1 History of Urban Development in Hong Kong

by Dr Edward CY Yiu

Associate Professor
Dept of Geography and Resource Management, Chinese University of Hong Kong
Introduction 引言

• 1841 – 1894: Planning by Lease
• 1895 – 1903: Planning by Ordinances
• 1904 – 1950: Experimenting Period
  – 1910s: PPP Developments Trials: Kai Tak Bund and Kowloon Tong Garden City
  – 1910s: Municipal Planning Trial: Yaumatei case
  – 1920s: Development by Zone Trial: Kowloon East case
  – 1920s: Reclamation and Seabed Sale Trial: Shamshuipo case
  – 1939: 1st Town Planning Ordinance enacted
  – 1950s: PPP Development re-trials: Luen Wo Hui case
• 1970s: Implementation Period
  – PPP Loft Developments: Mei Foo Sun Chuen case
  – PPP New Town Developments: NENT NDA case
• PPP = Public Private Partnership 公私合營
1841 Planning by Lease

地契規劃

• Lease Conditions and Covenants
  – User clause
  – Height limit
  – DDH clause
  – Offensive trades clause
Planning by Lease Era

- Rows of Tenements 排樓
- Two Storey High 兩層高
- Back to Back 背對背
- No Space Between 無空間
- Composite Use (shophouses) 商住兩用
- Restrict Offensive Trades Only 只限非厭惡工業
1900s Planning by Ordinance 以法規劃

- Buildings Ordinance 1889
  - Density control
  - Height limit
  - Yard and lane, open space

- Veranda and Balcony Regulations (concession)

- Peak District Reservation Ordinance 1904

- European and Hill District Reservation Ordinance 1904
1894年大鼠疫 Bubonic Plague:

销毁太平山區 Tai Ping Shan District

• 1903 卜公花園 Blake Garden

• 香港最早公共公園 The earliest public park in HK
堅尼地城新填海區 1890s Kennedy Town – New Reclamation Area in the 1890s

- 大學 University
- 醫院 Hospital
- 屠房 Cattle Depot
- 住宅 Residential
- 工廠 Factory
1910s PPP Development Trials

- South Island Dev Scheme
- Kai Tak Bund
- Kowloon Tong Garden City
規劃實驗年代
Experimenting Urban Planning Era

- The first Town Planning Ordinance was enacted in 1939 香港的城市規劃條例，最早版本為1939年；
  - The first Housing and Planning Ordinance in the UK was enacted in 1909 英國的城市規劃條例，最早為1909年的房屋與城規條例；
  - The earliest Planning Act in the US could be traced back to Yick Wo v Hopkins, Sheriff (1886) case and New York Zoning Act 1916 美國的城市規劃條例，最早源於1886年Yick Wo v Hopkins, Sheriff案及1916年紐約土地用途分區法；
規劃實驗年代
Experimenting Urban Planning Era

• Two Major Schools of Thought of Urban Planning in the 1900s
  – Ebenezer Howard (1898) Garden City Concept 提出花園城市規劃概念；
  – Le Corbusier (1922) Urbanism 提出都市化規劃概念；
• Edwardian Municipal Architectural Style was also popular in the 1910s, 1910年代興起愛德華式市政建築風格；
• The old Victoria City on Hong Kong Island was developed and was difficult to implement new town planning schemes in the 20th century 港島的維多利亞城發展較早，到20世紀初已經難以大規模引入城市規劃概念；
• The newly reclaimed land in Kowloon Peninsula became good site for experimenting new planning schemes 新填海區及九龍半島遂成為香港城市規劃的實驗場地。
Kowloon Tong Garden City

- Kowloon Canton Railway was open with a station at Kowloon Tong 九龍塘, 九龍塘鐵路沿線;
- Two Portuguese Mr Charles Montague Ede and Francisco Paulo de Vasconcellos Soares made proposal to the government to develop the first garden city葡人向政府建議發展花園城市;
- Other earlier similar proposal was not approved 之前其它類似建議沒有落實;
- The government granted the land, with site formation and drainage works done 政府批出現時九龍塘區土地, 政府出資做好平整及排污系統, 然後出售土地作花園城市。
- It was a private treaty grant, single tender, with government input in infrastructure (PPP) 私人建議、單標獨得，政府提供平整、基建等（公私合營)。
戰前經驗啟發  Pre-war trials

