

21 November 2005

Chairman and Members
Legco Panel on Planning, Lands and Works and
Environmental Affairs Panel
c/o Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong

Attn: the Hon Lau Wong-Fat

Email: cshiu@legco.gov.hk

Re: Proposed Development of the Tamar Site

I am writing with respect to your planned meeting of November 22nd regarding the above. I would like to present these views for the consideration of the Panel relating to the Government's proposal:

- Town Planning Board's Visions and Goals for Victoria Harbour, endorsed by the Government, states the need for the Harbour to be "attractive, vibrant, accessible and symbolic of Hong Kong" and also the "need to 'create a quality harbour-front through encouraging innovative building design and a variety of tourist, retail, leisure and recreational activities, and providing an integrated network of open space and pedestrian links.'"¹
- A quick assessment of the current examples of government buildings on or near the harbour front, for example Marine Department, IRD, North Point Government Offices, Murray Building, it is obvious this building type cannot add to the attractiveness or the vibrancy of the harbour front.
- More worryingly Government seem to believe quality is an effect by suggesting that "by adopting the D&B approach, we can also achieve similar effect of securing a world-class design through the tender exercise"².
- Panel should also discuss this project in the context of their motion of 25 October for a substantial reduction of the commercial element in the Central extension, and a ban on the creation of new offices, shopping malls and hotels in the area. Discomfort of a few civil servants for a few years should be worth the price for a more thoroughly thought out harbour-front for the many generations of Hong Kong people and visitors.

¹ HK Town Planning Board; Vision and Goals for Victoria Harbour; 1999.

² LC Paper No. [CB\(1\)289/05-06\(03\)](#)

- Proposal for this site should take into consideration of the sustainability of the traffic infrastructure, both existing and planned, for Central. An alternative low density or public space proposal can reduce the current proposed roadways by dropping demand. This then can offer opportunities to replan the outdated Central Extension OZP into a much better plan and improving the accessibility of the waterfront. Only by replanning can we prevent the shortcomings of the current practice of deferring to planning briefs to deliver good urban design.

I would like to request the Panel to consider:

- To give an opportunity by means of a special meeting to allow concerned citizens to present their concerns to LegCo.
- To stress there is no urgency to Tamar's proposed development and the need for a proper holistic plan for the entire harbour and harbour-fronts.

Yours sincerely,

Winnifred Che Yeng WONG

BY EMAIL