

**For discussion  
on 28 June 2012**

**LEGISLATIVE COUNCIL  
PANEL ON DEVELOPMENT**

**Redevelopment of  
West Wing of former Central Government Offices**

**PURPOSE**

This paper briefs Members on the revised implementation plan for redeveloping the West Wing of the former Central Government Offices (CGO).

**BACKGROUND**

2. The former CGO site covering an area of about 1.81 ha is located in the core of the Central Business District. It falls within a “Government, Institution or Community” (“G/IC”) zone on the draft Central District Outline Zoning Plan. The relocation of the Government Secretariat to the new CGO in Tamar in 2011 provided us with an opportunity to consider how best the former CGO site should be put into other uses.

3. In February 2009, we commissioned a leading conservation architect firm, Purcell Miller Tritton, to carry out a comprehensive historic and architectural appraisal of the former CGO (the Appraisal). In addition to researching into the relevant literature and information, the expert visited Hong Kong to inspect the former CGO site, the exterior and interior of the three buildings, i.e. Main, East and West Wings, as well as the surroundings of the site. The Appraisal, completed in September 2009<sup>1</sup>, concludes that, among the three buildings, the Main Wing has the highest historic and architectural value, followed by the East Wing, and that the West Wing is of lower value relatively. It recommends that, if possible, the Main and East

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<sup>1</sup>Available on the Government’s web site: [http://www.amo.gov.hk/en/research\\_cgo\\_20091015.php](http://www.amo.gov.hk/en/research_cgo_20091015.php)

Wings should be preserved for appropriate use, while the West Wing could be demolished for redevelopment. The Appraisal further recommends that, if the West Wing is to be demolished, any new development should either respect the footprint and height of the existing buildings or should be restricted to the western edge of the site where a more high rise development would be possible on the corner of Ice House Street and Queen's Road Central. It also recommends that it might be possible to extend the St. John's Cathedral garden over a wider area to provide a green link between Battery Path and the Government House Gardens.

4. Taking into account the Appraisal's recommendations, the Chief Executive proposed, as one of the eight projects under the 'Conserving Central' initiative in his 2009-10 Policy Address on 14 October 2009, that the Main and East Wings of the former CGO be preserved for use by the Department of Justice (DoJ) as its new headquarters and that the West Wing be demolished and redeveloped for commercial use. We informed the Panel on Development on this on 21 October 2009 in the context of the post-Policy Address briefing (LC Paper No. CB(1)30/09-10(01)) and updated Panel Members on its progress in addition to that of the other 'Conserving Central' initiatives on 27 April 2010 (LC Paper No. CB(1)1666/09-10(05)). Between September and December 2010, we carried out a public consultation exercise based on a notional scheme to redevelop the West Wing site into an office tower and a public open space (POS) at the Lower Albert Road level, and a shopping centre below the Lower Albert Road level, and briefed the Panel on that on 26 October 2010 (LC Paper No. CB(1)2867/09-10(01)). Then on 22 November 2011, we briefed the Panel on the results of the public consultation and our revised redevelopment scheme for the West Wing site (LC Paper No. CB(1)346/11-12(08)).

## **THE REVISED REDEVELOPMENT SCHEME**

5. As we have briefed Panel Members, to respond to the major public views collected during the public consultation, we have refined the redevelopment scheme by reducing the footprint of the office tower at the Lower Albert Road level, enabling us to enlarge the POS to 7 600 m<sup>2</sup>. The new POS, upon completion, would also be owned, managed and maintained by the Government for public enjoyment. The shopping centre in the

original scheme has been dropped and, instead, a gross floor area (GFA) of about 4 700 m<sup>2</sup> would be allocated to local and international non-governmental organisations (NGOs) related to the financial and legal field for office use. They, together with the new headquarters of DoJ, would form a new financial and legal cluster. The deletion of the shopping centre would also help address concerns over the traffic impact. Furthermore, we have reduced the number of parking and loading/unloading spaces from 164 to 93 and from 32 to 13 respectively. We also informed Members that we would adopt a two-envelope approach in the then proposed land sale so that both the price as well as the technical and quality aspects of the bids would be taken into account. The major development parameters and relevant drawings of the revised redevelopment scheme are shown at **Annex A** and **Plans 1 to 7** respectively.

## **BENEFITS OF WEST WING REDEVELOPMENT SCHEME**

6. The preservation cum redevelopment approach has paid due regard to the historic and architectural value of the former CGO site and the three buildings on it, and struck a reasonable balance among Hong Kong's heritage conservation, economic development and community facility needs. While the Main and East Wings of the former CGO would be preserved and adaptive re-used as the new Headquarters of DoJ, the demolition and redevelopment of the West Wing site would provide a good opportunity for creating a new POS – a new green “city lung” - in the busy district of Central, with added greenery, and improved pedestrian connectivity, to enhance the existing heritage precinct in the area. It would indeed “Restore a Green Central”. It would also contribute to alleviating the problem of acute shortage of supply of Grade A office space in the Central Business District.

### **Creating a New Green Lung**

7. With a substantial reduction of the footprint of the new office block (1 350m<sup>2</sup>) compared to the existing West Wing (about 2 520m<sup>2</sup>) (**Plan 8**), i.e. a reduction of nearly half, or some 46%, a new POS of about 7 600 m<sup>2</sup> would be created to serve as a new green “city lung” in the upper part of Central. The POS would open up the area to the general public and link up the natural green hillside from Battery Path, which would be kept intact, all the way up to

Government House to form an integral part of an extensive greenery network in Central. The existing vegetation and trees along Battery Path and lush vegetation around the former CGO site would be preserved. Comparisons of the views of the former CGO site and the POS before and after redevelopment, in the form of photomontages, are shown in **Plans 9 to 11**, and comparisons of the views at the junction of Ice House Street and Queen's Road Central before and after redevelopment are shown in **Plans 12 and 13**.

### **Improved Pedestrian Connectivity**

8. The new building would be set back from Ice House Street and Queen's Road Central, and this would improve the pedestrian environment at this busy junction and enlarge the circulation space by over 40%, from 130 m<sup>2</sup> to 230 m<sup>2</sup>. Greening of the facade of the new building at that junction would also be made a requirement. A new landscaped footbridge connecting the new building and No. 9 Queen's Road opposite to it would be built to link the area with the existing extensive footbridge network in Central to improve pedestrian connectivity and reduce road traffic.

