

**S16 PLANNING APPLICATION  
APPROVED TSIM SHA TSUI OZP NO. S/K1/28**

**Amendment to Approved Hotel & Related Tourism Development  
Former Marine Police Headquarters Site  
Junction of Canton Road and Salisbury Road, Tsim Sha Tsui**

## **SUPPORTING PLANNING STATEMENT**

---

**December 2023**

**Applicant:  
Flying Snow Limited**

**Consultancy Team:  
A & T Design (HK) Limited  
KTA Planning Limited  
Scenic Landscape Studio Limited**



**PLANNING LIMITED**  
規 劃 顧 問 有 限 公 司



## Executive Summary

This Application is prepared and submitted on behalf of Flying Snow Limited (“the Applicant”) to the Town Planning Board (“TPB”/the “BOARD”) in support of the S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters (“FMPHQ”) Site at junction of Canton Road and Salisbury Road in Tsim Sha Tsui (“Application Site”/the “Site”).

申請人 Flying Snow Limited (下稱「申請人」)，擬根據城市規劃條例第 16 條向城市規劃委員會 (下稱「城規會」) 提出申請，以修訂早前已獲批准，位於尖沙嘴廣東道及梳士巴利道交界前水警總部 (下稱「申請地點」) 的酒店與相關旅遊業發展項目。

TPB approved an application for a proposed hotel & related tourism development at the Site on 11 November 2005 (TPB Ref.: A/K1/206). Pursuant to obtaining the planning approval, the 130 year-old historical development at the Application Site has then been revitalized and transformed into a cultural and shopping landmark in Hong Kong, named “1881 Heritage”. Following extensive and careful renovation and conservation works, “1881 Heritage” features various retail and F&B outlets, a heritage hotel, and a Heritage Hall which allows visitors to discover its history.

城規會於 2005 年 11 月 11 日批准位於申請地點的擬議酒店與相關旅遊業發展項目申請 (城規會個案編號：A/K1/206)。基於此規劃許可，申請地點上擁有 130 年歷史的前水警總部歷史建築群被活化為香港文化旅遊及購物消閒的地標式項目「1881」。透過廣泛而仔細的翻新和保護工程，「1881」現提供各種零售及餐飲設施、一所古蹟酒店、以及一個以古蹟為主題的展覽館。

The Applicant would like to intensify the radiance of FMPHQ. The Proposal is to enhance the historic ambience of the Site, enhance the green and naturalistic character, increase the attractiveness of the historic site and improve public accessibility and enjoyment. Please refer to photos and montages on the following pages.

申請人希望令前水警總部重現昔日的光彩。是次申請中的建議旨在提升申請地點的歷史氛圍、增強綠色及自然特徵、增加歷史遺址的吸引力，並同時改善可達性。請參閱以下頁面上的照片和合成照片。

**ORIGINAL 原始照片**



**EXISTING CONDITION 現況**



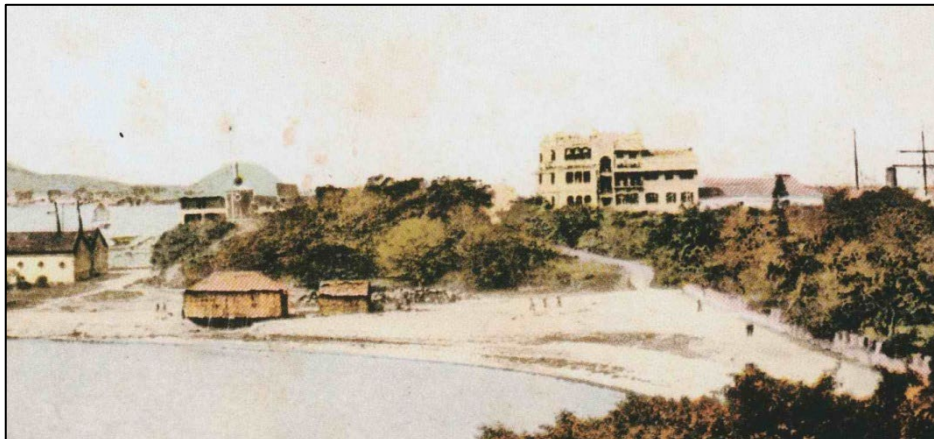
**PROPOSED ENHANCEMENT SCHEME 擬議的改善計劃**



Reveal the long-obscured façade of the Terminus Fire Station and the Exposure of Fire Truck  
展視消防局的全貌及消防車

The new reception area – ‘Heritage Vantage Deck’  
全新的接待區 – 觀景台

**ORIGINAL 原始照片**



**EXISTING CONDITION 現況**



**Lack of activities**  
沒有活動、沒有生氣

**PROPOSED ENHANCEMENT SCHEME 擬議的改善計劃**



**Better connection from and activation of Kowloon Park Drive**  
令九龍公園徑更有生氣及加強可達性

## **EXECUTIVE SUMMARY**

### **1. INTRODUCTION**

- 1.1 Purpose
- 1.2 Report Structure

### **2. BACKGROUND**

- 2.1 Refusal to Remove the Cylindrical Planter and Development of Proposed Enhancement Scheme

### **3. HISTORY AND CURRENT STATUS OF THE SITE**

- 3.1 Site Location
- 3.2 History and Topographical Setting of Kowloon Point
- 3.3 History and Existing Use
- 3.4 Existing Condition
- 3.5 Land Status
- 3.6 Statutory Planning Context

### **4. PROPOSED ENHANCEMENT SCHEME**

- 4.1 The Proposal
- 4.2 Enlarge the Reception Area and Provide Additional Landscaped Open Area
- 4.3 Trees and Natural Landscaping at the Roof of the Non-historic Structures
- 4.4 Importance and Celebration of the Eastern Façade of FMPHQ
- 4.5 Overall Improvement to Accessibility – External and Internal Accesses
- 4.6 Appreciation of the Site's Cultural and Physical History
- 4.7 No Increase in GFA
- 4.8 Changes to the Landscape Master Plan
- 4.9 Enhancement to the Visual Amenity

### **5. CONCLUSION AND SUMMARY**

## **LIST OF FIGURES**

- Figure 3.1 Photos of the Historic Buildings/Structures
- Figure 3.2 Site Photos
- Figure 3.3 Zoning Context Plan (Extracted from Approved Tsim Sha Tsui OZP No. S/K1/28)
- Figure 4.1 Comparison of the Existing Condition and Proposed Enhancement Scheme
- Figure 4.2 Comparison of the Landscape Master Plans
- Figure 4.3 Comparison of the Existing Condition and Proposed Enhancement Scheme – The Eastern Façade
- Figure 4.4 New and Existing Pedestrian Accesses
- Figure 4.5 Proposed Heritage Route

## **LIST OF APPENDICES**

- Appendix 1 Comparisons between the Approved Layout Plans and the Proposed Enhancement Scheme
- Appendix 2 Architectural Drawings
- Appendix 3 Landscape Master Plan and Tree Preservation Proposal
- Appendix 4 Visual Impact Assessment

**S16 PLANNING APPLICATION  
APPROVED TSIM SHA TSUI OZP NO. S/K1/28**

**Amendment to Approved Hotel & Related Tourism Development  
Former Marine Police Headquarters Site  
Junction of Canton Road and Salisbury Road, Tsim Sha Tsui**

---

---

**Supporting Planning Statement**

**1. INTRODUCTION**

**1.1 Purpose**

1.1.1 This Supporting Planning Statement is prepared and submitted on behalf of Flying Snow Limited (“the Applicant”) to the Town Planning Board (“TPB”/the “BOARD”) in support of the S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters (“FMPHQ”) Site at junction of Canton Road and Salisbury Road in Tsim Sha Tsui (“Application Site”/the “Site”). The Application Site is zoned “Comprehensive Development Area” (“CDA”) on the prevailing Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/28 (“Approved OZP”). This Supporting Planning Statement is to provide TPB with the necessary information to facilitate consideration of the application.

1.1.2 TPB approved an application for a proposed hotel & related tourism development at the Site on 11 November 2005 (TPB Ref.: A/K1/206). Pursuant to obtaining the planning approval, the 130 year-old historical development at the Application Site has then been revitalized and transformed into a cultural and shopping landmark in Hong Kong, named “1881 Heritage”. Following extensive and careful renovation and conservation works, “1881 Heritage” features various retail and F&B outlets, a heritage hotel, a heritage display areas which allow visitors to discover its history and a central public plaza providing public space for cultural and heritage events and exhibitions to echo with the surrounding historic buildings and features within the Site.

**1.2 Report Structure**

1.2.1 Following this Introductory Section, the history of the Former Marine Police Headquarters Site and the current status of 1881 Heritage will be described in Section 2 followed by public aspirations in Section 3. Section 4 will delineate the details of the Proposed Enhancement Scheme and provide comparisons of the current and proposed condition. Section 5 then concludes and summarises this planning statement.

## 2. BACKGROUND

### 2.1 Refusal of the Applicant's proposal to Remove the Cylindrical Planter and Development of Proposed Enhancement Scheme

2.1.1 The Applicant applied to TPB in March 2020 to seek permission to remove the cylindrical planter (TPB Ref.: A/K1/260 refers). This cylindrical planter originally contained a large and relatively old aerial-rooted Banyan tree in the plaza, yet this tree collapsed as a result of the gusty wind when Signal 10 Typhoon Mangkhut struck Hong Kong in 2018.

2.1.2 On 12 June 2020, TPB rejected the application and the reason was that the submission:

*"...failed to demonstrate that the proposed removal of the cylindrical planter structure will not adversely affect the historic ambience of the site as a declared monument. There is no strong planning justification to support the proposed amendment to the approved master layout plan."*

BOARD Members also revealed their concerns and comments on the overall image, historic value and operation of 1881 Heritage. Their insightful comments might be summarised in the following issues:

*Issue I* – How to enhance and capture the historic ambience

*Issue II* – The importance of clues to revealing the original and successive physical land forms of knolls of Kowloon Point. These included both the most prominent, (sharp "Tsim"), west knoll as well as the east knoll behind the "Terminus Fire Station"

*Issue III* – The impression of there being abundance of trees and natural landscaping at the top of the two knolls

*Issue IV* – The importance of clues to revealing the Site's cultural history, including particularly the Headquarters Building from the various views/angles and approaches

*Issue V* – Concern to encourage or facilitate public access to appreciate the Site, monuments, and history

*Issue VI* – Concern to encourage public opportunities in learning the Site's cultural and physical history

2.1.3 The above were perceived to be concern and interest in enhancing, bringing out more, and sharing more with the community, the historical background of the Site. Taking to heart the Member's comments, the Applicant embarked on a comprehensive review of the landscape design, usage and operation of the Site bearing in mind the history and issues above and therefore formulated and proposed to carry out the improvements as described in Section 4.



