

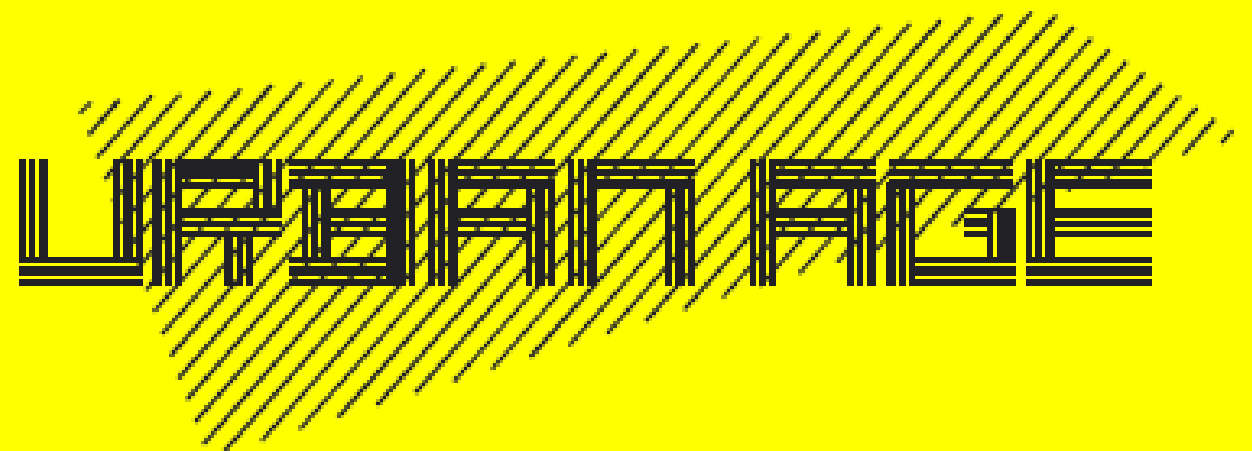
CITIES, HEALTH AND WELL-BEING

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Unsettling High-Density Development in Hong Kong



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林鄭：開發1%地夠住百萬人

籲儲備土地 訂長遠規劃

【明報專訊】特首曾蔭權去年被問到何時可復建居屋之時，曾多番反問議員「土地從何來」，而政府早前已推出6招開拓土地資源增建住屋。發展局長林鄭月娥表示，包括特首曾蔭權在內，不少人都曾向她查詢本港土地是否足夠未來發展。她昨日大派「定心丸」，指本港有11萬公頃土地，已發展的只佔23%，住宅用地更只是當中約7%，相等於405個維園。她說，本港只需開發多1%的土地，已足夠供逾100萬人居住，港人毋須擔心。

曾蔭權曾問是否夠地發展

本港現時已發展的土地，佔全港面積23%，當中包括約7%的住宅地，而綠化帶、郊野公園範圍等則合共佔66%，佔本港面積三分之一（見圖）。林太昨日出席建築師學會會議時表示，本港土地「當然足夠」，即使計算所有公屋、私樓、丁屋等，只佔用了現有土地約7%，若再開墾多1%，已可提供充裕土地供更多市民居住。

不過，林太早前亦承認，土地開拓愈來愈難，填海需面對環境、生態、保育問題，開發已發展土地，又要解決業權分散、補償和地區反對，故政府需要多思考，如建立土



發展局長林鄭月娥昨出席建築師學會55周年論壇，點出本港多個規劃問題，並探討未來可考慮的發展方案。（李紹昌攝）

地儲備庫的概念，以制訂長遠的土地供應規劃。

開墾土地遇環保業權問題

另外，出席同一場合的特首曾蔭權指出，本港一直致力和深圳、廣州和珠海等建立珠三角都會區，以配合中央政府有意在2020年前，把區域提升至全球最具競爭力的地區。他說，與鄰近地區合作，發展交通連接特別重要，現時每日已有逾50萬市民經6個跨境口岸出入境，他早前提出的十大基建，有4項是與跨境相關的建設，至於如何進一步改善，是各方需要面對的挑戰，社會各界需要共同努力。

