

**立法會**  
**Legislative Council**

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by the Administration)

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**Panel on Planning, Lands and Works**

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

**Minutes of the meeting on  
Friday, 6 October 2006, at 9:00 am  
in Conference Room A of the Legislative Council Building**

- Members present** : Hon LAU Wong-fat, GBM, GBS, JP (Chairman)  
Hon Albert HO Chun-yan  
Hon WONG Yung-kan, JP  
Hon Abraham SHEK Lai-him, JP  
Hon LEE Wing-tat  
Hon LI Kwok-ying, MH, JP  
Hon Daniel LAM Wai-keung, SBS, JP  
Hon Alan LEONG Kah-kit, SC  
Dr Hon KWOK Ka-ki
- Members absent** : Hon CHOY So-yuk, JP  
Hon Timothy FOK Tsun-ting, GBS, JP  
Hon Albert CHAN Wai-yip
- Public officers attending** : Miss WONG Yuet-wah  
Principal Assistant Secretary for Housing, Planning and  
Lands (Planning & Lands) 2
- Ms Phyllis LI  
Chief Town Planner/Special Duties (1)  
Planning Department
- Clerk in attendance** : Ms Anita SIT  
Chief Council Secretary (1)4

**Staff in attendance** : Mr WONG Siu-ye  
Senior Council Secretary (1)7

Ms Christina SHIU  
Legislative Assistant (1)7

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Action

**I The Central Reclamation Urban Design Study**

- (LC Paper No. CB(1)2252/05-06(01) -- Letter dated 19 September 2006 from Dr Hon KWOK Ka-ki
- LC Paper No. CB(1)2219/05-06(01) -- Information paper on "Refinement of the Urban Design Framework for the Central Reclamation and Preparation of Planning/Design Briefs for Key Development Sites"
- LC Paper No. CB(1)2289/05-06(01) -- Background brief on "Planning for the new Central waterfront" prepared by the Legislative Council Secretariat
- LC Paper No. CB(1)2313/05-06(01) -- Submission dated 2 October 2006 from Designing Hong Kong
- LC Paper No. CB(1)123/05-06(06) -- Information paper on "Central Reclamation Phase III – Land Uses of the Reclamation Area"
- LC Paper No. CB(1)290/05-06 -- Minutes of meeting of the Panel on Planning, Lands and Works on 25 October 2005
- LC Paper No. CB(1)444/05-06(01) -- Administration's response to the motion passed at the meeting of the Panel on Planning, Lands and Works on 25 October 2005 on the land uses of the reclamation area under Central Reclamation Phase III)

Briefing by the Administration and discussion

The Principal Assistant Secretary for Housing, Planning and Lands (Planning & Lands) 2 and Chief Town Planner/Special Duties (1) briefed members on the Central Reclamation Urban Design Study (the Study).

2. The Subcommittee deliberated. The index of proceedings of the meeting was at the **Appendix**.

Action

Motion

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

"本小組委員會要求政府當局在進行中環新填海區城市設計研究時，須：

- (一) 重新劃定土地用途，減低商業用地，增加綠化地帶及休憩用地；
- (二) 在研究大綱內刪去"這項研究不應令有關分區計劃大綱圖所訂的最大總樓面面積和最高建築物高度有重大改變"的限制；
- (三) 向公眾交代設計及建造新政府總部大樓的招標文件及要求；以及
- (四) 立即向公眾諮詢有關新政府總部大樓的設計，特別是市民可享用的設施，並在招標文件中把市民的要求放在必不可少的條件內，當中包括設於總部大樓的觀景台、天台花園及其他公眾可享用的設施。"

(Translation)

"That this Subcommittee requires that in conducting the urban design study for the new Central reclamation area, the Administration should:

- (a) re-designate the land uses to reduce the amount of area for commercial uses and increase that for green belt and open space purposes;
- (b) delete from the study outline the limitation that "the Study should not result in any major change to the maximum gross floor areas and building heights specified in the relevant Outline Zoning Plans";
- (c) release to the public the tender document and requirements regarding the design and construction of the new Central Government Complex; and
- (d) immediately conduct a public consultation on the design of the new Central Government Complex, in particular the facilities open to public use; and incorporate the requests made by the public into the essential requirements of the tender document, including the provision of a viewing platform, roof garden and other facilities open to public uses in the Complex."