### **3. HISTORY AND CURRENT STATUS OF THE SITE**

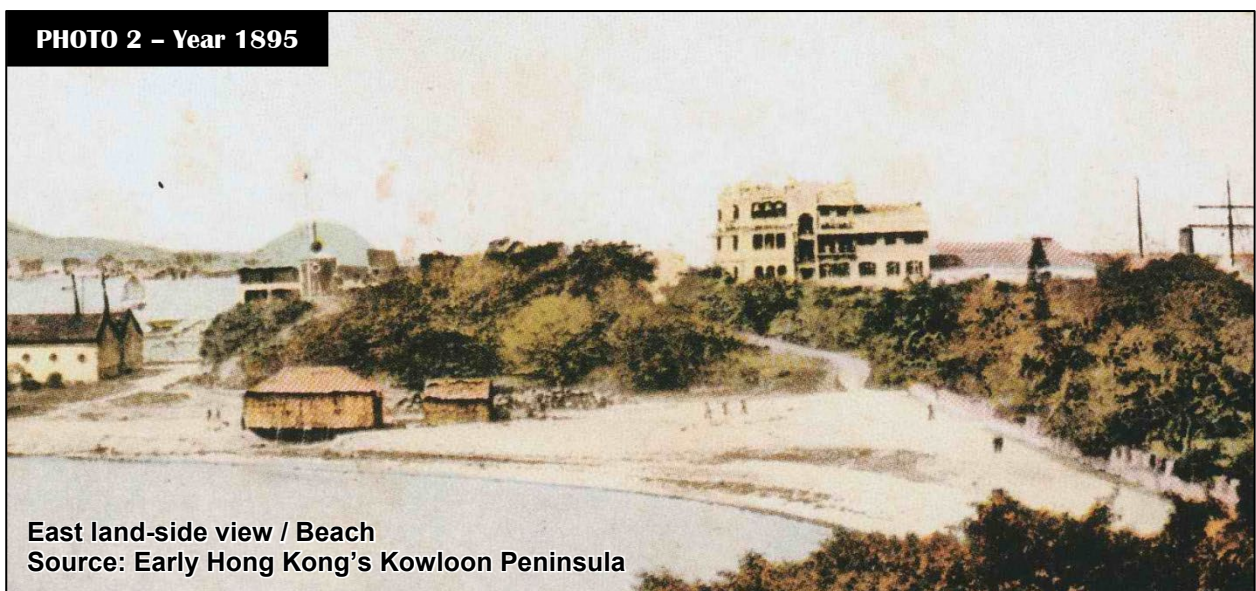
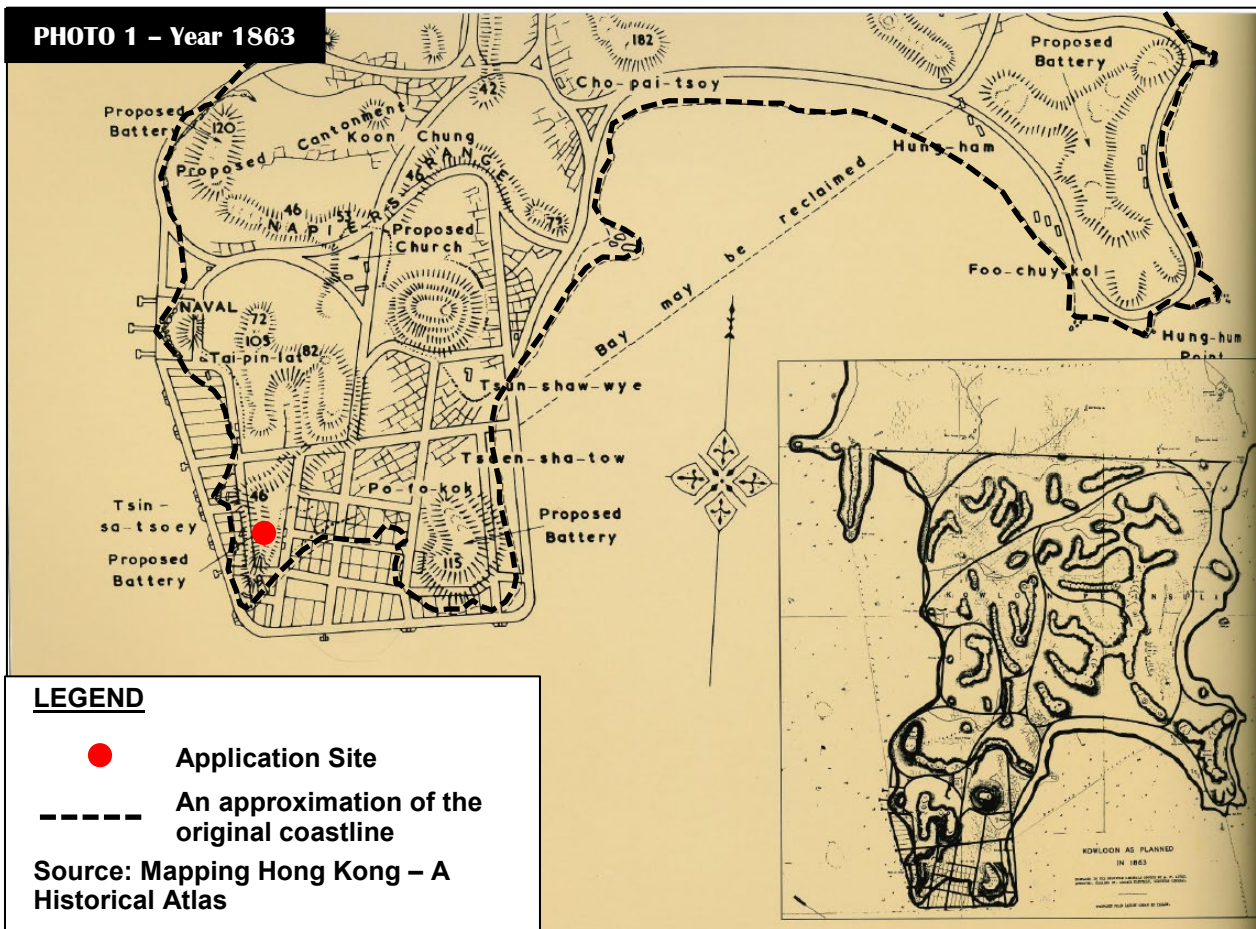
#### **3.1 Site Location**

3.1.1 The Application Site, with an area of about 11,700m<sup>2</sup>, is bounded by Canton Road to the west, Salisbury Road to the south, Kowloon Park Drive to the east and a commercial/office building, No. 1 Peking Road, to the north (*Figure 3.1* refers).

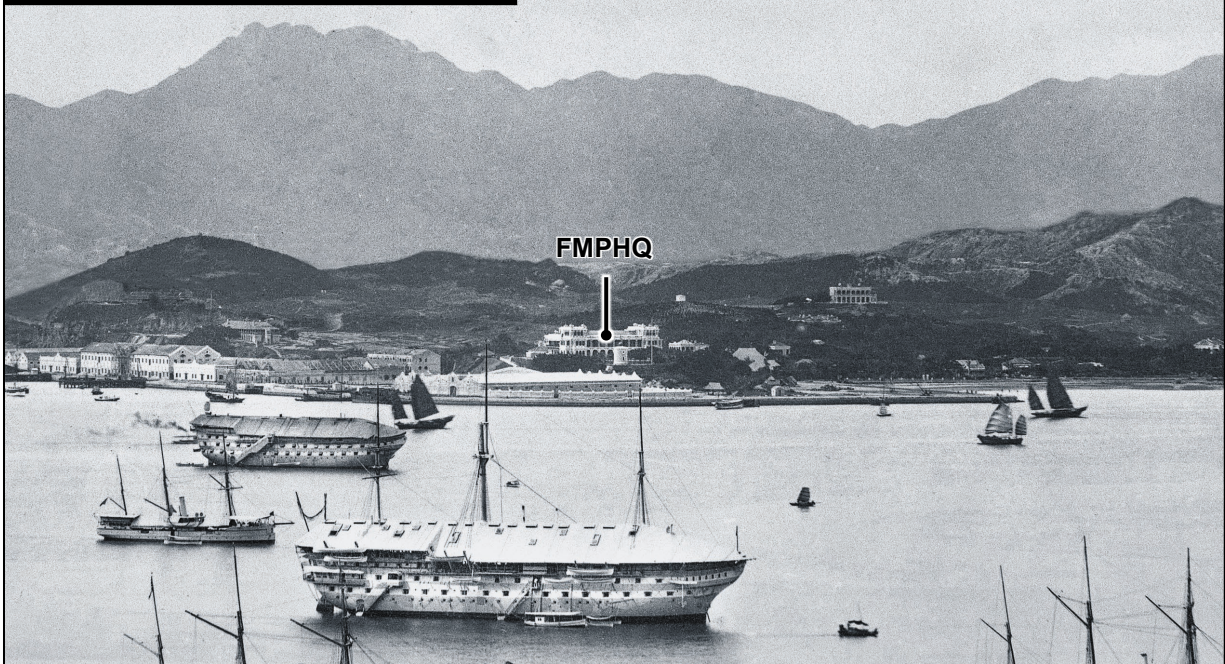
#### **3.2 History and Topographical Setting of Kowloon Point**

3.2.1 Tsim Sha Tsui was once a sandy cape on the sharp tip of the Kowloon Peninsula (*Photo 1* refers). At the most prominent and commanding position in the harbour, were successively a Chinese fort, the first Police Station, then in 1881 commenced on the Observatory's Timeball Tower, the subject Former Marine Police Headquarter and Stable block and the Site all at this tip. The western face of the tip was a steep slope like a cliff leading to the Victoria Harbour, whilst the eastern face was a bay with a beach (*Photo 2* refers); more activities happened in the eastern face instead of the west. In view of the fact that FMPHQ was a multi-storey building erected at the southern-most point in Kowloon, atop the slope, the eastern land-side views of it, were most prominently the Eastern façade of the Main Building, including across the Tsim Sha Tsui beach as shown.

3.2.2 In time, reclamation took place, and the tree covered hilly nature of the Site became more noticeable. FMPHQ, including the Timeball Tower, remained at the top of the slope supported by retaining wall along Canton Road and Salisbury Road (*Photo 5-7* refer). Trees grew eventually and engulfing the setting and the Timeball Tower. As time went by, the FMPHQ became less visible from outside.



**PHOTO 3 – taken in early 20<sup>th</sup> Century**



**PHOTO 4 – Year 1937**



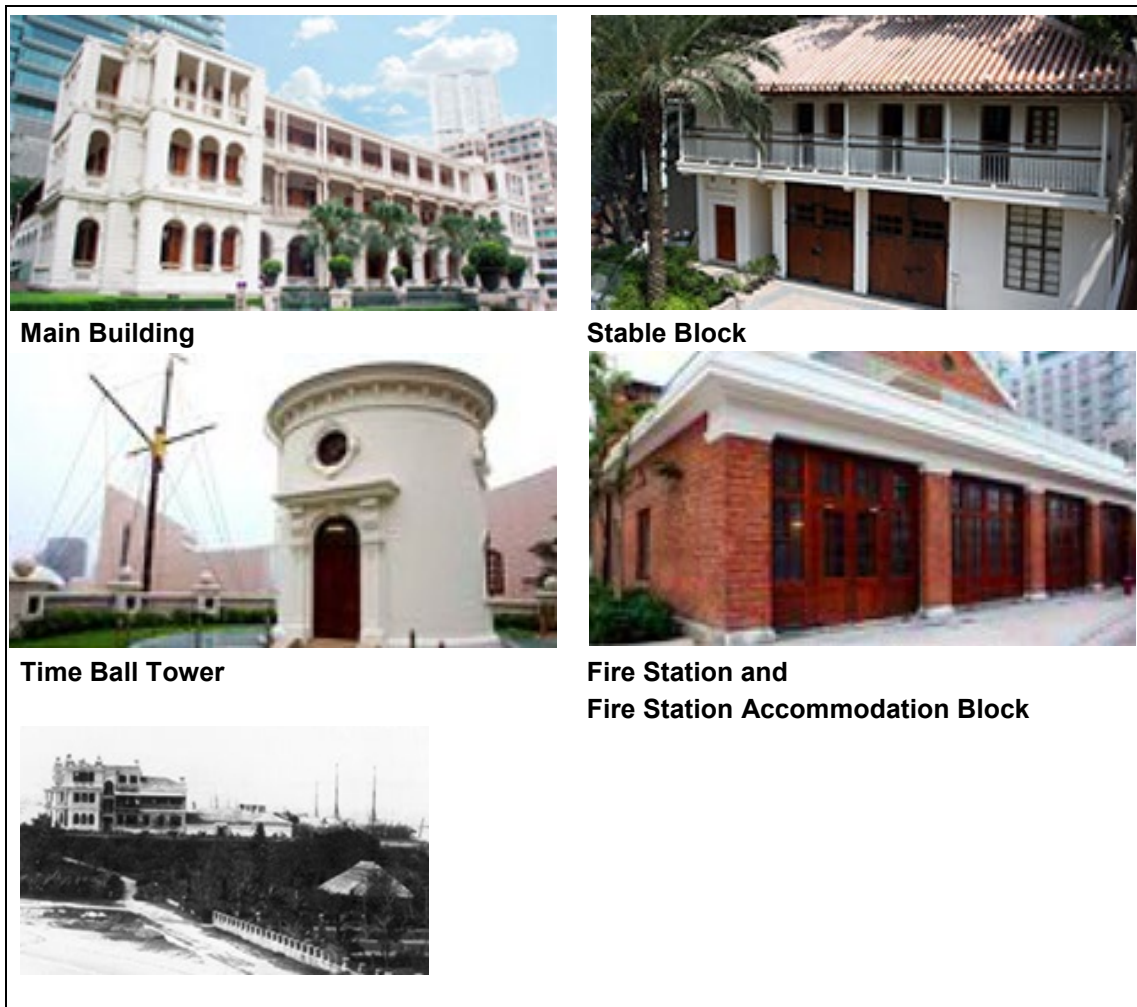
Source: Hong Kong Heritage





### **3.3 History and Existing Use**

3.3.1 FMPHQ was occupied by the Hong Kong Marine Police from 1880s to 1996, except for the period during Second World War. The site comprises the Main Building, Stable Block, Time Ball Tower, Old Kowloon Fire Station and Fire Station Accommodation Block. In recognition of the historical significance of these buildings, FMPHQ and its compound, including the Main Building, the Stable Block, the Signal Tower (Round House) and the Accommodation Block of the Former Fire Station, were declared as monuments under the Antiquities and Monuments Ordinance on 14 December 1994. The Main Building of the Former Fire Station is a Grade III historic building.



