

*Appendix 4*  
Visual Impact Assessment

**S16 Planning Application for Amendment to Approved Hotel &  
Related Tourism Development Former Marine Police  
Headquarters Site Junction of Canton Road and Salisbury  
Road, Tsim Sha Tsui**

**Visual Impact Assessment**

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<b>Project Title</b>	S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development Former Marine Police Headquarters Site Junction of Canton Road and Salisbury Road, Tsim Sha Tsui
<b>Report Title</b>	<b>Visual Impact Assessment</b>

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## 1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to undertake a Visual Impact Assessment (“VIA”) is prepared in support of the on behalf of the Flying Snow Limited (“the Applicant”) to the Town Planning Board (TPB) 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”).
- 1.2 The VIA is required to assess the potential impacts and / or benefits of the Proposed Enhancement Scheme for the existing buildings and landscape which includes measures to partially re-create the original historic landscape setting, 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.
- 1.3 The VIA has been prepared in accordance with Town Planning Board (“TPB”) Guidelines No. 41 – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board (“TPB PG No. 41”). It assesses the source and magnitude of the proposed development on the existing visual character and amenity within the context of the site and its environs. The report concludes by making specific recommendations for alleviating any potential visual impact caused by the proposed development.

## 2.0 Existing Site Description

- 2.1 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.
- 2.2 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 Time Ball 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.
- 2.3 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 Application Site into a cultural and shopping landmark in Hong Kong, which was renamed ‘1881 Heritage’ after the revitalisation. The Application Site features various retail and F&B outlets, a heritage hotel, and a Heritage Hall which allows visitors to discover its history. A key feature also includes a central plaza providing space for cultural and heritage events and exhibitions to echo with the surrounding historic buildings and features within the Application Site.
- 2.4 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 Application Site diagonally.
- 2.5 The existing landscape is multi-levelled extending from the ground floor Grand Plaza and the surrounding streetscapes to a series of terraces on the 1F and 2F located to the north of the Grand Plaza and the south the façade of the historic Main Building. The main areas of landscape including tree planting is located on the 3F including a courtyard space in the centre of the Main Building, a shaded lawn area to the west (to the south of the Stable Block) and a Landscape Bridge spanning

over the Canton Road GF entrance to the landscape surrounding the preserved Time Ball Tower and Signal Mast. To the south east the site includes a 3F landscaping extending along the western façade of the Main Building and to the south east and the preserved Accommodation Block of the Former Fire Station and the Main Building of the Former Fire Station with their associated landscaping.

2.6 **Figure 1.1** shows the Landscape Master Plan for the existing situation.

### 3.0 Description of the Proposed Enhancement Scheme

3.1 The proposals have sought to create a Hotel and Tourism-related development at the Application Site, offering a high-end shopping and hospitality experience at the revitalised heritage site in the tourist district. The Proposed Scheme consists of extensions to the existing buildings, catering for more retail spaces as well as adding extensive greenery to replicating the historical setting. The Landscape Master Plan for the Proposed Enhancement Scheme is presented as **Figure 1.2** and **Figure 1.3** a comparison with the approved scheme which represents the existing situation. **Figure 1.4** highlights the landscape and urban benefits of the Proposed Enhancement Scheme and **Figure 1.5** the main urban design considerations.

3.2 The overall intention of the Proposed Enhancement Scheme is to partially re-create the original historic landscape setting, 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.

#### **West Garden and the Time Ball Tower**

3.3 Keeping the topographical setting and allowing access to the original site level is given high significance for the historic ambience of the Site. The Proposed Enhancement Scheme tries to steer a middle course between keeping a lookout point at the original level (i.e. the top level of the cylindrical planter) and still improving the permeability of the central plaza by “merging” the cylindrical planter into the structure at the southwestern corner of the Site. 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.

3.4 The retaining wall / granite wall will be partially re-created on the northern side of the West Garden to provide a link to the history of the site.

#### **East Garden – Backdrop to the Former Fire Station**

3.5 The Proposed Enhancement Scheme includes the creation of a new green feature with the introduction of the East Garden to the north of the Accommodation Block of the Former Fire Station. This helps to re-establish a connection to the Main Building of the Former Marine Police Headquarters and serves to replicate the historical landscape setting of the Former Marine Police Headquarters and the Former Fire Station (and the Accommodation Block of the Former Fire Station).

3.6 To further strengthen the collective memory of the past topographical setting, portions of the retaining wall facing Salisbury Road will be partially replicated for a sense of continuation of the original configuration. This helps to create the appearance of a wooded slope when viewed from the bus terminus to the southwest.

- 3.7 These areas will be vegetated to re-create the effect of the historical landscape setting when viewed from the surrounding streets. This includes additional new trees and shrub planting to maximise the area of visible greenery.

#### **Celebrate the Eastern Façade of Former Marine Police Headquarters**

- 3.8 Prior to the reclamation for urban development, FMPHQ sat on top of a slope at the tip of Kowloon Peninsula. While the main façade was facing the tip and overlooking the Victoria Harbour, the eastern façade was also facing a significant geographical feature – the bay. The Proposal is going to give emphasis to the eastern façade and to recall the public’s memory of the original coastline of Kowloon Point.

- 3.9 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 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 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.

- 3.10 The approach is to activate the area along Kowloon Park Drive by introducing new activities (e.g. shop/eating places) and give more emphasis to this area 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.

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

- 3.11 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.

- 3.12 Accompanied by the future 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 re-created wooded slope behind the Accommodation Block of the Former Fire Station and entire the Site.

- 3.13 With the newly reinstated landform in the West and East Gardens, 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.

#### **Appreciation of the Site’s Cultural and Physical History**

- 3.14 The Proposal also involves enhancing the heritage route within the Site by inviting the public indoors into the former armoury area, which together with the adjacent area would form the future visitor and heritage centre. The trail shall start at the Stable Block, to the north west of the Main Building moving through to the quadrangle and then exiting to the east. Visitors can then enjoy the eastern façade and arrive at the enhanced green slopes, providing elevated views over the site and the surrounding landscape with glimpsed views towards Victoria Harbour.

- 3.15 Apart from the Main Building, it is also proposed to recapture the long-lost-views of the historic Terminus Fire Station and Accommodation Block which was blocked by the canopy of the existing pedestrian underpass beneath Kowloon Park Drive. This requires constructing a new underground connection between the Site and the existing tunnel.

#### **Original Façade of the Former Marine Police Headquarters**

- 3.16 The original façade designed in 1881 featured turrets for the two main towers. These structures were apparent in many of the historical photographs of the site. The Proposed Enhancement Scheme aims to reinstate the original glory of the design and is based on a detailed review of historical photographs to ascertain the exact design and dimensions, of the original roof line.
- 3.17 These studies have then been verified against on-site evidence allowing the architects to determine the exact proportions of the original building form. The Proposed Enhancement Scheme seeks to reinstate the original appearance of the building.

## **4.0 Baseline Conditions**

### ***Visual Envelope***

- 4.1 The extent of the Visual Envelope (VE), the zones of visual influence (ZVI) and the location of the Vantage Points (VPs) are presented as **Figures 2.3 – Visual Envelope and Visually Sensitive Receivers**. The VE, the area from which the Proposed Scheme will be seen, is shaped primarily by a combination of the existing developments and the mature tree growth and to a lesser extent the landform immediately adjacent to the Application Site
- 4.2 Although the Assessment Area for the VIA is normally delineated according to the TPB PG No. 41, as being around three times the overall BH of the Proposed Development Scheme it is instructive to map the actual VE and ZVI to get a more accurate picture of the locations which will have a view of the proposals and how much of the Proposed Enhancement Scheme can be seen.
- 4.3 To the north-east the VE is contained by a combination of the developments lining Kowloon Park Drive and mature tree growth. To the north the VE extends along Kowloon Park Drive to the Kowloon Park Drive Rest Garden and further north along the road corridor with glimpsed views towards the Application Site. There would also be glimpsed views from the western end of Peking Road. Further south visitors to the Peking Road Sitting-out Area also enjoy glimpsed and partial views of the eastern frontage of the Proposed Scheme.
- 4.4 To the east the VE is contained by the developments lining Middle Road. Views from the east are partially obscured by the commercial developments and the MTR and pedestrian underpass entrance blocks. The VE extends to the elevated open space in the east end of Middle Road and the Signal Hill Garden with some glimpsed partially obscured views from the open spaces at higher elevations. Future views from Signal Hill are likely to be obscured by the ongoing development at the lot of former Mariner's Club.
- 4.5 To the south east views of the Proposed Enhancement Scheme extend along Salisbury Road to the K11 and Rosewood developments and includes areas at the northern entrance to the Salisbury Garden and the area north of the Hong Kong Space Museum and the Tsim Sha Tsui Marriage Registry. Views from the central and southern portions of Salisbury Garden are obscured by intervening buildings.
- 4.6 To the south of the Application Site the VE is initially formed by the Hong Kong Cultural Centre on the southern side of Salisbury Road and the along the Tsim Sha Tsui Waterfront. For the most part

low-level views from the south are contained to the pedestrian pavements within close proximity to Salisbury Road.

- 4.7 To the west and south-west the immediate VE is formed by a combination of the existing developments along the Canton Road to the west including Star House and Harbour City and filtered and framed views extend towards the Tsim Sha Tsui Star Ferry Pier and the transport interchange. The VE also offers limited glimpsed views from Victoria Harbour to the southwest and west either side of the Ferry Pier buildings.
- 4.8 Within the VE there are a number of Zones of Visual Influence (ZVIs) which represent areas from which there are different degrees of visibility of the proposals. These are as follows:
- Primary Zone of Visual Influence – Area from which the majority of the development can be seen is controlled by a combination of existing medium and high-rise developments surrounding the Application Site. This zone is located in the area immediately adjacent to the Proposed Scheme.
  - Secondary Zone of Visual Influence – Area from which it is estimated that there will be partial views of the Proposed Enhancement Scheme. Visual access is contained by a combination mid and high-rise developments and mature vegetation around the periphery of the Application Site.
  - Tertiary Zone of Visual Influence – For the most part of the area, views of the Proposed Enhancement Scheme are obscured by intervening infrastructure, landform and mature tree growth. Views are combination of partial and glimpsed views of the proposed development, includes Kowloon Park to the North, Middle Road Children’s Playground to the east and Victoria Harbour to the south-west.
- 4.9 The importance of identifying the ZVIs is that this provides a clearer picture of the actual visibility of the Proposed Scheme and demonstrates that given the nature of the existing dense, urban landscape there are few locations where the whole new development or enhancement scheme proposals would be visible and for the most part views are limited to new architectural elements located immediately adjacent to the viewing location.
- 4.10 The extent of the VE and the ZVIs are presented as **Figures 2.3 – Visual Envelope and Visually Sensitive Receivers**.

#### ***Visual Elements***

- 4.11 **Figures 2.1 to 2.2** show the visual elements which shape the visual outlook and amenity of the area. These include attractors such as the iconic buildings, pocket open spaces periphery of the Application Site, and the larger open spaces to the east and north.
- 4.12 Visually detracting element includes the ongoing development (Former Mariners’ Club) at the east end of Middle Road, to the east of the Application Site.

- 4.13 An important consideration in determining the potential visual impacts is the degree of visibility and has been described above this is largely controlled by visual obstacles immediately adjacent to the Application Site boundary. For instance, views from east are largely obscured by the commercial developing lining along Salisbury Road and Kowloon Park Drive.
- 4.14 The photographs demonstrate that the landscape is visually enclosed particularly at lower elevations and that new developments with a similar scale can be accommodated within the landscape without causing significant visual impacts.
- 4.15 The ability of the local landscape to accommodate development and obscure views is an important consideration in assessing the potential impacts of the Proposed Scheme and its effect (if any) on the local landscape and visual context.

### ***Vantage Points***

- 4.16 The Vantage Points (VPs) are identified as views from key strategic and popular local vantage points, as well as viewing locations from road junctions adjacent to the Application Site. For the purposes of this assessment and in accordance with current approaches the VPs are based on publicly accessible and popular locations. Priority is given during the selection to public view points, open spaces and key pedestrian routes.
- 4.17 Based on the targeting of publicly accessible locations the representative VPs are listed below with a brief description of the existing view and their locations presented as **Figure 3.1 – Location of Photomontage Vantage Points**.
- **Vantage Point 01:** View looking south from Kowloon Park Drive Rest Garden (VP 01);
  - **Vantage Point 02:** View looking south-west from Peking Road Sitting-out Area (VP 02);
  - **Vantage Point 03:** View looking west from public pavement on Middle Road (VP 03);
  - **Vantage Point 04:** View looking north-west from the entrance to Salisbury Garden (VP 04);
  - **Vantage Point 05:** View looking north-west from the entrance to Tsim Sha Tsui Marriage Registry (VP 05);
  - **Vantage Point 06:** View looking north from the Salisbury road adjacent to the Cultural Centre (VP 06);
  - **Vantage Point 07:** View looking north-east from Star Ferry Pier Bus Station (VP 07); and
  - **Vantage Point 08:** View looking east from Canton Road towards Grand Plaza (VP 08).
- 4.18 Many of these locations are over a relatively short distance from the Application Site owing to the screening effect of the existing developments and mature vegetation.