### **Help Alleviate Office Supply Shortage**

9. According to the forecast made in the HK2030 Study, Grade A office space in the Central Business District has to be increased by 2.7 million m<sup>2</sup> from 4.1 million m<sup>2</sup> in 2003 to 6.8 million m<sup>2</sup> in 2030 in order to meet the increasing demand. Central continues to have a strong appeal to Grade A office users because of its central location, prestigious status and agglomeration effects. The low vacancy rate and high rentals of Grade A offices in Central in recent years clearly reflect the keen demand for and acute shortage in supply of such in the area. In view of the prominent location of the West Wing site in the heart of the core business district in Central, the use of the western part of the West Wing site for a new Grade A office block would help alleviate the problem. The building height restriction of 150 mPD would ensure that its form would be compatible with the existing commercial buildings in its neighbourhood.

## THE REVISED IMPLEMENTATION PLAN

10. Our original plan was to pursue the public sale of the West Wing site for redevelopment, and to require the successful bidder to take the Securities and Futures Commission (SFC) and the Hong Kong Exchanges and Clearing Limited (HKEx) as anchor tenants of the office block, to hand over the completed POS to the Government for ownership, management and maintenance, and to hand over to the Government the completed area to be allocated to the NGOs mentioned above for office use. To address the concern expressed by some in the community over the ownership of the West Wing site by developers, the Secretary for Development announced at a press conference on 14 June 2012 that, instead of selling the site through an open tender, the Government would adopt a “Build-Operate-Transfer” (BOT) approach to select, still using a two-envelop system, a successful bidder through open tender to undertake the redevelopment project so as to preserve the integrity of the ownership by the Government of the whole former CGO site. Moreover, as over 50% of the GFA of the new redevelopment would be for uses falling within the “G/IC” zoning definition, the existing “G/IC” zone of the site could be maintained.

11. Under this revised implementation plan, the development parameters of the revised redevelopment scheme as set out in **Annex A** would remain unchanged and the redevelopment project would be taken forward using the public-private partnership approach of BOT. The successful bidder for the BOT contract, to be selected through a public tender, would fund, design, construct and operate the new building in exchange for rental income in the course of the BOT agreement. The bidder would need to lease floor space of the new office block to SFC and HKEx as anchor tenants and share a percentage of the rental revenue from the new building with the Government. The POS and about 4 700 m<sup>2</sup> of GFA for G/IC use in the portion below the Lower Albert Road level would be handed over upon completion to the Government for management by the Leisure and Cultural Services Department and the Government Property Administrator respectively. The site and the building would be returned to the Government upon expiry of the agreement which, based on our present estimate, should not be more than 30 years. To enhance urban design consideration, we would adopt a two-envelope approach in the BOT tender to ensure that the quality and technical aspects of the project, apart from public revenue, would be given

due weight in the assessment.

12. The project differs from many other public works projects in that there will be sufficient rental revenue available to fund the redevelopment. Through adopting the BOT arrangement, we will create a new POS and a new building to meet community and office needs, and the redevelopment project will not crowd out other public works projects for funding.

13. A chronology of the developments is set out at **Annex B**. We have adopted a number of suggestions from professional institutes when formulating the final plan. A table showing the proposals of the final plan in response to some of the suggestions from the institutes is at **Annex C**.

## **GRADING OF FORMER CGO BY ANTIQUITIES ADVISORY BOARD**

14. As mentioned above, the Government started considering the future uses of the former CGO back in early 2009 and the decision to preserve the Main and East Wings for use as DoJ's headquarters, and to demolish and redevelop the West Wing for other uses was announced in the 2009-10 Policy Address on 14 October 2009. This was before the decision of the Antiquities Advisory Board (AAB) to include the former CGO in its list of newly raised items for grading on 4 December 2009, and well before AAB decided at its meeting on 23 November 2011 to ask its expert panel to accord priority to assessing the former CGO's heritage value and to make a grading recommendation to AAB.

15. It is relevant to highlight that the Government's position to demolish and redevelop West Wing was made known as early as in October 2009 and has not changed since then. It is therefore unfair and misleading for critics to accuse the Administration for pre-empting the AAB by announcing the demolition and redevelopment decision on 14 June 2012 before the AAB meeting to discuss the assessment panel's grading recommendations. As mentioned by the Secretary for Development at the press conference on 14 June 2012, the timely disclosure of changes to the implementation mode of the West Wing redevelopment (i.e. from land sale to BOT) was intended to address some recently expressed concerns about Government parting with ownership of part of the former CGO site. Any

allegation of the Administration exercising undue pressure on the AAB by its announcement is also totally not substantiated.

## **CONCLUSION AND NEXT STEPS**

16. The preservation of the Main and East Wings of the former CGO for use as DoJ's new headquarters, and the demolition and redevelopment of the West Wing for the development of a new POS, and office and institutional uses have addressed as far as practicable the different demands in the community and struck a reasonable balance among Hong Kong's preservation, economic development and community facility needs. It is in line with the progressive development advocated by the Government and is in the overall public interest of Hong Kong.

17. We plan to launch an Expression of Interest (EoI) exercise later this year to gauge market interest. The views and suggestions received from potential bidders will be taken into account in finalising the terms and conditions of the tender documents. It is expected that public tender for the BOT will take place in the first half of 2013.

## **ADVICE SOUGHT**

18. Members are invited to note the contents of this paper.

## **ATTACHMENTS**

Plan 1	Revised Redevelopment Scheme - Master Layout Plan
Plan 2	Revised Redevelopment Scheme - Section Plan
Plan 3	Revised Redevelopment Scheme – Separate Entrance Lobbies at Queen's Road Central Level (Indicative Design)
Plan 4	Revised Redevelopment Scheme - Typical Floor Plan for Portion below Lower Albert Road Level (Indicative Design)
Plan 5	Revised Redevelopment Scheme - Possible External Façade Design of Office Tower (Indicative Design)

Plan 6	Revised Redevelopment Scheme - Green Terrace Design for Portion below Lower Albert Road Level (Indicative Design)
Plan 7	Old and Valuable Trees and Significant Sized Trees on and in the Vicinity of the Site
Plan 8	Revised Redevelopment Scheme – Comparison of Building Footprint between West Wing and Proposed Office Tower
Plan 9	Revised Redevelopment Scheme – View of the Entire Former Central Government Offices
Plan 10	Revised Redevelopment Scheme – Photomontage of the New Public Open Space at Lower Albert Road Level
Plan 11	Revised Redevelopment Scheme – Photomontage of the New Public Open Space
Plan 12	Revised Redevelopment Scheme – Photomontage of the Portion Below Lower Albert Road Level (from Ice House Street)
Plan 13	Revised Redevelopment Scheme – Photomontage of the Portion Below Lower Albert Road Level (from Queen’s Road Central)
Annex A	Major Development Parameters for the Revised Redevelopment Scheme of West Wing of Former CGO
Annex B	Redevelopment of West Wing of Former CGO - Chronology of Major Events
Annex C	Summary of Relevant Suggestions/Comments from Professional Institutes on the Redevelopment Scheme of West Wing of Former CGO

