

14 November 2005

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

Attn: the Hon Lau Wong-Fat, GMB, GBS, JP

Fax: (852) 2121 0420
Email: asit@legco.gov.hk

Dear Sirs,

HARBOUR BUSINESS FORUM
CENTRAL BUSINESS DISTRICT TRANSPORT, LAND AND MARINE PLANNING

We write with respect to your planned meeting of November 22nd. We wish to clarify our present views on the Central development, explain our current work and focus on this area, and to request an opportunity to present these to your members in a brief presentation.

The Harbour Business Forum (HBF) came together earlier this year as a coalition of businesses and business groups all of whom have like-minded concerns about current and future plans for the development of the harbour and the harbour districts. A list of our current membership (including over 120 major companies and business associations) is attached.

HBF in particular is concerned about:

- The apparent lack of a long term vision for the design of Hong Kong's harbour and harbour-front districts;
- The lack of a consistent and transparent framework against which decisions are made concerning the harbour;
- A lack of willingness, on the part of Government, to engage with relevant parties to discuss amendments to existing plans where demand exists for change, and
- Ultimately the apparent lack of overall coordination across the 17 or so departments and bureaus of Government who have some form of involvement with the harbour and harbour-front development. Indeed, we are calling for the establishment of a single independent party to oversee the harbour from envisioning to operation.

By way of background, HBF has been in dialogue with senior members of the Administration for some months working behind the scenes to attempt to come to a meeting of minds on various harbour-related issues. Our concerns are less to do with "Design" but rather to do with "Process" and "Principles".

In response to a number of contacts at the higher levels of Government, Michael Suen and Rita Lau met with the Patrons of the HBF in early September and presented their plans for Central. At that meeting Rita Lau asked members of the HBF to respond to her with our concerns about Central as framed within the context of Harbour Planning Principles (Principles). These Principles had been issued by the Harbourfront Enhancement Committee and were subsequently (20 July 2005) endorsed by HBF. HBF has now prepared an initial response to Rita Lau's challenge and this will be distributed to her and to your panel committee shortly.

We acknowledge that the Principles, as currently written, remain open to varying degrees of interpretation. To this end, HBF is working within the HEC to further tighten the Principles by including rather more robust, measurable indicators of performance.

We have also written to Michael Suen and asked for a moratorium on all development above on and around the Central reclamation until such time as relevant canvassing of opinions have been sought as to the opportunities for amending the Government's current plans for such development.

HBF does not oppose the proposed development per se. Where we have concerns lie in the relevance of the decision-making processes used in arriving at Government's plans. In this regard we do not oppose the construction of a sunken by-pass for Central as long as reclamation in Wanchai is minimized and the harbour-front is enhanced.

I would draw your attention to two supporting pieces of evidence:

- Town Planning Board – Press Release of 5 August 2005

"The extent of reclamation within WDII is being reviewed by the Government. It is premature to consider whether to amend that part of the OZP before completion of the review around mid 2006. The Board will look into the matter upon availability of the findings," the spokesman added.

"Nevertheless, the Board saw some merits in SPH's proposals for harbour-front planning. It agreed to request the Government to prepare/refine planning/design briefs for this important waterfront, in particular the groundscraper and the waterfront related commercial and leisure uses sites, to ensure that the future developments would blend in with the waterfront setting, facilitate pedestrian access to the waterfront, and promote visual permeability of the developments".

- Extract from "Submission to the Expert Panel" – presented by Transport Department on 3 September 2005.

"Traffic saturation in Central by 2016 is likely even with the building of the Central Wanchai Bypass."

We believe that plans and the design brief for Central, as currently presented by Government, will lead to significantly sub-optimal outcomes. Further, that haste in pushing through these plans will allow insufficient time for their essential review and amendment.

Professional research being funded by our membership has initially indicated that in terms of accessibility, vibrancy, distribution of density, public open space, visual access, urban connectivity and identity, the proposals will fail to meet the Principles, and will be far removed from the world-class gateway to which our community aspires. Please find attached an initial one-page outline of what this means from the business perspective.

As mentioned above, we would greatly appreciate the opportunity to present our views to your panel. Ms Michele Weldon, HBF's Coordinator, will follow up with your secretariat to facilitate the necessary arrangements.

We look forward to sharing our views.

Yours sincerely,
On behalf of the Harbour Business Forum



Mr. Andrew P Long
Chairman, Executive and Patrons Committee

Encl.

