

立法會
Legislative Council

LC Paper No. CB(1)1015/05-06
(These minutes have been seen
by the Administration)

Ref: CB1/PS/1/05

Panel on Planning, Lands and Works

**Subcommittee to Review the Planning for the
Central Waterfront (including the Tamar Site)**

**Minutes of the meeting on
Thursday, 9 February 2006, at 2:30 pm
in the Chamber of the Legislative Council Building**

- Members present** : Hon LAU Wong-fat, GBM, GBS, JP (Chairman)
Hon Albert HO Chun-yan
Ir Dr Hon Raymond HO Chung-tai, S.B.St.J., JP
Hon CHOY So-yuk, JP
Hon Abraham SHEK Lai-him, JP
Hon Albert CHAN Wai-yip
Hon LEE Wing-tat
Hon LI Kwok-ying, MH
Hon Daniel LAM Wai-keung, BBS, JP
Dr Hon KWOK Ka-ki
Hon Patrick LAU Sau-shing, SBS, JP
- Members absent** : Hon WONG Yung-kan, JP
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Alan LEONG Kah-kit, SC
- Public officers attending** : Mr Robin IP
Deputy Secretary for Housing, Planning and
Lands (Planning and Lands) 1
- Mrs MAK LOK Suet-ling, Susan, JP
Deputy Director of Administration (1)
- Mr CHAN Shuen-yiu, Sidney
Assistant Director of Administration

Ms Phyllis LI
Chief Town Planner/Special Duties
Planning Department

**Attendance by
invitation**

: Individual

Mr Gerry KIPLING

Professional Property Services Limited

Mrs Margaret BROOKE

Hong Kong Institute of Real Estate Administration

Mr LEE Ming-ching
Vice President

Mr LEUNG Ka-tung
Past President

Action Group on Protection of The Harbour

Mr LEE Wing-kin
Representative

Individual

Mr Tim STEINERT

The Hong Kong Institute of Architects

Prof Bernard LIM
President

Mr Vincent NG
Vice-President

Citizen Envisioning@Harbour

Mr Albert LAI
Convenor

Hong Kong Institute of Planners

Ms PONG Yuen-yee
Vice-President

Central & Western District Council

Mr YUEN Bun-keung
Member
Central & Western District Council

Civic Exchange

Ms YIP Yan-yan
Researcher

Designing Hong Kong Harbour District/
The Experience Group, Limited

Mr Paul ZIMMERMAN
Convenor, Designing Hong Kong Harbour District and
Principal, The Experience Group, Limited

Individual

Dr Bill BARRON

Clear The Air

Dr Jimmy FUNG
Spokesperson

Ms Annelise CONNELL
Vice Chairman

Individual

Ms Santa RAYMOND

Individual

Mr John BATTEN

Friends of The Harbour

Mr LI Kit-wai
Committee Member

Individual

Mr Winston Ka-sun CHU

Individual

Mr Norman de BRACKINGHE

Society for Protection of The Harbour

Mr LOK Kung-chin, Hardy
Director

Clerk in attendance : Ms Anita SIT
Chief Council Secretary (1)4 (Designate)

Staff in attendance : Ms Pauline NG
Assistant Secretary General 1

Ms Bernice WONG
Assistant Legal Adviser 1

Mr WONG Siu-yee
Senior Council Secretary (1)7

Ms Christina SHIU
Legislative Assistant (1)7

Action

I Confirmation of minutes of meeting
(LC Paper No. CB(1)837/05-06 -- Minutes of meeting on 13 January 2006)

The minutes of the meeting held on 13 January 2006 were confirmed.

