

立法會
Legislative Council

LC Paper No. CB(1)654/05-06
(These minutes have been seen
by the Administration)

Ref : CB1/PL/PLW/1

Panel on Planning, Lands and Works

Minutes of meeting
held on Tuesday, 22 November 2005 at 4:45 pm
in the Chamber of the Legislative Council Building

Members present : Hon LAU Wong-fat, GBM, GBS, JP (Chairman)
Hon Patrick LAU Sau-shing, SBS, JP (Deputy Chairman)
Hon James TIEN Pei-chun, GBS, JP
Hon Albert HO Chun-yan
Ir Dr Hon Raymond HO Chung-tai, S.B.St.J., JP
Hon James TO Kun-sun
Hon WONG Yung-kan, JP
Hon CHOY So-yuk, JP
Hon Albert CHAN Wai-yip
Hon LEE Wing-tat
Hon Daniel LAM Wai-keung, BBS, JP
Hon Alan LEONG Kah-kit, SC
Hon CHEUNG Hok-ming, SBS, JP

Members attending : Hon CHAN Yuen-han, JP
Hon WONG Kwok-hing, MH
Hon LEUNG Kwok-hung

Members absent : Hon Timothy FOK Tsun-ting, GBS, JP
Hon Abraham SHEK Lai-him, JP
Hon LI Kwok-ying, MH
Dr Hon KWOK Ka-ki

Public officers attending : Agenda item IV

Ms CHANG King-yiu
Director of Administration

Mrs Susan MAK
Deputy Director of Administration

Miss WONG Yuet-wah
Principal Assistant Secretary for Housing, Planning and
Lands (Planning and Lands)

Mr Peter YUEN
Project Director 1
Architectural Services Department

Agenda item V

Mr WONG Ming-to
Principal Assistant Secretary for the Environment,
Transport and Works (Works) 2

Mr KWONG Hing-yip, Patrick
Assistant Director (Administration)
Civil Engineering and Development Department

Ms NG Tze-kwun, Kathy
Senior Landscape Architect
Civil Engineering and Development Department

Clerk in attendance : Ms Anita SIT
Senior Council Secretary (1)9

Staff in attendance : Ms Pauline NG
Assistant Secretary General 1

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

Ms Christina SHIU
Legislative Assistant (1)7

I Confirmation of minutes

(LC Paper No. CB(1)290/05-06 -- Minutes of meeting on 25 October 2005)

The minutes of the meeting held on 25 October 2005 were confirmed.

II Information paper issued since last meeting

(LC Paper No. CB(1)191/05-06(01) -- Letter dated 28 October 2005 from the Urban Land Institute providing materials on Urban Land Institute Advisory Services Programme – “Regenerating Hong Kong’s Harbour”

LC Paper No. CB(1)277/05-06(01) -- Letter dated 9 November 2005 from the Director of Lands regarding video presentation of Lands Department’s work

LC Paper No. CB(1)292/05-06(01) -- Information paper on “127CD – Drainage improvement works in Northern Hong Kong Island – Sheung Wan stormwater pumping station and the associated intercepting drains” provided by the Administration

LC Paper No. CB(1)301/05-06(01) -- Information paper on “PWP Item No. 741TH – Northern Access to Area 86, Tseung Kwan O” provided by the Administration

LC Paper No. CB(1)302/05-06(01) -- Information paper on “126CD – Drainage improvement in East Kowloon – Package B” provided by the Administration

LC Paper No. CB(1)304/05-06(01) -- Information paper on “Private certification of building submissions” provided by the Administration

LC Paper No. CB(1)332/05-06(01) -- Information paper on Capital Works Reserve Fund Block Allocations for 2006-07)

2. Members noted the information papers issued since last meeting.

III Items for discussion at the next meeting

(LC Paper No. CB(1)289/05-06(01) -- List of outstanding items for discussion

LC Paper No. CB(1)289/05-06(02) -- List of follow-up actions)

3. The Chairman advised that after receiving the information paper on “Private certification of building submissions” (LC Paper No. CB(1)304/05-06(01)) from the Administration, a member had suggested that the matter should be further discussed by the Panel. Members agreed that the item be included on the agenda of the next regular meeting scheduled for 20 December 2005. Members also agreed that the following items proposed by the Administration be discussed at the next regular meeting:

- (a) Transfer of squatter control function: additional staffing support for the Central Action Team in Lands Department; and
- (b) Kai Tak Planning Review - Outline Concept Plans for Stage 2 Public Participation.