• The first large scale housing estate development in HK – Kai Tak Bund 全港首個大型住宅項目 – 啟德濱

• The site was 210 acres, to be developed in 3 phases 佔地210畝，分三期發展；

• The 1\textsuperscript{st} phase was completed in 1920, with more than 200 blocks of housing, 1920年完成首期填海，發展200多幢房屋。

• The estate included a police station, a fire station, factories, a school (Munsang College), and 3-storey European houses and 2-storey Chinese tenements, 社區內有警署、消防局、工廠、學校(民生書院1926年在區內開辦)。西式住宅樓高3層，中式2層。

• The second phase was suspended due to economic downturn 第二期工程因工潮及地產不景氣，公司陷入財困。
A Failure Causing PPP

- Kai HO made the Kai Tak Bund proposal to the government in 1912. 何啟於1912年向政府提出填海九龍灣，發展為首個大型華人住宅項目：啟德濱，
- The works commenced in 1916 and the 1st phase of reclamation (western part) was completed in 1920. 1916年動工，1920年完成第一期填海(西面)。
- The 2nd phase of reclamation (eastern part) was completed in 1920-1927. 1920-1927年完成第二期填海(東面)。
- The 3rd phase of reclamation was done by the government in 1927-1930. 1927-1930年交由政府完成第三期填海(正中)。
- The site was resumed by the government in 1927 and was developed into the Kai Tak Airport. 1927年被政府接收，成為後來的啟德機場。
- During the WWII, the development was demolished and developed into a military airport. 二戰期間被日軍移平，擴建機場。
1920s Municipal Planning Trial

- Yaumatei Reclamation
官涌麻地：原為天然避風海灣

YMT: A Natural Shelter

• A natural port for fishermen, with many related businesses in the area
• 洋船候風入粵，常以珠江口停泊補給維修；
• 據1873年差餉收冊：「蔴地」經營船隻維修、麻纜、槳櫓、鐵匠及木材。
Military Use 後改為英軍軍營

- Kowloon Peninsula was ceded to Britain in 1860. 1860年10月24日，北京條約割讓九龍半島；
- It was converted into military use, including the War Department and the Naval Yard. 英軍佔領九龍後，把官涌砲台改為軍部(War Department)［即廣東道政府合署、官涌市政大廈和九龍佐治五世紀念公園］，和 海軍碼頭(Naval Yard) ［即尖沙咀消防局］。
Seabed Sale: A new town was developed

- The government sold the seabed of YMT in 1876, with a condition that the buyer should reclaim the land and develop according to the specifications. 1876年，政府把油麻地海旁的海床土地作公開拍賣，買家必須按政府規格自行填海得地；
- After the reclamation in 1889–90, the street was named Reclamation Street due to the use of prisoners. 1880–90年，政府派判苦工監的犯人填海建街，名為Reclamation Street (懲戒街)，後改新填地街。
- The Kwun Chung hill was cut in 1890 and developed in military use. 1890年，政府把官涌山剷平，改為軍事設施。
- The government auctioned seven pieces of government land at YMT in 1900. 1900年6月25日，政府拍賣7幅廟街官地。(詳見美都餐室講座)
Public Amenities: Advanced Design and Facilities 基建配套：完善及頂尖科技設施

• A police station was built in 1893 opposite to the temple. 1893年，油麻地警署設於天后廟前，並把街名改為差館街；

• The first water pump station was built in 1895. 1895年12月24日，一座全港首建的抽水站在差館街落成，標誌着九龍供水方案的全面落實。

• Further reclamation in 1900-1904 and a ferry pier was built. 1900-1904年再度填海至渡船街，加建渡輪碼頭，連接港島。

