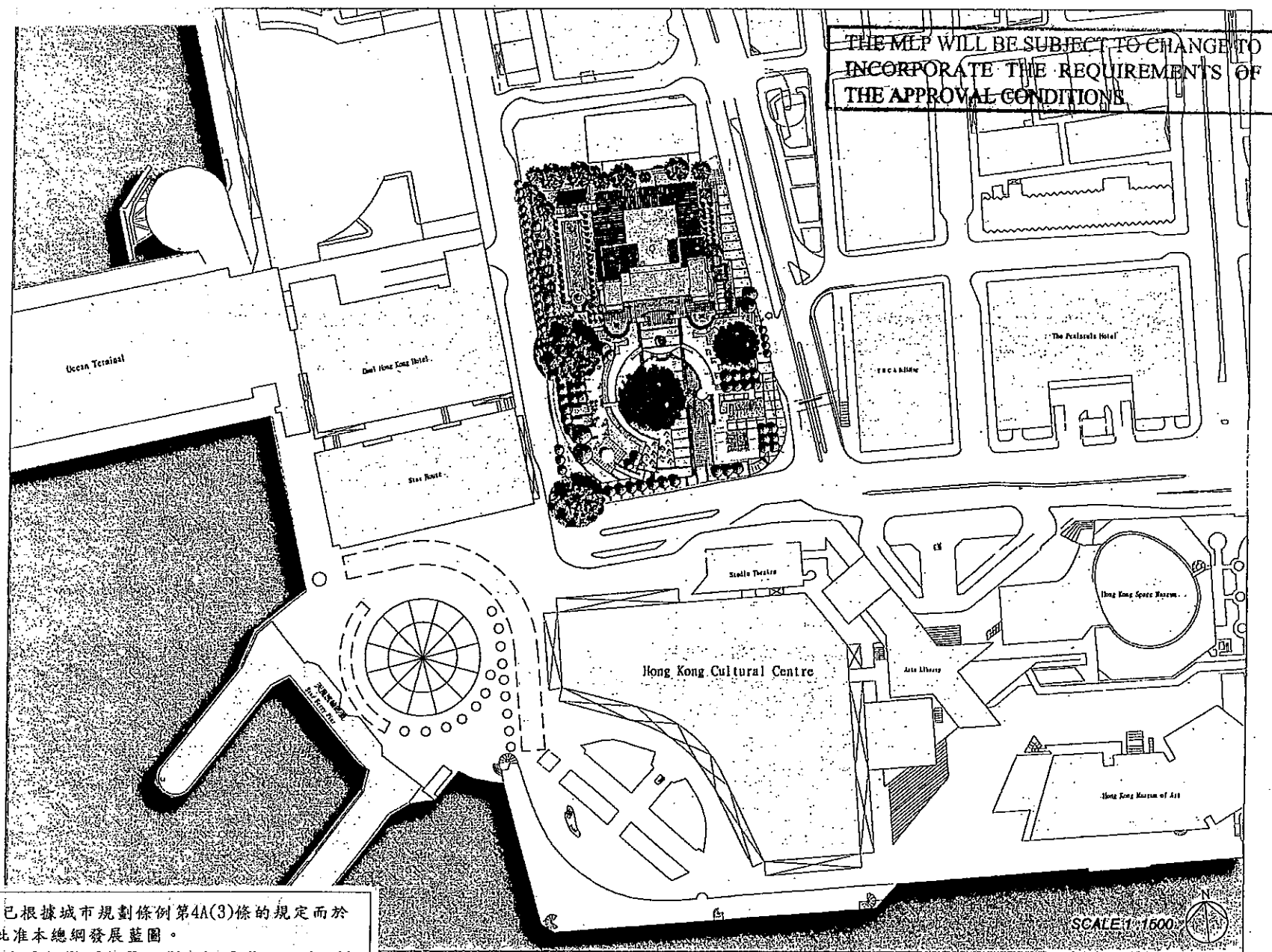


List of Approval Conditions

Application No. A/K1/196

- Application Site : Former Marine Police Headquarters Site, Junction of Canton Road and Salisbury Road, Tsim Sha Tsui (KIL 11161)
- Subject of Application : Proposed Hotel and Related Tourism Development (Master Layout Plan Submission)
- Date of Approval : 30.1.2004
- Approval Conditions :
- (a) the design and provision of the vehicular access, car parking, loading/unloading and lay-by facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (b) the set-back of the south-western corner of the site abutting Salisbury Road and Canton Road to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (c) the design and provision of noise and traffic emission mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
 - (d) the submission and implementation of a landscape master plan, a tree preservation plan and monthly monitoring reports to the satisfaction of the Director of Planning or of the Town Planning Board. The tree preservation plan to be submitted should include information on the proposed dimensions of the planter for each tree and the method of construction for the retaining structures for the planters;
 - (e) the submission and implementation of a development programme of the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board; and
 - (f) the permission shall cease to have effect on 30.1.2008 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於
二零零四年一月三十日批准本總綱發展藍圖。

I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this
Master Layout Plan was approved by the Town Planning Board on 30. 1. 2004.