II Meeting with deputations and the Administration
(LC Paper No. CB(1)855/05-06(01) -- Summary of views on the Tamar Development Project raised by deputations and in submissions to the Panel on Planning, Lands and Works and Director of Administration's response
LC Paper No. CB(1)855/05-06(02) -- Summary of views on the planning for the Central Waterfront raised by deputations and in submissions to the Panel on Planning, Lands and

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	Works and the Administration's response
LC Paper No. CB(1)855/05-06(05)	-- Submission from Mr Rob PENDLETON
LC Paper No. CB(1)855/05-06(06)	-- Submission from Hong Kong Sustainable Development Forum
LC Paper No. CB(1)862/05-06(01)	-- Submission from Mr David FRIEDLAND)

Briefing by the Administration

2. The Deputy Secretary for Housing, Planning and Lands (Planning and Lands) 1 and the Deputy Director of Administration (1) said that the Administration had provided written responses to the views and concerns raised by deputations at the meeting of the Panel on Planning, Lands and Works on 17 December 2005 and in the submissions to the Panel. They would like to hear further views from members and deputations attending the meeting.

Presentation by deputations and discussion

3. The Chairman suggested and members agreed that each deputation would be given three minutes for their oral presentation. He then invited the deputations to present their views on the planning for the Central Waterfront (including the Tamar Site). The deputations made their presentations. The sequence of the presentations was as follows –

- (a) Central & Western District Council, presented by Mr YUEN Bun-keung;
- (b) Mr Gerry KIPLING;
- (c) Mrs Margaret BROOKE;
- (d) Hong Kong Institute of Real Estate Administration, presented by Mr LEE Ming-ching;
- (e) Action Group on Protection of The Harbour, presented by Mr LEE Wing-kin;
- (f) Mr Tim STEINERT;
- (g) The Hong Kong Institute of Architects, presented by Prof Bernard LIM;
- (h) Citizen Envisioning@Harbour, presented by Mr Albert LAI;
- (i) Hong Kong Institute of Planners, presented by Ms PONG Yuen-ye;e;
- (j) Civic Exchange, presented by Mr Paul ZIMMERMAN;

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- (k) Designing Hong Kong Harbour District, presented by Mr Paul ZIMMERMAN;
- (l) Dr Bill BARRON;
- (m) Clear the Air, presented by Dr Jimmy FUNG;
- (n) Ms Santa RAYMOND;
- (o) Mr John BATTEN;
- (p) Friends of The Harbour, presented by Mr Winston CHU;
- (q) Mr Winston CHU;
- (r) Mr Norman BRACKINGHE; and
- (s) Society for Protection of The Harbour, Mr Hardy LOK said that he had no further views to present.

4. After the deputations had presented their views, members raised questions for response by the deputations and the Administration.

5. The index of proceedings of the meeting was at the **Appendix**.

Motion

6. Dr KWOK Ka-ki moved the following motion –

“本小組委員會促請政府向本小組委員會提交所有有關涉及興建新政府總部、擴建或改建現時政府總部的可行性研究的原始報告或資料。(當中需包括：各決策局對辦公地方需求分析、選址優劣分析、交通影響評估、環境影響評估等)。”

(Translation)

“That this Subcommittee urges the Government to provide the Subcommittee with all the original reports or information on the feasibility studies relating to the provision of a new central government complex and the extension or reconstruction of the existing central government offices, including details of the following: assessments of the various policy bureaux’ needs for office space, merit and demerit assessments of the identified sites, traffic impact assessments, environmental impact assessments, and so on.”

7. Members agreed to proceed with the motion. The Chairman then put the motion to vote. Except for the Chairman who did not exercise his voting right, of the six members present, five members voted for Dr KWOK Ka-ki’s motion and one member abstained. The Chairman declared that Dr KWOK’s motion was carried.