4. 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 other four members present, all voted for the motion. The Chairman declared that the motion was carried.

Action

**II Any other business**

5. The Chairman advised members that the Panel on Planning, Lands and Works would decide at its meeting on 12 October 2006 whether the Subcommittee would continue its work in the next legislative session.
6. There being no other business, the meeting ended at 10:30 am.

Council Business Division 1  
Legislative Council Secretariat  
1 December 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 Friday, 6 October 2006, at 9:00 am  
in Conference Room A of the Legislative Council Building**

<b>Time marker</b>	<b>Speaker</b>	<b>Subject(s)</b>	<b>Action required</b>
000000 – 000127	Chairman	Opening remarks	
000128 – 001958	Administration	Briefing (LC Paper No. CB(1)2219/05-06(01))  PowerPoint presentation (LC Paper No. CB(1)2321/05-06(01), tabled and issued to members on 6 October 2006)	
001959 – 002744	Mr LEE Wing-tat Administration	Enquiry on why only the "Open Space" portion of the Tamar site and only three Central Piers were included in the Study and worry that there would be no holistic design for the area if the design of the new Central Government Complex (CGC) was not included in the Study  Concern on constructing water features outside CGC for security purposes  The Administration's response that –  (a) although Central Piers No. 1 to 3 were not one of the key development sites under the Study for preparation of detailed planning/design briefs due to limited space in front of them for comprehensive development, they fell within the Study Area for refinement of the urban design framework;  (b) the "Open Space" portion of the Tamar development project was not one of the key sites to be	

Time marker	Speaker	Subject(s)	Action required
		<p>studied but the Study would take into account the design proposals for CGC and the open space under the Tamar development project to ensure integrated planning in the Study Area;</p> <p>(c) the public would be invited to give views on the tender design models of CGC when they were exhibited upon closing of the tender exercise for the Tamar development project; and</p> <p>(d) members' comments on the design of CGC would be relayed to the Administration Wing</p>	
002745 – 003638	Dr KWOK Ka-ki Administration	<p>Concern on the following –</p> <p>(a) why the Study should not result in major change to the maximum gross floor areas (GFAs) and building heights specified in the relevant outline zoning plans (OZPs), and whether the Study was only superficial public relation work;</p> <p>(b) how the Administration would respond to the motion passed by the Panel on Planning, Lands and Works (the Panel) at its meeting on 25 October 2005 in relation to commercial developments on Central Reclamation Phase III (CRIII);</p> <p>(c) the size of the groundscraper and its effect on the environment;</p> <p>(d) how the public could participate in the design of CGC; and</p> <p>(e) how the Administration would respond to the motion passed by the Panel at its meeting on</p>	

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		<p>20 September 2006 in relation to preservation of the Star Ferry Pier in Central and its clock tower</p> <p>The Administration's response that –</p> <p>(a) as the maximum GFAs and building heights were statutory planning controls specified in the relevant OZPs, it could not be amended administratively in the Study, and the Study was conducted at the request of the Town Planning Board (TPB) and it was definitely not superficial public relation work;</p> <p>(b) CRIII had already been thoroughly discussed and the land use zonings on CRIII were based on a statutory OZP which had undergone a due process under the Town Planning Ordinance before approval and the land use zonings of the approved OZP were re-affirmed by TPB recently;</p> <p>(c) the plot ratio for the Comprehensive Development Area (CDA) to the north of Statue Square was only about 3.6, much lower than the plot ratio of 18 for International Finance Centre II (IFC II). A limited amount of low-density commercial land was provided on CRIII for the continuous development of the Central Business District (CBD) in Central;</p> <p>(d) air ventilation assessment would be conducted and the Study would formulate design proposals to ensure integration of the CDA with the waterfront environment;</p> <p>(e) arrangements for public</p>	

