

## **Invitation for Expressions of Interest : Suggestions for the Development of New Cruise Terminal in Hong Kong**

### **Questions and Answers**

#### **Notes**

As Government has received enquiries on the Invitation for Expressions of Interest : Suggestions for the Development of New Cruise Terminal in Hong Kong, our response to these enquiries is presented herebelow in the form of Questions and Answers for the purpose of assisting the preparation of an Expression of Interest or for clarifying any relevant matter.

Neither the Questions nor the Answers posted in this section form part of the Invitation Document.

Questions received may be grouped together and/or edited for the purpose of posting in this section.

Response to any enquiry in connection with the invitation for Expressions of Interest exercise will be publicized on the Tourism Commission website.

The Disclaimer in paragraphs 2.6 to 2.14 of the Invitation Document also apply to the contents of this website relating to this Expression of Interest exercise.

## Questions and Answers Nos. 1-11

Q1. To what depth and width will the Government be maintaining at all times the approach channels within the Hong Kong Victoria Harbour?

A1. Width and navigable depth of the four major fairways in the Harbour :

Fairway	Width (m)	Navigable Depth (mCD)
Eastern Fairway	410	11.0
Hung Hom Fairway	370	11.0*
Central Fairway	370	11.0
Northern Fairway	305	11.0

\* A patch of up to -8.5mCD exists near the Eastern Quarantine & Immigration Anchorage

Q2. Are there any plans for the Government to dredge deeper the existing approach channels within the Victoria Harbour?

A2. Government has no plan to deepen the major fairways within the Victoria Harbour at present. However, maintenance dredging will be carried out whenever required.

Q3. Are there any requirements and/or limitations for the type of ships to qualify to berth alongside the new Cruise Terminal? What are the operation hours for the new Cruise Terminal? Are there any minimum conditions set by the Government pertaining to the provision of Customs, Immigration and Quarantine facilities?

A3. At this stage Government has no pre-conceived idea on the mode of operation of the new cruise terminal, and interested parties can propose the operation mode for Government's consideration. Proponent may make reference to the "Major Findings of the

2004 Study on Cruise Terminal Facilities Development for Hong Kong.” The objective to be achieved is to enhance the position of Hong Kong as a regional cruise hub.

- Q4. Will the new Cruise Terminal be a gazetted cross-boundary checkpoint?
- A4. The new cruise terminal will need to be gazetted as an approved immigration anchorage if the immigration arrival and departure clearances are to be performed inside the cruise terminal.
- Q5. How does the Government intend to balance between encouraging the private sector to respond to the EOI and the stipulation in paragraph 2.3(ii) that the Government will use the information from the EOI to set out the “...parameters for competitive bidding process at a later stage”?
- A5. The intention of this invitation for Expressions of Interest exercise is to gauge feedback from the private sector, and to make use of the information from the Expressions of Interest to set out the parameters for a competitive bidding process at a later stage.
- Q6. Please clarify the intention of the last sentence of paragraph 2.16 in relation to the first sentence of paragraph 2.11, which states “The invitation is not a prequalification exercise to shortlist or prequalify any Proponent”.
- A6. The last sentence of paragraph 2.16 reading “Any submissions not conforming with the requirements stipulated in the Invitation Document will not be considered under any circumstances” means that non-conforming submissions will not be considered in this EOI exercise. This does not contradict with para. 2.11.

- Q7. What information is required regarding “Conceptual Development Parameters” referred to in paragraph 2.17 of the Invitation Document?
- A7. The “development parameters” referred to in para. 2.17 include site area, site coverage, development intensity, plot ratio, land uses and the respective Gross Floor Areas, building height and number of storeys of the various proposed components of the Development.
- Q8. With regard to paragraph 3.5(ii), upon the receipt of the EOI, what time period will the Government take to make a decision to proceed to the in-depth review of the overall suitability of the proposed site should the site be considered meeting the Government’s requirements?
- A8. After the deadline for the EOI submissions on 31.12.2005, the Government will consider the submissions in accordance with the requirements as set out in 3.5 and 3.6 of the EOI document and make a decision as soon as practicable.
- Q9. With regard to paragraph 4.3, will facilities other than residential development, such as offices, hotels, restaurants, retails, institutional development etc. be considered? How will Government determine what amount of GFA would be considered acceptable at a particular location?
- A9. As set out in the Invitation Document, any suggestion on enhancement facilities for the new cruise terminal must not include residential development. It can, however, incorporate other tourism-related facilities to enhance the attractiveness of the cruise terminal to visitors and also its financial viability, making the project more attractive to investors.

As the location of the cruise terminal has yet to be confirmed, the land use and planning details such as commercial floor area are not available at the moment. If a proposed location can meet the

Government's requirements, details such as the maximum amount of Gross Floor Area will be determined in accordance with the established planning procedures.

Q10. Is site-specific technical information available for inspection?

A10. As the EOI exercise is non-site specific and the Government does not have a specific site in mind, site specific information other than those readily accessible to the public will not be provided through this EOI exercise. For publicly accessible information, please contact the general enquiry of the relevant Government departments. Any legal issues related to a specific site would also not be answered. Proponents are advised to seek the views of their own legal advisers.

Q11. Would the full version of the "Major Findings of the 2004 Study on Cruise Terminal Facilities Development for Hong Kong" be available for reference?

A11. The Study contains commercially sensitive information and is intended for internal use by Government. The major findings which have been uploaded to this website have already contained the key information relevant to this invitation for Expressions of Interest.

Tourism Commission  
10 December 2005