

# **Task Force on Harbourfront Developments on Hong Kong Island**

For discussion  
on 26 July 2022

TFHK/03/2022

## **Development of Remaining Works Areas at Wan Chai Harbourfront**

### **PURPOSE**

This paper seeks Members' views on the proposed arrangement of remaining works areas at Water Sports and Recreation Precinct (WSP) and Wan Chai Harbourfront Event Space (WCHES) at Pierside Precinct at Wan Chai North.

### **BACKGROUND**

2. Under the "Urban Design Study for the Wan Chai North and North Point Harbourfront Areas" (WCUDS), areas outside the Wan Chai Ferry Pier (WCFP) should be developed into the Pierside Precinct (PP), which would play a role as an active, vibrant, attractive public waterfront space, as well as an activity venue with components such as commercial and/or food and beverages outlets, promenade, and multi-functional spaces; whereas the WSP is intended to facilitate the hosting of local and international water sports events.

3. With the joint efforts of the Harbourfront Commission and various government bureaux and departments, a significant part of the subject area, including the waterfront promenade running on both sides of the WCFP, the "HarbourChill", the ex-public transport interchange (ex-PTI) and WSP (Phase 1 and 2) have been opened to public progressively since December 2020 under the "incremental approach". Since then, these sites have been enjoyed by commuters, joggers and pet owners, etc. The many events organized at the sites, such as water carnivals,

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Halloween party, Christmas market, Alice wonderland and the recent “Kids’ Driving Tour along the Harbour” campaign launched at the ex-PTI, etc., have also been very well received.

4. The remaining areas at the PP and WSP are currently occupied by the Shatin-to-Central Link (SCL) and Central-Wanchai Bypass (CWB) projects as works area. Their respective status is summarised in **Annex A**. The reinstatement works at WSP (Phase 3) is in full swing while the works areas of SCL project at PP and WSP (Phase 4) are expected to be released by end 2022.

## **REINSTATEMENT WORKS AT WSP PHASES 3 AND 4**

5. Since the opening of WSP (Phases 1 and 2), the area has become a popular leisure and recreational spot, in particular with the launch of its paddle boat rides and the provision of harbour steps (i.e. a fence-free stepped-down water edge design). While the design theme of WSP (Phases 3 and 4) will be coherent with WSP (Phases 1 and 2), more facilities such as shelters with seating and tables, landscaping, toilet cum shower rooms, as well as food and beverage (F&B) facilities, etc. will be provided to further enhance visitors’ experience.

### F&B Facilities at WSP (Phase 3) and Water Body

6. Currently, there are only two vending machines and a small refreshment kiosk available in the WSP (Phases 1 and 2) and visitors will have to commute to either Causeway Bay or Wan Chai for dining before or after visiting the WSP. In this light, WSP has great potential for introducing different types of F&B facilities under the “site-driven” approach. Over time, the site may also establish itself as an iconic water sports-cum-waterfront

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dining hub.

7. Inspired by the paddle boat rides on site and the enclosed water body with relatively steady water current, WSP is ideal for testing out the concept of floating restaurants to offer visitors a novel dining experience. The reinstatement works at the site also present an opportunity to provide an on-shore F&B facility with alfresco dining at the WSP (Phase 3) area. There would be different types of restaurants serving different types of food and at various price range in order to diversify the F&B options (see **Annex B**). The restaurants are expected to operate in a sustainable manner.

8. With a view to expediting the completion of the proposed F&B facilities as well as providing greater flexibility to the operators, a possible implementation model to explore is “design, build and operate” (DBO). As compared with the traditional model under which the Government constructs the bare structure for leasing out, this new model would enable the operator to design and build the facilities which best suit their operational needs. It is targeted to have the F&B facilities in place together with the opening of WSP (Phase 3) by end 2022.

## Multi-purpose Event Space and Iconic Installation at Finger Pier of WSP (Phase 4)

9. The finger pier at WSP (Phase 4) will become an iconic site for the public to enjoy a panoramic seaview. It will provide more space for holding land and water events and activities. The site is also suitable for displaying large scale art or iconic installation which can be easily visible from both sides of the Victoria Harbour. In light of the recent retirement of the Mid-Life Refurbishment (MLR) train, we are collaborating with MTR

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Corporation Limited on the possible relocation of the MLR train car to this iconic location. These train cars could also serve as an indoor workshop venues and space for supporting various events and activities (see **Annex C**).

10. Following the same arrangement of WSP (Phase 1 and 2), we propose to beautify the WSP (Phase 4) through a minor works project by Civil Engineering and Development Department (CEDD) after the site is released from the SCL project. Subject to Members' view on the schematic design, CEDD will carry out detailed design with a view to completing the work by end 2023/early 2024.

