

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

**Purpose**

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

**Background**

2. The Tourism Commission briefed Members on the framework for taking forward the proposed tourism-themed development at the MPHQ site (the Site) on 4 June 2002. Members supported the proposal.

**Tender Exercise**

3. The Government published a gazette notice on 1 November 2002 to invite private sector proposals to preserve, restore and convert the site for tourism-themed uses. Interested parties would have a period of three months to prepare for their submissions. The tender will close by noon on 7 February 2003. The full tender document may be obtained from the Lands Department Headquarters and the District Lands Office/Kowloon West. Interested parties can also obtain information about the exercise from the tailor-made website ([www.mphq.gov.hk](http://www.mphq.gov.hk)) prepared by the Tourism Commission.

**Assessment of the proposals**

4. The Government has set up an inter-departmental assessment panel to assess the proposals received. The marking scheme is attached at Annex A for Members' information. The four board categories of the assessment criteria which have equal weighting are, namely (i) site preservation and restoration; (ii) competence, creativity and technical issues; (iii) economic and tourism benefits; and (iv) payment to Government.

5. The objective of the exercise is to balance heritage preservation and development to showcase the cultural heritage of Hong Kong. The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department has produced a set of mandatory preservation requirements in the Technical Schedule (TS) to the tender document (at Annex B). Proposals

which fail to comply with the TS will not be accepted. The tender document also contains a set of Conservation Guidelines (CG) (at Annex C). The assessment panel will take into consideration performance of bids in respect of preservation.

### **Timetable**

6. Our target is to award the project in the first half of 2003.

### **Advice Sought**

7. Members are invited to note the latest development of the proposed tourism-themed development at the MPHQ site as outlined above.

**Tourism Commission  
Economic Development and Labour Bureau  
15 November 2002**

**Former Marine Police Headquarters (MPHQ)**  
**Marking Scheme for Assessing Private Sector Proposals**

Criteria	Description	Marks
<b>I. Heritage Conservation</b> <i>[Note : (a) Proposals will be scored according to the extent to which they respect the attached Conservation Guidelines; (b) proposals have to meet a minimum passing score of 13 marks out of 25 marks in this section; and (c) proposals which fail to meet the minimum passing score will be rejected.]</i>		<b>25</b>
1. Site preservation and restoration	<p>Is the proposal conducive to preserving the integrity of the MPHQ in the following aspects?</p> <p>(a) conservation of the five historic buildings</p> <p style="margin-left: 20px;">(i) main building of MPHQ</p> <ul style="list-style-type: none"> <li>• conservation of interior and exterior</li> <li>• colour scheme</li> <li>• adaptive usage</li> </ul> <p style="margin-left: 20px;">(ii) other four historic buildings</p> <ul style="list-style-type: none"> <li>• conservation of interior and exterior</li> <li>• colour scheme</li> <li>• adaptive usage</li> </ul> <p>(b) preservation of significant historic items listed in Appendix I of the Technical Schedule</p> <p>(c) landscape and setting</p> <p>(d) ambience and environment</p>	<p>14</p> <p>7</p> <p>4</p> <p>)</p>
<b>II. Competence, Creativity and Technical Issues</b>		<b>25</b>
2. Competence and expertise	<p>Do the Bidder and its ventures have the requisite competence and expertise in preservation and restoration of historic buildings and operation of heritage tourism projects?</p> <p>(a) competence and expertise (in heritage conservation)</p> <p>(b) practical experience (in heritage tourism projects)</p>	8

<b>Criteria</b>	<b>Description</b>	<b>Marks</b>
3. Creativity of the development concept	Do the development concept and design offer creative ideas?  (a) theme of the proposed development concept  (b) unique features of the proposed development scheme which would help enhance Hong Kong's status as the Asia's world city	8
4. Technical Issues	Is the proposed implementation programme realistic and robust in the following aspects?  (a) understanding the complexity of the project in terms of statutory requirements and their inter-relationship  (b) timetable for development  (c) addressing concerns over vehicular and pedestrian flow	9
<b>III. Economic and Tourism Benefits</b>		<b>25</b>
5. Economic Benefits	Does the proposal maximize economic benefits?  (a) job creation  (b) generation of business opportunities	13
6. Tourism Benefits	Does the proposal maximize tourism benefits?  (a) contribution to enhancing Hong Kong's attractiveness to visitors, local and overseas  (b) synergy with other tourist facilities and attractions nearby	12
<b>IV. Financial Aspect</b>		<b>25</b>
7. Payment to Government	Proposed level of premium	25

## TECHNICAL SCHEDULE

### 1. Definitions

In this Technical Schedule the following words shall mean :

- "Historic Compound"** - The area of land within and outside the Site (as hereinafter defined) as shown edged black on Plan I at Appendix II hereto, which is together with some of the buildings erected thereon a monument as defined in and declared under the Antiquities and Monuments Ordinance (Cap. 53) (hereinafter referred to as "the Ordinance").
- "Historic Buildings"** -
- Main Building (No. 1)
  - Stable Block (No. 2)
  - Signal Tower (Round House) (No. 3)
  - Accommodation Block of The Former Fire Station (No. 5)
  - Main Building of The Former Fire Station (No. 6)
- The numbering of the buildings are as shown on the Plan I at Appendix II hereto.
- "Reversible"** - an act or process which can be undone or removed at a later date without causing material injury, loss, damage or change to the Site or the Historic Buildings as the case may be.
- "Site"** - The piece or parcel of land to be known as Kowloon Inland Lot No. 11161.

