

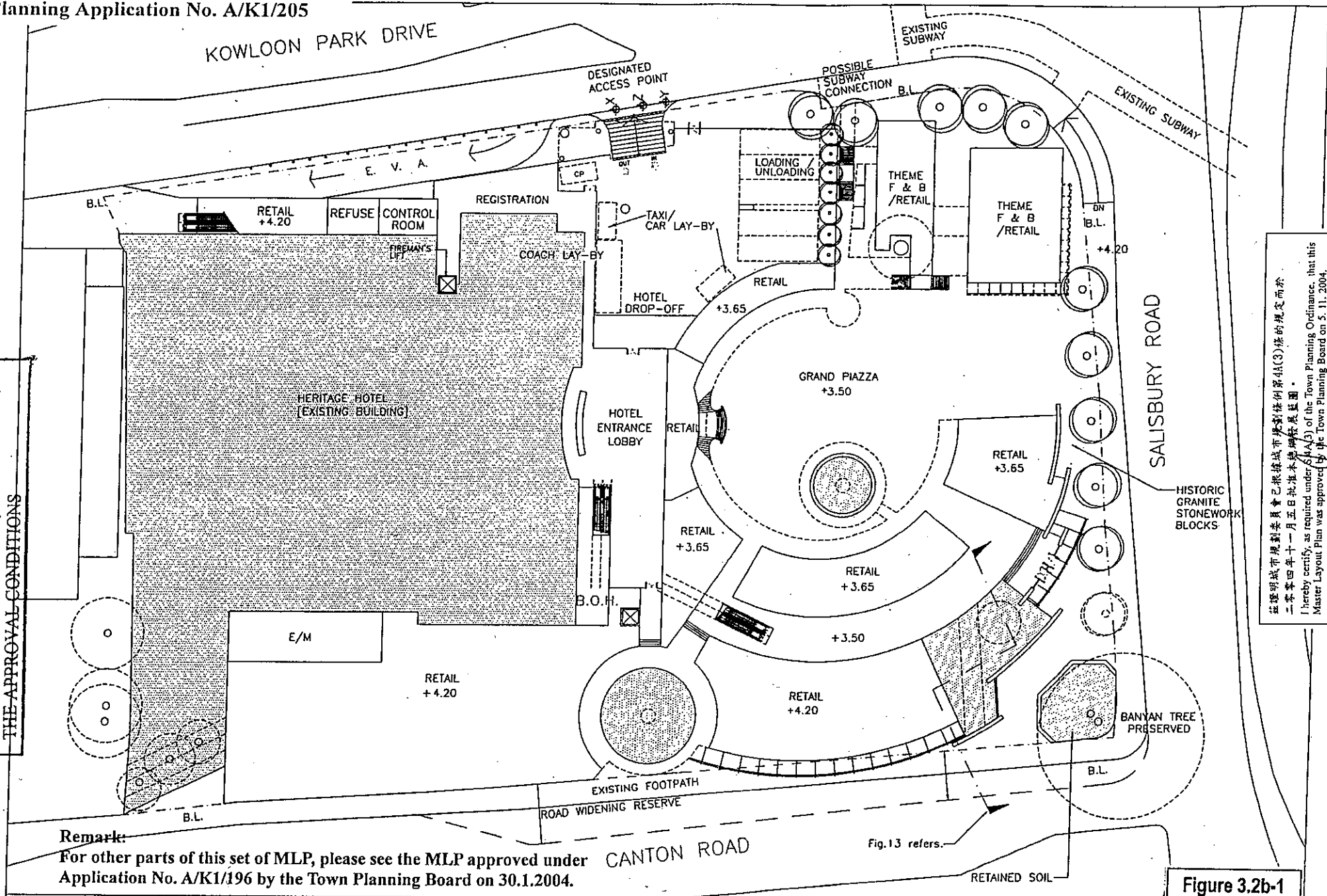
List of Approval Conditions

Application No. A/K1/205

- Application Site : the 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 (Proposed Amendments to an Approved Scheme)
- Date of Approval : 5.11.2004
- 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 design and construction of the two proposed staircases leading to the proposed hotel back-of-house level underneath the central courtyard of the Main Building to the satisfaction of the Antiquities and Monuments Office, Leisure and Cultural Services Department or of the Town Planning Board;
 - (f) 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
 - (g) the permission shall cease to have effect on 5.11.2008 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

KOWLOON PARK DRIVE

THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS



Remark:

For other parts of this set of MLP, please see the MLP approved under Application No. A/K1/196 by the Town Planning Board on 30.1.2004.