signed Mrs. Carrie LAM

Carrie Lam

林鄭月娥

Chairman, Town Planning Board

城市規劃委員會主席 簽署

S.16 Application for Heritage Hotel &
Related Tourism Development, KIL 11161

Master Layout Plan

SCALE	-	DATE	31 July 2003
CHECKED	-	DRAWN	-
DWG NO.	Figure 3.1		REV

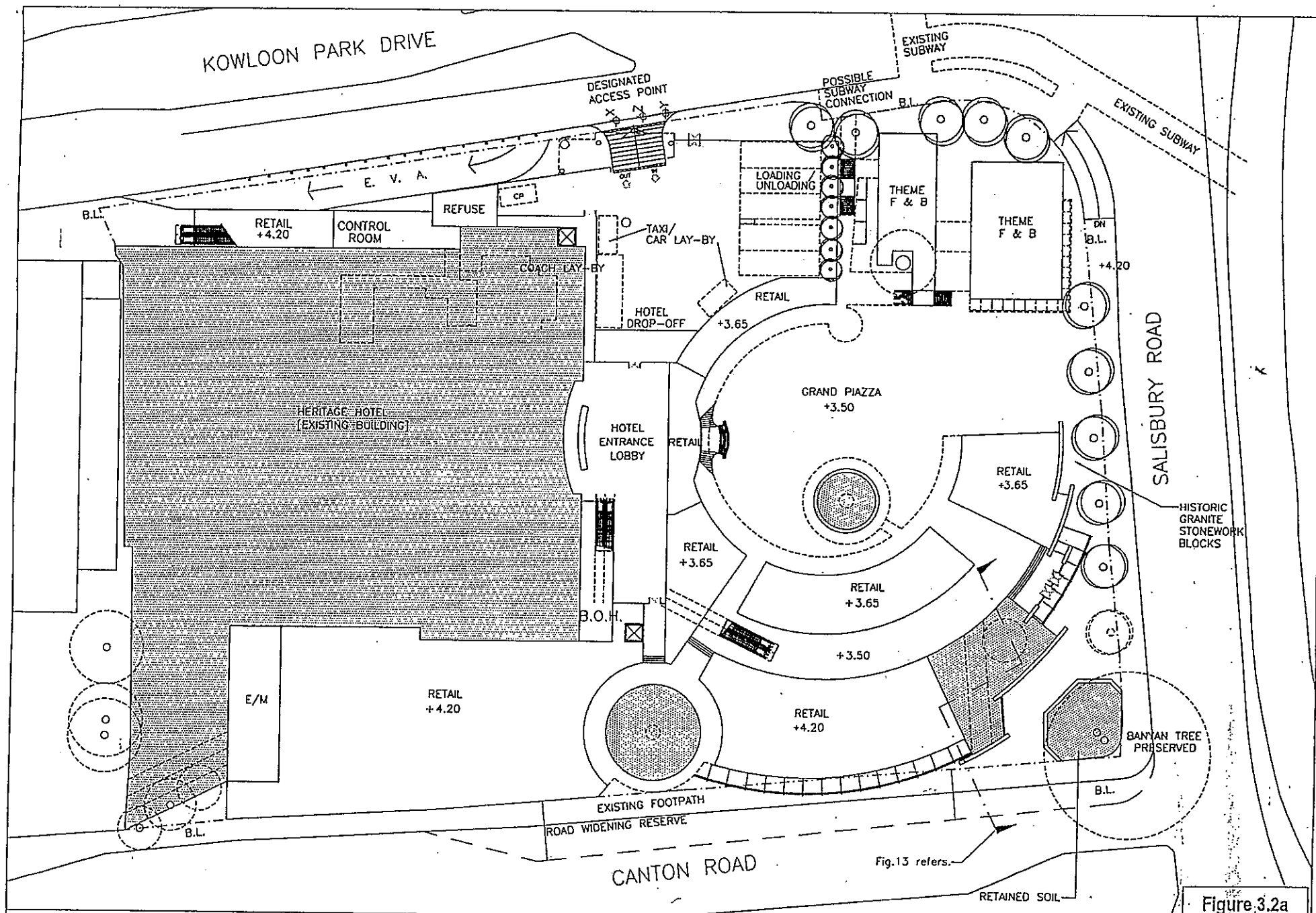


Figure.3.2a

NAME OF CONSULTANT :

A + T DESIGN LTD.

DRAWING TITLE :

MASTER LAYOUT PLAN FOR "CDA" ZONE
FORMER MARINE POLICE HEADQUARTER SITES,
TSIM SHA TSUI, KOWLOON

DRAWING NO.

GROUND FLOOR
MLP-AT-02 (REV. B)

1 : 500 (A3)