Members agreed that in order to allow sufficient time for discussion of the three agenda items, the meeting would start at 2:00 pm instead of 2:30 pm.

4. Miss CHAN Yuen-han said that she understood that many organizations and individuals had strong views on the Kai Tak Planning Review and suggested that they be invited to present their views to the Panel on the subject. Members agreed to this proposal.

(Post-meeting note: On the advice of the Chairman, instead of inviting organizations and individuals to present their views at the regular meeting scheduled for 20 December 2005, another meeting or discussion session would be arranged for the purpose in January or February 2006.)

5. The Chairman informed members that many submissions on the Tamar development project and land-use planning for Central Reclamation Phase III (CRIII) had been received in the past few weeks, and some organizations and individuals had requested to appear before the Panel to present their views on the subjects. Members agreed to convene a special meeting for the purpose and the exact date and time of the meeting would be arranged by the Chairman and the Clerk.

(Post-meeting note: The special meeting to receive deputations' views on the Tamar development project and land-use planning for CRIII was subsequently scheduled for Saturday, 17 December 2005 from 9:00 am to around 12:00 noon.)

IV Future development on the Tamar site

- (LC Paper No. CB(1)289/05-06(03) -- Information paper provided by the Administration
- LC Paper No. CB(1)289/05-06(04) -- Supplementary information provided by the Administration on issues raised in the letters of 26 October and 3 November 2005 from the Panel on Planning, Lands and Works
- LC Paper No. CB(1)289/05-06(05) -- Background brief on “Future development on the Tamar site” prepared by the Legislative Council Secretariat
- LC Paper No. CB(1)235/05-06(01) -- Letter dated 4 November 2005 from Mr Paul ZIMMERMAN, Convenor of Designing Hong Kong Harbour District and Principal of The Experience Group, Limited
- LC Paper No. CB(1)262/05-06(01) -- Email dated 9 November 2005 from Mr Peter MILLWARD
- LC Paper No. CB(1)289/05-06(06) -- Email dated 15 November 2005 from Mr Peter MILLWARD
- LC Paper No. CB(1)262/05-06(02) -- Email dated 9 November 2005 from Mr Colin DAWSON
- LC Paper No. CB(1)262/05-06(03) -- Email dated 10 November 2005 from Margaret and Nicholas BROOKE, Professional Property Services Limited
- LC Paper No. CB(1)297/05-06(01) -- Letter dated 14 November 2005 from Harbour Business Forum
- LC Paper No. CB(1)314/05-06(01) -- Letter dated 16 November 2005 from Citizen Envisioning @ Harbour
- LC Paper No. CB(1)325/05-06(01) -- Email dated 17 November 2005 from Mr Gerry KIPLING
- LC Paper No. CB(1)325/05-06(02) -- Letter dated 17 November 2005 from Clear The Air
- LC Paper No. CB(1)325/05-06(03) -- Letter dated 18 November 2005 from Friends Of The Harbour
- LC Paper No. CB(1)325/05-06(04) -- Letter dated 18 November 2005 from Civic Exchange
- LC Paper No. CB(1)325/05-06(05) -- Letter dated 19 November 2005 from Mr Winston K S CHU, Visiting Professor, Bartlett School of Planning, University College London

- LC Paper No. CB(1)325/05-06(06) -- Letter dated 19 November 2005 from Society For Protection Of The Harbour Limited
- LC Paper No. CB(1)325/05-06(07) -- Email dated 20 November 2005 from Ms Michelle GARNAUT
- LC Paper No. CB(1)325/05-06(08) -- Email dated 21 November 2005 from Mr Chris WATTS
- LC Paper No. CB(1)325/05-06(09) -- Email dated 21 November 2005 from Ms Karen POLSON
- LC Paper No. CB(1)325/05-06(10) -- Email dated 21 November 2005 from Dr Adrian RAPER
- LC Paper No. CB(1)325/05-06(11) -- Email dated 21 November 2005 from Ms Taura EDGAR
- LC Paper No. CB(1)325/05-06(12) -- Email dated 21 November 2005 from Ms Rachel PLECAS
- LC Paper No. CB(1)325/05-06(13) -- Letter dated 21 November 2005 from Ms Michelle VOSPER, Hong Kong Representative, Asian Cultural Council)