## **5.0 Visual Impact Assessment**

### ***Sources of Visual Impact- Operational Stage***

- 5.1 The primary source of visual impact will be due to the enhancement of the existing buildings and their associated landscape.
- 5.2 The key issues to be addressed by the visual impact assessment will include:
- The modification of the existing built form although the proposal will be bounded by existing built development and a dense urban environment.



- Development of a responsive architectural design and the associated mitigation measures to minimise potential visual impacts as far as possible responding to both the existing historical character of the 1881 Heritage development and the future planning context.
- Architectural treatment of the Kowloon Park Drive and Salisbury Road frontages to be sensitive to the historical character of the Application Site with its associated landscape and visual mitigation measures.
- The maintenance and enhancement of the existing tree planting within the Application Site.

5.3 The predicted visual impact for each of the VPs is described in section 7.0 together with the proposed mitigation measures in accordance with PG-No. 41.

## 6.0 Visual Mitigation Measures

6.1 The proposed mitigation measures during the operational phases of the project are described below and shown on the Landscape Master Plan for the Proposed Enhancement Scheme is presented as **Figure 1.2** and **Figure 1.3** a comparison with the approved scheme which represents the existing situation. **Figure 1.4** highlights the landscape and urban benefits of the proposed Enhancement Scheme and **Figure 1.5** the main urban design considerations.

### ***Operational Stage***

6.2 Operational stage landscape and visual mitigation measures include two key levels of approach, the primary and secondary mitigation. The primary mitigation measures are based on the design, disposition, orientation and overall form of the proposed Enhancement Scheme whilst the secondary mitigation measures look to how the Proposed Scheme can be treated to mitigate any potential impacts. It is the primary mitigation measures which shape the form of the architectural scheme and have the biggest effect on the mitigation of the potential visual impacts. The proposed mitigation measures include the following:

#### Primary Mitigation Measures

- Creation of a responsive development which is sensitive to the historical character of the existing buildings. This includes both the new structures along Kowloon Park Drive and Salisbury Road and the modification of the top floor of the main heritage building to more closely replicate the historical form of the original structure.
- Proposed terracing of the Proposed Enhancement Scheme designed to breakdown the scale of the eastern façade of the building along Kowloon Park Drive and with the introduction of active frontages with retail and F&B to enhance sense of vibrancy.
- The removal of the cylinder originally created to preserve large specimen tree T54 to open up views from Canton Road into the centre of the Grand Plaza and create a more welcoming entrance experience for visitors. The area of usable landscape within the Grand Plaza will be increased to 1314 m<sup>2</sup> through the removal of the tree cylinder. The Grand Plaza will have a more aesthetically pleasing and symmetrical form which better relates to the architecture which encloses it.
- Introduction of a wider footpath access around the south east corner of the Application Site at the junction of Kowloon Park Drive and Salisbury Road; and better pedestrian access to the existing pedestrian underpass below Kowloon Park Drive enhancing both access to the Application Site and the wider urban landscape.
- Creation of the proposed East and West Gardens with their associated tree and shrub planting; and extensive areas of climbing and trailing plants replicating the landscape of the site prior to its original redevelopment.

- Proposed tree planting on the terraced landscape to the north of the historic Accommodation Block for the Fire Station Building designed to re-create the historical landscape setting of the structure.
- Preservation of existing street trees, where possible, on Kowloon Park Drive designed to soften the form of the Proposed Enhancement Scheme.

#### Secondary Mitigation Measures

- Other measures include the use of colour and finishes for the architectural façade for the Proposed Enhancement Scheme to match those of the existing historic structures and structures associated with the Approved Scheme.
- Landscaping including tree planting for the East and West Gardens to provide the appearance of wooded slopes similar to the historic setting of the original site while also serving to soften the architectural form of the visible portions of the Proposed Enhancement Scheme. The measures also serve to enhance the sense of visual and landscape integration with its immediate context. The proposed tree planting will bolster the effect of the preserved tree groups and specimen trees.
- Planting of an oversized specimen *Ficus microcarpa* (Banyan Tree) on the West Garden as a replacement for T54 which collapsed during Typhoon Mangkhut and to re-create the effect of the large preserved trees in the Approved Scheme.
- New tree and shrub planting for the East and West Gardens to re-create the historical setting for the Application Site and maximise the area of visible greenery when viewed from locations outside the Application Site and views from within the Grand Plaza. This includes the proposed hillside trail providing enhanced pedestrian access to the West Garden and its associated landscaping.
- Introduction of extensive areas of climbing and trailing plants both on the facades of the East and West Gardens facing Kowloon Park Drive and Salisbury Road to soften the form of the proposed architectural scheme and maximise greenery in views from within the Grand Plaza and the newly opened up view from Canton Road.
- Utilisation of a combination of heavy standard trees and palms creating a more mature landscape with an immediate effect.
- Introduction of comprehensive urban design parameters as part of the detailed design stage of the project to establish the future character of the development from an architectural and landscape perspective. This includes the use of high quality hard and soft landscape measures including water features, sculpture, site furniture, lighting and seating.

6.3 It should be noted that the final architectural design and the appearance of the buildings as part of the proposed Enhancement Scheme is subject to detailed design stage of the project.

## 7.0 Residual Impacts

7.1 The residual visual impact is defined as the impact remaining after all practical methods of mitigation have been implemented. A series of computer-generated images or photomontages from the vantage points indicated on **Figure 3.1** are presented as **Figures 3.2 to 3.17**. The locations have been selected to demonstrate the range of viewing angles and viewing distances in relation to identified VPs, demonstrate the schemes 'fit' into the existing and future urban context; and also demonstrate the degree of visibility from surrounding locations.

7.2 The photomontages show the existing situation and the Proposed Enhancement Scheme following the implementation of the proposed mitigation measures. Where the proposals are not visible or views partially obscured a red dashed line is used to indicate their approximate location.

- 7.3 The text below provides a brief description of each of the views selected for the photomontages and provides an appraisal of visual changes (visual composition, visual obstruction, the effect on public viewers and the effect on visual resources) in accordance with TPB PG-No. 41.
- 7.4 **Vantage Point 01: View looking south from Kowloon Park Drive Rest Garden (VP 01) (Figures 3.2 to 3.3 refer).** This vantage point, at an elevation of +5.4mPD and located at a distance of approximately 115m to the north east of the Application Site, is available to pedestrians and park users. The existing view is framed to the east and west by the buildings along Kowloon Park Drive and the view terminates with the Hong Kong Cultural Centre to the south. Views south from this location are also partially obscured by existing tree planting and the structures associated with the existing pedestrian underpass below Kowloon Park Drive.
- 7.5 *Sensitivity of Public Viewers: Medium*  
This vantage point is available to park users and pedestrians travelling south. For the majority of the locations within the Rest Garden views are obstructed by the structures lining Kowloon Park Drive and the intervening mature tree growth. Given a combination of the viewing distance, the extent of the commercial developments along Kowloon Park Drive and the screening effect of intervening mature tree growth the sensitivity of this view is likely to be Medium. The degree of visibility towards the Application Site is glimpsed, it is available to a relatively few users of the open space and there are alternative views to the north.
- 7.6 *Visual Composition: Compatible*  
In terms of the visual composition the visible portion of the Proposed Enhancement Scheme will be limited to the proposed treatment of the east facing façade of the frontage facing Kowloon Park Drive including the East Garden and upper floor of the main Heritage Building. Given the acute viewing angle and the limited visibility towards these elements of the Proposed Enhancement Scheme, their sensitive architectural design and associated landscaping; and their relative scale it is considered that they will be compatible with the existing and future urban context.
- 7.7 *Visual Obstruction: Small*  
Given that the Proposed Enhancement Scheme replaces some existing structures and that visual access to the south is largely unaffected the degree of visual obstruction is considered to be small.
- 7.8 *Effect on Public Viewers: Small*  
As the view south reveals small parts of the Proposed Enhancement Scheme despite the removal of some of the tree planting Kowloon Park Drive the effect on the open space users is small.
- 7.9 *Effect on Visual Resources: Small*  
The quality of the existing visual resources apparent in this view are considered to be good owing to the mature tree growth lining Kowloon Park Drive. Despite the limited loss of existing trees at street level given the viewing angle relative the east frontage and the new tree planting associated with the East Garden the effect on visual resources is considered to be small.
- 7.10 *Overall visual Impact: Slight adverse*  
Given the limited nature of the existing view, the sensitivity and scale of the proposed architectural scheme and the introduction of the new tree and shrub planting associated with the proposed East Garden the predicted visual impact will be slight adverse.
- 7.11 **Vantage Point 02: View looking south-west from Peking Road Sitting-out Area (VP 02) (Figures 3.4 to 3.5 refer).** This vantage point, at an elevation of +4.5mPD and located at a distance

of approximately 35m, represents the location with the greatest visibility of the Proposed Enhancement Scheme from the sitting-out area. For the most part views from within the open space are framed and glimpsed being limited by the structures to the north and south and dense vegetation at its perimeter. Given the small scale of the open space the view to the south west is available to a relatively limited number of people. Views of the Application Site are framed to the north by the One Peking development and the view to the south terminates with the Hong Kong Cultural Centre and the development lining Salisbury Road.

7.12 *Sensitivity of Public Viewers: Medium*

The view for most users of the sitting-out area are limited owing to the existing structures lining the open space and the vegetation including mature trees to the west. In addition Kowloon Park Drive is a busy urban thoroughfare which detracts from the character and quality of the available view. The view is available to a relatively few users of the open space, the degree of visibility towards the Application Site is partial and there are alternative views to the west. Given a combination of these factors together with the nature of the existing view, the sensitivity of public viewers is likely to be medium.

7.13 *Visual Composition: Compatible*

Views of the Proposed Enhancement Scheme will be limited to the architectural treatment of the façade of the frontage facing Kowloon Park Drive including the proposed East Garden. The style of the proposed architectural scheme for the Kowloon Park Drive frontage has sought to adopt a design language which is more in keeping with the architecture of the main heritage building. In addition the creation of retail and F&B outlets and the associated architectural form is designed to create a more vibrant urban edge. The proposals have a similar scale to the existing architectural scheme replacing an existing structure in this view. Visibility towards the proposed treatment of the upper floor of the main heritage building will be limited. Given these factors the proposed Enhancement Scheme is considered to be compatible with the existing development and its urban context.

7.14 *Visual Obstruction: No blockage of view*

The Proposed Enhancement Scheme replaces an existing structure with a similar scale within the view available from this location and as such there is no blockage of the existing view.

7.15 *Effect on Public Viewers: Small*

The Proposed Enhancement Scheme adopts an architectural design language which is appropriate to the historical character of the main heritage building. The proposals are of a similar scale to the existing structure and there is no blockage of views. As such the effect on public viewers in the sitting-out area is considered to be small.

7.16 *Effect on Visual Resources: Small*

Despite the removal of some of the street trees alongside the pedestrian pavement the preservation of the existing trees is designed to frame views of the architectural treatment of the eastern frontage. In addition the creation of the proposed East Garden provides an opportunity for new tree planting and the addition of climbing / trailing plants on the façade of the garden is designed to maximize the area of visible greenery. As such the proposals would lead to a small effect on existing visual resources.

7.17 *Overall Visual Impact: Slight beneficial*

With consideration of the responsive architectural design of the Proposed Enhancement Scheme, its appropriate scale, the adoption of a design language which mirrors that of the existing main heritage building, the activation of the pedestrian level frontage and the creation of the East Garden with is associated landscaping the overall visual impact is considered to be slight beneficial.

- 7.18 **Vantage Point 03: View looking west from public pavement on Middle Road (VP 03) (Figures 3.6 to 3.7 refer).** Pedestrians and vehicle travellers moving west along Middle Road enjoy a framed view of the eastern frontage of the existing development at an elevation of approximately +4.1mPD at distance of some 75m. The existing view is characterized by the infrastructural development in the foreground and is framed to the north by the Hankow Centre and to the south by the YMCA building. The middle ground view centres on the southern portion of the main heritage building, the vehicular entrance to the hotel with the preserved large specimen tree and the associated pedestrian level structures. Views of the existing scheme are punctuated by street level tree planting. Partial views of Star House and the upper floors of the IFC tower on Hong Kong Island feature in the background.
- 7.19 *Sensitivity of Public Viewers: Medium*  
The character of the existing street view is determined by a combination of the high-rise developments to the north and south of the street and its associated highways structure; the framed view of the historic buildings in the middle ground and glimpsed views of the more modern developments in the background. The view is available to a relatively large number of pedestrians and vehicle travellers. The degree of visibility towards the Application Site is partial and there are alternative views to the east. Given the nature of the existing streetscape and the main focus of the views being the historic building the sensitivity of public viewers in this location are considered to be medium.
- 7.20 *Visual Composition: Compatible*  
Owing to the framed nature of the view west along Middle Road views of the Proposed Enhancement Scheme will be limited to the central portion of the Kowloon Park Drive frontage including the proposed East Garden. The proposed architectural treatment has sought to adopt a design language which is similar to the main heritage building. In addition the creation of retail and F&B outlets and the associated architectural form is designed to create a more vibrant urban edge. The proposals have a similar scale to the existing architectural scheme replacing an existing structure in this view. The proposed treatment of the upper floor of the main heritage building will also be apparent and this new element matches the style of the rest of the building. Given these factors the proposed Enhancement Scheme is considered to be compatible with the existing development and its urban context.
- 7.21 *Visual Obstruction: Small blockage of view*  
As the Proposed Enhancement Scheme replaces the existing structures in this view it will not cause any additional blockage of the existing view of the site. The new tree planting on the East Garden will however block longer distance views of the upper storeys of the IFC tower on Hong Kong Island.
- 7.22 *Effect on Public Viewers: Small*  
The Proposed Enhancement Scheme has similar scale to the existing structures in this view replacing the more modern elements of the existing architectural scheme with a new building which is designed to resemble the past appearance and character of the main heritage building. Given the similar scale of the proposals the effect on public viewers is considered to be small.
- 7.23 *Effect on Visual Resources: Small*  
The implementation of the Proposed Enhancement Scheme would lead to the loss of some of the sky views to the south west including the view of the upper floor of the IFC in Central however this view is replaced with the new tree planting on the East Garden. For the remainder of the Proposed Enhancement Scheme there would be a loss of some of the street tree planting lining Kowloon Park Drive although the remaining trees would have a more pronounced effect on the view as they mature. As such the effect on visual resources is considered to be small.
- 7.24 *Overall Visual Impact: Slight Adverse*

As part of the existing structure will be replaced by the Proposed Enhancement Scheme in this view without an appreciable change in the scale of the proposals and with the additional tree planting and climbing / trailing plants as part of the East Garden there will not a be significant visual impact. The architectural design approach to the new Kowloon Park Drive frontage includes the use of a design language which is similar to the main historic building; the activation of the street level through the introduction of retail and F&B and the creation of the East Garden with its associated tree and shrub planting. Given this approach to the design the overall visual impact will be slight adverse.

