

1036

List of Approval ConditionsApplication No. A/K1/206

1036

- 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 the Approved Scheme)
- Date of Approval : 11.11.2005
- Approval Conditions :
- (a) the submission and implementation of a revised MLP to incorporate the proposed emergency egress point of the authorised Kowloon Southern Link railway scheme and the approval conditions as stipulated in conditions (b) to (f) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) 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 TPB;
 - (c) 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 TPB;
 - (d) the design and provision of noise and traffic emission mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (e) 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 TPB. 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;
 - (f) the restoration of the disused tunnel section, the retention of Tunnel Portal "A" *in-situ*, and the design and construction of the proposed Heritage Hall, the glass atrium to the Former Fire Station and 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 Secretary for Home Affairs or of the TPB;
 - (g) the submission of detailed proposal for the reuse of the salvaged granite blocks to the satisfaction of the Secretary for Home Affairs or of the TPB; and
 - (h) the submission and implementation of a development programme of the proposed development to the satisfaction of the Director of Planning or of the TPB.

PLEASE RETURN
TO PEC
AFTER USE

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

KOWLOON PARK DRIVE

DESIGNATED ACCESS POINT SUBWAY CONNECTION

SUBWAY UNDER SKTLIGHT

EXISTING SUBWAY

EXISTING SUBWAY

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
 二零零五年十一月十一日批准本總綱發展藍圖。
 I hereby certify, as required under 4A(3) of the Town Planning Ordinance, that this
 Master Layout Plan was approved by the Town Planning Board on 11.11.2005.

Signed Mrs. Rita LAU
 Chairman, Town Planning Board
 劉吳惠蘭
 城市規劃委員會主席 簽署

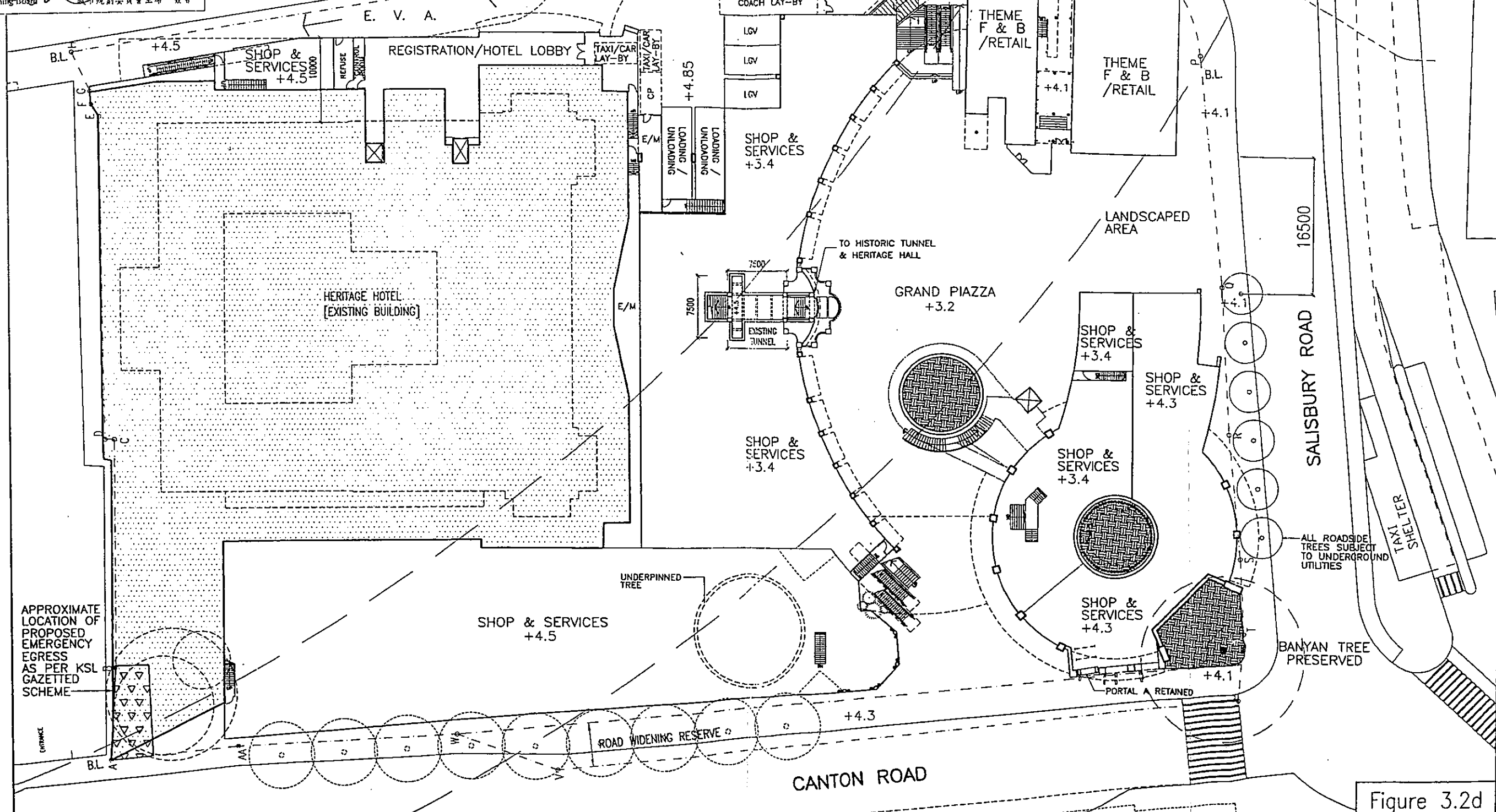


Figure 3.2d

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. M)