## **WAN CHAI HARBOURFRONT EVENT SPACE (WCHES)**

11. The proposed WCHES, with an area of about 1.47 hectare, is located at the north of Convention Avenue and Hung Hing Road opposite to the Exhibition Station (EXH) (see **Annex D**). It falls within the PP.

12. The site is currently a works area occupied by the SCL project and a short term campaign namely the "Kids' Driving Tour along the Harbour" (Campaign). These areas are zoned "Open Space" and "Other Specified Uses (Waterfront related commercial and leisure uses)" (OU) under the approved Wan Chai North Outline Zoning Plan No. S/H25/4.

13. Upon completion of the SCL's remaining works at Convention Avenue and Hung Hing Road, it is expected that the works area could be released in end 2022. While part of the works area will be turned into road under SCL project, the remaining works area will be handed over to Lands Department

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afterwards. In parallel, the Campaign at the ex-PTI will end no later than December 2022.

14. The project is currently at the design stage and it would take time to complete the tendering and construction through a public work programme (PWP) for implementation of PP. Meanwhile, to optimise the usage of these areas in the interim, it is proposed to tender the site for event space by way of short-term tenancy (STT).

## Proposed Temporary Use

15. According to the WCUDS, the PP is intended to provide, amongst others, spacious, multi-functional event spaces to cater for local or international events or activities. The proposed WCHES is therefore in line with the planning intention of the PP.

16. In close proximity to EXH, PTI and WCFP, visitors can easily gain access to the site by various public transports. On the other hand, the elevated walkway from Great Eagle Centre and Harbour Centre and the at-grade crossing near Tonnochy Road can provide convenient pedestrian connections from the hinterland to the site. The availability of public transport and pedestrian connections could help facilitate crowd management for large scale events.

17. Furthermore, the proposed WCHES is surrounded by commercial, convention and exhibition developments. There should be less concern about the noise issue arising out of events to be held in the site.

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18. At present, the types of events<sup>1</sup> could be held in the “Harbourchill” site are constrained by the site area. With the proposed WCHES, the overall space for events could be significantly increased to about 1.8 hectare, creating synergy for supporting a wider range of events at the subject site and at “Harbourchill”.

## Proposed STT Tendering Approach and Obligations

19. The proposed STT for the WCHES would model on the arrangement of the Central Harbourfront Event Space (CHES) which has been operating smoothly throughout the years. A tentative tenancy term of two years and thereafter quarterly is proposed. To ensure the fairness and a quality tender, an open tender in two-envelope approach, comprising both technical proposal and rental assessment, is proposed.

20. Similar to the arrangement of CHES, the tenant of WCHES will be required under the proposed STT to (i) open part of the site for public use and (ii) meet various obligations in terms of events, event days as well as categories of events, which include events, activities and other things which fall under the definition of “Entertainment” in Section 2 of the Places of Public Entertainment Ordinance (Cap 172); or events or activities related to trade and industries such as trade exhibitions, conventions and meetings.

## Incremental Approach for Development of PP

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<sup>1</sup> The area of “Harbourchill” Site is about 3,450 m<sup>2</sup>. Events held in “Harbourchill” in 2021 included Summer Aqua Kids, WE + Green Bazaar, Harbourfront Santa Village, Move It Move Its Sports Day, and some fitness and well-being programmes, etc.

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21. Although a substantial part of the PP has been opened to public, the PP will continue be evolved to realize the proposals recommended under the WCUDS. Based on the experience gained from “incremental approach”, the future PWP could be implemented by stages with a view to minimising the impacts to public. For example, when the Wan Chai “Harbourhill” undergo re-development at a later stage, the waterfront part would remain accessible throughout the development (see **Annex E**).

## **WAY FORWARD**

22. Subject to Members’ comments and comments from the Wan Chai District Council on the proposed arrangement, we target to proceed with the implementation of the WSP (Phases 3 and 4) and invite tender for WCHES STT in Q4 2022 for award / handover of the site to the tenant in early Q2 2023.

## **VIEWS SOUGHT**

23. Members are invited to offer their views on the above proposed arrangement.

**Harbour Office**

**26 July 2022**

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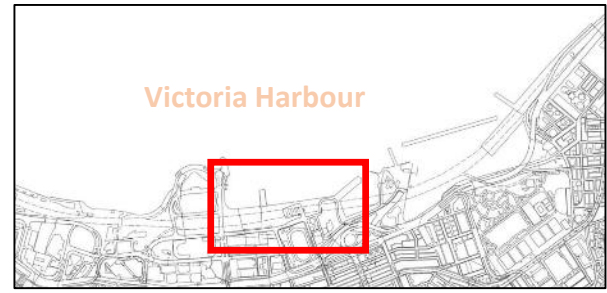
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## **Attachments**

- Annex A Site Status Plan
- Annex B Schematic Design of WSP (Phase 3) and Floating  
Restaurant
- Annex C Schematic Design of WSP Phase 4
- Annex D Proposed WCHES
- Annex E “Incremental Approach” for Development of PP



