

**Panel on Planning, Lands, and Works
Subcommittee to Review the Planning for the Central Waterfront
(including the Tamar site)**

Motions passed at the meeting on 6 October 2006

- (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**

The land uses of the Central Reclamation covered in the Central Reclamation Urban Design Study are shown on the Central District (Extension) and Central District Outline Zoning Plans (OZPs). The plans were approved by the Chief Executive in Council in 2002 and 2003 respectively after a due process of public consultation and consideration of public views under the Town Planning Ordinance (TPO). Section 13 of the TPO stipulates that public officers shall use the approved plans as the standards in the exercise of any powers vested in them, and shall not deviate from the plans. Any request to change the land uses should be made in accordance with the statutory process under the TPO.

2. The Town Planning Board (TPB), in deliberating on a few rezoning requests/applications in August 2005 and March 2006, reviewed the planning for the Central reclamation area and reaffirmed that the land uses of the current OZP are appropriate. Hence, the development in the Central District (Extension) and the Central reclamation area, and the proposed Central Reclamation Urban Design Study should be based on the above approved statutory plans.

3. Ample green open space has been reserved in the new reclamation area for public enjoyment, including 47% (8.78 hectares) of land zoned for "Open Space", and 13% (2.5 hectares) zoned for "Other Specified" annotated "Waterfront Related Commercial and Leisure Uses". Only 14% (2.63 hectares) of land in the new reclamation area is planned for office/commercial development with a plot ratio of only 3.63. Having regard to the long-term economic development need of Hong Kong, and particularly for the purpose of keeping up the continuous development and competitiveness of the Central Business District, we

consider that there is a practical need for the provision of limited low-density commercial land in the new reclamation area. This also suits Hong Kong's overall benefits in the long run.

(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”

4. In August 2005, the TPB requested Planning Department to refine the existing urban design framework and prepare planning/design briefs for key development sites. The Central Reclamation Urban Design Study has to be carried out under the development control framework laid down in the approved OZPs. To comply with the legal requirements and the directives of the TPB, it is appropriate to specify that the Study should not result in major change to the maximum gross floor area and building height stipulated in the OZPs. The study outline was accepted and agreed by the TPB and the Harbour-front Enhancement Committee when Planning Department consulted them in July 2006 respectively.

(c) Release to the public the tender document and requirements regarding the design and construction of the new Central Government Complex

5. The scope of the contract for the Tamar Development Project includes the design and construction of the Central Government Complex (CGC), Legislative Council (LegCo) Complex and an open space of at least two hectares. The tender document is prepared on the basis of the project scope approved by the Finance Committee of the LegCo in June 2006. It spells out the architectural, structural, building services and planning requirements, etc., for the project.

6. The tender document contains very technical details and is meant to facilitate the preparation of design proposals by the tenderers. In line with existing government practice, members of the public may inspect the

tender document at the Architectural Services Department.

- (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**

7. In arriving at the final project scope for the Tamar Development, the Administration has taken into account the aspirations and views of the public and the LegCo. As an exceptional arrangement for this unique project, the Administration has undertaken to arrange for the public to view the tender design schemes after the close of tenders. Views collected will be analysed by an independent consultant and presented to the Special Selection Board for the Tamar Development Project (SSB) for consideration. Given the overriding need to safeguard the integrity and fairness of the tender process, the SSB will be the sole and final authority for assessing and marking tenders and deciding on the award of contract. We have clearly briefed the Finance Committee of the LegCo on the above arrangements.

8. Suggestions to provide a viewing platform, a roof garden and other facilities open to public uses in CGC have to be carefully considered. As the contract for the Tamar Development Project is “design-and-build”, we hope to allow tenderers adequate flexibility to come up with creative designs that would meet operational needs. At the same time, we hope that the CGC can function effectively and achieve high efficiency. When the detailed designs for the project are available, we will arrange for the public to examine and comment on them.