

**Panel on Planning, Lands and Works**  
**Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site)**

**Summary of views on the Tamar Development Project raised by deputations and in submissions to the Panel and Director of Administration's response**

Organization/individual	Views	Administration's response
<b>Tamar development project - Calls for review of the project in consultation with the Legislative Council (LegCo) and the public</b>		
Professional Property Services	<ul style="list-style-type: none"> <li>■ The project has not been reviewed by the Harbourfront Enhancement Committee in the context of the Harbour Planning Principles. No public consultation has been conducted after the project is revived.</li> <li>■ No obvious rush although government pleads we have no time for delay (i.e. for consultation or change) – no evidence that Government is suffering because of conditions at the Central Government Offices (CGO).</li> <li>■ In the light of changed community aspirations and values, the whole project needs to be re-considered and for public consultation and 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.</li> </ul>	<ul style="list-style-type: none"> <li>• The Administration has specified in the prequalification document that the design for the Tamar development project should take due account of the Harbour Planning Principles.</li> <li>• The Tamar site was formed in 1997 and it would not be cost-effective to leave the site idle. Both the Government Secretariat and the LegCo are suffering from office space shortage and have to make use of rented commercial office buildings. Given the age of the buildings, refurbishment and conversion of the buildings are subject to significant technical constraints.</li> <li>• The relevant Outline Zoning Plan (OZP) which covers the Tamar site has gone through extensive public consultation and planning process. It has been the planning objective to develop the Tamar site into a prime civic core, with the new Central Government Complex (CGC), new LegCo Complex (LCC) and civic place as the core development components.</li> </ul>
Society for Protection of the Harbour Limited	No decision should be made in respect of land use zoning in Central and Tamar without a full and proper public consultation process and without requiring the Government to give full	The designation of half of Tamar site for “Government, Institution or Community” use, and the other half for “Open Space” use has gone through

Organization/individual	Views	Administration's response
	information to the public.	<p>extensive public consultation and planning process since 1998 before the relevant OZP was approved in 2000.</p> <p>The Government consulted the LegCo Panel on Planning, Lands and Works (PLW Panel) and the Public Works Subcommittee (PWSC) on the Tamar development project in April and May 2003 respectively, and both tendered support.</p> <p>The Government would consult the PWSC and Finance Committee (FC) again to seek funding support in the second quarter of 2006.</p>
Mr Winston CHU	Despite the motion passed by the Panel at its meeting on 17 December 2005 calling on the Administration to review the Tamar project, the Administration still proceeds with inviting interested parties to apply for prequalification for the proposed design and build contract of the Tamar site project. This is a blatant disrespect for LegCo, the democratic process and the rule of law.	The main purpose of the prequalification exercise is to identify no more than five applicants with proven design, managerial, financial and technical capabilities. We will consult the LegCo for funding approval for the project in the second quarter of 2006. We will invite the prequalified applicants to submit tenders for the contract only after funding support has been obtained.
Dr Hon KWOK Ka-ki	The Administration should stop the prequalification exercise so that LegCo and the public would not be asked to accept any proposal.	Ditto.
<b>Tamar development project - Justification for the construction of a new CGC and a new LCC</b>		
Mr Gerry KIPLING	The existing CGO are adequate if not already excessive.	The Government Secretariat is facing acute office space shortage problem. We will brief the LegCo on the updated user requirements when seeking funding support in the second quarter of 2006.
Ms Michelle GARNAUT Ms Karen POLSON	There is no urgency for Tamar's proposed development.	The Tamar site was formed in 1997 and it would not be cost-effective to leave the site idle. Both the Government Secretariat and the LegCo are suffering