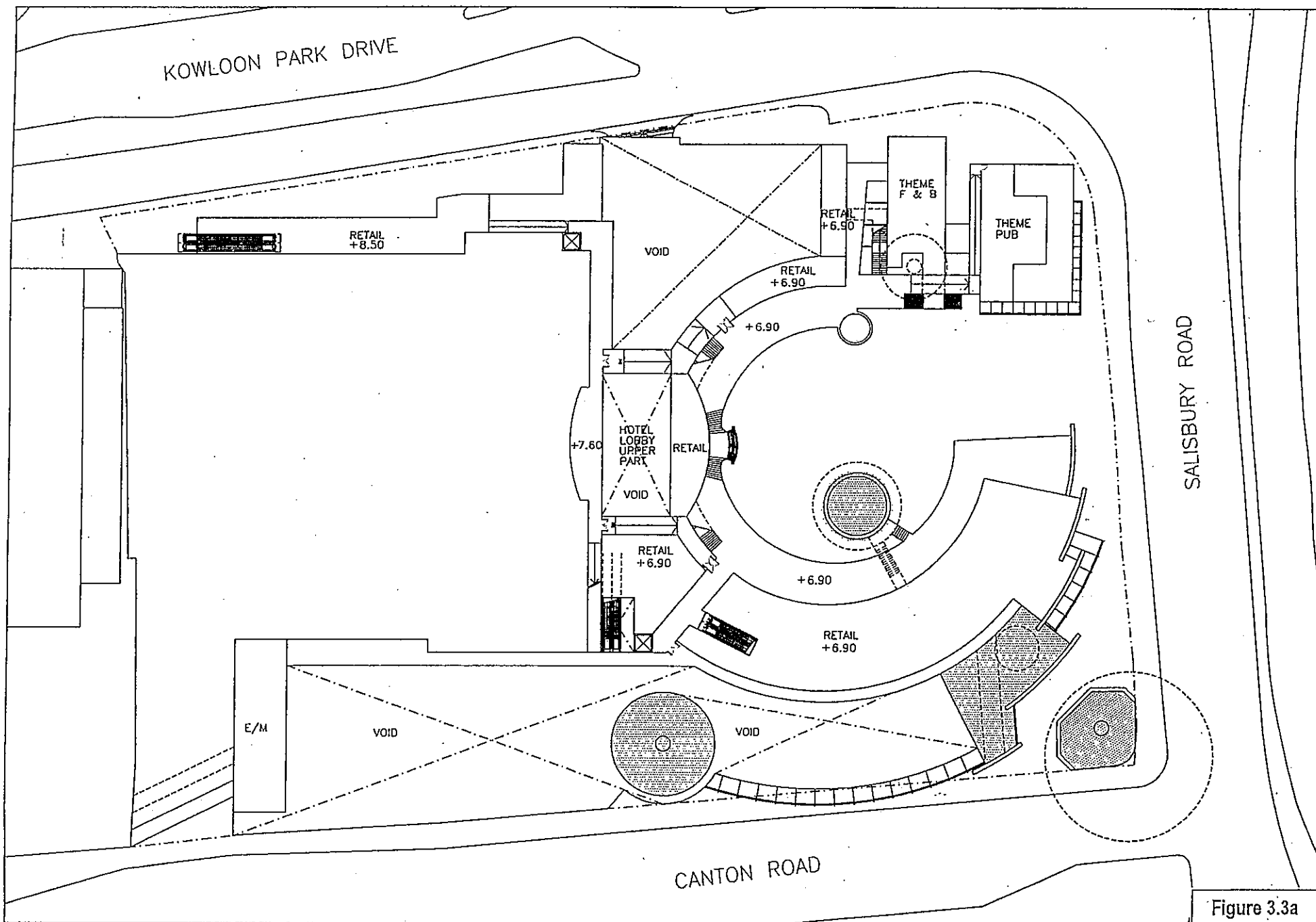


Figure 3.3a

NAME OF CONSULTANT : A + T DESIGN LTD.	DRAWING TITLE : MASTER LAYOUT PLAN FOR "CDA" ZONE FORMER MARINE POLICE HEADQUARTER SITES, TSIM SHA TSUI, KOWLOON	DRAWING NO. PODIUM 1 MLP-AT-03 (REV.A)
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1 : 500 (A3)

