etc.)	5	1.	440	87.6	48	9.6	6	1.2	3	0.6
environment and facilities of housing estate	21	4.2	437	87.1	37	7.4	6	1.2	1	0.2

Table XI.66 Reasons for not satisfied with the environment in TSW

	n = 47	
	<i>f</i>	%
poor air quality	14	29.8
too crowded	7	14.9
foul smell from the drainage channel	3	6.4
poor cleanliness	3	6.4
heavy traffic and noise from vehicles	1	2.1
no reason given	19	40.4

Table XI.67 Reasons for not satisfied with law and order in TSW

	n = 105	
	<i>f</i>	%
more youth gangs and night youth	41	39.0
more crime (e.g. family violence, violence, drug problems etc.)	17	16.2
less policemen	7	6.7
poor public order	10	9.5
suspicious persons in neighbourhood	4	3.8
more new arrivals	2	1.9
no reason given	24	22.9

Table XI.68 Reasons for not satisfied with transportation in TSW

	n = 169	
	<i>f</i>	%
travelling fee too expensive	109	64.5
inadequate bus routes	16	9.5
long travelling time	13	7.7
inconvenient transport system	12	7.1
poor transit connection	2	1.2
crowdedness in passenger compartment of public transport	2	1.2
no reason given	15	8.9

Table XI.69 Reasons for not satisfied with pedestrian walkway in TSW

	n = 43	
	<i>f</i>	%
inadequate pedestrian walkway	4	9.3
pedestrian walkway too narrow	4	9.3
poor design of pedestrian walkway	6	14.0
many uneven roads	2	4.7
inadequate cycleways	2	4.7
lack of road maintenance	1	2.3
inconvenience because walkways in shopping centres closed at night	1	2.3
long time interval in between traffic light signals	1	2.3
no reason given	22	51.2

Table XI.70 Reasons for not satisfied with education in TSW

	n = 91	
	<i>f</i>	%
inadequate number of school	15	16.5
poor quality and academic performance of students	19	20.9
complicated background of students	4	4.4
too many young people	8	8.8
quality of teachers varied	2	2.2
poor quality of schools	3	3.3
inadequate facilities such as study rooms	3	3.3
inadequate number of teachers	1	1.1
lack of English secondary school	2	2.2
lack of after school facilities for youth	2	2.2
poor concept of civic education	1	1.1
inadequate communication between the school and the parents	1	1.1
no reason given	30	33.0

Table XI.71 Reasons for not satisfied with public health facilities in TSW

	n = 315	
	<i>f</i>	%
no hospital / inadequate hospital beds	127	40.3
inadequate public health facilities	132	41.9
poor service quality	14	4.4
waiting time too long	4	1.3
few choices	2	0.6
inefficient service	1	0.3
remote location	2	0.6
inconvenient because type of medicine too few	1	0.3
no reason given	32	10.2

Table XI.72 Reasons for not satisfied with social services in TSW

	n = 133	
	<i>f</i>	%
inadequate facility	79	59.4
inadequate service	3	2.3
no social service facility	3	2.3
inadequate sports facility	2	1.5
inadequate vocation counseling	1	0.8
poor management	2	1.5
inadequate community centre, youth centre and elderly centre	8	6.0
library too small and poor quality	2	1.5
inadequate leisure facility	3	2.3
inadequate park facility	1	0.8
inadequate government resources	3	2.3
inadequate social worker	1	0.8
no reason given	25	18.8

Table XI.73 Reasons for not satisfied with shopping facility in TSW

	n = 163	
	<i>f</i>	%
price too dear and lack variety	98	60.1
inadequate shops and large scale shopping centre	29	17.8
poor quality of goods	8	4.9
inconvenient / too scatted	4	2.5
no reason given	24	14.7