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<p>Ms Bethan GREAVES</p> <p>Mr Tian TSE</p> <p>Ms Winnifred Che Yeung WONG</p>		<p>from office space shortage and have to make use of rented commercial office buildings. Given the age of the buildings, refurbishment and conversion of the buildings are subject to significant technical constraints. Early implementation of the Tamar project will address the office space shortage problem long faced by the Government Secretariat and LegCo, and will give timely relief to the construction sector hard hit by high unemployment.</p>
<p>Mr Tian TSE</p> <p>Civic Exchange</p> <p>Action Group on Protection of the Harbour</p> <p>Mr Norman de BRACKINGHE</p> <p>WWF Hong Kong</p>	<p>The Administration should provide the following information to justify that a new CGC is needed –</p> <p>(a) the shortage of space;</p> <p>(b) the cost of rental of the offices concerned;</p> <p>(c) the possibility of in-situ redevelopment;</p> <p>(d) cost of maintenance of existing buildings;</p> <p>(e) cost of in-situ redevelopment vis-à-vis the capital and recurrent costs of constructing a new CGC and LCC; and</p> <p>(f) jobs that may be created by in-situ redevelopment.</p>	<ul style="list-style-type: none"> <li>• We are compiling the details on shortage of office space and will brief the LegCo when seeking funding support for the project in the second quarter of 2006.</li> <li>• The proposal to pursue the development at Tamar is a better option than in-situ redevelopment of the CGO and Murray Building. Interim reprovisioning would significantly affect the operation of the Government Secretariat. The existing LegCo Building cannot be redeveloped as it is a declared monument.</li> <li>• The maintenance cost of the CGO and Murray Building amounts to \$30 million in total per annum.</li> </ul>
<p>Save our Shorelines</p> <p>Ms Santa RAYMOND</p>	<ul style="list-style-type: none"> <li>■ Current principles of office planning in most major cities favour decentralization, not a single central grouping. Disaster recovery, community connectivity and other reasons favour a more disparate arrangement of government services. Current and developing communications technology makes this even more effective and makes the central office somewhat outdated and inefficient.</li> <li>■ The existing LegCo Building and CGO are well located. With contemporary office planning tools and alternative workplace strategies, there may be no need to relinquish existing offices at CGO and Murray Building.</li> </ul>	<ul style="list-style-type: none"> <li>• We wish to reiterate that only the bureaux and relevant offices of the Government Secretariat which are performing policy-making functions will be relocated to Tamar. According to our estimate in 2003, the number of staff involved should be around 3 200.</li> <li>• The Government Secretariat and LegCo are facing acute office space shortage problem. The LegCo Building is a declared monument, whereas CGO and Murray Building are over 50 and 40 years old respectively. Expansion or</li> </ul>

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	<ul style="list-style-type: none"> <li>■ The existing buildings can be renovated or upgraded to meet modern standards and the overall cost savings are enormous compared to the plans to rebuild entirely.</li> </ul>	<p>refurbishment of the existing buildings is subject to significant technical constraints.</p>
Dr Hon KWOK Ka-ki	<ul style="list-style-type: none"> <li>■ There is no urgency for the Administration to build the new CGC as the staff and their demand for office space will not increase substantially in the next two to three years.</li> <li>■ The Administration must provide adequate details on the shortage of office spaces to justify its need for a new CGC by 2010 and at Tamar.</li> <li>■ The Administration should provide information to show that building a new CGC is more cost-effective than in-situ redevelopment.</li> </ul>	<ul style="list-style-type: none"> <li>• The Government Secretariat has been long faced with acute office space shortage problem and could not accommodate all existing staff.</li> <li>• The Administration is compiling the figures and will, as undertaken before, provide the updated information to LegCo when seeking funding support in the second quarter of 2006.</li> <li>• The proposal to pursue the development at Tamar is a better option than in-situ redevelopment of the CGO and Murray Building. Interim reprovisioning would significantly affect the operation of the Government Secretariat.</li> </ul>
<p><b>Tamar development project - Choice of the Tamar site for development of a new CGC and LCC</b> <i>(including views on alternative uses of the Tamar site and alternative locations for the new CGC and LCC)</i></p>		
Mr Colin DAWSON	<p>Hong Kong can create an iconic venue by turning the Tamar site into an arts facility where open air concerts, plays and gatherings could be held. The site could be excavated to create an amphitheatre, creating job opportunities for the construction sector. The Administration could consider relocating the new CGC to existing vacant land, such as Cyberport, to relieve the traffic congestion and pollution in Central.</p>	<p>The designation of half of the Tamar site for “Government, Institution or Community” use, and half for “Open Space” use, has gone through extensive public consultation and planning process from 1998 before the relevant OZP was approved in 2000. The proposed Tamar development project fulfils the planning objective to develop the Tamar site into a prime civic core.</p>
Mr Chris WATTS	<p>Tamar should be used for outdoor events.</p>	<p>About half of the Tamar site (i.e. 2 hectares) is designated for “Open Space” use and will be developed into a civic place for public enjoyment.</p>
Dr Adrian RAPER	<p>Tamar should provide continuous and pleasant public access to the harbour.</p>	<p>The civic place will be connected to the waterfront promenade through an open deck of 50m – 60m wide.</p>