**Development Bureau**  
**Planning Department**  
**June 2012**



**Major Development Parameters  
For the Revised Redevelopment Scheme of West Wing of  
Former Central Government Offices**

Site Area (approx.)	5 720m <sup>2</sup>
GFA (approx.) Office <u>GIC cum ancillary office uses</u> Total	28 500m <sup>2</sup> (71%) <u>11 800m<sup>2</sup> (29%)</u> 40 300m <sup>2</sup>
Plot Ratio (approx.)	7.05
Public Open Space (approx.)	7 600m <sup>2</sup>
Parking Facilities Car parking spaces Loading/Unloading spaces	93 13 <i>(subject to the detailed mix in provision for the office and GIC uses and the traffic impact assessment by the future developer)</i>
No. of storeys Office Tower Portion below Lower Albert Road Level Basement	26 5 <u>1</u> 32
Maximum Building Height	150mPD
Site Coverage (approx.)	23.6% (office tower only)

## **Annex B**

### **Redevelopment of West Wing of Former Central Government Offices**

#### **Chronology of Major Events**

<b>Date</b>	<b>Events</b>
February 2009	The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) commissioned Purcell Miller Tritton (PMT), a British conservation architect firm, to conduct a Historic and Architectural Appraisal of the Central Government Offices (CGO).
September 2009	PMT completed the Historic and Architectural Appraisal of the CGO (the Appraisal) and submitted a report to AMO.
14 October 2009	The Chief Executive (CE) announced the preservation cum development of CGO as one of the eight projects under the 'Conserving Central' initiative in his 2009-10 Policy Address, proposing that Main and East Wings be preserved for use by the Department of Justice (DoJ) and that West Wing be demolished and redeveloped for commercial use.
21 October 2009	The Development Bureau (DEVB) briefed the Legislative Council (LegCo) Panel on Development on the West Wing redevelopment plan in the context of the post-Policy Address briefing (LC Paper No. CB(1)30/09-10(01))
4 December 2009	The Antiquities Advisory Board (AAB) included the CGO in the list of newly raised items for grading in response to the request of the Central and Western Concern Group, whose convenor is also the convenor of the Government Hill Concern Group (GHCG). AAB agreed to adopt a step by step approach, focusing first on finalising the grading of the remaining items on the list of 1 444 historic buildings before examining new items / categories proposed by the public for consideration of grading.
27 April 2010	DEVB updated Members of LegCo Panel on Development on the progress of the West Wing redevelopment plan in addition to that of other 'Conserving Central' initiatives vide LC Paper No. CB(1)1666/09-10(05).

Date	Events
15 September 2010	AMO invited AAB members to attend a public lecture on “Conserving Historic Buildings - Principles and Practices of Heritage Conservation in Hong Kong and Overseas” conducted by Mr Michael Morrison, who is the Senior Partner of PMT and has led the heritage conservation experts from PMT in conducting the Appraisal. The public lecture covered a brief account of the Appraisal and Mr Morrison’s recommendations for the conservation of the Former CGO site and the buildings therein.
17 September 2010	DEVB and Planning Department (PlanD) announced a notional redevelopment scheme for West Wing (the original redevelopment scheme) for public consultation.
20 September to 31 December 2010	DEVB and PlanD staged a public exhibition of the original redevelopment scheme at the Hong Kong Planning and Infrastructure Exhibition Gallery.
October 2010	DEVB and PlanD attended consultation sessions on the original redevelopment scheme organised by LegCo Panel on Development (LC Paper No. CB(1)2867/09-10(01)), Central and Western District Council (C&WDC), Hong Kong Institute of Architects and Hong Kong Institution of Engineers.
November 2010	DEVB and PlanD attended consultation sessions on the original redevelopment scheme organised by the Town Planning Board (TPB), Hong Kong Institute of Surveyors, Hong Kong Institute of Planners and Hong Kong Institute of Landscape Architects.
10 to 26 November 2010	DEVB, PlanD and C&WDC co-organised a public exhibition of the original redevelopment scheme at IFC Mall.
23 November 2010	DEVB and PlanD attended a public hearing on the original redevelopment scheme organised by LegCo Panel on Development.
11 December 2010	DEVB and PlanD attended a public forum on the original redevelopment scheme organised by C&WDC.
31 December 2010	End of public consultation on the original redevelopment scheme.

Date	Events
16 February 2011	20 organisations (including GHCG) (the Applicants) submitted a s.12A application for rezoning the CGO, Court of Final Appeal, Battery Path and a public toilet at Ice House Street in Central from “G/IC” to “Other Specified Uses” annotated “Heritage Precinct” (“OU(Heritage Precinct)”) or “G/IC(1)”.
22 February 2011	AAB discussed a request from GHCG for a formal presentation to AAB on their representations on the rezoning of the CGO site and GHCG’s invitation to a walking tour to the ‘Government Hill’. To facilitate members’ understanding of the background of GHCG’s request, DEVB briefed members on the redevelopment scheme for West Wing and the Appraisal was mentioned.
17 March 2011	AAB Secretariat sent the web links to the Appraisal and PlanD’s website on the redevelopment scheme for West Wing to AAB members.
18 March 2011	AAB Secretariat arranged a site visit to the CGO for AAB members. Briefings for members on the heritage value of the CGO site based on the Appraisal and the redevelopment scheme for West Wing were conducted by AMO and PlanD respectively.
6 May 2011	Upon the Applicants’ request, the Metro Planning Committee of TPB decided to defer a decision on the s.12A application for two months to allow time for the Applicants to prepare responses to address concerned departmental comments.
29 July 2011	Upon PlanD’s request to defer the consideration of the s.12A application to a date after the Government’s release of the public consultation report and the revised redevelopment scheme for the West Wing, TPB agreed to defer the consideration of the application.
12 October 2011	In his 2011-12 Policy Address, CE announced the major revisions to original redevelopment scheme, including expanding the public open space, reducing the scale of the shopping arcade, accommodating the Securities and Futures Commission and the Hong Kong Exchanges and Clearing Limited in the new development.

