

### Existing Situation








Cylinder (and tree T54) partially obscures views north from Salisbury Road towards the facade of the heritage building.

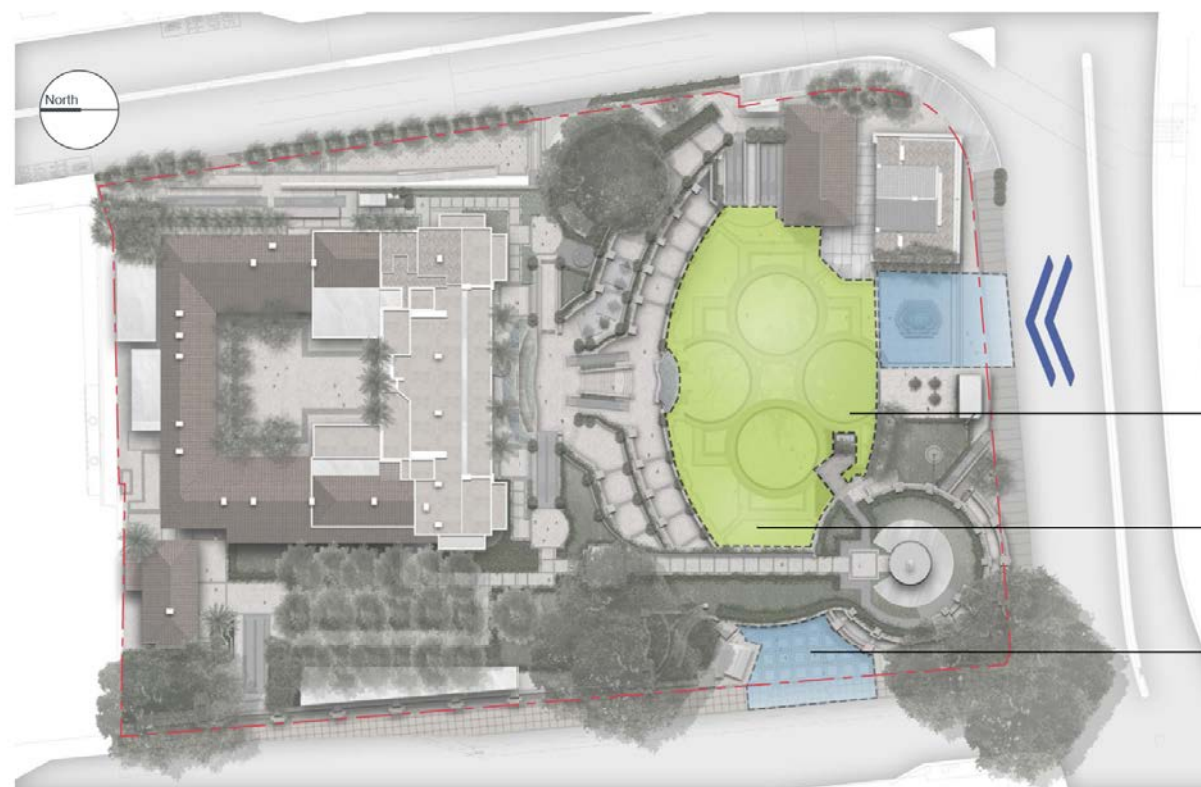
Area of usable landscape 914 m<sup>2</sup> limited by the location of the existing T54 soil cylinder.

This area has become a pedestrian corridor rather than forming part of the main plaza and from a spatial planning perspective is considered to be dead space.

Cylinder obscures views east from Canton Road into the plaza.

### LEGEND

-  Application Site Boundary
-  Existing Buildings
-  Existing Levels
-  GF Plaza (Usable) Space
-  GF Plaza (Dead Space)
-  Pedestrian and visual connections to surrounding streets
-  Extent of view of facade of heritage building from Salisbury Road



### Proposed Scheme

Removal of the cylinder leads to enhanced visual access to the façade of the heritage building from Salisbury Road.

Area of usable landscape increased to 1320 m<sup>2</sup> through the removal of the cylinder. Plaza has a more aesthetically pleasing and symmetrical form which better relates to the architecture which encloses it.

Whole plaza now part of the usable open space and now better relates to the active frontages of the adjacent retail space enhancing the sense of vibrancy.

The removal of the cylinder opens up views from Canton Road into the centre of the plaza and creates a more welcoming entrance experience for visitors.

FIGURE TITLE

Amendment to the Master Layout Plan  
for 1881 Heritage, KIL11161  
**Landscape and Urban Design Benefits**

SCALE	A.S.	DATE	Jan 2020
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 8.0		
		REV	-



**SCENIC Landscape Studio Limited**  
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT  
12/F So Hong Commercial Building, 41-47  
Jervois Street, Sheung Wan, Hong Kong  
Telephone: 2468 2422  
Facsimile: 3016 2422  
Website: scenicstudio.com

(資料來源：由申請人提供)  
(Source : submitted by the Applicant)

參考編號  
REFERENCE No.  
**A/K1/260**

繪圖  
**DRAWING**  
**A - 1**





**Figure 3.1**      **Location of Railway Protection Zone (Extracted from the approved Basement Floor Plan of A/K1/206)**

(資料來源: 由申請人提供)  
(Source: submitted by the Applicant)

參考編號 REFERENCE No.	繪圖 DRAWING
A/K1/260	A - 2



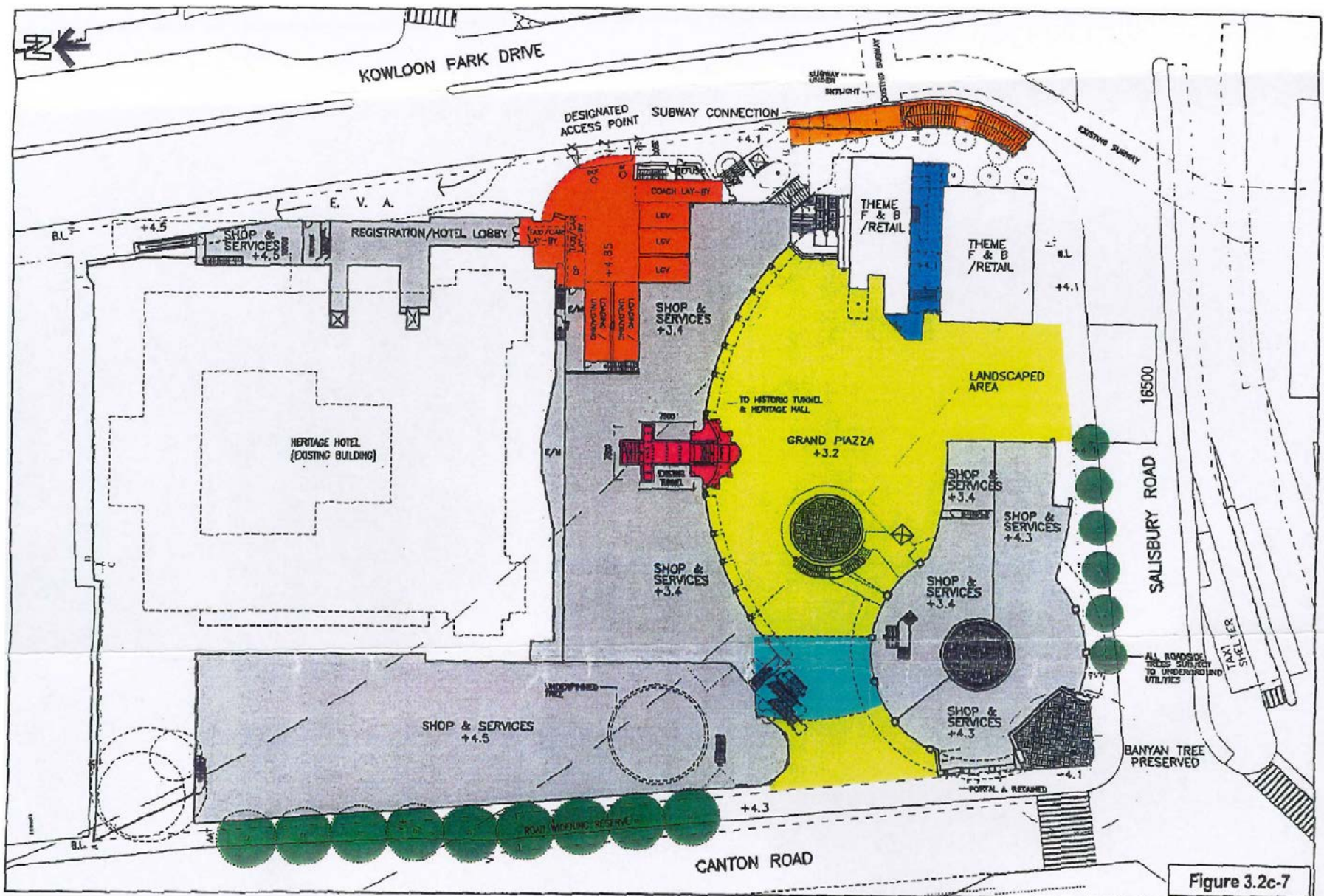
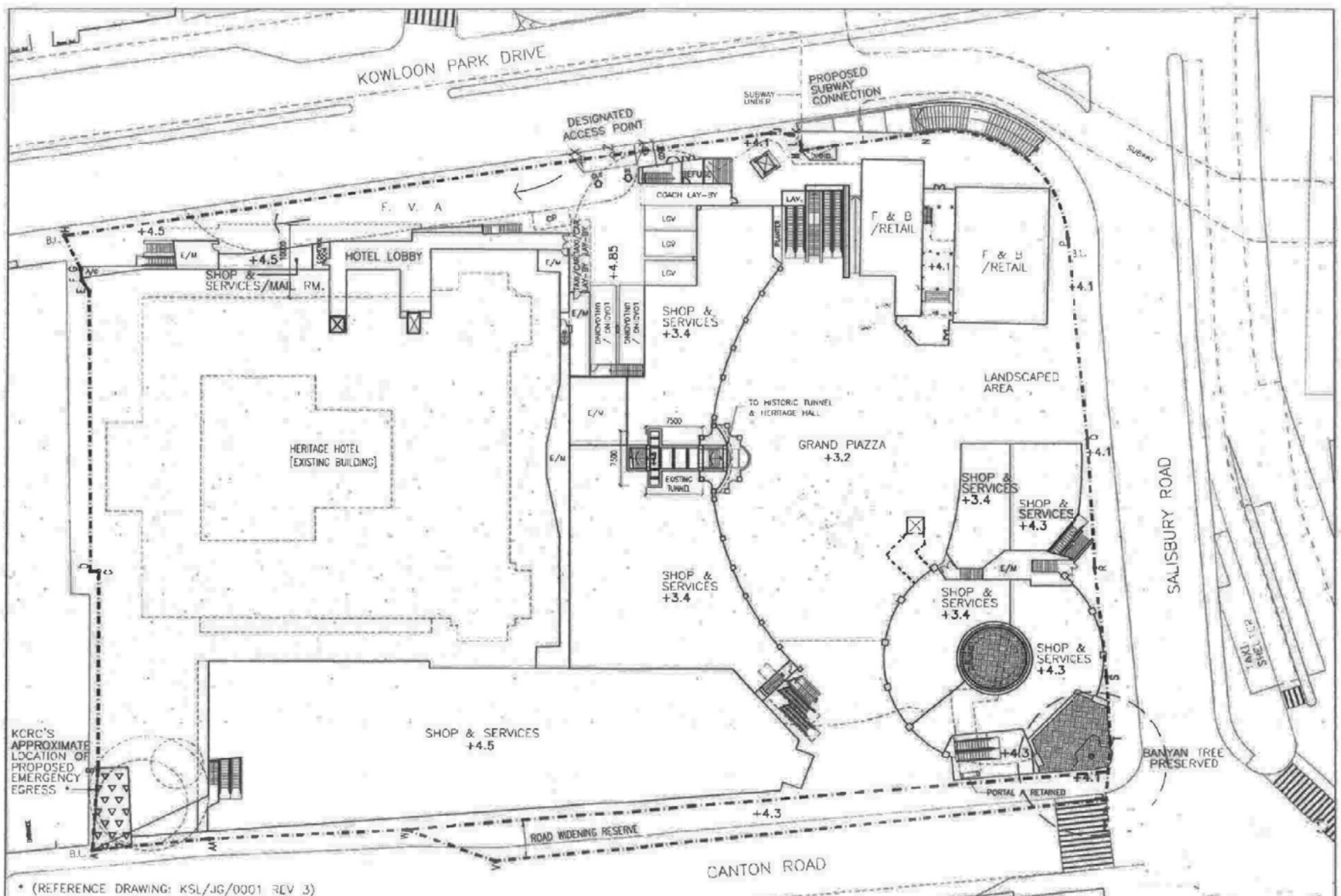


