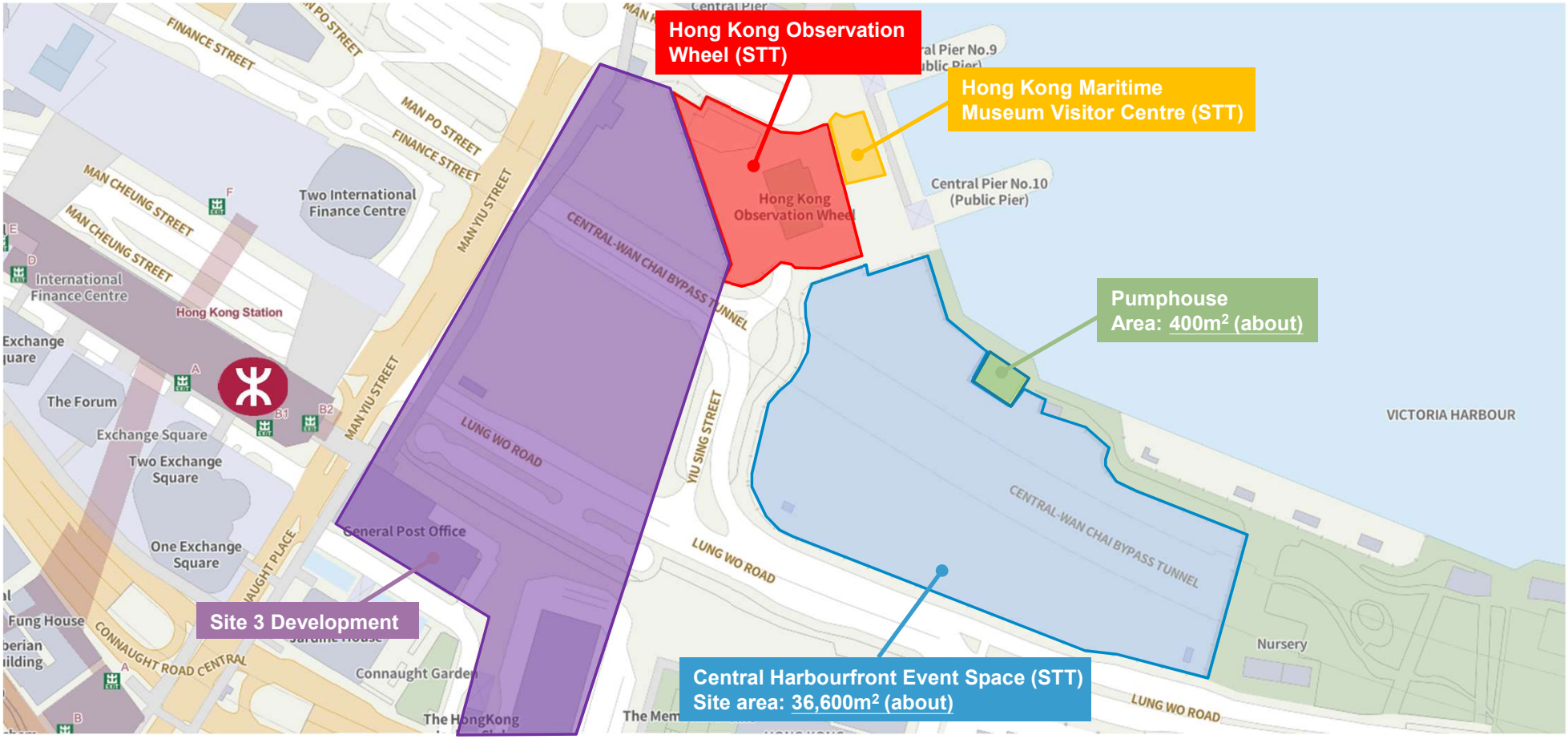
Proposed Re-tendering of Short Term Tenancy for Central Harbourfront Event Space Site