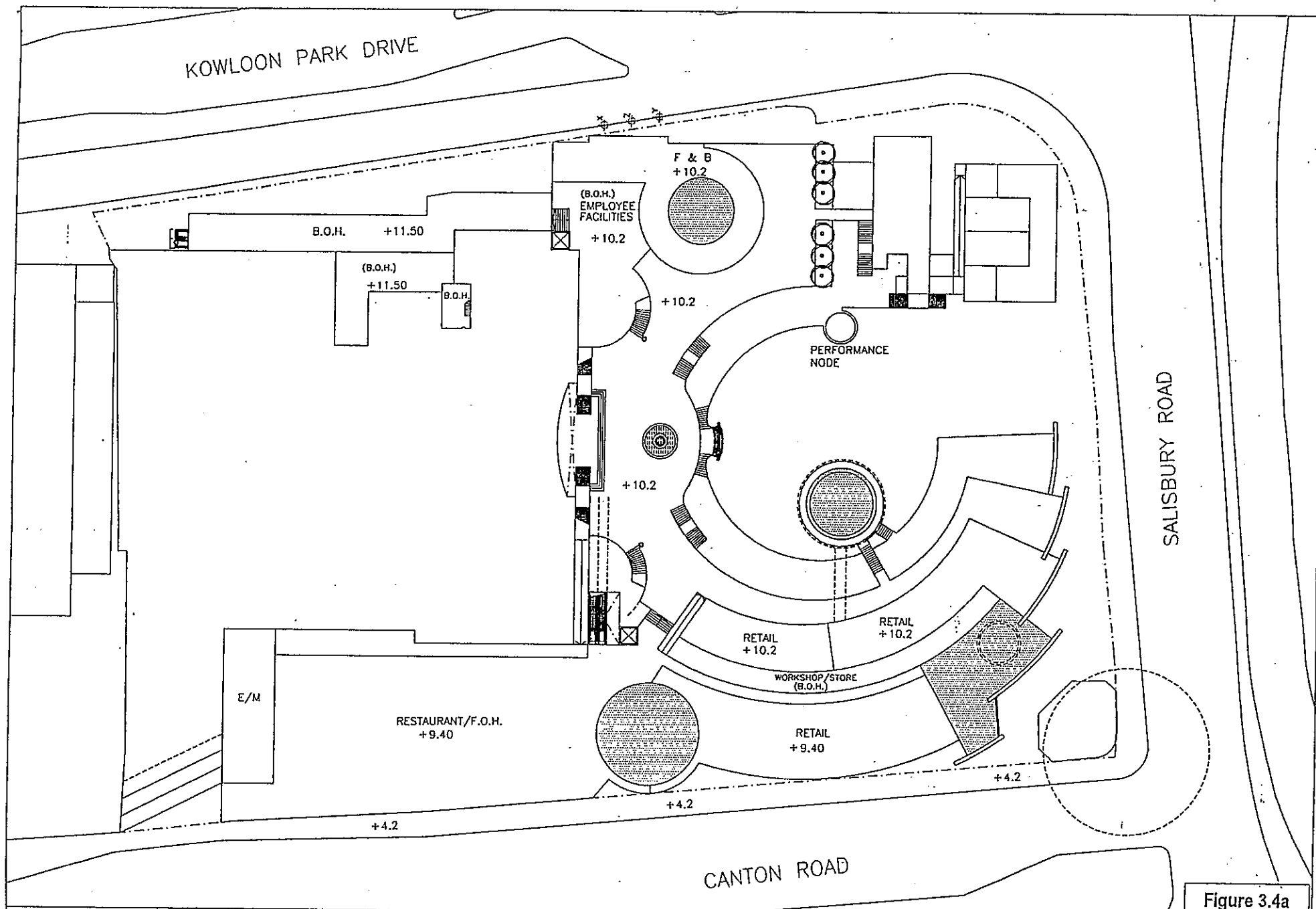


Figure 3.4a

NAME OF CONSULTANT : A + T DESIGN LTD.	DRAWING TITLE : MASTER LAYOUT PLAN FOR "CDA" ZONE FORMER MARINE POLICE HEADQUARTER SITES, TSIM SHA TSUI, KOWLOON	DRAWING NO. PODIUM 2 MLP-AT-04 REV. A) N
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1 : 500 (A3)