Figure 3.2b-1

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. D)

JULY 2004
1 : 700



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
二零零四年十一月五日批准本總綱發展藍圖。
I hereby certify, as required under S4A(3) of the Town Planning Ordinance, that this
Master Layout Plan was approved by the Town Planning Board on 5.11.2004.

signed Mrs. Rita LAU
Chairman, Town Planning Board

劉吳惠蘭
城市規劃委員會主席 簽署

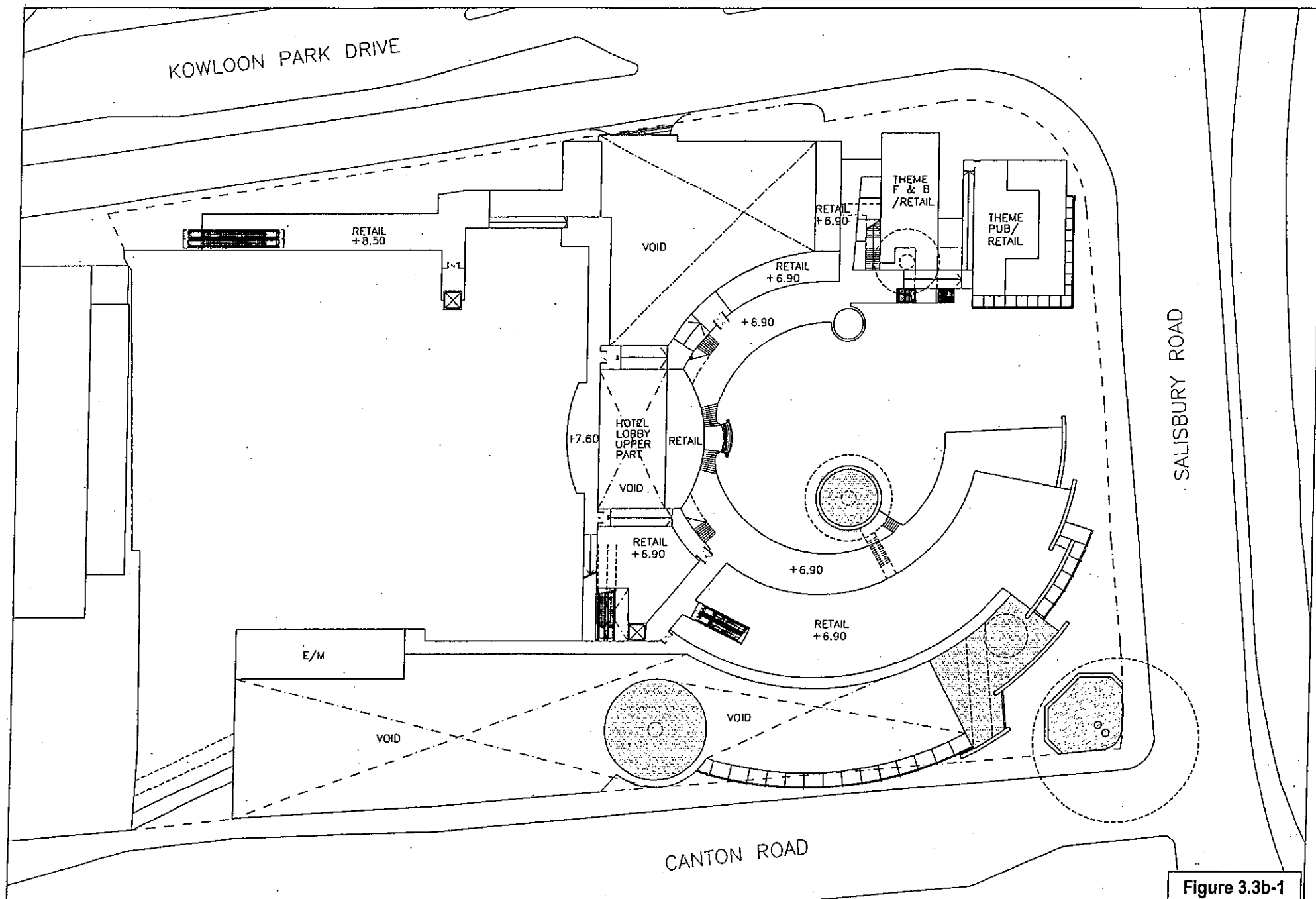


Figure 3.3b-1

NAME OF CONSULTANT :

A + T DESIGN LTD.