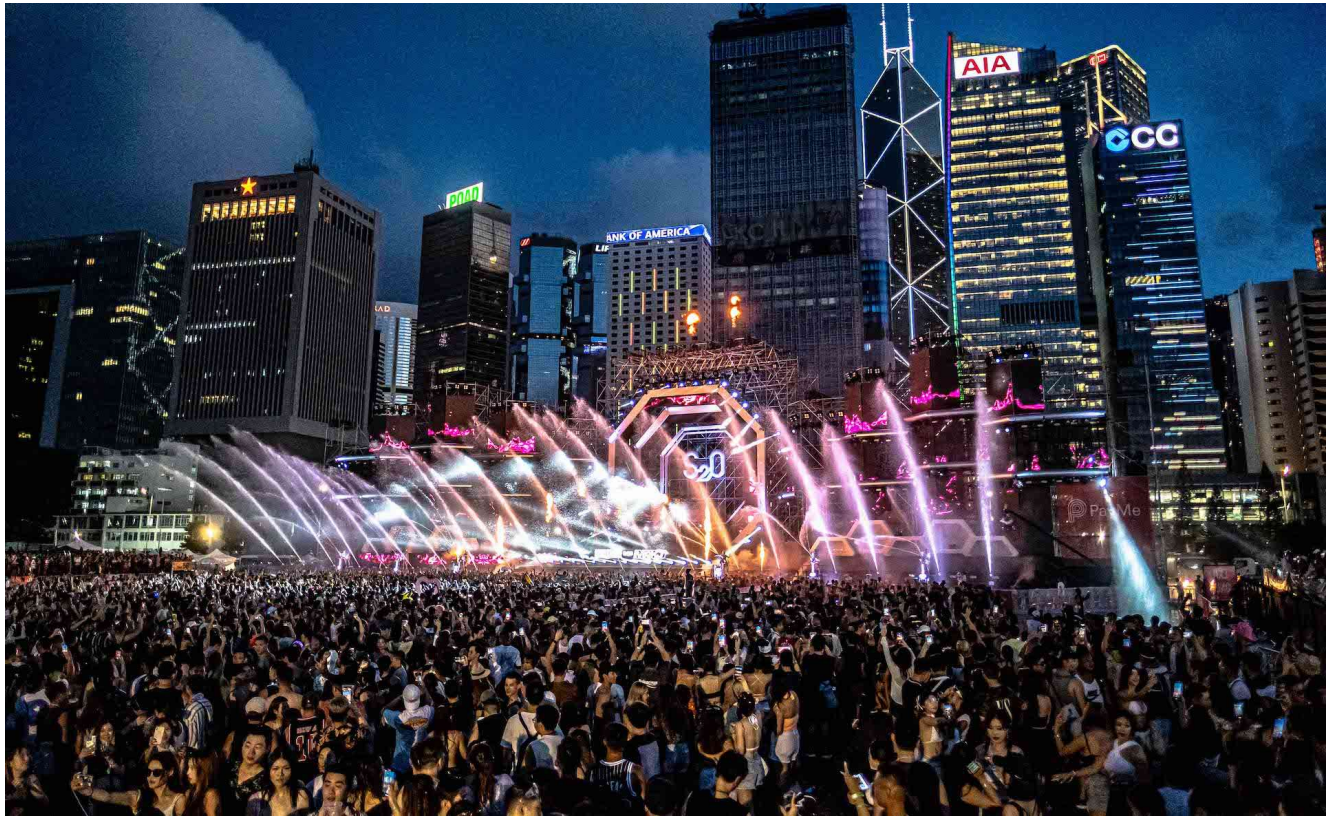
Harbour Office, Development Bureau

16 June 2025

Location of Central Harbourfront Event Space Site (the Site)



Background of the Site



Source: S2O Hong Kong

Address
No. 9 Lung Wo Road, Central, Hong Kong

Site Area
about 36,600m^2

Zoning
"Open Space" ("O") and "Other Specified Uses (For "Waterfront Related Commercial and Leisure Uses" Only)" on the approved Central District (Extension) Outline Zoning Plan (OZP) No. S/H24/9.

Current Use
Held under Short Term Tenancy for organizing and managing of events and activities, with current tenancy effective until 30 June 2026.