香港土地供應分佈

明報製圖



林鄭提出發展三大問題

1. 經濟掛帥 城市規劃「趕不上」

- 政府着重經濟發展，部分發展項目令社會不滿
- 欠足夠城市規劃，難「控制」經濟急速發展，如沿海出現過高建築物
- 出現太多單一化大商場

2. 規劃失衡加速環境破壞

- 市區與郊區溫差拉闊
- 10年以來，溫室氣體排放量增加兩成，建築物耗電佔整體排放的六成
- 中環、銅鑼灣的路邊空氣污染特別嚴重

3. 規劃失效 社區分化惡化

- 經濟增長，令貧富懸殊增加
- 市區重建忽視鄰舍、社區網絡

「不能再有另一個天水圍」

指城市問題源自經濟成功

林太說，即使目前未有研究顯示城市發展擴大了貧富懸殊，但她相信這已是本港目前的現況，「城市問題源自（經濟的）『成功』，不是『失敗』」。

早於1990年代開始發展的天水圍，至2000年代，政府在區內急速興建公屋（見表），主要供低收入和新移民入住。當年並非「經手」規

智文認為，林太是從經驗中得出結論，「本港新社區實在欠融和，而社會太側重經濟發展，令市區容不下低下階層」。他說，屯門、東涌等區域與天水圍相似，政府需要在區內提供「向上流」的誘因。

立法會議員黃成智說，林鄭月娥道出了政府多年不肯承認的事實，是給下屆政府一個「提醒」，「天水圍當年大量屋邨，供低收入新婚夫婦和子女入住，10年後引發失業和青少年間

距離今屆政府結束只有8個月，曾暗示無意連任的發展局長林鄭月娥，昨日總結出本港發展當前的三大困難，提示下屆政府要積極處理，當中除包括城市規劃落後於經濟發展，沿海高度臨立引起社會不滿，林太更直接批評天水圍規劃差，公屋過度集中引發各類社會問題，直言「香港不能再有另一個天水圍」，而要解決問題，必須有「強的領導者和管治能力」。

● *modernist planning/CIAM/Ekistics ...*

South China Morning Post 09/10/99

HONG KONG

Official unveils ambitious concept where pedestrians rule in 'a dream come true'

Green town planning 'way of future'

By TOINE SO

The building of new towns or development of slums could provide sufficient "green" focus to make the SAR a better place to live, it was claimed yesterday.

Secretary for Planning, Environment and Lands, Gordon Siu Kwing-chue, announcing his ideal town planning programme, said the government believed most of the "dream may now come true".

The concept of pollution-free towns would be to incorporate virtually all levels of urban planning including new towns, urban redevelopment and the former Kai Tak airport site.

Based on railway stations as their main link with the rest of the SAR, new towns would spread along promenades with transport underneath and pedestrianisation above.

Electric transport would be available, while as much greenery as possible would be grown on promenades, Mr Siu said.

"The idea is once you step out of your home you can stroll on the promenade as far as you wish but not see one fuelled vehicle," he said.

Urban renewal would also take on this concept, with thousands of old buildings to be pulled down and re-grouped under a single plan, incorporating the same green focus.

"In the past, we talked about merely a few blocks for redevelopment in a piecemeal manner", Mr Siu said.

"In future, we could group several thousand blocks and develop them with the same focus."

The idea was presented tentatively to the Legislative Council six months ago, Mr Siu said.

"I thought perhaps this may be just months ago, most of it is the same."

Green town planning, said Mr Siu, was necessary to make the SAR a better place to live.

Similar concepts existed in countries such as Italy for a long time.

"People live better. The more time and money needed to plan and build these towns is worth it because their living standards will improve," he said.




Gordon Siu's concept of a greener environment through an integrated plan for urban renewal. Towns would spread along promenades