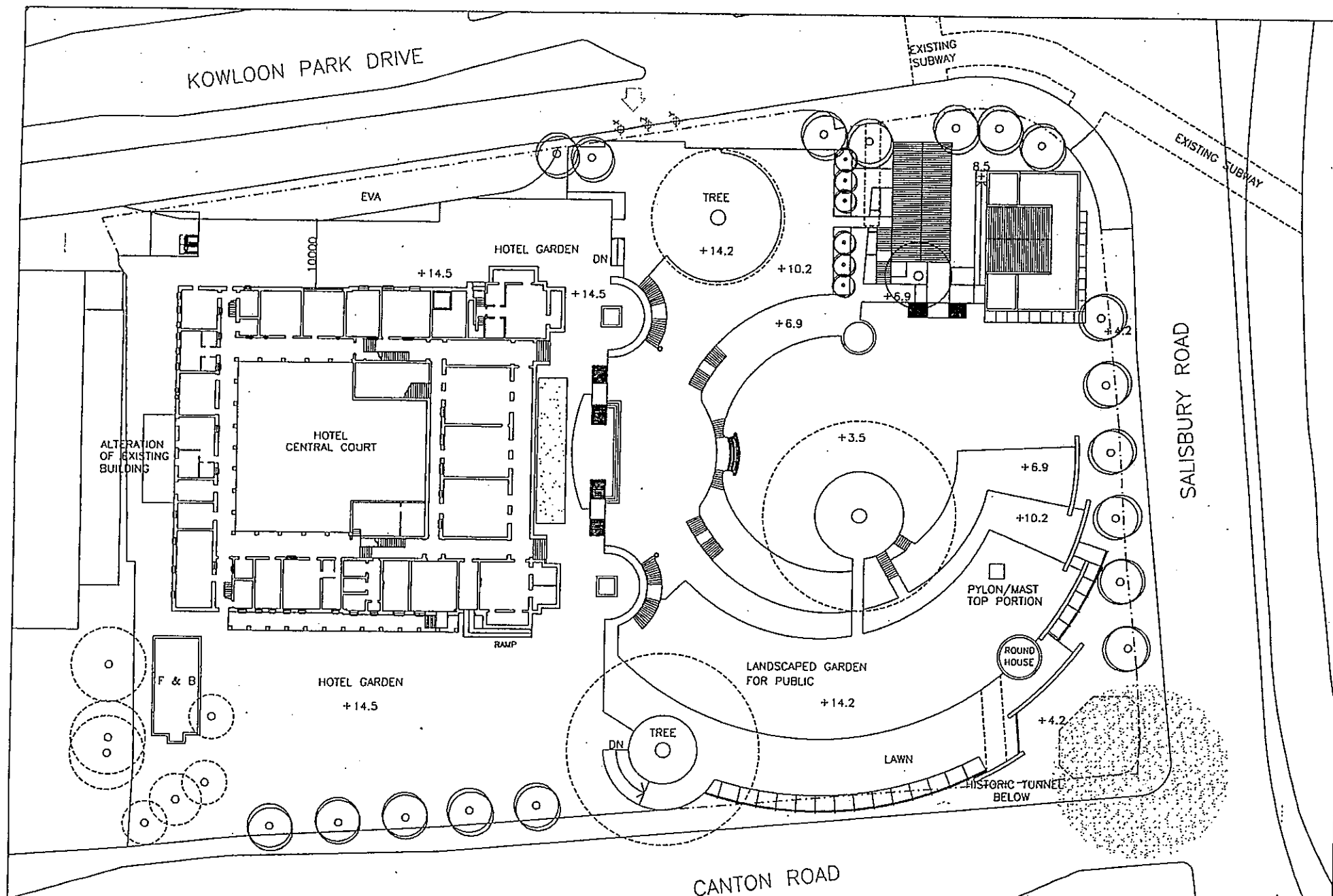


Figure 3.5a

NAME OF CONSULTANT :

A + T DESIGN LTD.

DRAWING TITLE :

MASTER LAYOUT PLAN FOR "CDA" ZONE
