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19 December 2005

Clerk to Panel on Planning, Lands and Works  
Legislative Council Secretariat  
3<sup>rd</sup> Floor, Citibank Tower  
3 Garden Road, Central  
Hong Kong  
(Attn: Ms Anita Sit)

By Fax: 2869 6794

Dear Ms Sit,

**Meeting of the Panel on Planning, Lands and Works  
on 17 December 2005**

**Tamar Development Project**

At the meeting of the Panel on 17 December 2005, Members and deputations expressed their views and raised some questions concerning the Tamar development project. To help Members better understand the project, we attach at Annex an information note about the Tamar development project for Members' reference. We hope that it would provide the necessary background and clarifications concerning the Tamar redevelopment project.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'S. Chan'.

(Sidney CHAN)  
for Director of Administration

c.c. HPLB (Attn: Mr Robin IP)

Encl.



## **Information on the Tamar Development Project**

### **Objective**

- The Government's planning objective is to develop the Tamar site as the prime civic core of Hong Kong.

### **Scope of project**

- The Tamar development project is not part of the Central Reclamation III project.
- The Tamar development project comprises design and construction of the Central Government Complex (CGC), Legislative Council Complex (LCC), Civic Place, carparking spaces, two elevated walkways and other associated facilities.
- The previously proposed Exhibition Gallery is excised from the project scope in order to reduce the development intensity at Tamar.
- The Tamar site will not be developed for the exclusive use of the Government Secretariat. On the contrary, about half of the site will be developed as a Civic Place for leisure and recreational use by the public. Of the remaining half, it will accommodate the CGC and the LCC.

### **Central Government Complex**

- The new CGC will be the headquarters of the Government. It will accommodate the Chief Executive's Office, the Executive Council and its secretariat, offices of the Secretaries of Departments and Directors of Bureaux, and the staff of the Government Secretariat. We will contain the scale of reprovisioning of the Government Secretariat, thereby limiting the development intensity at Tamar. Only those divisions/teams of policy bureaux that are involved in formulation of policies will be relocated to the new CGC.

- The latest available estimates in respect of the floor areas and facilities to be provided in the CGC at Tamar are as at 2003. In responding to LegCo Members' enquiries and in preparing the prequalification document for the project, we have been highlighting that these estimates are mainly for reference and subject to updating.
- According to the estimates in 2003, there will be around 3,200 staff working in the new CGC. The LCC will house the LegCo Chamber, meeting facilities, Members' offices and the offices of around 300 LegCo secretariat staff.
- According to the estimates in 2003, the gross floor area (GFA) of the new CGC would be around 110,030m<sup>2</sup>. The estimate would require updating in the light of new developments in the past two years, such as re-organizations of bureaux.
- The Administration is updating the detailed user requirements and the estimates mentioned above. Updated details of the CGC, as well as those of the LCC to be agreed with the LegCo Commission, will be presented to LegCo when we seek funding approval from LegCo in the second quarter of 2006.

### **Environmental protection and green features**

- Although the relevant Outline Zoning Plan allows a height restriction of 180m PD for the Tamar site, we will lower the restriction to 130m PD and 160m PD along the profile of the Victoria Peak, with a view to protecting the ridgeline by ensuring a 20% of "building-free zone" under the ridgeline. This would help preserve as much view to the ridgeline and the harbour as possible.
- We will also require the design to ensure permeability of the new structures to avoid creating "wall" effects, with a view to enhancing air circulation in the area.
- The Tamar development project will have no significant or long-term environmental implications. Notwithstanding, we will require the contractor to meet established environmental standards and guidelines. Mitigating measures to reduce impacts of the constructions works to the environment will

also be required.

- The design of the new developments at Tamar should be sustainable, adaptive to changes and environmentally-friendly. Building services should meet energy efficient design requirements.

