

**Proposed Heritage and Tourism Development at the
Central Police Station, Victoria Prison and the Former Central Magistracy**

Purpose

This paper informs Members of the framework for taking forward the proposed heritage and tourism development (the Project) at the Central Police Station, Victoria Prison and the former Central Magistracy site (the Site).

Background

2. There has been increasing public demand for more to be done to preserve our heritage assets. Given budgetary and other constraints on Government, there is a strong case for a new approach to preserve and exploit these facilities. One of the most suitable ways to do this is to engage private sector resources in projects with commercial potential. This will help inject new ideas and a new dynamism into the process to convert our heritage assets to beneficial use. This will also enable Government to focus its resources on preservation work which does not offer a potential for private sector participation. The Site is just such an opportunity.

3. The boundary of the Project is shown in **Annex A**. The Site is a monument as defined in and declared under the Antiquities and Monuments Ordinance (Cap. 53). It is currently used by the Hong Kong Police Force, the Correctional Services Department and the Immigration Department.

4. The Site is a fine example of Victorian- and Edwardian-colonial architecture preserved in its original form and integrity. Given proper conservation and creative use, the Site has great potential to be developed

into a heritage tourism attraction that would enable local residents and overseas visitors to appreciate the unique cultural heritage of Hong Kong. With its strategic location in the heart of Central, the Project can provide an effective link between existing attractions in Central, including Government House, St John's Cathedral, Lan Kwai Fong, SoHo and Hollywood Road, adding heritage to the existing entertainment and dining attractions in the area (**Annex B**).

Implementation Framework

5. The Government plans to invite the private sector to submit proposals to preserve, restore and develop the Site into a heritage tourism facility. The successful proponent will be identified through an open competitive process. Proposals received will be assessed in the following four categories, namely –

- (a) heritage preservation;
- (b) creativity and technical competence;
- (c) economic and tourism benefits; and
- (d) payment to Government.

6. Since the primary objective of the Project is to put this heritage asset to beneficial use, the assessment of proposals will place emphasis on heritage preservation, creativity of the proposals, and economic and tourism benefits. Proponents also have to demonstrate how the proposed heritage tourism development will help develop a synergy with other attractions nearby. A detailed marking scheme will be developed and an assessment panel 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 Antiquities and Monuments Ordinance (Cap. 53), the Town Planning Ordinance (Cap. 131), the Environmental Impact Assessment Ordinance

(Cap 499) and the Buildings Ordinance (Cap. 123), and conduct all the necessary impact assessments, including a traffic impact assessment, before beginning construction work on site.