The Technical Schedule shall be given a fair and liberal interpretation as will best ensure the attainment of the object of these requirements according to their true intent, meaning and spirit.

### 2. Introduction

- 2.1 The majority of the Site is a monument as defined in and declared under the Ordinance. Before any acts (as referred to in section 6(1)(a) and (b) of the Ordinance) are done on the Site, such as excavation, building or other works, planting or felling of trees or interference with a "monument" (as defined in the Ordinance), a permit must first be obtained from the Authority (as defined in the Ordinance and is hereinafter referred to as "the Authority") pursuant to the provisions of the Ordinance.
- 2.2 The Authority may at any time in exercise of its powers under the Ordinance impose additional conditions on the Purchaser.

### 3. Main Heritage Principles

- 3.1 Except the Historic Buildings, no building or structure erected or to be erected on the Site shall exceed 14.5 metres above the Hong Kong Principal Datum provided that with the prior written approval of the Director of Lands, temporary buildings (as defined in Regulation 50 of the Building (Planning) Regulations of the Buildings Ordinance), which shall to the satisfaction of the Authority respect the appearance of the Historic Compound and the Historic Buildings, may be erected on the Site.
- 3.2 **Historic Buildings**
- 3.2.1 The Historic Buildings shall be preserved in-situ, repaired, restored and maintained to the satisfaction of the Authority.
- 3.2.2 The Purchaser shall conduct a detailed survey on the condition of the Historic Buildings including photographic and cartographic recordings at his own expense and to the satisfaction of the Authority, and shall submit the survey report (including a digital copy) to the Authority before any works to the Historic Buildings commence
- 3.2.3 The Purchaser is required to take all necessary precautions during construction and excavation work to prevent any damage to the Historic Buildings. In this connection, he is also required prior to commencement of building works to put in place a structural monitoring system which shall be designed and supervised by a Registered Structural Engineer during the whole of the construction works on the lot to the satisfaction of the Authority.

3.2.4 In addition to his obligations under the Conditions of Sale, the Purchaser is required to maintain the Historic Buildings in accordance with the general principles and philosophy contained in the Charter of Venice (ICOMOS) and the Burra Charter (ICOMOS Australia) in so far as they are not inconsistent with this Technical Schedule throughout the term agreed to be granted under the Conditions of Sale and to the satisfaction of the Authority.

### 3.3 External Elevations

3.3.1 No alterations or additions which are non-Reversible are permitted to be done to the exterior of any of the Historic Buildings except such alterations or additions which in the opinion of the Authority are minor.

3.3.2 The external painting system shall be Reversible and the same together with the proposed signage shall not adversely affect the style and historic appearance of the Site and the Historic Buildings.

### 3.4 Interiors

3.4.1 No alterations or additions which will adversely affect the structural stability of any of the Historic Buildings shall be permitted. No alterations or additions should be made to original load-bearing walls and other structural elements of the Historic Buildings except such alterations or additions which in the opinion of the Authority are minor. The Purchaser shall at his own expense and to the satisfaction of the Authority remove those non-historic partitioning/walls as shown stippled black on Drawings II, III and IV at Appendix II hereto. Those non-historic partitioning/walls as shown crossed black on Drawings II, III and IV at Appendix II hereto may be removed by the Purchaser at his own expense.

3.4.2 All proposed partitioning, ceilings, alterations and additions should be constructed so as to be Reversible.

3.4.3 The Significant Historic Items listed at Appendix I hereto shall be preserved in-situ, repaired and restored to maintain the historic integrity of the Historic Buildings and to the satisfaction of the Authority. In the event that any of the Significant Historic Items are not retained in-situ with the approval of the Authority, they should be carefully removed or dismantled, repaired as necessary and used or displayed elsewhere on the Site, or delivered to the Government, all at the Purchaser's expense and as directed by the Authority. Upon delivery of any of the Significant Historic Items to the Government, such Significant Historic Items shall belong to the Government absolutely and shall be disposed of in any way as the Government sees fit free of any compensation and cost to the Purchaser.

3.4.4 The internal colour schemes shall be Reversible.

### 3.5 Landscape

The requirement for a permit for planting or felling trees under section 6(1)(a) of the Ordinance shall also be observed.

### 3.6 Retaining Walls

One of the existing retaining walls of the Site as shown curvilinear black on Plan I at Appendix II hereto is constructed of historic granite stonework blocks and has high historical value. When the wall is demolished, each of the Historic Granite Stonework Blocks (as defined in the Conditions of Sale) shall be removed in whole and shall be either reused elsewhere on the Site or delivered to the Government all at the Purchaser's expense and as directed by the Authority. Upon delivery of any of the Historic Granite Stonework Blocks to the Government, such Historic Granite Stonework Blocks shall belong to the Government absolutely and shall be disposed of in any way as the Government sees fit free of any compensation and cost to the Purchaser.