Figure 3.2c-7

LAYOUT PLAN - GROUND LEVEL

(資料來源：都會計劃小組委員會  
文件編號A/K1/206A附錄IV的圖3.2c-7)  
(Source : Figure 3.2c-7 of Appendix IV  
of MPC Paper No. A/K1/206A)



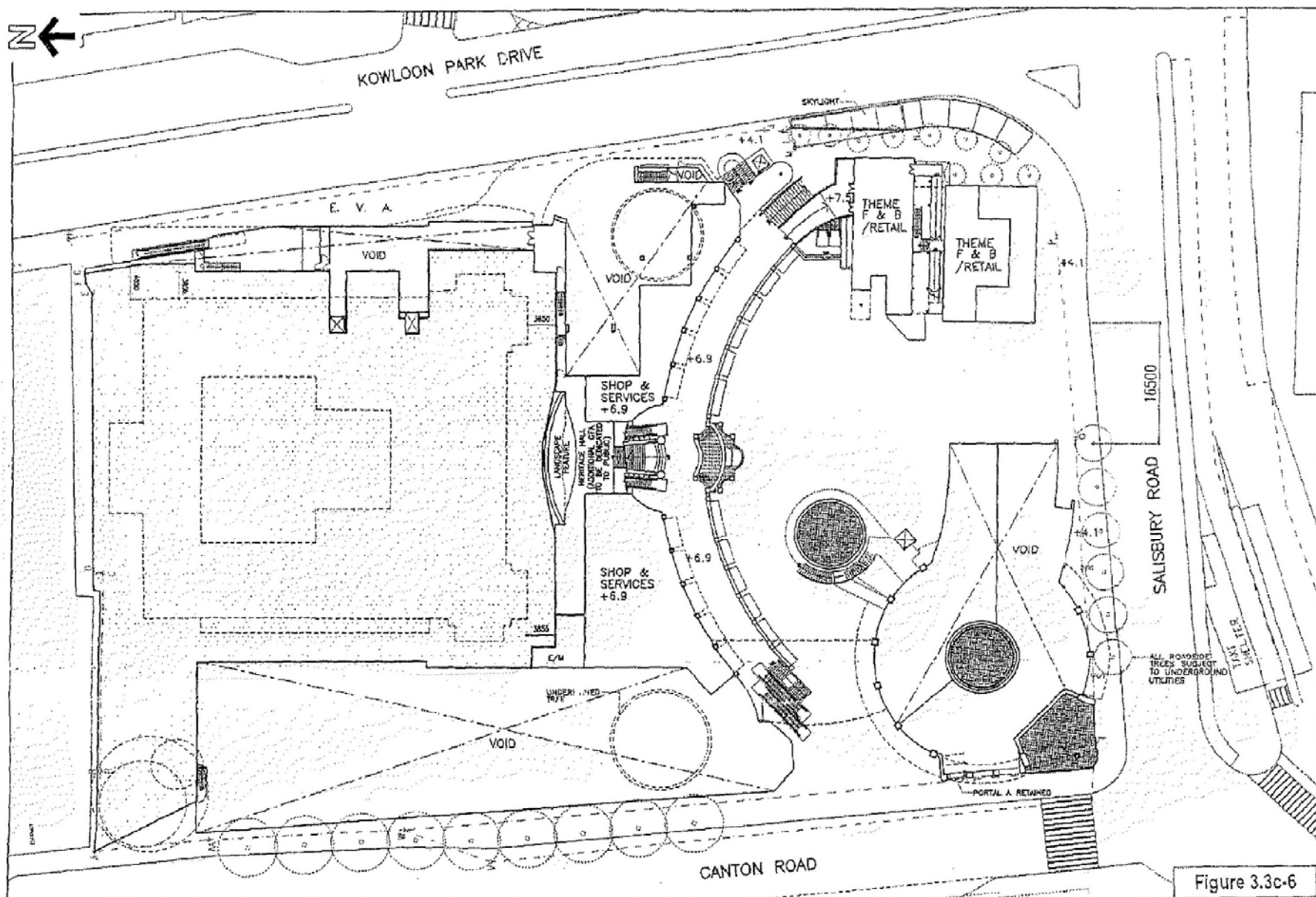
COMPARISON ON THE GROUND FLOOR LAYOUT  
BETWEEN APPROVED SCHEME AND CURRENT SCHEME

參考編號  
REFERENCE No.  
A/K1/260

(資料來源：由申請人提供)  
(Source : submitted by the Applicant)