Timetable

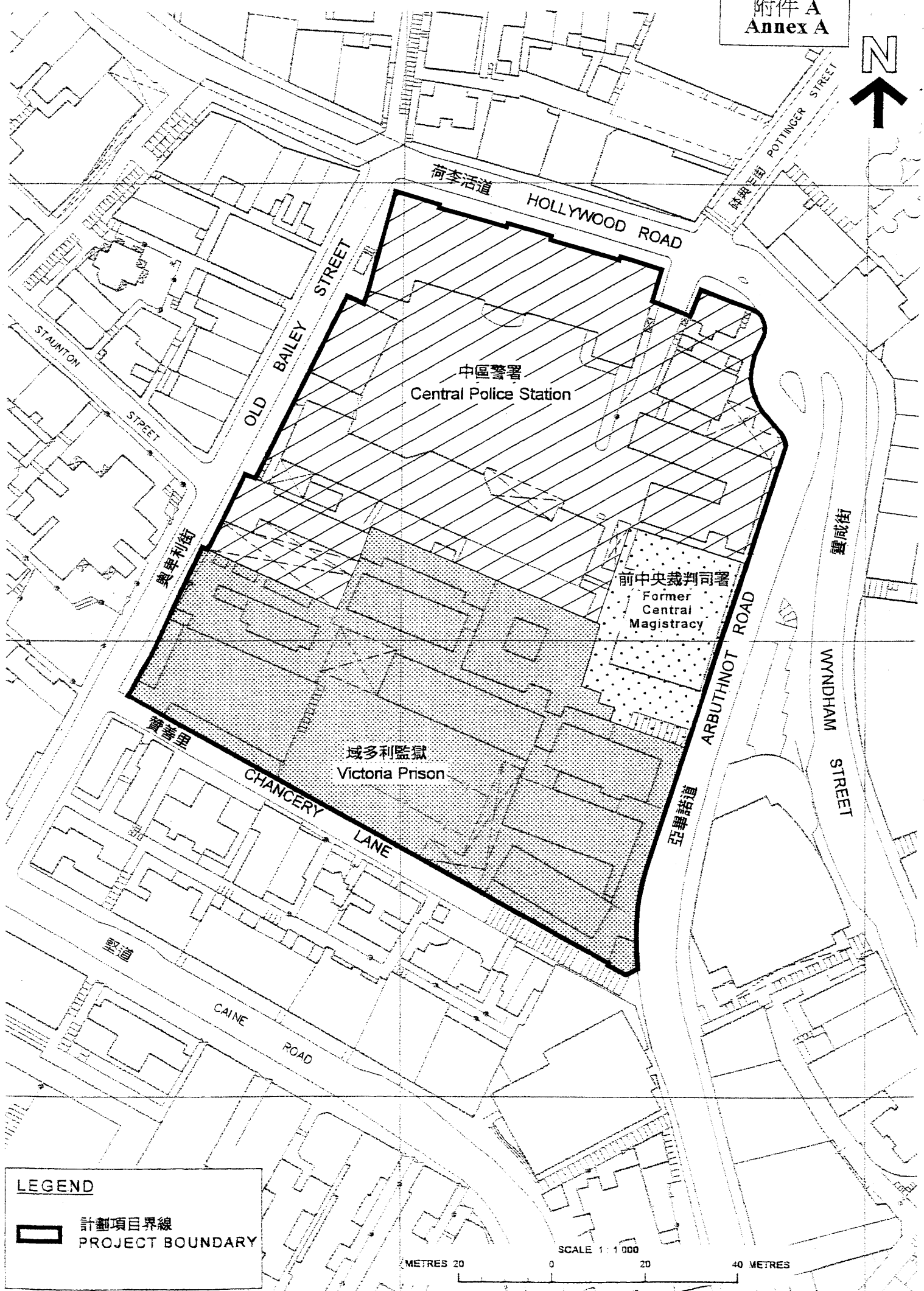
8. To make way for the implementation of the Project, it is necessary for the existing users to vacate the Site. The target is to vacate the Site in phases within 2005. Relevant departments will consult Members separately on the proposed reprovisioning plans for the existing facilities. Details are outlined in Central & Western District Council Paper No. 6/2003 also submitted for Members' consideration at this meeting.

9. The Government intends to expedite the proposed development as far as possible. Accordingly, we intend to invite the private sector to submit proposals for the Project in the first half of 2004. The target is to award the development right to the successful proponent and clear the Site in phases within 2005.

Advice Sought

10. Members are invited to note the framework for taking forward the proposed heritage and tourism development at the Site as outlined at paragraphs 5 to 9 above.