**Figure 3.1** Photos of the Historic Buildings/Structures

3.3.2 On 1 November 2002, the Government issued a tender inviting private sector proposals for the preservation, restoration and conservation of the Site into a tourism-themed development. The Government awarded the Applicant on 27 May 2003 and the Applicant then undertook the necessary studies and assessments and submitted 4 planning applications for approval by the Town Planning Board. *Table 3.1* gives a brief summary of the 4 planning applications.

**Table 3.1 Summary of Approved Planning Application at the Application Site**

<b>Date of Approval</b>	<b>TPB Ref.</b>	<b>Subject of Application</b>
30.1.2004	A/K1/196	A proposed hotel and related tourism development
5.11.2004	A/K1/205	Reduction in no. hotel guestrooms from 51 to 30, the construction of a new hotel back-of-house level underneath the central courtyard of FMPHQ Main Building, the redistribution of the ancillary hotel F&B areas and function rooms to G/F and part of 1/F of the Main Building and other minor design changes
7.4.2005	A/K1/207	Revision to the approved tree preservation proposal and specifically on the preservation recommendations for 4 trees, viz. T12, T65, T104 and T107.
11.11.2005	A/K1/206	Change design, e.g. orientation and layout of the commercial podium, splitting the commercial podium into 2 buildings, changing the shape of the Grand Piazza, construction of a new Heritage Hall and etc.

3.3.3 The approved Master Layout Plan, major development parameters and Landscape Master Plan are attached in *Appendix 1*.

### **3.4 Existing Condition**

3.4.1 The revitalisation took over 6 years to complete, and was carried out in accordance with world conservation standards. The project was completed in 2009 and successfully transformed the Site into a cultural and shopping landmark in Hong Kong, which was renamed '1881 Heritage' after the revitalisation. The Site featured various retail and F&B outlets, a heritage hotel, a Heritage Hall which allow visitors to discover its history. A key feature also includes a central plaza providing space for public access and cultural and heritage events and exhibitions to echo with the surrounding historic buildings and features within the Site.

3.4.2 There is a standalone basement level at the southwestern corner of the Site and it is completely separated to the rest of the Site due to the existence of Railway Protection Zone which cuts across the Site diagonally.

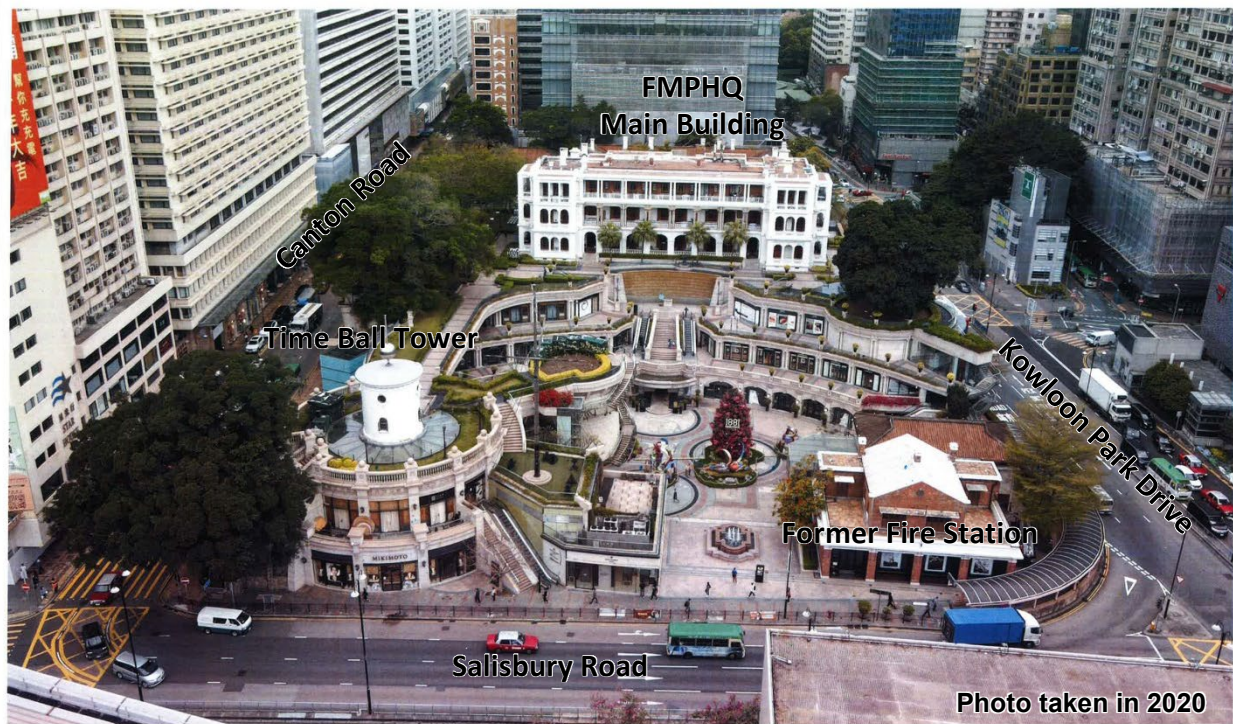


Figure 3.2 Site Photos



### 3.5 Land Status

3.5.1 The Application Site is registered as KIL11161 RP, restricted to non-industrial (excluding private residential, petrol filling station and godown) purposes.

### 3.6 Statutory Planning Context

3.6.1 Under the prevailing Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/28 (the "Approved OZP"; Figure 3.3 refers), the Site is zoned "Comprehensive Development Area" ("CDA").

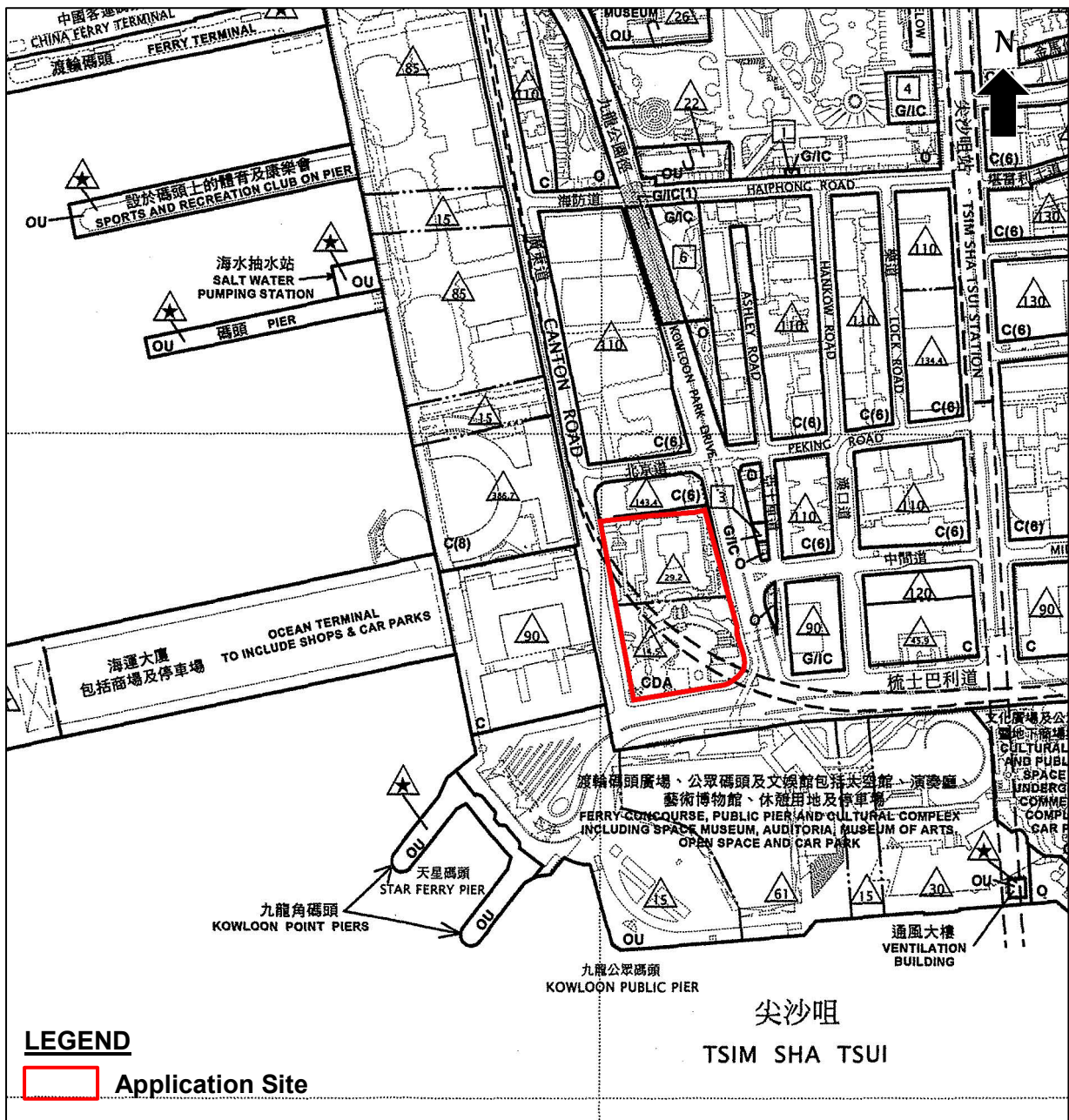


Figure 3.3 Zoning Context Plan (Extracted from Approved Tsim Sha Tsui OZP No. S/K1/28)

#### **4. PROPOSED ENHANCEMENT SCHEME**

##### **4.1 The Proposal**

- 4.1.1 The overall intention of the improvements to be brought is to intensify the radiance of FMPHQ. With the benefit from the exchanges and meetings with the Antiquities and Monuments Office, the proposals have been revised a number of times, leading to the current proposal. The Proposal is to enhance the historic ambience of the Site, enhance the green and naturalistic character, increase the attractiveness of the historic site and improve public accessibility and enjoyment.
- 4.1.2 As was more recently the case, a quieter protected open space largely at the original TST beach (i.e. a lower level) together with the two flanking knolls, is cloistered in trees, amid the surrounding frenzied intensity of Tsim Sha Tsui.
- 4.1.3 Access into this quieter protected area is carefully treated to offer a quiet discovery from the urban jungle to enhance the accessibility of the Site in order to promote the appreciation of our heritage buildings.
- 4.1.4 The Proposal does not involve amendment to the major development parameters, including maximum building height in mPD and GFA nor alteration of the historic buildings. There will be no alteration and addition works to the facade of Main Building. The major work to the Main Building is the renovation of the rooms on ground floor at the rear part of the east wing.
- 4.1.5 A set of schematic drawings, including Ground Floor Plan, Podium 1 – 2 Plans and Podium Deck Plan, is submitted to present the layout and schematic design of the Proposal. The architectural drawings illustrating the Proposed Scheme is provided in *Appendix 2*. Illustrative drawings with comparison are appended in *Figures 4.1 to 4.4*.

##### **4.2 Enlarge the Reception Area and Provide Additional Landscaped Open Area**

###### A Publicly Accessible Green Roof

- 4.2.1 Keeping the topographical setting and allowing access to the historic site level is given high significance for the historic ambience of the Site. The Proposed Enhancement Scheme tries to enhance the green roof at the non-historic structure and improve its accessibility. It tries to balance the historic enhancements, while strengthening the presence of the Kowloon Point knoll, and still improving the permeability of the central plaza by “merging” the cylindrical planter into the structure and landscaping at the southwestern corner of the Site to form the ‘West Garden’. This will involve demolition of the cylindrical planter, and a new extension to the structures to the east of the Time Ball Tower, forming a continuous land mass that has a better shaped space for the new rootball and soil volumes for the trees to grow from and gain stability. It will become an open area that is covered by landscape around the Timeball Tower.

4.2.2 The previously emphasized original physical prominence of the Timeball Tower is left to be discovered and pondered among the tree-top character closer to the experience of recent generations.

4.2.3 The historic granite blocks of the original retaining wall that the Government had demolished are to be placed on Kowloon Park Drive for all to see and to feel.