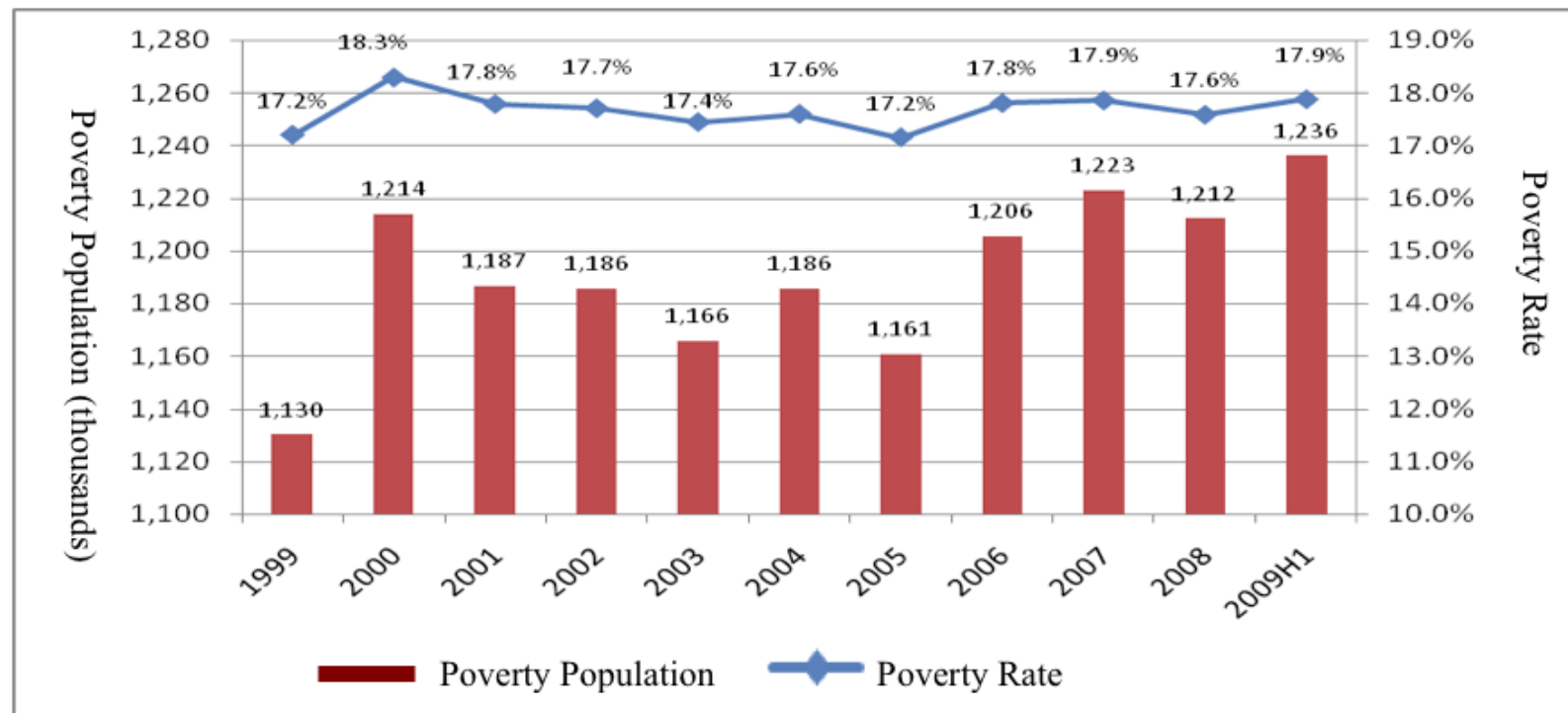


Physical designs --> social changes

the social, social justice in particular?

- *spatial injustice*

Source 2 : Poverty Population in Hong Kong (Thousands) (99-first half of 09)



Source: 2009 updated poverty and unemployment data analysis, The Hong Kong Council of Social Service

Year	Gini Coefficient
1971	0.43
1981	0.451
1991	0.476
2001	0.525
2011	0.533



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A16 Behind the News

SATURDAY, OCTOBER 20, 2007 SOUTH CHINA MORNING POST



SOCIETY
Tin Shui Wai estate

Experts say a dearth of middle-class families in Tin Shui Wai means there is little spending in the local economy, which in turn results in a lack of decently paid jobs for residents.
Photo: Felix Wong

City of sorrow

This week's murder-suicide is the latest chapter in a community's tale of hardship, writes **Sherry Lee**

services to ease financial and family pressures leading to mental health problems such as depression and anxiety for many women.
Living a few blocks from where Mak jumped to her death, Chan Shuk-wai, 54, suffers from depression. "I cried for hours at the spot where their bodies lay," she

Chi-ikwong, who has researched Tin Shui Wai, said the area was originally planned as a "metro city" having a combination of private and public housing and involving several developers investing in the area. All the developers withdrew, leaving only Cheung Kong, which built Kingwood Villa, the only private