# Remaining Works Areas at Wan Chai Harbourfront

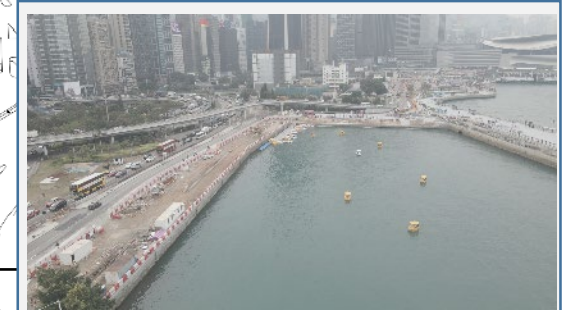
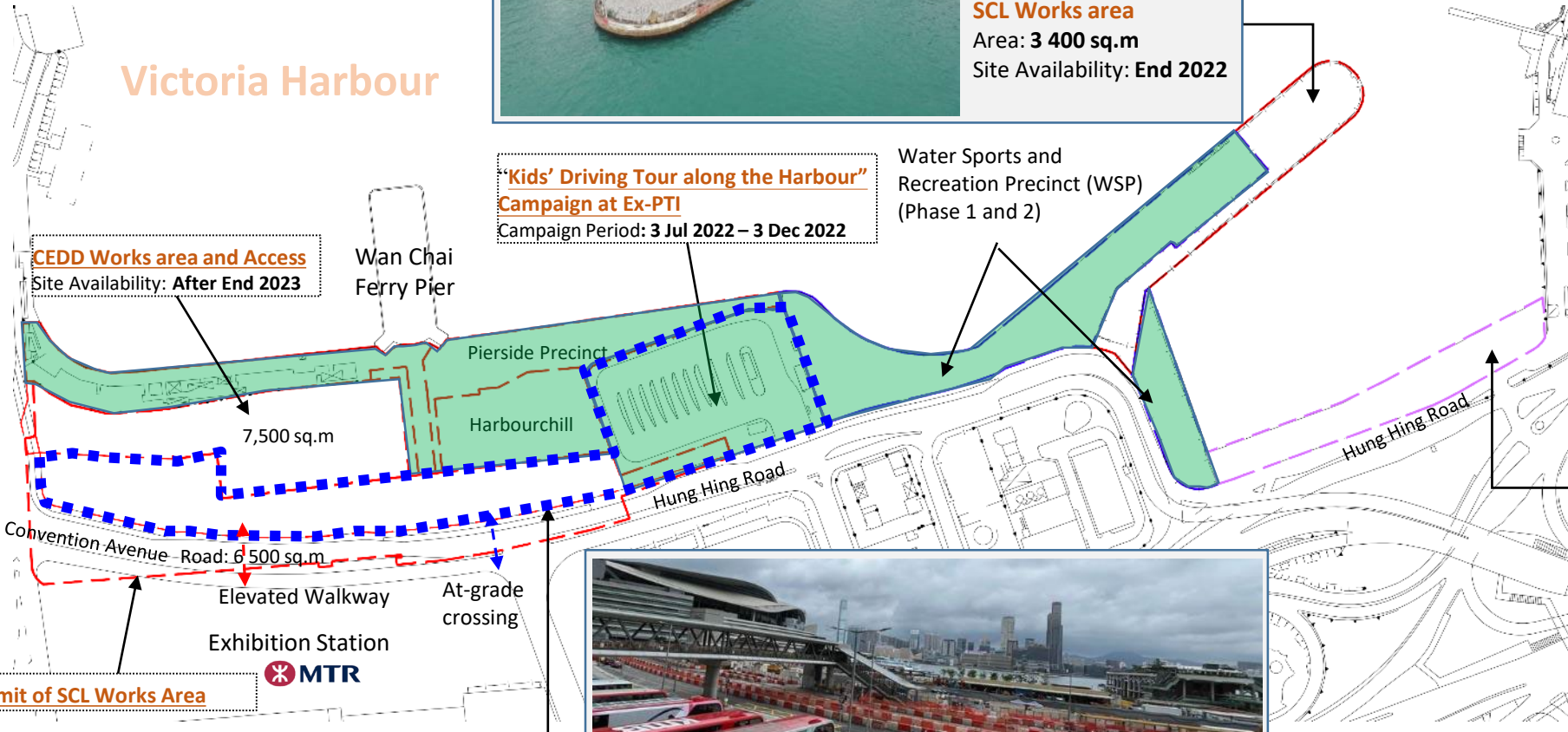


**1**  
**Water Sports and Recreation Precinct (Phase 4)**  
**SCL Works area**  
 Area: **3 400 sq.m**  
 Site Availability: **End 2022**

**'Kids' Driving Tour along the Harbour" Campaign at Ex-PTI**  
 Campaign Period: **3 Jul 2022 – 3 Dec 2022**

Water Sports and Recreation Precinct (WSP) (Phase 1 and 2)