Date	Events
15 November 2011	DEVB issued a paper on the revised redevelopment scheme (LC Paper No. CB(1)346/11-12(08)) for discussion at the LegCo Panel on Development meeting on 22 November 2011, and introduced the scheme at a media briefing.
16 November 2011	DEVB and PlanD issued a report on the public consultation on the original redevelopment scheme.
21 November 2011	PlanD circulated the paper on the revised redevelopment scheme for LegCo Panel on Development to TPB for information.
22 November 2011	<p>DEVB and PlanD presented the revised scheme, which would still involve demolishing/redeveloping the West Wing, to LegCo Panel on Development.</p> <p>With GHCG making a request for holding a public hearing session, the Chairman of LegCo Panel on Development decided to seek Panel Member's views on the request after the meeting. Upon circulation of the request on 25 November 2011 (LC Paper No. CB(1)452/11-12), eight Members supported the request, 11 considered it unnecessary and three expressed no comment. The Chairman thus decided not to hold a public hearing and informed Members vide LC Paper No. CB(1)576/11-12 issued on 9 December 2011.</p>
23 November 2011	<p>At GHCG's request, AAB informally met with GHCG before the scheduled AAB meeting on the same day.</p> <p>AAB decided at its meeting that, although the CGO was a newly raised item rather than an item on the list of 1 444 historic buildings being processed with the help of the assessment panel of AAB, assessment of its grading could be accorded with priority. AAB agreed to let the assessment panel study and recommend whether to follow the usual practice of according individual grading to the three buildings of the CGO with the final decision of grading resting with AAB.</p>
23 December 2011	Upon the Applicants' request to further defer the s.12A application until AAB has decided on the CGO grading, TPB acceded to the Applicants' request that their application should be submitted for consideration after completion of AAB's assessment on CGO grading.

Date	Events
19 January 2012	DEVB and PlanD presented the revised redevelopment scheme to C&WDC.
31 May 2012	AAB's assessment panel recommended to AAB that the Post 1950 Former CGO Site should be accorded with a Grade 1 status, Main Wing a Grade 1 status, East Wing a Grade 2 status and West Wing a Grade 3 status.
3 June 2012	In response to media enquiries arising from an assessment panel member revealing the panel's discussion, DEVB issued a statement to clarify that it has no intention to change the Government's plan to redevelop West Wing.
7 June 2012	Secretary for Development (SDEV) spoke to the media following a public function that there is no change to the Government's plan to redevelop West Wing.
13 June 2012	SDEV answered a question at LegCo, again reiterating no change to the plan to redevelop West Wing.
14 June 2012	<ul style="list-style-type: none"> <li>- SDEV announced at a press conference the final implementation plan for the revised redevelopment scheme – Build-Operate-Transfer (BOT) instead of land sale would be pursued.</li> <li>- DEVB issued a press release on the final implementation plan for the revised redevelopment scheme.</li> <li>- After considering AAB's assessment panel's recommendation, AAB decided to put forward for public consultation a proposed Grade 1 status for the Post 1950 Former CGO Site, Main Wing and East Wing; and a proposed Grade 2 status for West Wing.</li> <li>- In response to media enquiries, TPB Secretariat issued a press release elaborating on the processing of s.12A application for the former CGO site made by 20 organisations, including GHCG.</li> </ul>

**Summary of Relevant Suggestions/Comments from Professional Institutes on  
the Redevelopment Scheme of West Wing of Former Central Government Offices**

(All Written Submissions are available at the websites of  
Development Bureau ([www.devb.gov.hk](http://www.devb.gov.hk)) and Planning Department ([www.pland.gov.hk](http://www.pland.gov.hk)))

Relevant suggestions/comments	Proposals in the revised scheme
<i>Proposed uses in the redevelopment scheme</i>	
<p><u>The Hong Kong Institute of Urban Design (HKIUD)</u> There seems to be no need for yet another high-end retail mall in an area already saturated with them.</p> <p><u>The Hong Kong Institute of Planners (HKIP)</u> We have strong doubts as to both the desirability and viability of a large shopping mall in this location.</p>	<p>The shopping facilities proposed in the original scheme have been replaced by ‘Government, Institution and Community’ (GIC) cum ancillary office uses of a reduced scale.</p>
<p><u>HKIUD</u> The proposed uses of any proposed tower/additions and alterations should be compatible with adaptive reuses for the Main and East Wings, and to incorporate over 50% of civic related uses, restored for public use, with access to the site allowed at all times, such as offices for international civic and NGO/government-related organizations.</p>	<p>About 4 700m<sup>2</sup> GFA of the portion below Lower Albert Road level will be returned to the Government upon completion for allocation to local or international financial and legal related NGOs. The Government also intends to nominate the Securities and Futures Commission and the Hong Kong Exchanges and Clearing Limited as anchor tenants.</p>

Relevant suggestions/comments	Proposals in the revised scheme
<p><u>HKIUD</u> Perhaps the retail mall should be replaced by exhibition spaces to promote international trades and culture, a museum of the legacy of the CGO, other museum(s) of some sort with related community facilities, or of Hong Kong's return to China and the entry to resemble/maintain the existing West Wing entrance as a link to the past.</p> <p><u>HKIP</u> Spaces should be provided in the development for exhibition and public use/gathering/for heritage education purposes. Such spaces are at a premium in Central, and this presents a good opportunity for integration of such a use.</p> <p><u>The Hong Kong Institute of Landscape Architects (HKILA)</u> Communal space within the new office development should be provided to allow free access, and mixed use of internal and external spaces by the public to reinforce the historic nature of the old West Wing, the future park, and the retained Main and East Wing Building.</p>	<p>There will be a more direct pedestrian connection (such as that in the form of a spiral ramp) within the portion below Lower Albert Road level to link up Queen's Road Central and the public open space (POS). Displays and exhibitions could be put along the spiral ramp.</p>
<b><i>The new office building</i></b>	
<p><u>HKILA</u> A terraced garden approach is preferred over the vertical green wall to reduce the 'canyon effect' of the proposed building along Ice House Street and Queen's Road Central.</p> <p><u>The Hong Kong Institute of Architects</u> Vertical greening does not work well in shaded area like this part of Central and has high maintenance costs.</p>	<p>The green façade has been modified by using a terrace design to provide natural light for the offices in the portion below Lower Albert Road level.</p>
<p><u>HKILA</u> The proposed office building should be in harmony with the surrounding environment, especially with the remaining Main and East Wing Building, the Government House behind, the office blocks along Ice House Street and Queen's Road Central, and the surrounding open spaces. The proposed 7.3 development ratio is too high and should be reduced to improve urban permeability and air ventilation especially at the pedestrian level.</p>	<p>A similar architectural style and language of the Main Wing has been adopted for the new building in order to have a better visual compatibility with the historic buildings in the surroundings. The proposed plot ratio has been reduced to 7.05. The office tower will be required to be designed to minimise air ventilation impact.</p>