7.25 **Vantage Point 04: View looking north-west from entrance of Salisbury Garden (VP 04)** (Figures 3.8 to 3.9 refer). This vantage point at an elevation of +4.1mPD is located at the northern entrance to Salisbury Garden where it meets the pedestrian crossing at Salisbury Road at some 190m to the south east of the Application Site. The view is framed to the south by the Hong Kong Space Museum dome and to the north by the YMCA building. The Application Site forms the middle ground with the background being formed by buildings such as Star House and Harbour City. The mature vegetation contained within the Application Site is an important aspect of views from this location providing the setting for the historic structures such as the Fire Station and the Time Ball Tower.

7.26 *Sensitivity of Public Viewers: Medium*

Despite the developed nature of this view and its proximity to the busy Salisbury Road corridor the sensitivity of public views is considered to be medium. The reasons for this include the location of the vantage point at the entrance to the existing open space, the history of the various buildings which form the view and the presence of mature tree growth. The view is available to a relatively large number of pedestrians. The degree of visibility towards the Application Site is partial and there are alternative views to the south and east.

7.27 *Visual Composition: Compatible*

Views of the Proposed Enhancement Scheme will be limited to the West Garden which will replace the existing structure with a new one which has sought to replicate the appearance of the wooded landform which originally surround the FMPHQ prior to its redevelopment. From this location the upper portion of the West Garden will have the appearance of a vegetated slope with a meandering footpath oriented east to west and glimpsed views of the Time Ball Tower and the Signal Mast framed by new tree planting. Given this limited visibility the visual composition of the visible portion is considered to be compatible.

7.28 *Visual Obstruction: Small*

The Proposed Enhancement Scheme will lead to a small loss of some visual openness towards the buildings which form the background to the west of the Application Site however this is largely due to the proposed new tree planting and this is considered to be beneficial effect. Partial views of the upper portion of the Time Ball Tower will be maintained.

7.29 *Effect on Public Viewers: Small*

Given that the visible portion of the Proposed Enhancement Scheme involves the replacement of the existing structure with another structure with a similar scale; and the introduction of more extensive tree and shrub planting the effect on public viewers at the northern entrance of Salisbury Garden will be small.

7.30 *Effect on Visual Resources: Small*

The main difference between the existing situation and the Proposed Enhancement Scheme will be the introduction of more tree and shrub planting as part of the West Garden proposals. As such views of the site will be subject to an enhanced green setting with the tree planting framing views

of the historical structures including partial views of the Time Ball Tower. The increased area of greenery would enhance views to some extent.

7.31 *Overall Visual Impact: Insubstantial*

The replacement of an existing structure with limited planting with one with a similar scale which is able to accommodate a larger numbers of trees and a larger area of shrub planting will lead to more visible greenery within the urban landscape. The design has sought to re-create the character of the FMPHQ landform with its covering of trees prior to the development of the site when viewed from the east and south whilst also maintaining views of the historic structures including the Time Ball Tower. As such the overall visual impact will be insubstantial.

7.32 **Vantage Point 05: View looking north-west from the entrance to Tsim Sha Tsui Marriage Registry (VSR 5) (Figures 3.10 to 3.11 refer).**

This vantage point located immediately north of the Tsim Sha Tsui Marriage Registry, at an elevation of +4.0mPD at Salisbury Road is some 65m to the south east of the Application Site. The view is framed to the south by the vegetation outside the by the Hong Kong Cultural Centre which also serves to partially obscure views of the south west corner of the Application Site and the large mature trees at the junction of Canton and Salisbury Roads. The view is framed to the north by the YMCA building. The Application Site forms the middle ground of the view with buildings such as Star House and Harbour City / Ocean Centre and One Peking forming the backdrop. The foreground is dominated by the junction of Salisbury Road and Kowloon Park Drive and its associated highway structures. The mature vegetation contained within the Application Site is an important aspect of views from this location providing the setting for the historic structures such as the Fire Station and the Time Ball Tower.

7.33 *Sensitivity of Public Viewers: Medium*

Despite the level of disturbance caused by the busy roads in the foreground and the prominence of the existing highway structures including road signage the sensitivity of public viewers is considered to be medium. This is due largely to the nature of the existing development in the middle ground including its mature tree growth. The view is available to relatively large number of pedestrians and vehicle travellers, the degree of visibility towards the Application Site is considered to be relatively open and there are alternative views to the east. As such the visual sensitivity of this VP is considered to be medium.

7.34 *Visual Composition: Compatible*

The proposed West and East Gardens together with parts of the Kowloon Park Drive frontage would be visible from this location. Views of the proposed modification of the top floor of the main heritage building would be obscured by existing mature tree growth. The proposed East and West Garden structures would replace the existing buildings with new structures of a similar visual scale which are able to accommodate tree and shrub planting re-creating the wooded nature of the Application Site prior to its previous redevelopment. The most prominent aspect of these new structures will be the glass light boxes however their impact is softened to an extent by the extensive areas of climbing and trailing plants on the facades facing the viewer. The visual composition of the Kowloon Park Drive frontage would be largely obscured by existing visual obstacles such as high structures and mature tree growth.

7.35 *Visual Obstruction: Small*

As the proposed West and East Gardens and the Kowloon Park Drive frontage replace existing structures with a similar scale when viewed from this location there will be little visual obstruction with the exception of small part of the view of the lower floors of Time Ball Tower and Star House due to the new tree planting on the West Garden. However as the observer moves further west along Salisbury Road a view of the Time Ball Tower is revealed.

- 7.36 *Effect on Public Viewers: Small*  
As the Proposed Enhancement Scheme replaces existing structures with new structures with a similar scale and the more extensive use of tree and shrub planting on these structures the effect on public viewers will be small.
- 7.37 *Effect on Visual Resources: Small*  
Owing to the relatively similar scale of the visible portion of the Proposed Enhancement Scheme and the increased area of visible greenery including new trees, areas of shrubs and areas of climbing / trailing plants the effect on visual resources will be small. As it matures the new tree planting will visually coalesce with the existing tree canopies to create an almost continuous green edge.
- 7.38 *Overall Visual Impact: Insubstantial*  
Given the similar scale of the proposed East and West Gardens to the structures they are replacing and the proposed planting of new trees and shrubs in more prominent locations the overall visual impact will be insubstantial. The view of the Time Ball Tower from this location would be obscured by the new tree planting however this view is revealed as the observer moves further west along Salisbury Road. The effect of this loss of the view of the Time Ball Tower view is balanced to an extent by the increased greenery which will be apparent following implementation of the Proposed Enhancement Scheme.
- 7.39 **Vantage Point 06: View looking north from the Salisbury Road adjacent to the Cultural Centre (VP 06) (Figures 3.12 to 3.13 refer).** The view from the pedestrian pavement adjacent to the Hong Kong Cultural Centre at an elevation of +4.2mPD extends some 30m north across Salisbury Road to the southern edge of the Application Site. The view is framed to the east and west by the high and medium-rise development lining Kowloon Park Drive and Canton Road respectively. The Application Site forms the middle ground of the view extending from the large mature Banyan trees at the junction of Salisbury Road and Canton Road to west to the existing structure supporting the Time Ball Tower and Signal Mast to the southern entrance to the Grand Plaza and the Fire Station building and pedestrian underpass at the eastern end. This location offers a framed view of the main south facing façade of the main heritage building. The scale of the main heritage building is dwarfed by the tower of One Peking located directly to the north of the Application Site. **Figure 3.12a** shows the view from Salisbury Road prior to the redevelopment of the site, the current situation and the Proposed Enhancement Scheme.
- 7.40 *Sensitivity of Public Viewers: Medium*  
Given the relatively open nature and the character of the existing view the sensitivity of public viewers in this location is considered to be medium. The view will be enjoyed by a relatively large number of pedestrians and vehicle travellers although many pedestrians choose to walk along the edge of Victoria Harbour rather than Salisbury Road. The degree of visibility towards the Application Site is full and there are alternative views along Salisbury Road to the east and west.
- 7.41 *Visual Composition: Compatible*  
One of the design objectives for the Proposed Enhancement Scheme is to partially replicate the wooded nature of the original landform which surrounded the FMPHQ prior to its original redevelopment while maintaining the openness of the site to pedestrian access and views of the main Heritage Building. The design of the West Garden incorporates elements of the original stone retaining wall with its small buttress supports with the upper portion of the structure being landscaped with tree and shrub planting. This includes the planting of two large 'wall trees' extending above the pedestrian footpath and a replacement for tree T54 which was lost during Typhoon Mangkhut. In addition the relative simplicity of this structure tends to focus the viewers' attention on to the heritage buildings rather than competing with them. The tree planting on the proposed East Garden is designed to replicate the original wooded backdrop Fire Station its Accommodation Block. The existing views of the main heritage building are maintained. Given these factors the visual composition of the Proposed Enhancement Scheme is considered to be



visually compatible with the existing buildings.

7.42 *Visual Obstruction: Small*

Although the proposed East and West Garden structures are similar in scale to the existing buildings which they will replace there would be small blockage of existing views owing to the planting of new trees which obscure views of small part of the lower floors of Star House and Harbour City and the upper floors of the three Gateway towers. Views to the north and north east would be unaffected by the proposed East Garden. Views of the south facing façade of the main heritage building and the upper portions of the Time Ball Tower will be maintained.

7.43 *Effect on Public Viewers: Small*

The main effect for public viewers at this vantage point would be the increased level of greenery particular the new tree and shrub planting on the West Garden and the screening of views of some of the high-rise developments lining Canton Road in the background.

7.44 *Effect on Visual Resources: Small*

The planting of new trees and shrubs on the proposed West and East Gardens would increase the area of visible greenery framing views of the main heritage buildings. Although there would be a small loss of small area of the sky view between the towers of The Gateway development and One Peking this will be replaced by the canopies of the new trees.

7.45 *Overall Visual Impact: Slight Beneficial*

Given the replacement of the existing structures with new structures of a similar scale when viewed from this location and the addition of new tree and shrub planting, the overall visual impact is likely to be slight beneficial. **Figure 3.12a** shows the view from Salisbury Road prior to the redevelopment of the site, the current situation and the Proposed Enhancement Scheme. The pre-redevelopment image demonstrates that views of the southern façade of the main heritage building and the Time Ball Tower were at that time obscured by the tree planting lining Salisbury Road. With the development of the site, visual access was opened up and views became available. The Proposed Enhancement Scheme seeks to maintain this visual access while also creating a more verdant green edge. Views of the south facing façade of the main heritage building and the upper portions of the Time Ball Tower will be maintained and so the site will retain its connectivity with the wider urban context.

7.46 **Vantage Point 07: View looking north-east from Star Ferry Pier Bus Station (VP 07) (Figures 3.13 - 3.14 refer).** This vantage point represents the view available to public transport users from one of the main transport hubs in the district. The view at an elevation of approximately +4.0mPD and at a distance of 50m extends east along Salisbury Road with views of the Application Site limited to the south facing Salisbury Road frontage. The large, retained trees at the junction of Canton and Salisbury Road are prominent in the middle ground with partial views of the intervening retail structures in the centre of the southern façade and roof of the Fire Station building beyond. The view is framed to the north by Star House which also obscures views of the northern portion of the Application Site including the Canton Road frontage. The view is framed to the south by the Hong Kong Cultural Centre. Prominent in the central portion of the view are the high and medium-rise towers of The Peninsular, The YMCA and the Rosewood development to the east.

7.47 *Sensitivity of Public Viewers: Medium*

As public viewers in this location are likely to be a combination of pedestrians coming to and from the Tsim Sha Tsui Star Ferry Pier; and users of public transport waiting for buses and taxis their sensitivity will be medium. The view will be available to relatively large number of people. The degree of visibility towards the Application Site is partial and there are alternative views to the west and south east towards Victoria Harbour.

