



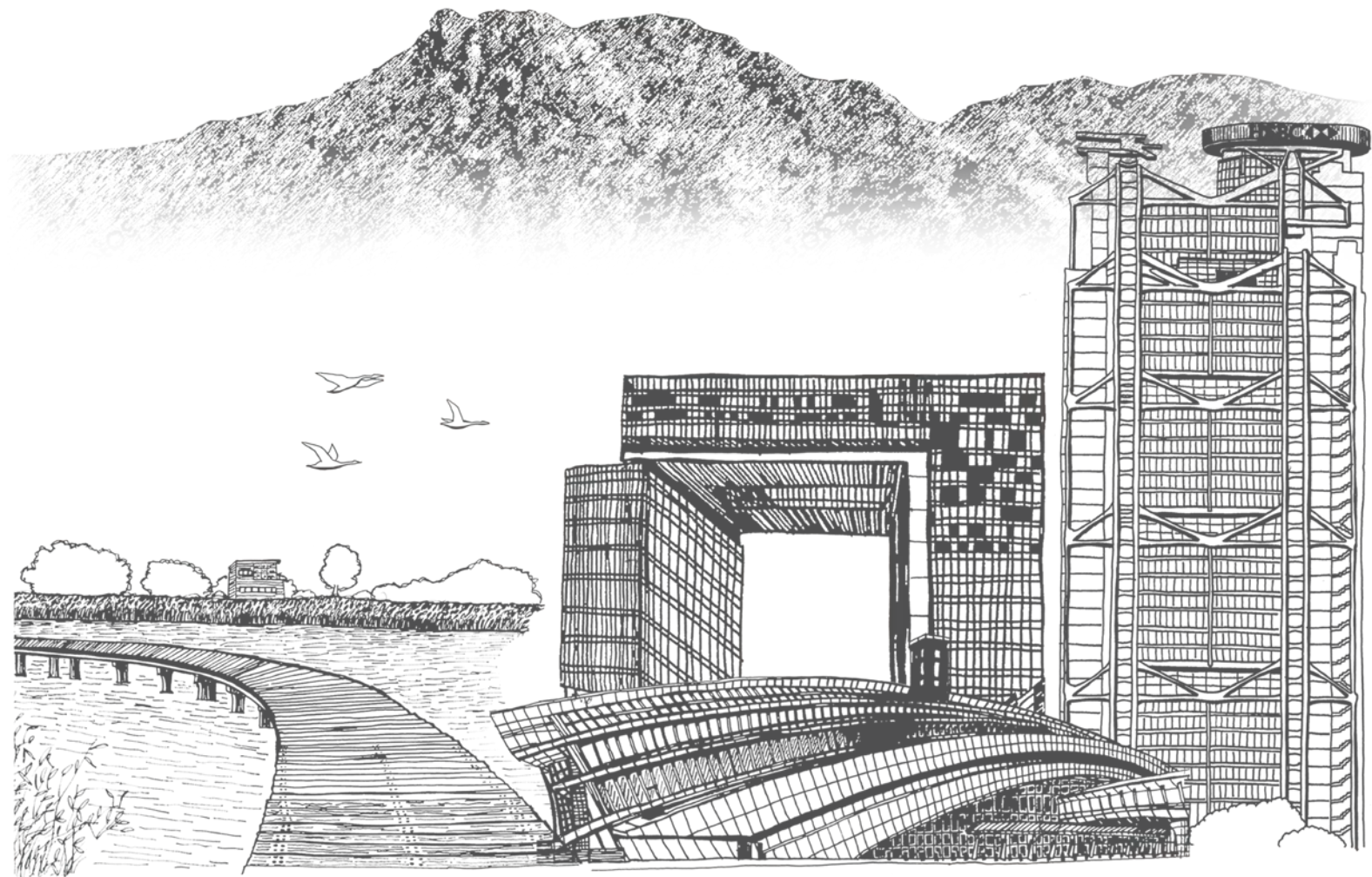
香港規劃師學會  
THE HONG KONG INSTITUTE OF PLANNERS



臻於至善  
PURSUING PLANNING EXCELLENCE

# THE HONG KONG INSTITUTE OF PLANNERS

40<sup>th</sup> Anniversary Commemorative Bulletin  
香港規劃師學會 40 周年紀念特刊







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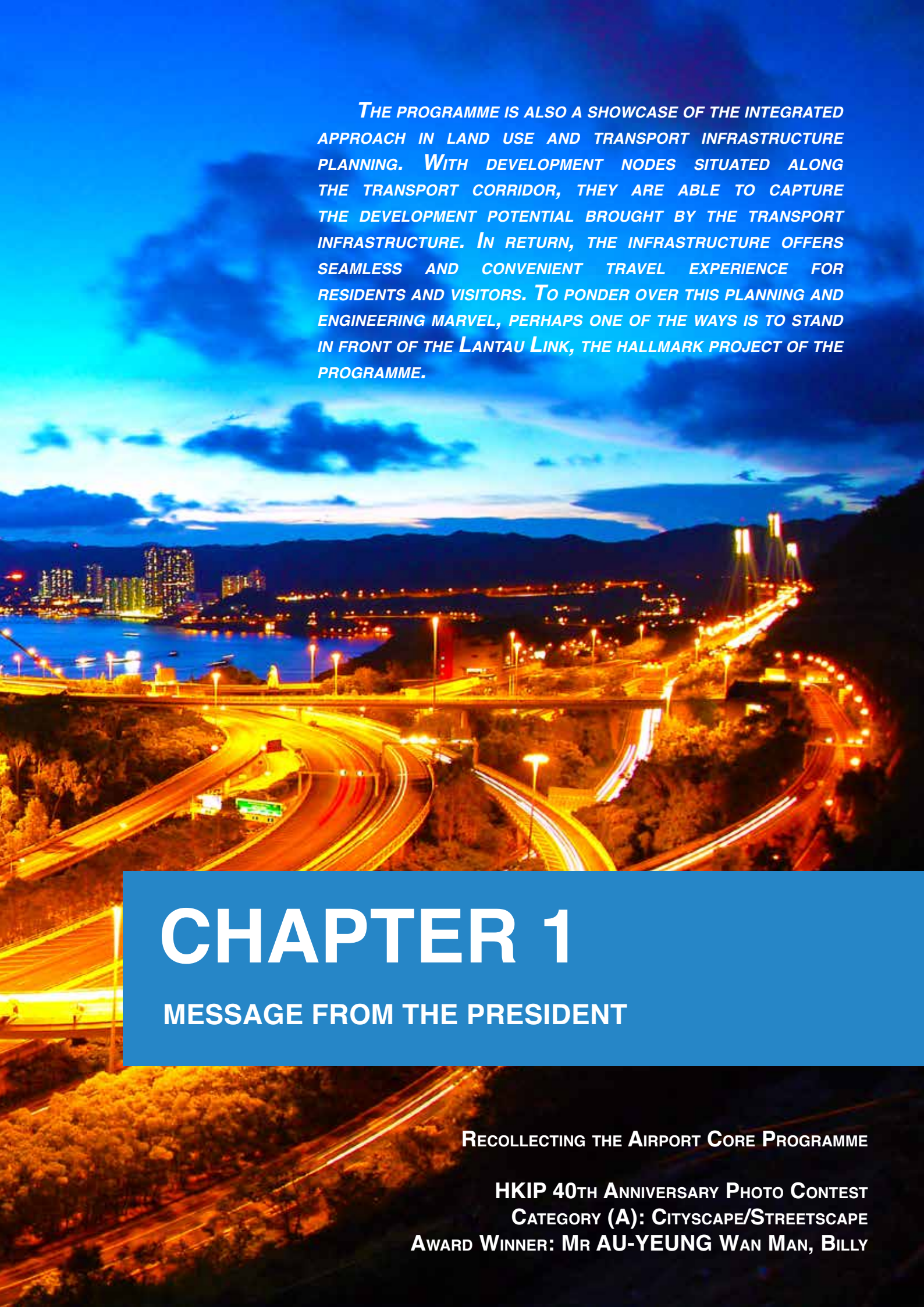
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*THE AIRPORT CORE PROGRAMME IS A SERIES OF INFRASTRUCTURE PROJECTS IMPLEMENTED DURING THE 1990s. IT HAS BROUGHT ABOUT A LOT OF PROFOUND CHANGES TO THE TRANSPORT INFRASTRUCTURE AND URBAN DEVELOPMENT OF HONG KONG INCLUDING THE NEW HONG KONG INTERNATIONAL AIRPORT, A DIRECT TRANSPORT CORRIDOR LINKING THE CENTRAL BUSINESS DISTRICT ON HONG KONG ISLAND TO THE NEW AIRPORT, THE FIRST ROAD ACCESS TO LANTAU ISLAND, TUNG CHUNG NEW TOWN AND NEW LAND FOR HOUSING AND COMMERCIAL DEVELOPMENTS IN WEST KOWLOON AND CENTRAL.*







*THE PROGRAMME IS ALSO A SHOWCASE OF THE INTEGRATED APPROACH IN LAND USE AND TRANSPORT INFRASTRUCTURE PLANNING. WITH DEVELOPMENT NODES SITUATED ALONG THE TRANSPORT CORRIDOR, THEY ARE ABLE TO CAPTURE THE DEVELOPMENT POTENTIAL BROUGHT BY THE TRANSPORT INFRASTRUCTURE. IN RETURN, THE INFRASTRUCTURE OFFERS SEAMLESS AND CONVENIENT TRAVEL EXPERIENCE FOR RESIDENTS AND VISITORS. TO PONDER OVER THIS PLANNING AND ENGINEERING MARVEL, PERHAPS ONE OF THE WAYS IS TO STAND IN FRONT OF THE LANTAU LINK, THE HALLMARK PROJECT OF THE PROGRAMME.*

# CHAPTER 1

## MESSAGE FROM THE PRESIDENT

RECOLLECTING THE AIRPORT CORE PROGRAMME

HKIP 40TH ANNIVERSARY PHOTO CONTEST  
CATEGORY (A): CITYSCAPE/STREETSCAPE

AWARD WINNER: MR AU-YEUNG WAN MAN, BILLY

## PRESIDENT'S MESSAGE

**W**e are 40 years' old. Mature, experienced and with good knowledge and still energetic and dynamic, but may have to focus our efforts to actualize our dreams of the youth days!

I am so pleased to address fellow members at this special time of the Institute. In 2018, there was a large-scale public engagement exercise conducted by the Land Supply Task Force led by our honorary member, Mr. Stanley Wong. We had actively participated and formed a working group comprising 30 odd members which convened over 10 meetings. Eventually, the Council endorsed our position paper outlining the important planning principles and possible planning approaches to address the sustainable development issues of Hong Kong. The basic rationale is that holistic and comprehensive planning principles should be adopted to achieve a quality, sustainable, accessible and affordable built environment for Hong Kong citizens and we, planners, can contribute a significant part in the planning process. Really, at this historic juncture, it is important for us to promote professionalism and good town planning for a bright future.

Being a land-scarce society, Hong Kong now has 7.5 million people and over-crowding is a common scene. Space for desirable activities are obviously lacking in many instances. Optimizing the use of land resources to provide for affordable housing, accessible work opportunities, quality environment, attractive countryside and waters is a big challenge to planners. Our forerunning planners were largely successfully in creating a compact urban areas on the two sides of Victoria Harbour, nine new towns, large country parks and countryside protected and covered by "Sites of Special Scientific Interest", "Conservation Area" and "Green Belt" zones. But somehow there are now over 1100 hectares of brownfield sites and over 3000 hectares of abandoned agriculture zones and in the New Territories, which call for a comprehensive planning review. I note that about half of the brownfield sites are already included in various new development areas identified by the Hong Kong SAR Government. It is really important that the land use restructuring of the rural New Territories can proceed speedily to produce badly needed land and keep the environmental degradation at bay.



With a membership spanning several decades, I believe the Institute is now well-positioned to deliver the stated purposes of HKIP. The Institute has grown from few tens (about 60) to about 750 in membership. We are very active, with 15 active committees, comprising about 200 committee members. Some committees, e.g. the Mainland Liaison Committee and Community Planning Committee, have grown bigger and very active and have about 30 committee members. Totally well over 100 activities are usually organized all year round and the participation rate is really



encouraging. In many cases, this results in members complaining that the activities are full too soon. Sometimes, the response rate well justifies the encore of the events.

Once I attend the 40th Anniversary Committee, I looked around and found several young and energetic faces, including Keith (Wu) and Clarice (Ho), led by Owen (Yue), Michelle (Yuen) and Kim (Chan). Their enthusiasm and creativity impressed me. The main objectives of the 40th Anniversary is to reach out to the general public and the slogan is “Pursuing Planning Excellence”. To achieve this goal, we have organized a radio programme and our knowledgeable members, including KK (Ling), Eunice (Mak), Jimmy (Leung), Iris (Tam), Mei Kam (Ng), Dr. Pun (Peter) and more members in the pipelines attended or will attend different radio interviews to share their invaluable insights in planning history and issues. In another new initiative, the Community Planning Committee led by Louis (Cheung) and Kate (Kwok) successfully kicked off the “Friends of Town Planners Programme” which we hope will become a breakthrough in reaching out to interested public and instill innovative ideas in planners and participants alike. Besides, there are many other celebrating activities, including photo competition, memorable souvenirs, special design HKIP T-shirt, grand annual dinner (tribute to Theresa (Yeung) and her wonderful team), this Bulletin (big thanks to Dr. Tang (Kenneth) and his committed team), HKIP awards and many more professional development activities conducted in this very fruitful 40th year of the Institute. I trust many of you did participate and enjoy the events.



Lastly, I wish to take this opportunity to express my heartfelt thanks to the Council and committee members and all members of the Institute for their unfailing support to the Institute in all aspects. They really turn the dream of the founding members into reality, in establishing an independent planning professional body in Hong Kong leading the concerted efforts of planners to make the city tick! Looking forward to another 40 years, I dream of Hong Kong becomes a beacon in town planning in the Greater Bay Area, lighting up the way to building a world-class sustainable city of love, empathy and caring. And we all live happily thereafter.....

**Lawrence CHAU**  
**HKIP President**  
**FHKIP, MRTPI, MHKIUD, RPP**







位於大埔元洲仔的前政務司官邸為法定古蹟，建築設有遊廊，斜陽投照在樹影下，更突顯遊廊的建築特色。

# CHAPTER 2

CONGRATULATORY MESSAGES FROM SENIOR  
GOVERNMENT OFFICIALS AND INSTITUTIONS

光影遊廊

**HKIP 40TH ANNIVERSARY PHOTO CONTEST**  
**CATEGORY (B): HERITAGE/CULTURE**  
**AWARD WINNER: MR LAW TZE WAI, MATTHEW**



Mrs. Carrie Lam Cheng Yuet Ngor, GBM, GPS, JP  
Chief Executive of the Hong Kong Special Administrative Region

香港規劃師學會四十周年誌慶

展 猷 拓 業  
劃 策 裕 羣

行政長官林鄭月娥





Mr. Matthew Cheung Kin-chung, GBM, GBS, JP  
Chief Secretary for Administration



香港規劃師學會四十周年誌慶

建港興業  
樹楷立模

政務司司長張建宗





Mr. Paul Chan Mo-po, GBM, GBS, MH, JP  
Financial Secretary

香港規劃師學會四十周年誌慶

後才懋績  
碩劃宏圖

財政司司長陳茂波





Mr. Michael Wong Wai-lun, JP  
Secretary for Development



香港特別行政區政府  
發展局局長



SECRETARY FOR DEVELOPMENT  
Government of the Hong Kong Special  
Administrative Region

香港規劃師學會四十周年誌慶

利 宏  
港 韜  
澤 偉  
民 略

發展局局長黃偉綸





Mr. Frank Chan Fan, JP  
Secretary for Transport and Housing

香港規劃師學會四十周年誌慶

賢才懋集  
協鑄宏圖

運輸及房屋局局長陳帆





Mr. Wong Kam-sing, GBS, JP  
Secretary for the Environment



香港規劃師學會四十周年誌慶

# 環保規劃 協建綠都

環境局局長黃錦星





Mr. Raymond Lee Kai Wing, JP  
Director of Planning

香港規劃師學會成立四十周年誌慶

規劃睿智弘專業  
凝心聚力建香江

規劃署署長李啟榮



Mr. Thomas Chan Chung Ching, JP  
Director of Lands



我們立志努力不懈，為特區政府提供土地行政服務。  
We strive to achieve excellence in land administration.  
香港土地總署樓宇二二號及分署辦事處  
202, NORTH POINT GOVERNMENT OFFICES  
221 JAWA ROAD, NORTH POINT, HONG KONG

香港規劃師學會四十周年誌慶

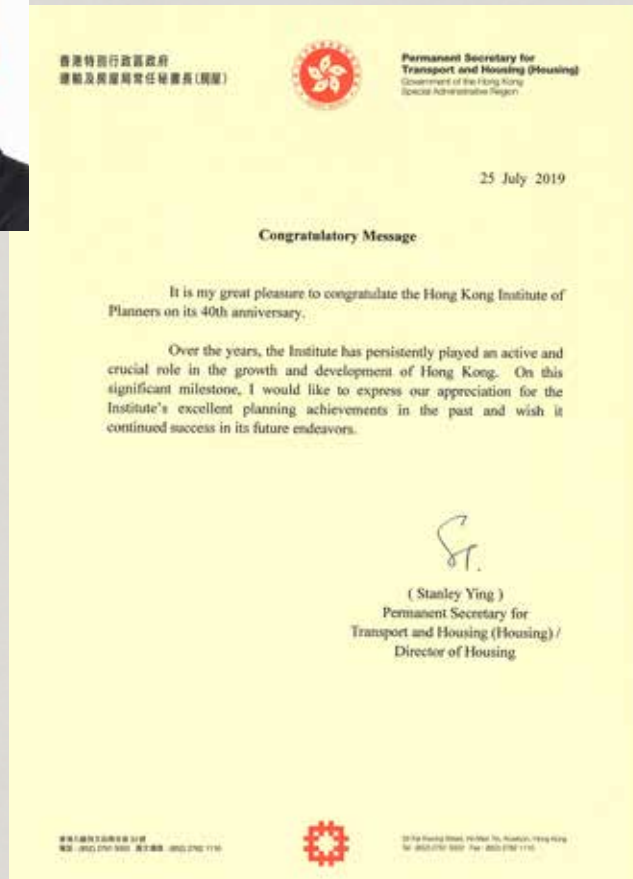
精規巧劃  
建港澤羣

地政總署署長陳松青

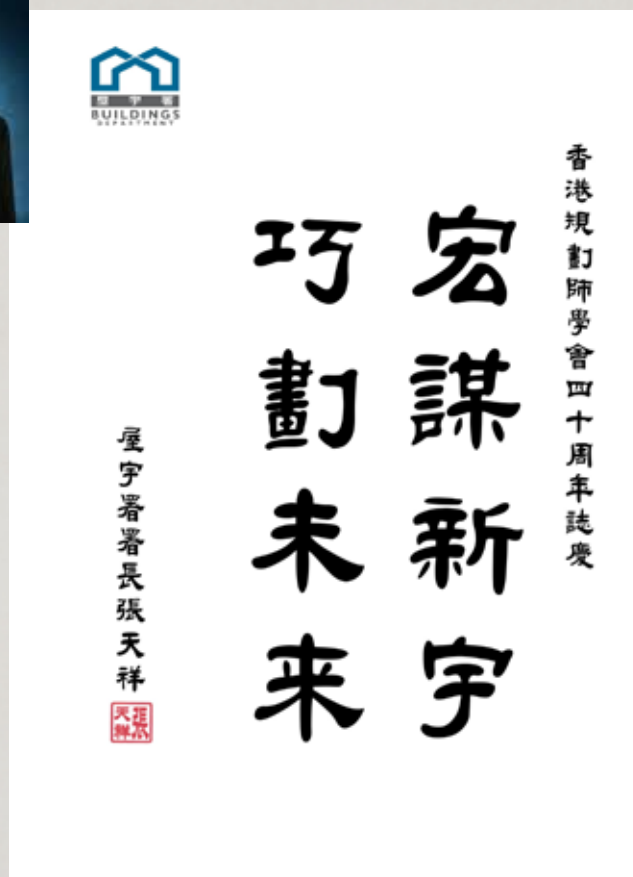




**Mr. Ying Yiu Hong, Stanley, JP**  
**Permanent Secretary for**  
**Transport and Housing/**  
**Director of Housing**



**Dr. Cheung Tin Cheung, JP**  
**Director of Buildings**





Ms. Cheng Mei Sze Maisie, JP  
Permanent Secretary for the  
Environment/ Director of  
Environmental Protection

環境局常任秘書長兼  
環境保護署署長鄭美施

# 範領才彥 構劃遠圖

香港規劃師學會四十周年誌慶



Mr. Ricky Lau Chun Kit, JP  
Director of Civil Engineering  
and Development

土木工程拓展署  
CEDD Civil Engineering and  
Development Department

土木工程拓展署署長  
Director of Civil Engineering  
and Development

香港九龍公主道 101 號  
土木工程拓展署大樓  
Civil Engineering and Development Building,  
101 Princess Margaret Road,  
Kowloon, Hong Kong