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		<p>participation in the design of CGC had already been thoroughly explained by the Administration Wing in putting up the funding proposal to the Public Works Subcommittee and Finance Committee of the Legislative Council for the Tamar development project; and</p> <p>(f) the Administration would provide a written response to the motion in relation to preserving the Star Ferry Pier in Central and its clock tower</p>	
003639 – 003954	Mr WONG Yung-kan Administration	<p>Concern on the height of the new buildings and the need to include wave mitigation measures in the design of the seawalls so as to ensure safety of marine traffic within the harbour</p> <p>The Administration's response that the proposed buildings on the new reclamation were low and medium-rise, and the concern about the design of the seawalls would be relayed to the relevant parties</p>	
003955 – 004040	Mr Daniel LAM Administration	<p>Suggestion of enhancing the design of and pedestrian access to the outlying islands piers</p> <p>The Administration's response that enhancement measures would be examined and recommended to improve the facilities and the environment of the area adjoining the outlying islands piers</p>	
004041 – 004820	Mr Alan LEONG Administration	<p>Comment that public consultation should not be limited by any pre-determined constraints, such as specifications in OZPs and planned road infrastructures; and enquiry on whether such constraints could be adjusted and, if so, the extent of the</p>	



Time marker	Speaker	Subject(s)	Action required
		<p>adjustment</p> <p>Concern on the unlimited quest for land in Central and the view that market forces would automatically regulate demand and supply of office premises in Central</p> <p>Concern on whether there would be any consultation on the future use of the existing Government Secretariat building cluster at Central</p> <p>The Administration's response that –</p> <ul style="list-style-type: none"><li>(a) land use planning had already been considered during the plan making process and the relevant OZP had been amended to substantially reduce the extent of reclamation and change certain land uses. Only a limited amount of low-density commercial land was provided to meet the need for Grade A offices in the CBD in Central. The relevant OZP had been reviewed from time to time and was re-affirmed by TPB recently;</li><li>(b) the focus of the Study was on urban design, not on land use planning;</li><li>(c) views from public consultation would be consolidated, key issues would be identified, and the design of the Study Area would be enhanced and refined;</li><li>(d) the provision of land in Central would not be unlimited because there would be no further reclamation in Central; and</li><li>(e) the future use of the existing Government Secretariat building</li></ul>	

Time marker	Speaker	Subject(s)	Action required
		<p>cluster at Central would be reviewed separately and members would be consulted in due course</p>	
004821 – 005654	Mr Albert HO Administration	<p>Comment that consultation should not be limited to the key development sites within the Study Area</p> <p>Query on how a holistic approach could be adopted if the Study was limited by specifications in the relevant OZPs, such as maximum GFAs and building heights, which were much disputed, and enquiry on what justifications would be needed for making amendments to those specifications</p> <p>The Administration's response that –</p> <p>(a) while the Study included the preparation of planning/design briefs for eight key development sites, attention would also be given to the refinement of the overall urban design framework and integration with the adjoining areas;</p> <p>(b) an OZP provided a land use framework under which different designs could be developed. The Study should be carried out under the statutory development control framework of the OZP. There should not be major changes to the maximum GFAs and building heights unless major problems were identified;</p> <p>(c) amendments to OZPs would have to be made through the established statutory procedure, and the Study was conducted under the land use framework of the relevant OZPs to identify scope for enhancing urban design in the Study Area at the</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>request of TPB; and</p> <p>(d) the land use zonings in the relevant OZP were re-affirmed early this year by TPB, which was an independent statutory body vested with statutory powers on town planning matters under established statutory procedures</p>	
005655 – 010325	Mr LEE Wing-tat Administration	<p>The view that new buildings near the Central Piers should be slab-block buildings and positioned as close as possible to IFC II and Four Seasons Hotel so as to ensure continuity of the open space in front of the Central Piers, and it would even be better not to construct those buildings</p> <p>Concern that while the photo-montage appeared attractive, the groundscraper would segregate the area, block pedestrian access and affect air ventilation</p> <p>Comment that it was difficult for pedestrians to access the Central Piers</p> <p>The Administration's response that –</p> <p>(a) new buildings were already designed to position in front of IFC II so as to provide greening opportunities for the open space in front of and adequate pedestrian linkages to the Central Piers and the suggestion of positioning the new buildings further closer to IFC II would be considered</p> <p>(b) the photo-montage could simulate the future appearance of the CDA north of Statue Square. The CDA was proposed in response to concerns on high-rise buildings and the distributor roads affecting the visual and physical access to</p>	