**Illustrative Drawing 1**

Additional and Extensive Landscaping behind the Former Fire Station

- 4.2.4 Additional soil and tree coverage at the back of Accommodation Block of the Former Fire Station is introduced. This enhances the historic ambience and visual amenity when viewing from both within and outside the Site. The original tree covered slope would be more closely restored with the extensive new landscaping coverage. It helps to re-establish a green connection to the Main Building of the Former Marine Police Headquarters.
- 4.2.5 The top of these non-historic features will be substantially vegetated with the original trees and cantilevering trees to create and restore a lush green setting of the Site and Salisbury Road. Walking along Salisbury Road under the far outstretched canopies of large trees / wall trees, will again be experienced.
- 4.2.6 The additional new trees will also help to enclose and reinstate the serenity of the Site, like how it was previously due to the physical separation provided by the level difference. Shops/Eating Places will be provided and reoriented strategically to strengthen the interaction of the public and the heritage FMPHQ and to offer a panoramic view towards the monument.
- 4.2.7 These would relate to and enrich the new “heritage journey” routes described below. They would be positioned intermittently to also create a more energetic street frontage instead of continuous granite walls.

<b>Elements</b>	<b>Locations*</b>
Publicly accessible green roof	1, 2
Create feature historic granite blocks	3
Additional trees	4, 5
Existing canopy to be set back to reveal the Fire Station	6

\* Please refer to renderings attached in *Appendix II*

**ORIGINAL – taken in 2003**



**EXISTING CONDITION – taken in 2020**



**PROPOSED ENHANCEMENT SCHEME**



**Figure 4.1 Comparison of the Existing Condition and Proposed Enhancement Scheme – The Reinstated Knolls**

### **4.3 Trees and Natural Landscaping at the Roof of the Non-historic Structures**

#### Salisbury Road and the Time Ball Tower

- 4.3.1 The Proposed Enhancement Scheme has sought to maintain the lookout point at the original level (i.e. the top level of the existing cylindrical planter) while also creating another more central overlook point at the first floor (+9.20mPD) immediately south of the main heritage building. This together with a new alfresco dining deck allows for spectacular views to the north and of the FMPHQ main building. Small trees planted within the dining deck provided dappled shade while creating a greener setting for the plaza.
- 4.3.2 The staircase and lift to the north of the landscaped garden provide pedestrian access to the elevated landscape and its gently sloping landform which rises from the east to the Time Ball Tower in the west. Visitors to the site can take advantage of the sinuous footpath up the West Garden bounded by tree and shrub planting which is reminiscent of a trail on the natural hillside. The trees provide a framed view of the Time Ball Tower and the Signal Mast. At the top of the garden the landscape has been configured with three deck areas to provide shaded seating for pedestrians and filtered views beneath the tree canopies south towards Salisbury Road and the Cultural Centre; and framed views north towards the historic façade of the main building. These deck areas will utilise recycled plastic timber decking on a relatively light weight supporting structure so as to maximise the soil volume below the deck available for the new tree planting. These deck areas connect to a new circular footpath which encircles the base of the Time Ball Tower with new shrub planting replacing the current glass roof light. This circular footpath connects to the north – south oriented footpath which crosses the existing landscape bridge to tree T96 and the façade of the historic main building.
- 4.3.3 It is envisaged that the landscaped garden will provide the location for the replacement for tree T54, the large *Ficus microcarpa* which collapsed during Typhoon Mangkhut. The tree will be planted in the centre of the West Garden, the new landscaped area and will be brought to site as an oversized specimen to provide a more immediate mature effect. The rooting structures of the new replacement tree for T54 will be able to take advantage of the large soil body with a depth of approximately 2,000mm.
- 4.3.4 This area will include a relatively large area of climbing and trailing plants at the G/F whilst the side facing Salisbury Road is designed to create the appearance of a wooded slope with sections of old stone wall, shotcrete and tree and shrub planting. Trailing plants will soften the form of the wall and create a more naturalistic character. This façade will also feature two trees which it is hoped will appear like wall trees extending over the pedestrian pavement below. These trees will be planted in an innovative planter design which has the form of a partially opened ‘cabinet drawer’ extending into the proposed architectural scheme and providing a generous soil volume ensuring their long term stability and health.

Additional Landscaping behind the Former Fire Station

- 4.3.5 The design of this landscaped area includes a series of landscaped terraces planted with trees and shrubs to form the setting and backdrop to views of the Former Fire Station Building and its associated Accommodation Block. As the landscape matures the proposed tree and shrub planting will visually coalesce with canopy of tree T10 to create the appearance of wooded slope.
- 4.3.6 This design will help to establish a connection to the Main Building of the Former Marine Police Headquarters and signifies the past topographical setting of the Former Marine Police Headquarters and the Former Fire Station (and the Accommodation Block of the Former Fire Station), which were respectively located at the East Garden, and at the base of a small promontory along the shoreline below.
- 4.3.7 The East Garden will also include a shaded seating area with views extending west over the 1881 Heritage Site including the façade of the main heritage building and the new larger and more vibrant Central Plaza.
- 4.3.8 Some of the trees will also be planted in a combination of the landscape terraces which also adopt the innovative partially opened ‘cabinet drawer’ approach to the soil body and continuous planter at the summit of the knoll.
- 4.3.9 The east facing façade and the inner face overlooking the Grand Plaza will also utilise large areas of climbing and trailing plants to maximise the area of greenery visible from the pedestrian level and soften the built form of the enhancement scheme proposals.

<b>Elements</b>	<b>Locations*</b>
Additional landscaped area	1, 2
Additional trees	4, 5

\* Please refer to renderings attached in *Appendix II*

**EXISTING CONDITION**



Landscape Master Plan submitted 13th January 2012 by the RLA as part of the Self-Certification of Compliance for the landscape in accordance with LandsD LAO PN no. 6/2003. It should be noted that this plan indicates the changes to the scheme arising from the detailed design process and comments from various government departments.

**PROPOSED ENHANCEMENT SCHEME**



Figure 4.2 Comparison of the Landscape Master Plans



#### 4.4 Importance and Celebration of the Eastern Façade of FMPHQ

4.4.1 Prior to the reclamation for urban development, FMPHQ sat on top of a slope jutting out from the tip of Kowloon Peninsula (*Photos 2-3 refer*). Technically the site where work started on the new Water Police Station in 1881 was, as we have seen, a ‘difficult’ one. Its strategic locations, however, was unquestioned. The *China Mail* put it thus:-

*“The building occupies one of the most commanding positions in the Colony, and possesses an uninterrupted and magnificent view of every part of the Harbour and also the Kowloon Peninsula.”*

While the main façade was facing the tip and overlooking the Victoria Harbour, the eastern façade was facing the significant geographical feature of the beach and TST bay. The Proposal restores emphasis to this historic the eastern façade and to recall the memory of the important original coastline of Kowloon Point. Also, to improve and encourage ascent to the monument from the east approaches.

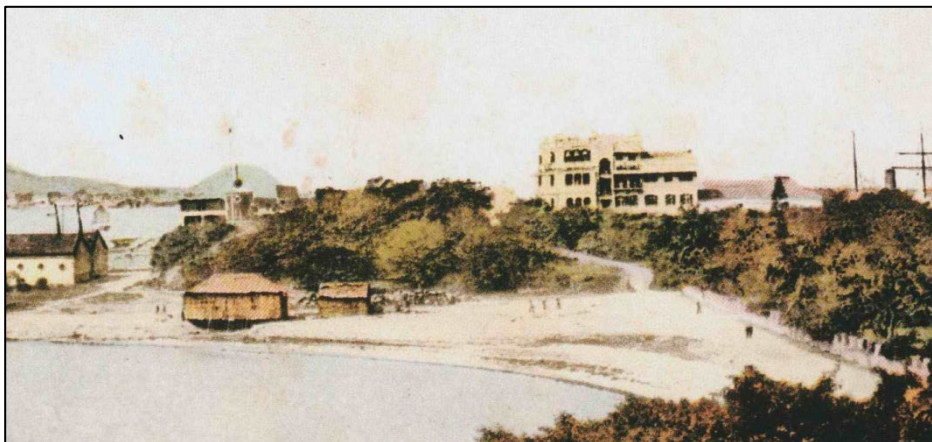
4.4.2 In addition to the main façade overlooking Salisbury Road entrance, the eastern façade of FMPHQs is one of the two facades that are visible from at-grade level. Whilst now there is basically no activity within the area along Kowloon Park Drive (both at street level and P1/2 levels), no attractions/focus have been given to this part of the Site and thus this becomes fairly quiet and forlorn dismal. Almost the entire area along Kowloon Park Drive is designed as a private and exclusive entrance to the hotel. There are also some outdoor escalators and staircases which bring people up to the hilltop level. This area is seldom known to use by the public as there is basically no activities provided; even if there are visitors who enter the Site via the escalators/staircases from Kowloon Park Drive, they would most likely be led to the main façade directly before they get a chance to take a few moments to enjoy the ambience along the eastern frontage and rear portion of FMPHQ.

4.4.3 While the new at-grade crossing on Kowloon Park Drive enhances the accessibility of the Site, the idea is to activate this area by introducing new activities (e.g. shop/eating places) and give more emphasis as the third entrance of the Site. In particular, the proposal involves introducing alfresco dining area at the podium deck to allow direct view towards the eastern façade of FMPHQs for appreciation.

Elements	Locations*
Activate FMPHQ visitor centre	7
Provide opportunities for alfresco dining areas to enjoy the beauty of the historic buildings	8, 9, 10
Better connection from Kowloon Park Drive	12, 13
Set back the existing canopy to reveal the Fire Station	6

\* Please refer to renderings attached in *Appendix II*

**ORIGINAL – taken in 1895**



**EXISTING CONDITION**



**PROPOSED ENHANCEMENT SCHEME**



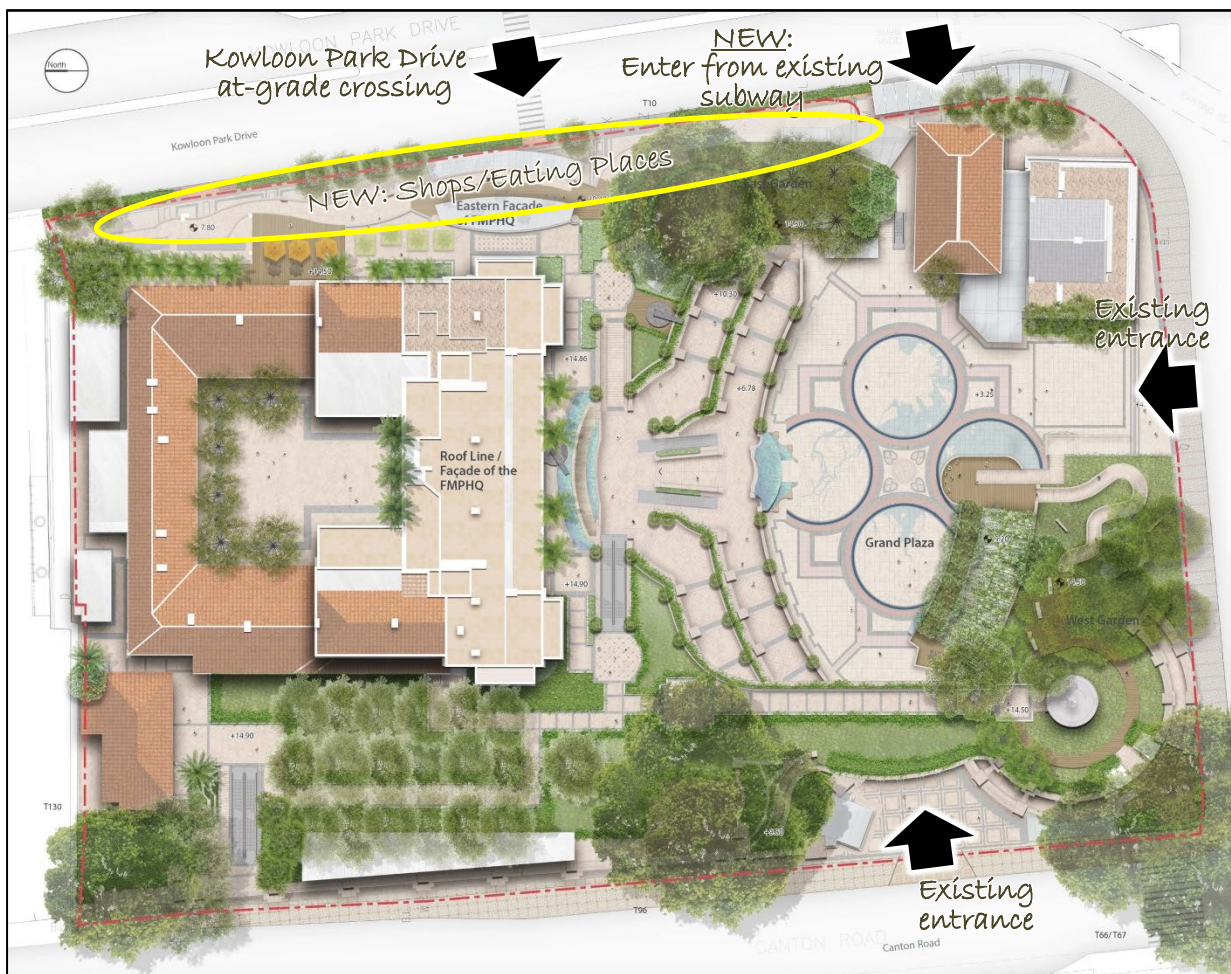
**Figure 4.3 Comparison of the Existing Condition and Proposed Enhancement Scheme – The Eastern Facade**

