

**Proposed Tourism-themed Development at the  
Former Marine Police Headquarters in Tsim Sha Tsui**

**Purpose**

1. This paper informs Members of the framework for taking forward the proposed tourism-themed development at the former Marine Police Headquarters (MPHQ) in Tsim Sha Tsui.

**Background**

2. The boundary of the project is shown in **Plan 1**, comprising the MPHQ compound and the accommodation block of the former Fire Station, which are declared monuments under the Antiquities and Monuments Ordinance (Cap. 53), the main building of the former Fire Station which is a Grade III building and a one-storey masonry building. The Marine Police moved to a new base at Sai Wan Ho in November 1996, the MPHQ compound has been left vacant since then.

3. The MPHQ is a most valuable and unique building located at the heart of Tsim Sha Tsui. The strategic location of MPHQ and its heritage value offer good potential for private sector involvement in a project which seeks to achieve the dual objectives of preserving and restoring the Site, and developing it as a facility for use and enjoyment by both local residents and overseas visitors.

4. In 1999, the Planning Department commissioned the “Study on the Development Opportunities of the Former MPHQ site in Tsim Sha Tsui” to examine the parameters within which a tourism-themed commercial development might be taken forward. In considering the

implementation of the project, the Government note that there are considerable constraints on the Site including restrictions on developments necessary to preserve the heritage setting of the Site, the railway reserve for the proposed Kowloon Southern Link running beneath it and the problems with access to its platform level, it would be necessary to minimize mandatory requirements to allow as much flexibility as possible for the future proponent to determine the use of the Site, while not compromising the need to observe conservation requirements.

### **Implementation Framework**

5. The Government will invite the private sector to submit proposals for preserving, restoring and converting the site to a tourism-themed development. The successful proponent will be identified through an open competitive process. Proposals received will be assessed based on two major categories of criteria, namely –

- (a) heritage preservation, design and technical aspects such as how the proposed scheme will preserve the heritage flavour of the existing landscape of the site; creativity of the proposal and how it will blend in with the heritage setting of the site; the tourism benefits arising therefrom; the technical competence, experience and expertise which the proponent may demonstrate to be available in his management team; traffic impact and implementation programme; and
- (b) financial aspect notably as the financial capability of the proponent to carry through the project, and the proposed level of payment to the Government.

6. Since the primary objective of the project is to put this heritage asset to beneficial use, the assessment of proposals will place greater emphasis on the heritage preservation, design and technical aspects of proposals than on the financial aspects. Proponents also have to demonstrate how the proposed tourism-themed development can bring synergy with the ancillary facilities and other attractions nearby. A detailed marking scheme will be developed and assessment panels

comprising representatives of concerned bureaux and departments will be set up to scrutinize proposals received.

7. The successful proponent will need to complete all necessary statutory procedures as required under relevant legislation, including the Town Planning Ordinance (Cap. 131) and the Antiquities and Monuments Ordinance (Cap. 53), and conduct all the necessary impact assessment before beginning construction work on site.

