1. INTRODUCTION

1.1 Purpose and Study Objectives

1.1.1 The former Marine Police Headquarters Site (the Site) is located in the south-western portion of the Kowloon peninsula. Since the relocation of the Marine Police to the new Headquarters in Sai Wan Ho in 1996, the Site has been vacant.

1.1.2 The objective of this Study is to formulate a feasible development scheme and implementation strategy to optimise the development potential of the Site. The development scheme and strategy will have a special emphasis on attracting tourists to the Site, and preserving the declared historical buildings on the Site. The development scheme must be financially viable on the premise that the future developer(s)/occupant(s) of the Site and the buildings would bear all the initial development costs and recurrent maintenance costs.

1.2 Study Site

1.2.1 The Site is approximately 1.1 ha in area and is located in south-western Tsim Sha Tsui. It is bounded by Kowloon Park Drive to its east, Salisbury Road to its south, Canton Road to the west, and a commercial site under construction to its north. Most of the Site is a declared monument. The location of the Site is shown in Figure 1.1.

1.3 Structure of the Report

The present report comprises six chapters. Chapter 2 describes the baseline findings, and opportunities and constraints of the Site. Based on the above, a range of development options are formulated, evaluated and refined (Chapter 3). Further to a set of technical assessments (Chapter 4), the Preferred Development Option is developed into the Recommended Development Option (Chapter 5). The implementation proposal for the Recommended Development Option is provided in Chapter 6.