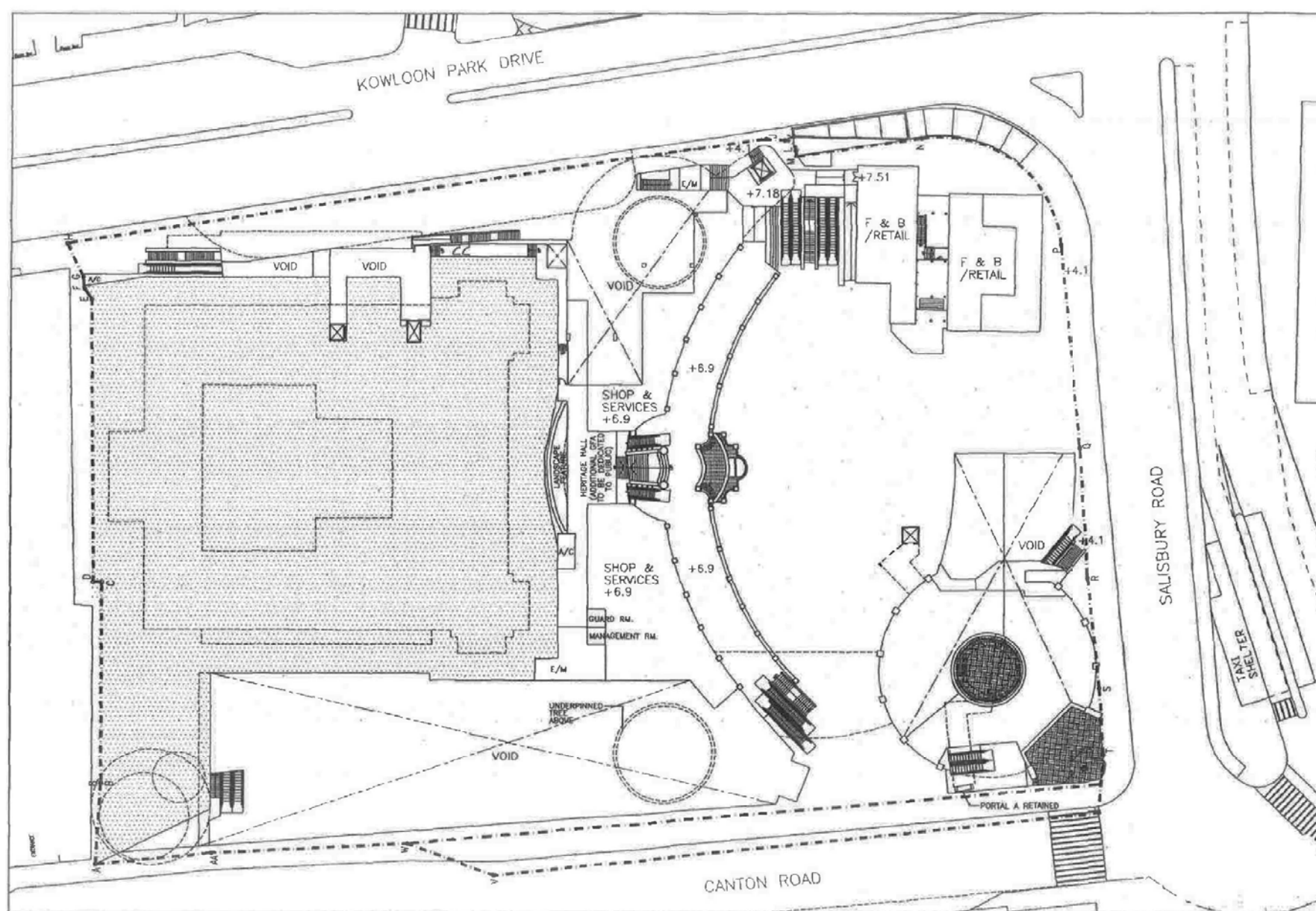
繪圖  
DRAWING  
A - 3





LAYOUT PLAN - PODIUM 1 LEVEL

(資料來源：都會計劃小組委員會  
文件編號A/K1/206A附錄IV的圖3.3c-6)  
(Source : Figure 3.3c-6 of Appendix IV  
of MPC Paper No. A/K1/206A)



COMPARISON ON THE PODIUM 1 LEVEL LAYOUT  
BETWEEN APPROVED SCHEME AND CURRENT SCHEME



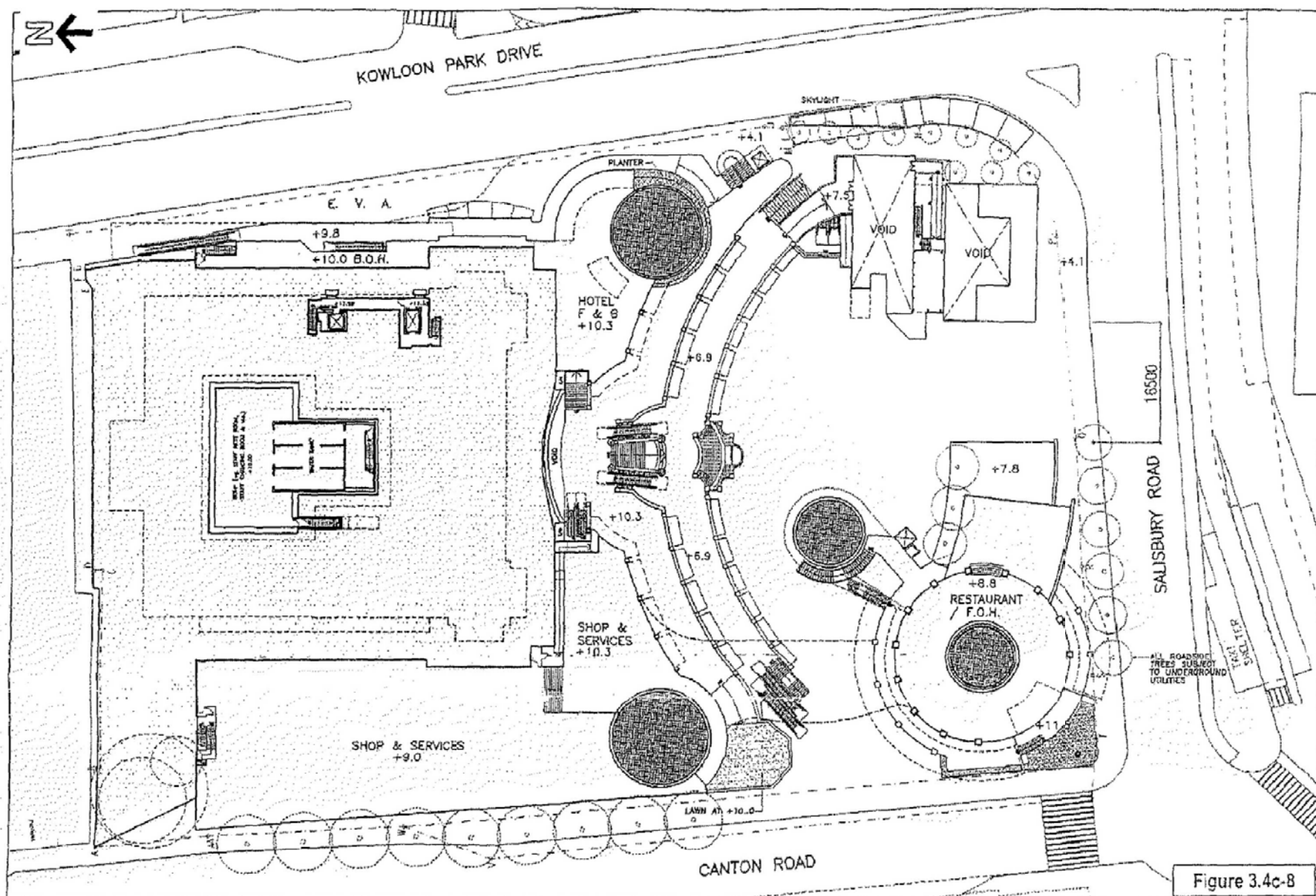
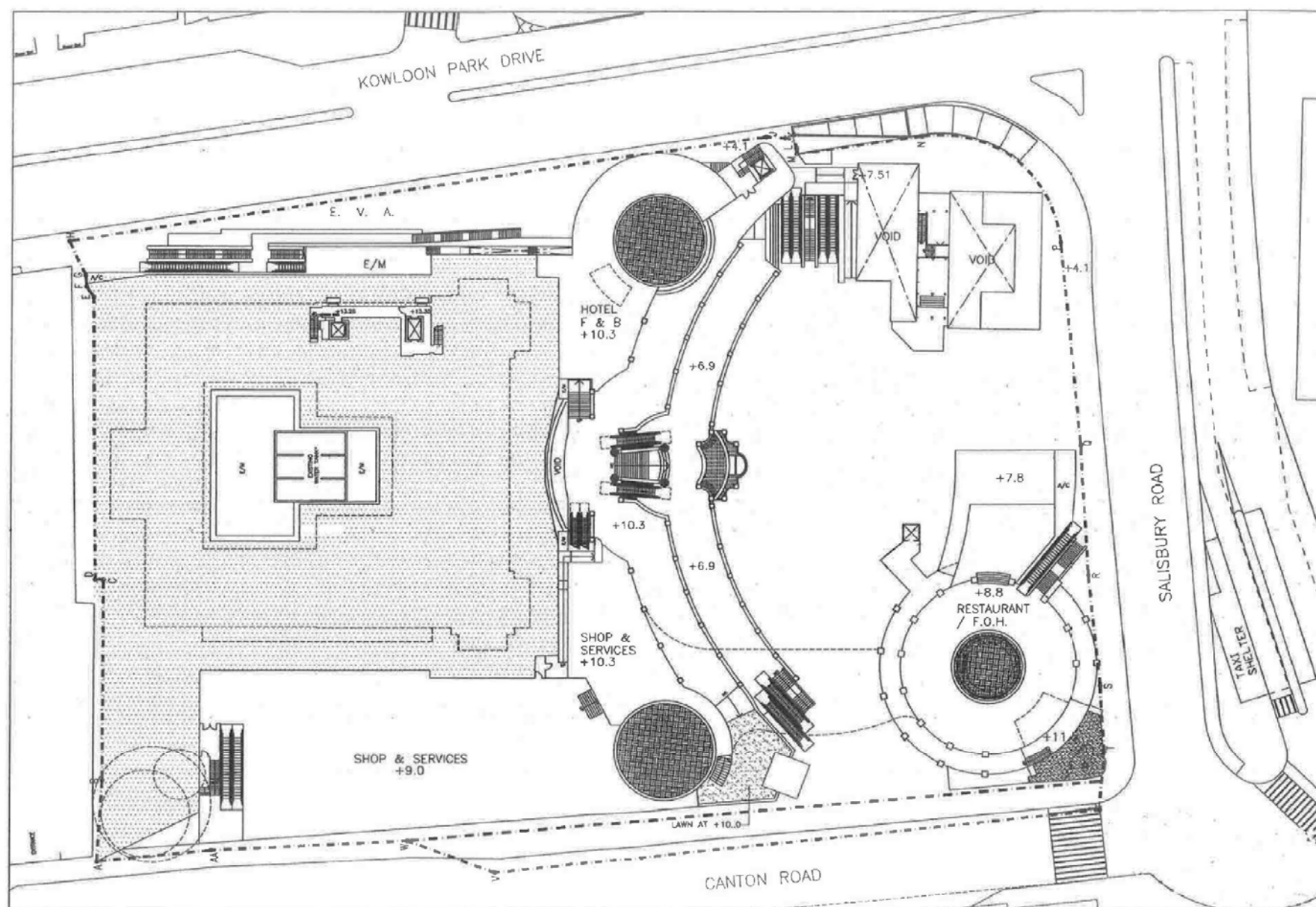