- 7.48 *Visual Composition: Compatible*  
Despite the slightly larger scale of the proposed structures facing Salisbury Road compared to the visible portion of the existing scheme the proposals the composition of the proposals is not considered to be incompatible with the existing situation. This apparent difference in scale is due to the light box elements of the Proposed Enhancement Scheme which are designed to break-up the horizontality of the new structure when viewed from the south.
- 7.49 *Visual Obstruction: Small*  
Existing views of the Application Site from this location are largely obscured by existing development such as Star House and large trees. There are glimpsed and partial views of the Salisbury Road frontage including the Fire Station Building and the tree planting to the west lining the pedestrian access to the Grand Plaza. With the implementation of the Proposed Enhancement Scheme views of part of the roof of the Fire Station building and the tree planting at the entrance to the Grand Plaza would be partially obscured. In addition some glimpsed views of the YMCA building would also be obscured by the new tree planting associated with the West Garden. Although there would be a small blockage of views relative to the extent of the view this represents a foreshortening of an existing view which terminates with the existing development located immediately to the east rather than a blockage of views.
- 7.50 *Effect on Public Viewers: Small*  
Owing to the small part of the Proposed Enhancement Scheme which is visible from this location the effect on public viewers is considered to be small.
- 7.51 *Effect on Visual Resources: Small*  
As demonstrated by the photomontage the loss of visual resources will be limited to glimpsed views of Fire Station Building and the tree planting located to the west of the building. The loss of views of this existing landscape would be compensated to an extent through the planting of new trees on the West Garden visible above the new frontage.
- 7.52 *Overall Visual Impact: Slight Adverse*  
Although only a small part of the Proposed Enhancement Scheme is visible from this location the Salisbury Road frontage appears to be slightly larger because of the slight extension of the building footprint and the simplification of the building form with the removal of some of the terracing. Mitigation for this includes the use of natural stone cladding to replicate the original retaining walls with lining the southern edge of the site and the additional tree and shrub planting associated with the landscaping for the West Garden. Given these factors the overall visual impact will be slight adverse.
- 7.53 **Vantage Point 08: View looking east from Canton Road towards Grand Plaza (VP 08) (Figures 3.16 to 3.17 refer).** This view at an elevation of approximately +4.5mPD extends 10m from the eastern pedestrian pavement lining Canton Road east into the area of the Grand Plaza. The view is contained by the structures including the landscape bridge connecting the podium garden level above. The existing views extends north east to the terraced retail levels below the south facing façade of the main heritage building. Views east into the centre of the Grand Plaza and the large specimen preserved tree on podium facing Kowloon Park Drive are largely obscured by the large cylinder planter originally designed to preserve tree T54 which was lost as result of damage caused by Typhoon Mangkhut. The view also extends north along the Canton Road frontage enclosed by the canopies of the large trees on the podium landscape preserved as part of the original redevelopment of the FMPHQ.
- 7.54 *Sensitivity of Public Viewers: Medium*  
Despite its location directly adjacent to the heavily trafficked Canton Road the quality of the view with a combination of the existing architecture and mature trees imbues public viewers with a medium sensitivity. This is in part due to the quality of the existing architecture, the human scale of

the structures and their associated spaces, the creation of an interconnected network of spaces and their extensive landscaping. This view is enjoyed by a relatively large number of pedestrians and visitors to the site. The degree of visibility towards the Application Site is initially open and then partial being framed below the landscape bridge. There are alternative views south and north along Canton Road.

7.55 *Visual Composition: Compatible*

The main visible components of the Proposed Enhancement Scheme from this location include the East Garden and the modification of the existing terraces which interface with it and the enlarged Grand Plaza resulting from the removal of the existing tree planting cylinder. In this view the visual composition of the new architectural design is compatible in terms of its appearance and scale with the existing structures.

7.56 *Visual Obstruction: None*

The removal of the tree cylinder from the centre of the Grand Plaza will create a more direct and spacious visual and pedestrian link with Canton Road. The degree of visual obstruction will be reduced. As the scale of the proposed East Garden is similar to the existing structure there will be no visual obstruction of the urban landscape to the east of the Application Site.

7.57 *Effect on Public Viewers: Small*

Similarly owing to the removal of the tree cylinder the view looking east into the Grand Plaza will be more open with greater visual and also pedestrian access resulting in a small beneficial effect on public viewers on the pedestrian pavement lining Canton Road.

7.58 *Effect on Visual Resources: Small*

The removal of the tree cylinder will open up the view towards the east providing greater visual access towards the canopy of preserved tree T10. The construction of the proposed East Garden also provides an opportunity for the creation of an area of climbing / trailing plants on the west facing façade of the new structure and the tree and shrub planting on the new podium level landscape to the south of preserved tree T10. As such the Proposed Enhancement Scheme will have a small beneficial impact on visual resources available in views from this location.

7.59 *Overall Visual Impact: Slight beneficial*

Given the removal of the tree cylinder with the resulting opening up of views into the Grand Plaza and the creation of a more spacious open space; the replacement of the existing structures and the addition of new tree and shrub planting including an area of climbing / trailing plants the overall visual impact is likely to be slight beneficial.

## 8.0 Conclusion

8.1 The completion of the redevelopment of the FMPHQ in 2009 created a high quality urban environment which subsequently become a popular destination with the public. The redevelopment proposals recognised the historical significance of the key buildings of the FMPHQ and its compound, including the Main Building, the Stable Block, the Time Ball Tower (Round House) and the Accommodation Block of the Former Fire Station. The proposals at that time were enhanced with a multi-levelled landscape extending from the ground floor Grand Plaza and the surrounding streetscapes to a series of terraces on the 1F and 2F located to the north of the Grand Plaza and the south the façade of the historic Main Building. The main areas of landscape including tree planting were located on the 3F including a courtyard space in the centre of the Main Building, a shaded lawn area to the west (to the south of the Stable Block) and a Landscape Bridge spanning over the Canton Road GF entrance. This landscape bridge linked the main 3/F landscape to the landscape surrounding the preserved Signal Ball Tower and Signal Mast. The 3F landscaping extended along the western façade of the Main Building and to the south east and the preserved

Accommodation Block of the Former Fire Station and the Former Fire Station with their associated landscaping.

- 8.2 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 replicate the historical setting. The overall intention of the Proposed Enhancement Scheme is to partially re-create the original 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.
- 8.3 The selection of vantage points has been comprehensive covering all of the potential viewing angles from publicly accessible locations. As is clearly demonstrated by the photomontages there are few locations from where the Proposed Enhancement Scheme can be seen in its entirety. In the majority of locations views of the proposals are partially obscured by intervening mature vegetation and built structures. In these locations views of the proposals are largely partial or glimpsed with a small part of the Proposed Enhancement Scheme being visible.
- 8.4 The photomontages 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 architectural scheme has been designed to maximise public space within the existing Grand Plaza, and the new structures of the East and West Gardens whilst also maximising opportunities for greening re-creating the historic landscape setting. While it would be unrealistic to think that there would be no adverse impacts for many of the views described in this assessment it is considered that the changes will generally have an insubstantial impact with one view VP 06: View looking north from the Salisbury Road adjacent to the Cultural Centre being subject to a slight beneficial impact owing to the re-creation of the wooded garden at the periphery of the site.
- 8.5 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.

S16 Planning Application for Amendment to  
Approved Hotel & Related Tourism Development  
Former Marine Police Headquarters Site  
Junction of Canton Road and Salisbury Road, Tsim Sha Tsui

Visual Impact Assessment

## Visual Impact Assessment Figures





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 (Existing Situation)**

SCALE	N.T.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 1.1		REV

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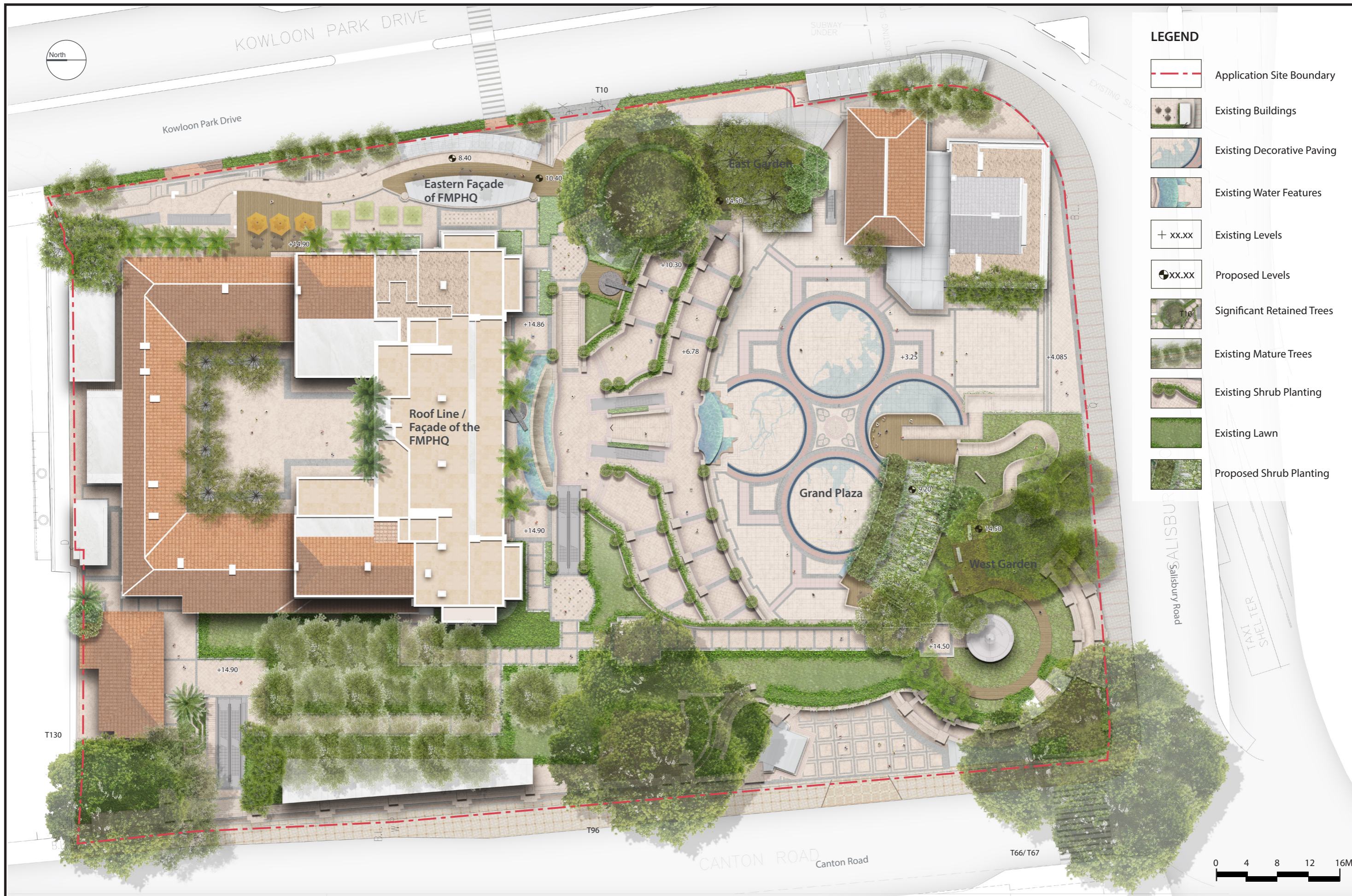


FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Master Plan - Proposed Enhancement Scheme - All Levels**

SCALE	N.T.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 1.2		REV A

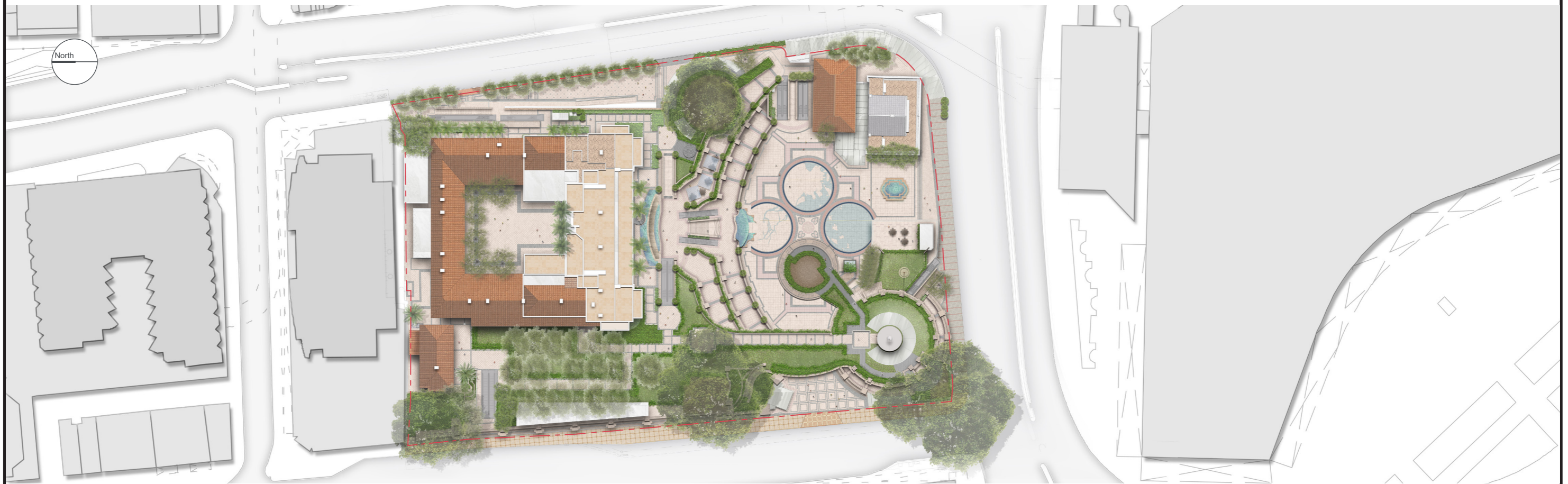
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Landscape Master Plan: Proposed Enhancement Scheme