### 3.7 Underground area of the Site including tunnels

- 3.7.1 Before demolition and removal of that part of the tunnels within the Non-building Area (as defined in the Conditions of Sale), the Purchaser shall excavate, expose and make a full photographic and cartographic record of at least 30 metres in length of the tunnels beginning from Disused Tunnel Portal "B" as shown on the Plan I at Appendix II hereto and shall thereafter submit the said record to the Authority free of cost.
  - 3.7.2 In the event that the tunnel(s) within the Site or any part thereof is approved to be demolished or removed by the Director of Lands under the Conditions of Sale, the Purchaser shall excavate, expose, preserve and reinstate to the maximum degree possible at least 15 metres in length of the tunnel(s) beginning from Disused Tunnel Portal "A" as shown on the Plan I at Appendix II hereto.
  - 3.7.3 In order to protect the valuable historic evidence within the Site, all works affecting the underground area of the Site shall be carried out with due care (as to what constitutes the ground level of the Site, the decision of the Director of Lands shall be final and binding on the Purchaser). The Purchaser shall record all valuable historic evidence uncovered including the tunnels at his own expense and to the satisfaction of the Authority and shall thereafter deliver the historic evidence so recorded to the Authority.
- 3.8 All fossils, coins, articles of value or antiquity and structures and other remains or things of geological, historical or archaeological interest discovered within the lot shall be the absolute property of the Government and the Purchaser shall at his own expense and in all respects to the satisfaction of the Director of Leisure and Cultural Services take reasonable precautions to prevent his workers or any other persons from removing or damaging any such article or thing and shall immediately upon discovery thereof and before removal inform the Director of Leisure and Cultural Services of such discovery and shall carry out at the expense of the Purchaser the instructions of the Director of Leisure and Cultural Services as to the disposal of the same.

