# Task Force on Harbourfront Developments on Hong Kong Island

For discussion
on 16 June 2025

TFHK/02/2025

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

## PURPOSE

This paper seeks Members' views on the proposed re-tendering of the existing Short Term Tenancy (STT) of the Central Harbourfront Event Space site (the Site) at the Central Harbourfront.

## BACKGROUND

2. With an area of about 36,600 $m^2$, the Site is located at a prime location at No. 9 Lung Wo Road in Central adjacent to the Hong Kong Observation Wheel, the Site 3 development and Tamar Park. A location plan is attached in **Annex A**. The Site falls within the areas zoned "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.

3. The Site was first tendered by a two-envelope open tender exercise [1] in 2014 for organizing and managing events and activities under STT. Over the years, a large number of local and international large-scale events, including Art Central, the Clockenflap Music and Arts Festival and the S2O Hong Kong Songkran Music Festival, have been held. Events held at the Site are generally under commercial arrangements made between the event organisers and the STT operator. There are also events held by designated parties as determined by the Government, and examples include "Hong Kong Wine & Dine Festival" and "Swire Symphony under the Stars". The existing STT, awarded to Central Venue Management and Serious Staging Limited, is effective until 30 June 2026.

[1] Two-envelope open tender consists of technical submission and price submission.

## POSITIONING OF THE SITE

4. With its easy accessibility and prime location showcasing Hong Kong's skyline and harbour, the Site has become a major venue for hosting outdoor large-scale events in Hong Kong. With the commissioning of the Kai Tak Sports Park in 2025, there is a wider range of venues in Hong Kong which can serve outdoor events of different nature and scale. A better synergy can be achieved between different venues. The Site is 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, collaborative events with nearby venues such as Hong Kong Convention and Exhibition Centre, etc. To better fulfil its role, the Site should be best to continue operating as an event space by way of STT to give maximum flexibility for bringing in the right event organisers and events, with necessary enhancements (some of the enhancements are mentioned in paragraph 7 below) to better meet higher aspirations from the community for the venue to inject more vibrancy and diversity into the harbourfront.

## PROPOSED RE-TENDERING OF TENANCY

5. With the impending expiry of the existing STT, it is necessary to put the Site to re-tendering. To promote mega-event economy and to create diversified experience so as to attract local and overseas visitors to the harbourfront, the Development Bureau (DEVB), in collaboration with the Lands Department (LandsD), proposes to re-tender the existing STT through a two-envelope open tender for a term of five years and thereafter quarterly; and to invite tenders in around mid-2025. Under the two-envelope approach, a technical-to-price weighting of 70:30 will be adopted.

6. Similar to the existing STT, we propose (i) to require the operator to organize activities of not less than 100 days per year for the public free of charge including the 35 days in (ii); and (ii) for the Government to take back 35 days for events and activities to be held by designated parties (as determined by the Government). Same as existing arrangement, a standing committee with representatives of DEVB and other

bureau/departments will be set up to oversee the performance of the operator including the delivery of binding commitments made in its tender submission.

*Proposed enhancements*

7. Riding on the opportunity of the re-tendering exercise, the following key enhancements are proposed to the upcoming tenancy –

(a) **extending tenancy period to five years**: The successful bidder will be awarded with a 5-year fixed term and thereafter quarterly. This will be longer than the 3-year fixed term in the past giving the future operator a longer period of time for planning and operating the event space, as well as greater incentive for more considerable investment;

(b) **enhancing the Site's role in facilitating mega-event economy and tourism development**: To facilitate the promotion of a mega-event / tourism economy, proposals with ideas and/or diversified events / activities that would be capable to attract tourists from the Mainland and overseas will be more favourably considered under the marking scheme;

(c) **incorporating more food and beverage (F&B) elements**: the future operator is required to provide F&B elements on a regular basis, preferably along the promenade side, with a view to enhancing the experience in the harbourfront area and creating synergy effect with the events / activities to be held at the Site;

(d) **rationalising the site usage for public enjoyment**: To facilitate gainful use of the event space, the operator is required to open up the Site or part thereof (where at least 13,000m$^2$ is available) for public enjoyment free-of-charge in case such area has not been rented out for a period of three consecutive days or above. The operator will be allowed to carry out setting up works and dismantling works on first day and the last day respectively over the said period. On the other hand, the roof of the adjoining

pumphouse (shaded in green in **Annex A**)[2] adjacent to the existing Site will be formed and delivered to the future operator once the relevant works are completed tentatively in the second half of 2027. The elevated space at the rooftop, with an area of around 400m$^2$, allows visitors to enjoy a panoramic view of the harbour, which may help enhance the design and flexibility of event layout in future; and

(e) **naming of the Site and permitting advertisements in the Site**: Bidders will be invited to suggest a name for the event space to achieve better promotion effect. Subject to the outcome of the tenders, a new name proposed by the successful bidder may be adopted to replace the current name "Central Harbourfront Event Space". Furthermore, in addition to the permission of advertisements of the events to be held in the Site (which has been set out in the existing STT), the permission in the upcoming tenancy will be extended to cover advertisements of the F&B provision within the Site as well as business partner(s) of the operator on the condition that prior consent of the standing committee referred to in paragraph 6 above shall be obtained before display.