Figure 3.4c-8

LAYOUT PLAN - PODIUM 2 LEVEL

(資料來源：都會計劃小組委員會  
文件編號A/K1/206A附錄IV的圖3.4c-8)  
(Source : Figure 3.4c-8 of Appendix IV  
of MPC Paper No. A/K1/206A)



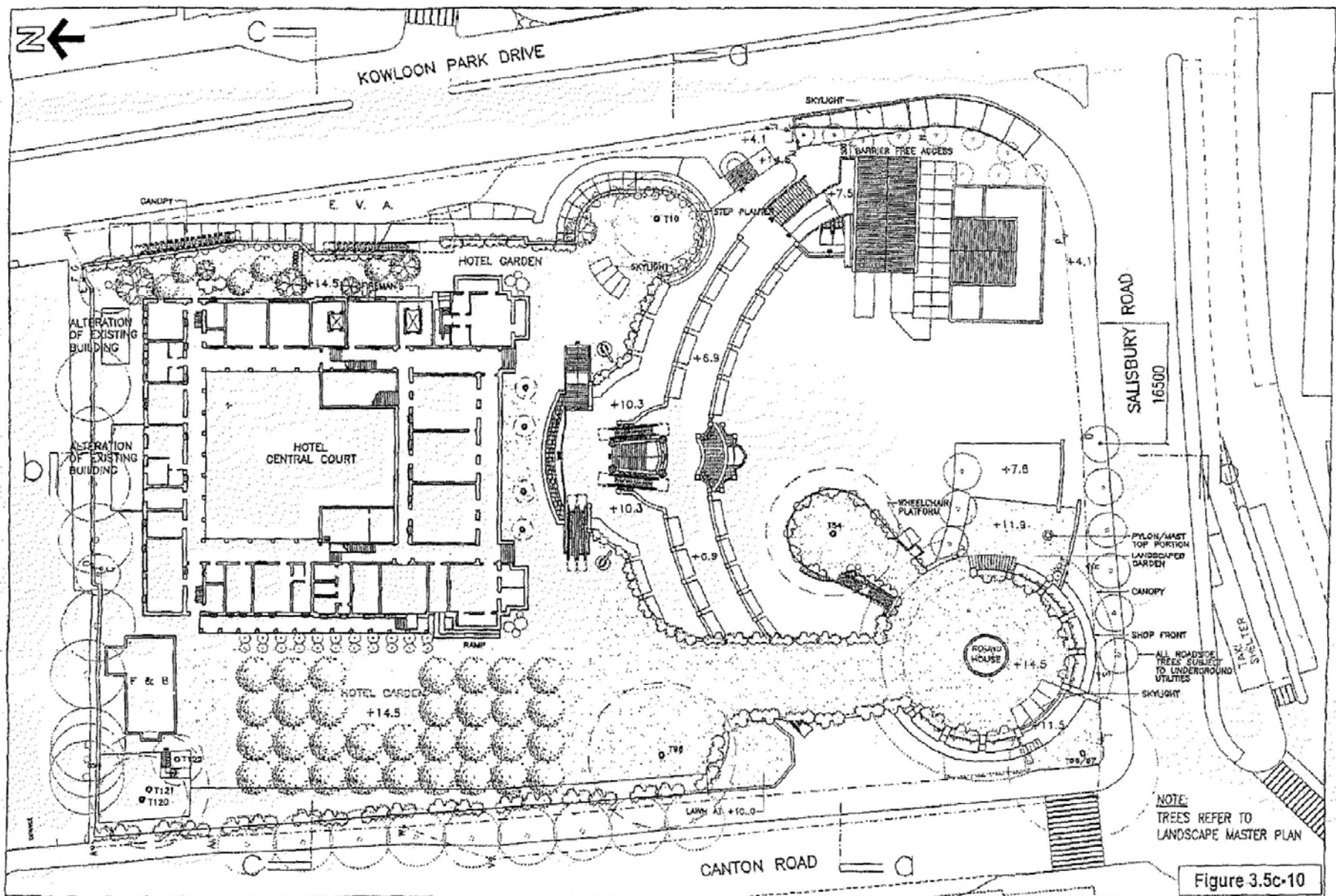
COMPARISON ON THE PODIUM 2 LEVEL LAYOUT  
BETWEEN APPROVED SCHEME AND CURRENT SCHEME

(資料來源：由申請人提供)  
(Source : submitted by the Applicant)

參考編號  
REFERENCE No.  
A/K1/260

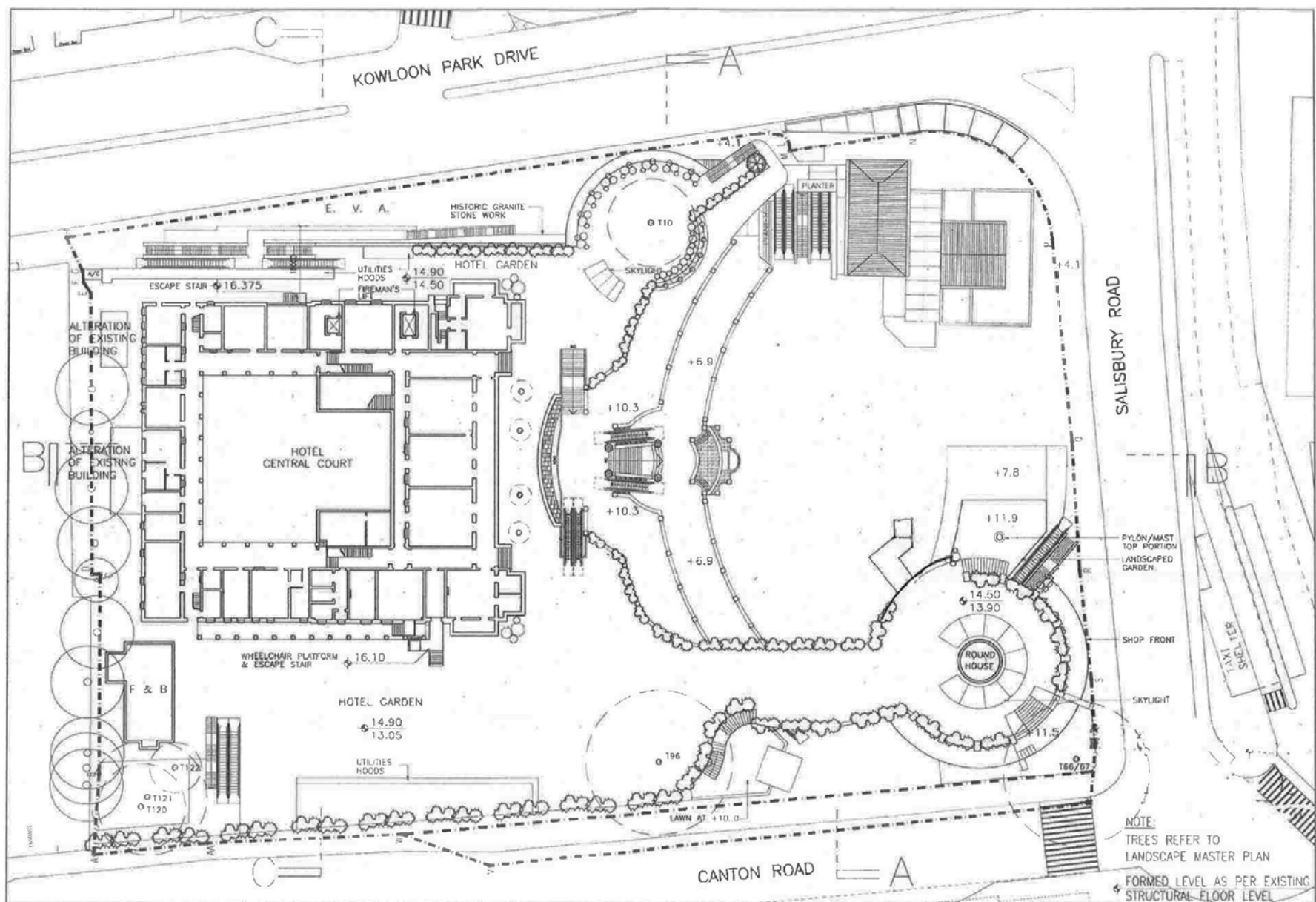
繪圖  
DRAWING  
A - 5





LAYOUT PLAN - PODIUM DECK LEVEL

(資料來源：都會計劃小組委員會  
文件編號A/K1/206A附錄VI的圖3.5c-10)  
(Source : Figure 3.5c-10 of Appendix VI  
of MPC Paper No. A/K1/206A)