Royal Hong Kong Yacht Club



**2**  
**Water Sports and Recreation Precinct (Phase 3)**  
**CWB Works area**  
 Area: **3 630 sq.m**  
 Status: **Reinstatement works in progress**

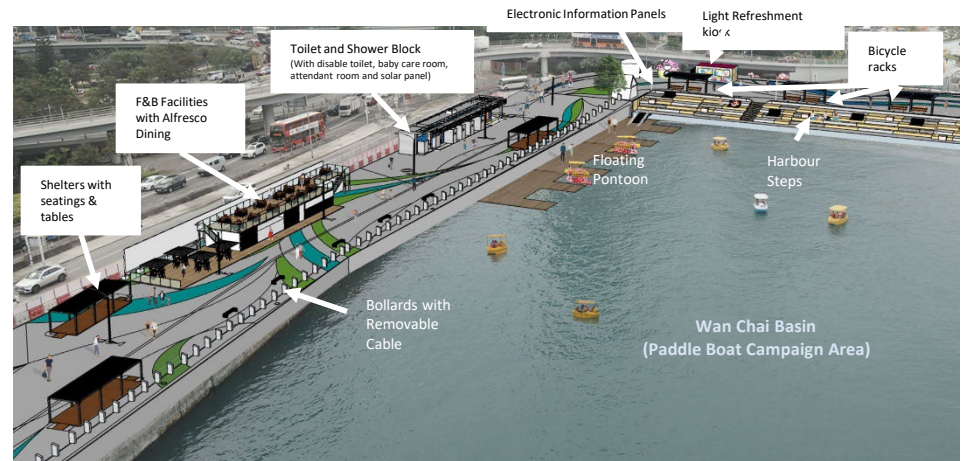
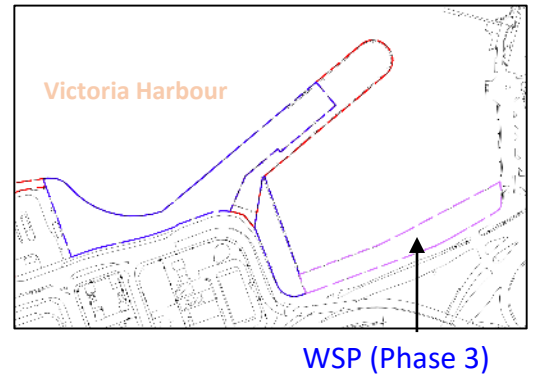


**3**  
**Proposed Wan Chai Harbourfront Event Space (WCHES)**  
**SCL Works area and ex-PTI**  
 Area: **1.47 hectare**  
 Site Availability: **End 2022/Q1 2023**

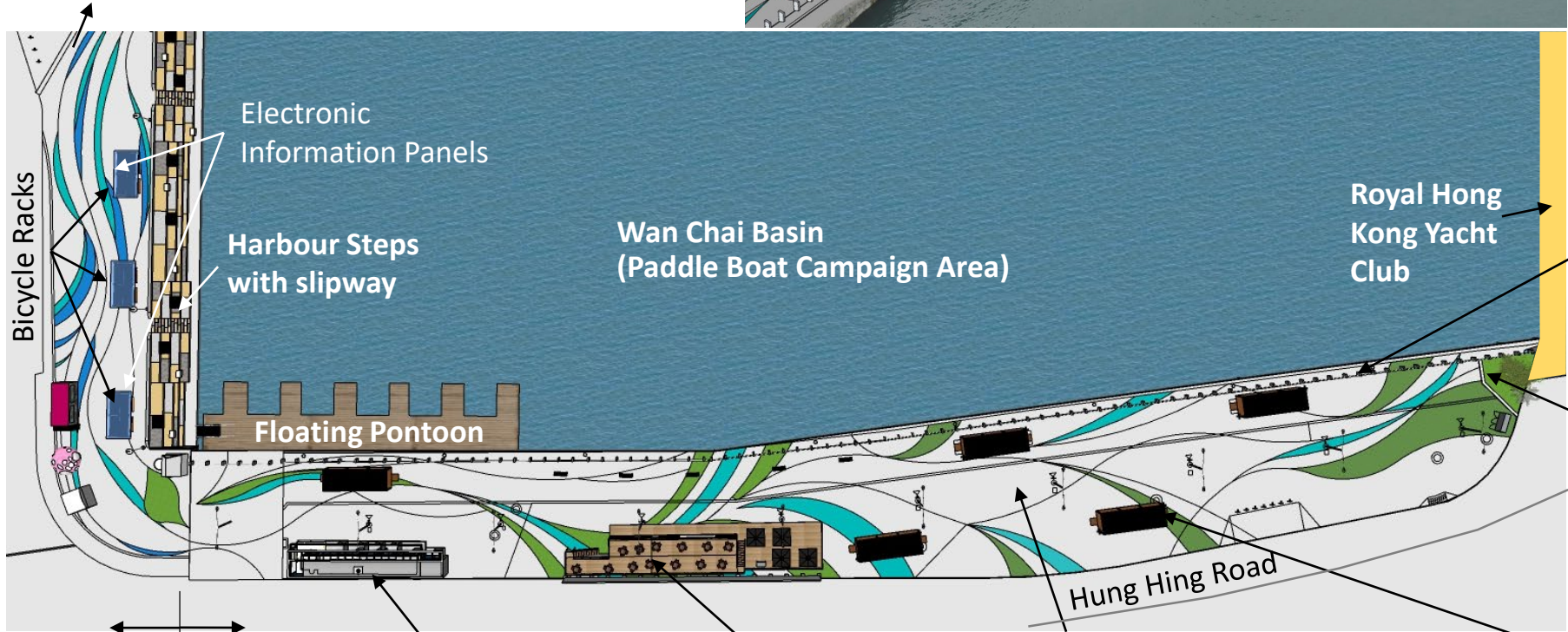
- Site opened to public
- Proposed WCHES
- SCL Works Area
- CWB Works Area