• The Nathan Road was extended. 把加冕道(彌敦道)擴延至界限街；

• The Kowloon Canton Railway was open in 1910. 1910年10月1日，九龍鐵路通車，油麻地站啟用。
Shelter and Logistic Centre
再度成為避風塘，變物流中心

- A typhoon in 1906 killed more than 10,000 people. 1906年9月18日，一場超級颱風，死亡人數高達10,000人，沉船無數；
- The first Typhoon Shelter Ordinance was enacted in 1909, and a shelter was completed in 1915. 1909年首次通過《建築避風塘條例》，興建望角咀避風塘，1915年12月16日完工。
- Then, YMT became a trade centre, including a fruit market in 1913, a fish market and vegetable wholesale market. 自此，油麻地成為九龍物流中心；1913年九龍果攤落成，後更成為九龍魚市場，九龍蔬菜批發市場等。廣東道自1900年起已有九龍倉。
City Centre, Population Growth

城市中心，人口激增

• In early 20th century, Shanghai Street was the city centre. 20世紀初，上海街成為當時九龍最繁榮的住宅區和商貿中心。

• Market Street was one of the earliest streets 街市街，為香港最早街道之一；

• The first hospital (Kwong Hua) in Kowloon was built in 1911. 1911年，九龍首座醫院：廣華醫院落成；

• DGS school was built in 1913. 1913年，九龍拔萃女書院創辦；

• YMT cinema was completed in 1929. 1929年油麻地戲院落成；

• The Kowloon District Magistracy was built in 1930. 1930年，九龍裁判司署啟用。
The first Urban Planning Experiment

首個城規實驗

• The Municipal Architectural Style was popular in the end of the 19th century, which made a square as the city icon. 19世紀末興起市政建築風格，以廣場為市中心地標；

• The Centrium in Central was open in 1896. 1896年中環中央廣場啟用；

• The Public Square in YMT was built in-between the police station and the temple. 1890年油麻地填海，政府把天后廟與油麻地警署之間的空地劃為一個廣場。
Naming Streets

•差館街(Station Street)前為公眾里
(Public Lane)和公眾道(Public
Road)，旁邊為眾坊街(Public
Square Street)

•Unfortunately, the translation,
was wrong by interpreting the
word “Square” as a shape rather
than a space. 可惜初期翻譯為公眾
四方街，誤把廣場譯為四方；

•廣場以中西法律守護，自成一格。(警署後改為法庭，現已重建為社區中
心)。
Design with Public Facilities

- The Outline Zoning Plan (OZP) of YMT in 1956 had already made provisions for public facilities. 1956年制定之分區發展大綱圖，把它優化成為公共設施中心區域；
- High density of residential development is in the north. 在眾坊街以北劃為住宅（高密度）用途，
- Public facilities are zoned in the south (grey colored areas), including community centre, hospital, police station, government buildings and parks. 而眾坊街以南則劃為政府及社區用途(圖中藍色部分)，至今的社區中心、醫院、警署、政府合署及休憩公園依然，
- A public school has been demolished, but the space is still kept as a public open space. 只有永星里的油麻地官立小學變了球場，卻仍是公共空間。
1920s Reclamation and Seabed Sale Trial

- Shamshuipo Reclamation
Shumshuipo was included in the New Kowloon Area since 1937. 1898年6月9日中英再签订《展拓香港界址專條》，深水埗变成英租界的一部份，1937年纳入新九龙范围。
1898 – 1923

- 1906, reclaimed land sale 拍卖新填海地；
- 1911, demolition 清拆大部分旧建筑物，移平西角山（西角咀一名从此消失）；
- 1911, SSP hospital was built 舊深水埗醫局落成（天后廟側）；
- 1918, a new market was built 新街市落成（北河街街市）；
- 1919, reclaimed another 3,000,000 sf land 再開墾或填平3百多萬平方英尺土地，增設通州街渡輪碼頭；
- 1909–1921, built 407 blocks of housing 共新建407幢房屋。