Positioning of the Site

Role of the Site

- A major venue for hosting outdoor large-scale events in Hong Kong
- to showcase Hong Kong's skyline and harbour with its **easy accessibility** and **prime location**
- envisaged to remain suitable for hosting music festivals or other entertainment events with floor standing area, market type events, fairs/exhibitions, sports and other events not suitable on turf, etc.
- to better fulfill its role, the Site should be **best to continue operating as an event space by way of Short Term Tenancy (STT)** to give maximum flexibility for bringing in right events and organisers

Example events at CHES









Source: HK Tourism Board

Proposed Re-tender of the Site

- **The Development Bureau**, in collaboration with the **Lands Department**, proposes to **re-tender the Site through a two-envelope open tender in mid-2025** to promote mega-event economy and to create diversified experience so as to attract locals and visitors to the harbourfront. We expect that the tender would be **awarded within this year**.

Salient terms of the proposed STT

Site Area:	About **36,600 m²** (with suitable re-alignment of boundary)
Use:	(a) Organising and managing **event/activity** **(b) Selling food or beverage** or both (F&B) to enhance the experience in the harbourfront area and create synergy effect with the events / activities taking place in the Site **(c) Opening up the Site (or part of the Site) for public use free-of-charge** in case no event is being organized on the Site (or part of the Site) for a period of three consecutive days or above
Term:	A **5-year fixed term** and thereafter quarterly, with estimated commencement in **mid-2026**
Termination:	The tenancy can be terminated after the expiry of the 5-year fixed term by either party serving a notice of not less than three calendar months to each other to this effect.

Proposed Re-tender of the Site – Key Enhancements (1)

- **To better meet higher aspirations** from the community for the venue to **inject more vibrancy and diversity** into the harbourfront, the following **key enhancements** are proposed riding on the opportunity of the re-tendering exercise.

Extending tenancy period to 5 years

- To give future operator longer period of time for planning and operating the event space
- Greater incentive for more considerable investment

Facilitating mega-event economy and tourism development

- Proposals with ideas and/or diversified events/activities capable to attract visitors to be considered more favourably under the marking scheme

Incorporating more food and beverage (F&B)

- Required to provide F&B elements on a regular basis
- Preferably along the promenade side to enhance harbourfront experience and create synergy with events/activities at the Site

Proposed Re-tender of the Site – Key Enhancements (2)

- **To better meet higher aspirations** from the community for the venue to **inject more vibrancy and diversity** into the harbourfront, the following **key enhancements** are proposed riding on the opportunity of the re-tendering exercise.

Rationalising site usage for public enjoyment

- Required to open up the Site or part thereof (threshold@13,000m^2) for free public open space in case such area has not been rented out
- To turn the roof of the adjoining pumphouse (around 400m^2) to become part of the Site upon completion of relevant works tentatively in second half of 2027

Naming of Site and permitting advertisements

- Bidders invited to suggest a name for the event space for better promotion, which may be adopted subject to the outcome of tenders
- Permission in the tenancy will be extended to cover advertisements of F&B within the Site as well as business partner(s) of operator with prior consent of the standing committee

Other relevant matter – re-alignment of boundary

- *Boundary re-alignment of the Site along Lung Wo Road during the construction of the Airport Railway Extended Overrun Tunnel (AREOT) project by MTRCL, which will consult HC in second half of the year*
- *Subject to discussion with relevant bureau/department and MTRCL, to reflect in the tender documents the impact of AREOT works on the Site to provide tender certainty and facilitate bidders' preparation for tender submissions*