Landscape Master Plan: Approved Scheme

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 Comparison with Approved Scheme**

SCALE	N.T.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 1.3		REV A

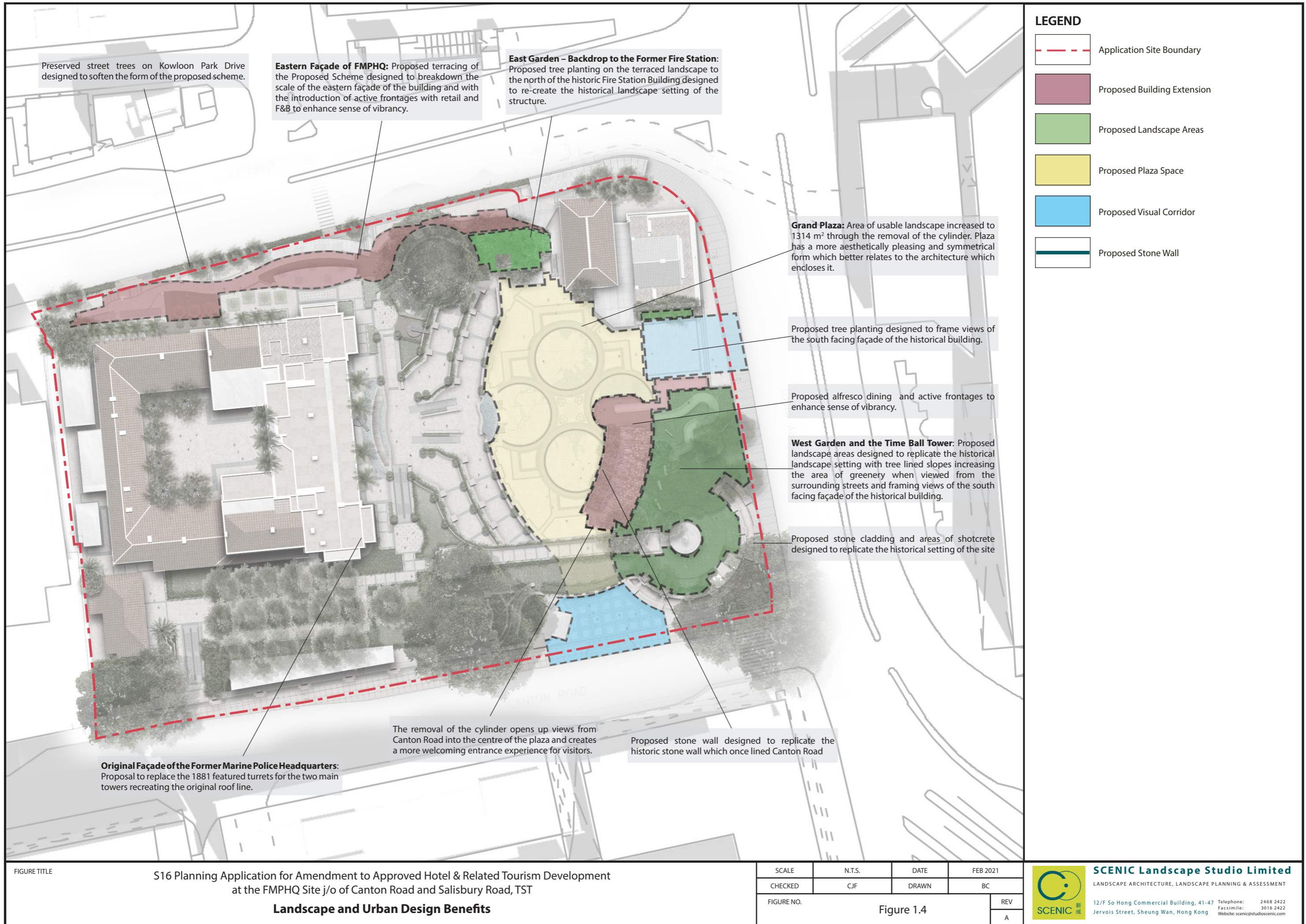


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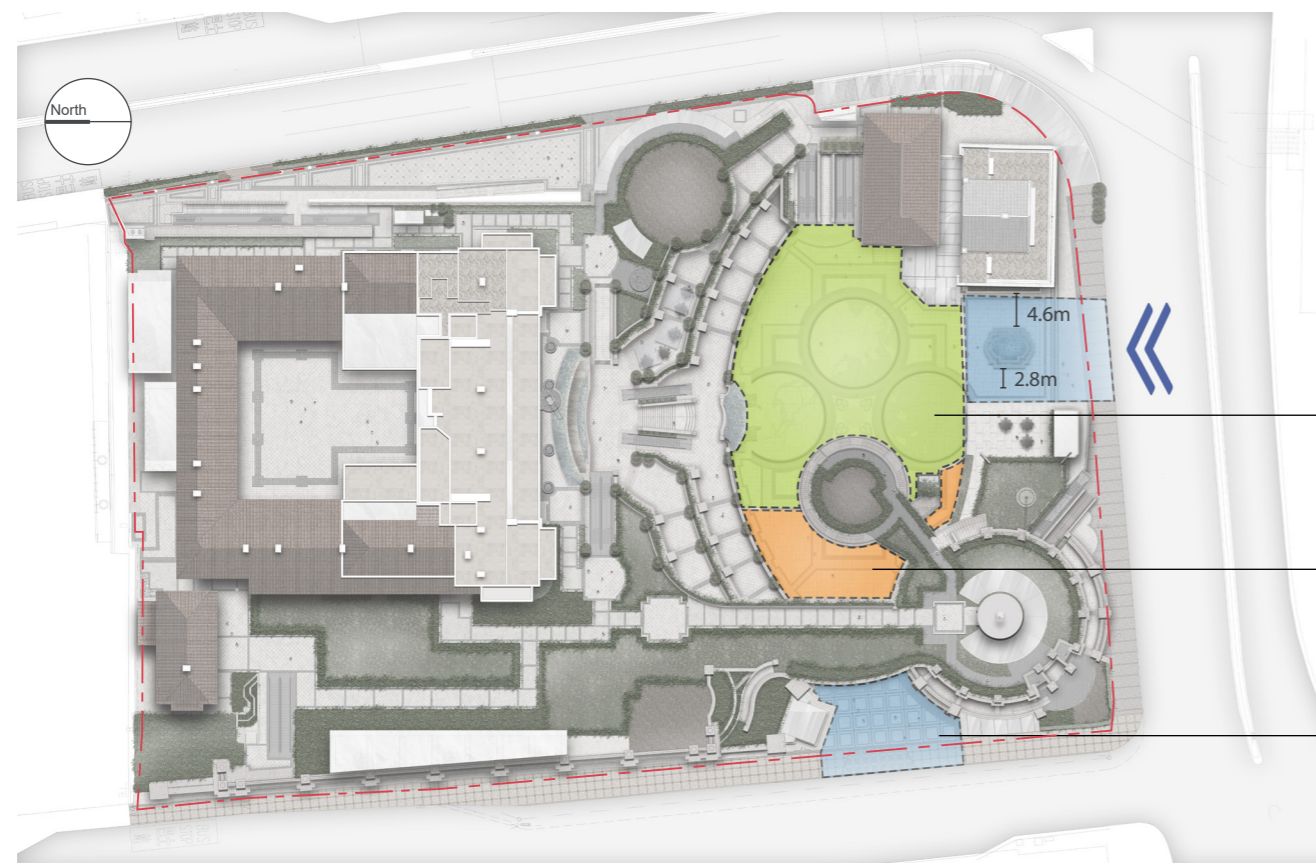
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### Existing Situation






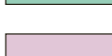




Cylinder (and tree T54) partially obscures views north from Salisbury Road towards the facade of the heritage building.

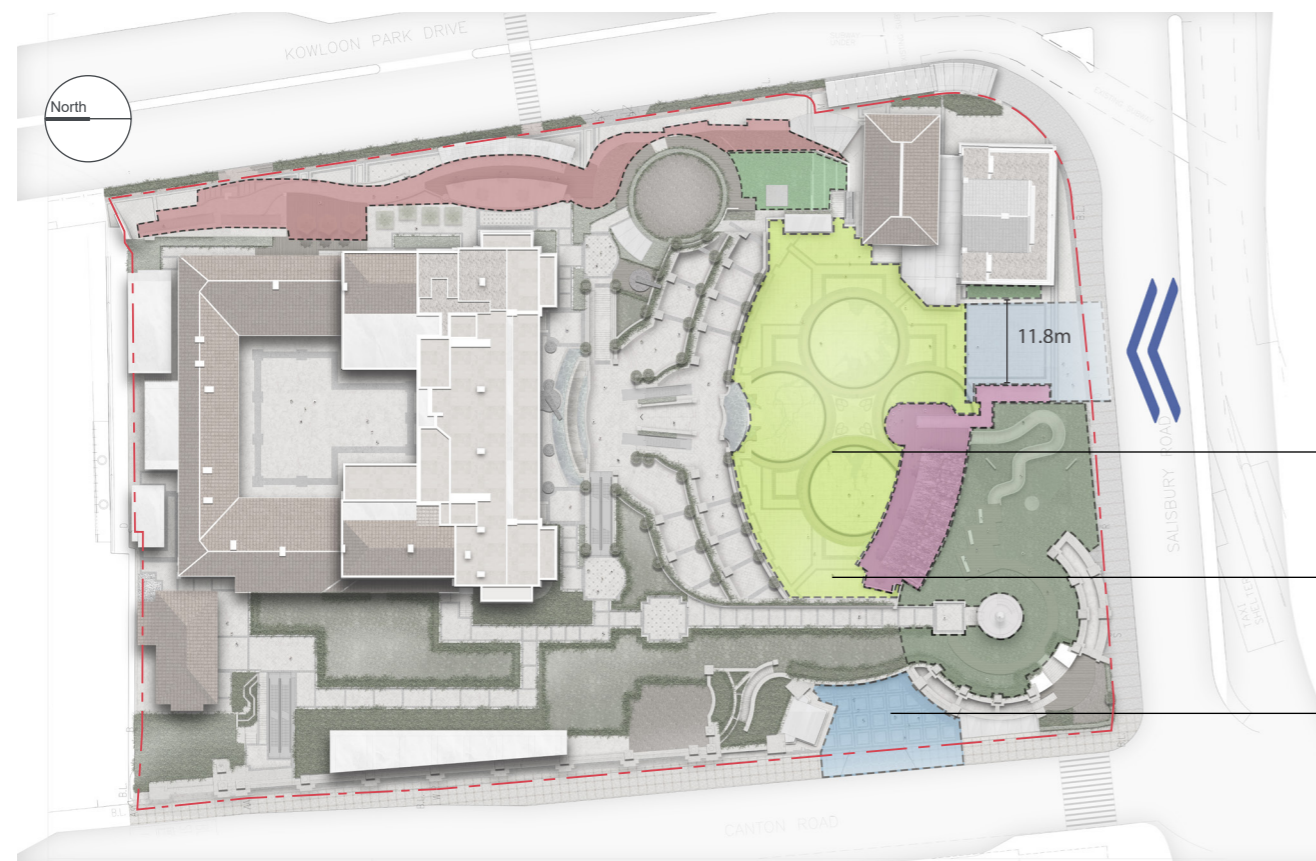
Area of usable landscape 914 m<sup>2</sup> limited by the location of the existing T54 soil cylinder.

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
-  GF Plaza (Usable) Space
-  GF Plaza (Dead Space)
-  Proposed Landscape Areas
-  Proposed Alfresco Dining Areas
-  Pedestrian and visual connections to surrounding streets
-  Extent of view of facade of heritage building from Salisbury Road
-  Proposed Facades Designed to Replicate Historic Structures
-  Proposed Active Frontages



### Proposed Enhancement 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 1314 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.

Proposed landscape areas designed to replicate the historical landscape setting with tree lined slopes increasing the area of greenery when viewed from the surrounding streets and framing views of the south facing façade of the historical building.

Proposed alfresco dining and active frontages to enhance sense of vibrancy.

Proposed facades designed to replicate historic structures.