1902年地圖
1924 - 1937

- 1924, reclaimed to Yum Chau Street 填至欽州街;
- 1924, a police station was built 深水埗差館落成;
- 1927, a barrack was built 步兵團進駐今麗閣邨軍營和前荔枝角醫院軍營;
- 1928, Mei Foo Oil Depot was built 美孚油庫建成;
- 1930, new hospital was built 新深水埔醫局落成;
- 1937, included in New Kowloon Area 納入新九龍範圍。
1938 - 1950

- 1945, war time, ssp became a concentration camp 深水埗為日军集中营；
- 1947, reclaimed further 填至東京街，難民集中地；
- 1949, the first amusement park Lai Yuen was built 荔園落成；
- 1950, New Asia College was open at SSP 桂林街創辦新亞書院；
街道規劃 Street Planning

• Grid form divides the area into rectangular grids of 100m x 40-45m街道把建築物區域分成長方格，每格長約100米，闊約40-45米；

• Chinese tenements were built in each grid, by dividing each grid into 2-half, with a scavenging lane in-between for natural lighting requirement. 唐樓設計把每個小長方格前後分為兩半，中間夾着一條長長的後巷，為通風採光之用；

• A balcony was allowed to be extended over public street, making a repeated rhythmic pattern of about 20-balcony on a grid. 臨街的兩面為每一棟樓提供一個大騎樓，橫向排成20多個重覆的騎樓，引發節奏與旋律；

• Building height (H) of 15m, which is less than the street width (D), resulting in D/H<1, the form of Yoshinobu Ashihara (1983) Renaissance City. 樓高(H)不過15米，比街道的闊度(D)還要少，D/H比例約大於1，充滿芦原義信(1983)的『文藝復興城市』形態規劃。
1951 – 1975

- 1953, Shek Kip Mei fire causing 50,000 people homeless 石硤尾大火，5萬人無家可歸；
- 1955, resettlement housing was built 興建徙置大廈；
- 1969, the first large scale private housing estate Mei Foo Sun Chuen was built 全港首個大型私人大型屋苑: 美孚新邨第一期落成
- 1980s: squatters on Nam Cheong Street were demolished 拆卸南昌街木屋。
住屋發展實驗場地 Private and Public Housing Trials

• 1955，the first resettlement estate Mei Ho House was built首個公營徙置大廈試驗計劃(美荷樓)，H型設計有騎樓；

• 1960，the first public housing estate in Kowloon So Uk Estate was built九龍首個公共屋邨(蘇屋邨)，I字型設計；

• 1969，the first large scale private housing estate Mei Foo Sun Chuen was built首個私人大型屋苑試驗計劃(美孚)，井字風車型洋樓設計，陽台不再臨街；

• 1981，the barrack was converted into public housing and subsidized housing軍營改建公屋和居屋計劃(麗閣邨)，I字型設計；
Development by Zone Trial

- Kowloon East as Pollution-Industry Area
- 1922 the 1st draft of Town Planning Scheme
- R/I zone still exists
Pre-war Tokwawan

戰前填海 - 土瓜灣

1898年前，馬頭圍臨近邊界，至1904年，土瓜灣只發展了馬頭角上的牛棚。展拓專條後（1898至1924年），馬頭圍道由南至北，土瓜灣沿岸有小規模填海。

• 1900年，政府拍賣土瓜灣官地及海床。
• 1910-1926年間，馬頭圍墳場及後背壟墳場遷移，延長馬頭圍道。
Cattle Depot at the Border

- The cattle depot was built in 1908 in British vernacular Arts and Crafts architectural style. 牛棚：建於1908年，屬英式工藝美術運動風格的建築，
- It was designed with Chinese tiled roofs, red-brick walls and brick segmental arches over window and door openings. 配以中式瓦片屋頂、紅磚牆身及磚造拱形門窗開口，
- Special features include corbelled gables and Dutch gables. 踏步式和荷蘭式山牆。

http://blog.yahoo.com/ecyyiuu/articles/85688
九龍東戰前城市規劃 Pre-war Kowloon East Urban Planning

- The first Town Planning Board was set up in 1922, and it submitted the first town planning scheme 1922年香港成立規劃委員會，建議大規模填海，提交香港首份城市規劃草案。