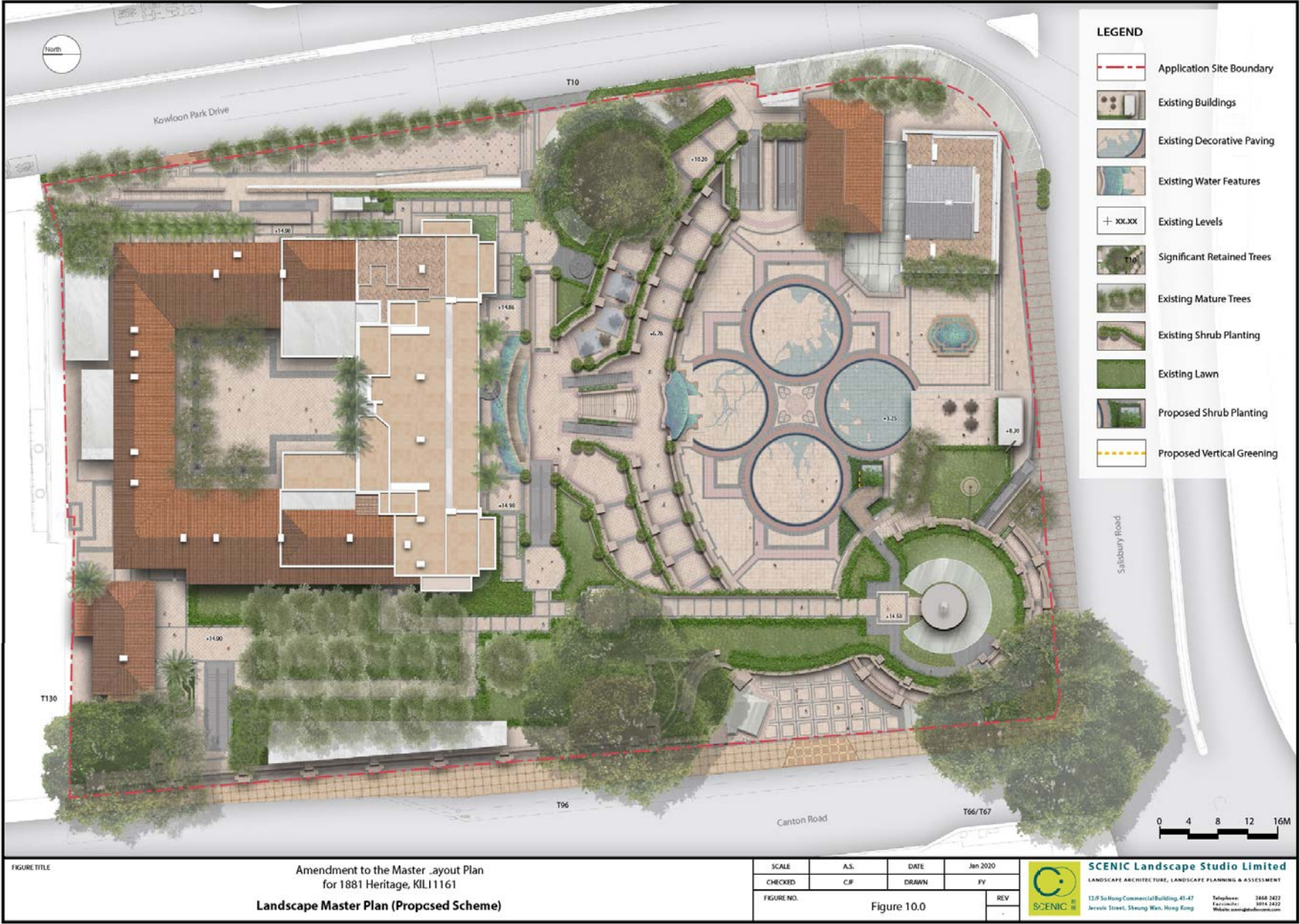


COMPARISON ON THE PODIUM DECK LEVEL LAYOUT  
BETWEEN APPROVED SCHEME AND CURRENT SCHEME





獲批准的計劃  
APPROVED SCHEME



擬議的計劃  
PROPOSED SCHEME

園境設計總圖的比較  
COMPARISON OF LANDSCAPE MASTER PLANS

(資料來源：由申請人提供)  
(Source : submitted by the Applicant)