Appendix I

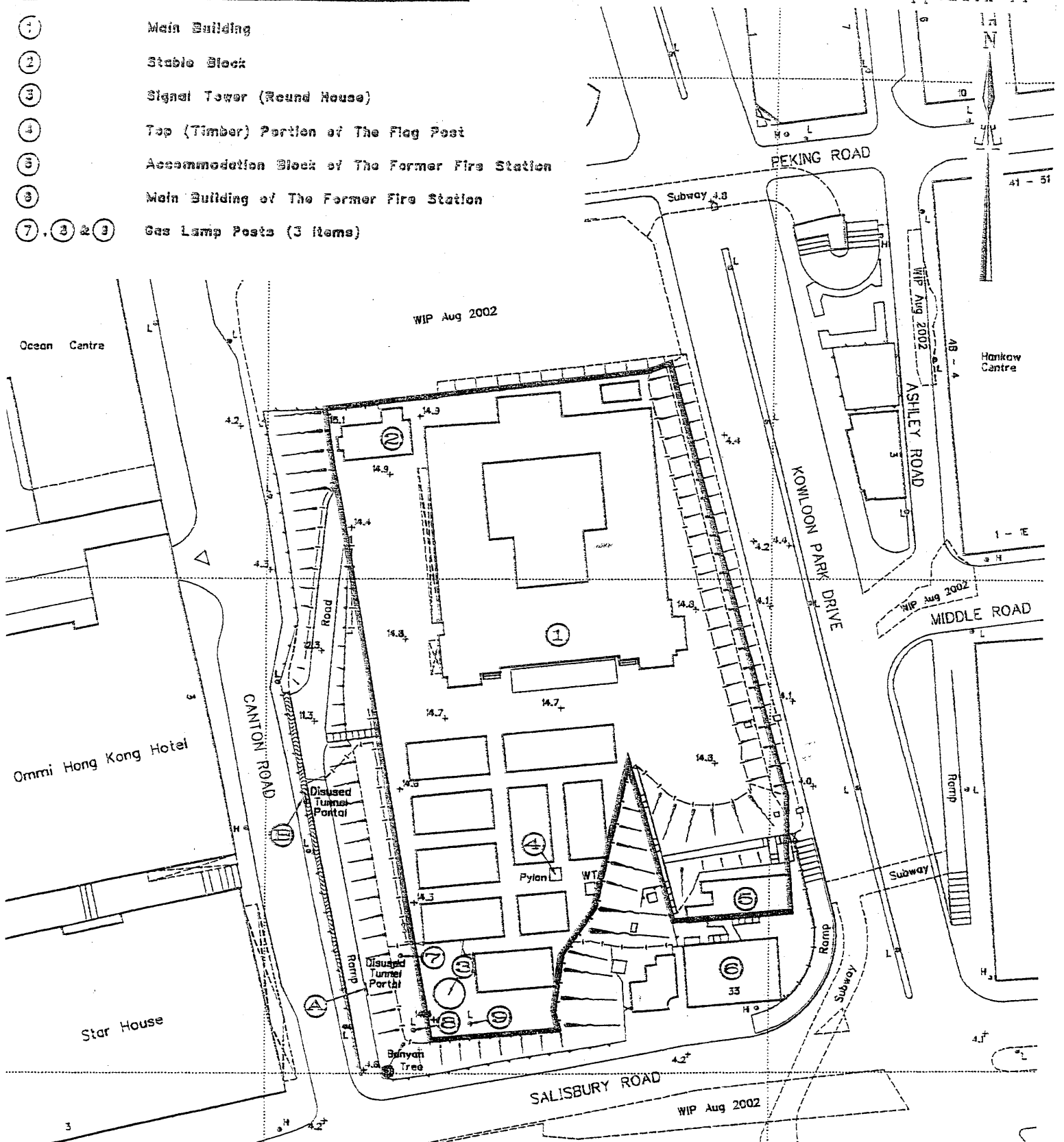
<u>Location</u>	<u>Item No.</u>	<u>Significant Historic Items</u>
I. Southern	4	Top (timber) portion of the flagpost
Platform	7, 8 & 9	Gas lamp posts (3 items)
II. Main Building		
<u>Basement</u>	10	Opening to underfloor maintenance space
	11	Ornate grills (3 items)
<u>Ground Floor</u>	12 and 13	Cast iron staircase rail (2 items)
	14	Wooden lintel engraved with "Indian Constables" above the door
	15	Beam with decorative detail
	16 and 29	Security windows (2 items)
	17 and 18	Masonry stair with timber rail (white balustrade and brown handrail) (2 items)
	19	Timber staircase (dark wood on rail, treads, risers)
	20	Pantry window
	21, 22 and 23	Old Fireplaces (3 items)
	24	Floor grills (cover for rainwater drainage channel on verandah) (2 places)
	25	Suspended ceiling grills. Qing timber (others located in many parts on ground floor and first floor of the building also to be preserved)
	26 and 27	Trapdoor into underfloor maintenance space (depth around 1 metre) (2 items)
	28	Rainwater Hopper-head (others located in various parts of the open courtyard, other sides of the building also to be preserved) (23 items)
	30	Ornate ceramic grill
	31	Cells
	32	Door knob on an original door (this applies equally to door knobs of this type in other locations within the Historic Buildings) (about 27 items)
	33	Original water tank underneath courtyard (Details of size and depth are unknown)
	34	Ornate grills to sub-basement ventilation openings [Located along the perimeter walls around the building (32 items) and south edge of the courtyard (3 items)]
<u>First Floor</u>	35 and 36	Stairs with cast iron rail (2 items)
	37	Chimney flue
	38,39,40,41,42, 43,44,45,46, 47,48,49 & 50	Fireplaces (13 items)
	51,52,53,54 & 55	Stairs with timber balustrade (brown handrail) (5 items)
	56 and 57	Original doors (Currently blocked) (2 items)
	58	1940s switch
	71	Window-screen with a rattan mesh
	59, 60 & 61	Pigeon houses (3 items)
<u>Second Floor</u>	62, 63 & 64	Timber and metal staircases (3 items)
	65, 66, 67 & 68	Fireplaces (4 items)
III. Stable Block		
<u>First Floor</u>	69	Original W. C. system
	70	Staircase
IV. Signal Tower		
<u>Interior</u>	72	Staircase
	73	Old switch
V. Main Building of Former Fire Station		
<u>Interior</u>	74	Stairs with wooden handrail and balustrade
<u>Exterior</u>	75	Rainwater Hopper-head (others located in various parts of the Main Building and Accommodation Block) (4 items)





Historic Buildings/Structures To be Preserved

Plan I of Appendix II

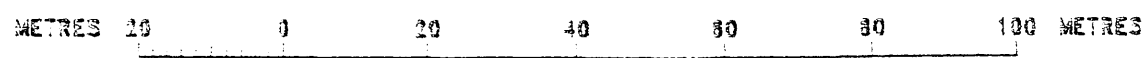
- ① Main Building
- ② Stable Block
- ③ Signal Tower (Round House)
- ④ Top (Timber) Portion of The Flag Post
- ⑤ Accommodation Block of The Former Fire Station
- ⑥ Main Building of The Former Fire Station
- ⑦ ② & ③ Gas Lamp Posts (3 items)