# Schematic Design of WSP (Phase 3) and Floating Restaurant

Site Area: 3,630 sq. m  
Promenade Length: 190m  
Status: Reinstatement works in progress  
Completion date: Dec 2022



## WSP (Phases 1 and 4)



WSP(Phase 2) (Opened)

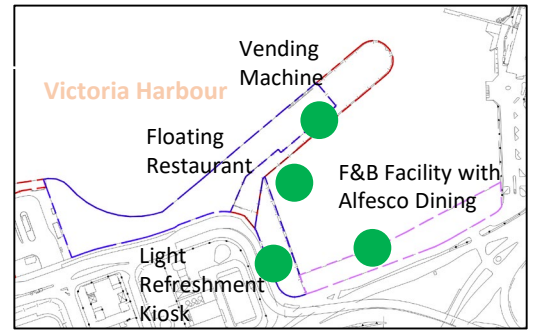
WSP (Phase 3) (In progress)

Toilet with showers (With disable toilet, baby care room, attendant room and solar panel)

F&B facilities with alfresco dining

Multi-purpose Event Space (approx. 2,000 sq.m)

# Schematic Design of WSP (Phase 3) and Floating Restaurant



## WSP (Phase 1)



Vending Machine

## WSP (Phase 2)

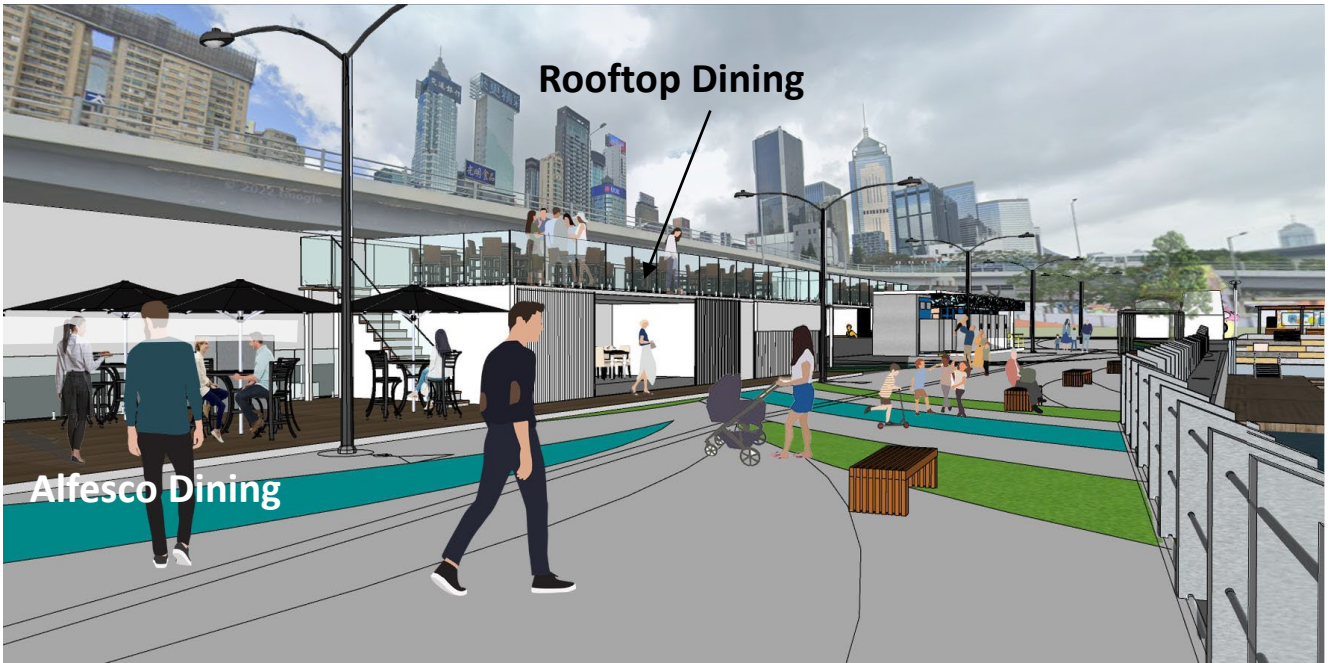


Light Refreshment Kiosk

## WSP (Phase 3) Floating Restaurant



## F&B Facility with Alfresco Dining

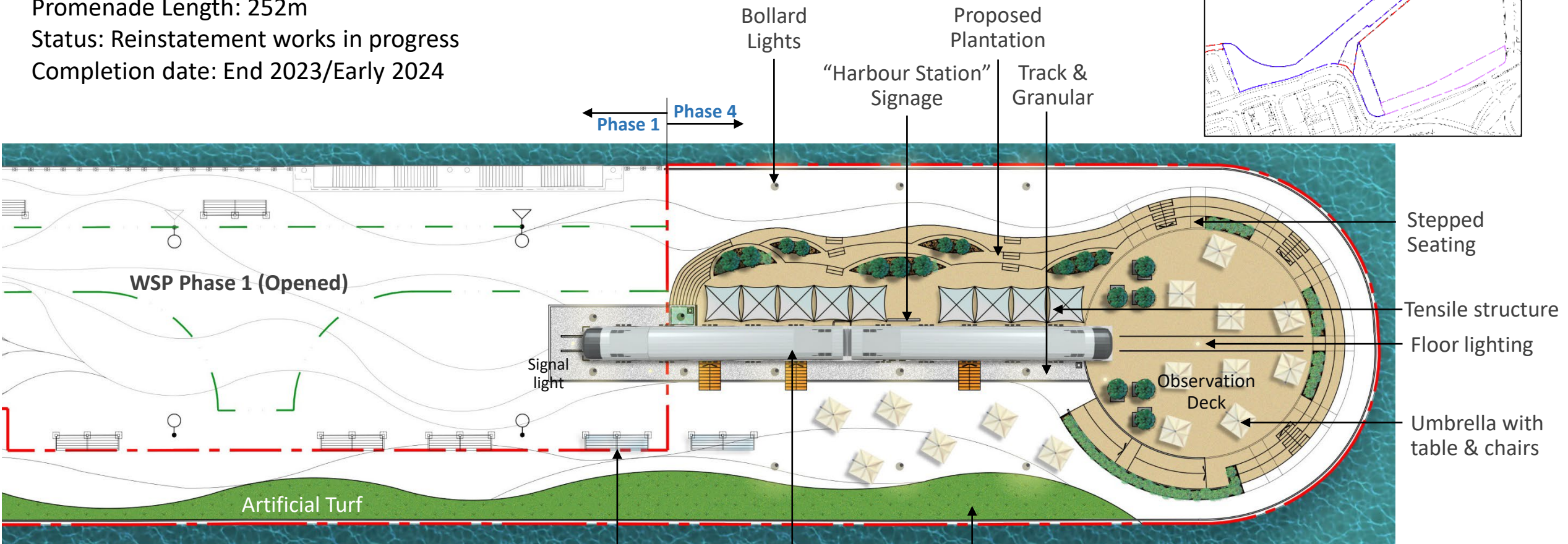
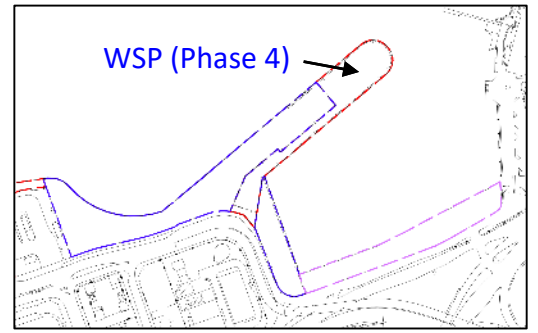


Rooftop Dining

Alfresco Dining

# Schematic Design of WSP (Phase 4)

Site Area: 3,400 sq. m  
 Promenade Length: 252m  
 Status: Reinstatement works in progress  
 Completion date: End 2023/Early 2024



**Wan Chai Basin**  
 (Paddle Boat Campaign Area)

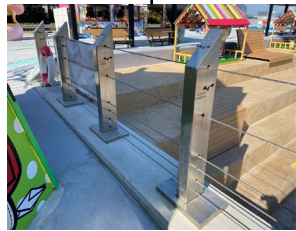
Multi-purpose Event Space  
 (approx. enlarged from 1,600 sq.m to about 4,000 sq.m)