# 精工規策 協締昌榮

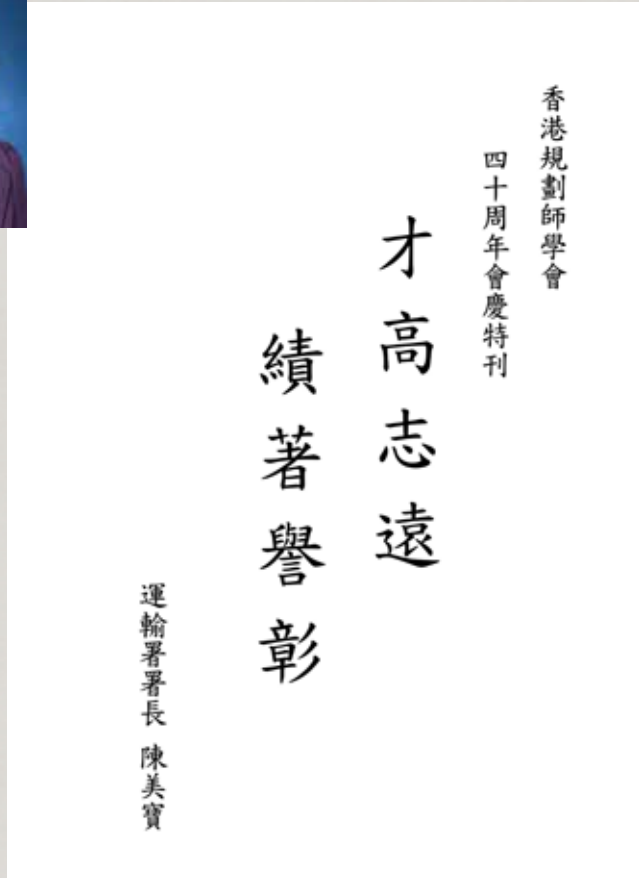
香港規劃師學會四十周年誌慶

土木工程拓展署署長劉俊傑





**Ms. Mable Chan, JP**  
**Commissioner for Transport**



**Mr. Ian Tant**  
**President of the Royal Town**  
**Planning Institute**





鄧兵先生  
深圳市城市規劃協會會長  
深圳市城市規劃學會副會長

## 深圳市城市規劃協會

### 香港規劃師學會成立 40 周年賀辭

在香港規劃師學會成立 40 周年的喜慶時刻，我謹代表深圳市城市規劃協會向貴會和廣大的香港規劃同行們表示誠摯的祝賀！

香港規劃師學會成立 40 周年，也恰逢深圳建市 40 周年，兩者都迈入成熟穩健的不惑之年。這或許只是歷史的機緣巧合，但也正好折射出貴會成立的深刻時代背景和歷史意義，貴會也正好見證了 40 年來深港兩地發生的滄桑巨變歷程。深圳經濟特區的成立得益於國家 40 年前推行的改革開放政策，而香港正好擔負著中國內地聯繫世界的橋樑、紐帶作用。深圳這座城市正是通過向香港學習，從香港取經，在香港的大力支持和幫助下逐步成長壯大起來的。尤其在城市規劃、建設、管理領域，深圳更是一直把香港當作自己的老師。無論是最早的城市規劃體系、標準與準則等技術規定，還是後來的法定圖則制度、規劃委員會制度和公眾參與制度，以及城市立體複合開發模式以及生態保育政策等，無不是從香港的成功實踐經驗中汲取營養，借鑒轉化。在這一過程中，貴會發揮了先行者的作用，為深圳規劃同行在理論和實踐各方面都提供了有力的支持和幫助，對深圳城市規劃、建設、管理能力和水平的迅速提高做出了重要貢獻。

貴會一直致力於深港兩地城市規劃的學術交流和行業發展。早在 1994 年，深圳市城市規劃學會成立伊始，時任貴會副會長的譚小雲女士就作為特邀嘉賓出席成立大會並發表賀辭；1997 年，貴會前會長潘國城博士受邀擔任深圳市城市規劃學會第二屆理事會顧問。香港回歸後，深港兩地的學術交往日益密切頻繁，聯合舉辦了“WTO 與中國城市發展研討會”、“深港邊界地區未來發展”、“超越 2030 的策略規劃”等一系列有影響力的學術活動。與此同時，也力推深港兩地規劃行業的共同發展，加強香港與內地規劃師資格的相互認定、職業培訓等工作，支持香港規劃機構參與深圳重要地區的规划设计諮詢活動等。2013 年深圳市城市規劃協會成立後，貴會與深圳城市規劃學會、協會共同努力，將兩地在學術進步、行業發展方面的交流推向常態化、制度化。建立了兩地規劃師定期學習、交流的機制，確立了兩地輪流主辦、主題鮮明、融实地考察和現場交流於一體的“深港規劃沙龍”活動，至今已舉辦七期，成效顯著。今年，為落實《粵港澳大灣區發展規劃綱要》精神，進一步推進香港規劃專業人士在內地執業便利化工作，貴會與深圳城市規劃學會、協會合作，在深圳舉辦了服務於香港規劃師專業需求的內地規劃課程培訓班，促進兩地規劃師在專業交流深度和廣度方面的深入和拓展，取得雙方取長補短、良性互動、共同進步的效果。在長期的交往過程中，本人作為深圳市城市規劃協會會長和深圳市城市規劃學會副會長，參與了大部分學術交流活動，不僅在學術專業領域獲益匪淺，



而且与众多香港规划同行们建立了深厚的友谊，特别是与贵会历任和在任领导梁焯辉、凌嘉勤、麦凯茵、龙小玉、周日崑等都成了好朋友。

深圳和香港 180 年前曾同属于清朝的新安县，可谓同根同脉，同文同源。经过一个半世纪的沧桑巨变，现在分别发展成为具有全球影响力的创新之都和国际金融中心，成为珠江东岸两颗璀璨的明珠。在国家推动粤港澳大湾区发展的大背景下，深港两地在城市规划领域的交流合作前景将无限广阔。我们期待与贵会在现有良好合作的基础上，继续共同竭诚努力，进一步促进两地的规划学术进步和行业健康发展；共同探讨城市可持续发展中的问题和路径，共同助力大湾区建设发展，共同致力于优质生活圈的打造。

祝愿香港规划师学会未来取得更大成就！祝愿深港两地的规划交流不断迈上新台阶！祝愿粤港澳大湾区的明天更加美好！

深圳市城市规划协会会长  
深圳市城市规划学会副会长



2019年8月26日



司馬曉先生  
深圳市城市規劃學會會長  
深圳市城市規劃設計研究院院長

欣闻香港规划师学会成立四十周年，值此不惑之年、收获之季，谨向贵会以及香港规划界同仁致以热烈祝贺！

这四十年，对港深双城而言，是翻天覆地的四十年。从改革开放之初，深圳就把香港作为学习的榜样，在对香港的跟随和借鉴中创造了世界城市发展史上快速城市化的奇迹，也留下了世界城市发展史上一国两制、双城共生的佳话。

这四十年，对规划学科而言，是辞旧迎新的四十年。理念上，从服务经济发展到服务全面发展；理论上，从经济地理视角到复杂系统视角；技术上，从人力资源密集到技术工具密集；实践上，从基本的法定规划到城市规划建设治理的全流程综合服务。港深双城的规划实践对学科变革的重大意义有目共睹。

这四十年，对规划学者而言，是一展胸中抱负、不负平生所学的四十年。伴随着港深双城共同繁荣发展，依托于港深规划学会的积极互动，一代代的两地规划学者在交流中进步，在进步中携手，在携手探索与实践推动城市发展城市规划学科的发展。

新时代的大幕正在徐徐拉开，祝香港规划师学会与深圳城市规划学会在新征程上继续携手前行，继续亲如一家！

深圳城市规划学会 会长 深圳市城市规划设计研究院 院长 司马晓





**Sr. Dr. Leung Tony Ka Tung**  
President of the Hong Kong  
Institute of Surveyors



香港規劃師學會成立四十周年誌慶

凝聚同業  
再創新猷

香港測量師學會會長  
梁家棟博士測量師

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Telephone: 86 (10) 6579 1200 Facsimile: 86 (10) 6579 1200  
E-mail: info@hki.org.hk Web Site: www.hki.org.hk



**Ms. Iris Hoi**  
President of the Hong Kong  
Institute of Landscape Architects



THE HONG KONG INSTITUTE OF LANDSCAPE ARCHITECTS  
香港園境師學會

Congratulatory Message for HKIP 40<sup>th</sup> Anniversary Commemorative Album

On behalf of The Hong Kong Institute of Landscape Architects, I am pleased to offer my warmest congratulations to The Hong Kong Institute of Planners (HKIP) on its joyous occasion of 40th Anniversary, and sincerely wish the HKIP and its members every success in the years to come.

Iris HOI  
President  
The Hong Kong Institute of Landscape Architects  
19 July 2019





**Mr. Joel Chan**  
**President of Hong Kong**  
**Institute of Urban Design**



Congratulatory Message from  
Mr. Joel Chan, *MHKIUD*  
President  
Hong Kong Institute of Urban Design

On behalf of the Hong Kong Institute of Urban Design (HKIUD), I am delighted to extend my heartfelt congratulations to the Hong Kong Institute of Planners on their many achievements over the past forty years. Our Institute places a great value on its excellent relationship with the HKIP and its many members, for the valuable work that they carry out to benefit Hong Kong development.

The Institute and our members are very honoured for having many opportunities in the past years of working and sharing with HKIP on projects related to urban design and planning strategies of shaping a better built environment for Hong Kong. We are pleased that a large number of our members are also members of the HKIP and are able to liaise directly with members of other professional institutes, through research and educational channels. We hope the two institutes will continue to work together in the coming years for the betterment of our city.

Hong Kong Institute of Urban Design Limited  
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Tel: (852) 2215 9257 Fax: (852) 2537 3857 Web: www.hkiud.org Email: info@hkiud.org

**Mr. Wilfred Loo**  
**President of Singapore**  
**Institute of Planners**



To: Mr. Lawrence Y C Chau  
President  
Hong Kong Institute of Planners  
Unit No. 201, 2/F, Prosperity Millennia Plaza  
663 King's Road, North Point, Hong Kong

5 August 2019

Dear Mr. Lawrence Y C Chau,

**CONGRATULATIONS ON HKIP'S 40TH ANNIVERSARY**

We wish to congratulate the President, Mr. Lawrence Y C Chau, and his Council and all members of the Hong Kong Institute of Planners (HKIP) as you celebrate your 40th Anniversary of HKIP's planning achievements in the development of Hong Kong!

May you continue to have a bright future ahead and contribute significantly to the planning profession!

Best wishes,

Wilfred Loo  
President  
Singapore Institute of Planners



**Mr. Steve O'Connor**  
**President of Planning**  
**Institute of Australia**



July 2019

Dear Hong Kong Institute of Planners

**40<sup>th</sup> Anniversary Congratulations**

On behalf of the Planning Institute of Australia (PIA), I would like to congratulate the Hong Kong Institute of Planners (HKIP) on the occasion of their 40<sup>th</sup> Anniversary. I understand that inauguration of the HKIP took place in July 1979 and since that time the Institute has grown in both membership numbers and stature.

Given that the population of Hong Kong was approximately 5 million people in 1979 and the fact that it has grown to almost 7.5 million in the last 40 years, this represents a 50% population increase in this timespan. Housing an additional 2.5 million residents in an area of just over 1,100 square kilometres has no doubt presented its challenges, particularly given that Hong Kong is one of the most densely populated cities in the world.

However, the fact that Hong Kong rates highly on the United Nations Human Development Index and its residents have one of the longest life expectancies in the world, provides an indication of how well this growth has been accommodated.

There is much to be proud of as the Institute enters the beginning of its fifth decade. While Australia covers a vast area and has low densities compared to Hong Kong, as planners we deal with similar issues related to sustainability, liveability and the challenges presented by global warming.

We look forward to collaborating with our fellow planners in Hong Kong over the years ahead so we can share the lessons learnt from meeting these common challenges.

In closing let me again pass on PIA's congratulations on achieving this milestone.

Yours sincerely

Steve O'Connor RPIA (Fellow)  
**National President**

**中國城市規劃學會**



This congratulatory message only  
 is available on digital version  
 此賀詞只在電子版



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PRECISION

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The background of the page is a close-up photograph of brown leather. In the lower-left corner, there is a white cord loop, possibly from a bag or a piece of equipment, which is slightly out of focus. The leather has a visible grain and some stitching. A semi-transparent grey rectangular box is overlaid on the lower half of the page, containing the chapter title and subtitle.

# **CHAPTER 3**

**CHRONOLOGICAL EVENTS OF HKIP AND PLANNING  
IN HONG KONG / 40TH ANNIVERSARY EVENTS**



**1939**

Enactment of Town Planning Ordinance (TPO)

**1948**

Publishing of the Hong Kong Preliminary Planning Report (Abercrombie Report)

**1955**

Gazette of the First Outline Zoning Plan (OZP)

**1969**

Introduction of Colony Outline Plan (COP)

**1974**

TPO amendment made relating to planning permission system

COP revised and Planning standard first came in place

**1979**

Publication of the Hong Kong Outline Plan (previously known as Colony Outline Plan)

**1980**

Establishment of The Centre of Urban Studies and Urban Planning at The University of Hong Kong

**1981**

Formation of the Planning Standards Sub-Committee

**1984**

Completion of the Territorial Development Strategy (TDS)

**1986**

Introduction of Sub-Regional Plans (Metro, NENT, NWNT, SWNT and SENT)

# 1990

Establishment of Planning Department

# 1991

Amendments to the TPO relating to planning enforcement and setting up of planning committees and the Town Planning Appeal Board

Enactment of the HKIP Incorporation Ordinance

# 1992

Establishment of Planners Registration Board

# 1996

Completion of Territorial Development Strategy Review

Abolishment of Sub-Region Plan

# 2000

Completion of Railway Development Strategy 2000

# 2004

Gazette of Town Planning (Amendment) Ordinance

# 2007

Completion of Hong Kong 2030 Planning Vision and Strategy

Completion of Hong Kong-Shenzhen Western Corridor



Completion of Lok Ma Chau Spur Line



# 2008

Establishment of West Kowloon Cultural District Authority (WKCD)

# 90 2000

## 2012

Formation of  
Energizing Kowloon East Office

## 2013

Completion of  
Planning and Engineering Study on  
Development of Lok Ma Chau Loop



## 2017

Completion of  
Public Engagement for  
"Hong Kong 2030+: Towards a Planning Vision  
and Strategy Transcending 2030"



Completion of  
Hung Shui Kiu New Development Area Planning  
and Engineering Study

Completion of  
Planning and Design Study on  
the Redevelopment of  
Queensway Plaza, Admiralty Feasibility Study

Completion of  
Preliminary Feasibility Study on  
Developing the New Territories North

Completion of  
North East New Territories New Development Areas  
Planning and Engineering Study

## 2014

Completion of  
Planning and Engineering Study on  
the Remaining Development in Tung Chung  
Feasibility Study

Completion of  
Study on the Action Plan for Livable Bay Area  
of the Pearl River Estuary

Completion of  
Railway Development Strategy 2014

# 10



# 2018

Completion of  
Planning and Design Study on the Redevelopment of Government Sites at  
Sai Yee Street and Mong Kok East Station Feasibility Study

Completion of  
Hong Kong-Zhuhai-Macao Bridge



Completion of  
Guangzhou-Shenzhen-Hong Kong Express Rail Link



# 2019

Completion of  
Liantang/Heung Yuen Wai Boundary Control Point



# 1979

Establishment of  
**Hong Kong Institute of Planners (HKIP)**  
(Started operation in 1978)



## 1981

Recognised by  
Canadian Institute of Planners

Accepted by  
Commonwealth Association of Planners  
as a full member Institute

## 1985

The Code of Professional Conduct  
came into operation

## 1982

Membership stood at 72

# 1990

Full recognition of  
the MSc (Urban Planning)  
Degree programme offered by the HKU  
1st issue of the HKIP Journal

## 1991

The first Legislative Council Election was held.  
HKIP was one of the professional institutes in  
the Architectural, Surveying, Planning and  
Landscape Architectural Functional Constituency

## 1993

First HKIP Award

## 1996

Introduction of  
the Qualifying Examination System  
to potential applicants with  
overseas planning degrees of  
planning institute memberships  
recognised by the HKIP

## 1997

Qualifying Examination for Membership  
commenced

# HKIP Milestones

# 90



## 2001

HKIP became member institute of the Hong Kong Coalition of Professional Services

Young Planners Group was set up

## 2002

First year of participation in the Annual National Planning Conference held in Hangzhou

## 2003

Taskforce on Reciprocal Professional Recognition was set up in HKIP

## 2004

The launching of Mentorship Scheme

## 2005

Signing of Reciprocal Professional Recognition Agreement in Beijing (2005 - 2009) with Urban Planning Society of China

## 2006

Establishment of the Hong Kong Urban Design Alliance in collaboration with the Hong Kong Institute of Architects (HKIA)

## 2008

First joint organization of the "Hong Kong & Shenzhen Bi-city Biennale of Urbanism\Architecture" with HKIA and the Hong Kong Designers' Association

## 2012

Joint signing of the Memorandum of Understanding (MOU) with HKIUD and Hong Kong Green Building Council with Barcelona Regional

## 2014

A Joint Symposium with RTPPI was organized to jointly celebrate the Institute's 35<sup>th</sup> Anniversary with the centenary anniversary of RTPPI

Signing of MOU on further cooperation with the China Academy of Urban Planning and Design

The Professional Volunteer Services Committee was set up

## 2015

Induction of Minister QIU Baoxing and Madame CHEN Xiaoli as Honorary Member of the Institute

## 2016

The Council proposed jointly with the Planners Registration Board measures to improve the planning application process and to ensure the fulfillment of planning conditions

002010



## 2017

The deletion of Clause 16(b) of the Code of Professional Conduct

The 1<sup>st</sup> Greater Bay Area Conference, themed "Towards an Open, Innovative and United Region" was held in Shenzhen

A MOU Collaboration Framework was signed between Guangdong City Planning Association and the Institute

The Land Supply Working Group (LSWG) was set up by the Council in response to the setting up of the Task Force on Land Supply by the HKSAR Government

## 2018

Launch of the newly revamped website that was fully responsive across desktop computers, tablets and mobile devices



香港規劃師學會  
THE HONG KONG INSTITUTE OF PLANNERS

HKIP logo was refined with the addition of the Institute's full name in both Chinese and English

## 2019

Commencement of the "HKIP - Friends of Town Planners Programme" to reach out to the wider community

**As at 1 June 2019, HKIP membership count stands at**

**18 honorary members,  
44 fellow members,  
456 full members,  
34 retired members,  
4 affiliates,  
and 212 student members,  
with a total count of 768.**



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PURSuing PLANNING EXCELLENCE

# HKIP 40<sup>TH</sup> ANNIVERSARY PROGRAMME LIST

**山竹之後**

**JOINT HKIP-HKILA SYMPOSIUM**  
**LESSONS FROM MANGKHUT**  
 Climate Resilient Urban Design and Landscape Planning

Multi-purpose Hall, 3/F City Gallery  
 FEB 16, 2019 (Sat)  
 2 - 6 PM

OPEN TO PUBLIC  
 Landscape Certificate

REGISTER@hkkip.org.hk

THREE LOSS DUE TO TYPHOON MANGKHUT AND CLIMATE CHANGE ADAPTATION  
 Prof. CY JIM  
 Research Chair Professor of Geography and Environmental Science, Edith Cowan University, Australia  
 DIRECTORS OF URBAN PLANNING AND DESIGN IN RESPONSE TO CLIMATE CHANGE  
 Prof. John HO  
 Adjunct Professor, Department of Urban Planning and Design, CityU  
 RESILIENT LANDSCAPE AND DESIGN FOR CLIMATE CHANGE  
 Ms. Kathy NG  
 Chief Planner, The Hong Kong Institute of Landscape Architects  
 TREE SPECIES SELECTION FOR THE RESILIENCE OF URBAN FOREST IN HONG KONG  
 Mr. Ken SO  
 Chief Executive of the Conservancy Association, Professional Member of International Association, Central Animal Management Supervisor and The Director of International Society of Arboriculture  
 PANEL DISCUSSION/MODERATOR  
 Mr. David AJ  
 Deputy Director, Hong Kong Planning Institute, Hong Kong, China

## Joint HKIP-HKILA Symposium - Lessons from Mangkhut: Climate Resilient Urban Design and Landscape Planning 16 Feb 2019

In early September 2018, Hong Kong witnessed the destruction of the typhoon Mangkhut that could bring to our city, the urban environment and the community. In response to the alarming rate of climate change and its impacts to cities, readiness should be built among the professionals, including planners and landscape architects, to develop a resilient approach towards the issue. HKIP and the Hong Kong Institute of Landscape Architects (HKILA) organized this symposium with the intent to further this discussion among the fellows. The event was featured with four presentations by planner, landscape architect, arborist and academic, followed by a panel discussion and a Q&A. More than 170 participants joined the symposium and some had cross-sector exchanges with the speakers on topics ranged from urban design, climate change, arboriculture and management issues. More collaboration from engineering and urban forestry perspectives would be explored to substantiate the discussion.