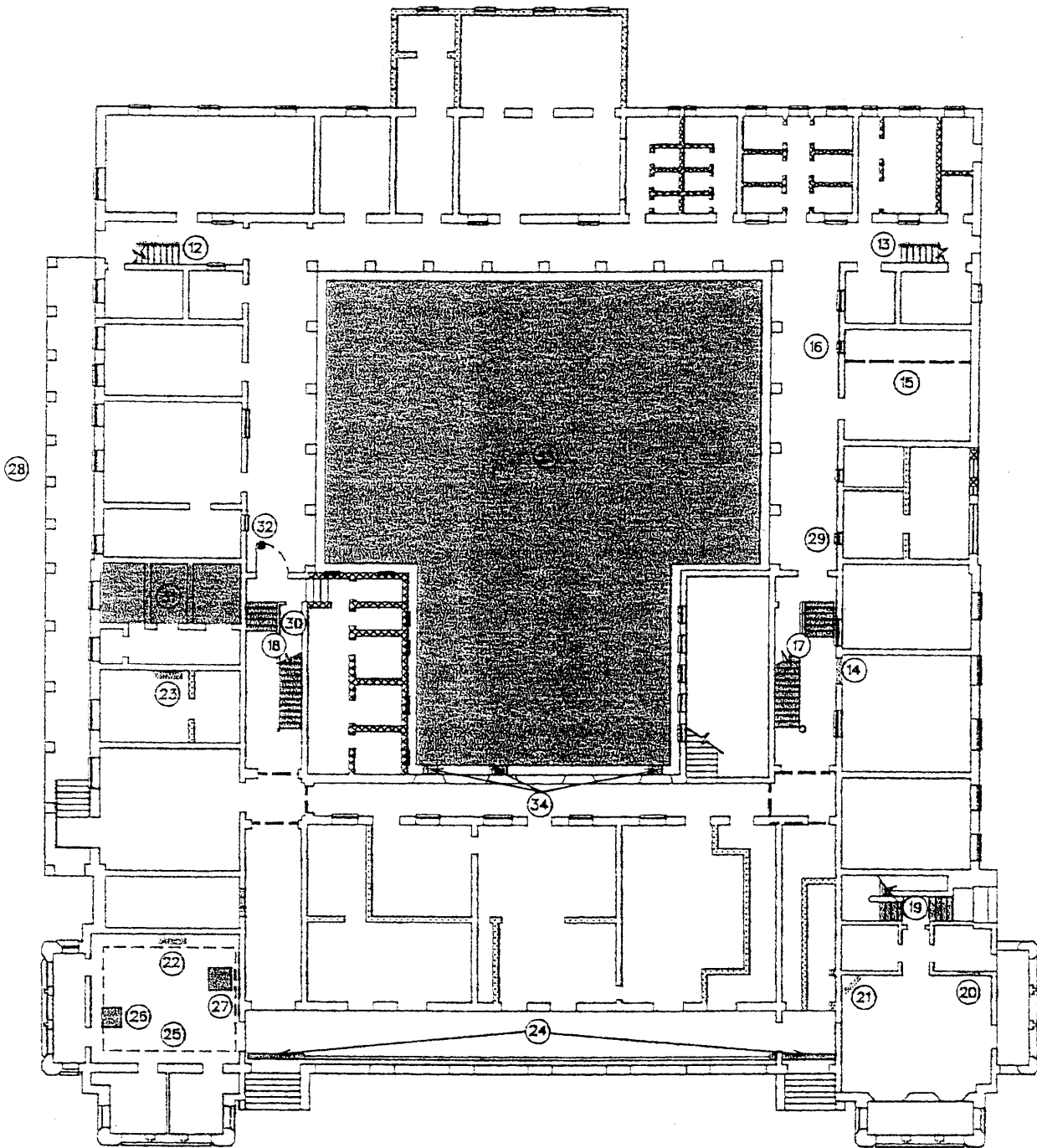




Legend

-  Retaining Wall built of Historic Granite Stonework Blocks
-  Declared Monument Boundary
- Ⓐ Disused Tunnel Portal A
- Ⓑ Disused Tunnel Portal B

