

Legislative Council Panel on Planning, Lands and Works

**Use of the Tamar Site for the Development of
the Central Government Complex, the New LegCo Building
and other Community Facilities**

Purpose

At the meeting of the Executive Council on 30 April 2002, the Council advised and the Chief Executive ordered that the Administration should proceed to develop the Tamar site for the new Central Government Complex (CGC) together with a new LegCo building and other compatible community facilities.

2. This paper provides information on the planning, design and implementation of the captioned projects for Members' reference.

Project Planning and Design

3. The use of the Tamar site for the development of the CGC, LegCo building and related public facilities is in conformity with the planning intention for the site. The Tamar site is currently zoned for "Government, Institution or Community" and "Open Space" uses on the Central (Extension) Outline Zoning Plan. These zonings were confirmed after a lengthy and thorough consultation with the public and after having secured broad community support.

4. In order that the design of the development on the Tamar site would blend coherently with the surrounding environment and the Central waterfront promenade, the Government plans to adopt an integrated design for the buildings and facilities on the Tamar site together with the adjoining water promenade and invite open tender for the "design and build" contract for the integrated development. The LegCo Commission has been consulted on the integrated approach and the Commission is supportive of the proposal.

Project Implementation

5. Our objective is to solicit a world-class design giving full relevance to Hong Kong characteristics within the shortest and practicable timeframe. We also aim to complete the projects on schedule.

6. To achieve the above objective, we intend to carry out the projects in two phases:

Phase One: We will invite openly expressions of interest, with submission of overall conceptual designs for the CGC, LegCo Building, related public facilities and the adjoining waterfront promenade. In the document for inviting expressions of interest, we will set out clearly the assessment criteria, including the quality of the candidates' conceptual design or preliminary design; the relevance of their design to Hong Kong characteristics; and their capability to fulfil the ultimate "design and build" contract. In addition, they are required to demonstrate adequate experience in completing the building projects within the specified timeframe in the unique context of Hong Kong. We will shortlist several candidates on the basis of the above criteria.

Phase Two: Having finalized the technical specifications for the CGC, LegCo Building and other community facilities, we will invite the candidates shortlisted in Phase One to submit tender for the detailed design and build contract.

7. The above approach will not only ensure fairness and openness in soliciting a suitable design concept, but also help reduce the lead-time for launching the project. Firstly, in shortlisting the expressions of interest, the quality of the candidates' conceptual design, including the relevance of the design to Hong Kong characteristics, will be one of the important assessment criteria. If the quality of their design is not up to standard, they will not be shortlisted to tender for the project contract. In addition, under the existing approach, invitation of expressions of interest and conceptual design will take about six months, and detailed design and tendering procedures can be carried out in parallel under the "design and build" approach. This will further reduce the lead time for launching the project.

Way Forward

8. We have started the preparatory work for the new CGC and other community facilities. We have also started discussion with the LegCo Commission on the detailed preparatory work for the new LegCo Building. We aim to complete the projects by 2007.

Planning and Lands Bureau
Administration Wing
May 2002