6. Members noted the following papers tabled at the meeting:

- (a) Email dated 21 November 2005 from Mr Adrian FUNG (LC Paper No. CB(1)364/05-06(01));
- (b) Submission dated 21 November 2005 from Ms Bethan GREAVES (LC Paper No. CB(1)364/05-06(02));
- (c) Submission dated 21 November 2005 from Ms Vicki LUKINS (LC Paper No. CB(1)364/05-06(03));
- (d) Submission dated 21 November 2005 from Mr John BATTEN (LC Paper No. CB(1)364/05-06(04));
- (e) Submission dated 21 November 2005 from Mr Norman William de BRACKINGHE (LC Paper No. CB(1)364/05-06(05));
- (f) Submission dated 21 November 2005 from Mr Tian TSE (LC Paper No. CB(1)364/05-06(06));
- (g) Submission dated 21 November 2005 from Ms Winnifred Che-yeng WONG (LC Paper No. CB(1)364/05-06(07));
- (h) Email dated 21 November 2005 from Mr Anthony MACKAY (LC Paper No. CB(1)364/05-06(08));
- (i) Email dated 21 November 2005 from Mr Tim STEINERT (LC Paper No. CB(1)364/05-06(09));
- (j) Submission dated 22 November 2005 from Save Our Shorelines (LC Paper No. CB(1)364/05-06(10));
- (k) Submission dated 22 November 2005 from WWF Hong Kong (LC Paper No. CB(1)364/05-06(11)); and
- (l) Submission dated 22 November 2005 from Dr Hon KWOK Ka-ki (LC Paper No. CB(1)364/05-06(12)).

(Post-meeting note: The above papers tabled at the meeting were subsequently issued to members vide LC Paper No. CB(1)364/05-06 on 24 November 2005.)

Briefing by the Administration

7. The Director of Administration (D of Adm) briefed members on the re-launch of the Tamar development project. The project would provide a solution to the shortage of office space, meeting venues and other facilities faced by the Government Secretariat and the Legislative Council (LegCo). She informed members that details of the project such as the gross floor area requirements and other user requirements would be updated based on the input of Government bureaux and the Legislative Council Commission and be presented to the Panel around April 2006 before the Administration sought funding approval of the Finance Committee. The Administration planned to proceed with the prequalification exercise for the project by issuing the prequalification document by end 2005. The prequalification exercise was aimed at shortlisting applicants with the required capabilities to undertake the project. The stage two exercise or formal tendering would only commence after funding approval for the project had been obtained from the Finance Committee.

8. D of Adm further said that the previous project proposal had received support from this Panel and the Public Works Subcommittee (PWSC) in 2003. It was put on hold due to the outbreak of the Severe Acute Respiratory Syndrome (SARS) and the financial position of the Government at that time. Except for minor adjustments, the nature, scope and mode of implementation of the project would largely remain the same. However, the Exhibition Gallery was excised from the present project in view of the comments from members of the Panel and PWSC two years ago. The public aspiration for preserving as much open view as possible to the prominent ridgeline and harbour, and other urban design principles had been taken into consideration in putting forward the new project proposal. The reduced project scope should help lower the development intensity of the site and building heights. Given the significance and complexity of the project, the Administration would, as in the previous case, set up a dedicated team to coordinate the implementation work. The team would be headed by an Administrative Officer Staff Grade C. The Administration would seek endorsement/approval from the Establishment Subcommittee and the Finance Committee for the creation of this supernumerary directorate post.

Concerns of the public over the project

9. Miss CHAN Yuen-han commented that although the Administration had nearly gone through the necessary approving procedures for the Tamar development project on the previous occasion, the present sentiments of the public towards the harbour were considerably different from those two years ago. Now, the public had strong views on the project and the Administration should heed their views, and should not use the support of this Panel and PWSC on the

previous occasion as an excuse for not re-opening the discussion. Pointing out that the Tamar site was the last piece of valuable land in Central where the public could see the ridgeline on the Kowloon side of the harbour and considering the fact that it was still undeveloped, Miss CHAN suggested that the Administration should adopt an open attitude on the issue. Mr CHEUNG Hok-ming shared her views.