參考編號 REFERENCE No.	繪圖 DRAWING
A/K1/260	A - 7





現有的情況  
EXISTING SITUATION

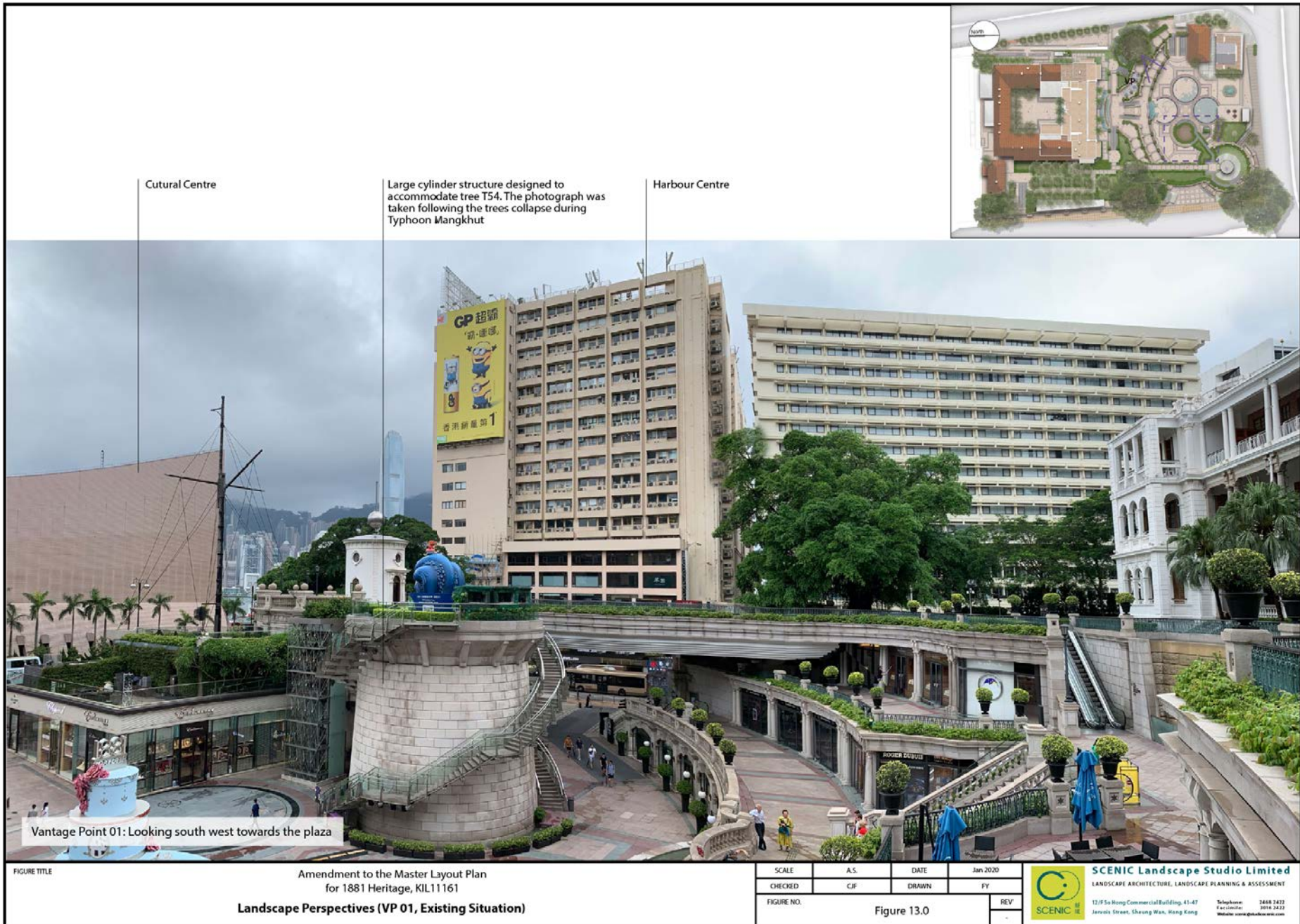


擬議的計劃  
PROPOSED SCHEME

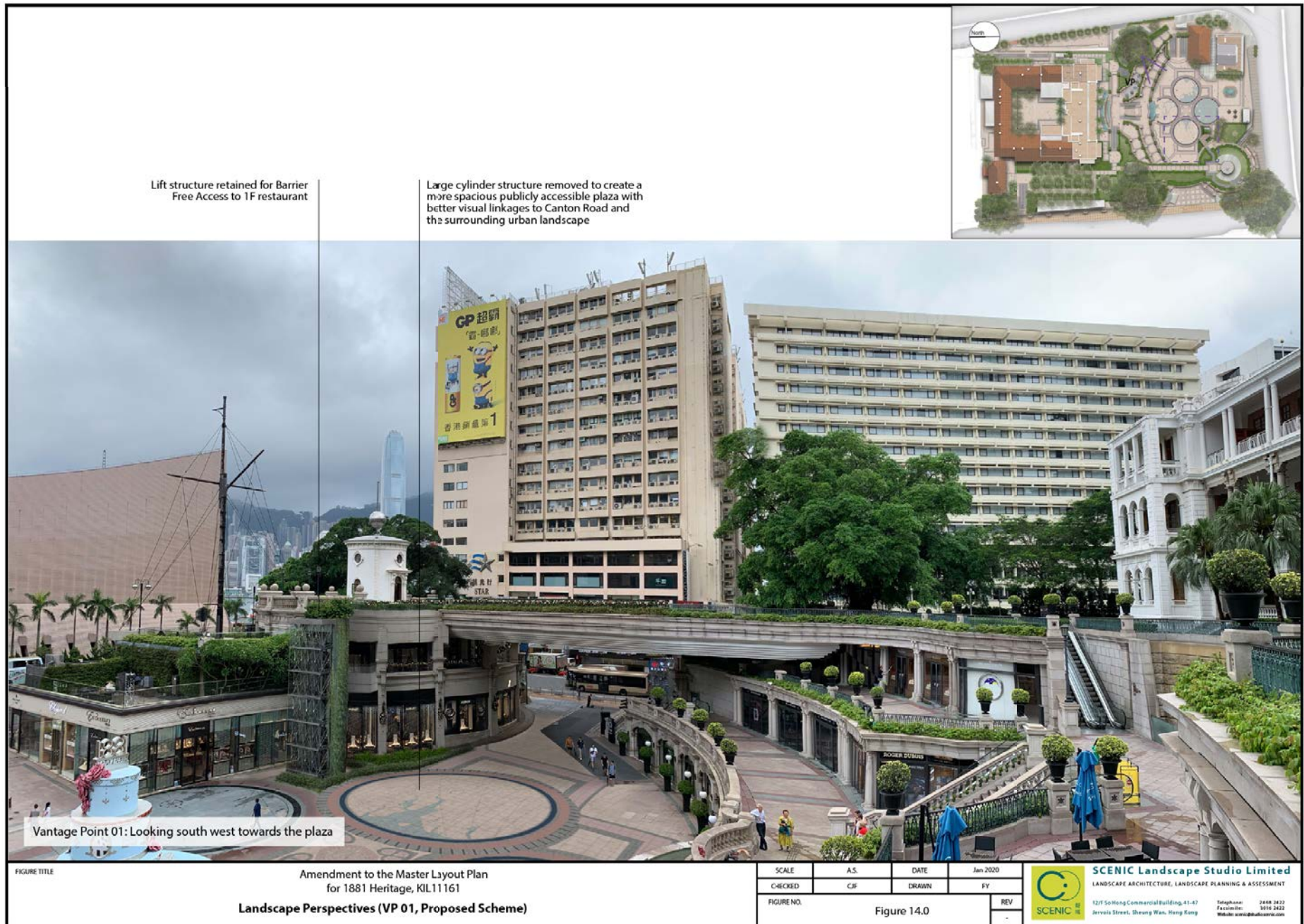
立視圖的比較  
COMPARISON OF ELEVATIONS

(資料來源：由申請人提供)  
(Source : submitted by the Applicant)





現有的情況  
EXISTING SITUATION



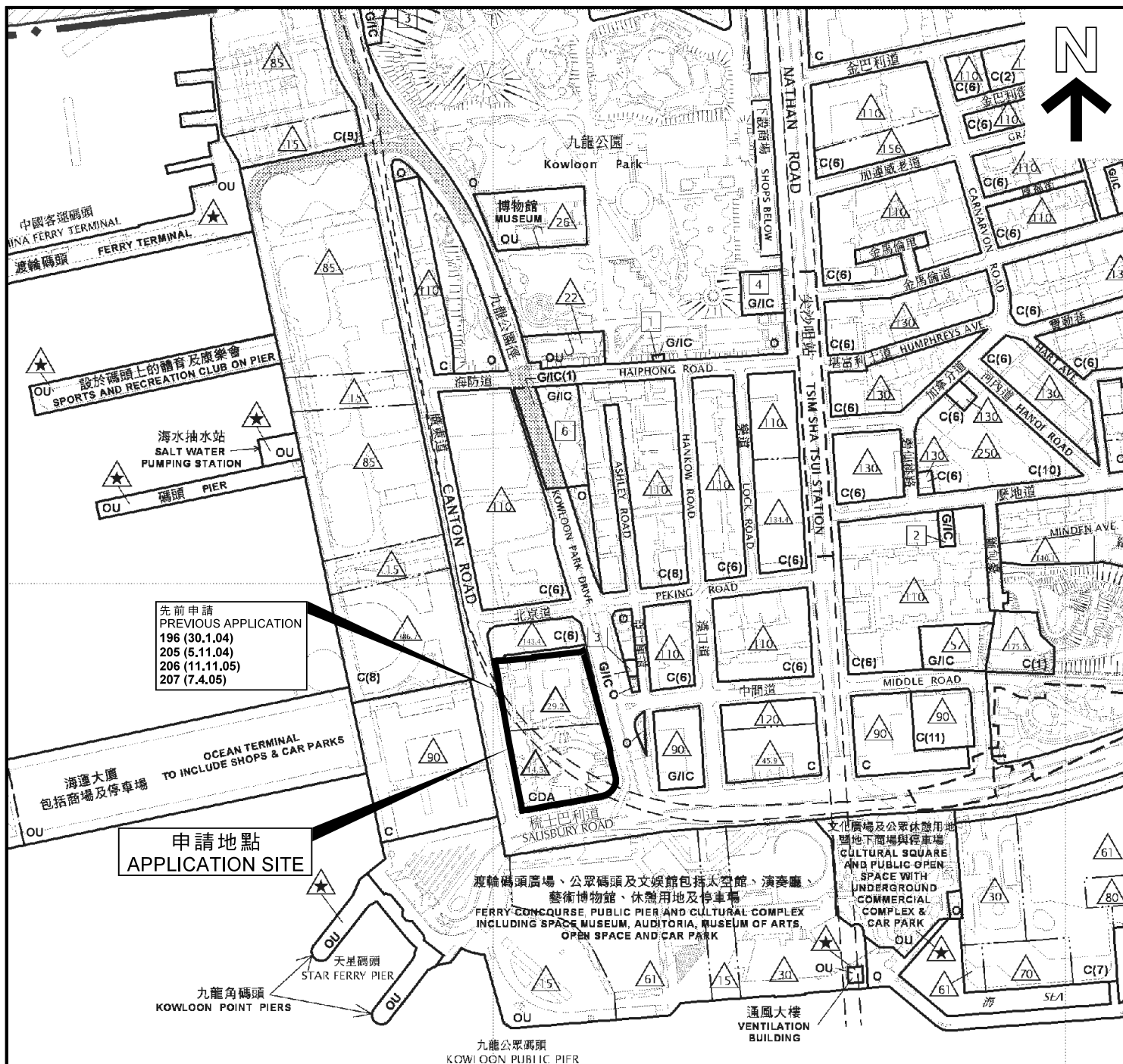
擬議的計劃  
PROPOSED SCHEME

合成照片的比較  
COMPARISON OF PHOTOMONTAGE

(資料來源：由申請人提供)  
(Source : submitted by the Applicant)

參考編號 REFERENCE No.	繪圖 DRAWING
A/K1/260	A - 9





尖沙咀

TSIM SHA TSUI

S/K1/28

#### 圖例 LEGEND

- 196 (30.1.04) 獲批准的申請  
APPROVED APPLICATION
- 會議日期  
DATE OF MEETING
- 申請編號  
APPLICATION NUMBER