FORMER MARINE POLICE HEADQUARTER SITES,
TSM SHA TSUI, KOWLOON

DRAWING NO.

PODIUM DECK







MLP-AT-05 (REV. A)

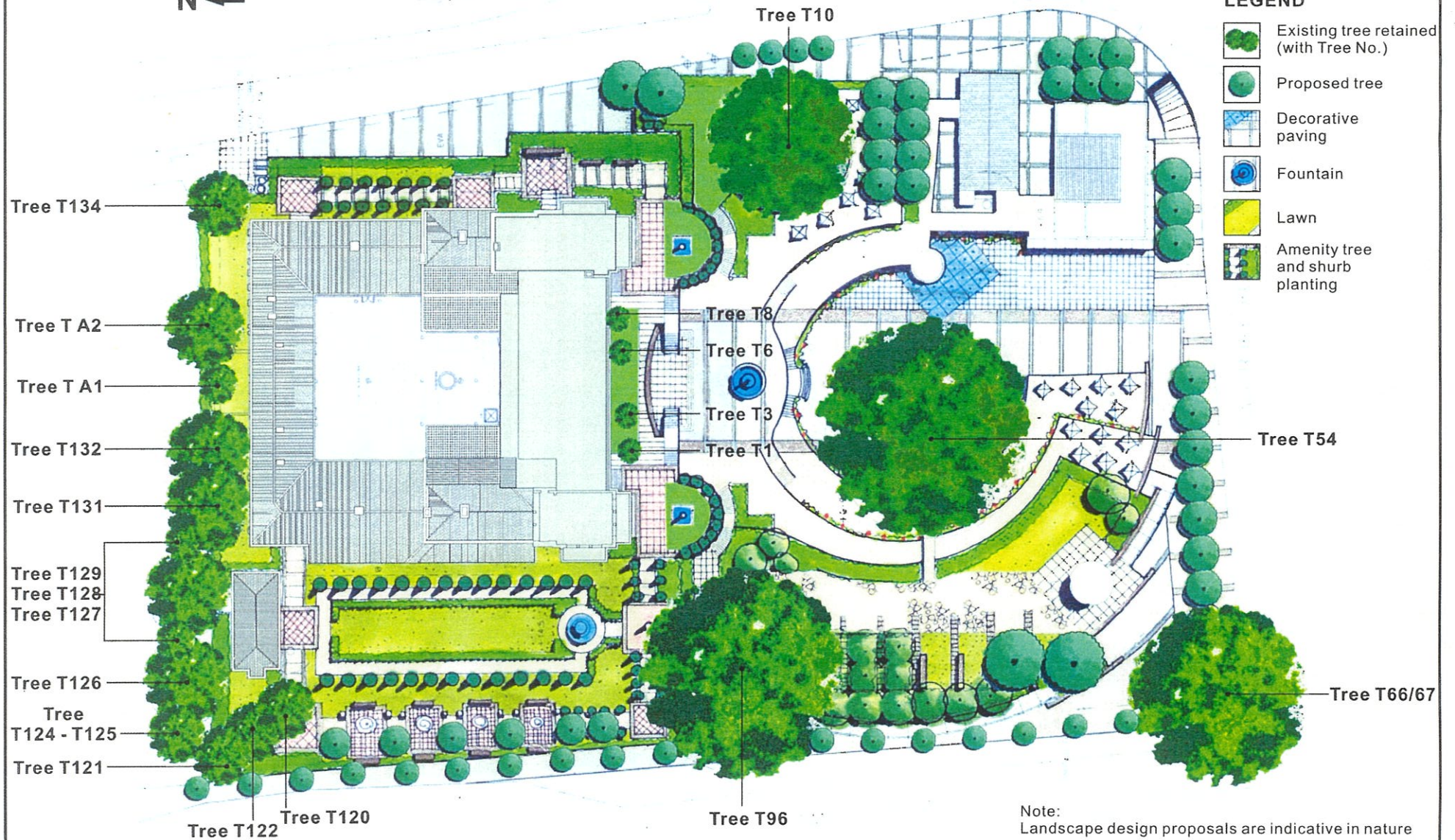
1 : 500 (A3)





