

Public opinion survey 2011

By Civic Party

PUBLIC OPINIONS

73% support keeping Central Government Offices for public uses

Below is a summary of the results of a telephone polling (random sampling) on the redevelopment and conservation of the Central Government Offices conducted by the Civic Party from 19 January to 2 February 2011. A total of 1130 members of the public responded to the survey:

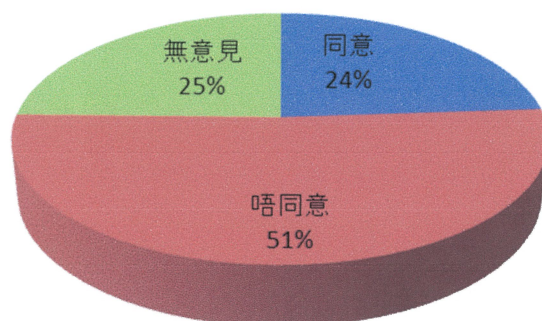
1. 51% of the respondents indicated that they do not agree on selling the Government Hill land to developers, 24% agree, 25% has no opinion
2. 42% of the respondents disagree to redevelop the CGO West Wing site to a 32 storey high office building, and the excavation of the hill, 37% agree on such redevelopment plan, 21% has no opinion
3. 73% of the respondents agree that the Central Government Offices should be preserved for the use of public purposes in the future, 14% has no opinion, and 13% suggested the use of the site for business purposes
4. 49% of the respondents agree on the view that the Government's proposal for the redevelopment of the CGO West Wing as a office tower and car park would bring about negative impacts on the environment and traffic in Central, 29% has no opinion, and 22% said it will not bring a negative impact
5. 44% of the respondents indicated that financial considerations should not be considered as the main purpose for the redevelopment of the Government Hill (if any), while 29% of the respondents claimed it should be a factor for consideration, and 27% has no opinion
6. 61% of the respondents indicated that "preserving the integrity of the Government Hill (ex-Central Government Offices)" is a more important factor in the redevelopment plans for Government Hill (if any), while 13% indicated "the supply of office spaces for the commercial sector" is more important, and 26% of the respondents indicated "no opinion".

Conclusion

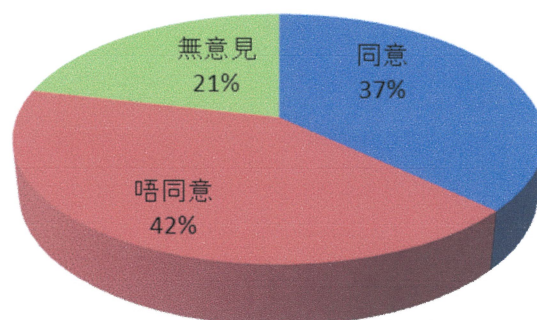
The general public shows overwhelming support for the conservation of the Government Hill as an integrated historical precinct, and to preserve the Central Government Offices for public purpose. More than half of the respondents were against the selling of half of the site to developers

Telephone survey on public opinions (19/Jan/2011 - 2/Feb/2011 on 1130 members of the public) regarding the redevelopment and conservation of Central Government Offices conducted by Civic Party

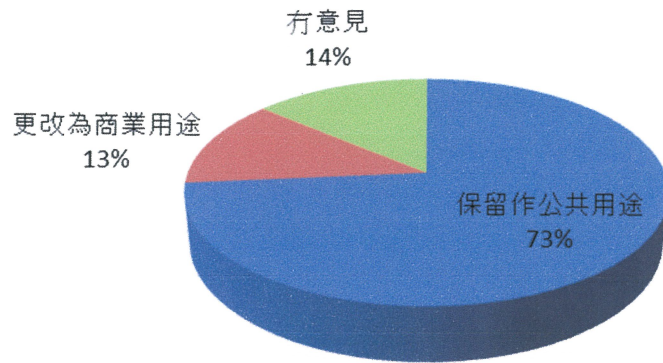
1. 政府建議當政府總部搬往金鐘添馬艦後，將現時中環既中區政府合署地盤，其中一半改變用途，賣比私人地產商重建發展，請問你同唔同意？