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

#### 位置圖 LOCATION PLAN

擬議酒店及相關旅遊業發展(修訂已核准的總綱藍圖)  
尖沙咀廣東道及梳士巴利道交界前水警總區總部

PROPOSED HOTEL AND RELATED TOURISM DEVELOPMENT  
(AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN)  
THE FORMER MARINE POLICE HEADQUARTERS SITE,  
JUNCTION OF CANTON ROAD AND SALISBURY ROAD, TSIM SHA TSUI

SCALE 1:5 000 比例尺

米 100 0 100 200 米  
METRES

規劃署

PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

A/K1/260

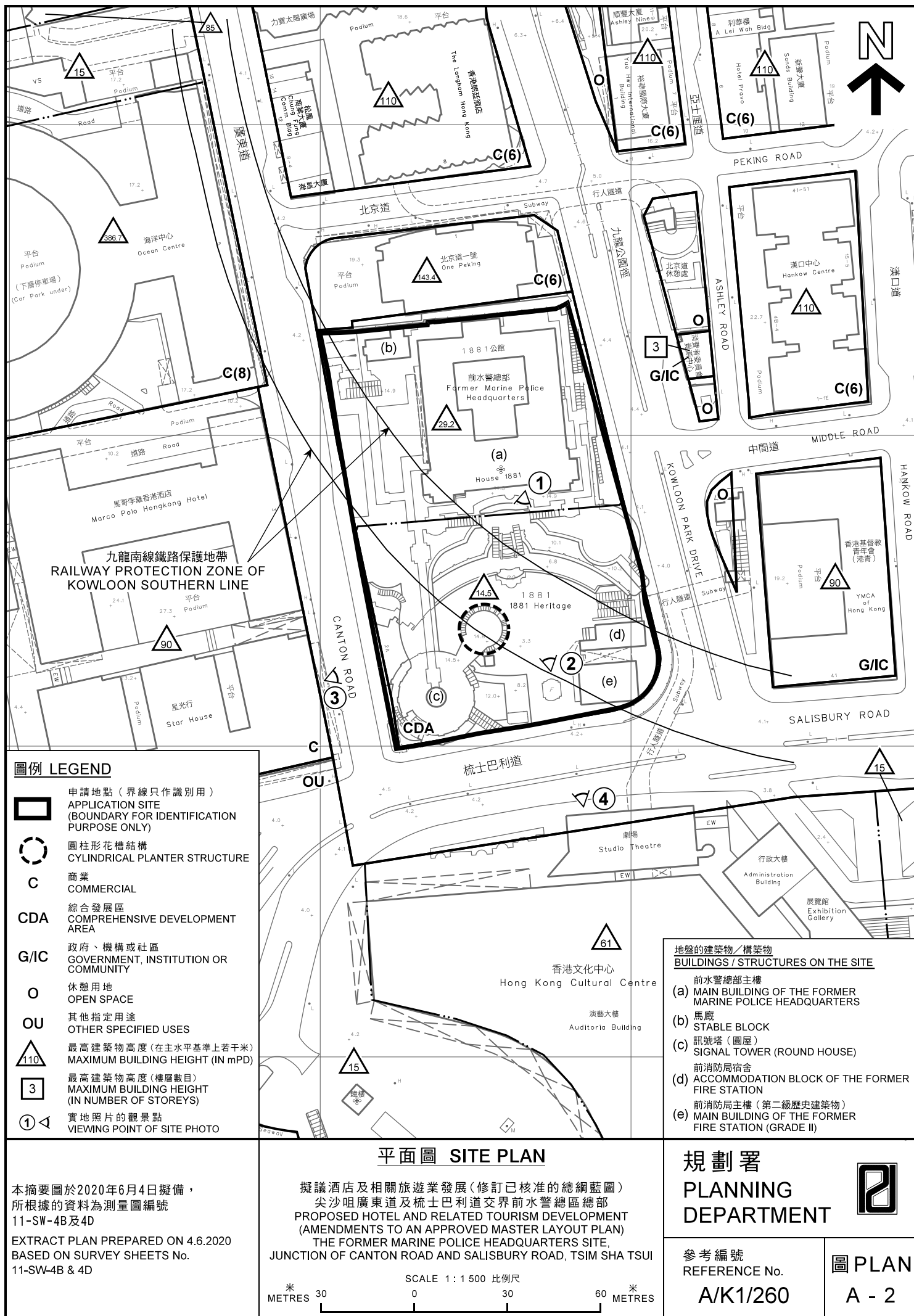
圖 PLAN

A - 1

本摘要圖於2020年5月28日擬備, 所根據的資料為於2013年12月3日核准的分區計劃大綱圖編號S/K1/28

EXTRACT PLAN PREPARED ON 28.5.2020  
BASED ON OUTLINE ZONING PLAN No.  
S/K1/28 APPROVED ON 3.12.2013







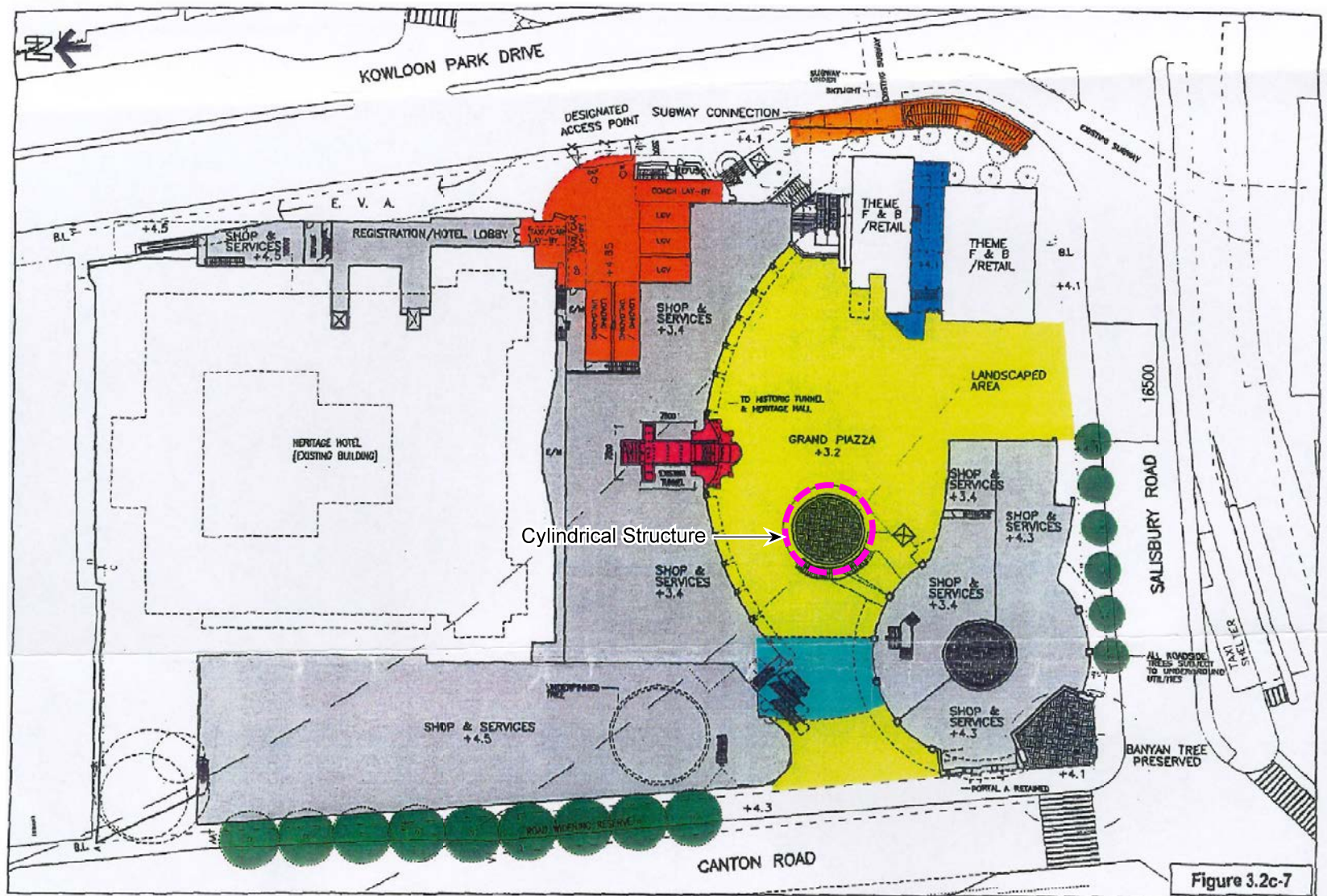
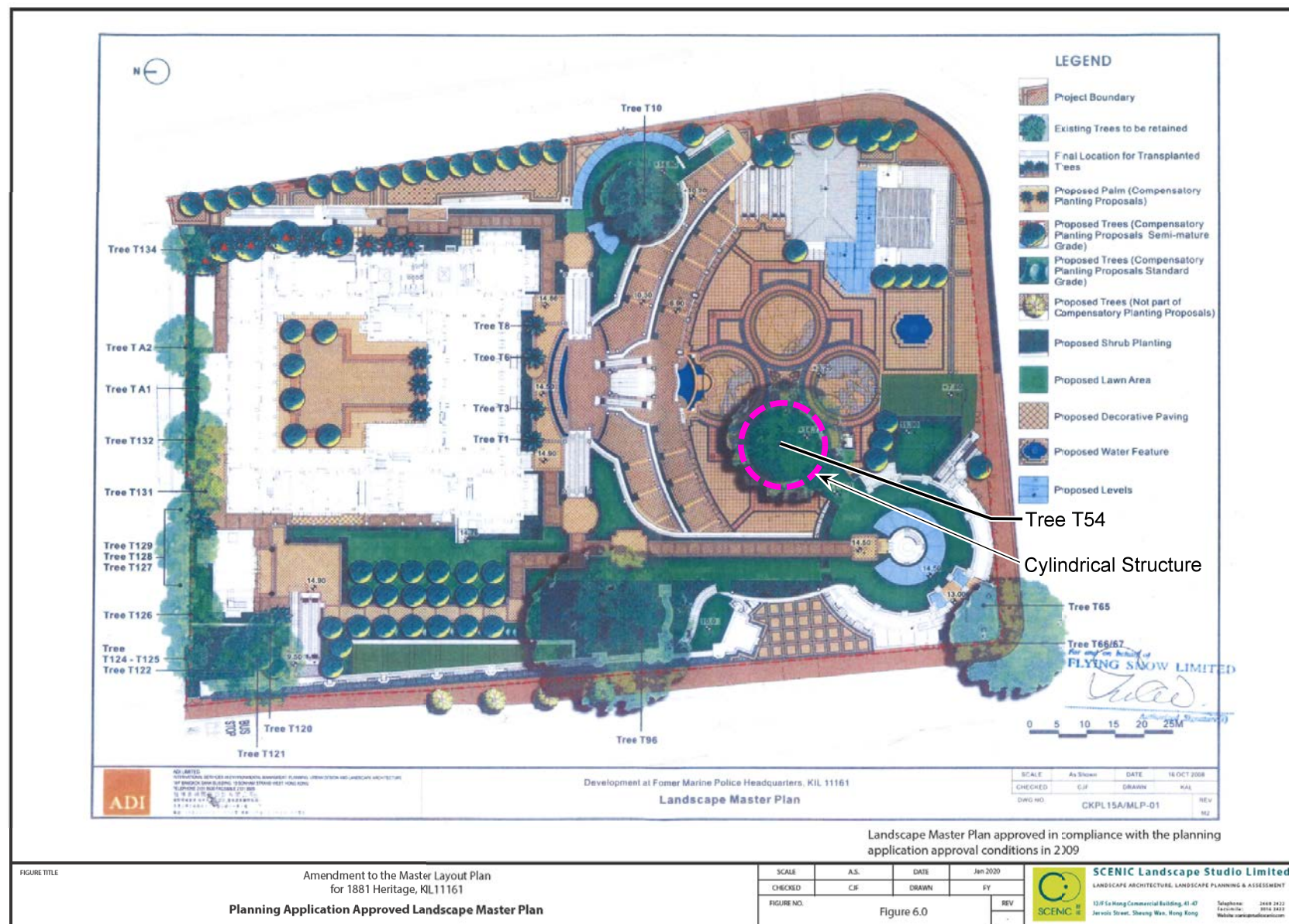