Mr Cheung said some of the blame lay with the Housing Department, which allocated all its mainland migrant and compassionate rehousing cases to Tin Shui Wai.
Professor Law agreed, saying that for five or six years the department had housed the most needy families

readily offer help. "Here, I knew no one. I just held all the unhappiness in myself," she said. "Last year, a girl from the next block jumped to her death. And just recently, an emotionally disturbed dole recipient woman in the opposite building also jumped to her death."
Despite a public outcry that



CAGE DWELLERS ASK LEGCO FOR HOUSING

Social activists and cubicle residents tell Legco panel of intolerable conditions and soaring rents in Sham Shui Po's dangerous tenements

Martin Cheung and Martin Wong

More public housing should be built for people in cage homes, who must pay soaring rents to live in intolerable conditions, social activists told legislators yesterday.

The Society for Community Organisation (SOCO), which met members of the Legislative Council's complaints division, said 100,000 people lived in such inadequate accommodation.

"Living conditions are intolerable. Added to this, the rents of these homes keep rising. Many of these residents are forced to pay rents (per square foot) equal to luxury housing but live in places with safety risks," SOCO social worker Sze Lai-shan said.

Four people died in a fire in Ma Tau Wai last week in a building where most of the flats had been divided into cubicles, blocking the rear exits.

Among 30 cubicle and cage residents who joined SOCO representatives at the meeting was 59-year-old jobless man Chan Chi-kin, who lives in a 70 sq ft cubicle in Sham Shui Po with his nine-year-old son.

"My original flat in the same area cost only HK\$500 a month in 2005 and I did not have to pay for the water and electricity. Now I have to pay HK\$1,500 a month for the same flat and I have to pay the water and electricity bills on my own," he said.

The family's sole source of income is a HK\$5,800 monthly government welfare allowance.

Chan said such housing was dangerous, as the rear exits were often locked and the stairway was always blocked. "It would be almost impossible to escape if there was a fire."

Chau Kam-chuen, 58, who also lives in a cubicle in Sham Shui Po, said it was hard in the summer.

"With no air-conditioning, it gets very hot during the day as you have the sun glaring from outside."

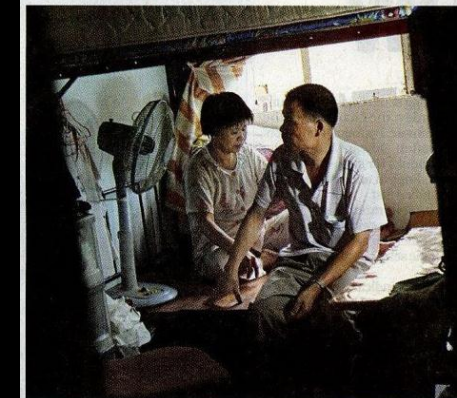
He said he would sit at home dripping with sweat even with two fans blowing at full speed. His 50 sq ft home has just enough space for a small bunk bed, a tiny desk and a small television set.

Ho Fai-ping, who lives with his wife in an 80 sq ft cubicle home in Sham Shui Po, said hygiene was also a problem. "Our place is terribly hot, with cockroaches and mice all over the place. Also, with limited space it is easy to get into an argument with your neighbour over small issues."

Housing minister Eva Cheng said in January that nearly 75,000 government flats for low-income families would be built in the coming five years, but residents and SOCO have demanded more.

"There were about 152,000 applicants on the waiting list for public rental flats at the end of March this year, compared to 129,000 at the same time last year," Sze said. "And while the government pledged that applicants could move into public housing in three years, many have to wait for six or seven years."

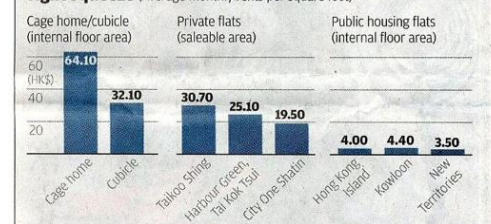
Lawmaker Frederick Fung Kin-kee said the problem had existed for a long time and promised to help the residents fight for better homes.