Relevant suggestions/comments	Proposals in the revised scheme
<b><i>Proposed Public Open Space</i></b>	
<p><u>The Hong Kong Institute of Surveyors (HKIS)</u> It should be noted that some POS in the district are popular gathering places for domestic workers during public holidays. The Government should be aware of the possible management complication of the new space.</p> <p><u>HKILA</u> The future green space should be designed to serve the needs of the people who work or live in the Central area serving as their ‘recreation’ space, a visual relief to the surrounding offices, and improve the air quality of the area.</p> <p>The future green space should be open to the general public for their enjoyment during both office hour and after office hours. It should be designed in such a way to provide access to nearby buildings, and link up nearby parks in the Central/Admiralty/Mid-levels District to form a network of green open space.</p> <p><u>HKIUD</u> The most attractive aspects would be the enhanced POS on Lower Albert Road level to form a parkland with related pedestrian connectivity and accessibility opportunities from numerous direction.</p>	<p>The size of the POS has been enlarged from 6 800 m<sup>2</sup> to about 7 600m<sup>2</sup>. It will be returned to the Government upon completion for management by the Leisure and Cultural Services Department for public enjoyment with convenient access via Lower Albert Road, Queen's Road Central, Battery Path, and lifts/escalator and the pedestrian connection within the portion below Lower Albert Road level.</p>
<b><i>Landscape and tree preservation</i></b>	
<p><u>HKILA</u> The tranquil and quiet surroundings of the site should be maintained as the theme to the future green space linking to the surrounding buildings, parks and open spaces to form a green network.</p> <p><u>HKIUD</u> In this Proposal, it will be of vital importance to preserve the existing vegetated slopes, mature trees and mellow historical character from the Battery Path to the immediate original vicinity of the site.</p> <p><u>HKIP</u> We support the proposal for new and connective parkland, but it will be of vital importance to preserve the existing vegetated slopes, mature trees and mellow historical character of the Battery Path alignment.</p>	<p>The new POS will link up the natural green hillside from the Government House down to Ice House Street and Battery Path, forming an integral part of an extensive greenery network in Central. The Battery Path is outside the redevelopment area. The existing vegetation and trees along Battery Path and lush vegetation around the CGO site will be preserved under the redevelopment scheme.</p>

Relevant suggestions/comments	Proposals in the revised scheme
<p><u>HKILA</u> Conservation of the existing trees (OVTs) and vegetations should be the priority under the redevelopment. A comprehensive study of the tree ecology should be conducted prior to the demarcation of the redevelopment boundary to ensure all mature trees are properly preserved.</p>	<p>Other than preserving the Old and Valuable Trees (OVTs) on and in the vicinity of the site under the original scheme, all the Significant Sized Trees (SSTs) would also be preserved (except for one SST near Lower Albert Road, which would be affected by the redevelopment and be replanted within the West Wing site whenever possible).</p>
<p><u>HKIP</u> There is also great concern about the feasibility and risks involved to the roots of the vegetation during the excavation of an underground shopping mall, and also to the slope safety which even now appears somewhat fragile.</p>	<p>The development scale of the portion below Lower Albert Road level has been reduced to minimize excavation work. Tree Protection Zones will also be proposed to delineate the excavation limits.</p>
<b><i>Traffic and pedestrian linkage</i></b>	
<p><u>HKIS</u> Without detailed traffic design and management scheme given at this stage, we are concerned the proposed new use type and development intensity of the new commercial building may adversely affect the traffic circulation at its nearby road junction.</p>	<p>The shopping facilities proposed in the original scheme have been replaced with GIC cum ancillary office uses of a reduced scale, and the number of parking and loading/unloading spaces has been lowered from 164 to 93 and 32 to 13 respectively.</p>
<p><u>HKILA</u> The redevelopment should address increased pedestrian and traffic circulation around the site, and provide easy access to park users.</p>	<p>With building set back from Ice House Street and Queen's Road Central, the circulation space will enlarged from 130 m<sup>2</sup> to 230 m<sup>2</sup>. A new landscaped footbridge connecting the new building and No. 9 Queen's Road opposite to it would be built to improve pedestrian connectivity and reduce road traffic.</p>

Relevant suggestions/comments	Proposals in the revised scheme
<b><i>Land Disposal</i></b>	
<p><u>HKIUD</u> Government Hill is not a commercial site, and selling it to a developer for long as a normal land sale lot to redevelop into a commercial development may not be most appropriate considering the particular historic and civic context and may not be well received by the community at large in the end.</p> <p>To preserve the integrity of the Government Hill as one entity of historical significance, the Government should explore the option of not selling the site for private development like any ordinary site but going into a “Private-Public-Collaboration (PPC) type” arrangement (say, for 25 years) and retains the ownership and management. A tender process with design proposals to be publicly evaluated should be adopted.</p>	<p>The Government will retain the ownership of the West Wing site by adopting a “Build-Operate-Transfer” (BOT) mode, thereby preserving the integrity of the entire CGO site.</p>
<p><u>HKIP</u> We advocate a tendering procedure be applied for this sensitive site rather than an auction process. This should include the means to properly evaluate design proposals for both the building and integrative parkland, and the means to overcome problems relating to the public interface at ground level while allowing an opportunity to bring out creativity and talents.</p>	<p>A two-envelope approach will be adopted in the BOT tender to ensure that the quality and technical aspects of the project, apart from public revenue, would be given due weight in the assessment.</p>