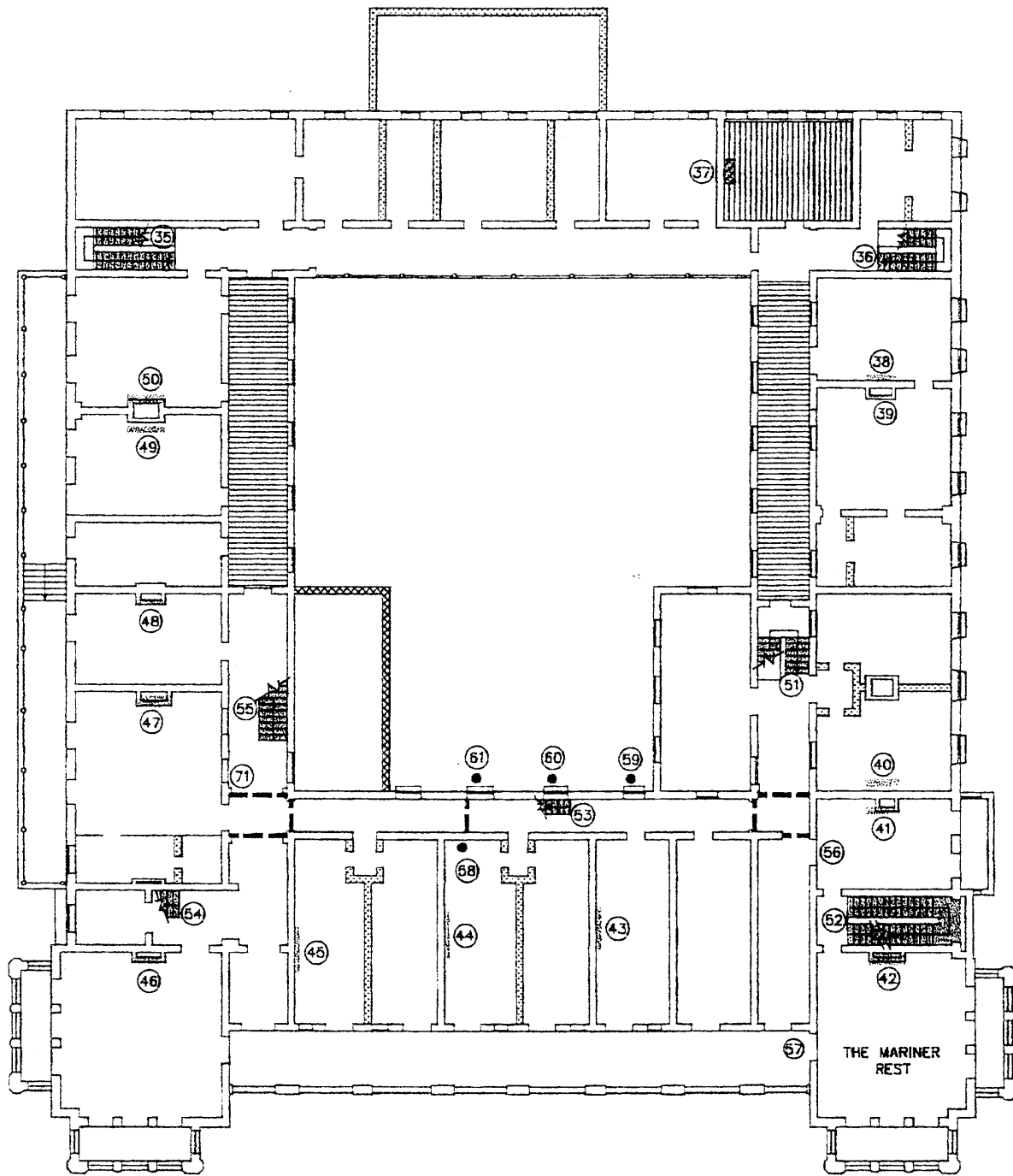
SCALE 1 : 1000







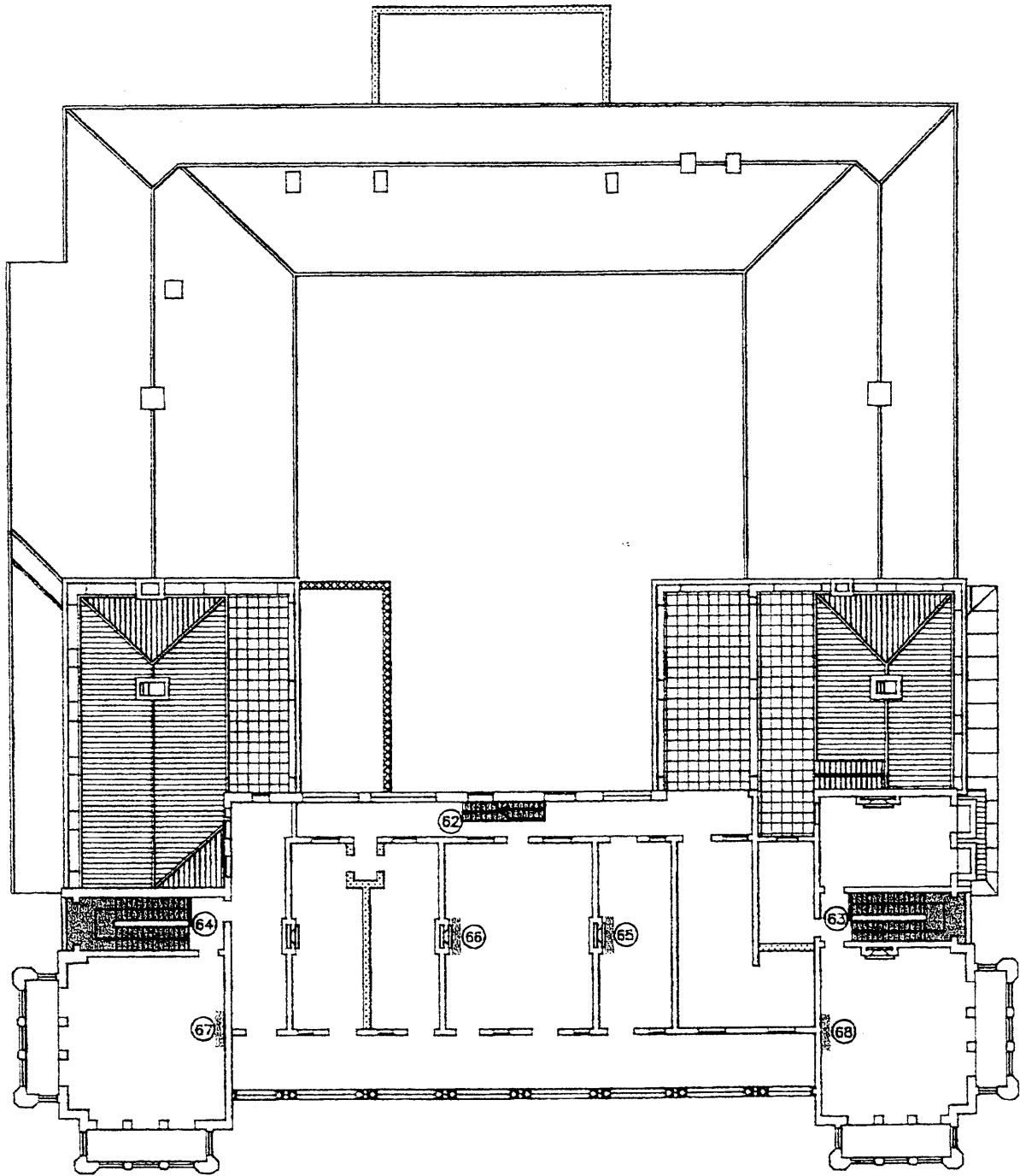
-  Non-historic partitioning/walls which should be removed
-  Non-historic partitioning/walls which are allowed to be removed