10. D of Adm noted that this Panel had recently received a number of submissions on the land-use planning for CRIII and the Tamar development project and would hold a special meeting to meet with deputations. She pointed out that many of the submissions, which had also been forwarded to the Administration for information, were mainly related to CRIII rather than the Tamar project. In fact, the Tamar site had been reclaimed for more than 10 years and many buildings had already been erected on its surrounding sites which were reclaimed at the same time as the Tamar site. She emphasized that the proposed development at Tamar was unrelated to CRIII and the associated controversies and litigation arising therefrom. If not for the outbreak of SARS in 2003 and the financial position of the Government at that time, the development at the Tamar site would have already been started. The planned land uses at the Tamar site had already been approved by the Executive Council (ExCo) in 2000 pursuant to the recommendation of the Town Planning Board (TPB), and basic geotechnical investigations and preliminary environmental review had been completed.

11. Mr Alan LEONG commented that the Administration should not remain obstinate given the fact that the public had demanded an increasing degree of participation in land-use planning matters. During the past few years, many planning proposals advanced by the Administration had been surrounded by controversies and attracted criticisms. These revealed that the Administration's town planning mechanism and associated policy formulation process were much outdated. The Administration should not use the excuse that the Tamar development project had received support from LegCo several years ago to refuse re-opening the discussion on the project.

12. In response, D of Adm emphasized that in any town planning process, the Administration would always contemplate on what land uses were most appropriate and beneficial to the public. There was in place a highly transparent and open statutory town planning process with adequate channels and opportunities for the public to give their views on planning proposals. Applicants for rezoning could provide their arguments and the public could give their supporting or dissenting views on the applications. For the Tamar site, during the period from 1998 to 2000, TPB had already widely consulted various parties before formulating the recommendation on the Outline Zoning Plan (OZP) for ExCo's approval. TPB had recently received an application for rezoning the entire Tamar site as "Open Space" and TPB would consider the application in December 2005. The Administration would abide by all statutory requirements and present its rationale for the proposed land uses, including the development of a new Central Government Complex (CGC) and Legislative Council Complex (LCC), at the Tamar site.

Holistic approach in planning

13. Mr LEE Wing-tat pointed out that in recent years there were many concerns from the public on reclamation projects and use of the waterfront. In view of this, he suggested that instead of presenting information for individual projects one at a time, the Administration should adopt a holistic approach in presenting the planned land uses of CRIII and the Tamar site in a coherent manner. He expressed concern that the new commercial developments on CRIII, with a total gross floor area of some 190 000 m², would attract additional traffic to the already congested area.

14. Mr Alan LEONG also opined that the Administration should adopt a holistic approach in planning with a vision. He considered that the land-use planning for CRIII and that for the Tamar site were closely related to each other. He also disagreed with the Administration that it was premature to consider the future use of the sites of the existing Central Government Offices (CGO) and Murray Building, as the future use of the sites would have significant impacts on the traffic in Central and the environment of the surrounding area.

15. In response, D of Adm said that it was premature to determine the future use of the sites occupied by the existing CGO and Murray Building at this stage in 2005 because the Tamar project would not be completed before 2010. The public might also not be ready to give views on the issue so early in time. If the future use of the sites required rezoning, the proposal would have to go through TPB and the statutory proceedings. There would be public participation and consultation before the zoning decision was made.

Traffic issues

16. Miss CHOY So-yuk pointed out that even with the Central-Wan Chai Bypass (CWB), the Connaught Road Central / Harcourt Road / Gloucester Road corridor would still be saturated by 2016. The proposed development of the CGC and LCC at the Tamar site would aggravate traffic congestion in Central, especially during peak hours. She raised the alternative of providing some cultural facilities at the Tamar site or the waterfront promenade as suggested by some organizations so that traffic would only be generated during off-peak hours by users of these cultural facilities.

17. Mr Daniel LAM commented that the design of the Tamar development project should ensure that the open space to be provided within the site would be well integrated with the future Central waterfront promenade. Whilst he was also concerned about the traffic impact of the project, he considered that the proposal of developing the CGC and LCC on Tamar acceptable provided that the buildings were not too high to have an adverse effect on the landscape.

18. D of Adm explained that traffic assessment had already been conducted. According to the assessment, the Tamar development project would have only minor impact on the traffic condition in the area. Based on the original proposal presented to the Panel and PWSC before, the number of car-parking spaces for Tamar would be around 500 in the current project plan and thus the impact of the project on the traffic condition in Central should be negligible. The Deputy Director of Administration supplemented that according to a recent study conducted by the Transport Department, the traffic generated by the development in CRIII and Tamar would account for no more than 4% of the total traffic volume in Central business district as a whole by 2016.