DRAWING TITLE :

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

JULY 2004
1 : 700

DRAWING NO.

PODIUM 1
MLP-AT-03 (REV.C)



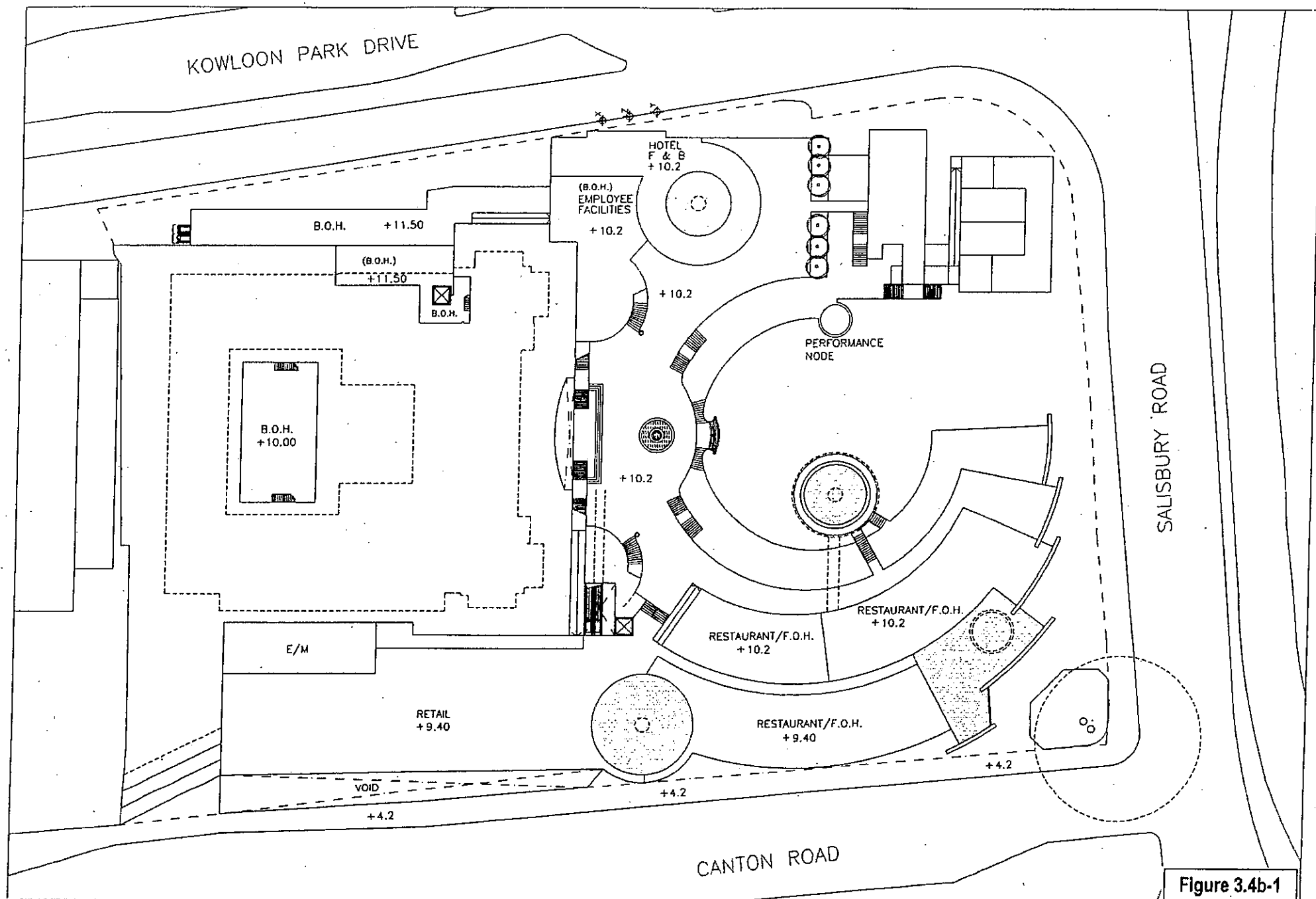


Figure 3.4b-1

<p>NAME OF CONSULTANT :</p> <p>A + T DESIGN LTD.</p>	<p>DRAWING TITLE :</p> <p>MASTER LAYOUT PLAN FOR "CDA" ZONE FORMER