- I. Harbour Business Forum Membership List
- II. HBF Review of Central Reclamation and Waterfront

Patron Members 贊助會員
BNP Paribas
法國巴黎銀行
CITIC Pacific Ltd.
中信泰富有限公司
HSBC
滙豐銀行
Jardine Matheson Ltd.
怡和集團
Kadoorie Group
嘉道理集團
Kerry Holdings Ltd.
嘉里控股有限公司
Lai Sun Group
麗新集團
Standard Chartered
渣打銀行
Sun Hung Kai Properties Limited
新鴻基地產發展有限公司
Swire Group, The
太古集團
The Wharf (Holdings) Ltd.
九龍會集團有限公司

Corporate Members 企業會員
Analogue Holdings Ltd
安樂工程集團有限公司
Aqua Restaurant Group
水壺創作
Brunswick Group Ltd
博偉集團有限公司
Cathay Pacific Airways Ltd
國泰航空有限公司
China Travel Service (HK) Ltd
香港中國旅行社有限公司
Colliers International Hong Kong Ltd.
高力國際物業代理有限公司
Concord Land Development Co. Ltd.
協和集團
Davis Langdon & Seah International
威事達
DBS Bank (HK) Ltd
星展銀行(香港)有限公司
Deloitte Touche Tohmatsu
德勤·關黃陳方會計師行
DHL Express (HK) Ltd
敦豪國際速遞(香港)有限公司
DTZ Debenham Tie Leung
戴德梁行
Esquel Enterprises Ltd.
溢達企業有限公司
Fook Tin Technologies Ltd.
福田科技有限公司
Great Eagle Company Limited, The
鷹君集團
Heath Lambert (Hong Kong) Ltd.
華寶保險顧問有限公司
Henderson Land Development Co Ltd
恒基兆業地產有限公司
Hong Kong Ferry (Holdings) Co. Ltd.
香港小輪(集團)有限公司
Hysan Development Co. Ltd.
希慎興業有限公司
Mandarin Oriental Hotel Group Ltd
文華東方酒店集團
MF Jensen International Ltd.
捷成馬國際有限公司
M Restaurant Group*
NWS Holdings Limited
新創建集團有限公司
Octopus Cards Ltd
八達通卡有限公司
Omnalink Management Ltd*
San Miguel Brewery Hong Kong Limited
香港生力啤酒廠有限公司
Shui On Holdings Ltd.
瑞安集團有限公司
Sino Land
信和集團
Star Cruises Ltd.
麗星郵輪
The Ritz-Carlton Hong Kong
麗嘉酒店

Professional Members 專業會員
Aedas
凱達環球有限公司
Andrew Lee King Fun & Associates - Architects
李景勳·雷煥庭建築師有限公司
APCO Asia
安可顧問(亞洲)有限公司
Boyden China Ltd
寶鼎中國有限公司
Clifford Chance
高偉紳律師行
Crump & Co
金士律行
Dragages Hong Kong Limited
香港寶嘉建築有限公司
EDAW Asia
易道
ERM-Hong Kong, Ltd.
香港環境資源管理顧問有限公司
Fat Kee Stevedores Limited
發記運輸有限公司
Gammon Construction Ltd.
金門建築有限公司
GHK (Hong Kong) Ltd.
盈智(香港)有限公司
Global Institute For Tomorrow*
Golin / Harris Int'l Ltd
高誠公關
Hill & Knowlton
偉達公關關係顧問有限公司
HOK International (Asia Pacific) Ltd.
霍克國際(亞洲太平洋)有限公司
Hyder Consulting Ltd.
安誠工程顧問有限公司
JADL Design Ltd
中嘉建築設計顧問有限公司
Javacatz*
John Lok & Partners Ltd
公和建築有限公司
Jones Lang Lasalle Ltd
仲量聯行有限公司
KC Maritime Ltd.*
KC Surveyors Ltd.
陳佐堅測量師行有限公司
Lake House Group Ltd
湖邊有限公司
Lee Yuet & Associates
李淑建築師事務所
Leighton Contractors (Asia) Ltd
禮頓建築(亞洲)有限公司
Levit & Bailey Chartered Quantity Surveyors Ltd
利比建築工料測量師有限公司
Masterplan Ltd.
領賢規劃顧問有限公司
Meinhardt (M&E) Ltd
邁進顧問工程師事務所
MRM Consultants Ltd
萬強顧問有限公司
MVA Group
宏達交通顧問
OLN Oldham Li & Nie Lawyers
高李嚴律師行
Paradigm Shift Consultancy
新觀點顧問公司
PM Consulting Ltd
沛德顧問有限公司
PONTEX*
Professional Property Services Ltd.*
Richards Basmajian
李柏建築公司
Ronald Lu & Partners (HK) Ltd.
呂元祥建築師事務所
SRT (S&P) Architects Ltd.
域設建築師事務所有限公司
Submedia Advertising Ltd.
隱視廣告有限公司
TBWA HK
李倍發廣告有限公司
The Experience Group, Ltd.
歷豐諮詢集團有限公司
The Hoffman Agency
霍夫曼公關關係公司
The Standard
英文虎報
Tom Ip & Partners Architects, Engineers & Development Consultants Ltd
葉福全建築工程師樓
Tong Kei Yuk, Judy Barrister-At-Law
湯棋清大律師事務所
Townland Consultants Ltd.
城市規劃顧問有限公司
Urban Design & Planning Consultants Ltd.
城市設計顧問公司
Urbis Limited
雅邦規劃設計有限公司
Winston Chu & Co
徐嘉慎律師事務所