19. In view of the uncertainties surrounding Wan Chai Development Phase II, Mr LEE Wing-tat was concerned about the continuity of CWB from Wan Chai to Causeway Bay. Ir Dr Raymond HO supported the Tamar development project but expressed concern whether the Administration would reconsider implementing electronic road pricing (ERP) if CWB could not materialize due to various hindrances. He considered it a waste of resources to consider the feasibility of implementing ERP for a third time after two previous studies had demonstrated that ERP was not suitable for Hong Kong.

20. In response, D of Adm pointed out that CWB was planned to cater for the east-west traffic along the northern shore of Hong Kong Island. The Tamar development project would only generate a very low traffic volume and it did not need to rely on CWB to cater for its traffic needs. Most of the staff going to work at the Tamar site would use public transportation. The new CGC was near the Admiralty MTR Station and there might be an increase in staff using MTR as a means of transportation in the future. She would relay Dr HO's comments on ERP to the relevant policy bureau.

Intensity of the Tamar development project

21. Ir Dr Raymond HO considered that the current proposal of imposing a height restriction of 130m PD – 160m PD was an improvement over the previous proposal and it was conducive to preserving the ridgeline. However, the effect on the ridgeline when redeveloping the sites of the existing CGO and Murray Building had to be assessed because these sites were located at a higher level than the Tamar site.

22. D of Adm emphasized that the design of the proposed development at Tamar would preserve the ridgeline, comply with harbour planning principles and ensure good air circulation, applicants for the design-and-build contract of the project would be required to observe relevant requirements stipulated in the tender documents.

23. Mr Patrick LAU asked if the Administration had fixed the plot ratio for the project, which he estimated to be about 7 excluding the part designated as

“Open Space” and based on the project proposal submitted to the PWSC in 2003. He pointed out that the plot ratio was an important factor for consideration.

24. In reply, D of Adm pointed out that when compared with the sites in the vicinity where the plot ratios were in the range of 13 to 15, the suggested plot ratio of 7 for the Tamar site was indeed very low. After obtaining the updated detailed user requirements, the Administration would provide the Panel with the detailed figures and the resultant plot ratio, before seeking funding approval from the Finance Committee.

25. Miss CHOY So-yuk pointed out that there were concerns from some sectors in the community on the standards used in its previous assessment of the impact of the project on air quality and suggested that the Administration use updated standards to conduct another assessment. D of Adm explained that the Architectural Services Department (ArchSD) had conducted a preliminary environmental review for the project and the results showed that the Tamar development project would not have significant long-term environmental impacts. The Director of Environmental Protection agreed to the results and confirmed that no further independent EIA was needed.

Selection of an appropriate site

26. Mr CHEUNG Hok-ming said that it seemed that the Administration had taken a decision on the future location of CGC, and the Democratic Alliance for the Betterment and Progress of Hong Kong (DAB) objected to the Tamar development project. To foster Hong Kong’s status as a financial centre, Hong Kong needed additional space in Central for commercial development and the Tamar site was appropriate for the purpose, thus Given the limited size of the Tamar site and the designation of half of the four-hectare site as “Open Space”, the future buildings of the new CGC and LCC at the site would inevitably be of an unacceptable height and intensity. He requested the Administration to be far-sighted and choose another site, such as South East Kowloon, for the new CGC to ensure sustainable development. In terms of maintaining a small Government with strong governance, provisioning a new CGC at South East Kowloon would also enable the Government to keep in close touch with the community. He regretted that the Administration had not responded positively to DAB’s views and asked whether the Administration had considered alternative locations suggested by the public.

27. Miss CHOY So-yuk echoed Mr CHEUNG Hok-ming’s views and pointed out that the situation at present was different from that when the Tamar development project was discussed in 2003. The planning in respect of South East Kowloon, West Kowloon etc. had undergone substantial changes. The Government should seriously consider moving its core offices away from Central to alleviate traffic congestion. There were strong views among the public against the Tamar development project. Miss CHOY also echoed Miss CHAN

Yuen-han's suggestion of inviting interested organizations and individuals to a meeting of the Panel to present their views.

28. Mr Alan LEONG relayed to the Panel Mr Albert CHAN's strong objection to reprovisioning CGO at the Tamar site. Miss CHAN Yuen-han said that unlike DAB, she remained open to the future location of CGC and would not insist on reprovisioning CGO at South East Kowloon.