**4.5 Overall Improvement to Accessibility – External and Internal Accesses**

- 4.5.1 FMPHQs is a glittering gem in the urban jungle. The Proposal aims to attract people to visit the Site and appreciate FMPHQs from all directions. The current setting brings visitors directly from Kowloon Park Drive entrance up to the podium deck by escalators. The entrance from Kowloon Park Drive is going to be transformed from a deserted dead end into a vibrant passage by adding various retail/F&B outlets.
- 4.5.2 Accompanied by the new at-grade pedestrian crossing at the junction of Middle Road and Kowloon Park Drive, visitors can arrive the Site from Tsim Sha Tsui MTR Station/bus stops along Nathan Road by walking along Middle Road, appreciating the eastern façade of FMPHQ from far to close. Visitors will get more motivated to walk along Kowloon Park Drive to experience the newly recreated landscaped area behind the Accommodation Block of the Former Fire Station and entre the Site.
- 4.5.3 With the new landscaped reception area, visitors are encouraged to climb through the natural environment to approach the Main Building rather than via the man-made new building portion. Not least, the Proposal also involves opening up the rear portion of FMPHQ to create a complete loop.
- 4.5.4 Following the removal of the collapsed tree T54 during Typhoon Mangkhut in September 2018, the cylinder is proposed to be taken away in the Proposed Enhancement Scheme in return for a more spacious, symmetrical and pleasant plaza environment. The Grand Piazza will then become more open and with greater visual permeability and accessibility towards Canton Road.

<b>Elements</b>	<b>Locations*</b>
Provide opportunities for alfresco dining areas to enjoy the beauty of the historic buildings	8, 9, 10
Better connection from Kowloon Park Drive	11, 12

\* Please refer to renderings attached in *Appendix II*



**Figure 4.4** New and Existing Pedestrian Accesses

#### **4.6 Appreciation of the Site's Cultural and Physical History**

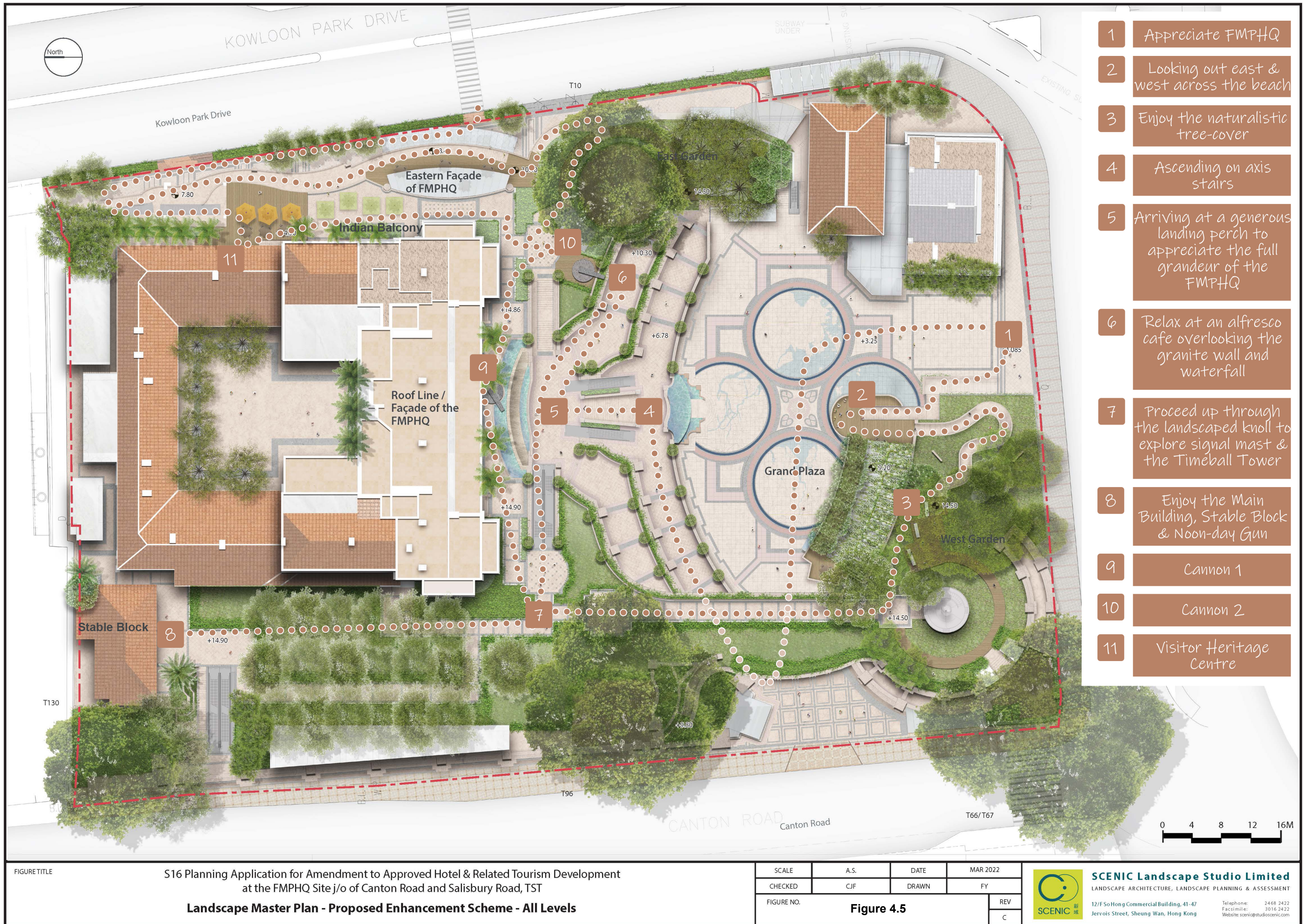
- 4.6.1 The Proposal also involves enhancing the heritage route within the Site by inviting visitors to the quadrangle thus being able to take a look of the pigeon houses. The trail shall start at the Stable Block, to the back of the Main Building through to the quadrangle and then exit in the east. Visitors can then amuse the eastern façade and arrive at the landscaped reception area/piazza at Salisbury Road, standing atop to enjoy the spectacular view towards the Victoria Harbour. This would help to imitate the scene of having FMPHQs overlooking the Harbour at the good old days.
- 4.6.2 Furthermore, the retained Grand Plaza and the new lookout/shopping/eating places at the re-established Time Ball Tower knoll will continue to provide opportunities for the public to enjoy and appreciate the historic ambience of the Site.

##### The Heritage Journey "Route" Destination:

- 4.6.3 Access into the Main Building. As a boutique hotel, access has always been a bit in conflict with guests' privacy. The Proposal provides and dedicates a specific area for actual visitor entry and heritage access. Opening in the armory, visitors will be and feel welcome to partake of the heritage as always had been intended but unclear due to circulation, etc.
- 4.6.4 The journey leads to, and culminates at, the proposed visitor centre actually inviting the public into the very interior of HQ building to experience it viscerally. Then spilling down toward Salisbury Road.
- 4.6.5 The new at-grade crossing across Kowloon Park Drive at Middle Road will help to direct visitors to the heritage route. Not least, the underground tunnel opening is to be finally opened up for public movement and convenience.
- 4.6.6 The proposed alterations activate this long forlorn frontage. All the more, together with the proposed works will significantly activate the east aspect vastly and improve the vicinity, hence rectify a long languishing dark gap in Tsim Sha Tsui. Extending to Salisbury Road, the obstructing canopy could also be revised to reveal the view of the former Fire Station and Fire Station Accommodation Block

##### Heritage Visitor Center at FMPHQ East

- 4.6.7 The heritage visitor centre is proposed to be located at the eastern portion of FMPHQ to supplement the heritage route. Coupled with the newly introduced shops/alfresco dining at this eastern façade of FMPHQ, visitors will be more encouraged to visit the visitor centre and learn more about the historic value of the Site. Location and details of the visitor centre shall be subject to due process under the purview of the Antiquities and Monuments Office.



- 1 Appreciate FMPHQ
- 2 Looking out east & west across the beach
- 3 Enjoy the naturalistic tree-cover
- 4 Ascending on axis stairs
- 5 Arriving at a generous landing perch to appreciate the full grandeur of the FMPHQ
- 6 Relax at an alfresco cafe overlooking the granite wall and waterfall
- 7 Proceed up through the landscaped knoll to explore signal mast & the Timeball Tower
- 8 Enjoy the Main Building, Stable Block & Noon-day Gun
- 9 Cannon 1
- 10 Cannon 2
- 11 Visitor Heritage Centre

FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Master Plan - Proposed Enhancement Scheme - All Levels**

SCALE	A.S.	DATE	MAR 2022
CHECKED	CJF	DRAWN	FY
FIGURE NO.	<b>Figure 4.5</b>		REV
			C

**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: scenic@studioscenic.com

Setting back existing canopy to reveal the long-observed façade of the Terminus Fire Station and the Exposure of Fire Truck

- 4.6.8 Terminus Fire Station was among the first batch of 5 fire stations in Kowloon. A rough utilitarian canopy eventually came to cover half the fire station. The Applicant/Project Proponent has negotiated, committed GFA, and implemented many measures towards the setting back of this canopy so to enable viewing of this historic building by passers-by. Discussions with the Transport Department, Highways Department and stakeholders have seen progress and the Applicant would continue on possible breakthrough contributions which could enable the historic building to stand proudly and prominently again.



Enhanced Pedestrian Network

4.6.9 The experience and appreciation of the above elements will be facilitated by the at-grade crossing at Middle Road, the proposed east frontage activation, the proposed setting back of canopy and well as the proposed underground tunnel opening.

Elements	Locations*
Provide opportunities for alfresco dining areas to enjoy the beauty of the historic buildings	8, 9, 10
Strengthen existing heritage route	see Figure 4.5
Repair time ball	13
Set back the existing canopy to reveal the Fire Station	6

\* Please refer to renderings attached in *Appendix II*

**4.7 No Increase in GFA**

4.7.1 The GFA would be redistributed with deep basement GFA to be partially removed to create the above-ground attractions as described above. The ‘additions’ shall come from the partial deletion of basement area at the southwestern corner of the Site.

4.7.2 As mentioned in section 4.1 above, the Proposed Enhancement Scheme would not involve amendment to the major development parameters, including maximum building height in mPD and GFA. The additions and alterations would mainly take place at the entrance on Salisbury Road and along Kowloon Park Drive where new activities will take place.

4.7.3 The GFA (of the vacated basement) will be controlled through central processing at the Buildings Department (“BD”). To prevent any GFA abuse, the (subsequent and eventual) basement space would be filled with mass-filling techniques, flood water tanking, building services, etc. following industry best practices and sefty guidelines; most importantly, to the detailed satisfaction of the BD under central circulation.

4.7.4 Under central circulation, a comprehensive calculation of the GFA will be submitted with the general building plan for approval, and circulated also to relevant departments (including PlanD and LandsD). Should any surplus GFA accountable space be then found, then BD and LandsD would immediately see the breach of the GFA calculations.