修訂重建計劃 - 總綱發展藍圖  
REVISED REDEVELOPMENT SCHEME - MASTER LAYOUT PLAN

米 METRES 20 0 20 40 METRES 米

規劃署  
PLANNING DEPARTMENT



M/HOLS/12/11

圖 Plan 1

本圖於2012年6月21日擬備  
PLAN PREPARED ON 21.6.2012

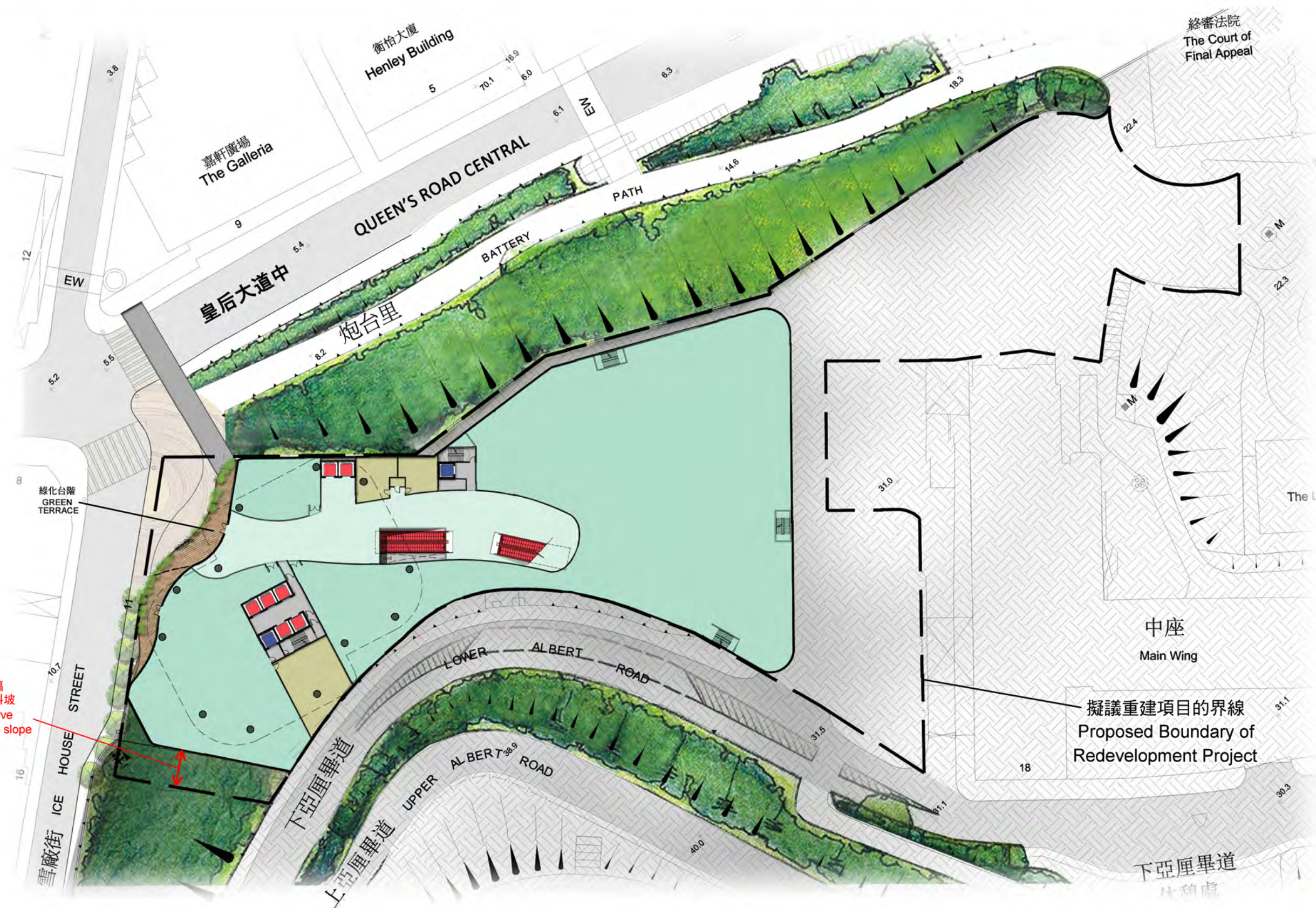








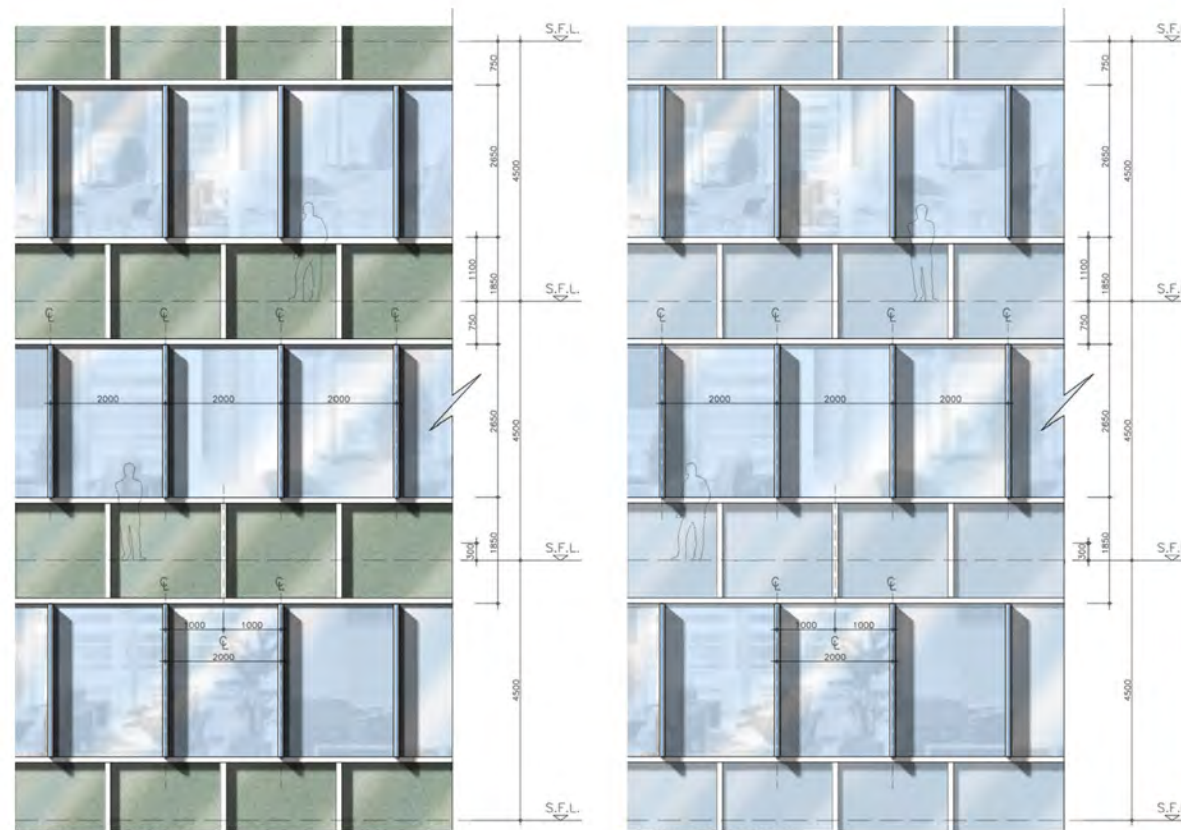