Organization/individual	Views	Administration's response
Asian Cultural Council	The Central waterfront holds enormous potential and should be transformed into a landscape that can compete with the harbour cities of Sydney and San Francisco. Developing CGC on Tamar is a terrible mistake. The decision on the use of the Tamar site should be part of a larger planning for the entire area.	The Tamar development project is to fulfil the planning objective of developing the site into an iconic prime civic core of Hong Kong, comprising a new CGC, LCC and civic place. It is in line with the land use specified in the relevant OZP of the Central District.
Mr Anthony MACKAY	The Tamar site could be developed in a much more sensitive way with a mixture of old and new at a scale which ordinary people can relate to.	The Administration is committed to minimising the development intensity at the Tamar site, with a view to help preserve as much open view as possible to the ridgeline and the harbour. In the prequalification document, we have set out the requirement that the design for the development at Tamar should manifest the characteristics of the Hong Kong Special Administrative Region and compatible with the surrounding setting.
Friends of the Harbour	Tamar should be used for public and open space as: (a) Hong Kong generally and Central, in particular suffer from a serious lack of soft green open park places; (b) Central and Wan Chai areas has no site for contingency evacuation in the event of major emergencies or disruptions.	Around half of the Tamar site (i.e. 2 hectares) is designated for "Open Space" use and will be developed into a civic place for public enjoyment.
Professional Property Services	<ul style="list-style-type: none"> <li>■ There is no demonstrable need for new Government headquarters, buildings for LegCo and the Executive Council to be located within the same site.</li> <li>■ There is no demonstrable need for Government headquarters to be on the harbourfront although accommodation for LegCo, ExCo and the Chief Executive's office may be acceptable. The Administration should find another site or the existing Government headquarters could be redeveloped in situ over a phased period.</li> <li>■ Waterfront vitality is 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.</li> </ul>	<ul style="list-style-type: none"> <li>• The Tamar development project is to fulfil the planning objective to develop the Tamar site into a prime civic core, including the new CGC, LCC and civic place as the major development components.</li> <li>• Other site options have yet to go through the necessary feasibility studies and planning process. The Government Secretariat and the LegCo have been long faced with acute office space shortage problem. In-situ redevelopment of the CGO and Murray Building would require interim reprovisioning and would significantly affect the operation of the Government Secretariat.</li> </ul>