- The first Town Planning Ordinance was enacted in 1939, and the first Outline Zoning Plan (OZP) of Tokwawan was made in 1941

1939年通過城市規劃條例，製訂1941年城市規劃圖，土瓜灣的規劃為：

- Eastern part along the coast and middle part were for light industrial uses 東面沿海及中部規劃為輕工業區；

- Western part along the slop was for residential developments for providing labour to the factories 西面沿山規劃為住宅區，如馬頭圍村、樂民新村、真善美村等公營房屋，為工業區提供勞動人口；

- Ko Shan Road was a quarry 高山道為石礦場。
1922 OZP
城規圖

- Ma Tau Chung village was resumed by the government in 1919. 1919年政府收回馬頭涌農地及馬頭角村地，並進行測量。（香港年報1920及工務局年報1920）
- OZP of Kowloon City 1922 was made (figure) but not implemented, until 1941 revision. 右為1922年九龍城發展計劃圖，但大部分沒有實行，修訂為1941年規劃。
- Grid form, land uses and airport planning had been made 街道分佈、填海及機場規劃大致落實。
Reclamation scale increased in the 1941 OZP vis-a-vis the 1921 OZP. 1922年規劃(左圖)比對1941年規劃(右圖)，填海規模更大，8字道路網絡大致落實，土瓜灣改劃為
戦前：發展厭惡工業區 (Offensive Trades Clause)

- The cattle depot attracted a lot of related industries to come 自從牛棚進駐，引來相關行業聚合；
- But old leases do not allow offensive trades 但全港舊地契均有限制用作厭惡性行業契諾；
- Modification and land premium must be made before doing offensive trades 修改契諾必須先得地政署批准及補地價；
- During 1910-1920s, there were many offensive trades engaged in Tokwawan 1910-1920年代，大量土瓜灣地段業權人申請從事厭惡工業，包括皮革、煮骨、處理肥料、肥皂、漿糊等。
- A waiver was shown in the figure 右為改契申請書，並非法訂牌照。
戰後規劃：發展輕工業區（Light Industry）

• A planner Patrick Abercrombie was invited to come to Hong Kong in 1946 to carry out the first comprehensive urban planning for HK 1946年，香港政府邀請英國地市規劃之父、大倫敦總體規劃師雅伯氏來港，為香港戰後重建作長遠發展規劃（見下頁規劃圖）。

• Kowloon East was marked as light industrial area 九龍東發展為輕工業區，以紅磡及馬頭角的8字為主軸。

• The sea between the coast and the Harbour Island was reclaimed in the 1960s 1960年代，再填海連接海心島。

• Kai Tak was developed into a residential area accommodating 100,000 people 啟德為大型住宅區，可容納100,000人。

• Ho Man Tin was also developed into a residential area accommodating 57,000 people 何文田區為住宅區可容納57,000人。
戦後規劃填海：發展輕工業區（Light Industry）
The first OZP 1957 for Ma Tau Kok 1957年4月9日，首份馬頭角規劃發展圖LK 10/18/4

Blue 藍色：Residential住宅區

Red 紅色：Industrial工業區

Orange 橙色：Industrial/Residential工住區
1969 規劃大綱 (OZP)

- 1969 OZP 1969年規劃大綱 圖S/K10/1；
- Rezoned from Industrial to Residential 由工業區轉型為住宅區；
- Dark colored areas were originally industrial, but planned for residential 圖中黑線部分原為工住區，長遠規劃為住宅區，但因臨近工廈，處於過渡期。
2008 Ma Tau Kok OZP

馬頭角規劃大綱圖

- 2008 OZP 2008年規劃大綱圖
  S/K10/20，已無工業地

Red 紅色：CDA 綜合發展用地

Brown 棕色：Res 住宅用地

Blue 淺藍：GIC & O 政府/公共設施用地空地

Green 綠色：Open 空地
# 規劃大綱

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<td>住宅(乙類)用地 R(B)</td>
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<td>8.99</td>
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<td>空地 (O)</td>
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http://www.ozp.tpb.gov.hk/pdf/s_k10_20_e.pdf
Light Industries before the 1960s 60年代前仍以輕工業為主

