

9 May 2006

Clerk to the Panel on
Planning, Lands and Works
Legislative Council Secretariat
3/F Citibank Tower
3 Garden Road
Hong Kong

Attention: Mr. Wong Siu-ye

Dear Mr. Wong

**Panel on Planning, Lands and Works
Special Meeting on 11 May 2006
to discuss “Tamar Development Project”**

We thank you for your letter of 4 May.

We would like to advise that our views on the Tamar Development Project have been set out in our letter of 20 December 2005 to the Panel, a copy of which is enclosed herewith for your ready reference.

Please note that our organization will not attend the special meeting to be held on 11 May.

Yours sincerely

Louis Loong
Secretary General



香港地產建設商會

THE REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG

香港中環德輔道中十九號環球大廈1403室
Room 1403, World-Wide House, 19 Des Voeux Road Central, Hong Kong.
Tel: 2826 0111 Fax: 2845 2521

20 December 2005

Clerk to Panel on
Planning, Lands and Works
Legislative Council Secretariat
3/F Citibank Tower
3 Garden Road
Hong Kong

Attention: **Mr. Wong Siu Yee**

Dear Mr. Wong

**Panel on Planning, Lands and Works
Tamar Development Project and
Land-use Planning for Central Reclamation Phase III**

We thank you for your letter of 25 November 2005 and as requested, would like to offer our views on the above subjects as follows.

Regarding the *Tamar Development Project*, we support the Administration's proposal to develop the Tamar Site for the new Central Government Complex, Legislative Council Complex, Civic Place and associated facilities.

On *Land-use Planning for the Central Reclamation Phase III*, whilst not unanimous, the majority view of our members is against the proposed office/commercial use on the reclaimed land for the following reasons:

Decision of Court of Final Appeal

The Court of Final Appeal has ruled that any reclamation must be for an overriding public need which is compelling and present without a reasonable alternative. Office/commercial development cannot satisfy this criterion. To comply with the spirit of the judgment, no new office/commercial development should be provided on the reclaimed land. (Please refer to the attached plan on which the old seawall before the Central Reclamation Phase III is shown edged red).



香港地產建設商會

THE REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG

香港中環德輔道中十九號環球大廈1403室

Room 1403, World-Wide House, 19 Des Voeux Road Central, Hong Kong.

Tel: 2826 0111 Fax: 2845 2521

Office Development

The proposed private office development in the form of groundscraper which will have a height of 50 m PD is within the CDA zone of 5.23 Ha., sitting partly on the reclaimed land. (The CDA zone is shown coloured yellow on the attached plan).

Provision of substantial private office space here is also contrary to the strategy of office decentralization as recommended in the Metroplan and the Territorial Development Strategy, which have provided the strategic planning guidance in recent years. The ongoing redevelopment of old industrial areas into new business zones has and will continue to provide a large amount of office space able to fully satisfy market demand for many years to come, with the added benefit of stimulating urban renewal.

Commercial Development

Termed "OU – Waterfront Related Commercial and Leisure Uses" on the OZP and intended to be used as a festival market, cafés, restaurants and retail shops, the proposed area (total 7 Ha.) and height (ranging from 13 m PD to 25 m PD) are excessive to create vibrancy along the waterfront. (The OU zone is shown coloured blue on the attached plan).

There are already many established shopping centres and retail shops in the immediate vicinity and there is no justification to create more facilities in the magnitude proposed. Smaller, more intimate development sites are what is needed to complement the open air waterfront park and promenade.

Traffic Impact

The provision of additional commercial development will further increase the traffic congestion problems within the existing Central Business District. Without the proposed new commercial developments, there will be scope to reduce the scale of Road P2 or redesign it altogether. As a result, more open space could be provided and public access to the harbourfront will be improved.

Yours sincerely

Louis Loong
Secretary General

高舉行人走廊
(專項詳細設計)
ELEVATED WALKWAY
(SUBJECT TO
DETAILED DESIGN)