29. D of Adm responded that back in 1994, the Tamar site was designated for commercial use on the relevant draft OZP. In view of the comments expressed by the public, TPB reconsidered the draft OZP in 1998. After going through the necessary consultation and statutory procedures, TPB recommended to ExCo and ExCo approved the rezoning of the Tamar site for "Government, Institution or Community" and "Open Space" uses. The designation of half of the site for CGC and LCC and the remaining half for use by the public as a civic place was a balanced use of the site. As regards suggestions for choosing alternative sites, such as South East Kowloon, So Kon Po and Kennedy Town, for development of a new CGC, she pointed out that feasibility studies to establish the suitability of these sites would be required and at least an additional two to three years would be needed for the studies and other preparatory work, not to mention the time required for demolition of any existing facilities or buildings at these sites. With the readiness of the Tamar site for development of the proposed CGC, LCC and civic place, Tamar would become a landmark civic core of Hong Kong.

Design-and-build approach

30. Mr Patrick LAU expressed concern on the design-and-build (D&B) approach. He said that unlike a design competition in which the public would be able to view and comment on design submissions, the D&B approach would allow little opportunity for the public to participate in the design process.

31. D of Adm pointed out that by adopting the D&B approach, the Administration could achieve a similar objective of securing a world-class design as in a design competition. To encourage and ensure that tenderers submit quality designs, heavy weighting would be attached to the design and technical aspects in the eventual assessment of tenders. Furthermore, each D&B tenderer was obliged to ensure the life-time cost-effectiveness of the implementation plan for its design, taking full account of technical advances in construction and user requirements put forward by the Administration and LegCo. She said that the Administration had to comply with the Agreement on Government Procurement of the World Trade Organization (WTO-GPA) in ensuring the fairness and integrity of the tender assessment. Nevertheless, it was exploring the feasibility and implications of displaying the tender designs for public viewing.

32. Mr Alan LEONG was not optimistic about adopting the D&B approach, especially for a project involving landmark buildings. He understood that the focus of the D&B approach was on cost reduction. He thus asked whether the

Administration would consider separating the design from the construction and queried if there were any D&B building projects in Hong Kong which Hong Kong people could be proud of.

33. D of Adm explained that the D&B approach would enable early implementation of the project, and as the contractor would be responsible for the design and construction processes, he would work closely with the designer to produce an optimum design. She stressed that great importance would be attached to the design in view of the importance of the landmark project. The previous prequalification exercise for the Tamar development project in 2003 had demonstrated that the D&B approach could attract world-renowned international and local architectural and construction enterprises to enter into partnership to provide high quality proposals. In the first stage of the tender exercise, viz. the prequalification stage, the Administration would issue a prequalification document to set out the broad framework and include essential information to enable interested applicants to demonstrate their abilities and experience in undertaking this important project. For certain important facilities which needed special considerations in their design, such as the respective chambers of LegCo and ExCo, the applicants would be required to provide interior perspectives to illustrate their design capabilities. In making the assessment at the formal tender stage, instead of placing the emphasis on cost, the Special Selection Board for the Tamar development project would be invited to give equal, if not more, weight to the design and technical aspects of the proposals.

34. Ir Dr Raymond HO commented that he was not worried about the D&B approach because the approach had a history of success both locally and internationally in attracting renowned architects to participate.

Design of the civic place and adjoining areas

35. Mr LEE Wing-tat enquired how the Administration could ensure that the design of the civic place and adjoining areas could maximize the public's enjoyment of the waterfront, which should be easily accessible by the public without intervening roads. He was concerned about the width of the waterfront promenade and asked whether it would extend all the way from Central to Wan Chai. He commented that the waterfront promenade should be continuous and spacious enough to allow free pedestrian flow in a leisurely way. He also sought information on the arrangements for vehicular access to the Tamar site and asked whether pedestrian access from the Tamar site to the waterfront promenade would be blocked by surface roads.

36. D of Adm explained that the waterfront promenade would extend from the new Star Ferry piers to Wan Chai. The design of the waterfront promenade and the Tamar site would be considered together to ensure a coherent and integrated design and to enable easy access by the public from the waterfront promenade to the Tamar site and vice versa. She supplemented that there would be through access between the waterfront promenade and the Tamar site and the

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present Lung Wui Road in front of the Tamar site would be closed and subsumed into the site and its traffic would be taken up by Road P2 upon completion of the Tamar development project. There would not be any traffic coming from the waterfront side towards the Tamar site. She undertook to provide further information on vehicular access to the Tamar site and pedestrian access between the Tamar site and the waterfront promenade after the meeting.