Technical Assessment of Marking Scheme – A Summary

(I)	Binding Event/Activity Plan (85%)	
Assessment Criteria		**Remarks**
(A1)	Number of Event/Activity	• Bidders to propose number of proposed event/activity to be held per year. • Generally more events/activities will attract higher marks.
(A2)	Scale of Event/Activity	• Bidders to propose number of proposed event/activity that will occupy an area of at least 13,000m^2. • Generally more larger-scale events/activities will attract higher marks.
(A3)	Number of Free Public Event	• Bidders to propose number of free public event / use of the Site, which should account for no less than 100 days per year. • Generally more free public event / use will attract higher marks.
(A4)	Categories of Event/Activity	• Bidders to propose which of the following categories of event/activities will be held at the Site – (i) arts and cultural performance; (ii) public exhibition; (iii) bazaar; (iv) sports exhibition and contest; and (v) trade and industry related event and other activity. • Generally proposal covering more diversified events/activities of different categories will attract higher marks.
(B)	Binding Free Public Use Proposal	• Bidders to propose site design and implementation plan of the Free Public Use which is defined as the use of the Site which occupies at least 13,000m^2 of the Site for public access as open space for leisure purpose between 9am and 11pm to be managed and funded by the Tenderer. Site design includes enhancing accessibility around the Site to the promenade and to the hinterland. Implementation plan includes manpower and maintenance arrangements. • Bidders should demonstrate how the proposal would maximise opportunities for public enjoyment (both in terms of availability and accessibility), striking a reasonable balance between commercial activities and enjoyment of the general public at the Site. • Holistic assessment will be adopted for this item.

Technical Assessment of Marking Scheme – A Summary

(I)	Binding Event/Activity Plan (Cont'd)	
Assessment Criteria		**Remarks**
(C1)	Binding Event/Activity Proposal 1	• Bidders are required to submit two proposals of event/activity to be held at the Site for the first year of tenancy period which will be binding on the successful bidder upon award of tenancy. • The two proposals shall include details such as event concept and content and its appeal to the public, site design and implementation and promotion plan. Bidders should demonstrate how the two proposals would enhance vibrancy of the harbourfront, leverage harbourfront resources, and bring out the best of Victoria Harbour. • In addition, to facilitate promotion of Hong Kong as a mega events capital and tourism economy, bidders shall demonstrate how the proposed events/activities would attract visitors and tourists from the Mainland and overseas (e.g. inviting internationally renowned artists or entertainment groups to perform), and estimate the approximate number of visitors attending the proposed events/activities. • Holistic assessment will be adopted for this item.
(C2)	Binding Event/Activity Proposal 2	
(D1)	Pro-innovation proposals	• Pro-innovation proposals include innovative measures that are directly relevant to organising event/activity or free public use, or operating F&B or open space in the Site which can enhance visitors' experience, draw people to the harbourfront, and reinforce Hong Kong's position as an events capital. They may include innovations or use of technology that can make the best of the Site to bring out the following benefits: - (i) attracting more local visitors and tourists from the Mainland and overseas to attend events and activities at the Site, in addition to those mentioned in C1 and C2 above; (ii) integrating technology with performances to create immersive, interactive and unique entertainment experiences; (iii) maximising enjoyment of free public uses; (iv) setting up instagrammable or interactive installations that enhance visitors' experience; (v) providing F&B facilities that enhance dining experience in the harbourfront and creating synergy effects with event/ activity in the Site; and (vii) enhancing pedestrian connectivity from the hinterland through the Site to harbourfront area. • Generally more effective and practicable pro-innovation proposals will attract higher marks.
(D2)	ESG proposals	• ESG proposals include measures to improve environmental protection, sustainability or governance or social responsibility which may or may not be directly relevant to organising event/activity or free public use, or operating F&B or open space in the Site. • Generally more effective and practicable ESG proposals will attract higher marks.

Technical Assessment of Marking Scheme – A Summary

(II)	Experience and Qualification (15%)
	Assessment Criteria
(E1)	• Bidder should demonstrate that it has **relevant experience in planning, organizing and managing event / activity** in the six (6) years immediately preceding the tender closing date. • Generally those with more relevant experience will attract higher marks.
(E2)	• Bidder should demonstrate that it has **relevant experience in planning, organising and managing event/activity** that each occupy an area of at least 13,000m^2 in the six (6) years immediately preceding the tender closing date. • Generally those with more experience in planning, organizing, managing larger-scale events will attract higher marks.

VICTORIA HARBOUR 維多利亞港

Thank you