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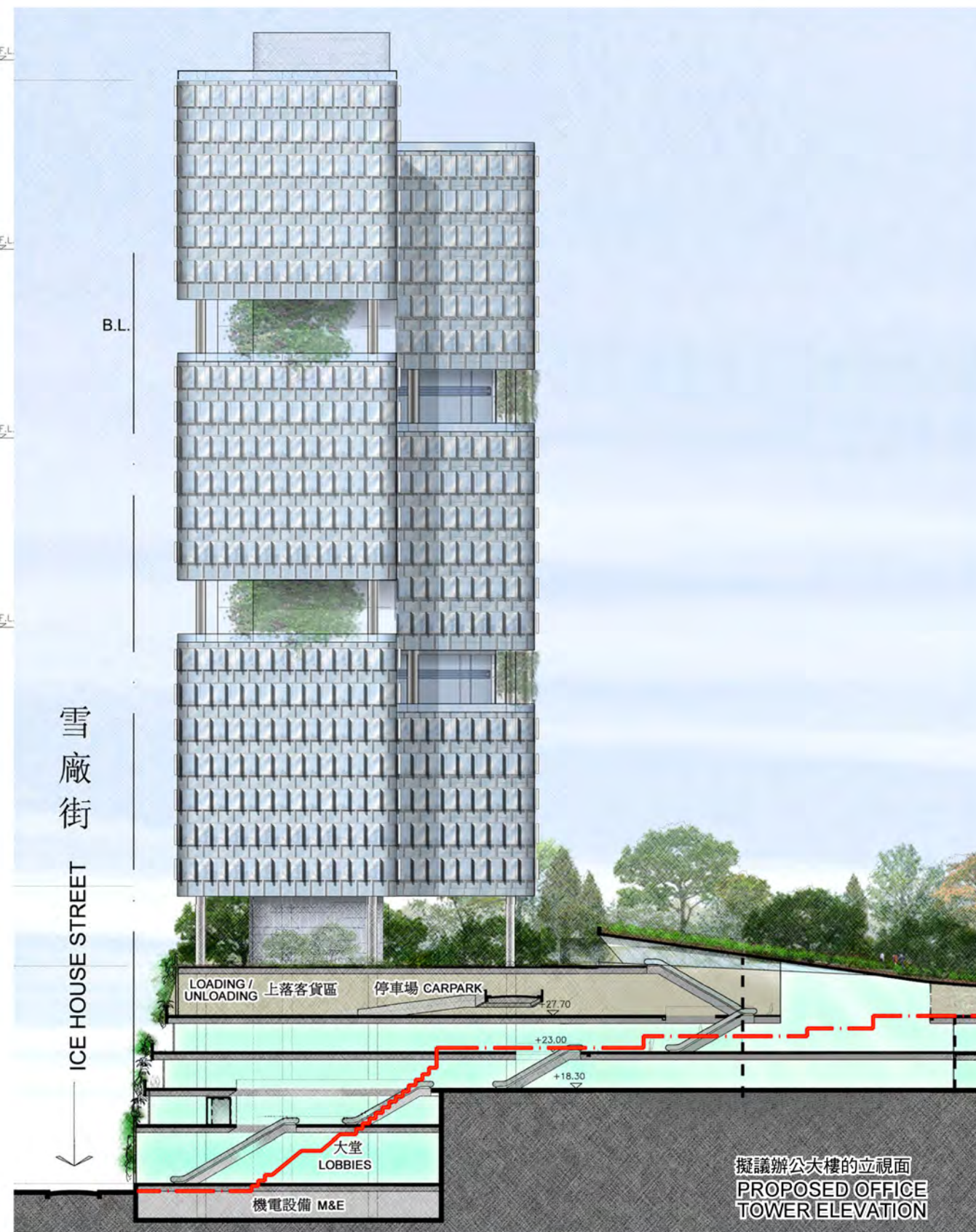


方案1 OPTION 1  
可能的辦公大樓外牆設計 POSSIBLE OFFICE TOWER FACADE TREATMENT

方案2 OPTION 2



現時中區政府合署中座的外牆 EXISTING CGO MAIN WING FACADE



修訂重建計劃 - 辦公大樓外牆的可能設計 (概念設計)

REVISED REDEVELOPMENT SCHEME -  
POSSIBLE EXTERNAL FACADE DESIGN OF OFFICE TOWER (INDICATIVE DESIGN)

