



005/12/09 PM 07:22

To <yklam@legco.gov.hk>  
cc  
bcc  
Subject RE: Special meeting on 17-12-2005



Dear Mr. Lam,

Further to you e-mail of 25 November, we would like to make the following supplementary comments and these are the comments we will speak to at the meeting if at all possible:

YII No demonstrable need for new Government headquarters building or for Legco and Exco to be within the same building – a separation between lawmakers and the executive arm of Government is usually considered advisable from a governance perspective

YII No demonstrable need for Government headquarters to be on the harbourfront where it will add to traffic congestion although accommodation for Legco, Exco and CE's office may be acceptable

YII Just because approval was given by the Town Planning Board three years ago to a particular use of the site does not mean that it cannot be changed in the light of changed community aspirations and values – cannot hide behind TPB.

YII The plot ratio which is permitted by the OZP agreed in 1998 is not now acceptable under the Government's own Urban Planning Principles – this is in itself a reason why the whole concept needs to be re-considered and for public consultation/engagement on what the new concept should be – it is not good enough for Government to simply announce it will reduce the height/bulk of the old scheme

YII Project has not been reviewed by the Harbourfront Enhancement Committee in the context of the Harbour Planning Principles

YII No public consultation on revived plans – this would have been the sensible and “listening” approach given the changed circumstances and public aspirations - not tenable in today's environment to refuse to take note of community's views – the government is the government of the Hong Kong people, not government for the benefit of government officials alone

YII What is to happen to existing CGO and the Legco Building – these are part of the overall equation and should be announced prior to any project going ahead

YII If a new CGO is really necessary (as against merely nice) same number of jobs could be created building it in a more appropriate location

YII Moving Government outside Central would assist with reducing traffic congestion (so saving on expensive and unsightly waterfront road infrastructure which also does not fit comfortably within the Harbour Planning Principles and such a move could be a catalyst for decentralization to secondary office nodes which again would help relieve congestion in Central and the need for more roads

YII Bulk of residential population now mostly in Kowloon/New Territories and therefore appropriate for government to be situated there also – for instance, Government office development could be used as a catalyst to improve/regenerate older districts – this is not an issue in Central

YII No obvious rush although government pleads we have no time for delay ( i.e. for consultation or change) – however no evidence that Government is suffering because of conditions at CGO and at present they do not even have a definite plan for which bureaus should move to Tamar if it is built – in a hurry but not ready (Christine Loh)

YII Waterfront vitality likely to be impacted by Government offices which will be closed at night, not to mention security issues which are likely to arise and which could lessen the experience of visitors to the waterfront

YII Design and build approach unlikely to produce quality design or an iconic building – this is one of the last major waterfront sites – right in the heart of Hong Kong and key to the city’s image and identity

YII The 2 ha. of open space should be carefully thought through to provide a parkland link through the site from the harbourfront to Admiralty

YII The search for more appropriate sites should not be dismissed on the grounds of expediency – a project such as this cannot be moved once it is built and the repercussions of a mistake will be evident for many years to come. Kai Tak could be a sensible alternative and should be fully investigated, not just dismissed out of hand solely on the grounds that it would take time to secure rezoning, etc.

YII Central needs a green lung on the waterfront to assist with the reduction of pollution – at present the Central/Wanchai waterfront is not of world city standard

YII There is no necessity for further high rise office buildings on the waterfront which form a barrier to easy access at ground level from neighbouring areas – plenty of sites for office development available in secondary and tertiary nodes and large space users have either decentralized already or have taken adequate space for the foreseeable future

YII No published data on why more space is required by government departments which are not supposed to be expanding and why present offices cannot be refurbished or redeveloped in situ over a phased period

YII Concerns that roads around Tamar will take up more space than the site itself

YII Planning around Tamar appears to give priority to roads as against pedestrians and shopping malls for tourists – ordinary Hong Kong residents (who are not in general car drivers) overlooked/ignored

We hope we will have the chance to highlight our main concerns at the Special Meeting on the 17<sup>th</sup> December.

Many thanks,

Nicholas Brooke  
Chairman  
Professional Property Services Group

---

---