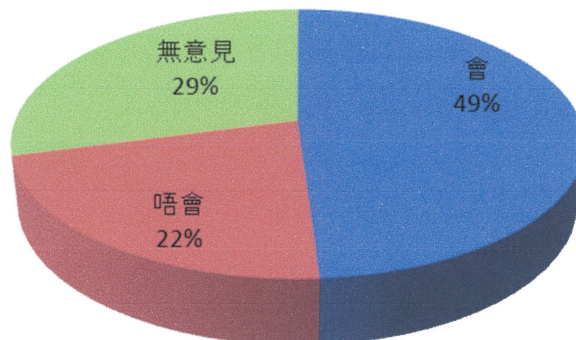
2. 政府建議將15層高既中區政府合署西座拆卸，重建成一座32層高既寫字樓，同埋挖空山頭，起五層高商場同停車場，你同唔同意？



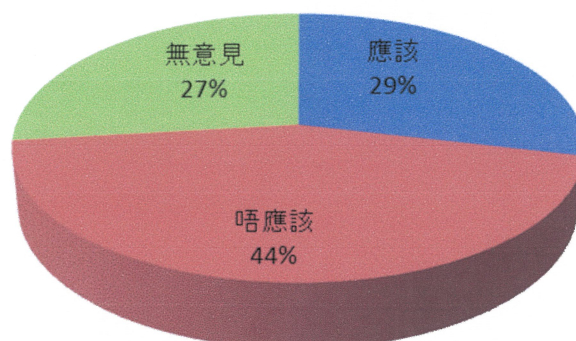
3. 中區政府合署所在地既整個政府山範圍，百幾年黎都係香港管治中心，見證左香港既政治、社會同經濟發展。你認為目前為政府合署既地方，如需改動，應該保留比社會大眾作公共用途，抑或更改為私人商業用途？



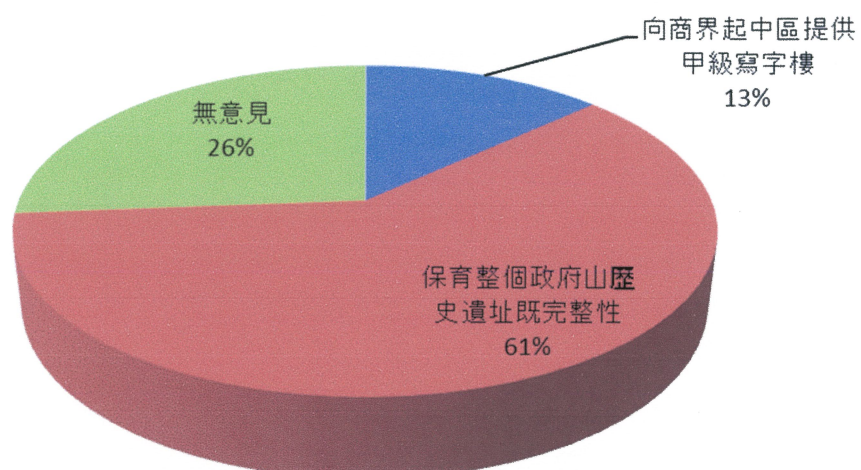
4. 如果中區政府合署西翼重建為寫字樓同商場，你認為會否令中區既環境同交通惡化？



5. 如果要重新規劃政府山，你認為係咪應該以增加政府庫房收入為主要考慮？



6. 如果要重新規劃政府山，你認為邊樣因素更重要？



Submissions to the Legislative Council on West Wing

Panel on Development, 23 Nov 2010

Joint Statement by NGOs – Government Hill Not for Sale

Government Hill: Not for Sale

A Joint Statement

Government Hill, where the current Central Government Offices are, has been the seat of the government since the foundation of Hong Kong as a city. It is an important heritage site where the historic landscape reflects the original planning of the area over 160 years ago. The Development Bureau has proposed, after the CGO offices are to be moved to Tamar by end 2011, to sell half of Government Hill to a developer, demolish the West Wing, hollow out the hill to build a five-storey shopping mall and carpark, and build a 32-storey commercial tower on top.

