

CB(1)364/05-06(02)

Chairman - Planning, Lands & Works Panel
Legislative Council
Planning, Lands and Works Panel
Environmental Affairs Panel
Legislative Council Building, Jackson Road
Hong Kong

Fax: 2869 6794

21st November 2005

Dear Mr. Lau,

I wish to bring the following points to your attention about the waterfront development at the Tamar site:

(a) LegCo should consider the entire Central waterfront development first before considering Tamar for a massive government office complex because there are severe problems with the Central Overall Zoning Plan.

(b) The OZP allows for 9.25 million sq ft of GFA and the further extension of the HK Convention Centre will add a further 208,700 sq ft of GFA to a small space, which will aggravate traffic and congestion substantially. In any event, the government admits traffic will be saturated by 2016, just a few years after the development is completed.

(c) The proposed road system at the harbour-front, especially "P2" will sterilize the harbour-front as can be seen from governments plans/drawings. It is poor planning that in the future the waterfront can only be reached by the roof-tops of the 'groundscraper'.

(d) The current plans will not result in a "world class" waterfront which is what the government promised.

I therefore request LegCo to:

- (i) not approve the paper before the panel;
- (ii) give an opportunity by means of a special meeting to allow concerned citizens to present their concerns/alternatives to LegCo
- (iii) stress there is no urgency to Tamar's proposed development. It is more important for HK to get this essential piece of the waterfront right.

Yours sincerely,



Bethan Greaves (Ms.)