

February 14, 2018

The Honourable Mrs. Carrie Lam, GBM, GBS
Chief Executive
Office of the Chief Executive
Tamar, Hong Kong

Dear Chief Executive,



The American Chamber
of Commerce in Hong Kong
1904 Bank of America Tower
12 Harcourt Road, Hong Kong

Future Development of Site 3 – Central Harbourfront

For the future development of the Central Harbourfront Site 3 – a very iconic site for Hong Kong - the American Chamber of Commerce in Hong Kong (AmCham) believes that the government must follow international best practices in project selection and public engagement to ensure that the redevelopment both serves the public interest and demonstrates world-class excellence in design and project execution.

The redevelopment of Harbourfront should also be conducted holistically, with all different sites integrated into one design and planning.

The current outline planning framework for Site 3 expects the provision of medium rise commercial office space, with underground retail facilities and additional open public areas at ground level. Whilst we acknowledge that additional commercial office space is needed in Central, we feel that the limited nature of the outline planning brief combined with a “price maximization” tender approach will undermine the very important objective of this site redevelopment reaching a world-class standard, to the benefit of the whole community.

The Victoria Harbour is **the icon of Hong Kong**, with potential to attract the best of local and international design talent to re-brand Hong Kong and bring the city back on the agenda for award-winning design on the world stage. The Chamber seriously doubts that a “revenue-led” approach of simply maximizing the land premium, rather than a “design-led” approach, will achieve such an aim; and is worried that such a business as usual approach will risk missing a once-in-a-generation opportunity to reshape Hong Kong’s world-renowned image.

Many world-class cities have faced similar challenges in striking a balance between revenue generation and public interest with the redevelopment of waterfront sites. For Hong Kong, as ‘Asia’s world city’ the quality of design and our international reputation should be at the core for such an iconic site. AmCham strongly recommends a “design and community-led” approach to be adopted for the tender of this project.

Prior to redeveloping the New York Waterfront under the city’s Vision 2020, New York City took a **very inclusive process** to look at alternative views and approaches over a 12-month period before finalizing their planning guidelines. Phase 1 took views from the community as a whole and included direct feedback from the public to identify key goals and issues. Phase 2 saw a number of more detailed stakeholder workshops to identify opportunities and priorities, followed by a phase 3 which identified clear recommendations and provided feedback to the Community. This has led to a well-planned and well-structured cross-government approach to the development of key sites on the Hudson and the East River, in line with community expectations and the broader public interest.

We believe that Site 3 is worthy of special attention to re-invigorate the Hong Kong spirit. Building public trust in the government's intent to make this a project of pride for our city is essential to show the government's recognition of our shared interest and love we have for Victoria Harbour.

AmCham would welcome early engagement with government on this issue, so that we can provide every support in partnering to make the successful development of Site 3 an important legacy of this Administration for generations to come.

Yours sincerely,



Jack Lange
2018 Chairman



Tara Joseph
President

CC Financial Secretary Mr. Paul Chan
Secretary for Development Mr. Michael Wong