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	<ul style="list-style-type: none"> <li>■ Moving the Government headquarters outside Central would assist with reducing traffic congestion and relocating it in Kowloon/New Territories could be used to improve/regenerate older districts</li> <li>■ Central needs a green lung on the waterfront to assist with the reduction of pollution – at present the Central/Wan Chai waterfront is not of world city standard. There are plenty of sites for office development available in secondary and tertiary nodes.</li> <li>■ Tamar is not suitable for large scale office development for the following reasons:               <ul style="list-style-type: none"> <li>- Linked worsening of traffic conditions;</li> <li>- Pressure for resultant expensive underground development; and</li> <li>- Loss of one of the few lungs left in the central business districts etc.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Half of the Tamar site (i.e. 2 hectares) is designated for “Open Space” use and will be developed into a civic place for public enjoyment. The civic place will be connected with the waterfront promenade by a deck of 50m – 60m wide.</li> <li>• The traffic to be generated from the Tamar developments when in operation would be less than 3% of the total traffic flow of the Central Business District.</li> </ul> <p>Other site options have yet to go through the necessary feasibility studies, and public consultation and planning process. On the other hand, the Tamar site has gone through all these and the proposed development fulfils the planning objective of the Central District. The PLW Panel and PWSC also tendered support when consulted on the project in April and May 2003 respectively.</p> <ul style="list-style-type: none"> <li>• About half of the Tamar site (i.e. 2 hectares) is designated for “Open Space” use for public enjoyment and will be developed into a civic place with sufficient greening.</li> <li>• The number of staff to be relocated to the Tamar site will be kept to the minimum and limited to those of bureaux and offices performing policy-making functions.</li> </ul>
Mr Adrian FUNG	The Tamar site should be left as public open space for cultural, recreational and exhibition purposes.	About half of the Tamar site (i.e. 2 hectares) is designated for “Open Space” use and will be developed into a civic place for public enjoyment.
Mr Gerry KIPLING	<ul style="list-style-type: none"> <li>■ There is no justification for Government offices to locate in the prime location.</li> <li>■ The site offers an excellent opportunity for the Government</li> </ul>	<ul style="list-style-type: none"> <li>• The reprovisioning of the Government Secretariat and LegCo fulfils the planning objective of the Central District and has been through the</li> </ul>

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	<p>to add to the “green lung” requirement among a heavily polluted urban environment.</p> <ul style="list-style-type: none"> <li>■ Tamar offers high quality open space with full public access to the waterfront.</li> </ul>	<p>necessary public consultation and planning process. Together with the civic place, the Tamar site will be developed into a prime civic core of Hong Kong.</p> <ul style="list-style-type: none"> <li>• About half of the Tamar site (i.e. 2 hectares) is designated for “Open Space” use for public enjoyment and will be developed into a civic place with sufficient greening.</li> </ul>
Mr Peter MILLWARD	<ul style="list-style-type: none"> <li>■ An integrated approach should be adopted. The Government headquarter could be relocated to So Kon Po and Tamar could be developed into a stadium for both sports and entertainment purposes.</li> <li>■ The Hong Kong Coliseum and the City Hall could be demolished for other developments or be integrated into the stadium concept.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed Government headquarters development at So Kon Po has not gone through the necessary feasibility studies, and public consultation and planning process. On the other hand, the Tamar site has gone through all these and the proposed development fulfils the planning objective of the Central District. The PLW Panel and PWSC also tendered support when consulted on the project in April and May 2003 respectively.</li> <li>• We will relay the proposals regarding Hong Kong Coliseum and City Hall to the relevant bureaux/ departments for consideration.</li> </ul>
Action Group on Protection of the Harbour	<p>Tamar should be developed into a park as it would not obstruct the harbour view of existing buildings and it could mitigate the traffic congestion and air pollution problems in the area.</p>	<p>According to the latest estimate in 2005, the traffic to be generated from the Tamar developments when in operation would be less than 3% of the total traffic flow of the Central Business District.</p> <p>About half of the Tamar site (i.e. 2 hectares) is designated for “Open Space” use for public enjoyment and will be developed into a civic place with sufficient greening.</p> <p>The Administration has decided to tighten up the height restriction, from 180m PD as prescribed under the relevant statutory OZP, to 130m PD to 160m PD.</p>