Ho Fai-ping, 53, and his wife in their cubicle dwelling in a Sham Shui Po tenement. Hygiene can be a problem, Ho told lawmakers. Photo: Dickson Lee

'Pocket of decay'

Tight squeeze (Average monthly rents per square foot)



Source: Housing Authority, Society for Community Organisation, Centaline Property Agency

SCMP

割房大火揭消防喉無水

改建水箱手續 消防屋署地署互推

深水埗一幢被指「七成係割房」的半世紀舊樓，昨晨險成馬頭圍道奪命火警翻版。上址一戶「一割四」單位突然冒煙起火，多人被困。危急間，保安員欲拉消防喉撲救，發覺無水供應，未能阻止火勢蔓延。幸消防員及時趕至救火救人，事件中無人受傷。業主立案發團主席指大樓今年中完成翻新工程，雖安裝了滅火喉，但因消防、屋宇署和地政署未能協助解決水箱問題，令消防喉「得個樣」。

明報記者 林錫禮

現場為深水埗石硤尾街52號東廬大廈B座，樓齡51年，共有13層，屬一梯11伙的舊樓。有住客表示，近年不少單位被改建成割房出租，「約有七成是割房，部分人把廁所改做通道」（見另稿）。

業主立案發團主席林先生稱，上址去年底至今年中進行翻新，工程耗資1800萬元，每層都安裝了消防喉和警鐘。

水箱儲水量不符規格

昨日火警期間，物業經理黃先生企圖拉喉救火，驚覺「沒水出」。他解釋，消防要求天台水箱要儲水9000加侖，但現有只得2500加侖，因不符規格而無法接駁供水。

黃先生表示，消防處建議大樓向屋宇署申請加高水箱，但屋宇署要求大樓向地政署申請改變土地用途才可進行工程。他埋怨：「個個部門都推，搞到有喉冇水，我們會繼續申請，希望當局酌情處理，就算2500加侖都用住先，好過冇。」

消防處發言人證實，大樓目前只有「乾喉」，即需由泵車駁街喉灌救。對於大樓設備是

否合規格，以及為何沒水，處方已派出消防設備組到場檢驗。

屋署：昨沒收到檢查通知

屋宇署說，昨日沒有收到其他部門通知需要檢查上述大廈樓宇結構。至於上址存有割房問題，署方會繼續跟進，如發現違規會採取執法行動。

地政署指上址可作住宅用途，但消防水缸問題要進一步調查。

兩戶同用電爐 短路起火

火警發生於昨晨9時許，上址三樓一戶「一割四」的單位內，據悉有兩名住戶分別在洗澡和洗頭，疑因電爐耗電較多，走廊電表短路起火。其他住戶驚見濃煙火光，大聲呼叫「火燭」，通知其他人走火警及通知保安員。

火勢迅速蔓延，部分住客被濃煙包圍，要退回家中待救，其間有多人倚窗呼叫，幸逐一由消防員救出。消防員射水18分鐘後將火救熄，其間疏散約80人，起火單位割房付諸一炬，幸未有造成傷亡。



疏散居民

▲舊樓割房發生火警期間，消防員把數十居民疏散到安全地方，部分獲救者以毛巾掩臉。

單位全毀

◀舊樓割房起火後，全層4個單位全被焚毀，牆壁和鐵閘均嚴重熏黑。

（林錫禮攝）

居民：門口移位 多為割房

樓齡達51年的深水埗東廬大廈B座昨早發生割房火警，80多人需疏散，居於三樓的王小姐一度被困，事後猶有餘悸：「我當時瞓緊覺，我見到起火，一走出去全部都係煙，唔知點算好。」其後她聽到有街坊稱已報警，王小姐決定退回屋內待救，倚窗大叫：「救命呀、救命呀！」終由消防員救出，並無大礙。