## HKIP 40th Anniversary Photo Contest Apr - Jun 2019

Members were invited to submit snapshots of Hong Kong under the Anniversary Theme - "Pursuing Planning Excellence". Submissions were required to have close connection with town planning, under the three sub-categories of "Cityscape/Streetscape", "Heritage/Culture", and "Neighbourhood/Community". During the entry period, over 50 submissions from our HKIP members and members of invited professional institutes were received. All masterpieces captured the unique elements of Hong Kong as an Asia's World City with distinctive characters and vibrant colours. On the basis of the three assessment criteria, namely "Message and Concept", "Creativity and Uniqueness", and "Skills and Composition", a unanimous decision was made by the Adjudication Panel after a thorough discussion on the outstanding entries. The award-winning photos would be displayed on the HKIP 40th Anniversary Stamps to honour the winners and share the joy with other members.

**HKIP 40th Anniversary PHOTO CONTEST**

**Theme**  
 Pursuing Planning Excellence

**About the Photo Contest**  
 In the past decades, the Hong Kong Institute of Planners (HKIP) has endeavoured to promote and safeguard development and the environment in Hong Kong in the best interest of the community. In celebration of the 40<sup>th</sup> Anniversary of HKIP, a Photo Contest is organized to promote the community's awareness of local planning and encourage participants to appreciate the City where we live. The Photo Contest is open to all HKIP members and members of other related professional bodies.

**Professional Adjudication Panel**

Mr. Frank LOH	HKIP President
Mr. Togo CHEUNG	Adjunct and National Geographic Award-winning Photographer
Ms. Deborah WONG	Former Deputy Director of Planning Department
Prof. John HO	Adjunct Professor of Faculty of Architecture, HKU
Mr. Andrew LAM	Former Chairman of the Antiquities Advisory Board
Mr. Louis CHENG	HKIP Community Planning Committee Co-Chairman

**Key Dates**

Entry Period	1 APR to 31 MAY 2019
Announcement of Winners	JUN 2019

Contact: HKIP Office | 2913 6712  
 For further details, please refer to the Submission Sheet.

## Smart Planning Symposium

4 May 2019

In celebration of the 40th Anniversary of HKIP, a Smart Planning Symposium was jointly organised with the Centre of Urban Studies and Urban Planning of the University of Hong Kong. Mr. Michael Wong Wai-lun, JP, Secretary for Development was the Guest of Honour. There were four renowned speakers making presentation on various aspects of smart planning including Prof. Chris Webster (Dean of Faculty of Architecture, HKU), Ms. Rosana Wong (Vice-president, Smart City Consortium), Mr. Ivan Chung (Deputy Director of Planning) and Ms. Carolyn Bennett (Senior Geospatial Data Manager, Boston Planning and Development Agency). It was well-attended by over one hundred participants from the planning and academic fields.



## “Friends of Town Planners” Programme

May 2019 (Open for entries) ; 2019 - 2020 (Programme)

Public participation and engagement have always been an indispensable part of the town planning process to channel civic ideas and inputs in shaping this city. In order to share town planning knowledge and promote awareness with wider communities, HKIP has organized this programme to provide a platform for all walks of life to get connected with this profession and town planners. Subscribers of the programme could join an array of events organized by the HKIP, such as lectures, workshops, technical visits, etc. A total of about 50 members of the public subscribed to this programme. Participants would have first-hand experience to explore and understand various planning issues of the multi-faceted city from different perspectives.







## Radio Programme

Q2 - Q4 2019

With a view to raising the profile of town planning profession and promoting the community's awareness towards the contribution of town planners, HKIP collaborated with RTHK in a series of thematic broadcasting programmes this year. Prof. KK LING and Dr. Eunice MAK kick-started the relay to share the stories on town planning and public housing in Hong Kong at RTHK1 「講東講西」 in July and August; while Prof. Jimmy LEUNG, Ms. Iris TAM, Dr. Peter PUN, Mr. Andrew LAM and Ms. Phyllis LI shared with us the planning stories from various perspectives at RTHK5 「香江暖流」 from August to December. Another radio program collaborated with RTHK1 was 「大氣候」, in which Ms. Iris TAM and Prof. Mee Kam NG were invited as guest speakers to share town planning issues in relation to climate change. Through the above, our community would understand more and appreciate the importance of town planning and the contribution of town planners throughout various development stages in Hong Kong.



## HKIP 40<sup>th</sup> Carnival

Dec 2019

To round off the wonderful year of the 40th anniversary of HKIP, the Carnival is going to be held in December in Zero Carbon Building. Families of all HKIP members are welcome to join the Carnival to enjoy band shows, mini games and many more fun activities.



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Expanding its reach into investment, social & digital connectivity, as well as disruptive technology, we aim to enrich the lives of consumers, guests and employees within the communities where they live, work and play.



We congratulate HKIP on its  
40th Anniversary!

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HONG KONG | P.R.CHINA | INDONESIA | INDIA



# 型品雙鉅作 傲踞港島東優越地段

**NE**  
NOVUM EAST  
君豪峰

**NP**  
NOVUM POINT  
君譽峰



國際金融中心二期

紅磡海底隧道出入口

中環及灣仔繞道現已通車  
中環 ↔ 北角  
每程只需約5分鐘<sup>1</sup>

北角渡輪碼頭

從中環經中環及灣仔繞道駕車至北角隧道出口約5分鐘<sup>1</sup>

✳️ ←..... 約3分鐘<sup>2</sup> ..... ✳️ ←..... 約13分鐘<sup>2</sup> ..... ✳️  
鰂魚涌 北角 中環

部分港鐵路線示意圖

備註：此相片為2017年6月8日於維多利亞港上空以航拍器材實景拍攝，並經由電腦圖像技術作畫面整合、顏色修飾及以光束模擬「君豪峰」及「君譽峰」的住宅大樓於日後建成的大約位置，以展示「君豪峰」及「君譽峰」大約的四周環境。「君豪峰」及「君譽峰」的周邊地區經已或日後可能出現改變，敬請留意。圖中所標示之建築物的名稱乃該等建築物的大約所在位置，只供參考。

## 港島東寶馬山畔型格新地標

**NE**  
NOVUM EAST  
君豪峰

- 約3分鐘步程即達港鐵鰂魚涌站<sup>3</sup>，經港鐵約15分鐘瞬接中環核心商業區<sup>2</sup>
- 中環及灣仔繞道和東區走廊連接路現已通車<sup>1</sup>，交通將更快速便捷
- 住客會所設施包括同區罕有約20米長室外游泳池及虛擬實境遊戲室等<sup>4</sup>
- 背靠寶馬山群，靠近多條尚綠行山徑，隨時抱擁自然綠意



現場實景

備註：此相片為2019年7月26日於「君豪峰」的住客會所內之「室外游泳池」實景拍攝，並經由電腦圖像技術作畫面整合及顏色修飾處理。

## 維港之盛 一線連城

**NP**  
NOVUM POINT  
君譽峰

- 約30秒步程即達港鐵北角站<sup>5</sup>
- 周邊匯聚多個綜合發展項目、甲級商廈及星級酒店等，將為區內注入新動力
- 鄰近的住宅項目更設有北角匯大型商場，帶動區內發展及升值潛力
- 創新住客康樂設施包括ICAROS飛行動感VR健身器及NXS拳激鍛鍊機等<sup>4</sup>



「君譽峰」基座設計概念圖

備註：此設計概念圖乃設計師的初步構思，賣方對其中展示之商業及餐飲用途並不作出任何不論明示或隱含之要約、陳述、承諾或保證，一切皆以入伙時實際情況為準。賣方保留一切權利，按實際情況作出改動，而無須另行通知。圖中的港鐵北角站乃根據鄰近發展項目「君譽峰」位於馬寶道港鐵北角A2出入口之位置及外觀以電腦圖像技術模擬而成，另加入人群以增強畫面效果。

銷售代理：

**恒基物業代理有限公司**  
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展銷中心，歡迎參觀  
「君豪峰」— 中環國際金融中心二期21樓  
「君譽峰」— 尖沙咀彌敦道132號美蘭華廣場一期5樓  
開放時間：上午10時30分至下午8時

「君豪峰」查詢熱線：

**2332 1000**



「君豪峰」

「君譽峰」查詢熱線：

**2316 2220**



「君譽峰」



恒基兆業

「君豪峰」所位於的街道名稱及門牌號數：英皇道856號 地區：鰂魚涌 賣方就發展項目「君豪峰」指定的互聯網網站的網址：[www.novumeast.com.hk](http://www.novumeast.com.hk)  
賣方：仲光有限公司(亦為擁有人及其控股公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited及Manho Investment Limited)。發展項目的認可人士：余繼輝建築師有限公司的鍾振球先生(鍾振球先生為余繼輝建築師有限公司的董事)。發展項目的承建商：恒順建築有限公司。賣方代表律師：中倫律師事務所。已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：不適用。已為發展項目的建造提供貸款的任何其他人：恒基兆業地產代理有限公司。

「君譽峰」所位於的街道名稱及門牌號數：馬寶道3號 地區：北角 賣方就發展項目「君譽峰」指定的互聯網網站的網址：[www.novumpoint.com.hk](http://www.novumpoint.com.hk)  
賣方：利達發展有限公司(亦為擁有人及其控股公司為恒基兆業有限公司、Sunport Enterprises Limited及China Wind Limited)。發展項目的認可人士：呂鄧黎建築師有限公司的黎紹堅先生(黎紹堅先生為呂鄧黎建築師有限公司的董事)。發展項目的承建商：光迪建築有限公司。賣方代表律師：中倫律師事務所。已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：不適用。已為發展項目的建造提供貸款的任何其他人：恒基財務有限公司。賣方所知的「君譽峰」的預計關鍵日期為2020年12月31日。此預計關鍵日期是受到買賣合約所允許的任何延期所限制的。此發展項目由「恒基物業代理有限公司」代理銷售，其並非「恒基兆業地產有限公司」之發展項目。

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目的想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。本廣告/宣傳資料內一切資料，須以政府相關部門最後批准之圖則及法律文件為準。賣方保留一切權利，按實際情況需要作出改動，而無須另行通知。在本廣告/宣傳資料內所載列的描述、參考、相片、繪圖、圖像或其他資料，無論是否明訂或隱含，並不構成或不應被視為提供任何要約、承諾、陳述或保證。此廣告由賣方的同意下發布。詳情請參閱售樓說明書。此廣告之印刷日期：2019年9月9日。備註：1.中環及灣仔繞道和東區走廊連接路已於二零一九年一月二十日通車。資料來源：<http://www.cwb-hyd.hk/tc/index.php> (2019年3月31日)。2.資料來源：港鐵網站 [www.mtr.com.hk](http://www.mtr.com.hk) (2019年3月30日)。3.由工作人員於2017年3月以點對點方式實地步行測試而計算得出。估計之步行時間需視乎測試當日之天氣、路面情況、行走路線及個人步速而有所差異，只供參考。4.住客會所(包括供住客使用的任何康樂設施)包括但不限於其名稱、間隔、設計、布局、用途、裝置、裝修物料及設備皆可能改變，只供參考。賣方保留一切權利，按實際情況需要作出改動，而無須另行通知，並一切皆以入伙時之實際提供及政府有關部門最後批准之圖則或所需之同意書或許可證為準。住客會所內各項休閒設施之開放時間及使用條款受相關法律、批地文件、公契條款及現場環境限制。住客會所設施於入伙時未必能即時使用及可能需要另收費。5.由工作人員於2017年6月1日以點對點方式實地步行測試而計算得出。估計之步行時間需視乎測試當日之天氣、路面情況、步行路線及個人步速而有所差異，只供參考。

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# CHAPTER 4

STORY FROM PLANNERS AND OLD FRIENDS



## SECONDMENT

### Andrew Lam

*Andrew Lam is a veteran town planner whose professional footprint covers Asia and the Middle East. He has dedicated most of his time on community services. He was a Past President of HKIP and was appointed to serve on numerous advisory and statutory bodies through the years, especially those related to environment, heritage conservation and culture. He was the Chairman of Antiquities Advisory Board, Director of the West Kowloon Cultural District Authority, and is currently Member of the Lantau Development Advisory Committee, the Advisory Committee on Countryside Conservation, Hulu Culture, and Mission Health Green.*


I joined a consultant firm thirty years ago. After handling a few cases, I was seconded to the Planning Department, which had just been established, to lead a task on comprehensive survey and database setup for open storage and industrial activities in the New Territories. The data were used as the baseline for drafting the early Development Permission Area Plans, through which Hong Kong's planning history was turned to a new page.

Building that database from scratch required more than computer knowledge and an analytical mind as it involved loads of demanding fieldwork. That said, physical competence was merely requisite, EQ and AQ were vital when one had to encounter hostile creatures including canine and human on daily basis. As a plus, the brain of doves with a superb sense of magnetic field would be a powerful tool for finding the way in and out enshrouded locations in the absence of GPS gadget.


Despite the limitation in resource availability for a newly established department, I was given an early model cell phone to ease my task. A renowned figure in the Department, who was also my teacher in the university, teased me on being allowed the privilege of having a cell phone, which even he who was in a high position did not have one. In answering his question on whether the cell phone was useful, I said "Yes, Sir!" Though there was no signal in most areas we visited, the battery and the body of the phone still weighed over five pounds when separated, and was more handy and effective than a piece of brick in scaring away charging dogs.

The desktop part of the task was much more intellectual. Ducking into drawers that held thousands of aerial photos, and practicing my fresh skills on orthophotography was a weekly routine. While examining the reality of 'the present' was my work, the bonus came in the form of free access to historic images that furnished me an educated impression of evolution of our territory through time - something that benefited my entire professional life and beyond.





*“Looking back, plans are useless! Little on what had been drawn as spatial land use proposals in details in the West Kowloon Development Statement were implemented. However, the urban renewal strategy and mechanisms, including all the means and tricks have survived through time and have been widely applied in different context.”*




Few months after my first secondment ended, I was sent once again to the Planning Department to lead a small team to develop the urban renewal strategy for the West Kowloon Development Statement. Other than local experts, the team comprised several expatriates, including an Irish, an Italian and a New Zealander. Apart from tuning myself from one unique accent to another, aligning cultural diversity on professional viewpoints as well as the pace of work was indeed more fun than challenge, BUT only on hindsight!

One important figure in our team was the typist, an extinguished discipline. Without her, we would have missed many submission deadlines.

Report production was rather onerous in those days. Stencil paper was still used for preparing original copy of reports. Thanks God for the invention of photocopy machine, we could at least avoid the burden of using a manual ink roller for printing copies.

However, the machine in the office could not produce colour copy and did not have sorting function. Self-adhesive stencil film with different patterns was widely used for production of plans. The patterns, usually created by hatch-lines, dots and cluster of symbols, could make a plan rather confusing when the legend was long.

To answer the request of the then Principle Government Town Planner in-charge, and for the sake of time, to save the effort from the logistic of going through the Government Printer, the team had once coloured hundreds of plans manually hand-in-hand with the good folks in the cartographic section.



With all the printing of text and plans finished, it was the beginning of the party - “the Binding Dance”. Usually some sixty odd copies of each and every page would be placed on the top of the plan drawers, the edges were enough for putting twenty something pages. Clockwise or anti-clockwise, depending on the mood of the team, the six of us, sometimes with our fans joined in, would start picking up the sheets page by page round the table. Though no background music was provided, the mumbling and grumbling sounds made from individuals were magically harmonious in keeping the rhythm of our pace right to get the job done.

There was an episode worth mentioning. I sent the draft of our first working paper to several seniors in the Department for comment, and early next morning a senior rang me demanding a conversation in his office. I thought there must be something wrong with the paper and we might be doomed as his tone was dull and solemn. He pulled out the copy of our paper from a tray and asked me if I knew what was wrong, he then drew my attention to the two staples on the left-hand side of the paper. He said “you should bind the paper with only one staple, which should be on the top left-hand corner of the paper, and at a 45 degree angle.” Out of shock and bewilderment, I asked with a trembling voice whether there were other issues. Within seconds, I was dismissed and left his room with a blank mind.

I strongly believe our team has contributed by example in showing how the earliest version of smart city could improve productivity, and whoever in the Planning Department takes the provision of photocopier machine with colour copying and sorting functions for granted should thank us.

Looking back, plans are useless! Little on what had been drawn as spatial land use proposals in details in the West Kowloon Development Statement were implemented. However, the urban renewal strategy and mechanisms, including all the means and tricks have survived through time and have been widely applied in different context.

Instead of technical knowledge, interpersonal skill that I learnt was what I treasured most when I left that post. Most, if not all, of those characters I met in those days have retired. But friendship has no expiry date!







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## 40 YEARS ON AND COUNTING

### Jimmy C F Leung

*Jimmy C F Leung is currently Adjunct Professor, Department of Geography and Resource Management, the Chinese University of Hong Kong. He served as the President of the HKIP from 2003 to 2005. After retirement from government at the end of 2012, he taught at both CUHK and HKU and also obtained funding from the Public Policy Funding Scheme for a research projects on industrial buildings. He believes that planning policies must be supported by thorough research and analysis, and complemented by an open community engagement process. Planning research by academics and professionals should therefore be encouraged and the outcome be made available conveniently to fellow members.*


Rewind 40 years, a new professional institution known as the Hong Kong Institute of Planners aiming to accredit and ensure professional standards of planners, advance education and research in planning and promote planning within the community “sprang to life”. Why? Because the Institute was in fact set up on 4 July 1978. It would have been its 41st Anniversary this year. However, the first Annual General Meeting was held on 20 April 1979 and the Institute was only formally inaugurated in July 1979.

I became one of the two student representatives in the first Council in 1979, after working as an assistant town planner in government for about a year. A young man then has now become a retiree, or rather a semi-retiree. I am quite reluctant to use the cliché “time flies” but it really does. For a professional institute of 40 years, however, it is still considered young with new generations of planners taking over competently from the old.

On this special occasion, it would have been opportune to take stock of the Institute’s achievements in the past four decades. Nevertheless, to do so in such a short article will not do the Institute justice. In reaching this significant milestone, it is perhaps time to celebrate and contemplate.

What I intend to do is to reflect on the major development of the planning practice in the past four decades. I would not pretend to be comprehensive and if anything, they are only my personal and hence subjective views.

Over the past four decades, one noticeable development is the increasing application of technology in planning. I still remember in the early days, computer programming languages like Fortran and COBOL were used to analyze database of office and industrial buildings. To date the Geographic Information System (GIS) attracts wide usage by planners in research analysis and community engagement. It is much more effective and can generate presentation diagrams and maps easily. GIS together with 3-D simulation have also been widely used in public participation exercises.



*"With smart city becoming fashionable in recent years, the focus now is how to leverage on information and communication technology to improve economy, transport, quality of life and other sectors."*

Another equally if not more obvious development is for planners to embrace community engagement. Statutory procedures have long been embedded in the Town Planning Ordinance for the public to participate in the statutory plan making as well as planning application processes. Administratively, the relevant District Councils and local neighbourhood organizations will usually be consulted before and in parallel of such statutory procedures under the Ordinance.

There is however no statutory requirement for community engagement in the strategic plan making and major planning studies. In the early days, municipal councils, district boards and the relevant advisory committees were usually consulted towards the end of such exercises. One such example is the Territorial Development Strategy (TDS) completed in the 1980s, and the public consultation of which was criticized as being too late. Subsequently, public consultation for the Territorial Development Strategy Review was improved. Apart from consulting the local community, discussions were held with officials in the neighbouring cities like Guangzhou, Shenzhen, Zhuhai and Macau. The Hong Kong 2030 – Planning Vision and Strategy incorporated several stages of consultation on visions, options and strategy before, during and upon completion of the strategic plan. Public consultation reports summarizing comments received and responses from government were also published.

Such elaborate public consultation process comes with a price. The process is more often than not dogged by lengthy delay. In certain cases, members of the public have the second or the third bite of the cherry during the planning and engineering consultancy study, statutory plan making and environmental impact assessment stages for the same development proposals. Quite often, the process is dominated by a few interest groups. Worse still, public forums are hijacked by certain vocal individuals or concerned groups with protests and serious disruptions to the proceedings. The NIMBY (not-in-my-backyard) mentality is very much alive and kicking. Most if not all housing development proposals are objected to by the local community, although not entirely without grounds sometimes. Such challenges are not going to go away unfortunately.

Planners' role in conducting community engagement is questioned by some quarters of the community. They argue that planners should just be information provider and let the community to take the lead in determining the future of the city or their neighbourhood. Community is however not homogeneous and different interests exist. Will the more articulated in the community have their way at the expense of those less vocal? How should proposals coming from different districts be adjudicated, prioritized and funded?