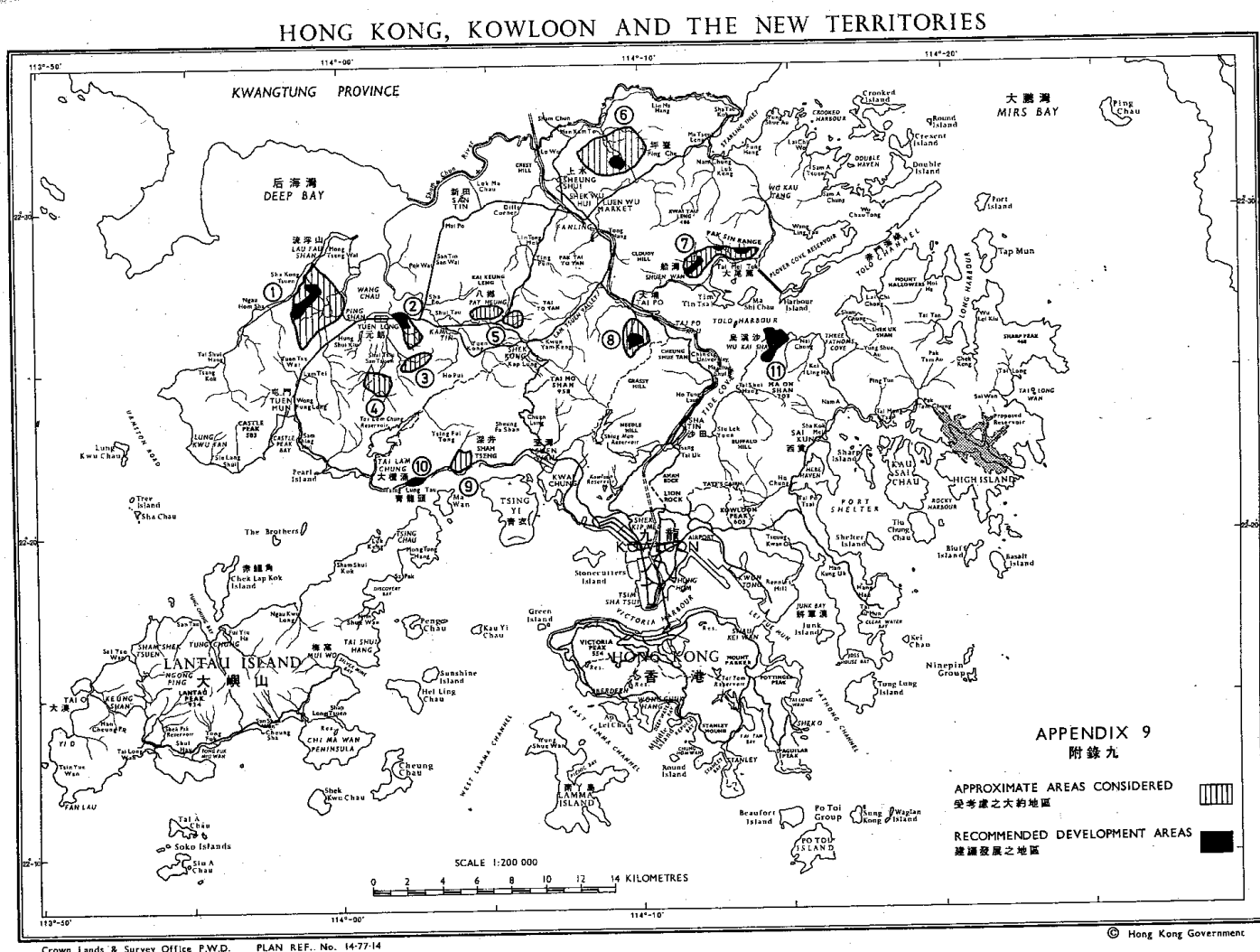
Table XI.74 Reasons for not satisfied with emergency services in TSW

	n = 54	
	<i>f</i>	%
inadequate services / poor service quality	32	59.3
inadequate policemen	4	7.4
inadequate ambulance	2	3.7
no reason given	16	29.6

Table XI.75 Reasons for not satisfied with the environment / facilities of the housing estate in TSW