居於8樓的住客趙太說，近年多個樓層都出現割房，「有一割二，有割四，更有割六」。她教導記者「認割房大法」，「有啲門口移了位，有啲門口有好多個鐘」。

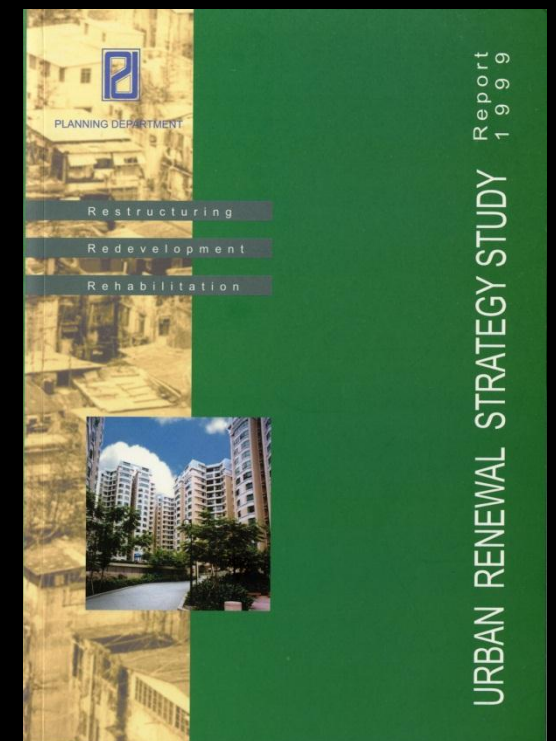
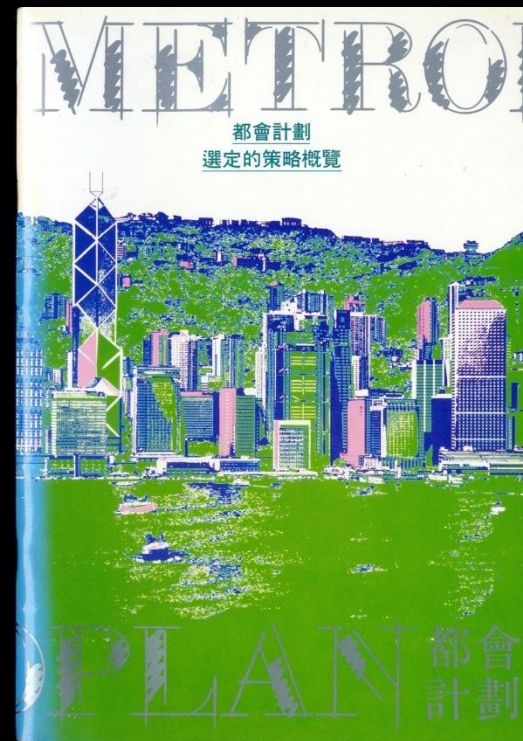
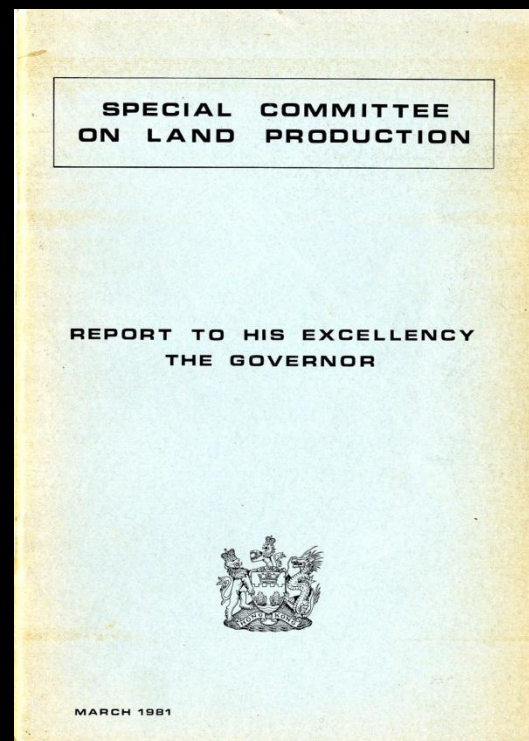
記者行遍所有樓層，發現最少8層有明顯割房，有住客指部分割房屬隱閉式，要開門才看到：「約有七成是割房，部分人將廁所改做通道，一層原本11伙，而家都數唔到幾多伙。」有住客擔心割房令樓宇問題叢生，火警危機重重，「搬得到我都想搬，但無本事」。

物業經理黃先生指出，已記着獨居長者的單位，務求有事時盡快搶救，「昨日都有通知消防員重點拍門，好彩無人受傷」。但他認為，盡快令消防喉「有水供應」，才能真正改善消防條件。

- *processes hidden in the rhetoric of “too few land, lots of people”*

Hon. Miss Dunn in
1977:

“... [T]he Government does not have a programme of production of land for sale. ... [T]he Government regards such land as simply an asset for sale for revenue purposes. ” (Hong Kong Hansard 31 March 1977: 747, quoted in Bristow 1984: 116)



- *urban utopia*