**Table 4.1 Development Parameters**

<b>Development parameters</b>	<b>Approved Scheme (No. A/K1/206)</b>	<b>Proposed Enhancement Scheme</b>	<b>Difference</b>
Site Area	11,700m <sup>2</sup>	11,700m <sup>2</sup>	No Change
Total GFA	11,713m <sup>2</sup>	11,713m <sup>2</sup>	No Change
Existing	4,300m <sup>2</sup>	4,300m <sup>2</sup>	No Change
Additional	(about 1,800m <sup>2</sup> for hotel guestrooms and the remaining for hotel related F&B and function room uses) 7,413m <sup>2</sup> (4,938m <sup>2</sup> for retail, 2,275m <sup>2</sup> for hotel related F&B and servicing uses, 200m <sup>2</sup> for GIC use at the Heritage Hall)	(about 1,800m <sup>2</sup> for hotel guestrooms and the remaining for hotel related F&B and function room uses) 7,413m <sup>2</sup> (4,938m <sup>2</sup> for retail, 2,275m <sup>2</sup> for hotel related F&B and servicing uses, 200m <sup>2</sup> for GIC use at the Heritage Hall)	No Change
No. of Storeys	3 storeys of the existing FMPHQ Main Building above a hotel BOH storey at +10.0mPD, plus 3 storeys of new commercial podium above a basement level	3 storeys of the existing FMPHQ Main Building above a hotel BOH storey at +10.0mPD, plus 3 storeys of new commercial podium above a basement level	No Change
Height of New Building (Commercial Podium)	+14.5mPD for the podium deck level	+14.5mPD for the podium deck level	No Change
No. of Hotel Guestrooms	30 (max.)	30 (max.)	No Change
<u>Car parking Space</u>			
Hotel	1	1	No Change
<u>L/UL Bay for Goods Vehicles</u>			
Hotel	1	1	No Change
Retail	4	4	No Change
<u>Lay-by</u>			
Hotel			
Taxi/Private Car	2	2	No Change
Coach	1	1	No Change
<u>Trees</u>			
Retained	24	115	N/A
Transplanted	19	0	N/A
Felled	149	25	N/A

\* A retained tree No. T54 felled during the visit of typhoon Mangkhut

#### 4.8 Changes to the Landscape Master Plan

- 4.8.1 The Proposed Enhancement Scheme involves the enhancement of the existing architectural and landscape scheme through the creation of tow raised landscape areas (East and West Garden) echoing the form of the historic setting of the Site, while also creating a more open and symmetrical Grand Plaza; enhancing pedestrian accessibility; visual permeability and activating the pedestrian level frontages on the southern side of the Grand Plaza and the eastern façade facing Kowloon Park Drive.
- 4.8.2 Although the design of the Proposed Scheme has sought to avoid trees where possible, some trees will be affected by the proposals. A total of 25 trees are proposed to be felled and 29 new trees will be planted. Table 4.1 provides a summary of the recommendations for the treatment of the existing trees. For details, please refer to *Appendix 3*.

**Table 4.1 Summary of Tree Recommendations**

Recommendation	Number of Trees	% Trees
Trees to be retained	114	82%
Trees to be transplanted	0	0%
Trees to be felled	25	18%
Total number of trees	139	100%

**Note:** Total includes 25 nos tree recommended for felling and a further 4 nos. trees (T54, T55 A4 and A23) collapsed and damaged due to typhoons or have subsequently died of natural causes. As such the loss of existing trees equals 29 nos.

#### 4.9 Enhancement to the Visual Amenity

- 4.9.1 The Proposed Enhancement Scheme comprises of some extensions to the existing buildings, catering for more retail space enhancing the sense of vibrancy particularly at the pedestrian level as well as adding extensive greenery to create an appearance similar to the historical setting. The overall intention of the Proposed Enhancement Scheme is to echo the historic landscape setting of the site, enhance visual and pedestrian permeability with the Grand Plaza, activate the frontages facing Kowloon Park Drive and Salisbury Road, increase the landscape area available for public enjoyment and maximise the area of visible greenery as far as possible. The Proposal will not involve amendment to the major development parameters, including maximum building height in mPD and GFA.
- 4.9.2 The photomontages enclosed in *Appendix 4* show a scheme which although located within an urban environment which features historic buildings fits comfortably with these historic structures and within its overall urban context. This 'comfortable fit' is in part due to the sensitive architectural design which adopts similar scale to the existing structures it replaces and adopts a design language which is in tune with the character of the historic buildings. In addition, the Proposed Enhancement Scheme has been designed to maximise public space within the existing Grand Plaza, and the new landscaped open areas whilst also maximising opportunities for greening re-creating the historic landscape setting.

- 4.9.3 Given the factors described above together with the adoption of a responsive architectural design the implementation of the Proposed Enhancement Scheme will improve the appearance and enhance a number of urban design related measures; and as such the proposals are considered to be visually compatible with their existing and future context.

## 5. CONCLUSION AND SUMMARY

- 5.1** Starting with contemplating the after-treatment of the “cylindrical planter” having lost its function of holding an old big tree in typhoon Mangkhut, the Applicant has embarked on an overall revisit to the natural and historic character of the Site. The Proposed Enhancement Scheme in this application aims at embracing the heritage value and enhancing visitors’ experience to 1881 Heritage at the Junction of Canton Road and Salisbury Road. Issues raised in the proposed demolition of the “cylindrical planter” have been positively responded as illustrated in the table below. We will now have a more spacious Grand Piazza, a new ‘Heritage Vantage Deck’ at the central axis of the heritage building, the new landscape areas (East and West Gardens) and most importantly a more attractive frontage on Kowloon Park Drive.
- 5.2** The Proposal does not involve amendment to the major development parameters, including the building height and GFA; but seeks to enhance the historic ambience of the Site, enhance the green and naturalistic character, increase the attractiveness of the historic site and improve public accessibility and enjoyment. The Town Planning Board is respectfully requested to give favourable consideration to support the proposed amendment to the approved Hotel & Related Tourism Development. The Applicant will make necessary submission(s) to the relevant Government (including but not limited to the Buildings Department, Antiquities and Monuments Office and etc.) upon approval of the planning application.

Elements	Locations*	In Response to Issue No.**
Publicly accessible green roof	1, 2	Issue I
Create feature with historic granite blocks	3	Issue I
Provide opportunities for alfresco dining areas to enjoy the beauty of the historic buildings	8, 9, 10	Issue IV, V
Additional landscaped area and trees	1, 2, 4, 5	Issue III
Strengthen existing heritage route	see Fig. 4.5	Issue IV
Better connection from Kowloon Park Drive	11, 12	Issue V
Repair time ball	13	Issue IV
Set back the existing canopy to reveal the Fire Station	6	Issue VI
Activate FMPHQ visitor centre	7	Issue VI

\* Please refer to renderings attached in *Appendix II*

\*\* Para. 2.1.2 refers

*Appendix 1*

Comparisons between the Approved Layout Plans and the Proposed Enhancement Scheme

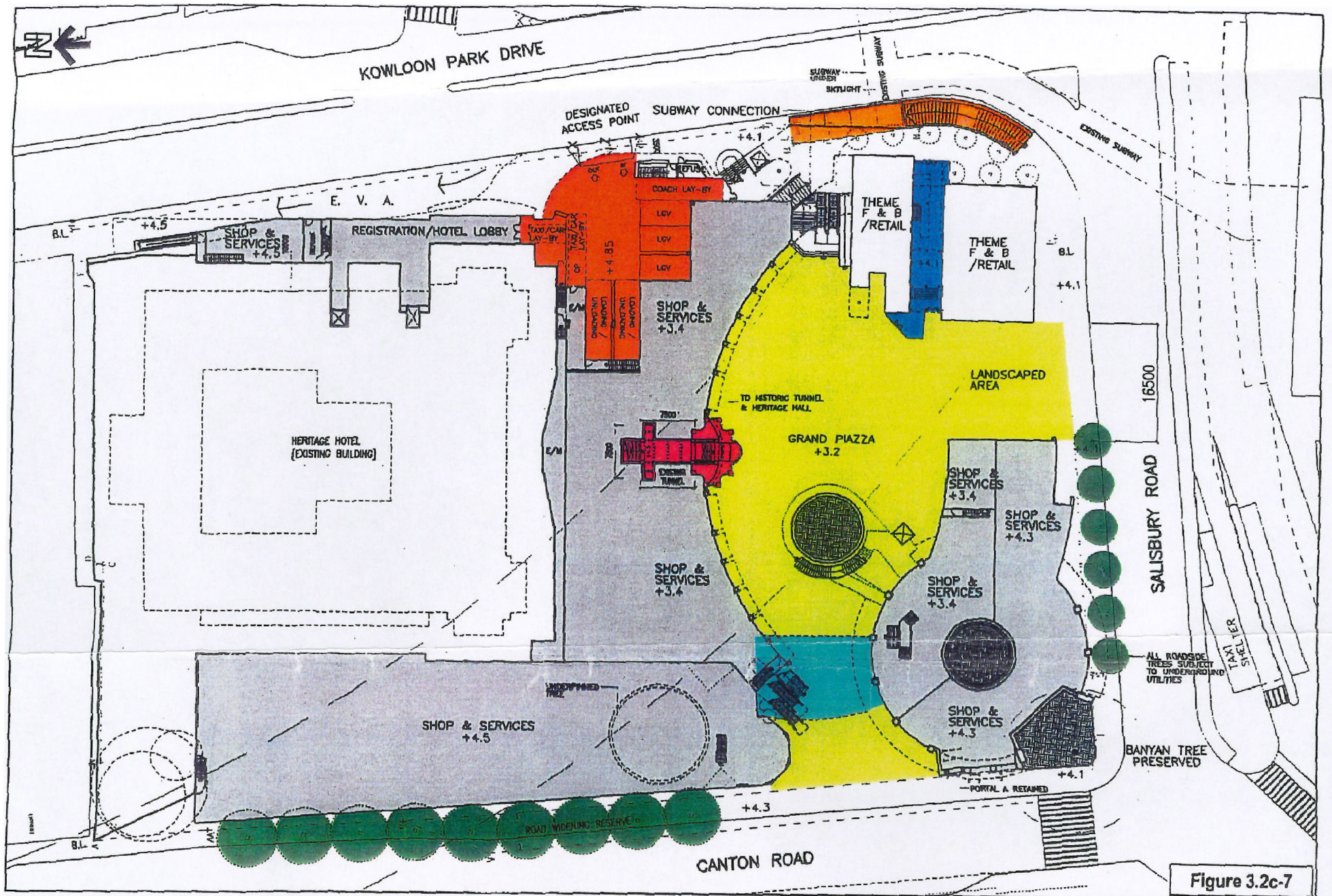
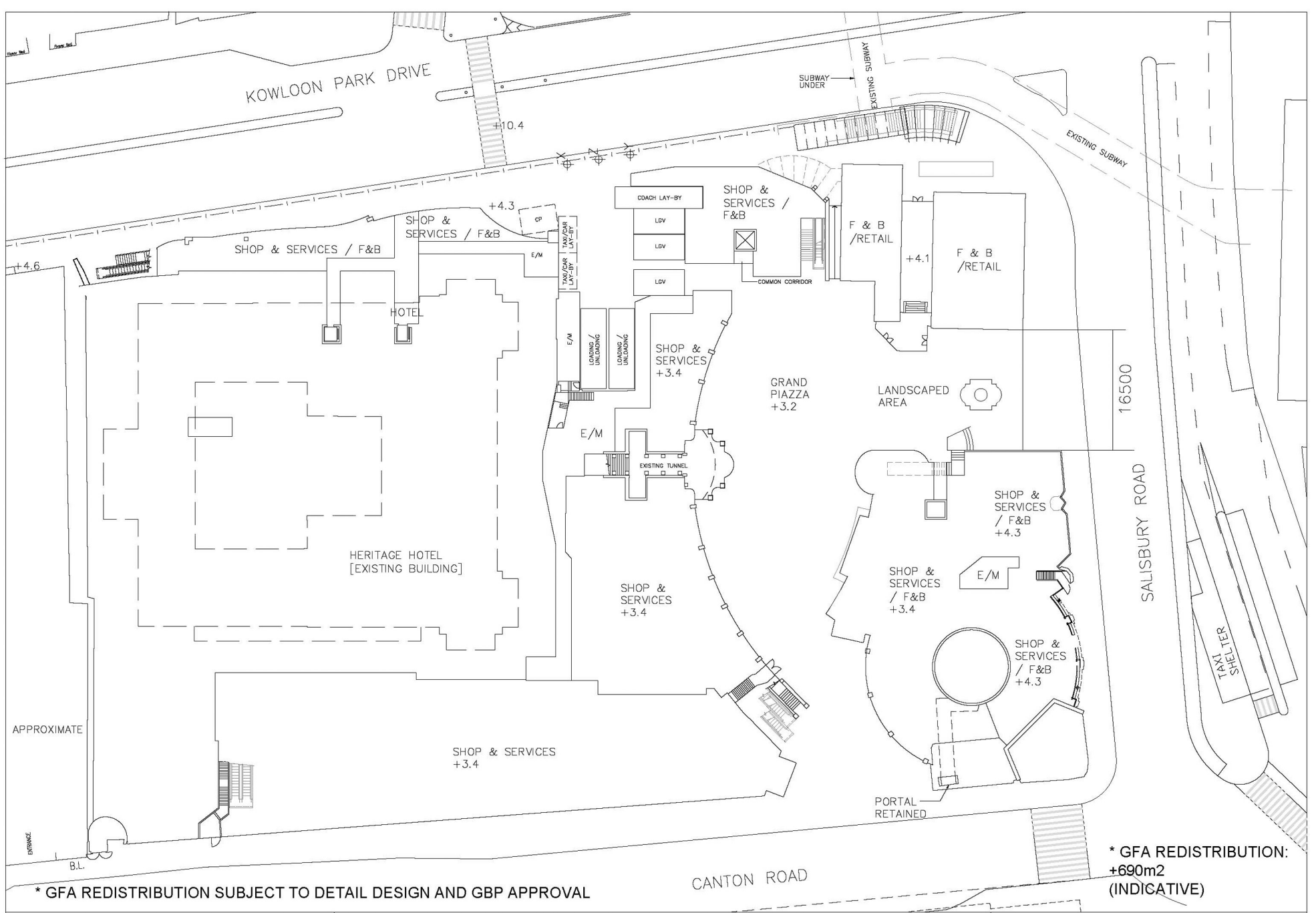