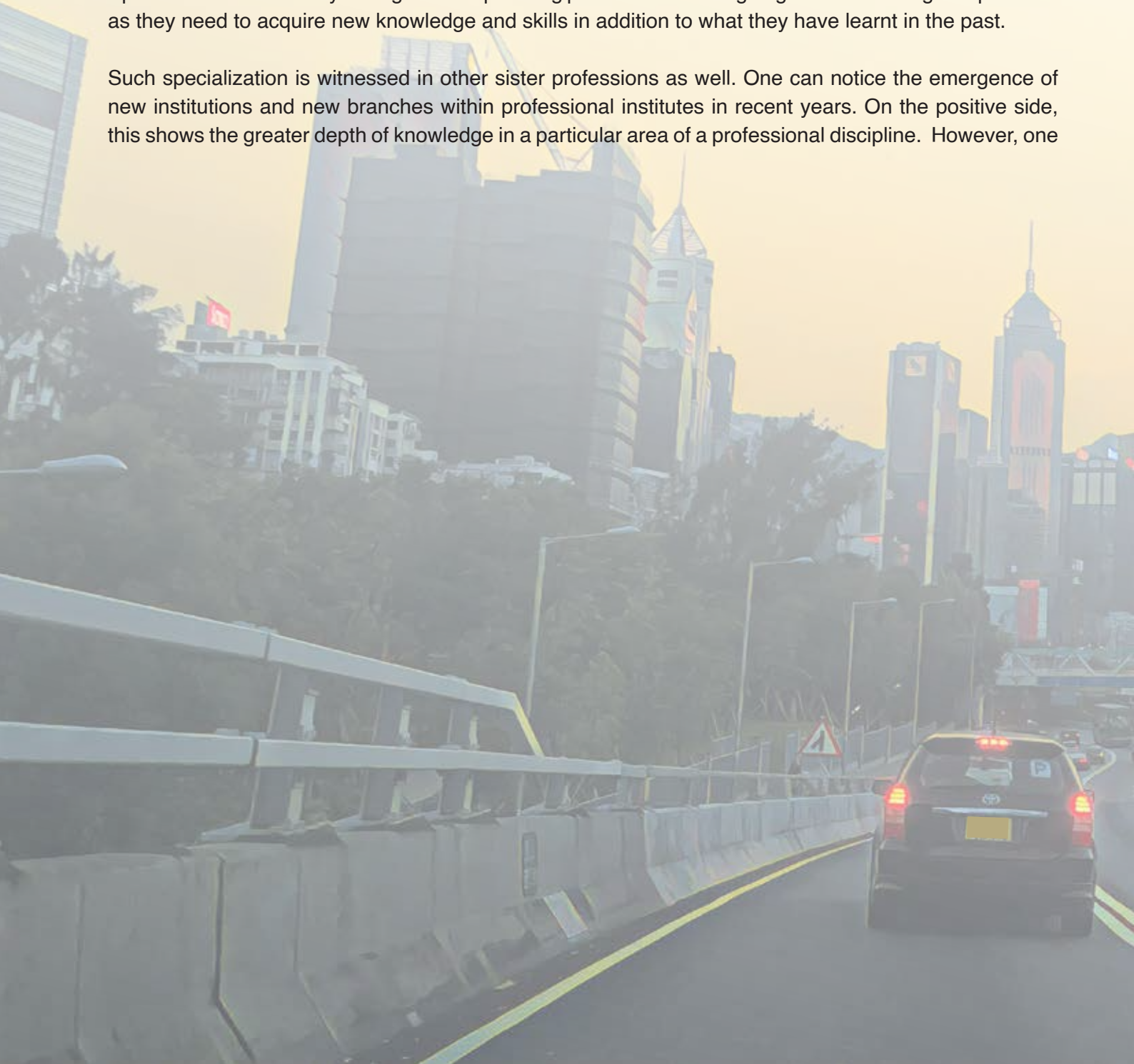
Others suggest that planners should take a proactive role in interacting with the community in articulating vision, generating options, and coming up with a plan or proposal that is broadly accepted by the members of the public, major institutions and organizations as well as the business sector.

No doubt, a good community engagement exercise requires open-mindedness on the part of policy makers and planners, the provision of sufficient information upfront, a transparent and inclusive process, and ultimately an explanation of why comments have or have not been taken board in the decision-making process. More importantly, planners have to patiently build up trust in the community and seek broad consensus on the way forward with their plans or proposals.

Hitherto, there are planners specializing in community engagement like running public forums, community workshops and focus group discussions. Others have prided themselves as advocacy planners speaking up for the underprivileged in society.

Specialization has clearly emerged in the planning profession. This is going to be a challenge for planners as they need to acquire new knowledge and skills in addition to what they have learnt in the past.

Such specialization is witnessed in other sister professions as well. One can notice the emergence of new institutions and new branches within professional institutes in recent years. On the positive side, this shows the greater depth of knowledge in a particular area of a professional discipline. However, one



cannot help but wonder if such a trend, which can be construed as a kind of division of labour or even fragmentation of knowledge, may lead to some professionals losing sight of the big picture. It would be unrealistic to expect that if individual professionals of different disciplines do their part, everything will click together and all will be well like those working in production line of a factory. The development process is much more complicated. If individual professional institutes and their divisions are just guarding their own turf without taking a more holistic view, delay and indecision will be inevitable. Needs of society will continue to fall behind. Very often compromises have to be made before a timely, sensible and workable solution can be identified.

This brings out the importance of the breadth of knowledge of professionals. Development in Hong Kong has come to a stage where most easy options have been exhausted. Future development options whether land-based or reclamation-oriented, greenfield sites or brownfield development will not be a piece of cake anymore. Such tasks would require professionals to be innovative, possessing strategic and lateral thinking, good knowledge of the local economy and understanding community needs.

In other words, planners and for that matter other professionals in the development industry have to equip themselves with both the breadth and depth of professional knowledge not just in their respective field but in a broader context of social and economic development. Continuous professional development is thus unavoidable in a fast-changing society propelled by technologies. For large employers, training of different kinds would be provided as a matter of course. However, for small and medium-sized firms, there would probably be a gap to fill. It is helpful to members if the Institute would offer more structured continuous professional development programmes and experience-sharing sessions on its own or in conjunction with universities and other sister institutions. More efforts can be made in disseminating knowledge and skills via the Institute's web site. Challenging as it inevitably is, continuous professional development would enable planners to deliver the outcomes that can meet the expectations of the community, whilst at the same time build a satisfying and rewarding professional career themselves.





# THE MEMORABLE MOMENTS OF HK IN TRANSITION

## Iris Tam



*Iris Tam was the President of HKIP (1995-1997). She started her planning career in the government in 1983, then ran a planning consultancy firm for 16 years and joined the Urban Renewal Authority in 2006. When she left the URA in 2015, she was the Managing Director. She is back in private consultancy, offering advices on town planning and property development.*

Serving the HKIP in the 1990s was a lifetime memory to me. Under the leadership of Peter Pun, Bosco Fung and other seniors, HKIP established good rapport with the veteran town planning professionals and academics in the mainland including Wu Liangyong, Zhou Ganzhi, Zou Deci, Hung Yisan, Lun Yongqian, etc.

It was the time when the mainland was like a huge sponge, eagerly absorbing new ideas and best practices of the outside world. There were numerous professional exchanges such as how the statutory town planning system worked in HK; how the subsidized and private housing sectors played their roles in the society; what a proper town planning degree should cover, etc. For a period of time, we even took part in translating some of their academic and professional papers into English so that their evolution of ideas could reach out to a wider audience.

I was most fortunate to be the President of HKIP in the historical moments of HK (1995-1997). No one had a crystal ball to see how everything would turn out towards the end of the colonial era and the return of HK to China. But we had to be confident and took every step boldly but carefully.

The then Chinese liaison agency in HK was Xinhua Agency. Cai Wenfeng was the officer liaising with the architectural, surveying and town planning professionals. Mr. Cai became our good friend. He was a very sincere person and understood our thoughts well. The fact that I was working in the private sector probably made our communications more open and direct. There was a strong element of trust that both sides wanted the “One Country, Two Systems” to succeed.

Chan King Cheung of HK Economic Journal conducted a series of interviews with young professionals on how they perceived the future of HK. I was young then and represented the town planning profession in one of his interviews. I remember I talked about continuous population growth in HK and the need for more new towns to be developed in NENT and NWNT. I did not have the foresight of a huge reclamation off East Lantau.



In 1996, I was nominated and elected as one of the 400 members in the Selection Committee responsible for electing the first Chief Executive and the Provisional Legislative Council of the coming HK Special Administrative Region. If I remember correctly, HKIP had less than four hundred full members at that time, but as a profession, we were fully respected. There were four functional sectors for the Selection Committee, i.e. Industries / Commerce / Finance; Professionals; Labor / Social Services / Religion; and Political sector. Architecture, surveying and planning is one of the Professional sub-sectors. I believe there was a genuine intention to make the Selection Committee widely represented. I voted independently without any undue influence.

Representing the town planners, I attended the Handing Over Ceremony at the newly completed Grand Hall of the Hong Kong Convention and Exhibition Centre at 11:30pm on 30 June 1997. My seat was very far away from the stage but I could see clearly the lowering of the Union and HK Flags, and the raising of the Chinese and HKSAR Flags. It was amazing to witness such a peaceful transition. The inauguration of the HKSAR government took place at 1:30am – 2:15am on 1 July 1997. The new era dawned on Hong Kong.

No one should expect things will stay the same for 50 years. I still believe that mutual respect and truthful communications are the foundation stones for maintaining trust to move Hong Kong forward.



*"No one had a crystal ball to see how everything would turn out towards the end of the colonial era and the return of HK to China. But we had to be confident and took every step boldly but carefully."*



# PLANNING FOR HUMAN FLOURISHING

## Ng Mee Kam

*Professor Mee Kam Ng is Vice-chairman of the Department of Geography and Resource Management, the Director of the Urban Studies Programme, Associate Director of the Institute of Future Cities and the Hong Kong Institute of Asia-Pacific Studies at the Chinese University of Hong Kong. She is a member of the RTPI, a fellow of the HKIP and academic adviser of HKIUD. She has been a Fellow of the Academy of Social Sciences in the United Kingdom since 2016. Her publications have earned her six HKIP Awards and the 2015 Association of European Schools of Planning Best Published Paper Award.*

When I returned from the States in 1990 to write my PhD thesis, I could not wait to share what I had learned from Prof John Friedmann, affectionately called the ‘Pope’ of Planning at the University of California, Los Angeles (UCLA): that planning is a vocation to empower communities, turning cities into good societies for human flourishing. Planners should try to shift the power axis privileging the state and the business sector to strengthen the civil society and the political community. Citizen participation was not even practised in Hong Kong then. People had little clue about such advocacy.

In a blink of an eye, 29 years passed and there continues to be NO institutionalised community planning in Hong Kong, wasting plenty of ‘place-based knowledge’, accumulated by people’s lived experiences days after days, months after months and years after years. Why is an empowered community so important for a good society, for human flourishing? Planners have to understand that space and place are more than just ‘containers of things’. People’s relationships turn space into places full of stories and meanings. Place identity helps shape our personal identity. Hence, removing someone from a place can be likened to removing a tree, cutting it from its nourishing roots and soil.

An empowered community is essential for everyone’s psychological and social well-being. According to Keyes (2003), environmental mastery, autonomy, self-acceptance, positive relations with others, personal growth and purpose in life all contribute to our psychological well-being. As natural place-makers, people would feel empowered if they can exercise their autonomy to master their environment. And we tend to feel better if we can achieve this through collaborating with others, developing positive relationships (this does not necessarily exclude learning through conflicts and arguments), accepting ourselves more readily, finding purpose in life and anticipating personal growth. Indeed, neighbourhoods can be the most convenient base to promote human flourishing.

Such neighbourhoods will naturally contribute to social well-being, foundation of a good society. Positively functioning communities show a readiness to accept others, allowing people to contribute and actualise themselves (Keyes, 2003). Usually members will develop a strong sense of belonging to the place and the community. Such communities will certainly resist externally imposed removal plans. As planners, we should realise that these are actually psychologically and socially 'wealthy' and 'healthy' places and should be handled with extreme care. This is the key reason why no plan should be produced without careful place-based understanding of local communities. This is why institutionalised community planning is indispensable for any good society. This also explains why planners need to help shift the power axis back to nurturing stronger civil society and political community. Yes, 'back to'!

*"My dream for our profession in this city is that planning will be known as a convivial co-learning process for restoring nature and building communities with spaces for creative economic activities."*

Karl Polanyi wrote in 1944 *The Great Transformation*, arguing that before the 'market society', economic activities were embedded within socio-spatial relationships which were based more on reciprocity and redistribution. However, the rise of capitalism and the modern state has led to the hegemonic culture of privileging economic calculations in every human endeavour, commodifying not only human relationships but also ecological commons originally created for the enjoyment of mankind. The results have been appalling. According to Oxfam (2019, p.10), the wealth of the world's billionaires in 2018 increased by \$2.5 billion a day but the wealth of the poorest half of humanity, 3.8 billion people, fell by 11%. UN's Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services (IPBES) (2019) warns, '...around one million animal plant species are now threatened with extinction... We are eroding the very foundation of our economies, livelihoods, food security, health and quality of life worldwide'.

A global movement is underway to *Take Back the Economy* (Gibson-Graham, Cameron and Healy, 2013), to recommoning, trying to re-embed economic calculations within socio-ecological considerations, reasserting the importance of nourishing human relationships and reproducing a more sustainable and resilient environment in the course of economic growth. Green spaces are sanctuary for human beings to calm down and recharge. Nature can magically draw people together, enhancing their opportunities to accumulate social capital. Positive human relationships and people working together, as mentioned above, are the royal roads towards psychological and social well-being.



For almost three decades these ideas I have tried to teach or publish but sadly our city seems to become less green as we dismantle and displace more and more closely knit communities...

The HKIP is 40 years old, an age that should be free of confusion according to Chinese culture. Will the Institute choose a steadfast position to promote an ecological and humane urbanism?

My dream for our profession in this city is that planning will be known as a convivial co-learning process for restoring nature and building communities with spaces for creative economic activities. A world class city that innovates, not just adopts cutting-edge technology for planet, place and human flourishing. A wonderful place that visitors will 'wow' at our design, plans, buildings, public realm and cityscape because they all match the wonderful complexity and decency of nature.

At John Friedmann's 90th birthday party in 2016, we had a roundtable with his former students asking him questions. I put forward the first one, 'we always fight for community's rights in the planning process but how can we ensure that, as individuals, they are nice people?' John thought this was too serious for a question. Yet, his works provided an answer: it is planners' vocation to co-design with the community a good society for human flourishing.

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## GOING BACK TO SCHOOL IN SHENZHEN

### Eunice Mak

*Dr. Mak is an experienced urban planner who has practised in both Canada and Hong Kong for over 30 years. She returned to Hong Kong in the early 1990s and joined the Housing Authority to pursue her interest in public housing developments in Hong Kong. She continues to be active in the affairs of HKIP and was its president for the period 2015-2017. Dr. Mak also sits on various Government Advisory Committees to contribute her insights, experience and expertise on Hong Kong's planning and land use matters.*

It was 7:00 a.m. on a cool March morning. The year was 2012. Twenty-seven HKIP members, myself included, gathered at the Lok Ma Chau MTR Station for the journey to Shenzhen on commencement of a four-month training course jointly organised by the Institute and the China Academy of Urban Planning and Design (CAUPD Shenzhen Branch). That day marked the beginning of an exciting, demanding, rewarding and highly educational experience which we will remember for the rest of our lives.

The idea of organising a training course on planning principles, theories, regulations and practices in the Mainland started to germinate in the early 2010s. Our neighbours to the north had been growing, changing and developing in leaps and bounds. Cities in the Pearl River Delta were becoming more integrated. Mega infrastructure projects including the Hong Kong-Zhuhai-Macau Bridge and the High-Speed Rail to Hong Kong were being built. The increasing flow of people, knowledge and technology within the region was providing greater opportunities for the people of Hong Kong, HKIP members included. Looking ahead, it was evident to HKIP Council that local planners must begin to acquire a fundamental knowledge of the planning system in the Mainland, not only for our own education, but to prepare ourselves for the increasing dialogue, exchanges and interactions with our Mainland counterparts. Furthermore, even though the concept of the Greater Bay Area had not yet been announced, Council at the time knew that planners in Hong Kong needed to be better equipped for the opportunities and challenges that lay ahead. The idea of the Mainland training course was hence conceived.

K. K. Ling and I were both proponents of the course—with the immense support from Sam Lok and Brian Chau—but we faced two major difficulties. The first was how to find a partner in Shenzhen who would be willing to assist in arranging the training course. The second was whether we would have enough interest from our members to support it. Well, we got lucky. CAUPD Shenzhen Branch had just set up a Hong Kong-Macao Liaison Office in 2011 and was interested in exploring opportunities for closer ties and cooperation with HKIP. When we broached the idea of organising a training course for HKIP members, senior members of the CAUPD Shenzhen Branch were extremely receptive and assisted in

arranging an amazing four-month programme which included lectures, workshops, discussion groups, case studies and site visits. K. K. and I were overwhelmed by the breadth of the programme and the calibre of the lecturers. Many were renowned scholars and practitioners in the field of planning in the Mainland, and several of them actually had to travel from Beijing to Shenzhen just to give us a three-hour lecture.

*"...those of us who participated in the previous course will treasure not only the invaluable experience gained but also the fond memories of the four months we spent 'going back to school in Shenzhen'."*

With the programme in place, our next challenge was finding enough members willing to commit to it. It was, without a doubt, a demanding programme which spanned the four months from March to July 2012. Classes started at 10:00 a.m. and ran to 5:00 p.m., and were held every other Saturday in Shenzhen. This meant that members who signed up for the course would have to give up two Saturdays every month for four straight months to venture into Shenzhen for a full day of serious learning—in Putonghua! Even more daunting was the cost of the course. Due to the expenses associated with having to fly lecturers from all over China to Shenzhen, the break-even fee for each member was HK\$6,250—not a small amount especially for the younger members—and we needed at least 25 members to sign up! We advertised the course amongst our members at the end of 2011, and despite a slow start, we finally managed to get the required number for enrolment. The course was on!





For the next four months, we immersed ourselves in the invaluable learning experience. We crammed our brains with knowledge about the planning systems in China; we went on site visits to places we'd never heard of; we participated in workshops and discussion groups with our Mainland counterparts; we travelled on the subway; we ate street food; we marched around Shenzhen like locals—and we particularly enjoyed the hospitality provided by CAUPD Shenzhen Branch with their specialty coffees, delicious snacks and warm reception.

Looking back, the four months of schooling in Shenzhen was undoubtedly one of the most rewarding experiences in my recent memory. It provided a wonderful opportunity for me to learn about the planning system in China—planning history, planning law, strategic planning, comprehensive planning, heritage preservation, land administration, detailed project planning, urban renewal and urban design; it gave me insights into the intricacies of planning in the face of rapid urbanisation; it enabled me to see and explore many out-of-the-way places in Shenzhen; and it allowed me to better understand and appreciate planning in a different context. No doubt the course was tough, gruelling and challenging in many ways, but we learned a lot, made new friends, had different experiences which would not have been possible as tourists, and we even got to practice our Putonghua.

Today, almost seven years later, the HKIP is embarking on a second Mainland training course, this time in partnership with the Shenzhen Planning and Design Academy. Under the Greater Bay Area initiative, Hong Kong will become even more integrated with our neighbours in the region, and vast opportunities will be opened up to our members in terms of jobs and business activities. The training course in 2012 was important in equipping us to take advantage of these unprecedented opportunities through learning, seeing, exploring and interacting. The new course being organised this year, perhaps even more so, will be of immense value to all planning professionals in our fast-paced, ever-evolving field.

But, above all, those of us who participated in the previous course will treasure not only the invaluable experience gained but also the fond memories of the four months we spent “going back to school in Shenzhen”.



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# PLANNING FROM FISH AND CHIPS TO BAH KUT TEH (肉骨茶) AND BUTTERED PINEAPPLE BUN (菠蘿油)

## Roger Tang

*Mr. Tang is a qualified professional town planner graduated from the University of Manchester, United Kingdom. Over his planning career, he had worked in Singapore for the Housing and Development Board (HDB) and in Hong Kong from the former Land Development Corporation (LDC) to the present Urban Renewal Authority (URA). During the period, he was involved in a number of comprehensive district renewal studies and major urban redevelopment projects including The Center in Sheung Wan, K11 in Tsim Sha Tsui, Langham Place in Mong Kok and Kwun Tong Town Centre which is the largest redevelopment project undertaken by the URA.*



Not only to the Institute, 1979 had a special meaning to me too because it was the year when I began my journey to study overseas in UK.