MARINE POLICE HEADQUARTER SITES, TSM SHA TSUI, KOWLOON</p> <p>JULY 2004 1 : 700</p>	<p>DRAWING NO.</p> <p>PODIUM 2 MLP-AT-04 REV. C)</p> <p>N</p>
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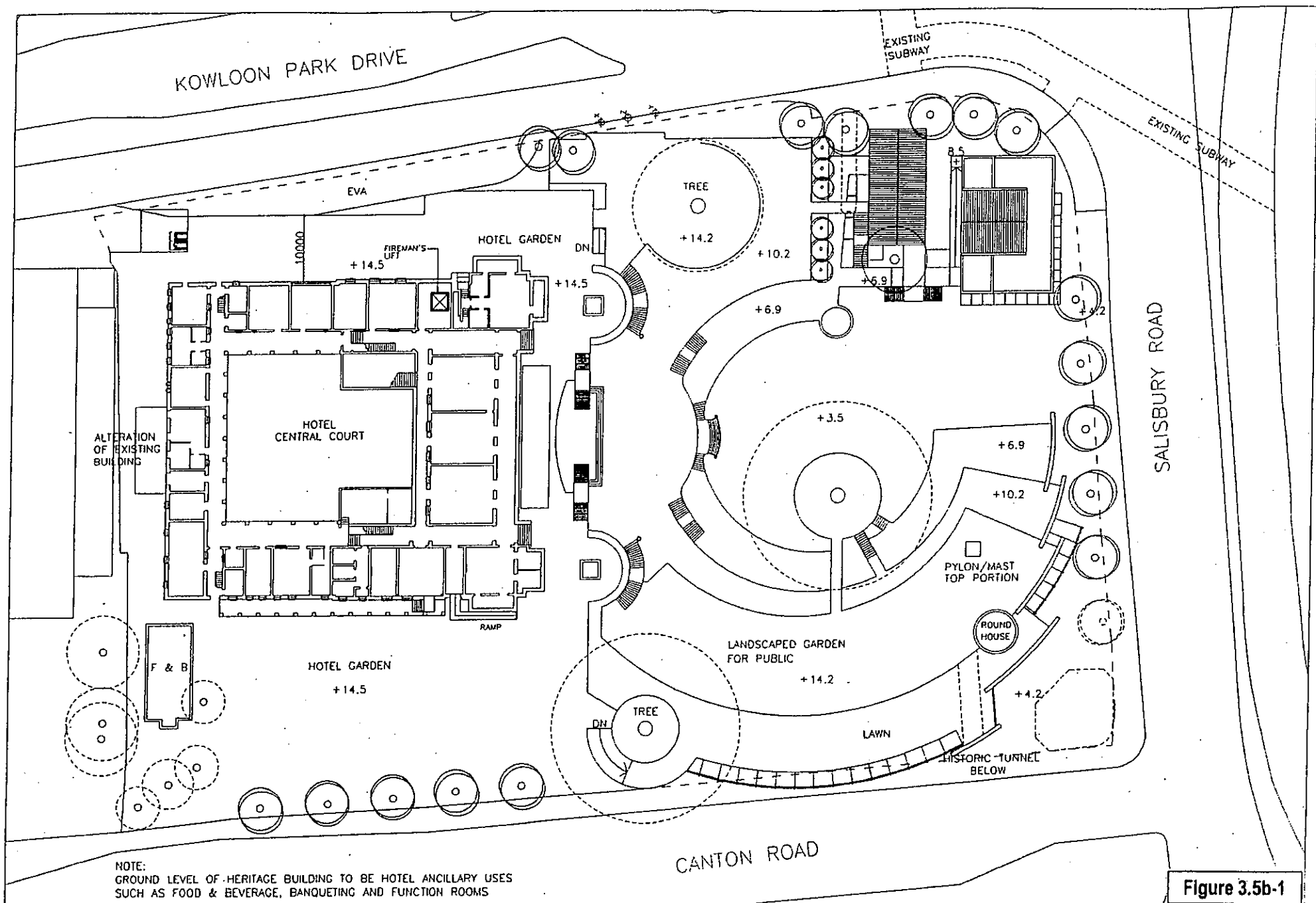


Figure 3.5b-1

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.