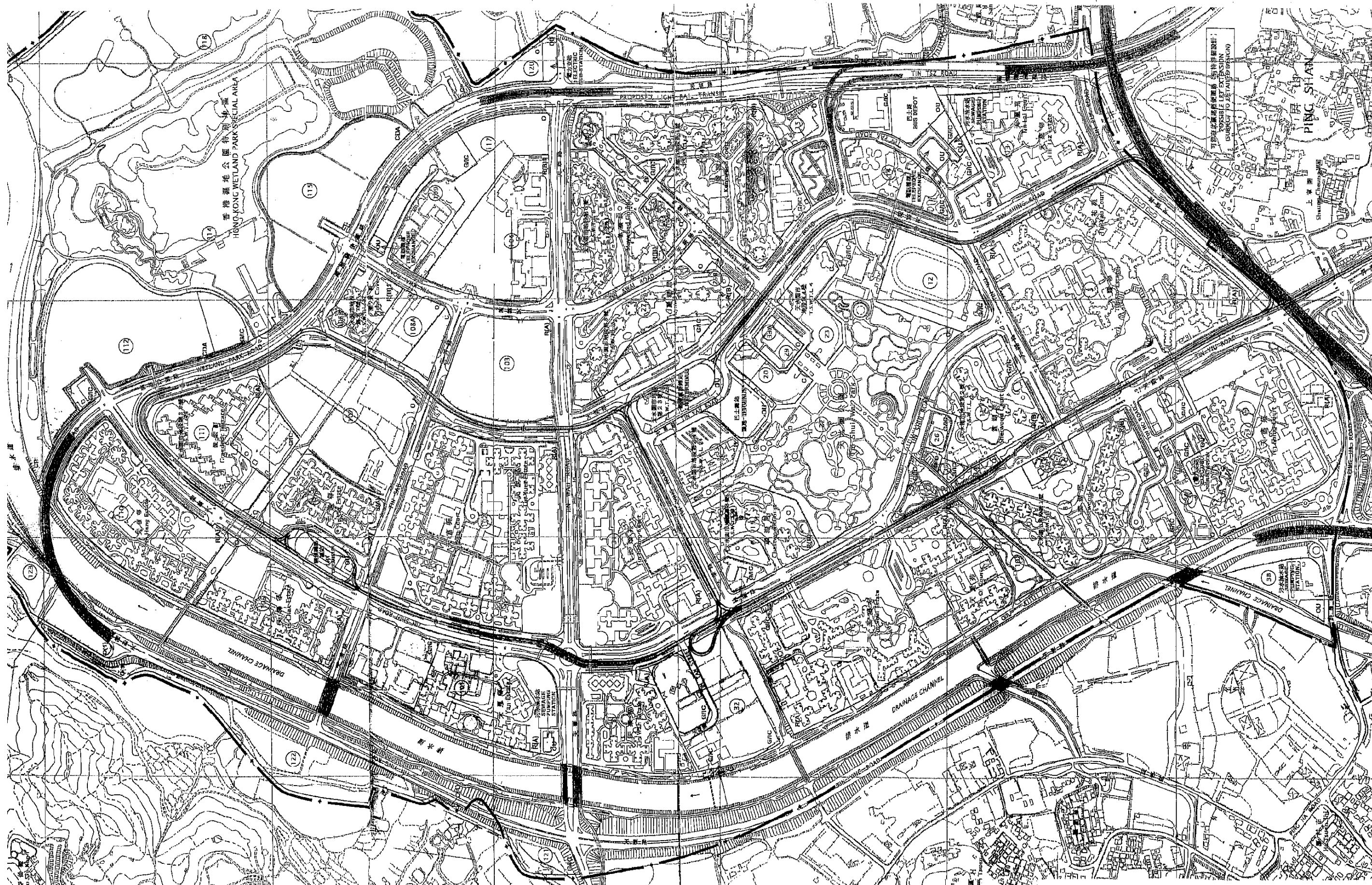
	n = 43	
	<i>f</i>	%
inadequate facility	13	30.2
size too small	11	25.6
poor hygiene	2	4.7
building too old	1	2.3
management fee too expensive	1	2.3
no air conditioning in lobby	1	2.3
no reason given	14	32.6

Appendix XII Recommended development areas of the Special Committee on Land Production in 1977



Source: Working Party on New Development Areas, Special Committee on Land Production. (1977). *Report of the Special Committee on Land Production*. Hong Kong Government

Appendix XIII Tin Shui Wai Outline Zone Plan as at September 2008



Source: Planning Department. (2008). Tin Shui Wai – Outland Zoning Plan. Hong Kong Government SAR

Appendix XIV

The case of Tung Chung new town

1. The following data are extracted from the district council constituency information of the 2006 by census of Hong Kong. We should note that Tung Chung new town is much smaller than Tin Shui Wai. In 2006, it has only 71,293 residents.

2. In 2006, the Tung Chung new town was divided into two district council constituencies. One is actually named as the “Tung Chung new town”, and the other is “Yat Tung”.