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 and Urban Design Benefits**

SCALE	N.T.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 1.5		REV A


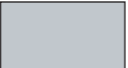

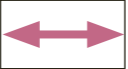






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**LEGEND**

-  Application Site Boundary
-  Zones of Visual Influence
-  Representative vantage points (VPs) and angle of main view
-  Major Visual Corridors
-  Location of Photographs of Visual Elements
-  Publicly Accessible Open Space / Amenity Areas
-  Amenity Landscape Planting Areas
-  Water Body
-  Key Building / Structures shaping the Visual Envelope
-  Visually Distracting Elements

**Vantage Points**

- Vantage Point 01:** View looking south from Kowloon Park Drive Rest Garden (VP 01)
- Vantage Point 02:** View looking south-west from Peking Road Sitting-out Area (VP 02)
- Vantage Point 03:** View looking west from public pavement on Middle Road (VP 03)
- Vantage Point 04:** View looking north-west from the entrance to Salisbury Garden (VP 04)
- Vantage Point 05:** View looking north-west from the entrance to Tsim Sha Tsui Marraige Registry (VP 05)
- Vantage Point 06:** View looking north from the Salisbury Road adjacent to the Cultural Centre (VP 06)
- Vantage Point 07:** View looking north-east from Star Ferry Pier Bus Station (VP 07)
- Vantage Point 08:** View looking east from Canton Road towards Grand Plaza (VP 08)

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

**Visual Elements**

SCALE	N.T.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 2.1		REV
			A

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**A** Views from the north towards the site area are largely obscured by commercial developments alongside Kowloon Park Drive.



**B** Views from the north-west towards the application site are shaped by commercial developments and footbridge along Canton Road.



**C** Views from the east towards the application site are partially obscured by tree growth along Middle Road.



**D** Views from the east towards the site area are partially obscured by streetside tree growth and rail developments along Middle Road.



**E** Views from the south-east towards the application site are largely obscured by developments alongside Salisbury Road.



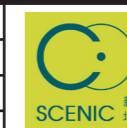
**F** Views from south-west towards the application site are largely obscured by the roadside tree plantings, Hong Kong Cultural Centre and developments alongside Canton Road.

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

**Visual Elements**

SCALE	N.T.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 2.2		REV

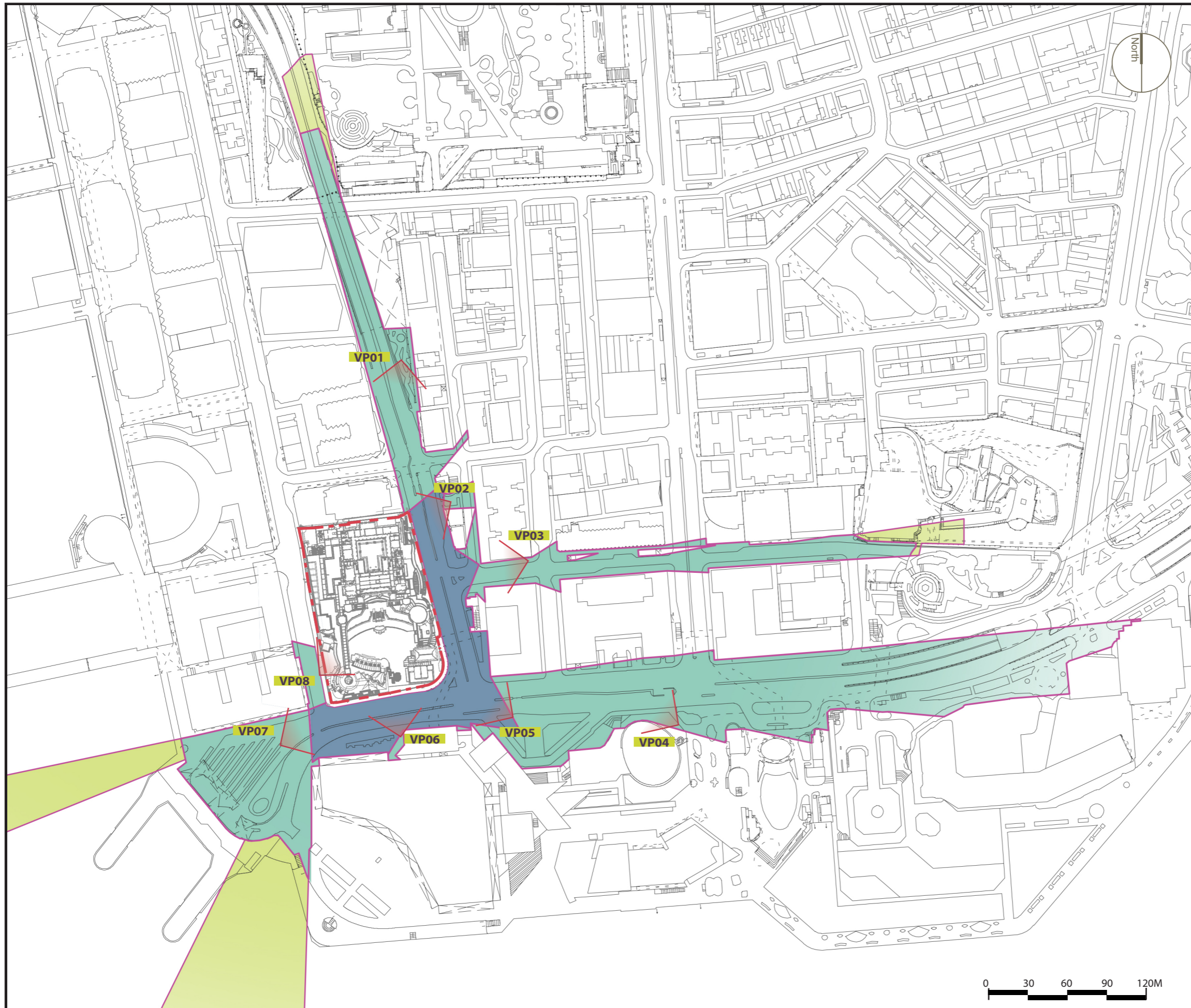


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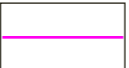





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**LEGEND**

-  Application Site Boundary
-  Visual Envelope
-  Proposed Enhancement Scheme
-  Representative vantage points (VPs) and angle of main view
-  Primary ZVI – Area from which the majority of the development can be seen is controlled by a combination of existing medium and high-rise developments surrounding the Application Site. This zone is located in the area immediately adjacent to the proposed development.
-  Secondary ZVI – Area from which it is estimated that there will be partial views of the Proposed Scheme. Visual access is contained by a combination mid and high-rise developments to the periphery of the application site.
-  Tertiary ZVI – For the most part of the area, views of the Proposed Scheme are obscured by intervening infrastructure, landform and mature tree growth. Views are combination of partial and glimpsed views of the proposed development, includes Kowloon Park to the North, Middle Road Children’s Playground to the east and Victoria Harbour to the south-west.

**Vantage Points**

- Vantage Point 01:** View looking south from Kowloon Park Drive Rest Garden (VP 01)
- Vantage Point 02:** View looking south-west from Peking Road Sitting-out Area (VP 02)
- Vantage Point 03:** View looking west from public pavement on Middle Road (VP 03)
- Vantage Point 04:** View looking north-west from the entrance to Salisbury Garden (VP 04)
- Vantage Point 05:** View looking north-west from the entrance to Tsim Sha Tsui Marraige Registry (VP 05)
- Vantage Point 06:** View looking north from the Salisbury Road adjacent to the Cultural Centre (VP 06)
- Vantage Point 07:** View looking north-east from Star Ferry Pier Bus Station (VP 07)
- Vantage Point 08:** View looking east from Canton Road towards Grand Plaza (VP 08)

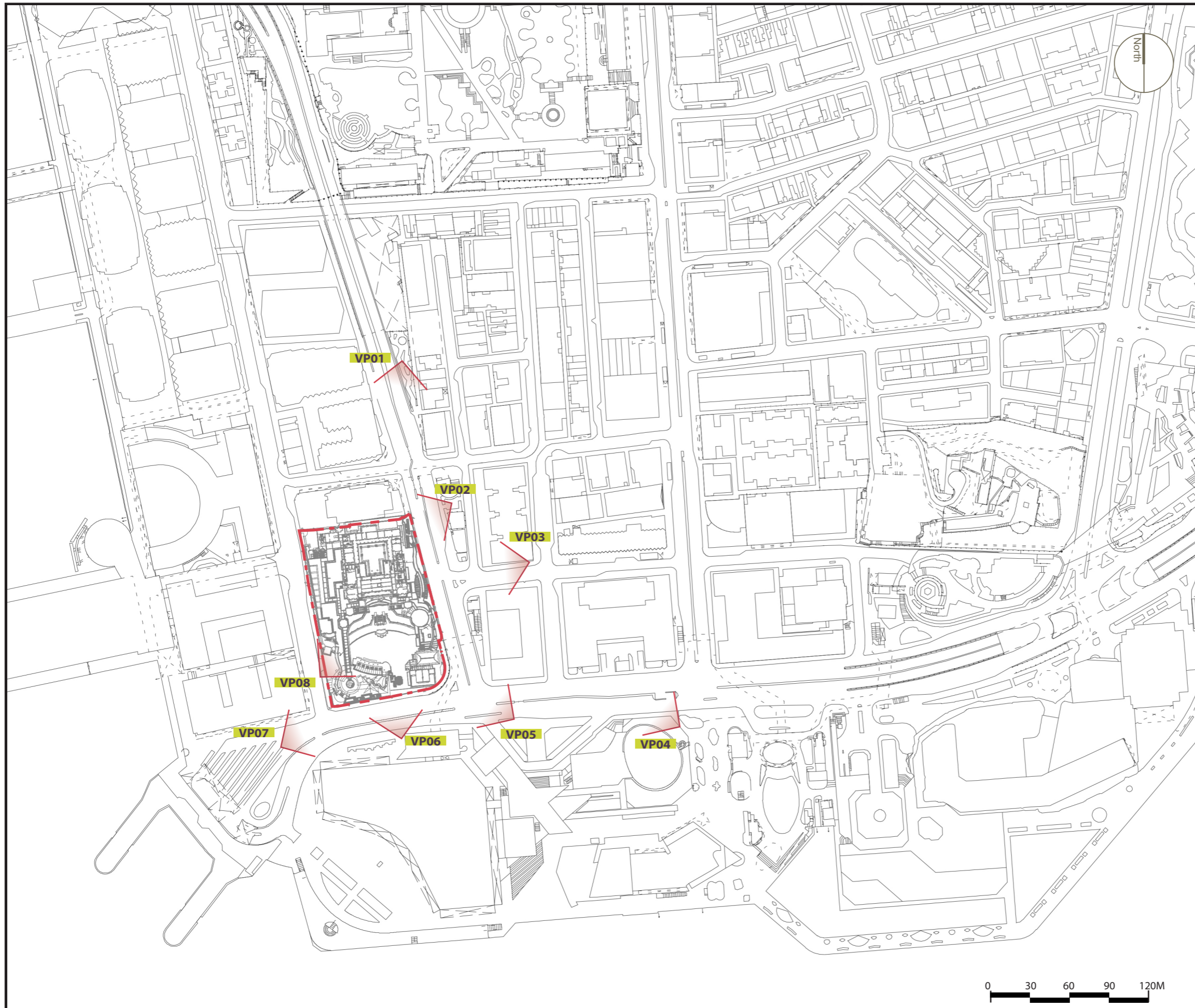
FIGURE TITLE  
**S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST**  
**Visual Envelope and Visually Sensitive Receivers**

SCALE	N.T.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 2.3		REV
			A



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**LEGEND**

-  Application Site Boundary
-  Representative vantage points (VPs) and angle of main view

**Vantage Points**

- Vantage Point 01:** View looking south from Kowloon Park Drive Rest Garden (VP 01)
- Vantage Point 02:** View looking south-west from Peking Road Sitting-out Area (VP 02)
- Vantage Point 03:** View looking west from public pavement on Middle Road (VP 03)
- Vantage Point 04:** View looking north-west from the entrance to Salisbury Garden (VP 04)
- Vantage Point 05:** View looking north-west from the entrance to Tsim Sha Tsui Marraige Registry (VP 05)
- Vantage Point 06:** View looking north from the Salisbury Road adjacent to the Cultural Centre (VP 06)
- Vantage Point 07:** View looking north-east from Star Ferry Pier Bus Station (VP 07)
- Vantage Point 08:** View looking east from Canton Road towards Grand Plaza (VP 08)

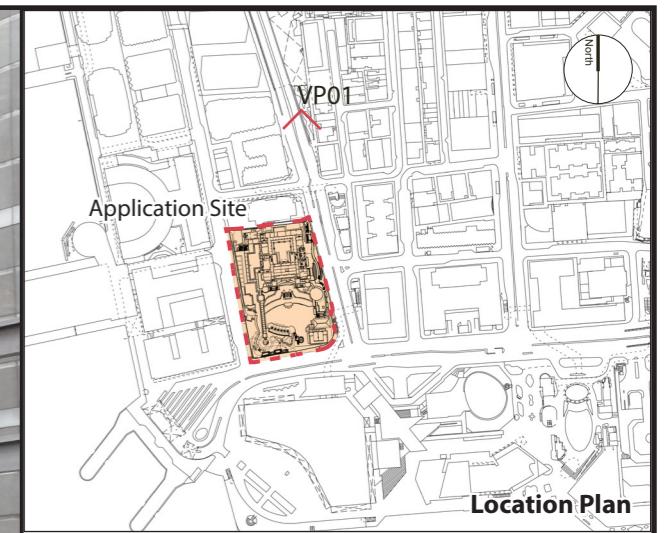
FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Location of Photomontage Vantage Points**