• Cotton Mills 紗廠：南洋紗廠 (即今十三街)、東方紗廠 (即今盲人工場一帶)、怡生紗廠 (即今新寶)、偉倫紗廠 (即今偉恒昌)；
• Chemicals 化工：天廚化工廠 (右下圖，即今天廚中心)、香港火藥廠 (即今美光街一帶)；
• Metalworks 五金：捷和鐵廠 (即今捷通)、信丰鋼廠 (即今機電處工場)；
• Public uses 公共業：九龍巴士廠 (即今土瓜灣運動場)、煤氣工場 (右上圖，至今仍在)、屠房 (即今牛棚藝術中心)。
1950s New Town Developments: Tsuen Wan

• Accommodating Population Growth and Industrial Development;

• Public Housing Plan
• After WWII, New Towns at Kwun Tong, Tsuen Wan, Kwai Ching, Shatin was proposed 建議發展觀塘、荃灣、葵青、沙田等新市鎮；

• But a duty-free port, with population growth, where to raise fund? 免稅港，人口急增，錢從何來？
荃灣新市鎮 Tsuen Wan New Town

• Tsun Wan was planned to accommodate 55,000 people 其中建議發展荃灣為193英畝，可容納5萬5千人口的區域；
• Gin Drinkers Bay was planned to accommodate 57,000 people 醉酒灣則建議發展為200英畝，可容納5萬7千人口的區域。
• New Town Development was commenced since 1959 1959年展開的荃灣和葵涌填海工程標緻著香港新市鎮發展的正式開始。
Farmland into Housing Sites

Villagers were relocated into medium rise modern housing. 大欖村和關屋第村合共33戶遷村。

荃灣發展為現代化都市，村民遷入荃灣市區，「棄農上樓」。
Tai Uk Wai
社區住宅換農地：大屋圍

- The first community housing block designed and built by the government to relocate the affected villagers, with a Chinese traditional pagoda design on the roof top for carrying out Chinese customs 這是香港政府首次破天荒以住宅單位換取農地，
- 請來著名建築師，設計有圍村特色的「大屋圍」，圍內有住宅、商鋪、學校和廟宇，自給自足，
- 建築物為U字型設計，曾為臨海地段，樓高三層，下鋪上居，為典型國際風格，簡約實用，
- 但樓頂建有一中國風格的飛簷塔，保留地方特色
Tai Uk Wai 現代化傳統圍村建築

• U-shaped plan, 3-storey with a Chinese architectural pagoda on the roof top.

• 建築物為U字型設計，曾為臨海地段，樓高三層，下鋪上居，為典型國際風格，簡約實用，

• 但樓頂建有一中國風格的飛簷塔，保留地方特色，

• 具有當時中國流行的中國社會主義建築風格特色。
Shek Pik House 石壁樓

- Another village from Lantau Island was also relocated to Tsuen Wan into the government built Shek Pik House 大嶼山石壁水塘的興建亦有村民把農地換樓，遷入荃灣的現代化建築。
- 為一幢五層高建築，三至五樓戶戶有臨街大陽台
Develop the Farmland, but Protect the country side

發展犧牲農村，卻保育了郊野

- Tsuen Wan and Kwai Chung OZPs in 1961 1961年，政府刊憲荃灣和葵涌的發展大綱圖，
- Tsuen Wan Development Plan was passed in 1973 1973年正式通過「荃灣發展計劃」，
- Country Parks Ordinance were also formed in 1976 1976年立法保護郊野公園，
- MTR was extended into Tsuen Wan, and more villages were affected 展開荃灣線地鐵工程，荃灣、葵涌的村落再次受到遷拆的命運。
原區搬村 Relocation of Villages

- Sam Tung Uk village was developed into a housing estate in 1983.
- Part of the village has become a museum.
- The village is now relocated to the hill side.
1950s Development by PPP Re-Trials

