

MAKING LAND FOR DEVELOPMENT – LESSONS LEARNT

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KEY WORDS

Making Land for Development, Hong Kong, New Town

SUMMARY

This is a summary on the history of new towns development in Hong Kong, lessons learnt and the way forward.

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FULL PAPER

As a result of the rapid growth of manufacturing industry and the influx of a large number of immigrants from mainland China in the 1950s, Hong Kong Government started to develop new towns since 1950s. The earliest type of new towns were called satellite towns.

The first new town in Hong Kong is Kwun Tong. Kwun Tong can be considered to be a product for urbanization and industrialization. In order to encourage manufacturers to build factories there, the Government provided industrial land on very favourable terms. As a result of the joint efforts of the Government and private enterprises, a lot of factories were built in Kwun Tong since 1950s and created abundant local employment opportunities.

With the increasing growth of population in the 1960s and 1970s, the Government began more large scale new town developments and implemented the New Town Development Programme in 1970s. Over the past decades, nine new towns have been developed in three phases, from the earliest Tsuen Wan to the latest North Lantau (the new airport town). The purpose of the Programme is to cope with the growing population and to improve the living environment by decentralizing the population from the increasingly congested city centers. Under the Programme, apart from supplying land for industrial purposes, the Government also aimed at providing more land more housing. In every one of these new towns, both public and private housing were built.

Amongst the new towns, there are some “successful” samples and some “not so successful” aspects. For instance, Tsuen Wan and Sha Tin are considered to be two successful examples of new town development. Both of them are adequately self-contained and provided with well-planned strategic road and railway network. For Tsuen Wan, it still remains as one of the most important industrial hubs and it houses the container terminal. For Sha Tin, it contains four industrial districts for light industries, a well established university and a world class horse race course. However, we do have less successful cases in Hong Kong. Tin Shui Wai is the eighth new town built in Hong Kong. Given its far distance from the city

centre of Hong Kong and the lack of a mass transit railway network, development in there has been slow with inadequate local employment opportunities.

The story of new town development in Hong Kong provides very useful experience for people involved in development planning.

BIOGRAPHICAL NOTES

Mr. Raymond Chan is the Chairman of Planning & Development Division of Hong Kong Institute of Surveyors. He is qualified as a Building Surveyor, Project Management Surveyor, Property and Facility Manager Surveyor, Planning and Development Surveyor. Mr. Chan is also a Member of the Chartered Institute of Arbitrators (MCI Arb) and the Chartered Institute of Building (MCI OB); a Fellow Member of the Hong Kong Institute of Surveyors (FHKIS), the Royal Institution of Chartered Surveyors (FRICS) and the Association of Building Engineers (FBEng). Mr. Chan also process the qualification for Construction Engineering Consultant of China.

Mr. Chan is also the Managing Director of Raymond Chan Surveyors Limited, a leading surveying consultancy firm in Hong Kong. He has more than 25 years of experience in the planning and administration of building projects.

Mr. Chan is currently a Governor of the World Organisation of Building Officials (WOBO) and a member of the Town Planning Board, HKSAR Government. Mr. Chan is also serving, or has served in a lot of other Boards and Committees including:

Now serving

- Convenor, Panel for Hearing Objection to Railway Projects
- Member, Election Committee, HKSAR
- Member, Home Purchase Allowance Appeals Committee Panel
- Member, Appeal Tribunal Panel
- QingDao Committee Member, The Chinese People's Political Consultative Conference

Have served

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Raymond Chan
Making Land for Development – Lessons Learnt

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- Member, Infrastructure Development Advisory Committee, Hong Kong Trade Development Council
- Member, Authorized Person Registration Committees Panel
- Member, Advisory Committee on Barrier Free Access
- Member, Licensing Appeals Board
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