Action

Information to be provided by the Administration

8. To facilitate the Subcommittee's deliberations at future meetings, members requested the Administration to provide the following information and documents:

- (a) information and reports requested in the above motion;
- (b) a detailed breakdown of the planned area provisions for the offices and facilities and the number of staff to be accommodated in the proposed new Central Government Complex (CGC);
- (c) a detailed breakdown of the area provisions for the offices and the facilities and the number of staff currently accommodated in Central Government Offices (CGO) and Murray Building;
- (d) whether any bureaux/departments/units that were currently not accommodated in CGO and Murray Building would be accommodated in the proposed new CGC;
- (e) explanation on why more space was needed in the proposed CGC when the number of civil servants had been on the decrease;
- (f) the document with the relevant analysis based on which the Administration had arrived at the conclusion that building a new CGC at Tamar would allow at least four years of earlier completion than in-situ redevelopment of CGO and Murray Building sites;
- (g) explanation on why it was considered not feasible or too expensive to redevelop/renovate/expand the CGO and Murray Building to produce a technologically advanced working environment, and what advanced technologies were involved in this regard;
- (h) a breakdown of the types of jobs, with the respective durations that would be created by the Tamar development project;
- (i) whether the same number of jobs would be created if the proposed CGC was to be constructed at another location or if the existing CGO and Murray Building were to be redeveloped/renovated/expanded;
- (j) updated assessment of the air quality impact of the Tamar development project; and
- (k) whether there had been any public consultations conducted specifically on the Tamar development project, and if so, what organizations or groups were consulted and when the relevant consultations were made.

Action

III Any other business

9. Members noted that the date of the next meeting would be arranged by the Chairman and the Clerk.

10. There being no other business, the meeting ended at 5:00 pm.

Council Business Division 1
Legislative Council Secretariat
6 March 2006

Panel on Planning, Lands and Works

**Subcommittee to Review the Planning for the
Central Waterfront (including the Tamar Site)**

**Proceedings of the meeting
on Thursday, 9 February 2006, at 2:30 pm
in the Chamber of the Legislative Council Building**

Time marker	Speaker	Subject(s)	Action required
000000 – 000235	Chairman	Confirmation of minutes of the meeting held on 13 January 2006 (LC Paper No. CB(1)837/05-06)	
000236 – 000650	Chairman Mr Daniel LAM Mr LEE Wing-tat	Chairman's consultation with members on the arrangements for time management at the meeting Extension of meeting to 5 pm	
000651 – 000940	Mr Abraham SHEK Chairman Clerk	Submission from The Real Estate Developers Association of Hong Kong and other submissions previously received by PLW Panel on the subject under discussion should be listed on the agenda of the meeting	
000941 – 001210	Chairman	Opening remarks	
001211 – 001330	Administration	Written replies provided by the Administration in response to the views expressed at the Panel meeting on 17 December 2005 and in the submissions to the Panel	
001331 – 001529	Chairman	Briefing deputations on meeting arrangements	
001530 – 001757	Central & Western District Council (C&WDC)	Presentation of views Should minimize reclamation and minimize commercial developments on reclaimed land Concern on impact of new developments on traffic, landscape and the environment	

Time marker	Speaker	Subject(s)	Action required
001758 – 001928	Mr Gerry KIPLING	Presentation of views (LC Paper No. CB(1)887/05-06(05))	
001929 – 002245	Mrs Margaret BROOKE	Presentation of views (LC Paper No. CB(1)887/05-06(01))	
002246 – 002423	Hong Kong Institute of Real Estate Administration (HKIREA)	Presentation of views (LC Paper No. CB(1)924/05-06(01))	
002424 – 002732	Action Group on Protection of The Harbour (AGPTH)	Presentation of views (LC Paper No. CB(1)887/05-06(02))	
002733 – 003050	Mr Tim STEINERT	Presentation of views (LC Paper No. CB(1)836/05-06(03))	
003051 – 003406	The Hong Kong Institute of Architects (HKIA)	<p>Presentation of views</p> <p>Supported planning for the Central waterfront that could provide well-designed green space, good pedestrian access to the waterfront, and appropriate public and recreational facilities</p> <p>Supported the construction of a new CGC in the form of a medium density development at the Tamar site</p> <p>Should review the planning for the Central reclamation area having regard to principles for good planning, and produce models and drawings to facilitate public understanding of the intended configuration of developments and facilities on the future waterfront area</p> <p>Should organize design competition</p>	
003407 – 003719	Citizen Envisioning@Harbour (CEH)	<p>Presentation of views</p> <p>Should conduct public consultation using an approach similar to that</p>	