37. On the span of the waterfront promenade, the Principal Assistant Secretary for Housing, Planning and Lands (Planning and Lands) advised that in CRIII, about half of the land would be used for the waterfront promenade which was planned to stretch from Central to Wanchai, but the final configuration would be subject to the outcome of the Wan Chai Development Phase II review.

Provision of an Exhibition Gallery

38. Ir Dr Raymond HO commented that a presentable Exhibition Gallery was needed to be provisioned at a suitable site in order to demonstrate the development of Hong Kong. Mr Patrick LAU commented that the Exhibition Gallery was important because it would provide a venue for demonstrating planning and urban design projects to the public. He was glad to learn that the Administration would identify other suitable sites for the Exhibition Gallery.

39. In response, D of Adm explained that the Exhibition Gallery was excised from the Tamar development project because the majority of members of PWSC did not support the inclusion of the Exhibition Gallery at the Tamar site during the discussion in 2003. She confirmed that the Planning Department would identify other suitable sites for the Exhibition Gallery.

Provision of three-dimensional models

40. Mr Patrick LAU suggested that the Administration should consider preparing three-dimensional models for the planned developments in Central so that the public could visualize the configuration of the waterfront promenade, the groundscraper and the other developments in the area. Ir Dr Raymond HO was agreeable to the suggestion of using models to enable the public to have a better understanding of the configuration of the proposed new developments in Central. He pointed out that under the WTO-GPA, models of designs could be publicly exhibited if the applicants agreed to such an arrangement.

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41. D of Adm agreed to explore with ArchSD and the Housing, Planning and Lands Bureau the suggestion of preparing three-dimensional models of the planned developments at the Tamar site and the surrounding areas in Central so as to enable the public to appreciate the fact that the scale of the Tamar development project was not so large as anticipated by some members of the public.

Timeframe of the project

42. Miss CHAN Yuen-han said that she could not see there was any urgency for the Administration in pushing ahead the Tamar development project. Expressing a different view, Mr Daniel LAM suggested that the Tamar development project should proceed as soon as possible in order to connect Central and Wan Chai and avoid wasting valuable land resources. Ir Dr Raymond HO commented that it was pity that the Tamar development project, which was decided after extensive consultation with various parties, was suspended in 2003 due to the outbreak of SARS. He did not see good reasons to further suspend the project.

Cost-effectiveness of the project

43. Regarding the cost-effectiveness of the Tamar development project, Mr Alan LEONG asked if the Administration would present detailed itemized information such as the maintenance cost of and shortage of space at the existing CGO and Murray Building when the Administration briefed the Panel again next time.

44. D of Adm pointed out that cost was not the only consideration in re-launching the Tamar development project. That said, the Administration would endeavour to provide the Panel with detailed information including the floor areas to be constructed, the bureau office space that could not be accommodated at CGO or Murray Building, and other detailed information when the Administration consulted the LegCo in 2006 for funding support for the project.

45. Mr WONG Yung-kan asked how the Administration would handle the situation if the tender price for the Tamar development project exceeded the original estimate. In reply, Project Director 1 of ArchSD advised that the preliminary estimate of the capital expenditure at \$4,900 million for the Tamar development project was based on the estimated floor area at Grade A office standards. This was a rough estimate only. The cost estimates for the project would be updated at a later stage to tie in with the final project requirements, scope of work, design specifications, site conditions and the prevailing trend of the tender prices.

Employment opportunities

46. As regards the creation of some 2 700 employment opportunities totaling 73 000 man-months by the Tamar development project, Mr WONG Yung-kan enquired whether there would be any regulation on the numbers of local and non-local workers because without any monitoring mechanism, he was worried that instead of local workers, many non-local workers would be employed.

47. D of Admin pointed out that the unemployment rate in the construction industry remained high and out of the 2 700 employment opportunities to be created by the Tamar development project, 2 500 would be for construction workers. Most of the workers employed should be local workers because this

arrangement would be cost-effective for contractors. The Labour Department would ensure that all employment matters would comply with the relevant legislation.