碼頭及有關設施
PIER AND ASSOCIATED FACILITIES

與海濱有關之商業及休閒用途
WATERFRONT RELATED
COMMERCIAL AND LEISURE USES

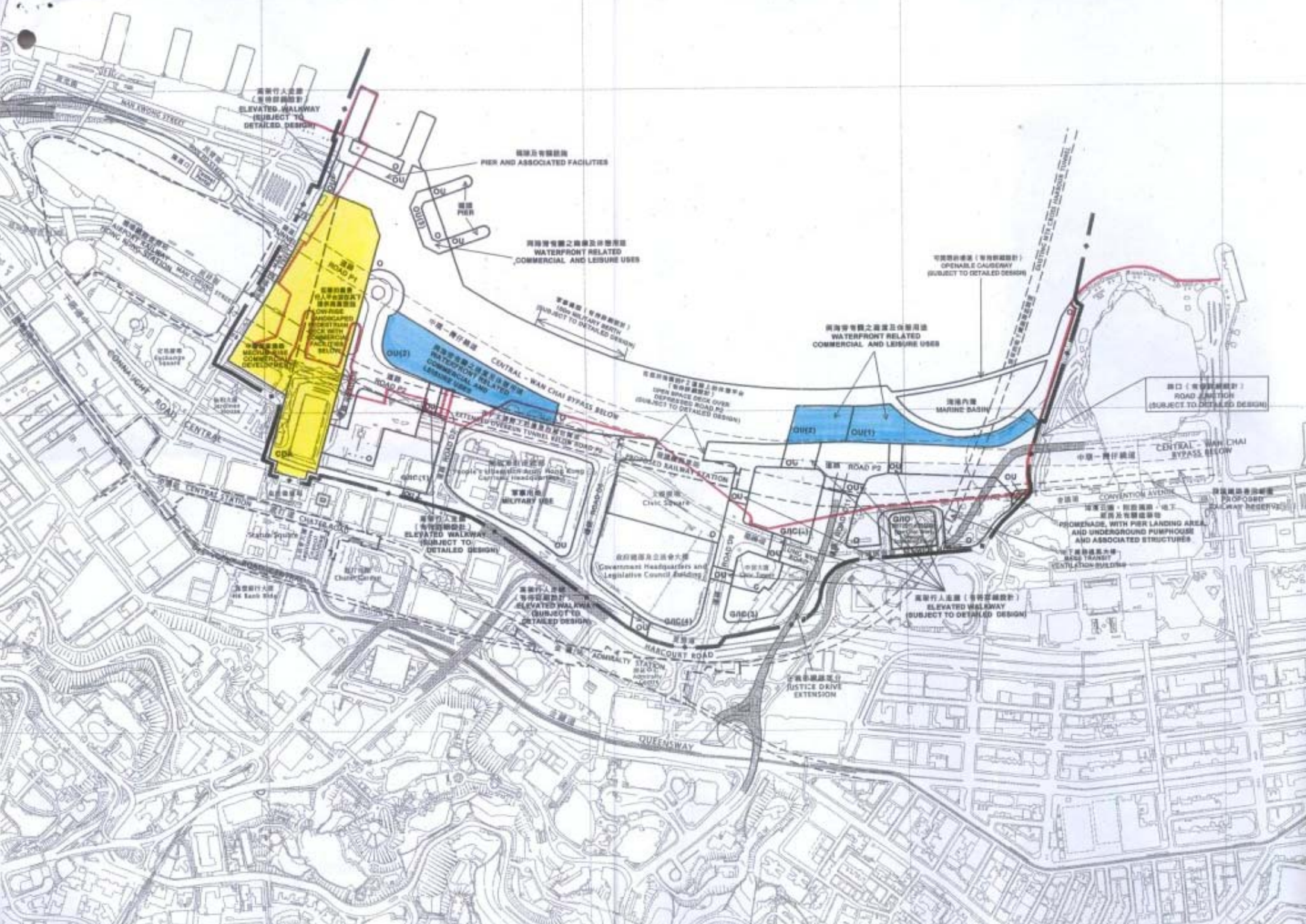
可操作之邊道 (專項詳細設計)
OPERABLE CAUSEWAY
(SUBJECT TO DETAILED DESIGN)



與海濱有關之商業及休閒用途
WATERFRONT RELATED
COMMERCIAL AND LEISURE USES



路口 (專項詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)



道路 P1
WATERFRONT RELATED
COMMERCIAL AND
LEISURE DEVELOPMENT

中央 - 灣仔繞道
CENTRAL - WAN CHAI BYPASS BELOW

可操作之邊道 (專項詳細設計)
OPERABLE CAUSEWAY
(SUBJECT TO DETAILED DESIGN)

海港內圍
MARINE BASIN

中央 - 灣仔繞道
CENTRAL - WAN CHAI BYPASS BELOW

中央車站
CENTRAL STATION

軍事用途
MILITARY USE

政府總部及立法會大樓
Government Headquarters and
Legislative Council Building

政府總部及立法會大樓
Government Headquarters and
Legislative Council Building

遊樂花園、腳踏橋、地下
通道及有關建築物
PROMENADE, WITH PIER LANDING AREA
AND UNDERGROUND PUMPHOUSE
AND ASSOCIATED STRUCTURES

高舉行人走廊
(專項詳細設計)
ELEVATED WALKWAY
(SUBJECT TO
DETAILED DESIGN)

高舉行人走廊
(專項詳細設計)
ELEVATED WALKWAY
(SUBJECT TO
DETAILED DESIGN)

高舉行人走廊
(專項詳細設計)
ELEVATED WALKWAY
(SUBJECT TO
DETAILED DESIGN)

高舉行人走廊
(專項詳細設計)
ELEVATED WALKWAY
(SUBJECT TO
DETAILED DESIGN)

高舉行人走廊
via Beach Side

海軍總部
ADMIRALTY STATION

司法機構大樓
JUSTICE DRIVE
EXTENSION

巴士轉運大樓
BUS TRANSIT
CENTRAL BUILDING