LEGEND

-  Existing tree retained (with Tree No.)
-  Proposed tree
-  Decorative paving
-  Fountain
-  Lawn
-  Amenity tree and shrub planting



Note:
Landscape design proposals are indicative in nature
and subject to detailed design.



ADI LIMITED
INTERNATIONAL SERVICES IN ENVIRONMENTAL MANAGEMENT, PLANNING, URBAN DESIGN AND LANDSCAPE ARCHITECTURE
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FAX 21 11 02 01
E-MAIL: ADI@ADI.COM.HK
WWW.ADI.COM.HK

Development at Fomer Marine Police Headquarters, KIL 11161

Landscape Master Plan

SCALE	N.T.S.	DATE	08 Dec 2003
CHECKED	CJF	DRAWN	JAS
DWG NO	CKPL 10A/MLP-01	REV	A

**Proposed Hotel & Related Tourism Development
(Master Layout Plan Submission) in “Comprehensive Development Area” Zone,
the Former Marine Police Headquarters Site,
Junction of Canton Road and Salisbury Road, Tsim Sha Tsui (KIL 11161)**

Development Item	
Application Site Area	11,700m ²
Estimated Total GFA of Heritage Buildings* ¹	about 4,300m ²
Permitted New Commercial GFA * ²	7,213m ²
<u>Heritage Hotel</u>	
<ul style="list-style-type: none"> • Max. No. of Hotel Suites • BOH Facilities 	<p style="text-align: center;">51</p> <p style="text-align: center;"><i>(approx. 5% on GFA as approved by BD)</i></p>
Internal Transport Provision	
<u>Hotel</u>	
<ul style="list-style-type: none"> • Car parking spaces • Layby for taxi/private car • Layby for coach • L/U bay for GV 	<p style="text-align: center;">1</p> <p style="text-align: center;">2</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p>
<u>Retail</u>	
<ul style="list-style-type: none"> • L/U bay for GV 	4

Notes: *¹ Estimated by Government (including F&B accommodation for Hotel but excluding hotel concession GFA)

*² Additional GFA permitted subject to approval of Director of Lands

Development Schedule for “CDA” Site