Ground Floor Plan of Main Building of  
the Former Marine Police Headquarters  
(Not to Scale)



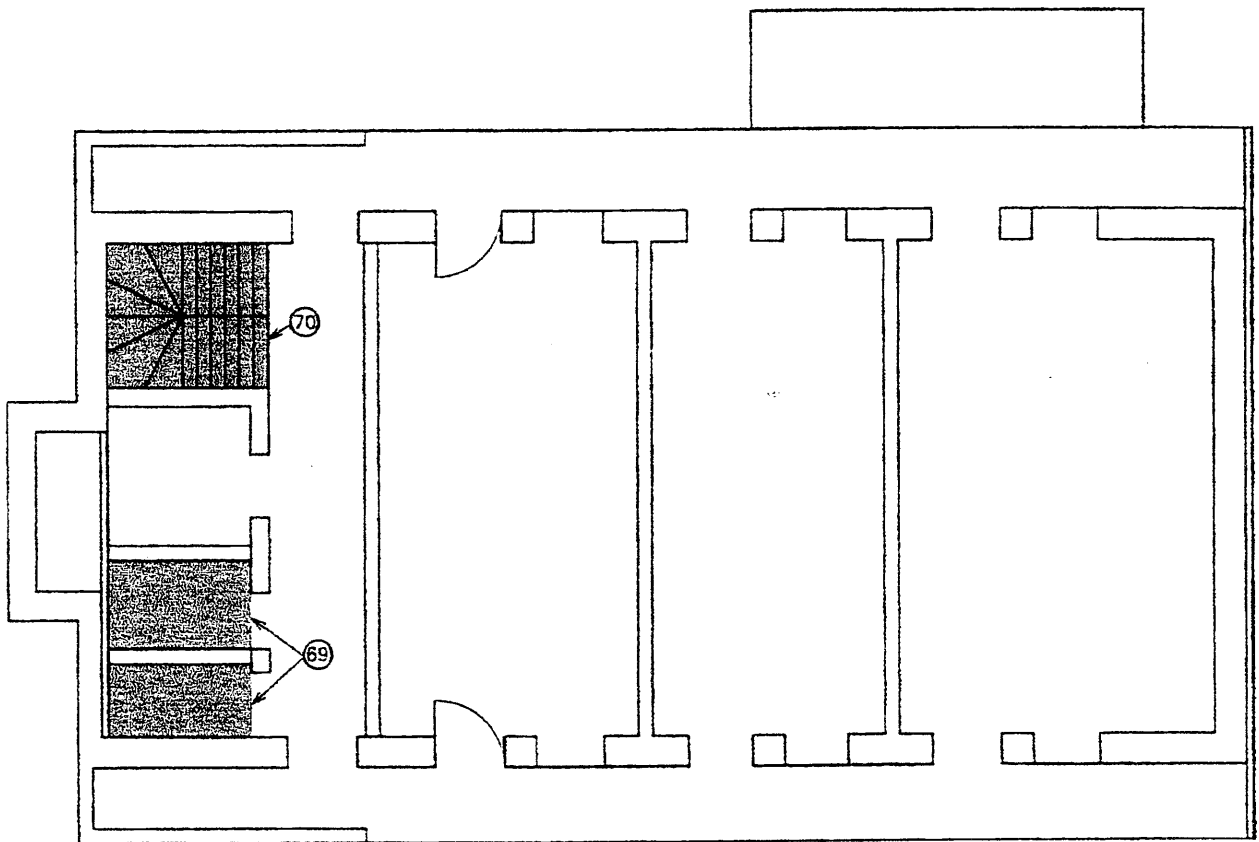
-  Non-historic partitioning/walls which should be removed
-  Non-historic partitioning/walls which are allowed to be removed

First Floor Plan of Main Building of  
the Former Marine Police Headquarters  
(Not to Scale)