規劃署  
PLANNING DEPARTMENT



M/HOLS/12/11

圖 Plan 5







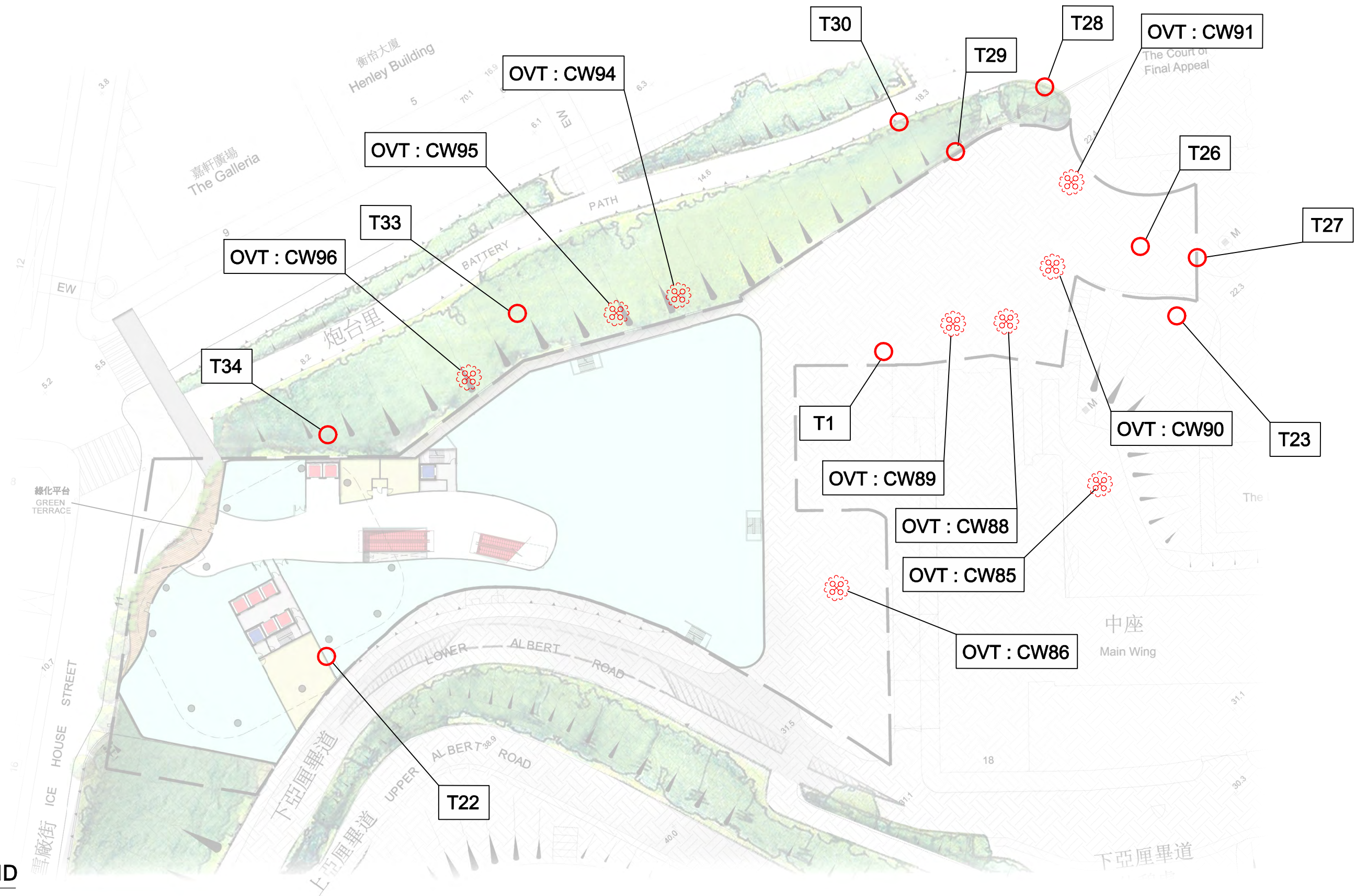
# 圖例 LEGEND



古樹名木  
OLD AND VALUABLE TREE



粗壯大樹  
SIGNIFICANT SIZED TREE



用地內及附近的古樹名木及粗壯大樹  
OLD AND VALUABLE TREES AND  
SIGNIFICANT SIZED TREES ON AND IN THE VICINITY OF THE SITE

規劃署  
PLANNING DEPARTMENT



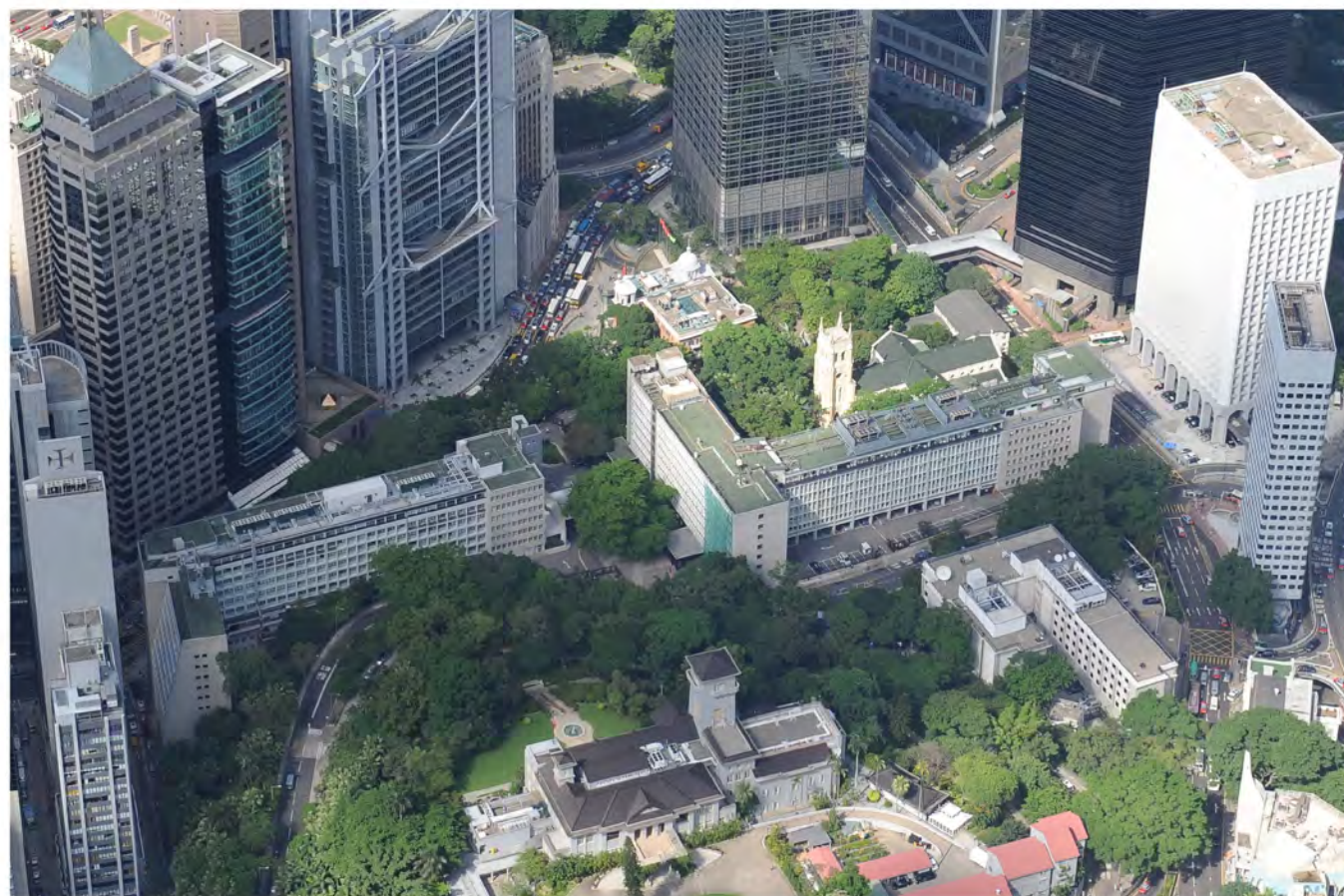
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圖 Plan 7









(概念設計 INDICATIVE DESIGN)





(概念設計 INDICATIVE DESIGN)

修訂重建計劃 - 顯示下亞厘畢道水平新公眾休憩用地的合成照片  
 REVISED REDEVELOPMENT SCHEME -  
 PHOTOMONTAGE OF THE NEW PUBLIC OPEN SPACE AT LOWER ALBERT ROAD LEVEL

本圖於2012年6月21日擬備  
 PLAN PREPARED ON 21.6.2012

規劃署  
 PLANNING DEPARTMENT



M/HOLS/12/11

圖 Plan 10





(概念設計 INDICATIVE DESIGN)





(概念設計 INDICATIVE DESIGN)





(概念設計 INDICATIVE DESIGN)