SCALE	N.T.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.1		REV A

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**Vantage Point 01 (VP 01)**

Vantage point elevation: +5.4mPD  
Viewing distance: 115m

**Vantage Point 01: View looking south from Kowloon Park Drive Rest Garden (Existing Situation)**



Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

**Vantage Point 01: View looking south from Kowloon Park Drive Rest Garden (Year 10)**

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  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.2		REV

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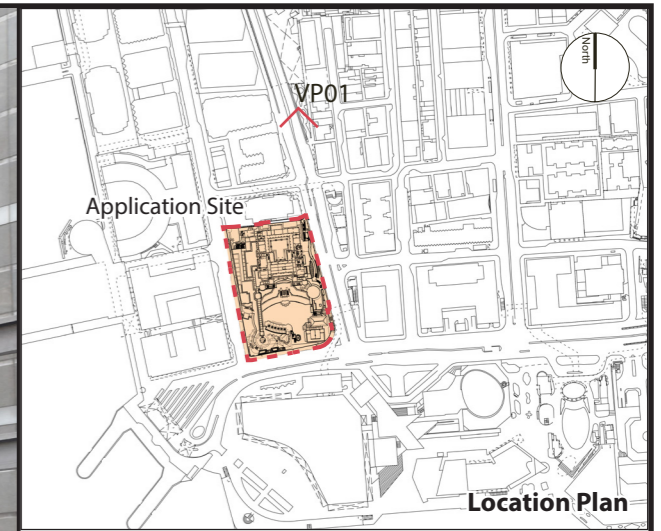




**Vantage Point 01: View looking south from Kowloon Park Drive Rest Garden (Year 1)**



**Vantage Point 01: View looking south from Kowloon Park Drive Rest Garden (Year 10)**



**Vantage Point 01 (VP 01)**

Vantage point elevation: +5.4mPD  
Viewing distance: 115m

Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

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  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.3		REV

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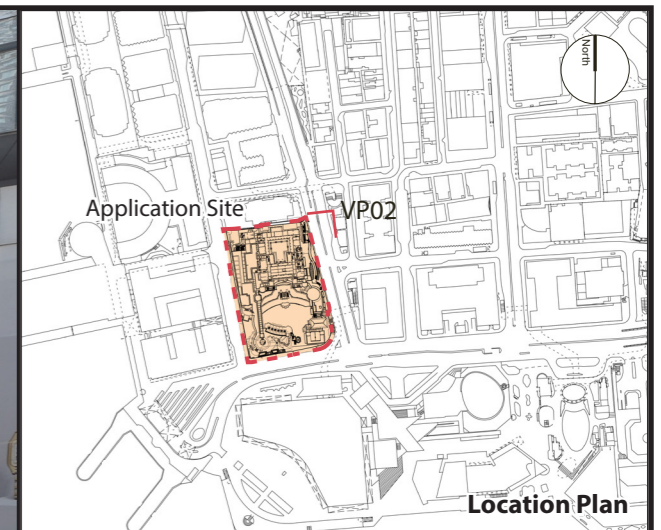




**Vantage Point 02: View looking south-west from Peking Road Sitting-out Area (Existing Situation)**



**Vantage Point 02: View looking south-west from Peking Road Sitting-out Area (Year 10)**



**Vantage Point 02 (VP 02)**

Vantage point elevation: +4.5mPD  
Viewing distance: 35m

Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

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  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.4		REV

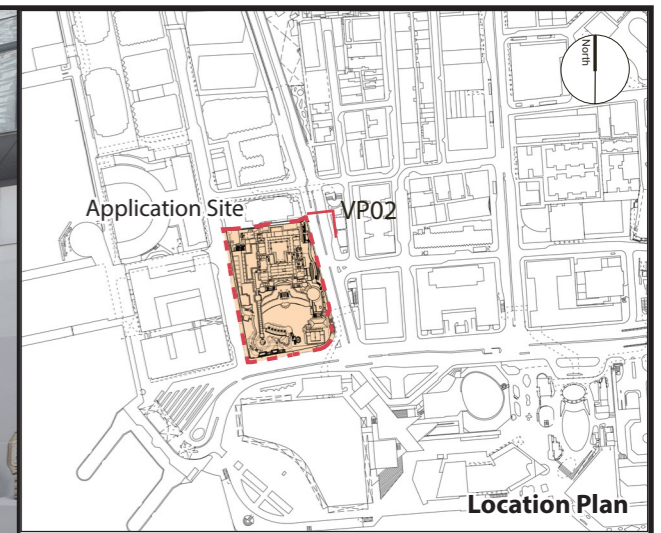
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Vantage Point 02: View looking south-west from Peking Road Sitting-out Area (Year 1)



**Vantage Point 02 (VP 02)**

Vantage point elevation: +4.5mPD  
Viewing distance: 35m

Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme



Vantage Point 02: View looking south-west from Peking Road Sitting-out Area (Year 10)

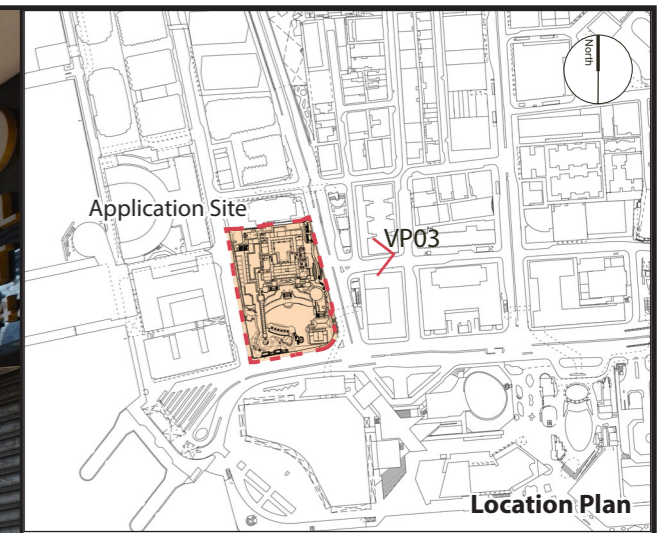
FIGURE TITLE  
S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.5		REV

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**Vantage Point 03 (VP 03)**

Vantage point elevation: +4.1mPD  
Viewing distance: 75m

Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

**Vantage Point 03: View looking west from public pavement on Middle Road (Existing Situation)**



**Vantage Point 03: View looking west from public pavement on Middle Road (Year 10)**

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			
	<b>Visual Impact Assessment: Photomontages</b>			
	SCALE	N.T.S.	DATE	MAR 2023
	CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.6			REV

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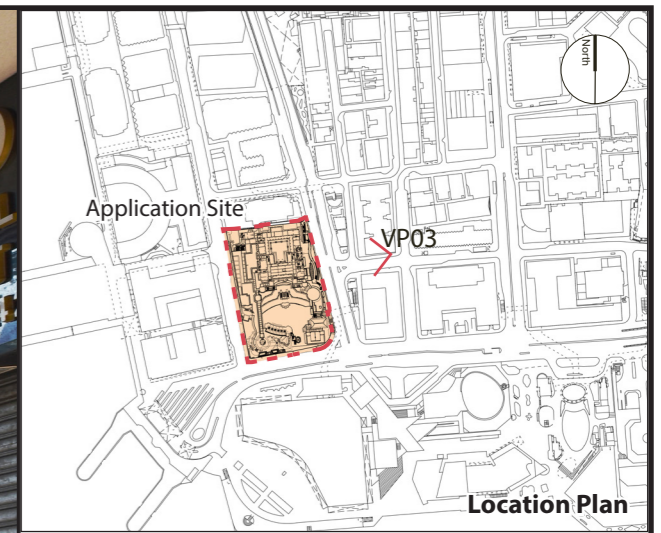




Vantage Point 03: View looking west from public pavement on Middle Road (Year 1)



Vantage Point 03: View looking west from public pavement on Middle Road (Year 10)



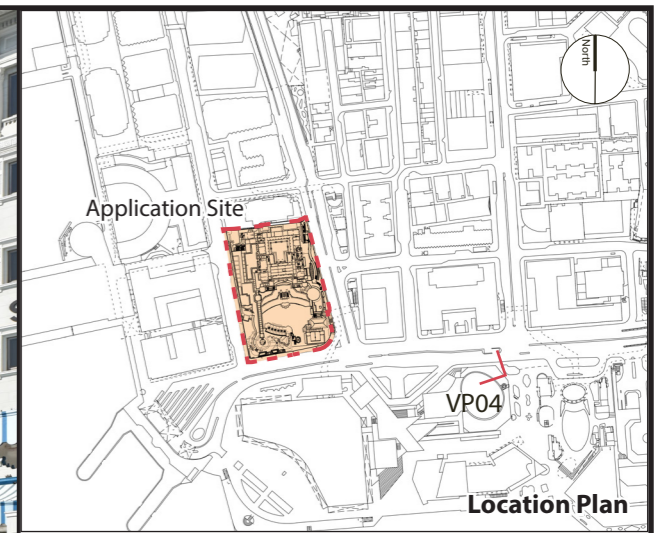
**Vantage Point 03 (VP 03)**

Vantage point elevation: +4.1mPD  
Viewing distance: 75m

Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.7		REV





**Vantage Point 04 (VP 04)**

Vantage point elevation: +4.1mPD  
Viewing distance: 190m

**Vantage Point 04: View looking north-west from the entrance to Salisbury Garden (Existing Situation)**



Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

**Vantage Point 04: View looking north-west from the entrance to Salisbury Garden (Year 10)**

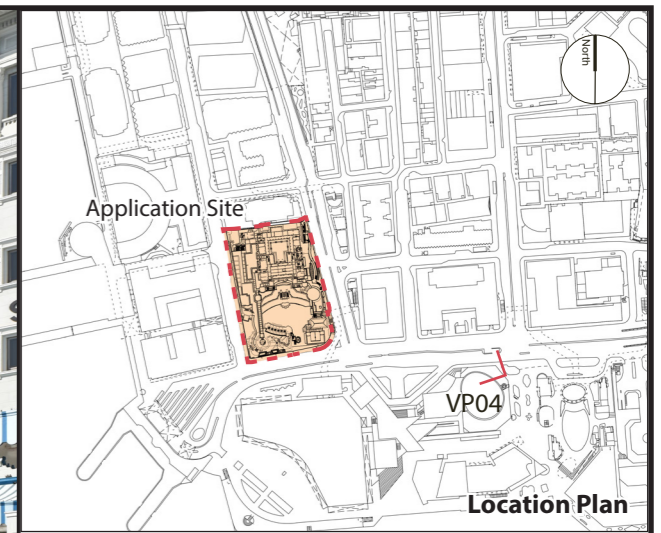
FIGURE TITLE  
S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.8		REV A

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**Vantage Point 04 (VP 04)**

Vantage point elevation: +4.1mPD  
Viewing distance: 190m

**Vantage Point 04: View looking north-west from the entrance to Salisbury Garden (Year 1)**

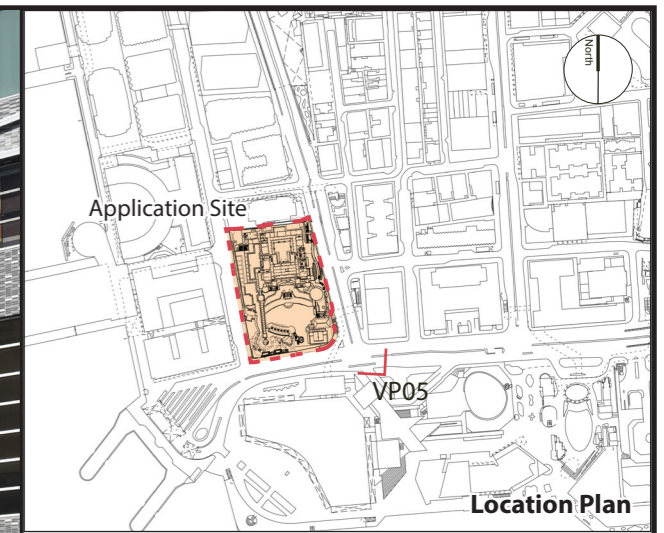
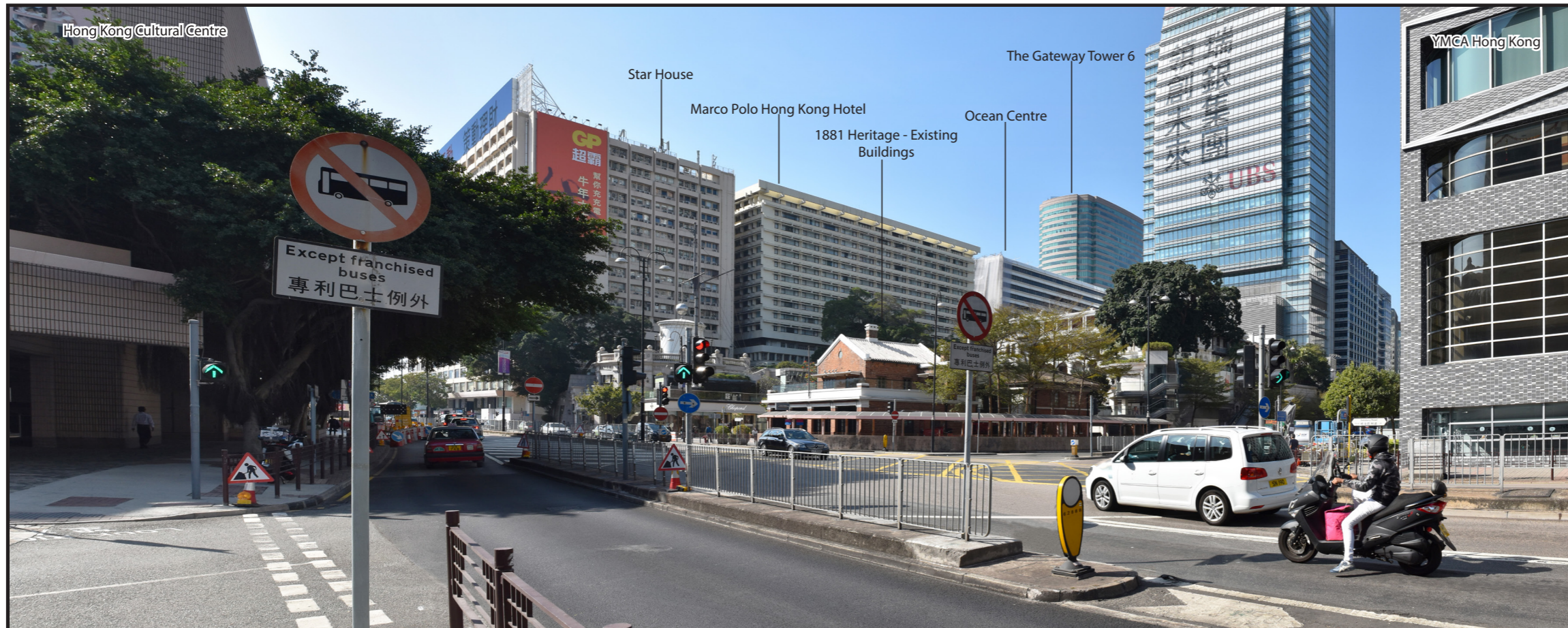


Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

**Vantage Point 04: View looking north-west from the entrance to Salisbury Garden (Year 10)**

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.9		REV A





**Vantage Point 05 (VP 05)**

Vantage point elevation: +4.0mPD  
Viewing distance: 65m

**Vantage Point 05: View looking north-west from the entrance to Tsim Sha Tsui Marriage Registry (Existing Situation)**



Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

**Vantage Point 05: View looking north-west from the entrance to Tsim Sha Tsui Marriage Registry (Year 10)**

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  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.10		REV A

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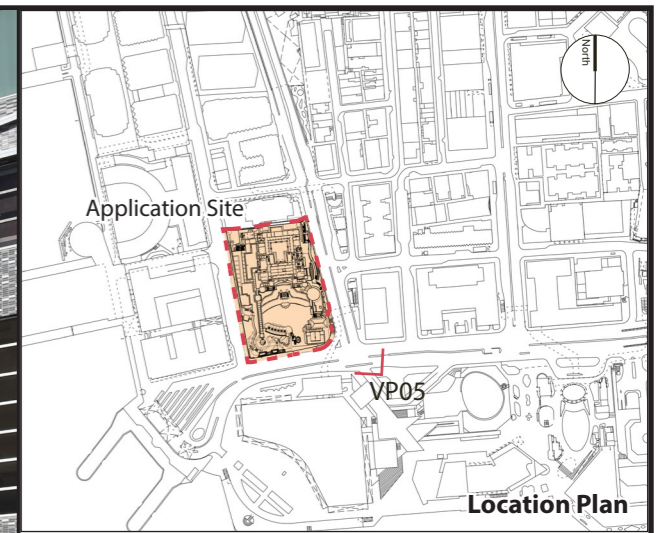




Vantage Point 05: View looking north-west from the entrance to Tsim Sha Tsui Marriage Registry (Year 1)



Vantage Point 05: View looking north-west from the entrance to Tsim Sha Tsui Marriage Registry (Year 10)



**Vantage Point 05 (VP 05)**

Vantage point elevation: +4.0mPD  
Viewing distance: 65m

Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

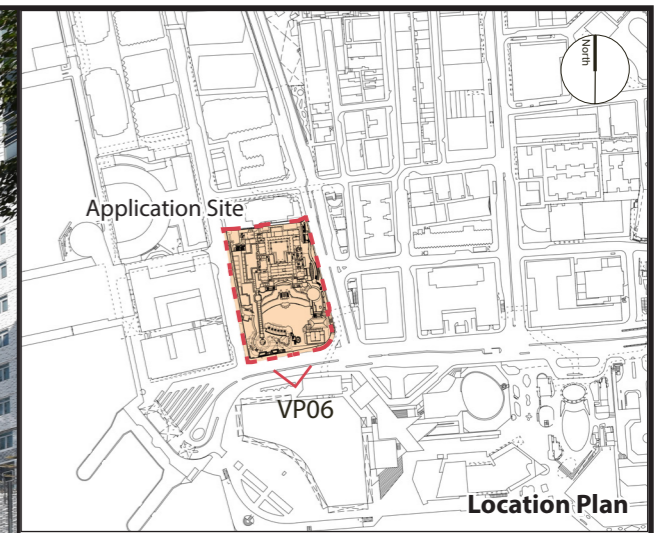
FIGURE TITLE  
S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.11		REV A

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**Vantage Point 06 (VP 06)**

Vantage point elevation: +4.2mPD  
Viewing distance: 30m

**Vantage Point 06: View looking north from the Salisbury Road adjacent to the Cultural Centre (Existing Situation)**



Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

**Vantage Point 06: View looking north from the Salisbury Road adjacent to the Cultural Centre (Year 10)**

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  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.12		REV A

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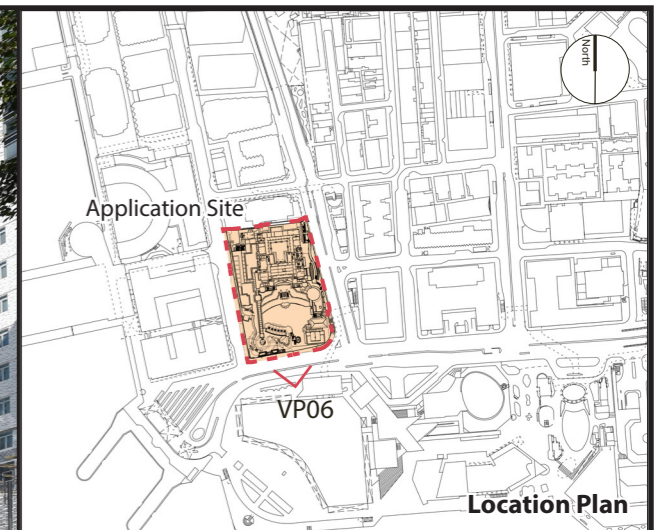




Vantage Point 06: View looking north from the Salisbury Road adjacent to the Cultural Centre (Year 1)



Vantage Point 06: View looking north from the Salisbury Road adjacent to the Cultural Centre (Year 10)



**Vantage Point 06 (VP 06)**

Vantage point elevation: +4.2mPD  
Viewing distance: 30m

Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

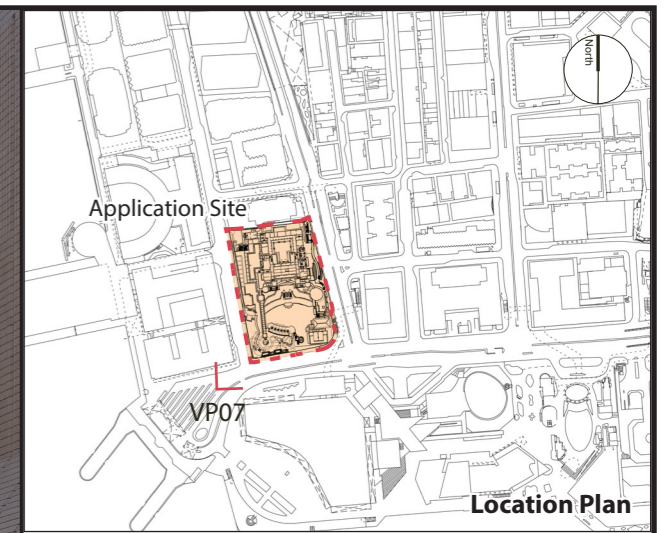
FIGURE TITLE  
S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.13		REV A

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**Vantage Point 07: View looking north-east from the Star Ferry Pier Bus Station (Existing Situation)**

**Vantage Point 07 (VP 07)**

Vantage point elevation: +4.0mPD  
Viewing distance: 50m



Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

**Vantage Point 07: View looking north-east from the Star Ferry Pier Bus Station (Year 10)**

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  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.14		REV A

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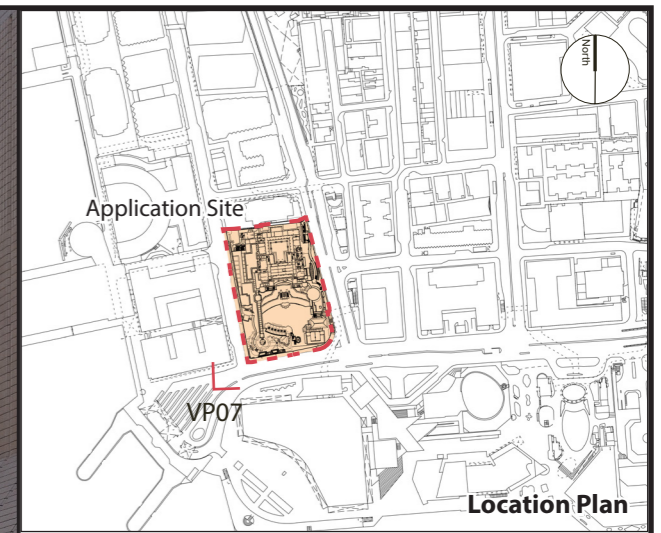
Approximate location of the Proposed Scheme

Vantage Point 07: View looking north-east from the Star Ferry Pier Bus Station (Year 1)



Approximate location of the Proposed Scheme

Vantage Point 07: View looking north-east from the Star Ferry Pier Bus Station (Year 10)



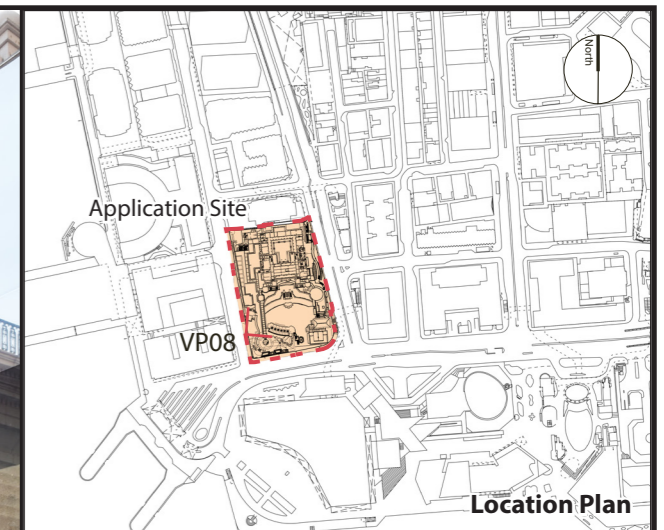
**Vantage Point 07 (VP 07)**

Vantage point elevation: +4.0mPD  
Viewing distance: 50m

Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.15		REV A





**Vantage Point 08 (VP 08)**

Vantage point elevation: +4.5mPD  
Viewing distance: 10m

**Vantage Point 08: View looking east from Canton Road towards Grand Plaza (Existing Situation)**



Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

**Vantage Point 08: View looking east from Canton Road towards Grand Plaza (Year 10)**

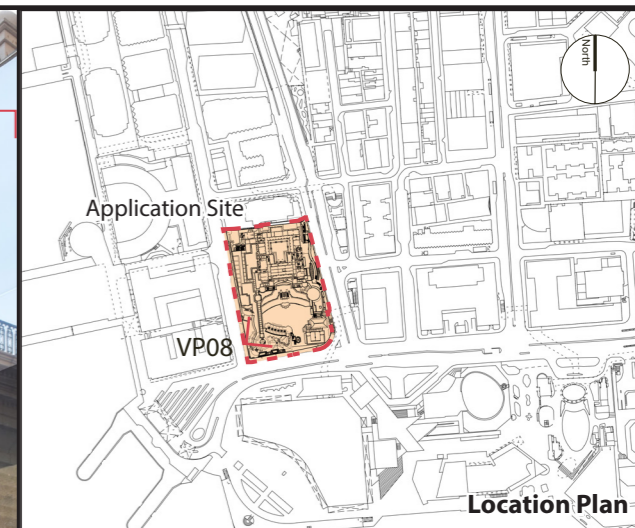
FIGURE TITLE  
S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.16		REV

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**Vantage Point 08 (VP 08)**

Vantage point elevation: +4.5mPD  
Viewing distance: 10m

**Vantage Point 08: View looking east from Canton Road towards Grand Plaza (Year 1)**



Note:  
- The red dashed line represents the approximate location of the Proposed Enhancement Scheme

**Vantage Point 08: View looking east from Canton Road towards Grand Plaza (Year 10)**

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  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	MAR 2023
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 3.17		REV

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