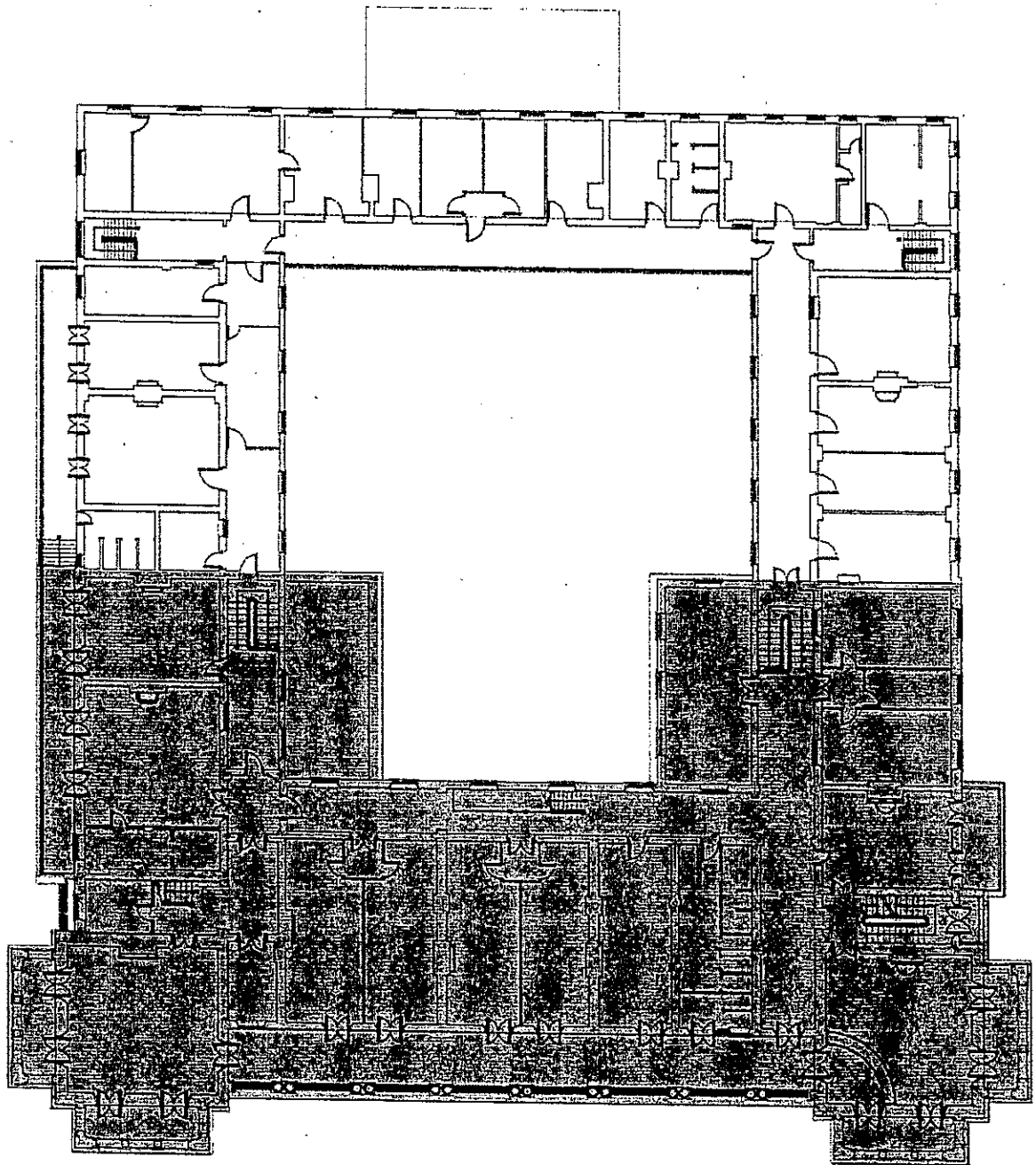
PODIUM DECK
MLP-AT-05 (REV. C)