“Tung Chung new town”

3. “Tung Chung new town” consists of the Fu Tong Estate, the Citygate complex (including a shopping mall, office tower, and a hotel), many private housing estates, and the HK international airport. The Citygate complex and the airport provide plenty of job opportunities, and 27.5% of the working population in “Tung Chung new town” actually worked within this constituency. This percentage is substantially higher than the average of 8.9% in Hong Kong.

4. The population in 2006 was 33,781 with 59% housed in private residential flats, 18.3% in public rental housing, and 21.5% in subsidized sale flats. The housing mix appeared to be quite balanced.

“Yat Tung”

5. The “Yat Tung” constituency is basically the Yat Tung Estate I & II housing 37,512 persons, i.e. 100% public rental housing. Job opportunities are very limited. As a result, only 6.7% of the working population worked within this constituency i.e. lower than the average of 8.9% in Hong Kong.

6. Owing to the limited size of Yat Tung estates, most facilities are located near Fu Tong Estate and Citygate complex. Complaints about the lack of local facilities had often been heard from residents of Yat Tung estates.

LIST OF TABLES

Chapter Two	
Table 2.1	Response rate of street level survey
Table 2.2	Response rate of household survey
Chapter Three	
Table 3.1	Targeted and actual production of public housing between the period 1991 / 92 to 2007 / 08
Chapter Four	
Table 4.1	Distribution of CSSA cases in Yuen Long and TSW
Table 4.2	Employment status of population aged 15+ in administrative districts and TSW, 2006
Table 4.3	Number of juvenile offenders and young offenders in TSW, 2004, 2005, 2006 and 2007
Table 4.4	Number of juvenile offenders and young offenders involving drug related criminal cases in TSW, 2004, 2005, 2006 and 2007
Chapter Five	
Table 5.1	Planned and actual housing mix by population in TSW south (1983 MDP)
Table 5.2	Housing mix by population upon full development of the development zone (1995 MDP)
Table 5.3	Planned and actual housing mix by population in TSW North
Table 5.4	Use of public health services in TSW (Street and Household Surveys)
Table 5.5	Street survey (those living in TSW) – Consumption in TSW and reasons why not
Table 5.6	Household survey (those living in TSW) – Consumption in TSW and reasons why not
Table 5.7	Use of welfare, leisure, sports, and cultural facilities (Street and Household Survey)
Table 5.8	Transportation for those working or studying (Household Survey)
Chapter Six	
Table 6.1	Persons employed in the major industries from 1987 - 2007
Table 6.2	Distribution of jobs of different sectors in various parts of HK

Appendix XI	
Street level Survey	
Table XI.1	Respondents by place of residency
Table XI.2	Respondents by age
Table XI.3	Respondents by gender
Table XI.4	Respondents by place of birth
Table XI.5	Respondents by duration of stay
Table XI.6	Respondents by employment status
Table XI.7	Respondents by education level
Table XI.8	Respondents by household income
Table XI.9	Respondents living in TSW by housing type
Table XI.10	Consumption pattern of respondents living in TSW
Table XI.11	Reasons for not buying fresh food and other foodstuff in TSW
Table XI.12	Reasons for not buying daily consumables in TSW
Table XI.13	Reasons for buying leisure items in TSW
Table XI.14	Reasons for not buying personal care services in TSW
Table XI.15	Reasons for not dining out or tea in TSW
Table XI.16	Reasons for not having entertainment in TSW
Table XI.17	Utilization of community facilities of respondents living in TSW
Table XI.18	Reasons for not participating in sport activities in TSW
Table XI.19	Reasons for not using public libraries in TSW
Table XI.20	Reasons for not using rest places in TSW
Table XI.21	Reasons for not participating in social service programmes in TSW
Table XI.22	Reasons for not using public health services in TSW
Table XI.23	Reasons for not using community centre facilities in TSW
Table XI.24	Reasons for not participating in art and cultural activities in TSW
Table XI.25	Respondents not living in TSW by place of residency
Table XI.26	Respondents not living in TSW by frequency of visiting
Table XI.27	Respondents not living in TSW by reason of visiting
Table XI.28	Respondents not living in TSW by consumption on date surveyed
Household Survey	
Table XI.29	Respondents by age
Table XI.30	Respondents by gender
Table XI.31	Respondents by place of birth
Table XI.32	Respondents born in China by duration of stay