Since then, I have experienced Town Planning as a kind of “Mix and Match” with a taste of local delicacies. Being educated in UK in the 80’s, I was exposed to the paradigm shift in planning theories from “blueprint” planning to “process” planning while enjoying fish and chips with salt and vinegar and a pint of bitter at my University Student Union.

After graduation and working in Singapore, I fully admired the efficiency of “blueprint” planning when Marina Bay was still a piece of sandy reclamation which now turned into a vibrant waterfront hub when compared with our West Kowloon waterfront. It was there that I sometime took a night drive to eat at the nearby hawker centre for Bah Kut Teh (肉骨茶) with a cup of teh tarik (拉茶) to escape from the authoritarian leadership.



40 years have passed and by now in 2019, I can peacefully enjoy my morning breakfast buttered pineapple bun (菠蘿油) and milk tea (奶茶) in one of the local coffee shops in Kwun Tong to witness how “bottom-up” process in planning has been practiced and realized in the town centre redevelopment over the decades until its final completion.

With all these valuable mix of planning experience and taste of local delicacies in mind, I sincerely wish the Institute would continue to excel on her unique local as well as international perspectives and provide solid impartial planning advices to the people of Hong Kong for many years to come.

*“I sincerely wish the Institute would continue to excel on her unique local as well as international perspectives and provide solid impartial planning advices to the people of Hong Kong for many years to come.”*



# INSTITUTIONAL INFLUENCES ON HONG KONG'S URBAN LANDSCAPE

**Rebecca L.H. Chiu**

*Rebecca L.H. Chiu is Head and Professor of the Department of Urban Planning and Design, and the Director of the Centre of Urban Studies and Urban Planning, and the Belt and Road Urban Observatory of the Faculty of Architecture of the University of Hong Kong. She specializes in housing policy and urban sustainability in high-density cities of Hong Kong and the Mainland, comparative housing policies in Asia, housing in ageing communities, urban management in the Belt and Road region, and comparative planning systems. She is Founder Chairman of the Asia Pacific Network for Housing Research, and has been appointed to government committees in housing, urban planning and development, urban renewal, and natural and heritage conservation.*

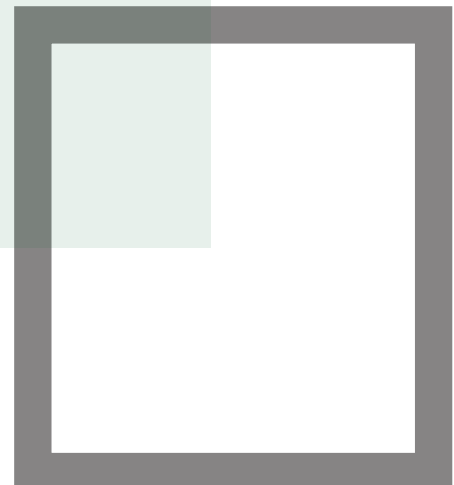
Important milestones of Hong Kong's urban development were set between 1979 and 1990 - government's Planning Department was established in 1990; the Hong Kong Institute of Planners was inaugurated in July 1979 to foster and promote professionalism in planning; and the Centre of Urban Studies and Urban Planning at The University of Hong Kong started on 1 November 1980 to promote urban research, and offered the first professional degree program in urban planning in September 1981. No doubt the three institutions and their tripartite connections and collaboration have since contributed to developing Hong Kong into a global city. In particular, the urban form scores high in sustainability and efficiency terms - a composite urban form comprising a main urban area, nine decentralized but well-connected new towns featured with high-rise housing estates served with community facilities and an efficient and highly patronized public transport system. While the commitment and professionalism of the three planning institutions have been instrumental, what other institutional factors have been significant in shaping Hong Kong's urban landscape?

Unlike most cities in the world, under the "One Country, Two Systems" policy, Hong Kong is run by a one-tier government only. Its policy making process is thus simpler and more focused on local situation, without having to subject to the directives and interests of higher order governments. In particular, given its colonial past and it being a self-administrative region of China, the government also owns land, and dominated development right stipulation until the proliferation of public participation in the planning process after 1997. As well, as a city which mainly emphasized economic efficiency before 1997, the planning system offered high certainty for development through a land use zoning system. As such, the urban form was subject to greater planning influence and control. What also helps to minimize urban sprawl is the fact that Hong Kong has its own political border either as a colony or a self-administrative region, prohibiting uncontrolled migration from other cities within a country. Further, the emphasis on economic efficiency, coupled with land premium being a major source of government revenue, led

*“In particular, the urban form scores high in sustainability and efficiency terms – a composite urban form comprising a main urban area, nine decentralized but well-connected new towns featured with high-rise housing estates served with community facilities and an efficient and highly patronized public transport system. “*

to a high-rise development environment which maximizes returns for land investment. Likewise, the high population density in residential clusters resultant from high development intensity provides large clienteles for community and commercial facilities especially public transport, enabling these provisions to be wider-ranging, more frequently run, self-financing and profitable. The above incrementally produced a decentralized urban form with highly concentrated development nodes (Nicole, Gallent and Chiu, 2016).

High density development often leads to livability problems. But as said, community facilities are better provided because of the conglomeration effects of people and services, best manifested in the planning of high-rise housing estates. While convenience is the biggest advantage, congestions, air pollution and insufficient greenery in the built-up areas are often the downsides of a densely populated and high-rise city. However, housing estate-based residential development, initiated by the public housing programs in the sixties, upgraded in the seventies under the Ten-year Housing Program putting special emphasis on livability, and widely adopted by private development companies since the eighties, help optimize Hong Kong’s residential quality despite the very high population and building densities in the built-up areas. While the public housing sector pioneered the improvement of urban quality at neighbourhood level, the rise of public participation in Hong Kong’s planning governance system since 1997 has been significant in enhancing the quality of the city’s urban landscape at micro and macro levels, epitomized in the promulgation of the Harbour Protection Ordinance. During the evolution processes, inevitably the roles of the planning authority and its executive arms, the professional institutes and the planning education/research institutions modify and adapt to invigorate Hong Kong’s status as Asia’s global city.



Reference:

Gurran, N., Gallent, N. and Chiu, R.L.H. (2016) Politics, Planning and Housing Supply in Australia, England and Hong Kong, Routledge: London.



## LESSONS LEARNT IN THE SUMMER OF 2019

### Betty S.F. Ho

*Ms Betty S.F. Ho is the Director of PlanArch Consultants Ltd. since 1991. She taught Community Planning Workshop of the M.Sc (Urban Planning) programme in the University of Hong Kong for about 25 years. She also undertook numerous public engagement programmes for projects relating to land use planning, transport and infrastructural development. She was appointed to many boards and committees, many of which are related to the environment, including Advisory Council on Environment, Marine and Country Parks Board and Sustainable Development Council. She is currently a Director of The Conservancy Association.*

Town planning is undeniably political, because it involves the distribution of scarce resources and therefore different sectors of the society will benefit differently according to different locations and forms of planning and development. So, when, where, what, how to develop and who will be responsible and pay for the project, and who will benefit from the development are always subjects of concern.

This summer, the extradition law incident has induced a lot of unrest and divisiveness in the society. Will this impact on the future planning and development of our society? Do we, as town planners, learn from this?

In the past twenty years, I taught Community Planning Workshop of the MSc (Urban Planning) programme in the University of Hong Kong. I have also planned and implemented public engagement/ participation programmes over 70 projects, relating to land use planning, traffic and transport, environmental conservation and infrastructural development for Government and public sector. The conflicts in the society and Government reaction have stimulated me to make a reflection on my past experience, and, I wish there will be consequential improvements and progress in the future development of Hong Kong.

#### 1. Trust

In order to move a land use planning or engineering project forward, it is necessary to have the support of the community. Nowadays, when a project applies for funding in the Legislative Council, it has to go through the consultation with the public and the District Council. Yet, how the public consultation should be conducted? First of all, adequate information should be made available for the public to fully understand the project for fruitful and sensible discussion. It is not uncommon that government officials will try to avoid disclosing information as much as possible, even when the information is not confidential. Their usual practice is “to tell the public only when being pushed hard”. However, such “toothpaste



*“Therefore, despite the fact the youngster may sometimes be regarded as immature and “un-professional”, they really are, and deserve to be treated as one of the stakeholders during the public engagement of projects so that their views could be fairly heard and considered.”*

squeezing” tactic often gives a bad impression to the public that the Government is insincere, and as a result, will have a negative impact on building trust. Instead, in trying to gain trust from the people, Government, should first trust the people, trust that they love Hong Kong and they also have the wisdom to analyse. Then this is the foundation of building mutual trust.

### *2. “Having enough votes” is not enough*

One very important step in public consultation is to consult the respective District Council. In order to facilitate the implementation of an infrastructural project, we once went to meet the District Officer to seek his advice on the strategy and arrangements in organizing pre-meeting with the District Council members, with a view to introducing the project to them and obtaining their initial comments before the formal meeting. Surprisingly, the District Officer told us that he would only arrange for us to meet the members of the pro-establishment camp since he was confident that we would have enough votes from them and it was rather useless to meet the others as they would object the project anyway. But I believe the more important objective in public consultation is to have dialogue with those who object you, so you can explain to them the details and understand their concerns and reasons of objection. This will help improve the scheme, address or dispel their concerns, and perhaps build up rapport in future.

### *3. Building dialogue platform*

Mutual trust is a pre-requisite for building a dialogue platform. In public consultation process, dialogue means not only allowing the stakeholders to voice out their views, but also ensuring that their comments, criticisms and suggestions are indeed listened and reviewed seriously so that revisions can be made to the scheme as appropriate. Even if the project proponent is unable to accept the suggestions, he should still explain the reasons behind. It will be a very bad practice to only justify your proposal from your own perspective and then criticize different views from other stakeholders as unprofessional and ignorant. Whilst the views of professional institutions are important, local wisdom is also very precious.

### *4. Be Water*

To implement a policy effectively, it is desirable to influence people’s subconsciousness, and let the public understand the need of the project and its benefits to the community. Recently, I watched a Government’s “API” on television and find it very effective. It is the Drainage Services Department’s publicity on the need to differentiate storm water drainage from sewage systems. It has used a very popular Chinese metaphor “不同流、不合污” which literally means “don’t collude, don’t pollute”.



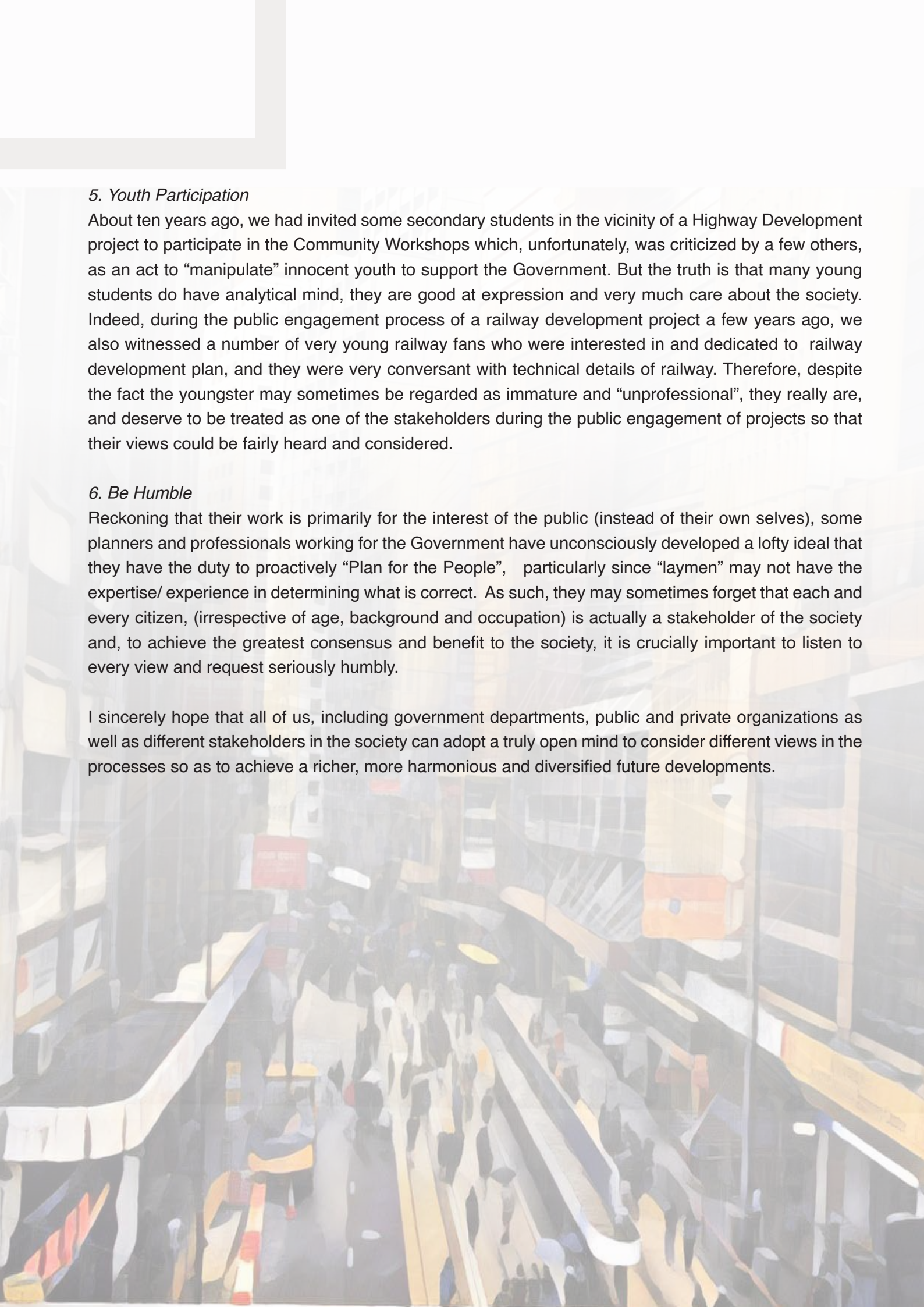
### *5. Youth Participation*

About ten years ago, we had invited some secondary students in the vicinity of a Highway Development project to participate in the Community Workshops which, unfortunately, was criticized by a few others, as an act to “manipulate” innocent youth to support the Government. But the truth is that many young students do have analytical mind, they are good at expression and very much care about the society. Indeed, during the public engagement process of a railway development project a few years ago, we also witnessed a number of very young railway fans who were interested in and dedicated to railway development plan, and they were very conversant with technical details of railway. Therefore, despite the fact the youngster may sometimes be regarded as immature and “unprofessional”, they really are, and deserve to be treated as one of the stakeholders during the public engagement of projects so that their views could be fairly heard and considered.

### *6. Be Humble*

Reckoning that their work is primarily for the interest of the public (instead of their own selves), some planners and professionals working for the Government have unconsciously developed a lofty ideal that they have the duty to proactively “Plan for the People”, particularly since “laymen” may not have the expertise/ experience in determining what is correct. As such, they may sometimes forget that each and every citizen, (irrespective of age, background and occupation) is actually a stakeholder of the society and, to achieve the greatest consensus and benefit to the society, it is crucially important to listen to every view and request seriously humbly.

I sincerely hope that all of us, including government departments, public and private organizations as well as different stakeholders in the society can adopt a truly open mind to consider different views in the processes so as to achieve a richer, more harmonious and diversified future developments.



# 香港規劃師學會40週年會慶

回首過去 成績斐然  
展望未來 任重道遠



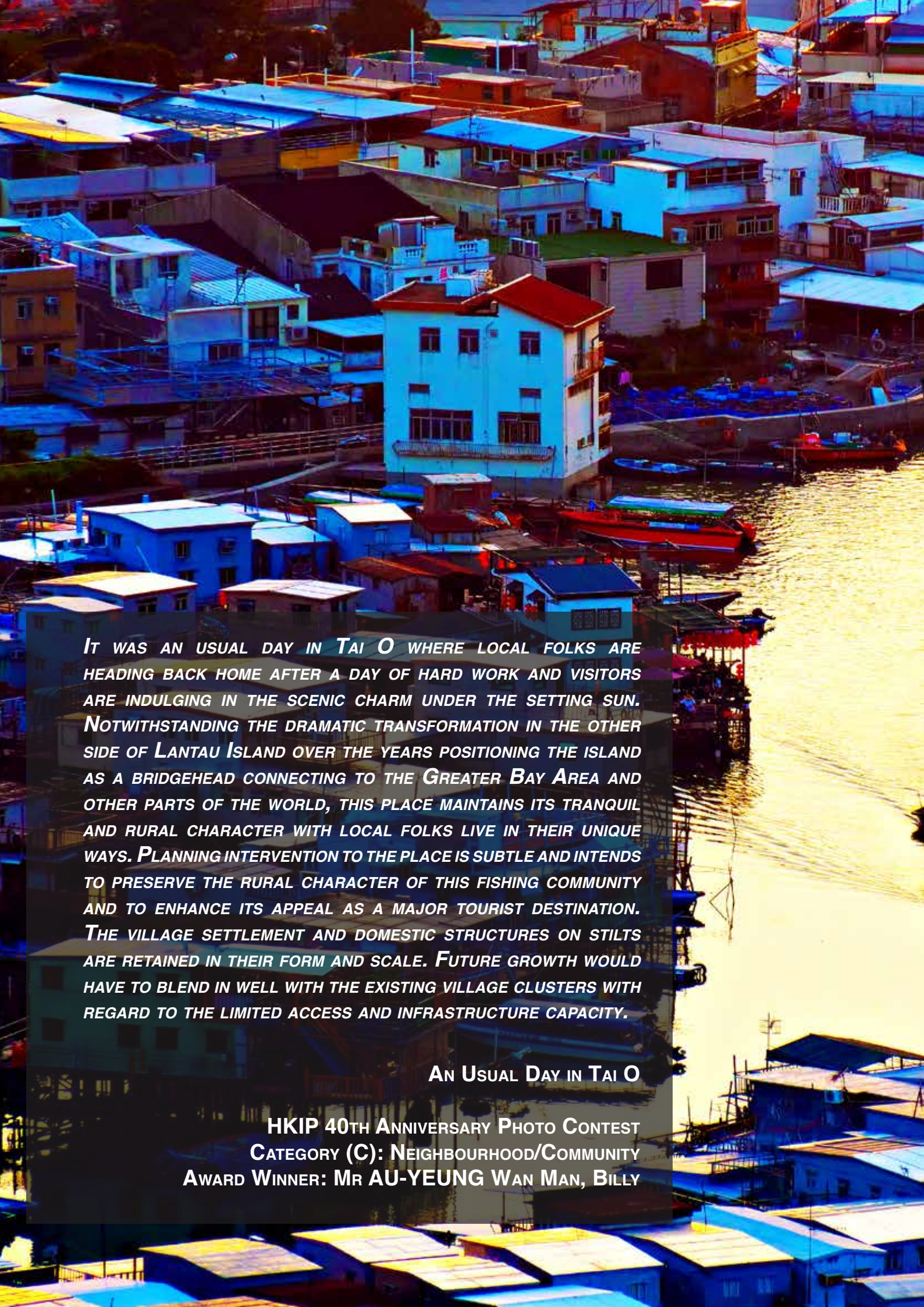
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An aerial photograph of a densely packed village built on stilts over a body of water. The buildings are multi-story and feature a variety of colors, including red, white, and grey. The water is calm, reflecting the warm, golden light of the setting sun. Several small boats are visible in the water, and the overall atmosphere is peaceful and scenic.

*IT WAS AN USUAL DAY IN TAI O WHERE LOCAL FOLKS ARE HEADING BACK HOME AFTER A DAY OF HARD WORK AND VISITORS ARE INDULGING IN THE SCENIC CHARM UNDER THE SETTING SUN. NOTWITHSTANDING THE DRAMATIC TRANSFORMATION IN THE OTHER SIDE OF LANTAU ISLAND OVER THE YEARS POSITIONING THE ISLAND AS A BRIDGEHEAD CONNECTING TO THE GREATER BAY AREA AND OTHER PARTS OF THE WORLD, THIS PLACE MAINTAINS ITS TRANQUIL AND RURAL CHARACTER WITH LOCAL FOLKS LIVE IN THEIR UNIQUE WAYS. PLANNING INTERVENTION TO THE PLACE IS SUBTLE AND INTENDS TO PRESERVE THE RURAL CHARACTER OF THIS FISHING COMMUNITY AND TO ENHANCE ITS APPEAL AS A MAJOR TOURIST DESTINATION. THE VILLAGE SETTLEMENT AND DOMESTIC STRUCTURES ON STILTS ARE RETAINED IN THEIR FORM AND SCALE. FUTURE GROWTH WOULD HAVE TO BLEND IN WELL WITH THE EXISTING VILLAGE CLUSTERS WITH REGARD TO THE LIMITED ACCESS AND INFRASTRUCTURE CAPACITY.*

### **AN USUAL DAY IN TAI O**

**HKIP 40TH ANNIVERSARY PHOTO CONTEST  
CATEGORY (C): NEIGHBOURHOOD/COMMUNITY  
AWARD WINNER: MR AU-YEUNG WAN MAN, BILLY**





# CHAPTER 5

THE MOMENTS - SHARING OF OLD PHOTOS







Who are those young men?