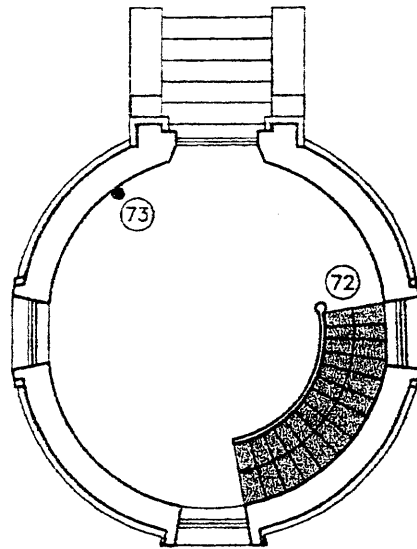


-  Non-historic partitioning/walls which should be removed
-  Non-historic partitioning/walls which are allowed to be removed

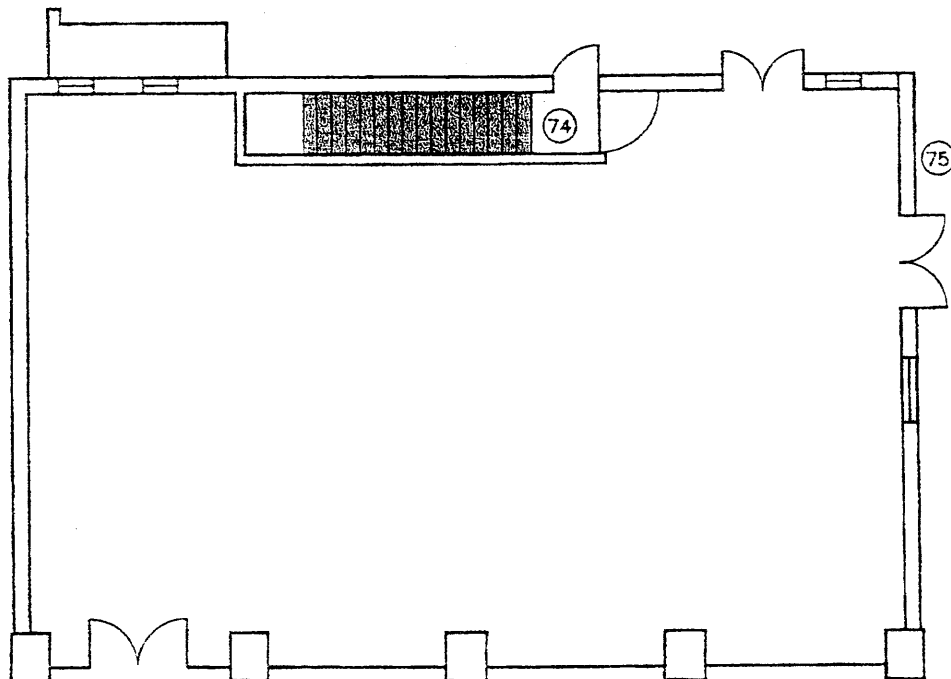
Second Floor Plan of Main Building of  
the Former Marine Police Headquarters  
(Not to Scale)



First Floor Plan of the Stable Block  
(Not to Scale)



Ground Floor Plan of Signal Tower  
(Not to Scale)



Ground Floor Plan of  
Main Building of The Former Fire Station  
(Not to Scale)

**CONSERVATION GUIDELINES  
FOR FORMER MARINE POLICE HEADQUARTERS**

**1. Introduction**

The Lot and the Historic Buildings offer a wonderful opportunity for an exercise in conservation to international standards and in promoting tourism.

**2. Objectives**

The heritage objectives for the proposed project are :

- 2.1 to produce a restoration of a complete Victorian-Colonial complex to an international standard that will be acknowledged as one of the best of its kind in the Asia-Pacific region;
- 2.2 to produce an exciting, economically viable reuse of the Lot, while preserving the setting and the fabric of the Historic Buildings, in order to impress residents and visitors; and
- 2.3 to make limited and controlled intervention to the Lot and the Historic Buildings in order that their future heritage value are not diminished by inappropriate and non-Reversible alterations or additions.

**3. Approach**

In order that the project may be carried out to an international standard, reference should be made to established international principles. The Purchaser should respect the principles in the Charter of Venice (ICOMOS) and the Burra Charter (ICOMOS Australia) in force from time to time (and whether or not in force in Hong Kong) in so far as they are not inconsistent with these Technical Schedule and Conservation Guidelines. Favourable consideration will be given by the tender assessment panel to the involvement of the conservation experts in the preparation of conservation plan for the Lot and Historic Buildings and in the supervision of the entire process of the project.

**4. Main Principles**

**4.1 Interiors**

The internal colour schemes should be Reversible (as defined in the Technical Schedule attached to the Tender Conditions), but there are no other conditions as to choice of colours and the designers are encouraged to use their imagination to project their desired image.

**4.2 Significant Historic Items**

Favourable consideration will be given by the tender assessment panel to the sensitive retention in-situ or alternatively the relocation and display elsewhere on the Lot of the maximum number of Significant Historic Items.

**4.3 Landscape**

- 4.3.1 Many mature trees and shrubs presently on the Lot have been acquired from overseas and have historic, as well as landscape value and should therefore be preserved as far as possible.
- 4.3.2 An unobstructed open space in front of the main building was an original and prominent feature of the Lot and this should be reinstated in order to provide an impressive and authentic setting for the Historic Buildings.

**4.4 Layout of the Site**

The integrity of the Lot should be maintained.