Shelter with seating



Display of Train of MTR East Rail Line



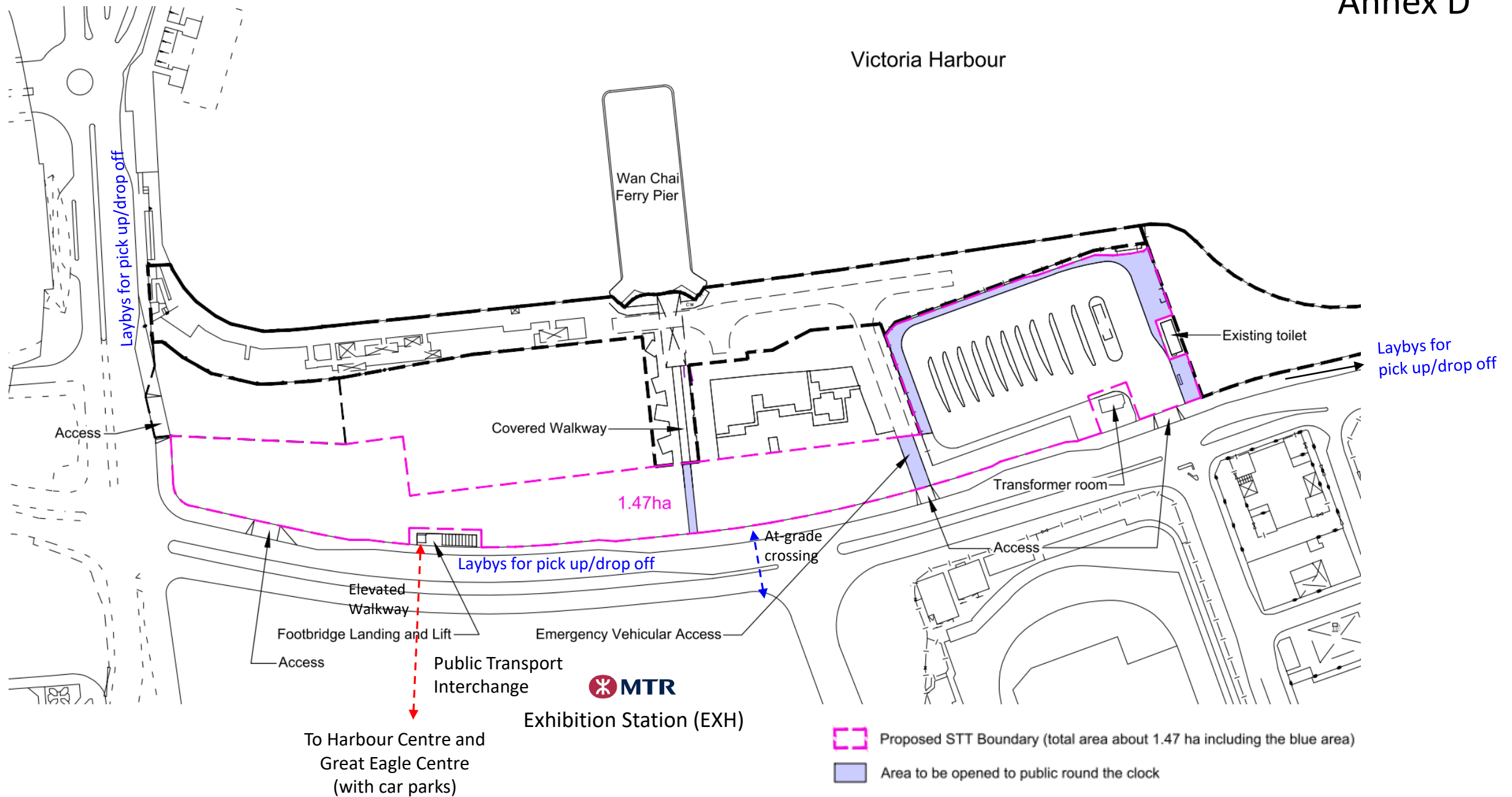
Bollard with Cables



Existing Condition

# Proposed WCHES

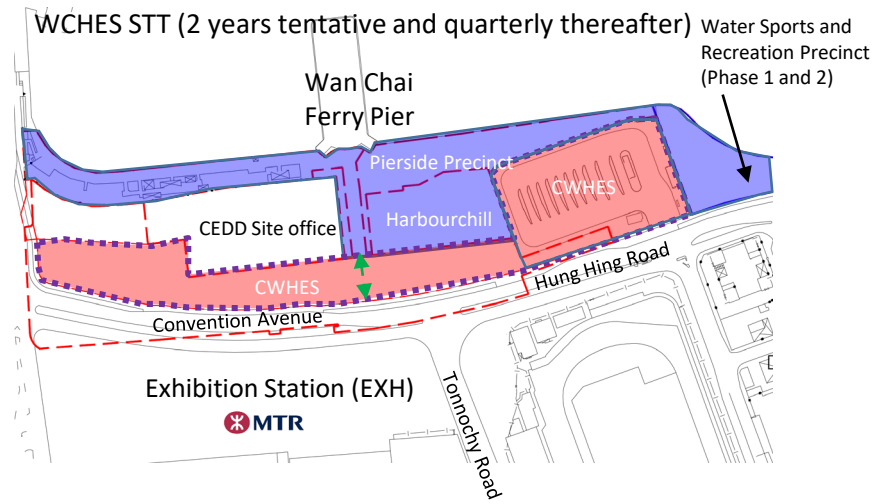
# Annex D



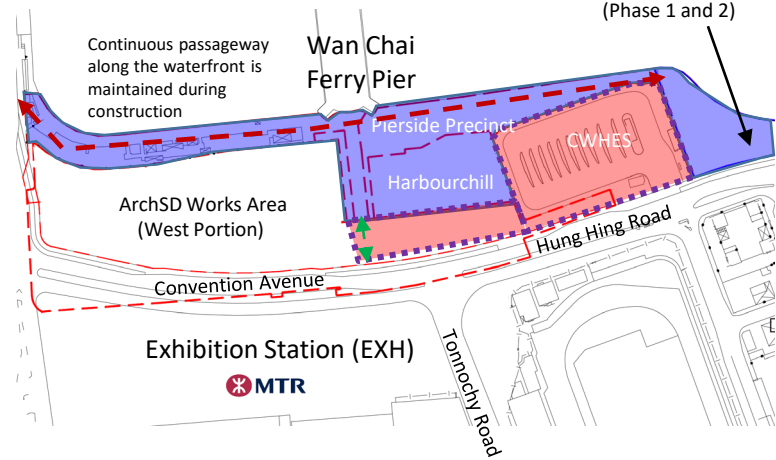
# “Incremental Approach” for Development of Pierside Precinct

## Annex E

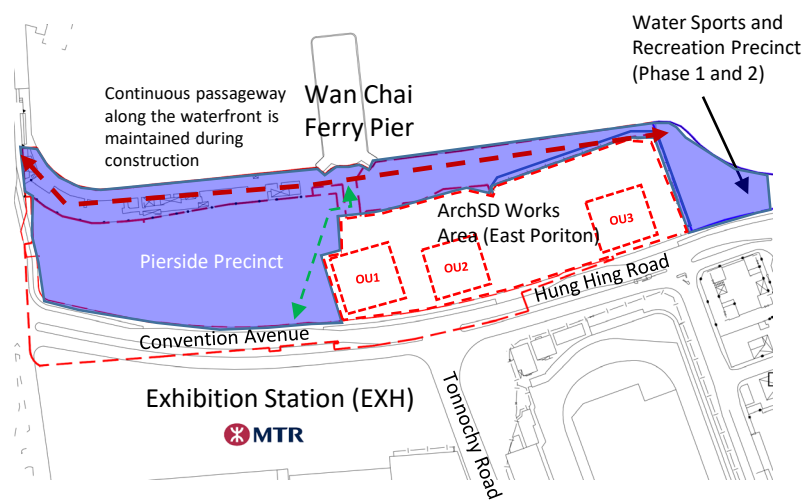