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		This would help ensure a 20% building-free zone under the ridgeline, and help preserve as much open view as possible to the ridgeline and the harbour.
Mr Winston CHU	The Tamar site should be used for a people-friendly communal purpose so that any development thereon would only generate traffic after office hours and would not aggravate traffic congestion in Central.	<p>The traffic to be generated from the Tamar developments when in operation would be less than 3% of the total traffic flow of the Central Business District.</p> <p>About half of the Tamar site (i.e. 2 hectares) is designated for "Open Space" use for public enjoyment and will be developed into a civic place with sufficient greening.</p>
Mr John BATTEN	Tamar site should only be used as open space – a harbour-side recreation park.	<p>About half of the Tamar site (i.e. 2 hectares) is designated for "Open Space" use for public enjoyment.</p> <p>The Tamar site will also be connected to the proposed waterfront promenade, which will take up about 8.78 hectares or 47% of land formed under the Central Reclamation Phase III (CRIII) project, through an open deck of 50m – 60m wide.</p>
The Experience Group	Locating Government offices elsewhere will free up scarce land for the promotion of marine and harbour-front activities, generating new and unique jobs. Off-peak time traffic drivers such as cultural and leisure facilities may be better suited for Tamar.	<p>The traffic to be generated from the Tamar developments when in operation would be less than 3% of the total traffic flow of the Central Business District.</p> <p>The Tamar project, which will provide some 2,700 employment opportunities, would also give relief to the construction sector hard hit by unemployment.</p>
Mr Peter WOOD	Dismay and concern about the proposed plan to relocate CGO to Tamar as there is no demonstrable need for the Government offices to locate on the waterfront	The existing uses of the Tamar site, i.e. half for "Government, Institution or Community" use, and half for "Open Space" use have gone through extensive public consultation and planning process from 1998 before the relevant OZP was approved in



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		2000. The proposed Tamar development project fulfils the planning objective to develop the Tamar site into a prime civic core.
WWF Hong Kong	The Administration should justify why Tamar is considered the best option.	Ditto.
Hong Kong Institute of Architects	The Institute supports the choice of the Tamar site for development of a new CGC and LCC. The site is suitable for development of public facilities. The designation of 50% as open space was a balance of land uses in Central. The site should not be used to develop high density commercial complexes. Designation of the land as Government/Institution/Community Use would allow Tamar to be developed into the political and financial core of Hong Kong.	The Tamar project fulfils the interests of the public and enables vibrancy and public enjoyment at the waterfront by designating about half of the site for "Open Space" use for development into a civic place. It also meets the planning objective of the Central District by developing the area into an iconic prime civic core including the new CGC, LCC and civic place as core development components.
The Real Estate Developers Association of Hong Kong	The Association supports the proposal to develop the Tamar Site for the new CGC, LCC, Civic Place and associated facilities.	Ditto.
Hong Kong Construction Association	The Association supports that the new CGC, LCC and Civic Place to be built at the Tamar site. If another site is to be located, it will take another 40 months and will have a huge impact on the programmes. Extensive consultations had been conducted when OZP was approved for the proposed development.	Ditto.  The existing uses of the Tamar site, i.e. half for "Government, Institution or Community" use and half for "Open Space" use, have gone through extensive public consultation and planning process from 1998 before the relevant OZP was approved by in 2000.  Early implementation of the Tamar project would also give timely relief to the construction sector hard hit by high unemployment.
The Hong Kong Institute of Surveyors	<ul style="list-style-type: none"> <li>■ The suggestions to relocate the CGO to other sites are immature because it requires a lot of time for the Government to do the feasibility studies as well as public consultation. Besides, the unemployment rate in the</li> </ul>	<ul style="list-style-type: none"> <li>• Other site options have not yet gone through the necessary feasibility studies, and public consultation and planning process. On the other hand, the Tamar site has gone through all these</li> </ul>

