

# Task Force on Harbourfront Developments on Hong Kong Island

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For discussion  
on 21 September 2015

TFHK/10/2015

## Temporary Uses at the New Central Harbourfront

### PURPOSE

This paper aims to update Members on the latest progress of the two temporary uses in the new Central Harbourfront, and seek Members' views on the way forward.

### BACKGROUND

2. Victoria Harbour is the most precious public asset of Hong Kong and a symbol of the city. The Government has been striving to enhance the harbourfront and improve its accessibility. Subject to the actual circumstances of harbourfront sites and through effective allocation of resources, the Government gradually enhances both sides of the harbour for public enjoyment.

3. Having regard to the actual circumstances, the Government is gradually taking forward permanent development of the eight key sites in the new Central harbourfront, taking into account the recommendations of the "Urban Design Study for the New Central Harbourfront" (UDS). After consulting the Harbourfront Commission and the Central and Western District Council (C&W DC), the Development Bureau (DEVB) has implemented a number of temporary uses since 2012 to optimise utilising harbourfront sites whereby works were completed in order to enable early public enjoyment and add vibrancy to the harbourfront, pending permanent development.

4. For locations of the key sites and the respective temporary uses, please refer to the **Annex**.

### THE LATEST PROGRESS

5. Area A off Central Piers Nos. 9 and 10 is close to one hectare in size. Through an open tender, the area is let to an operator through

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short-term tenancy (STT) for operating observation wheel and ancillary facilities. The three-year tenancy was awarded by the Lands Department (LandsD) in May 2013. The observation wheel was open for public enjoyment on 5 December 2014, and the subject STT will expire in June 2016.

6. On the other hand, Areas D and E opposite to the City Hall to the north of Lung Wo Road are about 3.6 hectares in size. Through an open tender, the area is let to an operator through STT for organising different types of events and activities. A three-year tenancy was awarded by LandsD in April 2014. The first event was organised in August 2014 and the subject STT will expire in May 2017.

### **LONG-TERM DEVELOPMENT**

7. Area A comprises a portion of Sites 3 and 7 respectively, while Areas D and E comprise the entire Site 4 and part of Site 7.

8. In accordance with the recommendations of the UDS, Site 3 will be used for comprehensive development mainly office and retail uses. There will also be a large landscaped deck and at-grade public open space, as well as a continuous pedestrian connection between the Statue Square and the Central Piers. With gradual completion of infrastructural works within the site and the preparation for relocating existing Government facilities being underway, we expect that the site could be made available for long-term development over the next two or three years upon completion of the relevant works and relocation of Government facilities.

9. Sites 4 and 7 are major components of the recommended Waterfront Promenade in the UDS. Together with Site 6, the entire Waterfront Promenade has a total length of 1.3 kilometres and an area of about 10 hectares. The Waterfront Promenade will link up with the Tamar Park to provide a unifying green open space to create an oasis for the city, while attraction nodes are proposed at different spots along the promenade to provide waterfront food and beverage facilities for public enjoyment. The eastern part of Site 7, as well as Site 6, will remain occupied for infrastructural works of the Wan Chai Development Phase II and the Central-Wan Chai Bypass projects over

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the next few years. Taking these and the estimated development timetable into account, it is expected that long-term development of the subject sites will not commence before 2020.

### **PUBLIC RESPONSE**

10. The two temporary uses are generally welcomed by the public since their commencement. The observation wheel in Area A, nearly 60 metres in height, offers air-conditioned gondolas in which passengers may enjoy comfortable rides in any season and weather. Since its commencement of operation, the facility has become a new attraction in Hong Kong and a new landmark on Hong Kong Island's coastline. Meanwhile, ancillary facilities such as food kiosks are also available in the vicinity of the observation wheel for the convenience and enjoyment of the public and tourists alike.

11. On the other hand, the temporary event site at Areas D and E hosted 63 events of different types by the end of July 2015. Among these are several large-scale activities, such as a carnival that offered a variety of amusement rides; the internationally renowned equestrian show "Cavalia"; the first-ever "Art Central" art exhibition, as well as the "Lai Yuen Super Summer" that brings back memories of old times to the public, *etc.* According to the operator, these activities have attracted a patronage of over one million as of July 2015, and it has significantly enhanced the vibrancy of the new Central harbourfront.

### **PROPOSED TEMPORARY USES**

12. Taking into account the long-term development timetable of the subject sites and public response to the temporary uses, the Development Bureau (DEVB) proposes, after the expiry of current tenancies, to:

- (a) continue using Area A for operating an observation wheel with ancillary facilities for one year until mid-2017.

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- (b) continue using Areas D and E for organising events and activities for three years until mid-2020.

### **HARBOUR PLANNING PRINCIPLES**

13. We consider that the proposal aligns with the Harbour Planning Principles in the following aspects–

#### ***Preserving Victoria Harbour***

The proposal would not cause any harm to the Victoria Harbour, but attract local residents and tourists alike to enjoy this special public asset.

#### ***Public Engagement***

In addition to the Task Force, we have consulted the Culture, Leisure & Social Affairs Committee of the C&W DC on 10 September 2015 and obtained their support on the proposed temporary uses. Public reception as outlined in paragraphs 10 and 11 also indicate general support of the two temporary uses.