A warm handshake



Bosco: If you want it, here it is, come and get it



Our Fair Lady



How do you do?



Charming smiles



Dr. Huang  
chatting with  
HKIP members



Happy couple



What are they  
talking about?



py has won  
the lottery?



Why so  
serious?



PlanD + LegCo  
+ CUPEM +  
PELB + HD = ?







Memorable moment



Nightmare or sweet dream?



Green offerings



David's speech at AGM



Planners in helmets



Look!





How much is it?

攻啊攻  
快搶攻



Seven HKIP  
young  
dragons



Congrats to  
Rebecca!



We are  
friends!



UFO in  
Tai Kwun?





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TOWNLAND extends our congratulations to the HKIP on their 40<sup>th</sup> Anniversary! May the Institute continue its work to support the planning profession and planning excellence in Hong Kong

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A scenic landscape featuring a wooden pier extending into a body of water. The pier is made of weathered wood and has a simple railing. In the background, there is a field of tall, golden-brown grasses or reeds. The sky is hazy and overcast, with some distant trees visible on the horizon. The overall atmosphere is calm and serene.

# CHAPTER 6

**SHARING FROM THE YOUNG PLANNERS GROUP**



# SHARING FROM YOUNG PLANNERS GROUP

Formed in 2001, the Young Planners Group (YPG) has been serving as a platform for young planners of the HKIP to advance their professional skill-set by offering a series of learning and social opportunities. YPG has been witnessing the professional development of many young planners in their early stage of career when they are still exploring amidst opportunities and uncertainties. Whenever they see the updates from YPG via social media, some members may still recall the days attending countless number of career workshops and outreach to the community. Celebrating the 40th Anniversary of the HKIP, it is a good time to check out our updates of recent sessions!

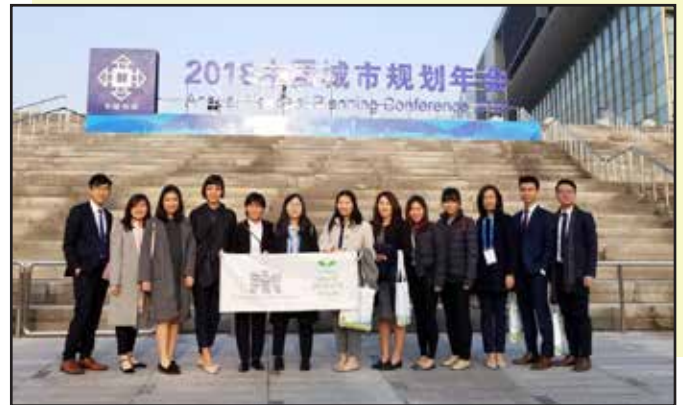
## ***Professional Development***

Professional development is always one of the fundamental components in the YPG's annual plan. Among an array of programmes, the long established career development series including career development workshops and membership sharing session have been well-received among fellow young planners. Through

interactive dialogue with experienced planners, members could be better prepared for career opportunities from different sectors as well as full membership recognition.

## ***Personal Development***

The YPG forms a research team every year to conduct research on latest social or planning affairs and we are glad to receive opportunity to present our research findings in the Annual National Planning Conference (“the Conference”) since 2012. The experience is definitely rewarding as we gained valuable knowledge during preparation and exchanged different planning views and ideas with our Mainland counterparts who share common planning dreams. In 2018, the team presented the topic in the Conference at Hangzhou on “Co-housing for the Youth in Hong Kong” under the backdrop of the emerging co-living notion across China and the world. The Q&A discussion invited lots of thought-provoking ideas and exchanges from the floor. After a day of conference activities, we also managed to visit some well-known attractions (e.g. West Lake).



## ***Mentorship Programme***

The dynamics of previous Mentorship Programmes have fostered much cherished experience among our members. The Mentorship Programme is established to provide our young planners an opportunity to learn from their mentors who possess various experiences in the town-planning profession. Mentorship is a fun way to establish long-lasting friendship among members. We are grateful to have our experienced members as mentors to share their professional and life experiences with us, and provide us with advice, suggestions and guidance on our career and personal development.

YPG will continue to deliver a wide variety of activities and offer professional development opportunities for our fellow members to enrich their exposures and networks.



## ***Wan Chai Kai Fong Planner Programme***

“Double-Aging”, aging in population and building stock, is one of the major challenges identified in “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030”. With a view to promote the concepts of

“Active Aging” and “Age-friendly Environment”, YPG has endeavoured to explore various public engagement models to reach out different silver-haired groups in Wan Chai and collect their “user experience” to help shaping an age-friendly community in Wan Chai. Not just receiving information from the silver-haired groups, we have also educated them how to become a “Kai Fong Planner” in order to enhance their awareness of their community and shape a better age-friendly community together with us.

This year, it has come to the second year of the “Wan Chai Kai Fong Planner” programme co-organized by YPG and St James’ Settlement Continuing Care Wanchai District Centre, which was a 5-day capacity building programme to equip the silver-haired members with basic town planning knowledge and facilitate them to stay active in their communities. The graduated “Kai Fong Planners” are strongly encouraged to serve their communities by utilizing their free time to observe if there is any non-age-friendly designs in public open spaces and make recommendations to the Centre or their District Councillors.

YPG is trying to extend the “Kai Fong Planner” Series to other districts and we believe the graduated “Kai Fong Planners” would continue to perform their duties and serve the local communities.











*SHIP MAKING WAS ONE OF THE MAJOR INDUSTRIES IN HONG KONG AND NOW ONLY RUINS LEFT AT SEASIDE.*

# CHAPTER 7

## ROLE OF PLANNERS IN CHANGING TIMES

SEASIDE

**HKIP 40TH ANNIVERSARY PHOTO CONTEST  
CATEGORY (C): NEIGHBOURHOOD/COMMUNITY  
AWARD WINNER: Ms LEE Tsz Ping**



# ROLE OF URBAN PLANNING IN HONG KONG

## K.S. PUN

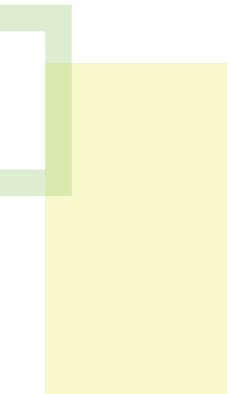
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The role of “town and country planning” was at one time defined as “...ordering the use of land and the character and sitting of buildings and communication routes ...” Though “old”, this definition does specify quite clearly the principal function of urban planning. It is nevertheless too restrictive a description of the responsibility of “urban planning” today and, more specifically, in Hong Kong. It concentrates the role of urban planning to individual geographical areas and only allows this profession to exert its influence on only a few physical aspects such as uses of sites, locations of buildings and transport routes.

Urban planning *today in Hong Kong* must venture far beyond these. It has to consider the geographical areas *affecting* Hong Kong and those *affected by* Hong Kong. Even within our own territory, many urban planning exercises have to take account of current and future situations of other relevant subjects and geographical areas outside the immediate areas of particular exercises.

Take for instance an urban planning study on the future of the Kwai Tsing Container Terminals. In such a study, urban planning must consider the direct contributions of the container port, its significance to the logistic industry, its operational relationship with other existing and future container ports nearby, possible future use of the land it now occupies and where to relocate the terminals within Hong Kong without generating any undesirable problems. Is it the role of urban planning to undertake or guide the undertaking of all necessary problem-identification, analysis and solution-formulation exercises for the study and then assist the community to arrive at the most sensible conclusions?

Many believe that ineffective urban planning is the reason for the shortage of housing land and, hence, the inadequate provision of housing in the Territory. Urban planners should apply their broad knowledge and skill on relevant factors to predict the future demand and need of various types of housing (particularly housing for the aged). After all, in their many town plans they have reserved many sites for housing.



To respond to the plan of the Greater Bay Area, urban planning has to cast its mind beyond Hong Kong. In formulating proposals to solve our problems, urban planning must now take account of the potentials and constraints, as well as known developments, in the whole Greater Bay Area. It has to help to predict how the mainland parts of the Area can benefit Hong Kong; it must help to formulate long-term planning and development in Hong Kong to fit in with the development in that Area.

To a lesser extent, this approach has already been adopted in the formulation of ideas incorporated in our Territorial Development Strategies – the most recent one being “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030”. But this strategy must now be revised to take account of the new situation in Hong Kong and beyond.

Clearly, therefore, urban planning must now establish a new role for itself. It has to exercise utmost courage and greatest initiative to raise grand ideas for the community to consider adopting. It should apply its skill to foresee problems, to develop original but realistic solutions and to recommend practicable ways to implement these solutions. In this way, urban planning will immensely help the decision-makers.

To fulfill its role effectively and efficiently, urban planning must sharpen its tools. One of its many tools is the “Hong Kong Planning Standards and Guidelines”. Though a most useful document to guide in making planning suggestions on the correct provisions of facilities, it has a number of defects. First formulated and approved in early 1970s, it is outdated in some areas although it is updated as and when necessary. In order that it can continue to assist in achieving the role of urban planning today in Hong Kong, it must be modified. It has to consider the new functions and new problems inside the Territory, as well as the operational relationship with neighboring developments. More obvious aspects include the rapid increase in the demand for home for the elderly (a demand which is different in different districts), increase in car ownership and hence parking requirements, effect of new external transport links, proper provision of facilities in high-density development districts, demand for facilities from visitors/tourists, changes in the manufacturing industrial sector, growth in the need for first-class office spaces, and better methods to forecast changes in population, in housing need and in the demand for facilities.

One very important role of urban planning is effective *coordination* over the interplay of the work and ideas of many other professions engaged in the same issues. Training in urban planning equips the urban planner with the necessary knowledge and ability to understand the methods, principles and objectives of the others so as to coordinate between them to derive compromises in order to formulate the best possible holistic practicable proposals acceptable to all. Urban planning can thus lend a hand to achieve the best possible for Hong Kong with the minimum resources.



# ROLE OF PLANNERS IN CHANGING TIMES

## Lawrence CHAU

*Lawrence Chau, President of HKIP (2019 - 2021), was graduated from Master of Science (Urban Planning) Programme of University of Hong Kong in 1987. He is currently a chief town planner employed by the Planning Department of Hong Kong SAR Government and with a wide-ranging planning experience covering transport planning, district and new town planning, planning enforcement, urban renewal, planning studies and research. He is now with some interest in sailing, swimming, cycling and reading and has given up tennis, badminton and golf, and always wish to keep an active and balanced life, which deemed by him befitting a planner. His motto is "planning is about solutions".*

### ***My life and role as a planner in Changing times of Hong Kong in 2019***

On a Saturday afternoon, just after attending a talk in HKIP on "Theater and the City – an example of West Kowloon Cultural District", and with an inspired mind, I tried to put my brain to work and to share my thoughts of the historical moment of Hong Kong and role of planners.

#### ***The first thought is that planners can make a difference.***

Yes, we have to have belief and confidence. Although the Town Planning Board is the authority to make statutory planning and development control decisions and the politicians to make strategic planning decision, we planners are providing the technical support, analysis and recommendations. Our work sheds light on the questions in hand and the decision makers can base on them to come to a logical, reasonable and benefiting decision, hopefully!

So, to approach the question analytically, I try to analyze the changes of Hong Kong in the coming decades (supposedly we plan 30 years ahead). And planning is a process, we should update the plan **once every 5 to 10 years** and make sure that planning stays at the right track and there is proper implementation.

### ***The second thought : what are changing in Hong Kong in 2019?***

Firstly, on **social change**. The city is growing in terms of population. Although the increase in terms of absolute numbers and percentages are not as high as to what happened to Hong Kong from 1950 to 1980. The increase in population is still significant have many planning implications. There are many voices indicating that we are facing limits to growth. Are they real limits, or a matter of perception? Also, the city is aging. Can our city sustain without new blood? New York can maintain a youthful and dynamic city, with many retirees exiting to Florida to enjoy the Sun and young graduates flooding in to try their luck. In contrast, how Hong Kong should handle the aging problem?

Secondly, on **economic change**? During 1990s, we have gone through the trend of fast shrinking of manufacturing industry in Hong Kong. The economy is again fast changing now. We are facing the New Economy. Can development of high and information technology speed up in Hong Kong? Will new

development nodes, e.g. the Lok Ma Chau Loop, take shape in New Territories? Can we become, not just the global finance and business centre, but high technology centre and cultural capital as well? Oh, thousands of questions and uncertainties, and that is why we need to plan ahead and prepare alertly and flexibly for the future.

Thirdly, **technological and cultural changes** will be the important forces behind urban changes. The smart phone and social media are revolutionary and turn our life upside down. We have to understand their planning implications.

### ***What is the skill set required of a planner to deal with socio-economic and technological and cultural changes?***

**Knowledge creation skill** – Hong Kong planners should know the geography, ecology, built environment, people, economy, society and culture of Hong Kong. The population distribution, age profile, housing affordability, family structure, education, industry, agriculture practices, brownfield sites, heritage, regional development, etc., etc., all have a bearing on planning. A list seems without an end. So it is of paramount importance for us to tap the **wisdom in the society** – they will tell us thousands of things and our job is reaching out, listen and creatively integrate ideas and views. Mind you, it is us to do the analytical and planning work ourselves.

**Planning and design skills** – we need to be innovative to facilitate and manage the planning implications of social changes and aspirations. Are our built environment form too cramped? Can innovative design help solving the problem to some extent, e.g. opening up the ground level for public spaces, taller development in appropriate setting, less bulky podia, better landscape and openness at lower levels. Just like the photo shows, the sailing boats are having fun, plying in-between containers and cargo ships!

### **Communication and collaboration skills**

– people are different. Yes, people are different. We have to admit and respect that fact. People think differently, and their views are different. So the important thing is we try to reach some common denominators. It would seem to me that after a reasonably long discussion, reasonable men can agree to a common denominator. Maybe, we would see the consensus being reached for boardwalks and other public facilities that are caught by the Protection of Harbour Ordinance.



*View of the Victoria Harbour from Lawrence's Office (By Lawrence)*

**Role of Hong Kong planners to me** – a communicator, an integrator, an innovator and a solution setter. It is said the future is not predicted but realized. But we, as planners, are not predicting the future – we are planning and preparing for the future.

**Bye for now** – need to move to enjoy a Xiqu show, devour a tasteful dinner, cycling a bit to keep good health and sailing tomorrow. Do smartly, live happily and enjoy more.....



# LOOKING BACK INTO THE FUTURE

Steven SIU

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There is little doubt that we live in challenging times. With increasingly fragile inter-regional relations, burgeoning protectionism and populism in equal measures, and the looming threat of climate change, planners are inevitably placed on the frontline to steer the boat to safety. While the public may rightly look to planners for solutions, what attributes do we planners need to rationalise the uncertainties and pave the way ahead? Before we go searching for the dusty crystal balls, I would challenge fellow planners to retrace the footsteps of our forefathers for a clearer view of the future.

## ***Guardians of the Public Good***

Planning is borne from a belief that to protect and promote the public good or public interest, some form of systematic regulation is better than free-for-all. But as with all regulations, planning also comes with it resistance and disputes. And in Hong Kong, there is no better example than the regulation of our inherently limited land resource.

Throughout our colourful history, the regulation of land has often pitched planning against stakeholder interests. As guardians of this limited asset, we have endured both the expansion of our Country Parks and protection of Victoria Harbour on one end, to grand reclamations and rezoning of natural areas for development purpose on the other. In recent years, we have also witnessed how when land demand grows, political intrigue often comes into play, which in turn spins the emotions of the masses. When this concoction of interests, motives and emotions dominates, we have seen how other public priorities would ebb, visions that were once shared would be compromised (if not, denounced entirely), and principles that were once upheld would be chiselled away to make way for more “noble” causes. Amidst all this, the professional views of planners often get neglected and cast aside.

In this day and age, when the rewards are with pleasing the masses and when socio-political pressures are constantly straining, there is a risk that planners would simply succumb to populism. While we might not have the power to change the course of an outcome, what we do have is a moral obligation to set out the facts and facilitate public understanding on all the pros and cons should the pendulum of “popular” demand swing too far to the poles. Bearing in mind our duty as guardians of the public good, we should always speak and act fearlessly to the best of our professional knowledge, even though what is said might not please those on the receiving end.

### ***Mediators of Competing Interests***

Unlike technicians working within controlled environments on linear-flowing tasks, planners work in the mix of a public arena interlaced with competing interests, fraught with political showboating, and at the same time, constrained by procedures and silos. Though this might not be every (or any) planners’ cup of tea, nonetheless, it is integral to planning, which also puts our softer skills to test.

As a democratic society where development topics are always hotly-contested, the future of planning work in Hong Kong looks set to become more and more politicised. As public awareness on planning matters continues to grow, this must be seen as an opportunity rather than a threat. Whichever sector planners work in, we all have a duty to make planning more accessible to the public, reaching out to everyone, particularly the disenfranchised who are in turn most vulnerable to planning outcomes, and fostering respect between stakeholders. Although reaching consensus was once seen by some as an end in itself, it is high time we embrace diversity and respectful dialogues as a means to a much higher goal.

In particular, the scale of development opportunities facing this city’s future is nothing short of colossal. Along the way, there are bound to be disputes and political wrangling that stand to derail the grandiose plans we have. Would planners’ work be easier if politics were taken out of the equation? Certainly yes. But would our work be meaningful if it were not to serve the populace at the end? Definitely not.

Being a good listener, an effective communicator, a skilful negotiator of common grounds, and a tactful person willing to take compromises would continue to set planners apart from our fellow practitioners amongst the development-related professions. In truth, these mediation skills were also the same attributes that our forefathers employed in creating the nine enchanting New Towns and the vast network of enduring transport infrastructures that are so indispensable to our daily lives. If we consider the scale of such projects, we could all take comfort from the fact that the tasks facing us today are rarely of the same magnitude of what had gone before us.





## ***Facilitators of Positive Changes***

Change is inevitable and essential. However much we reminisce the past and treasure the present, there are always changes ahead. Rather than changing for the worse, all planners have a duty to facilitate and steer change in a “positive” manner - by which I mean anything that serves its function (be it efficiency, productivity, or amenity, etc.) better than the past approach, but at the same time, without compromising other attributes that the public currently values or would come to value in the future.

Every decision that planners make can, and should be, evaluated by this benchmark. From a critical scrutiny of the buildings we use (are the homes we create better than those from the days of our parents?), the spaces we share (are the walking environments or our parks better than those we once used as a child?) to the neighbourhoods we call home (is the community more wholesome and more balanced than what we grew up in?), we will begin to appreciate what “positives” we should strive for in our work. If a proposal could not result in a better deal for the future, or worst still, be inferior than the past, then planners must take it back to the drawing board, as it is clearly not something that could withstand the test of time.

Having worked in one of the earliest New Towns for the past few months has spurred me to ponder whether our future developments would be any better, or to use the term, more “positive” than what our forefathers have planned before us. Would the “human scale” be respected in our future estates? Would the “first and last mile” of our new development areas be pleasant to walk even in the elements? Would there be a diversity of homes and jobs available for people from all walks of life? The list goes on. While only the future holds the answers, as planners, we must ensure the answers would be nothing but a resounding “yes”.

## ***Onwards and Upwards***

As the Institute grows from strength to strength into its fifth decade, planners will surely come under increasing scrutiny amidst the changes and uncertainties ahead. Though the future may be turbulent, as a profession we should never lose sight of the quintessential attributes that make us professionals in the first place: an ethical duty to safeguard the public interest, the tenacity to mediate through divides and disputes, an eye to foresee changes, and a heart to steer this change for the better.

Such attributes are nothing new. Just like the very clients that we have been serving – our fellow human beings, our communities, and our loving yet passive Mother Nature – are nothing new. With 40 years of achievements behind us, we can all take inspirations from our forefathers and be assured that no challenge ahead is ever too great to overcome.