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	<p>construction sector is still very high and more employment opportunities should be created for the sector as soon as possible.</p> <ul style="list-style-type: none"> <li>■ The proposed Tamar development project can bring huge amount of benefit to the Government as well as the public and the economy of Hong Kong.</li> </ul>	<p>and the proposed development fulfils the planning objective of the Central District. The PLW Panel and PWSC also tendered support when consulted on the project in April and May 2003 respectively.</p> <p>Early implementation of the Tamar project would also give timely relief to the construction sector hard hit by high unemployment.</p> <ul style="list-style-type: none"> <li>• Development of the civic place with almost half of the Tamar site (i.e. 2 hectares) will enable vibrancy and public enjoyment at the waterfront. Inclusion of the CGC, LCC and civic place would fulfill the planning objective of developing the area into an iconic prime civic core of Hong Kong. It can also address the acute office space shortage problem long faced by the Government Secretariat and the LegCo.</li> </ul>
<b>Tamar development project - Height restriction</b>		
Hong Kong Construction Association	The building heights must be strictly restricted in order to preserve the ridgeline and the harbour. The future development must blend in with the surrounding community in a coherent manner.	<p>The Administration has decided to tighten up the height restriction, from 180m PD as prescribed under the relevant statutory OZP, to 130m PD to 160m PD. This would help ensure a 20% building-free zone under the ridgeline and preserve as much open view as possible to the ridgeline and the harbour.</p> <p>We have also stipulated in the prequalification document that the design scheme has to be compatible with the surrounding urban and natural settings in a coherent manner. The goal is to develop the site into an iconic prime civic core of Hong Kong, with about half of site designated for "Open Space" use to be developed into a civic place</p>

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Mr Winston CHU	The present proposal for Tamar contravenes the Hong Kong Planning Standards and Guidelines issued by the Planning Department which requires protection of the ridge profile. The maximum permissible height of any development on Tamar should not exceed the height limit of 50 metres above PD as prescribed for the large site zoned as Comprehensive Development Area.	<p>for public enjoyment.</p> <p>The Tamar site is zoned for "Government, Institution or Community" uses, instead of "Comprehensive Development Area" on the statutory OZP. The height restriction for the former zoning is 180m PD.</p> <p>Notwithstanding the existing highest permissible height, the Administration has decided to tighten up the height restriction, from 180m PD as prescribed under the relevant statutory Outline Zoning Plan, to 130m PD to 160m PD. This would help ensure a 20% building-free zone under the ridgeline, and preserve as much open view as possible to the ridgeline and the harbour.</p> <p>The design scheme for the Tamar project would take due account of the Urban Design Guidelines under the Hong Kong Planning Standards and Guidelines.</p>
Mr Norman de BRACKINGHE	The Administration should reconsider the height restriction as a ground scraper of 130-metre high tower is a misnomer.	Ditto.
Mr Steve CHAN	Request the Government to respond to the following questions: (a) Will height restrictions be stipulated in the tender document? (b) If height restrictions will be stipulated, are those height restrictions in compliance with the current Urban Design Guidelines for Hong Kong?	<ul style="list-style-type: none"> <li>• The tightened height restrictions of 130m PD to 160m PD to help ensure a 20% building-free zone under the ridgeline would be stipulated in the tender document, and has been mentioned in the prequalification document issued in December 2005.</li> <li>• The design scheme for the Tamar project would take due account of the current Urban Design Guidelines for Hong Kong.</li> </ul>
Dr Hon KWOK Ka-ki	While the Administration has revised the height limit from 180 metres PD to 130 metres PD - 160 metres PD, the total floor area to be provided under the project will be largely the same as that	Apart from tightening up the height restrictions, we have also removed the Exhibition Gallery previously proposed from the project scope to minimise the

