

Norman de Brackinghe

(by fax : 2869 6794)

Ref: CB1/PL/PLW

8th December, 2005

Clerk to Panel
(Attn : Ms Christina SHIU)
Legislative Council Secretariat
3rd floor, Citibank Tower
3 Garden Road, Central
Hong Kong

**Re : Panel on Planning, Lands and Works
Special Meeting on 17th December, 2005
Further submission from Norman de Brackinghe**

I propose that Legco should not approve the paper until the following points have been fully explored.

- 1) Consideration is given to the whole of Central waterfront area and not just the Tamar site.
- 2) More haste less speed, why the need to rush ?
- 3) What are the alternatives ?
- 4) There should be an in depth review of all government buildings, including rented property to make a real comparison between refurbishing existing accommodation and what will be saved by moving to Tamar ?
- 5) To make this data available for public consideration.
- 6) Almost every publicity photograph of Hong Kong shows the waterfront as the focal point. This has been so ever since images of Hong Kong have been produced, from China Trade paintings on. Waterside areas are world wide seen as places for relaxation away from the noise and pollution of the city. A break from endless shopping malls, traffic and pollution.
- 7) Access to the waterfront appears to be indirect which makes a barrier for appreciating the harbour which is Hong Kong's focal point.
Both tourist and Hong Kong people like shopping and there is very easy access to Malls wherever they are in Hong Kong as the majority are served by the MTR. So the extension of major retail outlets in the area also appears to be unnecessary.
- 8) The plans seriously diminish the promise of a world class waterfront, putting people first.

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- 9) Closely allied to points 1 and 8 is the need for a comprehensive study of pollution and traffic flows already expected to reach saturation point by 2016 but most likely before.
- 10) Radical re-think on height restrictions is needed, which brings everything back to point 1. A holistic look at the harbour as a whole and in the end that includes Kai Tak as well.

Yours sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'N' followed by a long, horizontal, slightly wavy line that ends in a small flourish.

Norman de Brackinghe