Table XI.33	Respondents by education level
Table XI.34	Respondents by household income
Table XI.35	Respondents living in TSW by housing type
Table XI.36	Respondents by duration of residency in TSW
Table XI.37	Respondents by number of family members in the same household
Table XI.38	Respondents by number of immediate family members in HK but not in the same household
Table XI.39	Respondents by relationship of immediate family members in HK not living in the same household
Table XI.40	Respondents by place of residency of immediate family members in HK not living in the same household
Table XI.41	Utilization of community facilities in the past one year
Table XI.42	Utilization of community facilities in TSW
Table XI.43	Reasons for not participating in sport activities in TSW
Table XI.44	Reasons for not using public libraries in TSW
Table XI.45	Reasons for not using rest places in TSW
Table XI.46	Reasons for not using community centre facilities in TSW
Table XI.47	Reasons for not participating in social services programmes in TSW
Table XI.48	Reasons for not using public health services in TSW
Table XI.49	Reasons for not participating in cultural and art activities in TSW
Table XI.50	Consumption pattern of respondents in the past one year
Table XI.51	Consumption pattern in TSW
Table XI.52	Reasons for not buying fresh food and other foodstuff in TSW
Table XI.53	Reasons for not buying daily consumables in TSW
Table XI.54	Reasons for not buying leisure items in TSW
Table XI.55	Reasons for not buying personal care services in TSW
Table XI.56	Reasons for not dining / having tea in TSW
Table XI.57	Reasons for not having entertainment in TSW
Table XI.58	Respondents by employment status
Table XI.59	Location of school by respondents attending school
Table XI.60	Nature of work by respondents who are employed
Table XI.61	Workplace by respondents with a job
Table XI.62	Means of transportation to workplace or school
Table XI.63	Travelling time of round trip to workplace and school

Table XI.64	Travelling expenses of round trip to workplace and school
Table XI.65	Level of satisfaction with living in TSW
Table XI.66	Reasons for not satisfied with the environment in TSW
Table XI.67	Reasons for not satisfied with law and order in TSW
Table XI.68	Reasons for not satisfied with transportation in TSW
Table XI.69	Reasons for not satisfied with pedestrian walkway in TSW
Table XI.70	Reasons for not satisfied with education in TSW
Table XI.71	Reasons for not satisfied with public health facilities in TSW
Table XI.72	Reasons for not satisfied with social services in TSW
Table XI.73	Reasons for not satisfied with shopping facility in TSW
Table XI.74	Reasons for not satisfied with emergency services in TSW
Table XI.75	Reasons for not satisfied with the environment / facilities of the housing estate in TSW

LIST OF FIGURES

Chapter Four	
Figure 4.1	Population Density of New Towns by 1996, 2001 & 2006
Figure 4.2	The spectacular density of Tin Yat Estate in TSW
Figure 4.3	Age Distribution in TSW and Hong Kong 2006
Figure 4.4	Household Sizes in TSW and HK, 2006
Figure 4.5	Household Composition in TSW and HK, 2006
Figure 4.6	Marital Status of People Aged 15+ in TSW and Hong Kong 2006
Figure 4.7	Dependency Ratio in TSW and Hong Kong 2006
Figure 4.8	Duration of Residence in Hong Kong, 2001 & 2006
Figure 4.9	Place of Birth by Percentage in Population in TSW and HK, 2006
Figure 4.10	Highest Educational Level Completed for Persons Aged 15 and Above in TSW and HK, 2006
Figure 4.11	Median household income in TSW and HK, 2001 & 2006
Figure 4.12	Percentage of working population by economic activity status in TSW and Hong Kong, 2006
Figure 4.13	Percentage of population aged 15 and above by occupation
Figure 4.14	Percentage of population by new town and type of housing, 2006
Chapter Five	
Figure 5.1	Shops at Kingswood Richly Plaza are usually very small
Figure 5.2	Complaints received and operational activities of the Food and Environmental Hygiene Department in 2005 to 2008 (Jan to Sept)
Figure 5.3	Under-utilized street furniture in TSW
Figure 5.4	The original proposed 2-leg loop of LRT
Figure 5.5	Systems of footbridges as a common feature in Tin Fu Court in TSW North
Chapter Six	
Figure 6.1	Factors affecting the social economic problems in Tin Shui Wai