Time marker	Speaker	Subject(s)	Action required
		adopted for Kai Tak Planning Review or invite the public to submit development proposals for the Tamar development project	
003720 – 004118	Hong Kong Institute of Planners (HKIP)	Presentation of views (LC Paper No. CB(1)836/05-06(05))	
004119 – 004700	Civic Exchange (CEX) Designing Hong Kong Harbour District (DHKHD)	Presentation of views (Submission of CEX - LC Paper No. CB(1)855/05-06(04)) (Submission of DHKHD - LC Paper No. CB(1)836/05-06(01))	
004701 – 004946	Dr Bill BARRON	Presentation of views (LC Paper No. CB(1)836/05-06(04))	
004947 – 005323	Clear the Air (CTA)	Presentation of views (LC Paper Nos. CB(1)836/05-06(02) and CB(1)527/05-06(06))	
005324 – 005550	Ms Santa RAYMOND	Presentation of views (LC Paper No. CB(1)836/05-06(06))	
005551 – 005908	Mr John BATTEN	Presentation of views Reasonable, straightforward and practical suggestions made by deputations were ignored by the Administration How to reverse the situation and take back control of the development was the challenge	
005909 – 010352	Friends of The Harbour (FTH) Mr Winston CHU	Presentation of views (Submission of Mr CHU - LC Paper No. CB(1)855/05-06(03))	
010353 – 010635	Mr Norman BRACKINGHE	Presentation of views (LC Paper No. CB(1)924/05-06(02))	
010636 – 010702	Society for Protection of The Harbour (SPTH)	No further views to present	

Time marker	Speaker	Subject(s)	Action required
010703 – 011427	Mr LEE Wing-tat Administration	<p>Whether there had been any reports/research/analyses on the feasibility of renovating CGO and Murray Building</p> <p>Requested a detailed breakdown of the planned area provisions for the offices and facilities and the number of staff to be accommodated in the proposed new CGC</p>	<p>The Administration was requested to provide the relevant information</p>
011428 – 012023	Ir Dr Raymond HO HKIA HKIREA	<p>Views of HKIA and HKIREA on whether the Tamar development project had followed quality design principles and whether Hong Kong needed an Exhibition Gallery</p>	
012024 – 012530	Dr KWOK Ka-ki	<p>The Administration should release details of the Tamar development project to the Subcommittee before seeking funding from the Finance Committee</p> <p>Moved a motion</p> <p>Maintenance costs of CGO and Murray Building compared with those for CGC</p> <p>Requested explanation on why it was considered not feasible or too expensive to redevelop/renovate/expand the CGO and Murray Building to produce a technologically advanced working environment, and what advanced technologies were involved in this regard</p>	
012531 - 013112	Mr Albert CHAN Administration	<p>Query on the duties of Chief Town Planner/Special Duties</p> <p>Consideration should be given to constructing CGC and centralizing various Government offices at Kai Tak</p>	