Figure 3.2c-7

(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)

LAYOUT PLAN - GROUND LEVEL



\* GFA REDISTRIBUTION SUBJECT TO DETAIL DESIGN AND GBP APPROVAL

\* GFA REDISTRIBUTION:  
+690m2  
(INDICATIVE)

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

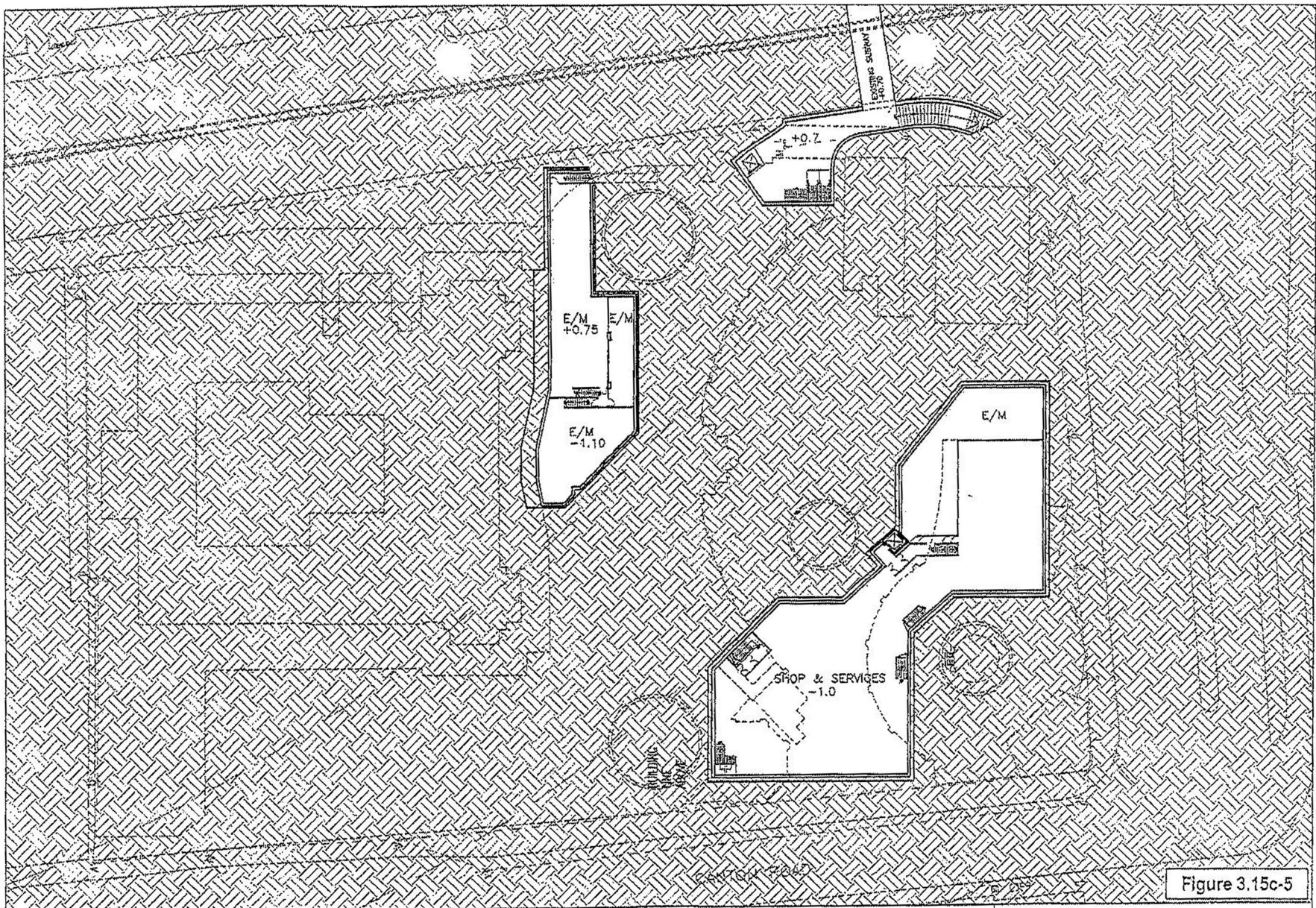


Figure 3.15c-5

NAME OF CONSULTANT : <b>A + T DESIGN LTD.</b>	DRAWING TITLE : <b>MASTER LAYOUT PLAN FOR "CDA" ZONE          FORMER MARINE POLICE HEADQUARTER SITES,          TSIM SHA TSUI, KOWLOON</b>	DRAWING NO. <b>BASEMENT FLOOR          MLP-AT-12 (REV B)</b>
--	--	---

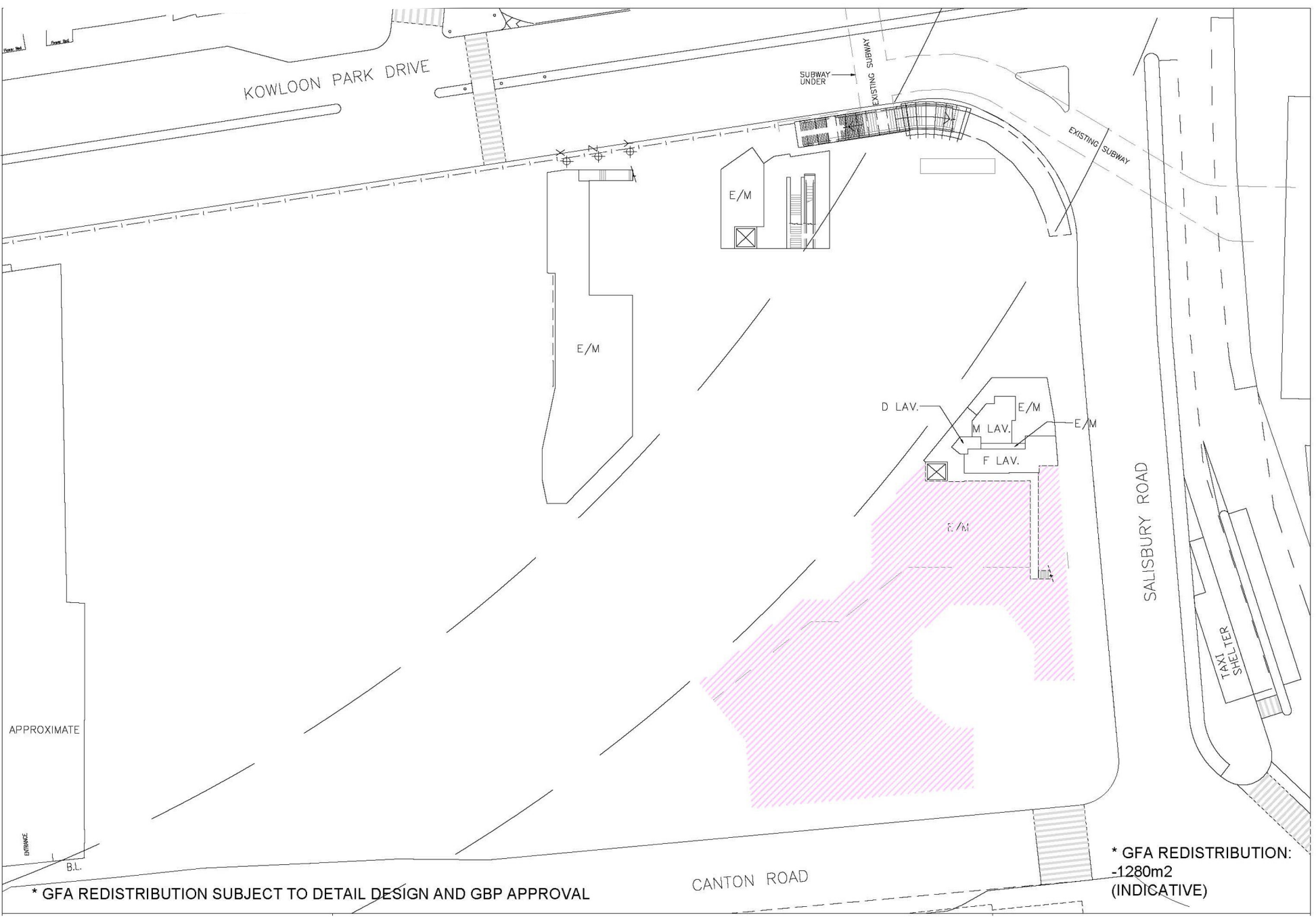
NOV. 2004  
1 : 700



**地庫發展藍圖  
 BASEMENT LAYOUT PLAN**

**A/K1/206** **圖則  
 DRAWING  
 FA - 1**

(資料來源: 都會計劃小組委員會文件編號A/K1/206A附錄III的圖3.15c-5)  
 (Source: Figure 3.15c-5 of Appendix III of MPC Paper No. A/K1/206A)