We believe:

1. The Government Hill is an important public asset of Hong Kong people. The site has high historic and cultural significance and should be conserved in its entirety. To sell any part of it to a private developer is unacceptable.
2. There is no overriding need to sell part of Government Hill. Currently the government has fiscal and foreign exchange reserves of over HK\$2000 billion - there is no financial pressure to sell this site nor any urgent need to add to the supply of Grade A office accommodation as the future Central and Wan Chai reclamation area and West Kowloon will provide more office space.
3. The proposed scheme is a large-scale property development with poor and unsustainable planning which will have a long-term negative impact on the environment of Central District - that is already over-developed with consistent traffic congestion and high level of pollution. Large-scale demolition, excavation and construction will endanger existing trees, heritage buildings, archaeological relics and the historic integrity of this site as well as create excessive construction waste.
4. The present public consultation is another example of government undertaking a false-consultation – having already announced advanced plans and models and presented its preferred use of the site to the Town Planning Board, the government is merely offering a *fait accompli* to the public. Since the announcement of CGO buildings were to be transferred to Tamar in 2006, community groups have demanded that the CGO site be conserved for public use, but it appears now that the government has given preferential treatment to property developers - which is highly inappropriate and against the principles of fair and open governance.

We strongly request that:

1. The government acknowledges the public ownership of the site and retain its current land use (that is, Government, Institution and Community)
2. Based on the “no land-sale” principle, the government should seek public opinions through a 12-month consultation as to how the CGO Complex should be used by the public after the relocation of the offices to Tamar.
3. Meanwhile, open days should be organized for the public to visit the CGO complex and an independent preliminary archaeological investigation should be conducted.

Joint signatories:

Central & Western Concern Group
Conservancy Association
Designing Hong Kong
Green Sense

Greeners Action
Professional Commons
Community Alliance for Urban Planning
Community Development Initiative
Heritage Watch
Community Cultural Concern
Action Group for the Preservation of Heritage in Central and Western
United Social Service Centre
Lung Fu Shan Environmental Concern Group
Save Our Shorelines
Dr Stephen Chan Ching Kiu
Cheng Lai King, C&W District Councillor
Wong King Shing, C&W District Councillor
Annelise Connell
Leslie Chan

Conservancy Association, submission to LegCo

CB(1)187/10-11(01)

**長春社 Since 1968****The Conservancy Association**

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長春社對中區政府合署公眾諮詢的意見

就中區政府合署公眾諮詢，長春社的意見如下：

長春社不同意諮詢指中區政府合署西座的「文物價值不高」，應拆掉發展。2009 年的顧問報告指該政府合署和附近軍事、宗教和司法歷史建築的關係十分重要，東西座中的空間更是眾多社會事件發生的場所，有着重要的社會意義。從一八八〇的地圖可見，西座是美利炮台的所在地，炮台里這名字便是這時代的見證，而在一九九七年前仍未成為鐵閘所阻的公共空間，更是由「東宮」、「西宮」包圍而成。報告只是指「可以考慮」拆掉西座，也沒有明言要作商業發展。殖民地土地及出境專員根據田土廳主管哥頓一八八三年匯報向英國國會提交的報告提出，維多利亞城的商業用地不應侵據民居和政府用地；哥頓的匯報也清楚指出寬闊的道路和建築物的排列對空氣質素影響十分大。時移勢易，哥頓的建議當然不可盡取，但可見政府山的完整性是有其歷史和規劃背景。犧牲西座，讓商業發展入侵政府山，是不尊重歷史。

文件雖指西座用地上的新建商廈高度(主水平基準以上 150 米)比附近大部分建築物為低，然而相比西座原先的高度(主水平基準以上 54 米)，其實卻高出兩倍多。長春社擔心再興建商廈會加劇峽谷效應，令當區路邊空氣污染問題惡化。政府反而應讓公眾參與活化西座，就西座用途發表意見。

項目雖然提及政府總部範圍內的 11 棵古樹名木將全數保留，不過前車可鑑，位於尖沙咀前水警總部交到發展商手上，昔日尖沙咀山翠綠山丘已不復見之餘，幾棵獲保留的樹木亦因工程進行時傷及樹根。長春社擔心將來休憩用地內的綠化工程約交到發展商手上處理，會未能好好保育古樹。我們要求休憩用地工程進行時必須確保古樹有良好的生長條件，包括為古樹預留空間生長。