The salient features of the proposed STT and the marking scheme for technical assessment taking into account the proposed enhancements as appropriate are in **Annex B** and **Annex C** respectively.

8. There will be re-alignment of the boundary of the Site along Lung Wo Road during the time when the construction of the Airport Railway Extended Overrun Tunnel (AREOT) project by the

[2] The pumphouse would be used to house the sea water cooling system for the neighbouring Site 3 development. Apart from those parts of the roof that are used for providing ventilation and maintenance access for the pumps inside the pumphouse, the remaining rooftop area would be suitable for holding certain events (e.g. VIP lounge) as a part of the Site.

MTR Corporation Limited (MTRCL) would commence[3]. Facilities under the project will mostly be constructed underground, while the ventilation cum emergency access building will be constructed aboveground, with a site area of about 1 200 square metres. The Government and the MTRCL are proactively optimising the project, including the overall design of the concerned facilities, with a view to minimising the footprint and height of the ventilation cum emergency access building, and also minimising the works area needed during construction. The target is to ensure that the permanent and temporary facilities of the concerned project would not need to, as far as practicable, occupy the Site, or to minimise the overlapping area between the concerned project and the Site. MTRCL will consult the Task Force on the revised proposal in the second half of the year. The works period for AREOT, while pending MTRCL's confirmation, will likely overlap with the new tenancy period of the Site. Subject to our discussion with relevant bureau/department and MTRCL, we will reflect in the tender documents the impact of AREOT works on the Site to provide tender certainty and facilitate bidders in preparing their tender submissions.

## HARBOUR PLANNING PRINCIPLES AND GUIDELINES

9. Consideration has been given to the following Harbour Planning Principles –

### *(a) Vibrant Harbour*

The proposal would allow the Site to retain the diversity and attractiveness of the harbourfront through hosting major events including concerts, arts and cultural events, sports activities and carnivals, reinforcing Hong Kong's brand identity as an "events capital".

[3] The AREOT project involves a proposal to construct a tunnel of around 500 metres long beneath Lung Wo Road to the east of the Hong Kong Station in Central for trains to turn back so as to enhance the train carrying capacities and operation efficiency of the existing railway lines.

***(b) Public enjoyment and accessible harbour***

Among the proposed enhancements, the mandatory setting-up of F&B facilities (paragraph 7(c) above) would bring in commercial elements in the harbourfront for the public to better enjoy the harbourfront. It would enhance the experience in the harbourfront area and creates synergy effect with the events / activities taking place in the Site and the vicinity. Besides, the requirement to open up the Site or part thereof for public use when the Site is not to be rented out for a period of three consecutive days or above (paragraph 7(d) above) would enable the Site to be better utilized and more accessible to the public, and also better address the aspirations of the community.

***(c) Integrated planning***

As mentioned in paragraph 2 above, the Site falls within the areas zoned "Open Space" ("O") and "Other Specified Uses (For "Waterfront Related Commercial and Leisure Uses" Only)" on the concerned OZP. Given that the proposed tenancy period of the Site as event space is considered as short-term use, the incorporation of F&B elements and the requirement for the bidders to offer proposals for attracting tourists is consistent with the planning intention of the Site, thereby making optimal use of the harbourfront resources.

**WAY FORWARD**

10. Subject to Members' comment, DEVB in collaboration with the LandsD would arrange to re-tender the Site in around mid-2025. Upon the completion of tendering procedures in accordance with standard store and procurement regulations, we expect that the tender would be awarded in Q3/Q4 2025, with a view to commencing the new tenancy in July 2026.

11. Similar to the existing STT, the future operator is responsible for the actual operation and direct management responsibilities of the Site. It will be required to submit regular

reports to the standing committee referred to in paragraph 6 above on the details of the events to be held at the Site including its nature, areas to be used, etc.