Up to end 2022



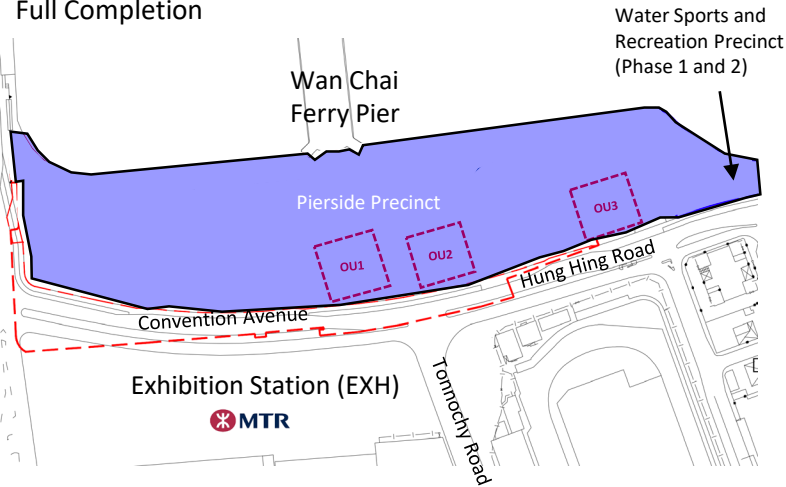
Stage 1 - ArchSD to construct West Portion and then enhance the built portion



Stage 2 - ArchSD to construct East Portion and then enhance the built portion after completion of West Portion



Full Completion



### Legends:

- Area opened to public
- WCHES Area
- Works Area
- 24 hours pedestrian access to Wan Chai Ferry Pier