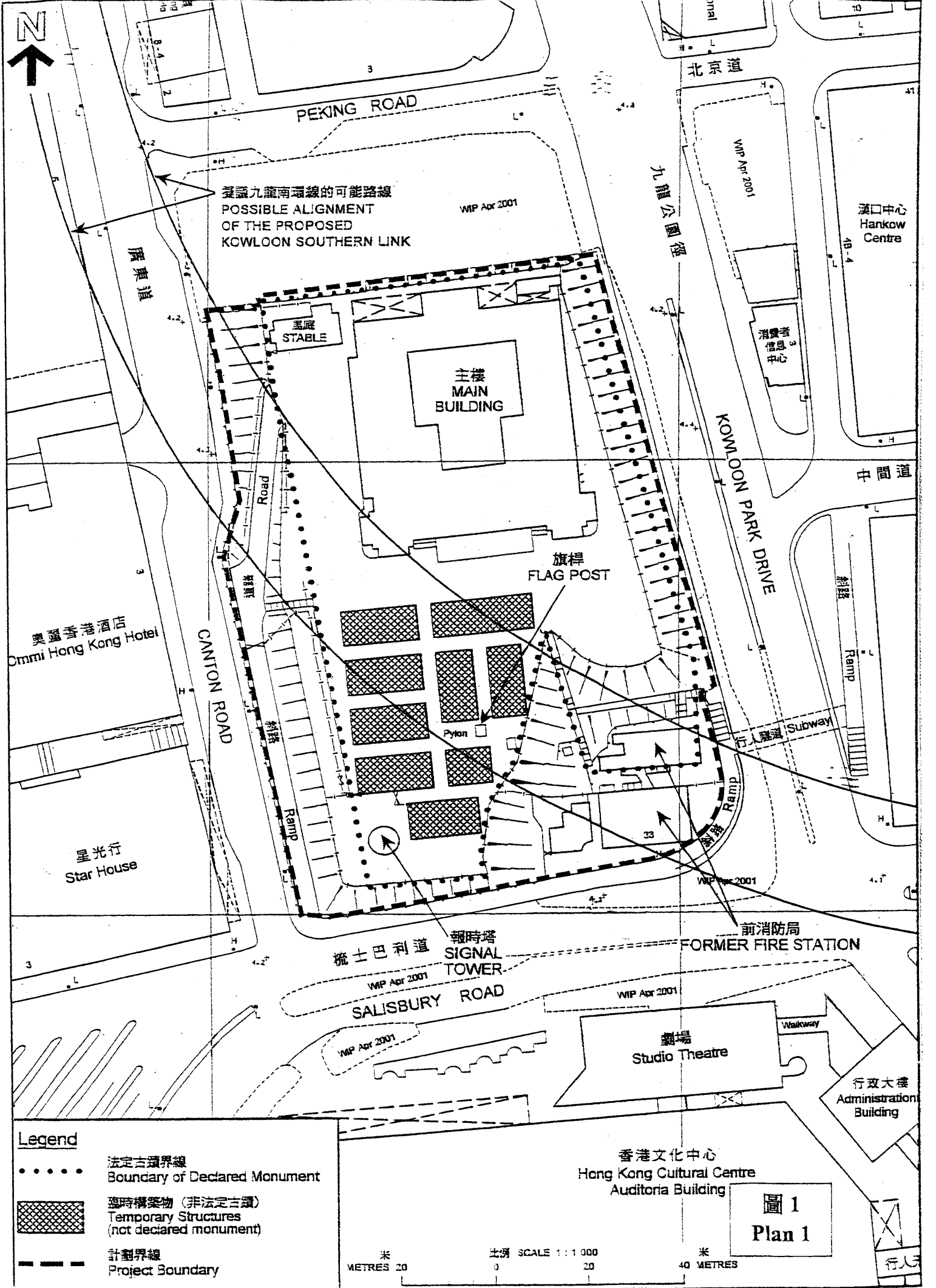
### **Timetable**

8. The Government plan to invite the private sector to submit proposals for the project in September 2002. Submissions will close in December 2002, and the target is to award the project to the successful proponent by February 2003.

### **Advice Sought**

9. Members are invited to note the framework for taking forward the proposed tourism-themed development at the MPHQ site as outlined in paragraphs 5 to 7 above.

**TOURISM COMMISSION  
ECONOMIC SERVICES BUREAU  
MAY 2002**



建議九龍南環線的可能路線  
 POSSIBLE ALIGNMENT  
 OF THE PROPOSED  
 KOWLOON SOUTHERN LINK

- Legend**
- 法定古蹟界線  
Boundary of Declared Monument
  - ▨ 臨時構築物 (非法定古蹟)  
Temporary Structures (not declared monument)
  - 計劃界線  
Project Boundary

米 METRES 20 0 20 40 METRES  
 比例 SCALE 1:1 000

圖 1  
 Plan 1