## ADVICE SOUGHT

12. Members are invited to note and comment on the proposed re-tender proposal of the Site.

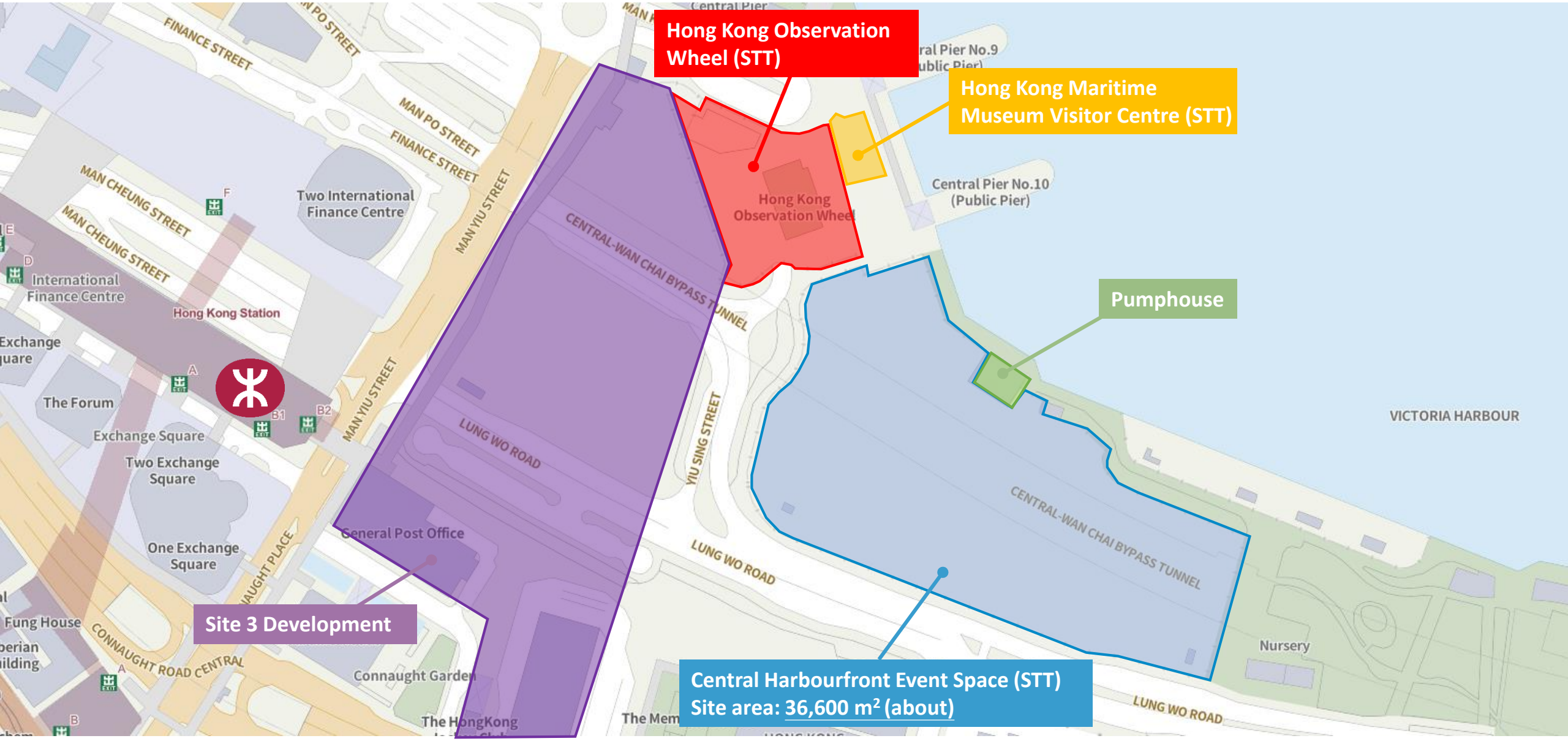
## ATTACHMENTS

**Annex A** Location Plan of the Site
**Annex B** Salient terms of the proposed STT
**Annex C** Summary of marking scheme for technical assessment

**Harbour Office**
**Development Bureau**
**June 2025**

# Location Plan of Central Harbourfront Event Space Site

**Annex A**




(For identification only)

**Annex B**

## Salient terms of the proposed STT

| | | | |
|---|---|---|---|
| (i) | STT No. | : | STTHWS0030 |
| (ii) | Site Area | : | about 36,600 $m^2$ (with suitable re-alignment of boundary as indicated in paragraphs 7(d) and 8 of the paper) |
| (iii) | Use | : | (a) Organising and managing event/activity<br>(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<br>(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 |
| (iv) | Term | : | A 5-year fixed term and thereafter quarterly, with estimated commencement in mid-2026 |
| (v) | 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. |

**Annex C**

## Summary of marking scheme for technical assessment

**Part 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 the 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 –<br>(i) arts and cultural performance;<br>(ii) public exhibition;<br>(iii) bazaar;<br>(iv) sports exhibition and contest; and<br>(v) trade and industry related event and other activity.<br>Generally proposal covering more diversified events/activities of different categories will attract higher marks. |

| Assessment Criteria | | Remarks |
|---|---|---|
| (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 13,000 $m^2$ 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. |
| (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 local 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** | |

| Assessment Criteria | | Remarks |
|---|---|---|
| (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: -<br><br>(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;<br>(ii) integrating technology with performances to create immersive, interactive and unique entertainment experiences;<br>(iii) maximising enjoyment of free public uses;<br>(iv) setting up instagrammable or interactive installations that enhance visitors' experience;<br>(v) providing F&B facilities that enhance dining experience in the harbourfront and creating synergy effects with event/ activity in the Site; and<br>(vi) enhancing pedestrian connectivity from the hinterland through the Site to harbourfront area.<br><br>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. |

**Part II - Experience and Qualification (15%)**

| Assessment Criteria | Remarks |
|---|---|
| (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. |

---