#### ***Sustainable Development and Integrated Planning***

The proposal would not affect the long-term development of the sites concerned both in terms of design and time table. As both sites are distant from major residential areas in the vicinity, the proposed temporary uses should not have caused any nuisance to local residents since their commencement.

#### ***Proactive Harbour Enhancement***

The proposal aims to allow early public enjoyment and add vibrancy to the harbourfront.

#### ***Vibrant Harbour and Public Enjoyment***

Existing temporary uses are welcomed by the public, as marked by high patronage recorded in both sites. The proposal would allow local residents and tourists alike to continue to be given the choice. DEVB will continue to work with other Government departments to monitor the

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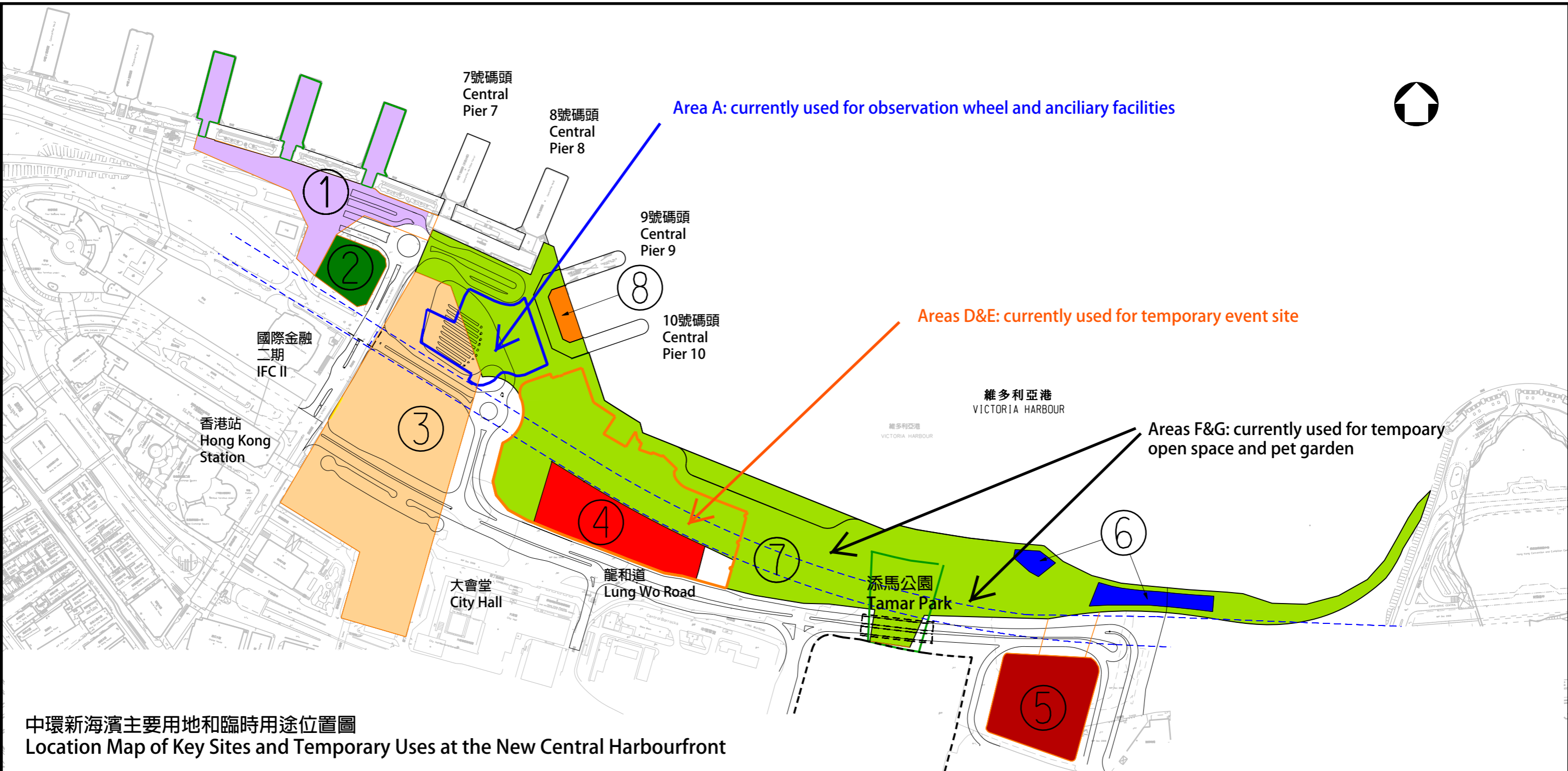
operation of the tenants. We would also suggest retaining the requirements on provision of free public events in the tenancy of the event site, so that more members of the public can participate in the various activities hosted at the harbourfront.

### **WAY FORWARD**

14. If the proposal is supported by the Task Force, DEVB would work with various Government departments to work on the procedures in administering the two proposals.

15. Members are invited to give views on the proposal.

**Development Bureau  
September 2015**



中環新海濱主要用地和臨時用途位置圖  
Location Map of Key Sites and Temporary Uses at the New Central Harbourfront