- Luen Wo Hui 1947, the first bottom up plan 聯和墟 1947 - 首個由下而上PPP
聯和墟 1947 Luen Wo Hui

• 政府有意在新界發展達衛生標準的街市。

• Luen Wo Land Investment Company made a proposal to the government to develop the site into a comprehensive development in 1947 (1947年，聯和置業有限公司)獲政府接納提議，買地發展聯和墟。

• Premium was waived 政府免補地價准許農地改作住宅用途，建造道路。
East Meets West

鎮中有市，中西合璧

圖片來源：陳國成（2008）粉嶺
LWH Market 聯和墟街市

- Art Deco, 200’ x100’, symmetrical design

- 全項目以中軸對稱平衡為主調，街市座落正中，建築物本身亦以中軸對稱平衡為設計特色；

- 全項目講求比例與工能配合，2:1為主要比例格局，街市亦以闊200呎，深100呎設計，為全項目中最大規模之地標建築；

- 正門裝飾以Art Deco風格，配合戰後簡約白色設計，建築師為YC Mok。
Shophouses 商鋪唐樓設計

2:1（240’ x 120’）地盤面積，臨街露台，圓角對街，下鋪上居，相連閣樓。
Western Style Market

街市西式建築設計
Church and Cinema
西式教堂、港式戲院

圖片來源：心繫香江 - 重溫往日情及粉嶺聖約瑟堂
Small Houses
聯和新村 - 百間簡約白屋住宅

100間小白屋，樓高15呎、長30呎、闊13呎；
兩層 (地下連閣仔) 設計，一廳兩房，有廚房及小天井；
Government Land Grant

政府提供土地優惠

- Land use change for urban development without premium, modifications in the new lease terms in 1954

- 1954年7月12日

- 政府賣出流經小涌土地；

- 免補地價(農地轉屋地[商住用地])；

- 批准規劃建築設計；

- 提供基建設施及免息貸款等。

- 但政府並沒有提供區內公共設施；

- 並在新契內加入新增屋地條款。
The government claimed that the development did not comply with the following lease conditions in 1961: 因為公共設施有爭議，政府於1961年1月指發展項目未符地契條款：

- 建築契諾 (Building Covernants);
- 轉售限制 (Alienation Clause);
- 改建申請 (Prior Approvals on Alterations and Additions);
- 道路維修 (Road Maintenance)。

The government compensated $600,000 for the buildings built 政府出價60萬賠償已建築成本；

The government allowed Phase 3 development, but asked for a premium of $6/sf for building drainage system 允許繼續第三期建設，但政府要求補繳地價每方呎六元，以為區內建路築渠。
Land Resumption
政府全面接管聯和墟

• The government acquired the land in 1961 by Land Resumption Ordinance 1961年，因發展未能附合地契條款(管理公共設施)，政府引用收回土地權利，全面接管聯和墟街市。

• The government regranted land lease to building owners, and regranted the right to run the market to the Luen Wo Land Investment Company 政府把住宅部分拆契重訂，墟市亦重新租給聯和置業，讓墟市的「秤佣」制繼續運作。

• Public space was resumed 但政府收回公共空間的業權和管理權，成為官地。

• It became the first BRL (Build, Re-enter and Leaseback) project 首個私人提議，政府免補地價，後收回拆契重租(Build, Re-enter and Leaseback?)的疑似PPP模式發展的新市鎮。
1970s Other PPP Development Re-Trials

• City One Shatin 沙田第一城
  1974 - 屋苑PPP

• Tin Shui Wai New Town 天水圍
  1980 - 新市鎮PPP

• ...
City One Shatin 沙田第一城
1974

- Due to insufficient funding, the government invited private developers to develop Shatin new town. 政府因財困，需要私人發展商參與發展沙田；
- A site of 56 ha was tendered in 1975. 1975年10月招標，沙田14區，56公頃土地；
- It was praised as the first PPP housing estate. 被譽為首個PPP屋苑；
- The developer had to reclaim land, do site formation, and build. 發展商須要自行填海、平整、建造。
- It is said to have land premium discount (to be verified). 政府給予地價折扣(待考)，但發展須要符合政府制訂的發展大綱。
Tin Shui Wai New Town 1980