**Tourism Commission
Economic Development and Labour Bureau
January 2003**




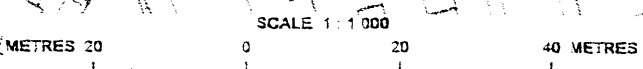
中區警署
Central Police Station

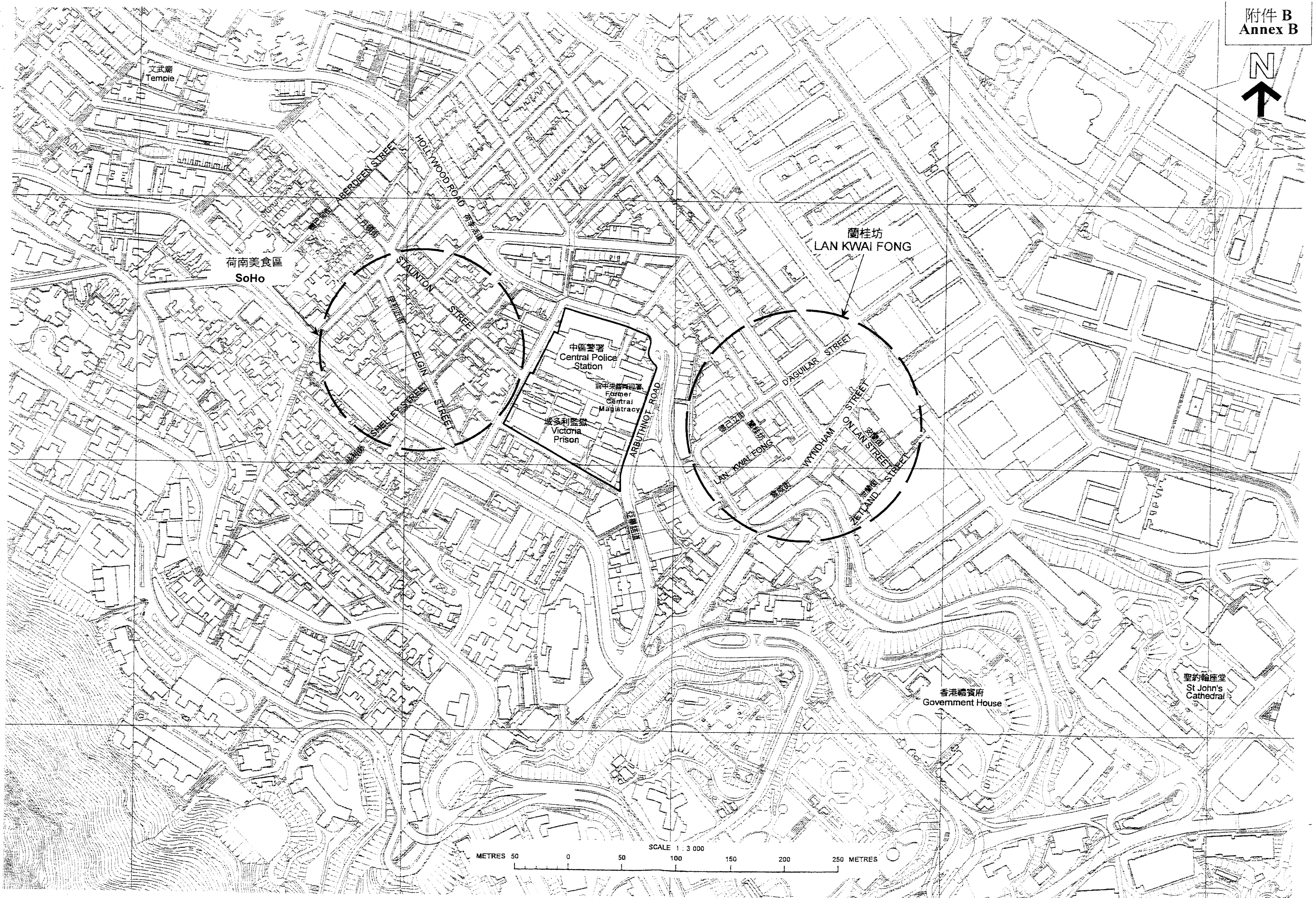
前中央裁判司署
Former
Central
Magistracy

域多利監獄
Victoria Prison

LEGEND

 計劃項目界線
PROJECT BOUNDARY





文武廟
Temple

荷南美食區
SoHo

蘭桂坊
LAN KWAI FONG

中區警署
Central Police Station

前中央裁判司署
Former Central Magistracy

域多利監獄
Victoria Prison

蘭桂坊
LAN KWAI FONG

香港禮賓府
Government House

聖約翰座堂
St John's Cathedral