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	under the 2003 proposal. The Administration has yet to explain how the revised height restriction would affect the configuration of the buildings to be built under the project and how the future buildings, which may have to expand horizontally in order to provide the planned floor area, would not give rise to the "canyon effect".	development intensity on the Tamar site.  We are updating the figures on the gross floor area requirements. We will provide more updated estimates to the LegCo when seeking funding support in the second quarter of 2006.
<b>Tamar development project - Design-and-build approach</b>		
The Hong Kong Institute of Architects	The Institute does not consider that the Tamar site should adopt a design-and-build (D&B) approach as it is unlikely to produce a quality design. An open design competition in two stages should be carried out to identify the best design for the project and to allow the public to participate in the design process. The competition could be completed in six months.	From the experience of the previous prequalification exercise in 2003, the D&B approach is proven to be effective in attracting both internationally and locally renowned architects for the project.  To address the public aspiration to have a quality design for this important landmark project, we have exceptionally included "design capability" as one of the assessment criteria in prequalifying applicants, in order to achieve a good balance in assessing their technical, financial, managerial and design capabilities.  The D&B approach would also minimise the interface problem between the design and construction of the project.
Ms Winnifred Che Yeung WONG	The Government's belief that by adopting the D&B approach would secure a world-class design was worrying.	From the experience of the previous prequalification exercise in 2003, the D&B approach is proven to be effective in attracting both internationally and locally renowned architects for the project.
Professional Property Services	D&B approach is unlikely to produce quality design or an iconic building	Ditto.
The Hong Kong Construction Association	The Association considers the D&B approach the best approach in shortening the pre-construction implementation time and that it can achieve a similar effect of an open design competition.	The D&B approach would take a shorter lead-time as the approach would minimise the interface problem between the design and construction of the project.

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		From the experience of the previous prequalification exercise in 2003, the D&B approach is proven to be effective in attracting both internationally and locally renowned architects for the project.
The Hong Kong Institution of Engineers	Concerned over the adoption of the D&B approach for this project, since if the design is in the hand of the contractor, cost consideration will become predominating thus negating the objective of providing a prominent landmark. An initial planning/design phase should provide a framework for subsequent detailed design.	The Administration places emphasis on the design of the project, apart from the goal to minimise the interface problem between the design and construction of the project, and the need to achieve early implementation. To address the public aspiration to have a quality design for this important landmark project, we have exceptionally included "design capability" as one of the assessment criteria in prequalifying applicants, in order to achieve a good balance in assessing their technical, financial, managerial and design capabilities.
Mr Steve CHAN	Request the Government to respond to the following questions: (a) Has the Government decided to adopt the D&B approach for the tender of the Tamar project? (b) What is the timeframe for the tender and award?	<ul style="list-style-type: none"> <li>• The Administration proposes to adopt the D&amp;B approach.</li> <li>• Subject to LegCo's funding approval in the second quarter of 2006, we propose to invite tenders in the third quarter of 2006, and award contract in 2007.</li> </ul>
Dr Hon KWOK Ka-ki	Against the D&B approach as the Administration would refuse to release the information in relation to tender, quoting reasons of commercial confidentiality. LegCo and the public would not be able to monitor the project.	Whether D&B approach is adopted, the Tamar project, being a Public Works Programme, would be governed by the World Trade Organisation Agreement on Government Procurement, the underlying principle of which is to ensure a fair and transparent tender process for the tenderers.
<b>Tamar development project - Future use of the existing Central Government Offices</b>		
Professional Property Services	The Administration should announce the planning for the existing CGO and LegCo buildings before the project is to go ahead.	Subject to LegCo's funding approval in the second quarter of 2006, the Tamar project will only be completed in 2010. It would be premature to determine the uses of the sites at this stage as we

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		<p>would have to take into account the prevailing community aspirations and socio-economic needs nearer the completion of the Tamar project, in deciding on the optimum use of the sites.</p> <p>Any changes of the existing zoning of the CGO and Murray Building sites (i.e. "Government, Institution or Community") would be subject to a public consultation and planning process under the provisions of the Town Planning Ordinance.</p>
Mr Peter MILLWARD	If the CGO are moved, the Hong Kong Park could be expanded or the land made available for the people.	The existing zoning of the CGO and Murray Building sites is "Government, Institution or Community" use. Any change of zoning would be subject to the public consultation and planning process under the provisions of the Town Planning Ordinance.
Dr Hon KWOK Ka-ki	The Administration should provide information on the future uses of the sites of the existing CGO and Murray Building if the offices were reprovioned to Tamar, as the future uses of these two large sites would have significant implications on the pedestrian flow, vehicular traffic, and environment of Central.	<p>Subject to LegCo's funding approval in the second quarter of 2006, the Tamar project will only be completed in 2010. It would be premature to determine the uses of the sites at this stage as we would have to take into account the prevailing community aspirations and socio-economic needs nearer the completion of the project, in deciding on the optimum use of the sites.</p> <p>Any changes of the existing zoning of the CGO and Murray Building sites (i.e. "Government, Institution or Community") would be subject to a public consultation and planning process under the provisions of the Town Planning Ordinance.</p>