**COMPARISON OF THE BASEMENT FLOOR LAYOUT  
 BETWEEN APPROVED SCHEME AND CURRENT SCHEME**

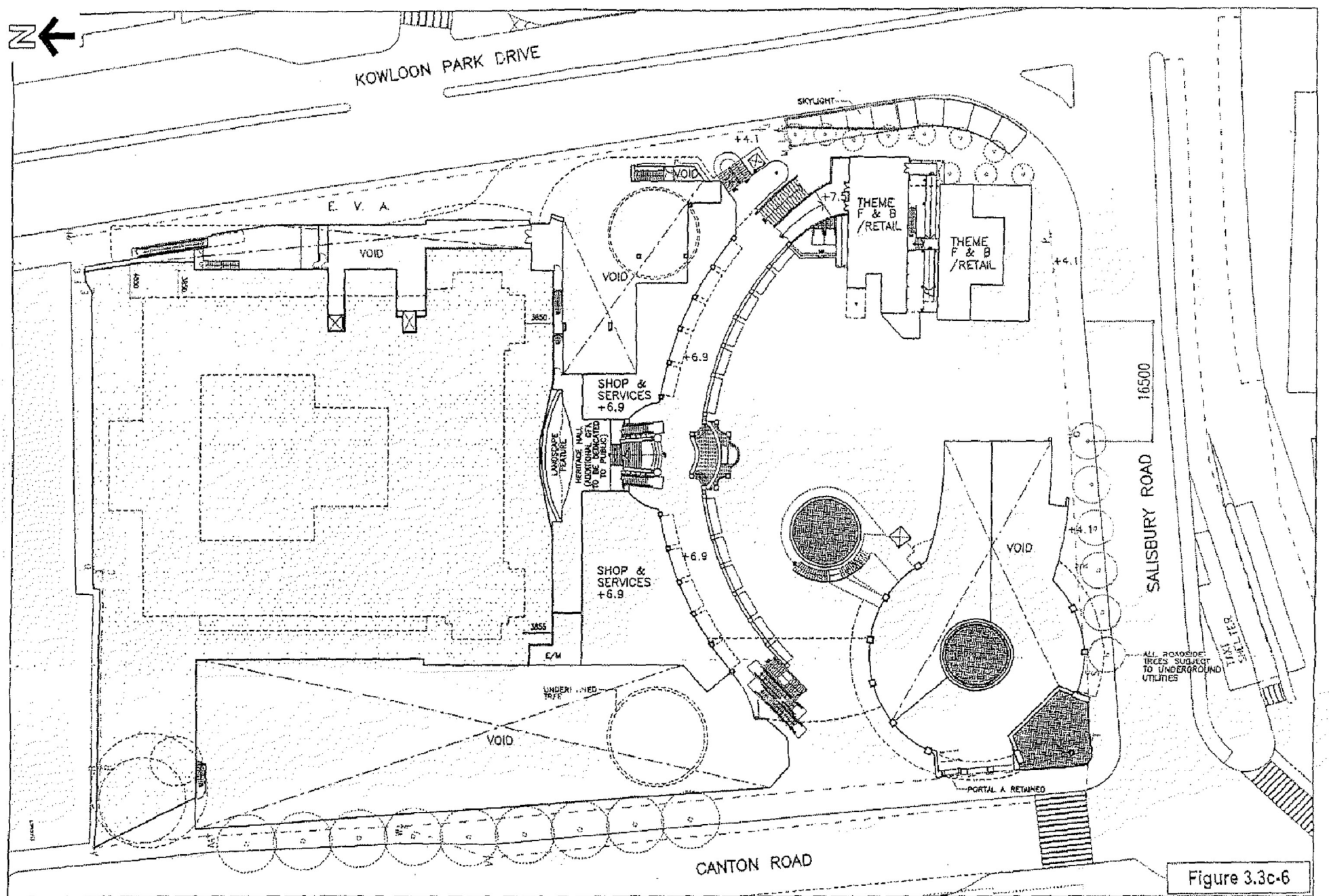
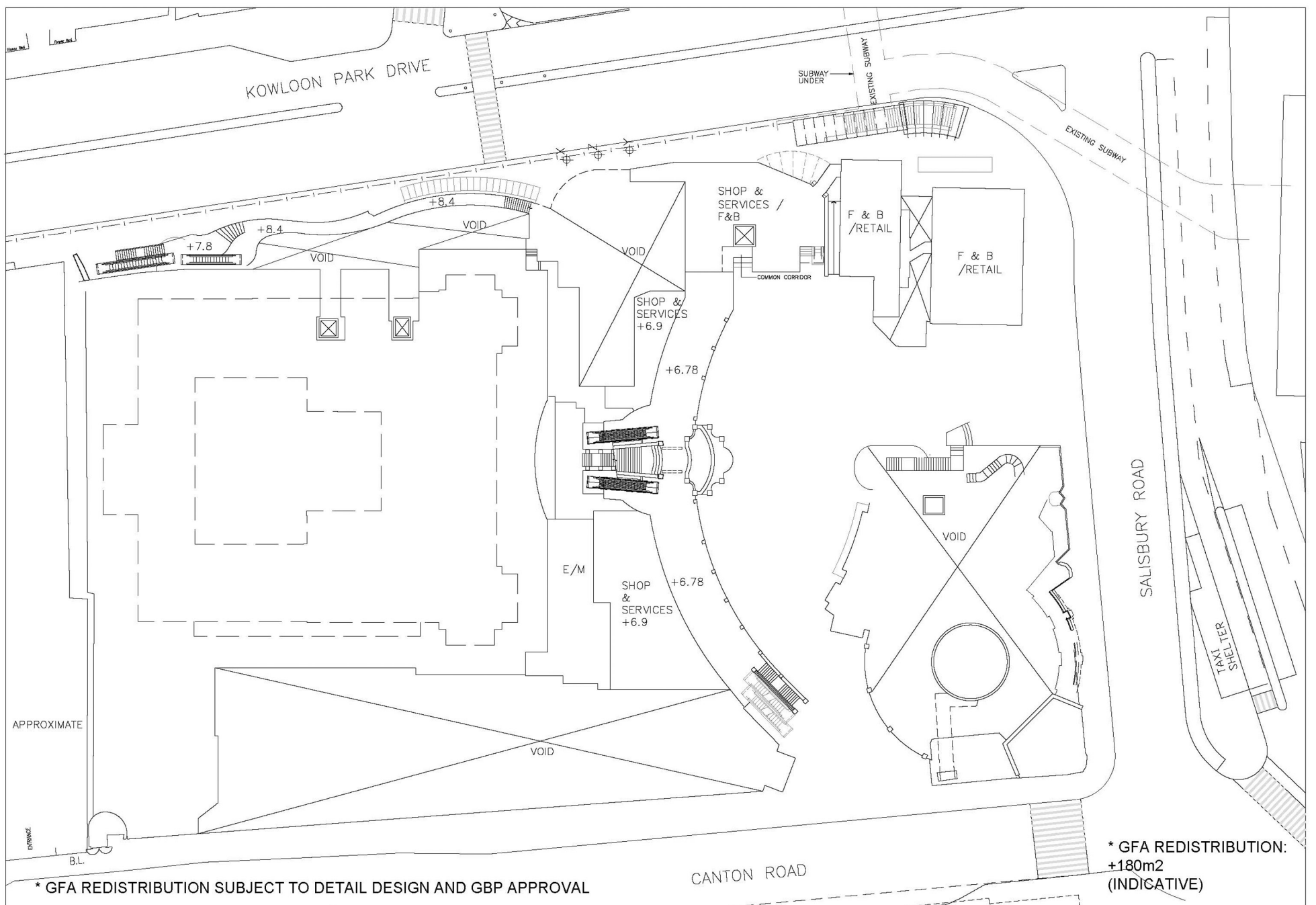


Figure 3.3c-6

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)



\* GFA REDISTRIBUTION SUBJECT TO DETAIL DESIGN AND GBP APPROVAL

\* GFA REDISTRIBUTION:  
+180m2  
(INDICATIVE)

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



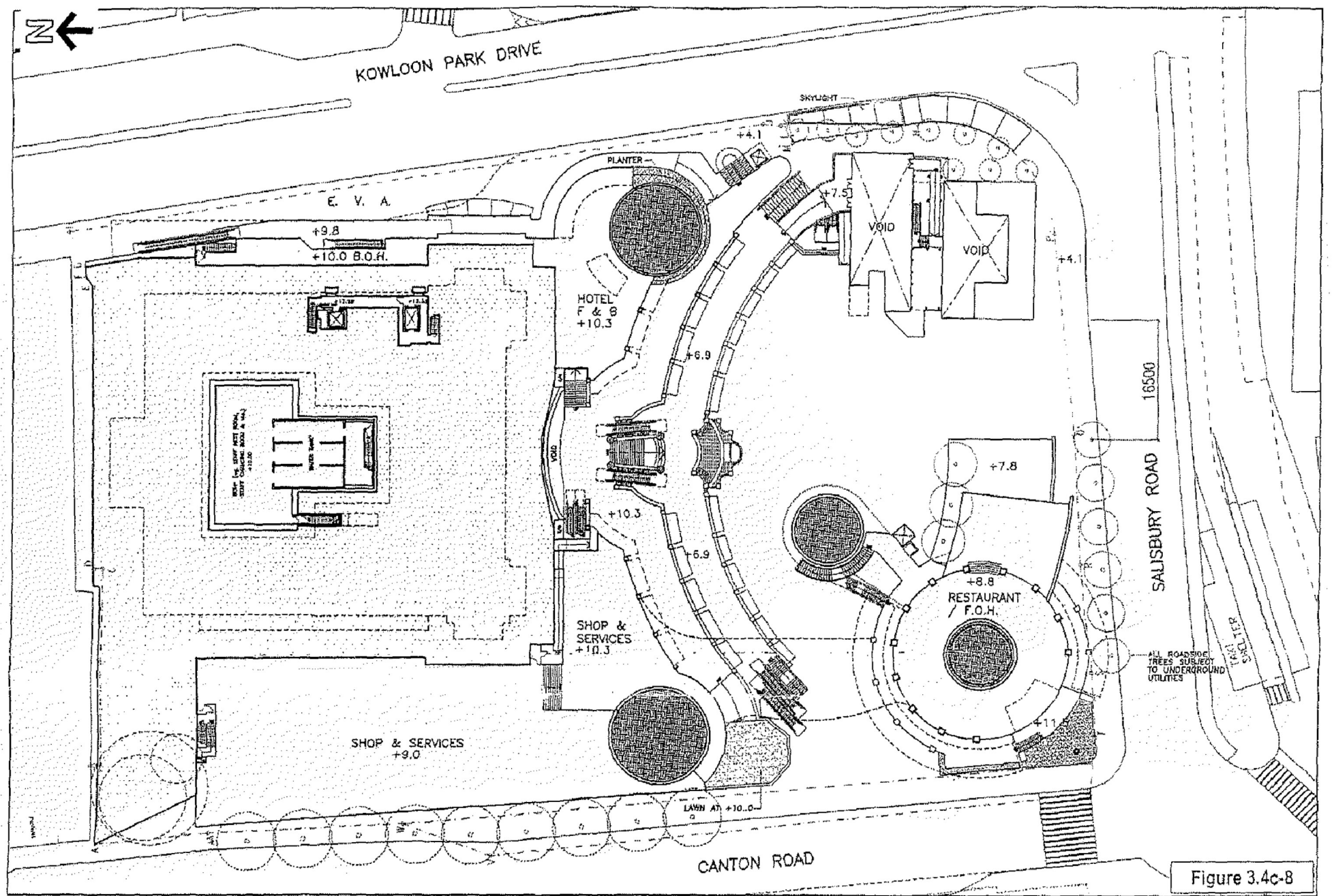
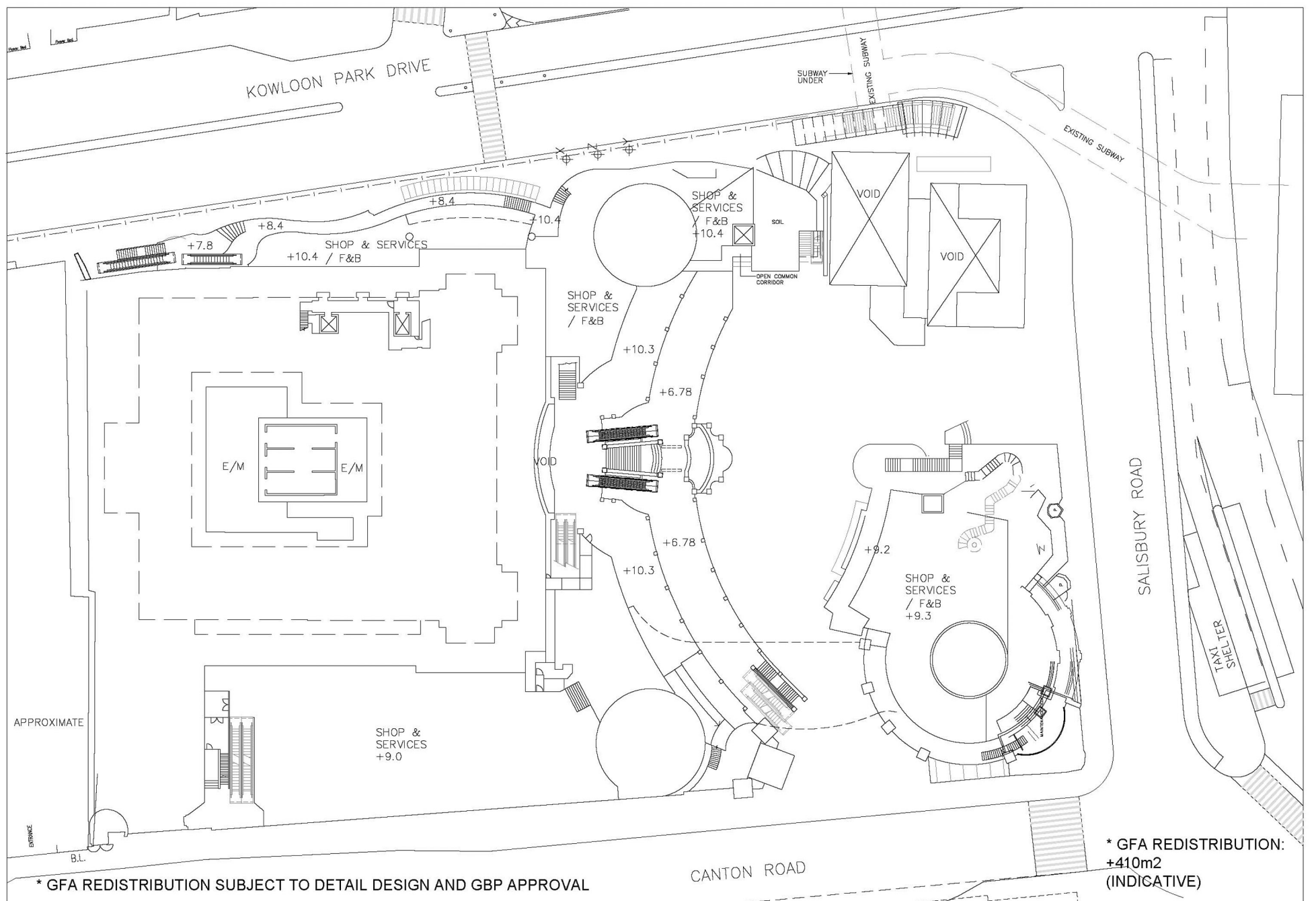


Figure 3.4c-8

(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)

LAYOUT PLAN - PODIUM 2 LEVEL



\* GFA REDISTRIBUTION:  
+410m2  
(INDICATIVE)

\* GFA REDISTRIBUTION SUBJECT TO DETAIL DESIGN AND GBP APPROVAL

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