天水圍新市鎮

• Mightycity Ltd. made a proposal to the government to build a new town accommodating 535,000 people in 1979. 魏城發展公司自79年10月與政府36個跨部門展開超過70個會議，提出一個為期15年，分三期完成，人口53.5萬的新市鎮藍圖。

• With the successful experience in the Shatin New Town PPP, Tin Shui Wai was again developed by PPP. 因為沙田第一城的成功，天水圍新市鎮決定再次以PPP模式發展；

• However, due to the housing price plummet in 1982, the government had to resume back 488 ha land by paying $2.26b, and regranted 39 ha to the developer by reducing $0.8b land price. 但因為1982年的樓市下跌，政府須要購回第一期488公頃土地，作價22.6億。再批出39公頃予發展商，並減收8億元地價。
1970s PPP Loft Developments Implementation

• Tokwawan 13-street housing project from Nanyang Cotton Mill in 1959 十三街住宅 - 南洋紗廠

• Mei Foo Sun Chuen housing estate from an oil depot in 1969 美孚新邨 - 美孚石油氣鼓

• Chi Fu Fa Yuen housing estate from Dairy Farm in 1978 置富花園 - 牛奶公司牧場

• Tai Koo Shing housing estate from Taikoo Dockyard in 1986 太古城 - 太古船廠

• Whampoa Garden from Whampoa Dockyard in 1991 黃埔花園 - 黃埔船廠

• ...
There was a large scale rezoning at the 13-street site from a factory to a 80-block Chinese tenements project in 1959. 1959年，南洋紗廠改建為13街大型住宅項目，趕及舊例批則。80多幢唐樓，共2000多個單位。
Rezoning 工業地改建大型住宅

- Mei Foo Sun Chuen, the largest housing estate development with more than 100 blocks was converted in 1969 from a oil depot. 1969年，美孚石油氣庫改建為100幢全港最大型住宅項目，以新例批則，井字型設計，樓高20層。
Rezoning 工業地改建大型住宅
1980s PPP Developments Implementation

• Convention and Exhibition Centre
• Eastern Harbour Tunnel
• Ma Wan
• Cyberport
• NENT NDA
• ...
1988 Convention and Exhibition Centre 中心一期

- The government granted the land at no cost to TDC;
- A PPP with a developer to built the CEC;
- In return, the office towers and hotel are owned by the developer.
1989 Eastern Harbour Tunnel

東隧發展

• A government franchise until 2015. 政府批出營運收益權至2015
• The tunnel to be returned to the government. 到期隧道歸還予政府
• A guarantee agreement on profit. 有利潤保證協議，隧道收費由營運商決定
1995 Ma Wan Development 馬灣發展

- The land was rezoned and granted without market competition, in return a theme park is required to be built, and villagers have to be relocated.
- 政府批准私人發展商發展馬灣，但須興建大型主題公園免費讓公眾使用；
- 新地賠償村民發展私人屋苑，令青馬橋得以興建。
- 但馬灣發展在沒有競爭下由新地進行。
2000 Cyberport 數碼港發展

- A PP joint venture without market competition, government contributes the land, and the developer contributes the development costs.
Why PPP in NENT NDA?

Lawmaker: “What is the principle in deciding whether PPP or traditional development mode should be used in new town developments?” 張超雄：『在發展一個新地區時，政府根據甚麼原則選擇採取「公私營合作」模式，還是「傳統新市鎮发展模式」；...政府最初計劃以「公私營合作」模式發展新界東北，受影響的三個地區內有很多耕地因此被收購及破壞，』

Dev Bureau: “More than 50% of the land within the NENT NDA is owned by private landlords” 發展局局長：『新界東北新發展區內超過一半的可發展土地為私人擁有。』

Land use can be rezoned automatically 土地將可自動獲改劃
The End

comments are welcome.

Enquiries to:

ecyyiu@cuhk.edu.hk