### **Integration and connectivity**

- The design for the future developments at Tamar will integrate Tamar with its surrounding areas, in particular the waterfront setting. The Civic Place will be developed as an open space with quality landscape and greening features. It will form part of the open space network in the new Central waterfront, and become the “Civic Corridor” connected to the waterfront promenade through a 60m wide deck. The public will gain easy access to the waterfront through the Civic Place to enjoy the harbour.
- There will be convenient pedestrian access to the Tamar site. The public will have access to the Tamar site and the harbourfront through the elevated walkway connecting to Admiralty from the south; and another elevated walkway connecting to the CITIC Tower from the east.

### **Traffic implications**

- The Government has assessed the traffic impacts both in 2002 and 2005. According to the assessment in Septe 2005, upon the completion of the Tamar project, the roads surrounding the Tamar site will be able to absorb the additional traffic generated. The traffic generated by Tamar development project will not be significant, causing no more than 3% of the total traffic of the Central Business District.
- The total number of carparking spaces to be provided at the LCC and CGC will be around 500. The number of carparking spaces for CGC will be around 380, similar to the provision in the existing Central Government Offices and Murray Building. The LCC will have about 120 carparking spaces.
- The Central/Wan Chai Bypass and Road P2 are required not because of the proposed development at Tamar.

## **Future use of the existing Central Government Offices**

- The Government has not yet decided on the future use of the Central Government Offices and Murray Building. The site is zoned “Government, Institution or Community”. Should there be any proposal for rezoning the site in connection with its future development, the Administration will comply with the consultation procedures as stipulated in the Town Planning Ordinance.

## **Alternative site options**

- The existing Central Government Offices and Murray Building are 40 and 30 years old respectively. The GFA of these buildings is around 76,000m<sup>2</sup>. Due to the limitation in size, some of the bureaux’ offices have to be accommodated in government or commercial buildings elsewhere. The annual building maintenance cost of the Central Government Offices and Murray Building is around \$30 million.
- In-situ redevelopment of the existing Central Government Offices / Murray Building is not a desirable option, as the cost for redevelopment will be high. There will also be the need for large scale temporary reprovisioning of offices and bureaux currently housed in the Central Government Offices and Murray Building, causing serious disruption to the normal operations of the Government Secretariat. The in-situ redevelopment option will take a longer completion time comparing to the Tamar development.
- The community has put forward suggestions of alternative sites to replace the Tamar site. However, many of them have yet to go through public consultation, planning and site feasibility studies. Even if these sites were proved to be suitable for “Government, Institution or Community” development, significant lead-time will be required to complete the planning, ground investigation and other preparatory work. On the other hand, the current land use of the Tamar site has gone through the necessary statutory rezoning process, including thorough public consultation. Necessary preparatory work, such as ground investigation works, had also been completed back in 2003. To take forward the Tamar development project now will help solve the acute office shortage and high maintenance cost

problem of the Government Secretariat in good time. It will also bring along quick relief to the unemployment situation of the construction industry.

### **Public views on the use of the Tamar site**

- The Tamar site was first zoned in 1994 for business use. In view of the public views expressed towards the proposed commercial use, public consultation instituted under the Town Planning Ordinance on the relevant Outline Zoning Plan including the use of the Tamar site was conducted. In 2000, pursuant to the recommendation of the Town Planning Board, the Executive Council approved *inter alia*, the existing uses of the Tamar site, i.e. half of the site (2 hectares) to be designated for “Open Space” use, whereas the other half (2.2. hectares) for “Government, Institution or Community” use.
- The existing designated uses of the Tamar are considered a balanced option that has taken into account interests of all parties. It meets the long-term interest of the community, as half of the site will be developed into a open space for public enjoyment, whereas the other half with landmark buildings for the Hong Kong Legislature and Government Secretariat. These fulfil the planning objective of developing the Tamar site into a “prime civic core”.
- We will consult and seek funding support from the Public Works Subcommittee and the Finance Committee of the Legislative Council in the second quarter of 2006 before inviting tenders from prequalified contractors.

Administration Wing  
19 December 2005