V Development and implementation of Greening Master Plans

(LC Paper No. CB(1)289/05-06(07) -- Information paper provided by the Administration

LC Paper No. CB(1)299/05-06(01) -- Information paper on “Cost-effectiveness of Greening Master Plans” provided by the Administration

LC Paper No. CB(1)289/05-06(08) -- Background brief on “Greening Master Plans” prepared by the Legislative Council Secretariat)

Briefing by the Administration

48. The Principal Assistant Secretary for the Environment, Transport and Works (Works) 2 recapitulated that the Administration had briefed members on the implementation of Greening Master Plans (GMPs) at the Panel meeting held on 13 July 2005, and on that occasion had informed members that the Administration would submit two proposals to PWSC in December 2005 to seek funding for the greening works in Tsim Sha Tsui and Central as well as the development of GMPs and site investigation for the related greening works for selected areas in Kowloon West and on Hong Kong Island. The Assistant Director (Administration) of the Civil Engineering and Development Department (AD(Adm)/CEDD) gave a PowerPoint presentation on the progress of the greening works in Tsim Sha Tsui and Central and the details of the funding proposals.

(Post-meeting note: The presentation notes tabled at the meeting were subsequently issued to members vide LC Paper No. CB(1)364/05-06 on 24 November 2005.)

Maintenance and watering of the plants

49. Mr Daniel LAM supported the implementation of GMPs. He said that in the past District Councils had implemented some greening works but often the plants would wither before long due to maintenance and watering problems. He asked whether the Administration had any improved maintenance and watering schemes.

50. AD(Adm)/CEDD agreed that maintenance of the plants was an important issue because without proper maintenance, the plants would wither. He explained that CEDD had already reached an agreement with the relevant departments and maintenance and watering of the plants would be arranged by the relevant

departments. Facilities and equipment such as watering systems which could save manual labour had been included in the initiative.

51. Mr CHEUNG Hok-ming asked whether any records on the numbers and species of trees planted in urban areas were available. Such records could facilitate the maintenance and replacement of trees and the Administration should consider keeping these records if they were not available at present.

52. The Senior Landscape Architect of the Civil Engineering and Development Department (Sr Land Arch/CEDD) indicated that the records on the numbers and species of trees planted were kept by the departments responsible for maintenance of the plants.

Scope of the Greening Master Plans

53. Mr Daniel LAM asked whether the initiative would be extended to the New Territories, especially for the public housing estates where the degree of greening was low, so that residents in the New Territories could also benefit from the initiative. He commented that greening in older districts such as Cheung Ching and Tuen Mun should be enhanced.

54. AD(Adm)/CEDD explained that having regard to resources constraints of both the Government and the market, priority was given to implementing GMPs in urban districts at this stage because urban districts usually had a higher population density and a lower degree of greening than districts in the New Territories. Greening was a long-term measure and GMPs would be extended to other areas in the future where appropriate.

Selection of species of the plants

55. Mr CHEUNG Hok-ming commented that the greening measures in many Mainland cities were well-planned with satisfactory results and evaluated very favourably by LegCo members. Although the Administration had already been spending a lot of effort in implementing greening measures in Hong Kong, the result was not as satisfactory as that of the Mainland. Many of the plants chosen in older areas were those which would survive easily and grow rapidly. He was concerned about the species of trees chosen because some fast-growing species such as Chinese Banyan had well-developed root systems which in 10 to 15 years might lead to bulging of the pavements if they were planted in urban areas, while some species such as Candlenut Trees had nuts with hard shells which might affect the environment when fallen and injure pedestrians passing by underneath these trees. He asked why the Administration still kept on planting these species in urban areas instead of planting Hong Kong Orchid Trees which were mostly found in parks but seldom found along the roads. He suggested that trees which could reflect the characteristics of Hong Kong should be planted.

56. Sr Land Arch/CEDD explained that in the past, greening measures were implemented by various departments. Through the implementation of GMPs, the greening work could be better coordinated. The Administration would take note of the existing plants in each district and the requirements for each district, taking into account the views of the community, before choosing the appropriate species for planting. For instance, in Tsim Sha Tsui there were many well-grown Camphor Trees along Haiphong Road, the Administration would use this as a basis in carrying out greening measures in the adjacent area. In Central near the LegCo Building, Hong Kong Orchid Trees would be planted in order to symbolize the important position of the Building in Hong Kong. In choosing the appropriate species for planting, consideration would be given to factors such as characteristics of the species, constraints of the districts and the public's opinions and preferences. For instance, Hong Kong Orchid Trees were not wind-resistant and therefore were not suitable for planting in windy areas.

57. The Chairman said that the views expressed by Panel members would be relayed to PWSC.

VI Any other business

58. There being no other business, the meeting ended at 6:30 pm.