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		<p>the harbour;</p> <p>(c) within the CDA there would be an open square in front of the new Star Ferry Piers and setback at different levels of the CDA to ensure good air ventilation and an air ventilation assessment would be conducted; and</p> <p>(d) there would be at-grade, underground and landscaped deck level pedestrian linkages through the CDA for easy access within the area</p>	
010326 – 011149	Dr KWOK Ka-ki Administration	<p>Concern on the following –</p> <p>(a) the effect of greening measures for Central Piers No. 1 to 3 was not as promised by the Administration;</p> <p>(b) whether the Administration would reduce maximum GFAs for commercial uses in the area in response to the motion passed by the Panel on 25 October 2005; and</p> <p>(c) whether developers would really design the buildings as visualized in the photo-montage</p> <p>The view that the Chairman of TPB was a Government official, its members were appointed members, and the Secretariat of TPB was served by the Planning Department which was responsible for land use planning and preparing OZPs</p> <p>The view that the Administration could change the planning for the area in response to the views of the community</p> <p>Suggestion that a harbour district authority should be established</p>	

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		<p>The Administration's response that –</p> <ul style="list-style-type: none"> <li>(a) the number of TPB unofficial members was larger than that of official members and it was an independent statutory body exercising powers and performing duties in accordance with legislation;</li> <li>(b) the justification for the provision of commercial land on CRIII was explained in the Administration's response to the motion passed by the Panel on 25 October 2005 and elaborated above;</li> <li>(c) the Study would involve consultation and public engagement;</li> <li>(d) there would be detailed planning/design briefs and guidelines for developers to prepare their Master Layout Plans for consideration by TPB, and this would ensure that the recommendations of the Study could be implemented</li> </ul>	
011150 – 012321	Mr Alan LEONG Administration Dr KWOK Ka-ki	<p>Enquiry on how public views such as changing the land use or not constructing the groundscraper, if any, would be handled and how the Administration would treat those views</p> <p>The view that the public could feel free to express their views without any constraints</p> <p>Comment that the quest for land in Central should cease and it was still possible to reconsider the desirability of the new commercial developments because they were not yet built</p> <p>The Administration's response that –</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>(a) land use planning and refinement of urban design were two separate matters;</p> <p>(b) all public views received during the Study would be consolidated and relayed to TPB;</p> <p>(c) amendments to an OZP should follow the procedures laid down by TPB and in the Town Planning Ordinance; and</p> <p>(d) there would be no more reclamation in Central while Wan Chai Development Phase II (WDII) was still under review</p> <p>The view that the need for reclamation at WDII was partly due to the traffic that would arise from new commercial developments on CRIII</p> <p>Enquiry on the cost of the Study</p> <p>Enquiry on whether the tender document and requirements regarding the design and construction of the new CGC would be released to the public</p> <p>The Administration's response that –</p> <p>(a) reclamation at CRIII and WDII was required for the construction of the Central-Wan Chai Bypass, the need for which had been thoroughly considered by the Expert Panel on Sustainable Transport Planning and Central-Wan Chai Bypass and Legislative Council Members had already been briefed on those considerations in detail;</p> <p>(b) a limited amount of commercial developments on CRIII was</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>planned in order to sustain the competitiveness of the CBD in Central and make the optimum use of the reclaimed land, about half of which was designated by TPB as "Open Space" and the rest to be used for other purposes such as "Waterfront Related Commercial and Leisure Uses" to add vibrancy to the waterfront;</p> <p>(c) the estimated cost of the Study was about \$1.3 million; and</p> <p>(d) the tendering process for CGC was a separate issue and it was being handled by the Administration Wing</p>	
012322 – 012547	Clerk Chairman	Processing of motion moved by Dr KWOK Ka-ki	
012548 – 012639	Chairman	The need or otherwise for the Subcommittee to continue its work in the next legislative session	