Figure 3.2c-7

LAYOUT PLAN - GROUND LEVEL

獲批准的總綱發展藍圖 - 地面水平  
APPROVED MASTER LAYOUT PLAN - GROUND LEVEL

(資料來源：都會計劃小組委員會  
文件編號A/K1/206A附錄IV的圖3.2c-7)  
(Source : Figure 3.2c-7 of Appendix IV  
of MPC Paper No. A/K1/206A)



獲批准的園境設計總圖  
APPROVED LANDSCAPE MASTER PLAN

(資料來源：由申請人提供)  
(Source : submitted by the Applicant)

獲批准的總綱發展藍圖及園境設計總圖  
APPROVED MASTER LAYOUT PLAN AND LANDSCAPE MASTER PLAN

擬議酒店及相關旅遊業發展(修訂已核准的總綱藍圖)  
尖沙咀廣東道及梳士巴利道交界前水警總區總部  
PROPOSED HOTEL AND RELATED TOURISM DEVELOPMENT  
(AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN)  
THE FORMER MARINE POLICE HEADQUARTERS SITE,  
JUNCTION OF CANTON ROAD AND SALISBURY ROAD, TSIM SHA TSUI

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/K1/260

圖 PLAN  
A - 3

本摘要圖於2020年6月5日擬備  
PLAN PREPARED ON 5.6.2020





照片 1 — 申請地點  
PHOTO 1 - APPLICATION SITE



照片 2 — 申請地點  
PHOTO 2 - APPLICATION SITE

本摘要圖於2020年5月29日擬備，  
所根據的資料為攝於  
2020年5月8日的實地照片  
PLAN PREPARED ON 29.5.2020  
BASED ON SITE PHOTOS  
TAKEN ON 8.5.2020

#### 實地照片 SITE PHOTOS

擬議酒店及相關旅遊業發展(修訂已核准的總綱藍圖)  
尖沙咀廣東道及梳士巴利道交界前水警總區總部  
PROPOSED HOTEL AND RELATED TOURISM DEVELOPMENT  
(AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN)  
THE FORMER MARINE POLICE HEADQUARTERS SITE,  
JUNCTION OF CANTON ROAD AND SALISBURY ROAD, TSIM SHA TSUI

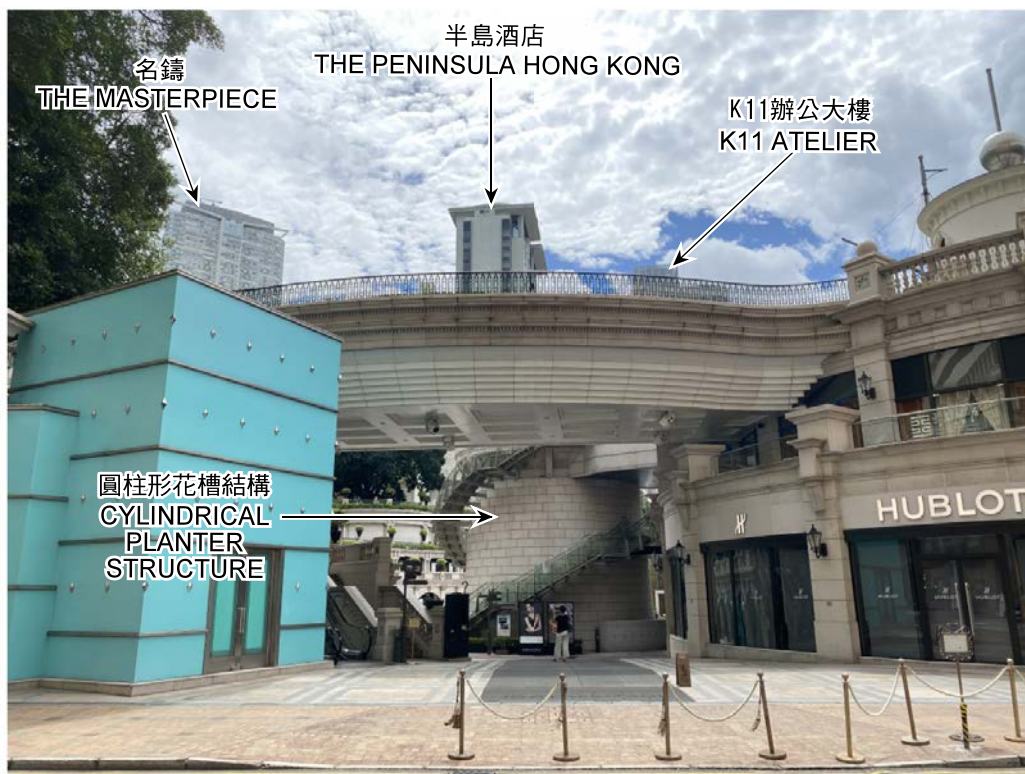
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/K1/260

圖 PLAN  
A - 4





馬哥孛羅香港酒店  
MARCO POLO  
HONGKONG HOTEL

照片3 - 從廣東道遠眺  
PHOTO 3 - VIEW FROM CANTON ROAD



梳士巴利道

SALISBURY ROAD

照片4 - 從梳士巴利道遠眺  
PHOTO 4 - VIEW FROM SALISBURY ROAD

### 實地照片 SITE PHOTOS

本摘要圖於2020年6月4日擬備，所根據的資料為攝於2020年6月3日的實地照片  
PLAN PREPARED ON 4.6.2020  
BASED ON SITE PHOTOS  
TAKEN ON 3.6.2020

擬議酒店及相關旅遊業發展(修訂已核准的總綱藍圖)  
尖沙咀廣東道及梳士巴利道交界前水警總區總部  
PROPOSED HOTEL AND RELATED TOURISM DEVELOPMENT  
(AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN)  
THE FORMER MARINE POLICE HEADQUARTERS SITE,  
JUNCTION OF CANTON ROAD AND SALISBURY ROAD, TSIM SHA TSUI

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/K1/260

圖 PLAN  
A - 5