Organization/individual	Views	Administration's response
<b>Calls for comprehensive and updated environmental impact assessments for the Tamar development project and the planned developments in Central</b>		
The Hong Kong Institute of Landscape Architects	The Institute urges the Administration to conduct a detailed study on the provision of public open space in Tamar and CRIII. The open space should be designed as a landscaped green civic space for public use and enjoyment and for the enhancement of the surrounding environment. Tamar and CRIII could set a benchmark for future developments to incorporate green open space for public use as one of the major criteria.	About half of the Tamar site is designated for "Open Space" use and will be developed into a civic place for public enjoyment.
Mr Tian TSE and Civic Exchange	The Administration should provide - (a) details of the open space at Tamar, such as the quality, the view from the open space, alternative ideas to use the space that will create high quality and the amount of space required for security arrangement; and (b) traffic, air quality and noise projections arising from the Tamar project and the Central waterfront development, taking into account the developments allowed in the OZP, including the development of the bus terminal in front of IFC2 and the expansion of the Hong Kong Convention and Exhibition Centre.	Ditto.  No adverse long-term environmental impacts would be caused by the project. Notwithstanding, environmental control and measures would be adopted during the construction and operation stages.  According to the latest estimates in 2005, the traffic generated from the Tamar developments when in operation would be less than 3% of the total traffic flow of the Central Business District.
Clear the Air	The Environmental Impact Assessment (EIA) for CRIII conducted in 2001 should be updated with recent, actual pollution data using a proper model that includes the "canyon effect" of buildings in trapping air pollutants. The predictions made by the EIA in 2001 are wrong and the model used in the EIA assumes Central as a flat surface.	Unlike CRIII, the Tamar project is an office-type development and thus not a "designated project" subject to an EIA under the EIA Ordinance.
Friends of the Earth	The Tamar development project should not be approved until a new EIA, a comprehensive heat island effect and city porosity assessment, a comprehensive traffic impact assessment and a sustainability test are undertaken.	Ditto.  No adverse long-term environmental impacts would be caused by the project. Notwithstanding,



Organization/individual	Views	Administration's response
		<p>environmental control and measures would be adopted during the construction and operation stages.</p> <p>According to the latest estimates in 2005, the traffic generated from the Tamar developments when in operation would be less than 3% of the total traffic flow of the Central Business District.</p>
Dr Hon KWOK Ka-ki	Large building blocks situated at the waterfront will aggravate the "canyon effect" of buildings in trapping air pollutants.	The Government is committed to reducing the development intensity on the Tamar site. The Exhibition Gallery previously proposed is removed from the project scope. The height restriction is tightened up to ensure buildings to be developed on the site would not exceed 130m PD to 160m PD, so as to allow for a 20% building-free zone under the ridgeline.
<b>Other views</b>		
Hong Kong Construction Association	The Exhibition Gallery should still be built and could be located in the lands zoned "Government, Institution or Community" in the Central District extension OZP.	The Administration would continue to identify suitable site options for the Exhibition Gallery.
The Hong Kong Institution of Engineers	An Automatic People Mover can be constructed to connect the Tamar with Central and Wan Chai to provide a faster and more convenient pedestrian traffic system.	We will relay the proposal to the relevant bureaux/departments for consideration.