



# 香港地產建設商會

## THE REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG

香港中環德輔道中十九號環球大廈1403室  
Room 1403, World-Wide House, 19 Des Voeux Road Central, Hong Kong.  
Tel: 2826 0111 Fax: 2845 2521

### **Proposed Redevelopment Scheme for West Wing of Central Government Offices**

The Real Estate Developers Association of Hong Kong is supportive of the removal of the present West Wing office building and the creation of an extensive landscaped area available for public access. To allow the public to better understand the implications of Government's planning proposals, the Administration should be requested to provide further details on the planning process subsequent to this consultation and the relevant implementation plans.

We support the construction of an office building with a floor area of some 28,500m<sup>2</sup> and the height and site coverage as indicated in the consultation document, subject to the necessary assessment of traffic impact in this already congested location. For a major project like this, we trust traffic impact assessment and other studies would have been conducted on this site and we would request that the findings of such studies to be released to the public as soon as possible to allay any potential concerns.

We do NOT support the construction of some 13,500m<sup>2</sup> of retail/restaurant space which we do not consider necessary or appropriate to this area. The important considerations are to provide good public linkage between Queen's Road Central and the upper levels of "Government Hill", including the Judiciary and St. John's Cathedral complex. There may exist the possibility of a few restaurants, otherwise we consider this area should be made available to the public and not be used for unnecessary shopping mall purposes.

While we have no major objection to the concept of a "green podium façade and landscaped bridge", we remain sceptical as to the feasibility of this concept. It would be better for the area to be developed into a natural landscaped elevation rather than an artificial façade attached to an enclosed shopping centre. A good landscape design could make this area pleasant and easily accessible to the public.

Whilst any bridge connection would normally be welcome, it does not seem necessary or technically feasible to provide an additional footbridge in this particular location. Besides, there is already a nearby facility from the Standard Chartered Bank Building to Battery Path.

**The Real Estate Developers Association of Hong Kong**  
**29 November 2010**