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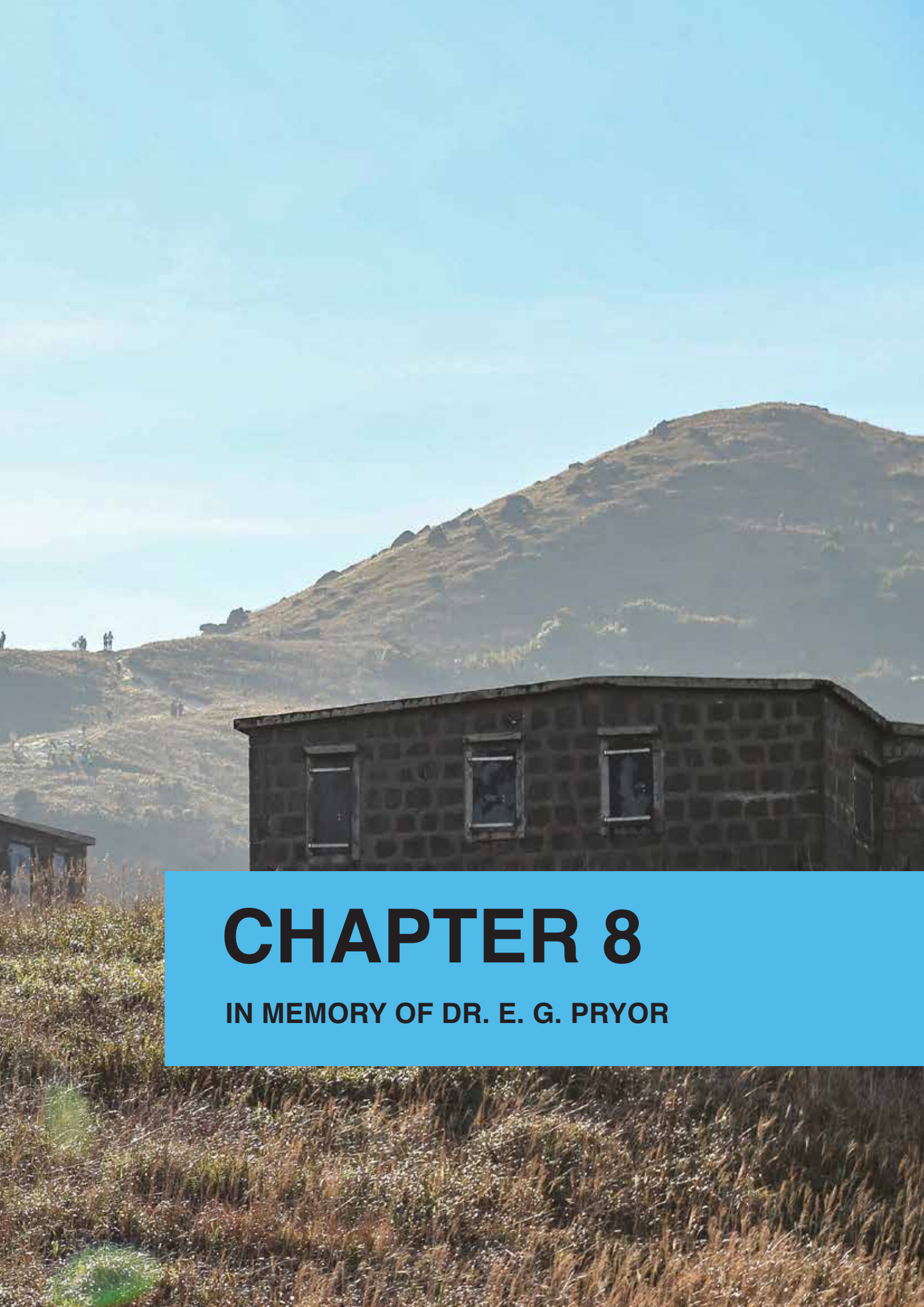


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# CHAPTER 8

IN MEMORY OF DR. E. G. PRYOR



# A DIALOGUE ON MAPS IN PLANNING: A RECOLLECTION ON SOME WORKS OF DR. E.G. PRYOR, JP, MBE

## Lawrence W.C. LAI

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**SPU Metroplan Team planners working in 1987-1989 from Prof. Lai**

## Background

When I was invited to write this short article on Dr. Edward George Pryor or “Ted” for The HKIP 40<sup>th</sup> Anniversary Commemorative Bulletin, I wondered for a while what should be the most appropriate academic cum professional subject, as I had already promised two other local journals<sup>1</sup> to write something about him.

The lapse of time since Ted’s retirement means that most readers of this journal, who are planning students, young town planners in government or in private practice, would not know much about Ted and a single person’s testimony would be of very little educational value. I am also sure that the general audience, like me, has a distaste for the planning politics of old.

For this academic cum professional journal, I deem it fit to concentrate on something that is all

at once personal to me and could also articulate well with matters in various research papers and reports written by Ted.

This pertains to the question of “boundary” in planning, which stemmed from my work as a town planner, “on secondment” from Town Planning Office (TPO) to the Metroplan Team of Strategic Planning Unit (SPU), Environment (later Lands & Works) Branch, led by Ted and, after I became an academic, proved fundamental for understanding and undertaking planning.

It was something that would inform those who know or have read Ted’s characterization of strategic and regional sub-regional planning as a “broad brush exercise”. Many might have treated such an endeavour as an evasive idea and would, therefore, dismiss the usefulness of both types of planning.

<sup>1</sup> *Surveying and Built Environment; Journal of the Royal Asiatic Society Hong Kong.*

*See Lai (2019 forthcoming), Lai and Davies (2019 forthcoming).*



My brief testimony in the form of an imagined dialogue should shed light on the error of such treatment.

One of the tasks assigned to me as a TP at the SPU was to categorize each lot on a 1:1,000 survey map, which had been accurately marked in different colours to represent different planning categories.

Those poorly-informed person said to the effect that the SPU was doing some secretive work, but, in any case, the task was just a paper exercise on crazy ideas up on the top and windowless floor of the Murray Building (now a hotel), which served as the (second generation) headquarter of the town planning government machinery.

Yet, as an “insider,” I knew that they all erred due to a lack of knowledge. Every informed and sober person who knew that Ted was the mastermind behind the site-specific, computerized rolling ten-year “public housing development programme” (PHDP) of the Housing Department for all of Hong Kong. Detailed site development and redevelopment programming was not something new or hard for Ted.

I invited those who have criticized Ted for being impractical in planning to think about how a person who was pivotal in the Hong Kong Historical Aircraft Association’s project to construct a replica of the Farman biplane that flew in Hong Kong in 1911 to fly above Chek Lap Kok in 1997 could be someone who is not mindful of technical details. (That replica has been hung up on Terminal 1 of Chek Lap Kok Airport since it commenced service in 1998.)

As an insider, I was far more interested in exactly the ways mapping such cadastral details were essential for town planning.



***Dr. Pryor at the first ever Aviation Conference in Hong Kong back in 2000.***

My education in mainstream neo-classical and then neo-institutional economics at HKU, taught by Prof. Steven Cheung and his disciples, made me very sensitive to planning at such a detailed level of a lot that goes down beyond the “local” level. “Is this micro-planning or even central-economic planning?” I asked myself.

I soon realized that the whole thing called Metroplan was truly “bottom-up” from the lot (cadastral) level (see Appendix 2 to Lai and Baker (2014)), rather than imposed “top-down” without any basis.

Now, I can better reduce all of my experience and learning to this proposition: is it at all possible to plan without delineating any planned boundary? A subsidiary question is whether or not it is sound to delineate planned boundaries that do not correspond neatly to cadastral boundaries.

Rather than journeying methodically through a deterring deductive exercise to address this proposition (see Lai and Davies 2017), I invite the reader to contemplate on the following dialogue on planning on maps between two town planners. Both persons A and B have district and sub-regional planning experience and the dialogue is not atypical of the daily chats among young professionals who were interested in planning intellectually.



## A Dialogue On Maps in Planning

A: Do you think that it is possible to plan without maps?

B: There has been some discussion on mapless planning in the recent literature, though I have not read any such literature! Well, for district planning, I think we must have some maps. Even for higher-level planning, we need them, too, otherwise we could not easily explain planning issues and proposals.

A: To me, it is impossible to plan at any level without maps or, more precisely, our planning proposals mapped out. Maps are not just simply presentational aids, but also part of the plans themselves, if not their entirety.

B: This sounds too drastic. As for broadbrush planning, we can simply use planning statements, though maps can save a lot of words!

A: Well, let's think it all over. Any planning statement is meaningless if it is not referable to specific sites (big or small), as then there would be no way to operationalize any proposal.

B: No, no. Let's consider this example. For planning major future transport routes, we need to only plot on a small-scaled map the rough desire lines of these routes and their general trip origins and destinations for the sake of rough cost estimation.

A: Wait a minute. We may be able to estimate the construction costs of the routes this way. However, to estimate their total costs, which include the cost of land resumption (unless all land is unallocated government land), we need to be certain of the lengths of the sections of the routes running over private lands.

B: But we need not worry about the costs of resumption at the preliminary planning stage. They are details of plan implementation.

A: Is that really a matter of technical computational constraints? With more data (which we now call "big data") available for sharing among government departments of cadastral details, land statuses, etc., I wonder why strategic and sub-regional planning remain largely "broadbrushed." If we go through the archival materials for the Metroplan, we can see that it was utterly bottom-up.

B: Hope there is such an archive. It was a thing three decades ago... Those involved have either seen eternity or retired... We really need and a curator of town planning and development in Hong Kong! In any case, I still consider that cadastral details are of concern only to district planners.

A: I am sure the time capsule of the Planning Department at the North Point Government Offices the third generation headquarter of government town planning, sealed by Dr. Pryor might contain some interesting things. You are right that district plans must respect cadastral boundaries and, by and large, those for urban areas are, by and large, well-done in this respect: all land use zoning boundaries tally neatly with property boundaries. Not so for the domain of the rural New Territories (NT)!

B: What do you mean exactly?

A: Land use zoning boundaries on the Interim Development Permission Areas (IDPA), Development Permission Areas (DPA), and rural Outline Zoning Plans (OZP) were plotted without referencing the cadastral boundaries of those lots under



***A Photo of Dr. Pryor taken on 7 June 1997, with other Chief Town Planners from the Government.***

Block Government Leases. Therefore, the land use zoning boundaries can traverse lots or run along sections of the property boundaries of private lots, thereby creating problems of the factual details such as in the leading U.S. planning law case of Euclid for land owners. Using our jargon, is that our “planning intention”? Surely we should not use the broadbrush account for things at this level of planning.

B: Well, it is unfortunate that the Demarcation District (DD) Lots are so irregular in size, shape, and level, but we have to control unauthorized development. Fields are fields and their cadastral boundaries are just a layer of planning information...

A: Wait. Even though we have the power to do this for the NT, we cannot justifiably explain why urban and block government lease lots are not treated alike.

B: Practically, we cannot show on a small scale zoning plan zone boundaries that follow individual DD Lot boundaries! The Lands Department has never objected to this.

A: That is truly the government or Hong Kong’s problem! It will pop up sooner or later in court.

B: I see what you want to get at now. You know, as one thesis explained, the colonial government did not regularize the physical

pattern of land ownership, so we have inherited a mess.

A: The government must fix this mess if we want to open up the NT for urban development in an orderly manner. The proposed land readjustment is really something to ponder. Now that the court has clarified that building a “small house” on private agricultural DD lots is part of recognised indigenous villagers’ rights (Lai 2000), it can be foreseen, in light of the Coase Theorem, that a pressing demand exists for village layouts to accommodate the exercise of such rights.

B: Actually, a Chief Town Planner (CTP) went to Japan during the early 1990s to gather information on this mechanism, but it seems there has been no follow-up. Regarding your claim that for higher-level planning cadastral boundaries are necessary, can you elaborate?

A: A useful recent reference is Kissling (2009), which shows the planning concepts in maps that Ted made. They show great boundary clarity of the revitalisation proposals for Christchurch just before the 2011 earthquake. These proposals are identical to those in Kissling and Pryor (2009). One factor that facilitated this planning exercise by Ted was the pre-existing gridiron street pattern of this town, which was laid out in 1850 by land surveyor Edward Jollie



(Eatwell 1968, Montgomery 2008). The land surveyor or whoever who laid out a town was the most important town planner in the history of a place!

B: Are you digressing? We are talking about town planning, not land surveying.

A: Sure, land surveying as a technique is not town planning. However, the output that is more than just a description of the surveyed topography and objects is often a bona fide town plan. That is something seldom taught in modern planning schools, as teachers usually have no interest or expertise in the history of the profession. A foundational step in town planning is to produce what we call a base map, which is a land surveyor's task. But then there must be someone to delineate that town/farming area and divide the land like cutting up a cake into lots with road and/or riparian/maritime access. Such a delineation and division of a designated town/farm area is known as town planning.

B: I see what you mean, but "cake-cutting" as such simply allows for an orderly land allocation to proprietors and public bodies. It is not modern planning, which involves zoning. Furthermore, cake-cutting is easy and the grid pattern, which came about before the motor car, is now obsolete for modern cities. As you know, it is too permeable to traffic and there is hardly any hierarchical order on roads.

A: Fine, but what is modern today can become old and abandoned in future. The Hotel Zone is a case in point. But what is old is often the most resilient and long-lasting. The grid iron pattern of Christchurch, like atomic bomb-devastated Hiroshima and Nagasaki, remain the land use framework of a renewed city! In fact, the first gridiron town plan done by a land surveyor was

similar to diamond-cutting and is a form of production (Lai and Chau 2018). Our learning from Western planning schools was conditioned by suburban and new town planning for places that are not meant for Central Business District (CBD) development. Most vibrant CBDs in the world were based on grid patterns.

B: That is what rigid modern planning has to overcome in old cities!

A: Om, hardly easy! Tell me, which Land Development Corporation or Urban Renewal Authority project altered Hong Kong's street pattern at a district or local level substantially? Also, tell me why has there been no land readjustment for the NT DD lots from 1898? The only place where a modern planner like you and me, who do not know how to conduct land surveys, can plan with free land like land surveyors for Christchurch is on reclaimed land!

B: You are leading me to Ted's zealous reclamation plans for Hong Kong? They are worth remembering, as we have not done for more than 20 years!

A: If we may forget by not doing, as three guys (Lai et al. 2019) said, we can do a lot in that direction by remembering Ted in his works. If we plot the CT plans in the forgotten Port and Airport Development Strategy (PADS) for East Lantau, we can see the current East Lantau "man-made island", or the "artificial islands" mentioned in relation to the East Lantau Metropolis in Hong Kong 2030+ (Development Bureau, 2016), is nothing new and WHAMO (a hydraulic model for PADS) is not that outdated. But that had better happen before we retire!

B: Let's talk about that seriously next time.



## Epilogue

The value of an academic work is best judged by an initially disinterested student who later rises to prominence in an academic or professional career. A planning student who reads Ted's works on town planning in Hong Kong enthusiastically would surely find success in one way or another.



*Dr. Pryor at the 2009 Christchurch Civic Trust Board  
(Standing row: third from left )*

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# HONORARY MEMBERS

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Mr. Roger Bristow

Ms. Chen Xiaoli

Mr. Cheng Hon Kwan  
GBS, OBE, JP

Prof. Rebecca L H Chiu  
JP

Prof. Peter Hills

Mr. Edward S T Ho  
SBS, OBE, JP

Prof. C Y Jim  
BH, JP

Prof. Reginald Y W Kwok

Mr. Li Xiaojiang

Prof. David P Y Lung  
SBS, MBE, JP

Dr. Qiu Baoxing

Dr. Shi Nan

Mr. Robert Upton  
CBE

Mr. Stanley Y F Wong  
SBS, JP

Academician Wu Liangyong

Prof. Y M Yeung  
SBS, OBE, JP

Academician Zhou Ganzhi Academician Zou Deci



# FELLOW MEMBERS

Name	Membership No	Name	Membership No
Pun Kwok Shing, Peter	F-03	Au Wai Kwong Elvis	F-31
Yeh Gar On, Anthony	F-06	Yue Lit Fung, Owen	F-32
Fung Chee Keung, Bosco	F-09	Shek Chi Man, Lillian	F-33
Lo Chai Wan, Edmund	F-11	Ling Kar Kan	F-34
Tam Po Yiu	F-12	Ng Mee Kam	F-35
Tam Siu Ying, Iris	F-19	MacDonald Alan Forbes	F-36
Tse Suk Ying, Ava	F-20	Li Chi Miu, Phyllis	F-37
Lam Siu Lo, Andrew	F-21	Tang Bo Sin	F-38
Brownlee Ian	F-22	Chau Yat Cheung, Lawrence	F-39
Chan Kim On	F-23	Lo Wai Ming, Edward	F-40
Ho Siu Fong, Betty	F-24	Lee Kai Wing, Raymond	F-41
Mak Hoi Cheung, Eunice	F-25	Lung Siu Yuk, Fiona	F-42
Yip Cho Tat, Stanley	F-26	Tang Siu Sing, Kenneth	F-43
Au Chi Wai, David	F-27	Chan Hau Yin, Margaret	F-44
Tang Man Bun	F-28		
Leung Cheuk Fai, Jimmy	F-29		
To Lap Kee, Kenneth	F-30		



# FULL MEMBERS

Name	Membership No	Name	Membership No	Name	Membership No
Tsang Ching Lun, Edwin	M042	Chin Man Yi, Maggie	M265	Lee Kin Shing	M370
Leung Shu Ki	M072	Chan Pak Hay, Simon	M266	Wong Siu Mee, Erica	M371
Chan Tat Choi, Ted	M074	Kiu Chung Yin, Alexander	M267	Cheng Tak Yiu, Eureka	M372
Chan Yiu Kwong, Michael	M094	Young Pui Yin, Edwin	M269	Luk Kwok On, Anthony	M373
Lee Tak Keung	M096	Lam Mun Wah, Joanna	M270	Lai Man Foon, Vivian	M374
Wong Man Yiu, Stephen	M101	Wong Lap Ki	M271	Kan Kwok Chee, Joshua	M375
Perry Keith Douglas	M107	Yu Lap Kee, Richard	M272	Tang Tsui Yee, Caroline	M376
Lo Oi Ling, Christina	M108	Chiu Ming Cheong, Ronnie	M274	Tong Kit Mei	M377
Pong Yuen Yee	M109	Chan Kai Wah, Eva	M275	Chu Ha Fan	M378
Lai Wai Chung, Lawrence	M127	Hung Fung Ling, Fonnice	M277	HO Bo Wan	M379
Chung Pui Kai	M130	Liu Mei Fong, Kennie	M278	Hui Chak Hung, Dickson	M380
Chan Kwok Wing, Kelvin	M131	Ng Kar Shu	M279	Wong Wai Yin	M381
Fong Tak Shiu, Teresa	M134	Law Ming	M280	Leung Pui Chu	M382
Chow Mun Wah, Anna	M135	Lai Pik Hung, Stephanie	M281	Leong Yee Tak, Yvonne	M383
Yiu Chin, Steve	M138	Lo Sui Yan, Philip	M283	Mok King Kwong, Dennis	M384
Chan Wai Shun, Wilson	M143	Li Man Wai, Kenneth-John	M284	Wu Yuk Ha, Illis	M385
Leung Yip Hung, Raymond	M144	Ng Chu Pan, Kevin	M285	Cheung Kin Kee, Michael	M386
Yue Chi Kin, Eric	M147	Ho Ying Kwong	M286	Wong Hon Meng	M387
Wong Yuen Sheung, Ophelia	M154	Harrad Bernard William	M289	Yick Hong Nien, Hannah	M388
Ngai Sik Keung	M159	Lam Lit Kwan	M290	Ting Suet Yi, Doris	M389
Chan Yuet Mei, Heidi	M163	Cheung Wa On	M295	Cheung Yuk Yi, Alice	M390
Seddon Karen Rose	M166	Chan Hoi Yun, Helen	M296	Tse Pui Keung, Derek	M391
Au Kit Ying, Brenda	M169	Woo Kit Ching, Jacinta	M297	Cheung Simon	M392
Chang Kwok Shing, Philip	M170	Chan Wai Man, William	M298	Chan Cheuk Ling, Kathy	M393
Lau Wing Seung	M172	Ng Tak Wah	M300	Tam Yee Tung, Pamela	M395
Pang Caroline Y	M182	Ying Kong Chau, William	M301	Wong Heung Wing	M396
Sun Che Yung, Derek	M186	Tsang Wing Keung	M302	Cheung Chi Keung, Simon	M397
Tsang Wai Man Vivian	M187	Cheng Wan Ying, Johanna	M303	Yeung Wing Shan, Theresa	M398
Chum Yan Leung, Phillip	M190	Leung Siu Ping, Amy	M305	Tsang Ann Lee, Cindy	M399
Chan Po Ling, Margaret	M191	Chiu Kit Yee, Kitty	M306	Ng Kwok Leung, Steven	M400
Ng Suk Kwan, Sandy	M197	Chan Chung Yun	M307	Chan King Hong, Theron	M401
Lai Ting Kwok, Vincent	M199	Kun Ka Yin, April	M308	Wong Man Kan	M402
Lam Wing Man	M201	So Yuet Sin	M309	Chu Wing Hei, Alvin	M403
Khong Yon Fai, Marino	M202	Ho Kim Kam, Bonita	M310	Au Yu Lun, Alan	M404
Liu Yee Chun, Alice	M203	Lam Bo Yin, Pauline	M312	Yiu Yuk, Isabel	M405
Liu K M, Silas	M208	Ng Yong, Stella	M313	Lau Kit Ying	M406
Li Cho Ming	M209	PANG Lai Fai, Willy	M314	Kwan Yee Fai, Mike	M408
Chan Siu Wan, Wallace	M210	Cheng Tat Cheong	M315	Mok Kwok Chung, Dickson	M409
Ng Cheuk Yee, John	M211	Yip Oi Fong	M316	Law Chun Pong, Raymond	M410
Lam Shu Tsook, Kitty	M212	Tam Kui Shang	M317	Ng Wai Man, Candy	M411
Wong Tak Sang	M213	Kong Siu Ping	M318	Lau Fung Yee, Rebecca	M412
Tam Tze Hoi, Tom	M214	Chan Kwai Chau	M319	Lam Kwok Chun, Greg	M413
Yeung Chi Wai	M216	Tam Yin Ping, Donna	M320	Chan Wai Ling	M414
Tang Wai Leung	M218	Tang Man Yee, Esther	M322	So Oi Tsz, Teresa	M415
Kwan Yuen Ling, Paulina	M221	Au Hei Fan	M324	Wong Yuk Ling, Elaine	M416
Yam Ya May, Lily	M222	Law Tat Pong	M326	Cheng Chung Yi	M417
Wong Fung Yee, Karen	M223	Tse King Ching, Christine	M329	Sze Lai Hung, Lily	M419
Chao Tak Sum, Terence	M224	Yiu Kuk Hung, Portia	M332	Wong Chiu Sheung	M420
Ng Kwok Tim	M225	Wong Kam Fung	M333	Yang Ching, Channy	M421
Wong Shun Wun, Rebecca	M226	Chan Otto	M335	Lui Yu Man, Timothy	M422
Austin Joseph Jerry	M227	Chow Man Hong	M336	Chow Wai Ling	M423
Kiang Kam Yin	M228	Leung Wai Sze, Mina	M337	Wong Wai Yee, Michelle	M424
Chung Man Kit, Ivan	M229	Lam Tak Keung	M338	Lung Yan Cheung, Helen	M425
Tang York May, Agnes	M230	Fong Wai Kit, Billy	M339	Lai Shin Kwan, Flora	M427
Siu Yee Lin, Richard	M234	Wong Wai Man, Gina	M341	Wong Oi Chu, Anna	M429
Cookson-Smith Peter	M236	Cheng Ping Lun, Otto	M342	Yuen Hou Yee, Angela	M430
Chan Yin Sang	M237	Chiu Sung Pak, Edmond	M343	Lai Mei Yue, Daisy	M431
Tsang Ho Cheung, Robert	M238	Chan Yuen Mei, Phoebe	M344	Lee Wai Ying, Joanna	M433
Leung Mei Ling	M240	Ho Yuen Ching, Jessica	M345	Yuen Man Sin, Michelle	M435
Ho Chi Wing	M244	Man Nga Chee, Irene	M348	Lo Yuk Man, Josephine	M436
Fong Sum Yee, Sally	M245	Pun Lim Shuet, Paulina	M351	Siu Ka Lay, Grace	M437
Lam Sau Ha	M246	Tong Po Wong, Emily	M352	Chan Wai Sum, Venus	M438
Ng Mun Sing	M249	Wu Ming Yee, Amy	M353	Lam Man Ying, Josephine	M439
Lam Chi Man, David	M250	Sin Wai Yu	M354	Chan Kok Yun	M440
Cheung Cho Lam, Vincent	M253	Lee Kit Tak, Jessica	M355	Fung Sze Kiu, Cynthia	M441
Soh Chun Kwok	M254	So Mei Ling, Eliane	M357	Ho Wai Hung	M442
Kau Kin Hong, Louis	M255	Black Philip Douglas	M358	Lee Thomas	M443
Fung Tin Yin, Tim	M258	Chan Suk Kam	M362	Hung Chung Hing	M444
Leung Wing Kwong, Kris	M260	Cheung Yi Mei, Amy	M363	Leung Wai Cheung, Terence	M445
Tang Man Hung, Roger	M261	Lai Wai Yee, Anissa	M366	Ng Hiu Ming, Herman	M446
Ng Yuk Man, David	M262	Fung Chi Man, Ernest	M367	Tsang Chiu Kei	M447
Cheuk Hau Kwan	M263	Wong Hau King, James	M369	Liu Chung Gay, Sharon	M448