Supporting Members 支援會員
American Chamber of Commerce
香港美國商會
Australian Chamber of Commerce
香港澳洲商會
British Chamber of Commerce in HK
香港英商會
Business & Professionals Federation of HK
香港工商專業聯會
Canadian Chamber of Commerce
香港加拿大商會
Chinese General Chamber of Commerce
香港中華總商會
Dutch Business Association
香港荷蘭商會
European Chamber of Commerce in HK
歐洲商會委員會
Federation of HK Hotel Owners
香港酒店業主聯會
Federation of HK Industries
香港工業總會
French Chamber of Commerce & Industry in HK
法國工商總會
Fringe Club
蘇德會
German Chamber of Commerce
德國商會
Hong Kong General Chamber of Commerce
香港總商會
Hong Kong Hotel Association
香港酒店業協會
Hong Kong Institute of Construction of Managers
香港營造師學會
Hong Kong Institute of Surveyors
香港測量師學會
Hong Kong Shipowners Association
香港船東會
HK Small & Medium Enterprises Development Association
香港中小企業促進協會
HK Small & Medium Enterprises General Association
香港中小企業促進總會
Hong Kong Trade Development Council
香港貿易發展局
Indian Chamber of Commerce
香港印度商會
International Chamber of Commerce- Hong Kong China
國際商會-中國香港商務局
International Council of Chaimen
國際主席議會
Project Chambers Limited*
Royal Hong Kong Yacht Club
香港遊艇會
Singapore Chamber of Commerce
新加坡商會(香港)
SKAL International - Hong Kong
香港順風會
Vision 2047 Foundation
“展望2047”協會

Total membership 會員總人數: 120

11 Patrons 贊助會員

30 Corporate 企業會員

50 Professionals 專業會員

29 Supporting 支援會員

Remark: * No Chinese Name/中文名稱並不適用

HBF Review of Central Reclamation and Waterfront

based on Hong Kong Harbour Planning Principles
Harbour Business Forum

1. VIBRANT WATERFRONT

- waterfront definition to include spaces deep into the city
- human scale development on the waterfront
- street-level open air dining and entertainment
- market developments on the park reduced to two storeys
- lining the waterfront address with dynamic uses – dining, arts, culture, residential, marine, other commercial in addition to retail

2. PEDESTRIAN CHOICE

- ability to walk on ground level in addition to bridges
- reduce roadway engineering and scope to provide pedestrian crossings
- reduce bridges and decks across waterfront address
- protected pedestrian easements through development blocks allowing meandering
- allowance for multiple modes of transportation – foot, bike, ferry, tram

3. PHYSICAL, VISUAL ACCESS AND OPENNESS

- high quality pedestrian links with direct sensory connection to the harbour
- permeability along waterfront address to promote pedestrian interaction and views
- protected views from existing users as economic resources
- protected views of ridgeline and hills from waterfront

4. URBAN CONNECTIVITY AND IDENTITY

- areas along waterfront integrated to hinterland
- character and uses along corridors that reflect heritage and identity
- development ensuring ceremonial public access along these corridors

5. WORLD CLASS GATEWAY PARK

- urban spatial definition to embrace the formal park
- waterfront address as a celebration of the gateway park, not a utility
- reinforce Central's role with uses and design befitting Hong Kong's international identity