Time marker	Speaker	Subject(s)	Action required
013113 – 013955	Miss CHOY So-yuk Administration	<p>View of Democratic Alliance for the Betterment and Progress of Hong Kong that Kai Tak would be a better location for CGC</p> <p>Some cultural facilities proposed at West Kowloon Cultural District could be provided at Central and Tamar</p> <p>The Administration should re-examine whether Tamar was the appropriate location for CGC and deploy the proposed supernumerary post of Administrative Officer Staff Grade C in the Administration Wing of the Chief Secretary for Administration's Office (proposed under item EC(2005-06)12 and endorsed by the Establishment Subcommittee on 8 February 2006) to undertake the relevant studies</p> <p>The Administration's explanation on the background and rationale for choosing Tamar and the status of the staffing proposal referred to by Miss CHOY</p> <p>The Administration's explanation on maintenance costs and advanced technologies in response to the enquiries from Dr KWOK Ka-ki</p>	
013956 – 014525	Mr LEE Wing-tat Administration	<p>The Administration was requested to provide information relating to redevelopment/renovation/expansion of CGO and Murray Building</p> <p>Concern on air quality assessment</p>	The Administration was requested to provide the relevant information
014526 – 015052	Ir Dr Raymond HO HKIA Administration	Enquiries on the progress of the prequalification exercise and whether organizing a design competition and public consultation would be possible under the design-and-build approach	

Time marker	Speaker	Subject(s)	Action required
015053 – 015610	Dr KWOK Ka-ki Administration	Requested the document with the relevant analysis based on which the Administration had arrived at the conclusion that building a new CGC at Tamar would allow at least four years of earlier completion than in-situ redevelopment of CGO and Murray Building sites Query on whether there had been any public consultations conducted specifically on the Tamar development project Suggestion of setting up a statutory body to review the planning for the Central waterfront and Tamar	The Administration was requested to provide the relevant information
015611 – 020330	Miss CHOY So-yuk CTA	The Administration was requested to provide updated assessment of the air quality impact of the Tamar development project	The Administration was requested to provide the relevant information
020331 – 020518	Mr Albert CHAN Dr KWOK Ka-ki	Suggestion of focusing on a group of related issues at each future meeting	
020320 – 020950	Chairman	Processing of the motion moved by Dr KWOK Ka-ki	
020951 – 021250	Mr Winston CHU Chairman	History of planning for Tamar site and criticism on the haphazard and fickle manner in which the Administration had made the current decision on the use of the Tamar site	
021251 – 023144	DHKHD Dr Bill BARRON Mr John BATTEN FTH Administration Mr LEE Wing- tat Miss CHOY So-yuk	Whether there had been any public consultations conducted specifically on the Tamar development project, and if so, what organizations or groups were consulted and when the relevant consultations were made Requested a breakdown of the types of jobs, with the respective durations that	The Administration was requested to provide the relevant information

Time marker	Speaker	Subject(s)	Action required
		<p>would be created by the Tamar development project</p> <p>Whether the same number of jobs would be created if the proposed CGC was to be constructed at another location or if the existing CGO and Murray Building were to be redeveloped/renovated/expanded</p> <p>Query on whether the Administration would conduct any review on the planning for Central and whether the Harbour-front Enhancement Committee would be involved and the support to be provided</p> <p>The rationale for the amount of office space needed at CGC</p> <p>Query on how to move forward in a constructive way to stop the development</p> <p>Query on impact on traffic arising from the Tamar development project</p> <p>The Administration's explanation on the planning for Central, job opportunities to be created by the Tamar development project, space requirements for CGC and traffic impact assessment for the Tamar development project</p> <p>Requested a detailed breakdown of the area provisions for the offices and the facilities and the number of staff currently accommodated in CGO and Murray Building</p> <p>Requested information on whether any bureaux/departments/units that were currently not accommodated in CGO and Murray Building would be accommodated in the proposed new CGC</p>	

Time marker	Speaker	Subject(s)	Action required
		Requested an explanation on why more space was needed in the proposed CGC when the number of civil servants had been on the decrease	
023145 – 023530	Chairman Mr LEE Wing-tat Mr Abraham SHEK Miss CHOY So-yuk	The Administration was requested to respond to the motion passed and provide the information as requested Suggestion to focus the discussion at the next meeting on the justifications for constructing a CGC at the Tamar site versus other options to meet the accommodation needs of central government offices Date of next meeting	The Administration was requested to provide the relevant information