# FULL MEMBERS

Name	Membership No	Name	Membership No	Name	Membership No
Ma Yiu Chung, Denis	M450	Cheuk Ching Ping, Jacqueline	M557	Choi Man Kit	M642
Lam Ka Fai, Francis	M451	Chan Pak Kan	M558	Kwok Sin Kit	M643
Wong Chun Kwok	M452	Chan Wai Lam	M559	Kira Loren Brownlee	M644
Lee Sin Yee	M453	Mak Chung Hang	M560	Chu Suet Wa	M645
Hui Chi Ming, Lawrence	M454	Li Sok Ching	M561	Chung Ho Ting, Elton	M646
Yuen Shing Yip, Kepler	M455	Yung Hung Tam, Nelson	M562	Luk Lok Yin	M647
NG Kim Wai	M456	Chan Ka Ho	M563	Cheung Ching Yan	M648
Leung Kwok Man, Lautrec	M458	Mak Weng Yip, Alexander	M564	Lok Mable Mei Bo	M649
Chan Kwun Hang, Coway	M459	Wong Hei Yin	M565	Wan Wai Yan	M650
Chau Yin Mai, Lisa	M460	Li Ka Sing, Charles	M571	Cheung Ling Chi	M651
Chan Suet Ying, Carmen	M461	Yu Pui Sze, Canetti	M572	Koon Sun Fai	M652
Wong Elim	M462	Sze Yuen Ling, Gloria	M573	Law Yuk Ling	M653
Ip Wai Man, Emily	M463	Chan Hong Lei	M574	Leong Ka Ho	M654
Leung Hoi Chun, Edward	M464	Chiu Yin Ho, Kenneth	M575	Hung Ting Wai, David	M655
Lee Mei Fun, Rowena	M466	Lui Tak Shing, Gary	M576	Fung Wing Hang, Mathew	M656
Fung Mo Yeung, Patrick	M467	Lo Sing Wun	M577	Fung Chi Keong	M657
Lau Chun Him, Kenny	M468	Tong Karmin	M578	Lau Sze Hong	M658
Ng Ka Wah	M470	Wong Chun Lai, Frank	M579	Leung Sui Hei	M659
Yu Wai Kin	M471	Ng Sze Nga, Gladys	M588	Leung Yin Cheung, Barton	M660
Lee Kin Ki	M473	Chan Chin Hung, Joe	M589	Yip Kam Yee	M661
Kan Ka Man	M474	Lay Voon Hoong	M590	Lee Cheuk Hei	M662
Poon Chi Fai, Larry	M475	Lee Wai Lam, Livris	M591	Chan Hoi Kei, Stephanie	M663
Govada Sujata Subbu	M476	Leung Zin Hang, Ebby	M592	Lau Tak, Francis	M664
Ip Kui Chi, Anthony	M478	Mou Ka Yan	M593	Chan Distinction	M665
Leung Wai Yee	M479	Lau Sau Yee	M594	Liu Ka Chuen	M666
Lee Ki Na	M480	Wong Ho Yee, Katherine	M595	Pui Shan NG LI	M667
Ng Wing Fai, Stanley	M481	Cheung Hiu Nam	M596	Chan Yat Man	M668
Lau Chi Fai, Stanley	M482	Lee Yik Ki	M597	To Yuen Gwun	M669
Chan Wing Chuen	M483	Chan Wing Kit, Kenny	M598	Kan Cheung Heng	M670
Luk Yin Sheung, Veronica	M484	Kan Chung Sze, Sincere	M599	Cheung Chui Ying	M671
Wu Wan Yin, Winnie	M485	Fung Ka Wun, Edith	M600	Chiu Sung Ngai, Adrian	M672
Yip Chi Kwai	M486	Wong Chui Ying, Tracy	M601	Woo Man Ching	M673
Chan Lai Cheung	M487	Leung Lok Sze, Lucille	M602	Kan Ka Ho, Calvin	M674
Yeung Chi Shing	M488	Chan Sin Ting, Sandy	M603	Yeung Sheung Chi, Henry	M675
Cheung Chi Ming	M489	Cheng Pui Kan	M604	Yeung Cheryl Hiu Lam	M676
Lee Po Kwan, Edmund	M490	Lau Ka Wing	M605	Chan Ching Ching	M677
Ip Wai Yi, Alison	M491	Au Yue Yan	M606	Wong Cho Ting	M678
Lam Kin Ning	M492	Au-Yeung Wan Man	M607	Chiu Pak Him	M679
Lam Mei Yee	M493	Kan Ka Lo	M608	Ho Chi Kin	M680
Tang Po Kwan	M494	Siu Yik Ho, Steven	M609	Chan Ka Chi	M681
Yeung Shui Ling, Erin	M495	Tsang Yik Ting, Floria	M610	Cheung Man Yee	M682
Cheuk Yuk Ming	M496	Cheung Hoi Yee	M611	Wong Po Kit, Jeffrey	M683
Leung Kam Shing	M497	Wai Hiu Kwan	M612	So Tsz Lui	M684
Chan Tin Yeung, Joseph	M498	Lee Ka Ho, Kent	M613	Chan Yee Tak	M685
王敏	M499	Sit Hing Yu	M614	Leung Sau Man, Esther	M686
朱文華	M502	Kwan Wing Fai	M615	Law Ho Hei	M687
Hui Pui Yee, Pearl	M513	Li Yee Ting	M616	Tang Wai Lap	M688
Wong Wing Tak	M514	Leung Ming Yan	M617	Lau Chi King, Vincent	M689
Lau Kar Kay, Alan	M515	Tse Pui Lam	M618	Li Haniel	M690
Fok Chi Wai, David	M516	Chau Cheuk Leung, Brian	M619	Ma Lai Kei, Vicky	M691
Leung Pui Ching	M517	Tam Ka Yan, Eva	M620	Sin Ho Ting	M692
白晨曦	M519	Lok Hom Ning	M621	Tsui Ka Yan, Karen	M693
周珂	M520	Cheung Ho Wing	M622	Tse Chun Yu	M694
吳濤	M531	Choi Yat Nang	M623	Kau Tin Chak	M695
Cheung Ka Kei	M532	Cheung Siu Hung	M624	Lau Sing	M696
Yu Lap Kei, Lake	M533	Ng Chui Yi	M625	Lee Yin Ting	M697
Leung Hoi Ting, Jannie	M534	Chan Yuk Yee, Anna	M626	Siu Carmen	M698
Chan Ka Wai, Karen	M535	Kwok Man Hin	M627	Elizabeth Ng	M699
Kwong Wang Ngai	M536	Lam Tsz Kwan	M628	Tsoi Tak Chun	M700
Wong Cho Wa, Ivy	M537	Lau Wai Cheung	M629	Chow Chun Chi, Cecil	M701
Au Pui Yu	M538	Lo Janice Bryanne Wing Yin	M630	Kwok Chung Kit	M702
Lee Ka Kay	M539	Poon Benson Fu Kit	M631	Cheung Ming Kit	M703
So Shuk Yee	M540	Wong Anita Mo Yin	M632	Law Ting Hin	M704
Wong Pui Sai, Kitty	M541	Wong Pak Cheong, Kenneth	M633	Lee Wing Sum, Winsome	M705
左泓	M544	Chan Cynthia Mou Yin	M634	Ng Pui Shan	M706
吳曉莉	M546	Tang Yiu Chung, Daniel	M635	Wong Hon Yip	M707
何化忠	M550	Tang Yik Ting, Edwin	M636	Lee Ho Ching, Adrian	M708
王萍	M551	Ho Man Sze	M637	Tam Tsz Chung	M709
Li Man Hon	M553	So Lek Hang, Lake	M638	Ho Kon Chung, Jeff	M710
Wan Hoi Ying, Helen	M554	Wong Ngar Wing, Ada	M639	Lau Ka Chun	M711
Fu Yee Ming	M555	Chan Ka Kei, Shirley	M640	Yeung Yun Wing	M712
Wan Kit Man, Janice	M556	Chan Wing Tak	M641	Yuen Cheuk Heng, Cherry	M713



# RETIRED MEMBERS

Name	Membership No	Name	Membership No	Name	Membership No
Chan Hiu Yan, Sharon	M715	Kwok Tze Yu, Henry	R06	Ling Chi Tack	R40
Chui Loreen	M716	Siu Lai Yee, Maria	R12	So Ying Leung	R41
Ho Joseph Junior	M717	Yeung Kam Chiang, Stewart	R13	Lee Shu Wing, Ernest	R42
Tang Wai Shan, Sandi	M718	Chau Cham Son	R16	Woo Man Yee	R43
Chan So Man	M719	Woo Chi Sun	R18	Tam Tai Wai, David	R44
JIA Ying Zi	M720	Kwan Tsoi Kwai, Anthony	R20	Leung Mi Ching, Cecilia	R45
Wai Che Hong	M721	Li Chi Kwong	R22	Chu Hung, Viola	R46
Wong Tsz Hei, Alice	M722	Lau Yiu Kwong, Alfred	R23	Chan Chung Shing, Harry	R47
Yan Wing Yin	M723	Ho Siu Che, Winnie	R26	Li Pui Leung	R48
Chung Wing Yee Vanessa	M724	Chan Yim Chi, Doreen	R28	Tso Yiu Nam, Tony	R49
Lee Wing Ki	M725	Chan Ip Wai Nor, Catherine	R30	Fong Kwok Wing, Peter	R50
Kok Man Chun	M726	Chan Pun Chung	R32	Yau Chap Ho	R51
So Sin Man	M727	Wong Oi Yee, David	R33	Kwan Ping Chung, Benny	R52
Tsang Hin Chi	M728	Lam Ho Ka Yin, Angelica	R34	Chan Chung Fung, Michael	R53
Tsang Tsz Yan	M729	Wong Wai Man, Raymond	R35	Cheng Lai Sum, Lisa	R54
Wong Sau Yin	M730	Lui Chun Wan, Alex	R38	Fishley David John	R55
Wong Pok Shaan	M731	Fan Siu Wah, Connie	R39	Ng Yuk Hing, Serena	R56
Li Si Juan, Emerson	M732				

# AFFILIATES

Name	Membership No
William Ho	A-02
Lau Man Kwan, Julia	A-04
Paulus Johannes ZIMMERMAN	A-05
Yew Yat Ming	A-06

# STUDENT MEMBERS

Name	Membership No	Name	Membership No	Name	Membership No
Mok Wai Man, Karina	S325	Lee Si Wai	S900	SHUM Carlsson Ka Chun	S1004
Lo Wing Yee	S329	Ngai Hoi Yan, Janet	S907	LEE Lok Man, Joyce	S1005
Lam Yuk Ching, Connie	S341	Chow Chi Fung	S913	TAI Long Him	S1006
Tang York Wan, Angela	S369	Fu Hoi Him, Nicholas	S914	Chan Chun Wai, Wayne	S1007
Yap Kwok Keung, Kevin	S375	Wong Delius Ho Ki	S917	Chan Yan Hang	S1008
Wong King Wan, Bille	S403	Chan Tsun Lok	S918	Chau King Fung	S1009
Hurlow John Philip	S410	Au Ho Cheong	S919	Lee Chi Lap Jacky	S1010
Sun Kwok Kee	S461	Cheung Hung Man, Horman	S926	Fung Ka Lok	S1011
Ip Chi Tim	S522	Cheung Ka Man	S927	Kwok Man Heng, Jessie	S1012
Lee Chun Kit	S529	Hung Chi Wai	S928	Law Tze Wai	S1013
Tsang Yi Ching, Vivian	S575	Kwan Chuk Man	S929	Leung Pik Kwan	S1014
Fung Wing Sze	S576	Lee Sze Yan	S930	Leung Kwok Ling, Angela	S1015
Cheung Ka Chun	S583	Lam Ka Wai	S931	Ng Si Jeong	S1016
Lam Wing Ching, Chrisilia	S585	Li Mei Huen, Madelene	S933	Tang Long Ying	S1017
Wan Cheuk Wai	S589	Liu Ka Chun, Firm	S934	Yim Hoi Yan	S1018
Luk Siu Chuen, Thomas	S599	Lo Sum Yuen, Angela	S935	Yang ManQi	S1019
Choi Kam Lung, Franky	S602	Ma Ka Chun	S937	Chan Yuk Yee	S1020
Leung Wai Man	S610	Wan Jolie Pui Kei	S939	Fung Chi Hei	S1021
Wong Hang Yee	S616	Yu Tsz Yan, Amanda	S940	Ho Nga Sum Clarice	S1022
Cheng Man Wah	S625	Au Hei Man	S941	Kong Man Wa	S1023
Chan Dick Sang, Philip	S630	Chan Hiu Man	S942	Ku Yiu Chung	S1024
Ng Suet Wing	S639	Ho Jacqueline Lily	S944	Lau Han	S1025
Calvin Cheng	S653	Lau Chui Yu	S946	Ngan Mui Chun	S1026
Li Wai Kit	S655	Kong Tsz Ming	S947	Tsui Pik Chun	S1027
Yau Sau Yee, Sophie	S666	Li Man Kit	S948	Wong Man Kwan	S1028
Serena Tong	S667	Li Pak Ka, Rebecca	S949	Wong Kiu Ho	S1029
Cheng Ka Man, Clement	S673	Lo Yan Ki	S950	Yeung Tsz Chun	S1030
Tam Wing Lun	S677	Leung Jessica Cheuk Yan	S951	Leon Hiu Fung	S1031
Or Pok Man	S680	Ng Kun Fung, Mathew	S952	Ko Oi Ching	S1032
Yu Lin Keung	S684	Wong Pak Ho	S954	Ng Fook Yee	S1033
Wu Ho Kei, Maggie	S693	Ling Chi Ho	S956	Liao Yan Hong	S1034
Chiu Wai Yee, Betty	S694	Yeung Man	S957	Rung Er Jang	S1035
Leung Wai Kit, Ricky	S699	Wu Long Chi	S958	Tse Hiu Lam	S1036
Tam Chi Ho, Raymond	S703	Choi Wai Yin	S959	Wong Tim Shun	S1037
Chiu Chi Yeung, Eric	S708	Chung Pak Hin	S960	Kung Lok Ting	S1038
Kong Sze Nga	S710	Chan Hoi Ming, Jaime	S961	Kong Wing Sum	S1039
Lee Ka Ho, Carol	S723	Chow Ho Yan, Claudia	S962	Cheng Wai Yeung	S1040
Chan Che Ho, John	S733	Lai Sze Fat	S963	Lam Lok Ka	S1041
Lam Tat Leung	S736	Law Pui Lam	S964	Woody Lin	S1042
Wu Peter	S746	Ip Ka Wing, Helen	S966	Chong Yuen Ting	S1043
Mak Tsz Wai	S748	Au Wing Yee	S967	Long Yee Duen	S1044
Miu Clement	S761	Chan Chi Yui, Cyril	S968	Rachel Lo	S1045
Chan Lok Yi, Natalie	S779	Chan Chun Yan Robin	S969	Lim Tse Kang, Mark	S1046
Wei Daniel James Cherk Hung	S781	Cheng Ka Yan, Aileen	S970	Au Yuen Yau	S1047
Chan Wing Yan	S782	Cheung Fei Yeung	S971	Chan Kei Yee	S1048
Chung Him	S793	Cheung Yeung Mei	S972	Mak Pui Man	S1049
Pang Sin Yi, Cindy	S794	Chung Ho Ching	S973	Wong Chun Ki, Derek	S1050
Ho Wing Hei, Nancy	S796	Chung Wing Hong	S974	Wong Yi Ching	S1051
Ma Chiu Ming	S810	Fok Ivy Ho Yan	S975	Chow Long Hei	S1052
Wong Tak Wun	S811	Hau Yat Long	S976	Ng Sheldon Ming Sum	S1053
Chan Ka Wing, Connie	S815	Ho Hiu Fai	S977	Yeung Wing Man, Cheryl	S1054
Choy Yik Fung, Edwin	S818	Kong Sze Wai	S979	Tang Ho Kiu	S1055
Mo Cui Yu	S832	Kwan Hiu Tung	S980	Shahmeez Haseeb	S1056
Pang Yuen San, Helena	S838	Lai Wai Ching	S981	Chiong Hoi Yan	S1057
Chan Lok Ting	S840	Lo Man Chi, Gigi	S982	Chen Chu Ying	S1058
Mak Ka Lam, Ariel	S846	Lau Sin Yee	S983	Chung Ho Ching Hillary	S1059
Tse Kit Ha, Jacqueline	S847	Leung Shing Tak	S984	Charlotte	
Lam Sau Yin	S852	Liu Sui Chun	S985	Lee Ka Kan	S1060
Au Yeung Kwan	S856	Tai Lok Yee	S986	Ng Ka Kit	S1061
Kwok In Wai	S861	Tam Yuen Ting, Edie	S987	Tai Yik Shing	S1062
Li Chun Yu	S863	Tang Yan Man	S988	Yeung Wai Shing	S1063
Wang Hai Tian	S866	Wong Cheuk Man	S990	Kong Ka Chun	S1064
Zhang Yuan	S870	Wong Kai Nang	S991	Lai Pui Yan	S1065
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Lang Wei	S873	Wong Lok Ting	S993	Ma Ruiqu	S1067
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