JULY 2004
1 : 700



For Reference Only

Current Scheme



 GUEST SUITE

First Floor



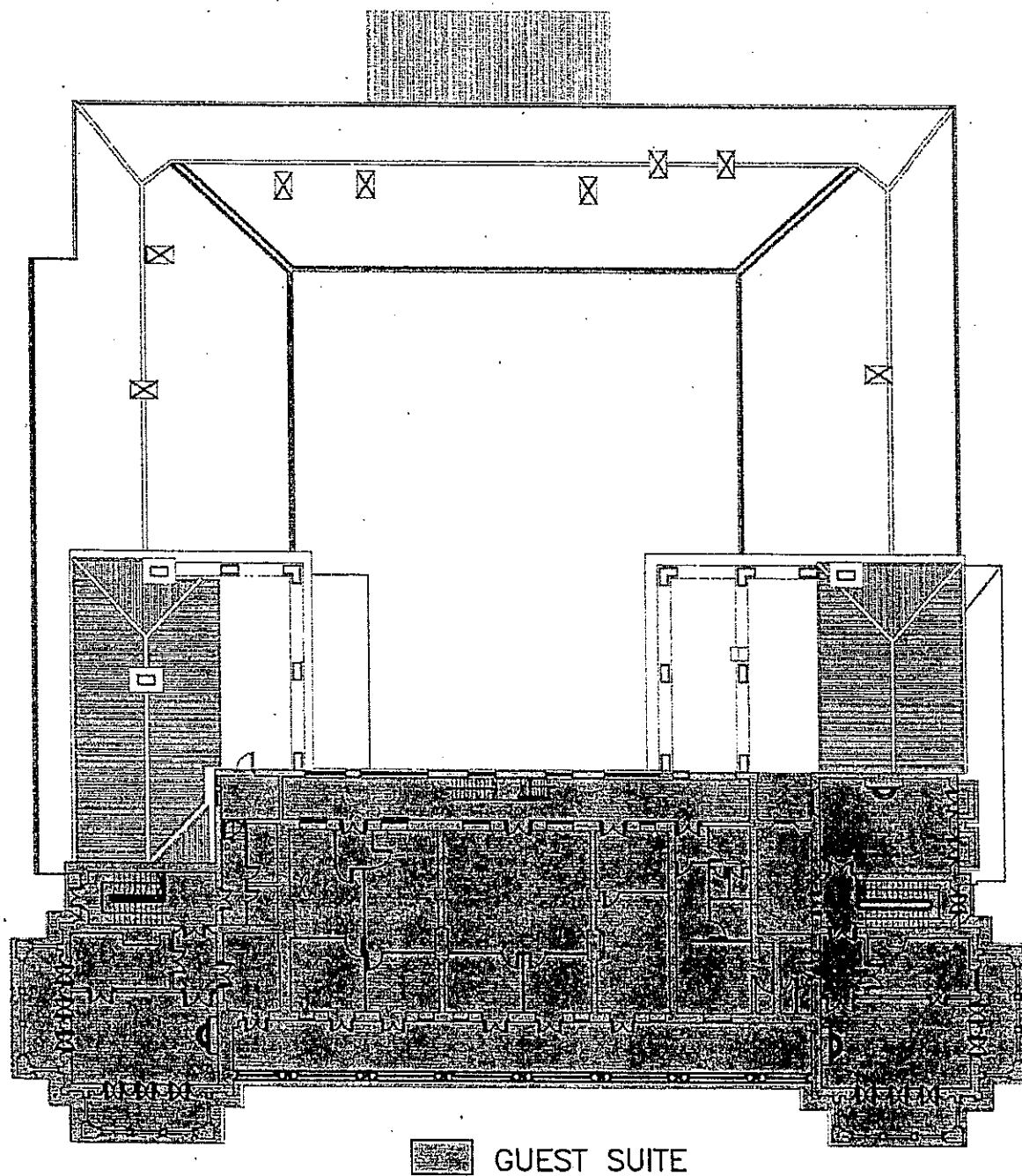
N.T.S.

NOTE:
UNSHADED FLOOR AREA TO BE HOTEL ANCILLARY USES
SUCH AS FOOD & BEVERAGE, BANQUETING & FUNCTION ROOMS

Main Building
Former Marine Police Headquarters

For Reference Only

Current Scheme



Second Floor



N.T.S.

Main Building
Former Marine Police Headquarters

**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;">30</p> <p style="text-align: center;"><i>(approx. 5% on GFA as approved by BD)</i></p>
<u>Internal Transport Provision</u>	
<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 	<p style="text-align: center;">4</p>

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