NOV. 2004
 1 : 500 (A3)



Remarks :

For other parts of this set of MLP, please see
 the MLP approved under Application No. A/K1/206
 by the Town Planning Board on 11.11.2005

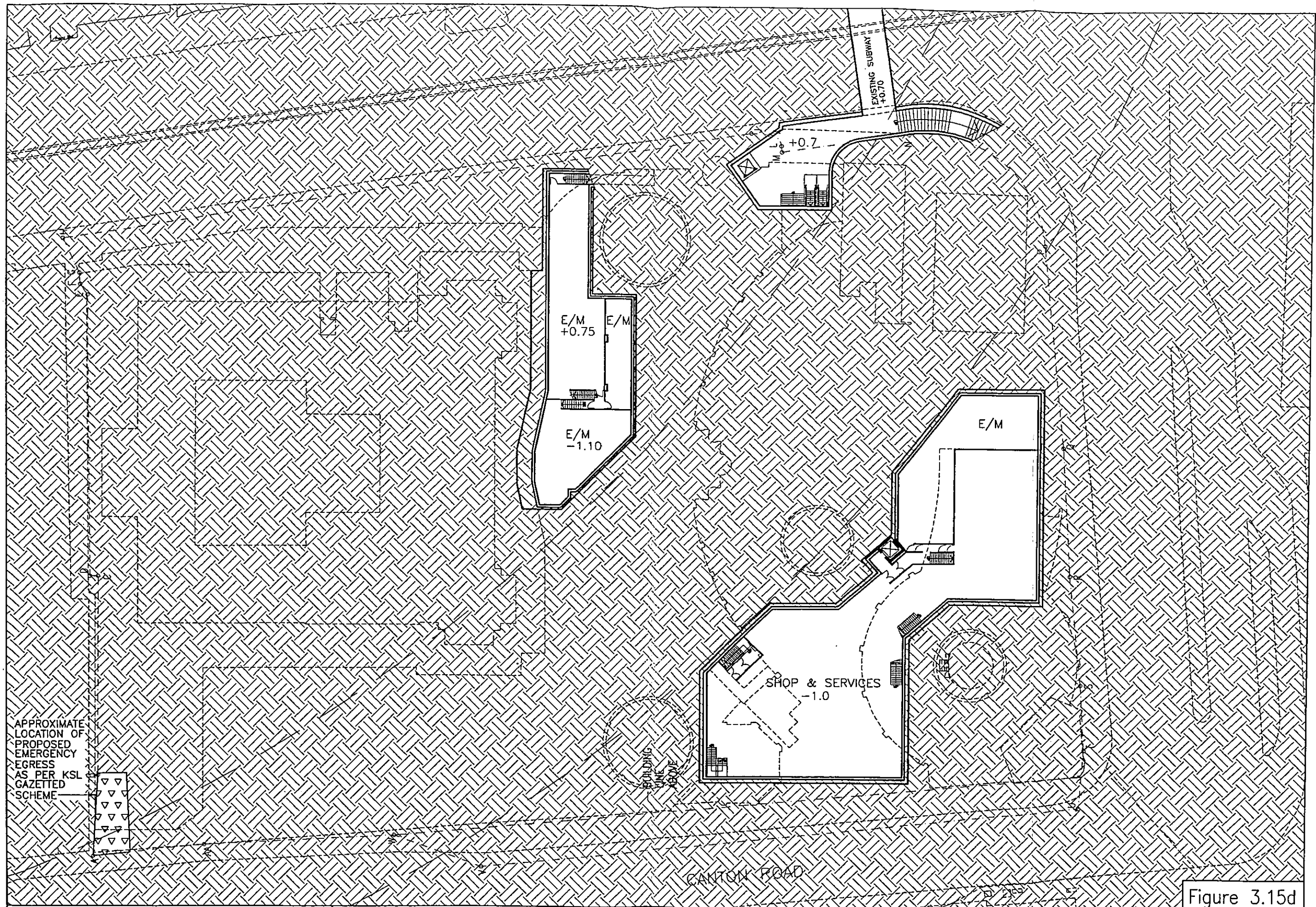


Figure 3.15d

NAME OF CONSULTANT :

A + T DESIGN LTD.

DRAWING TITLE :

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

NOV. 2004
1 : 500 (A3)

DRAWING NO.

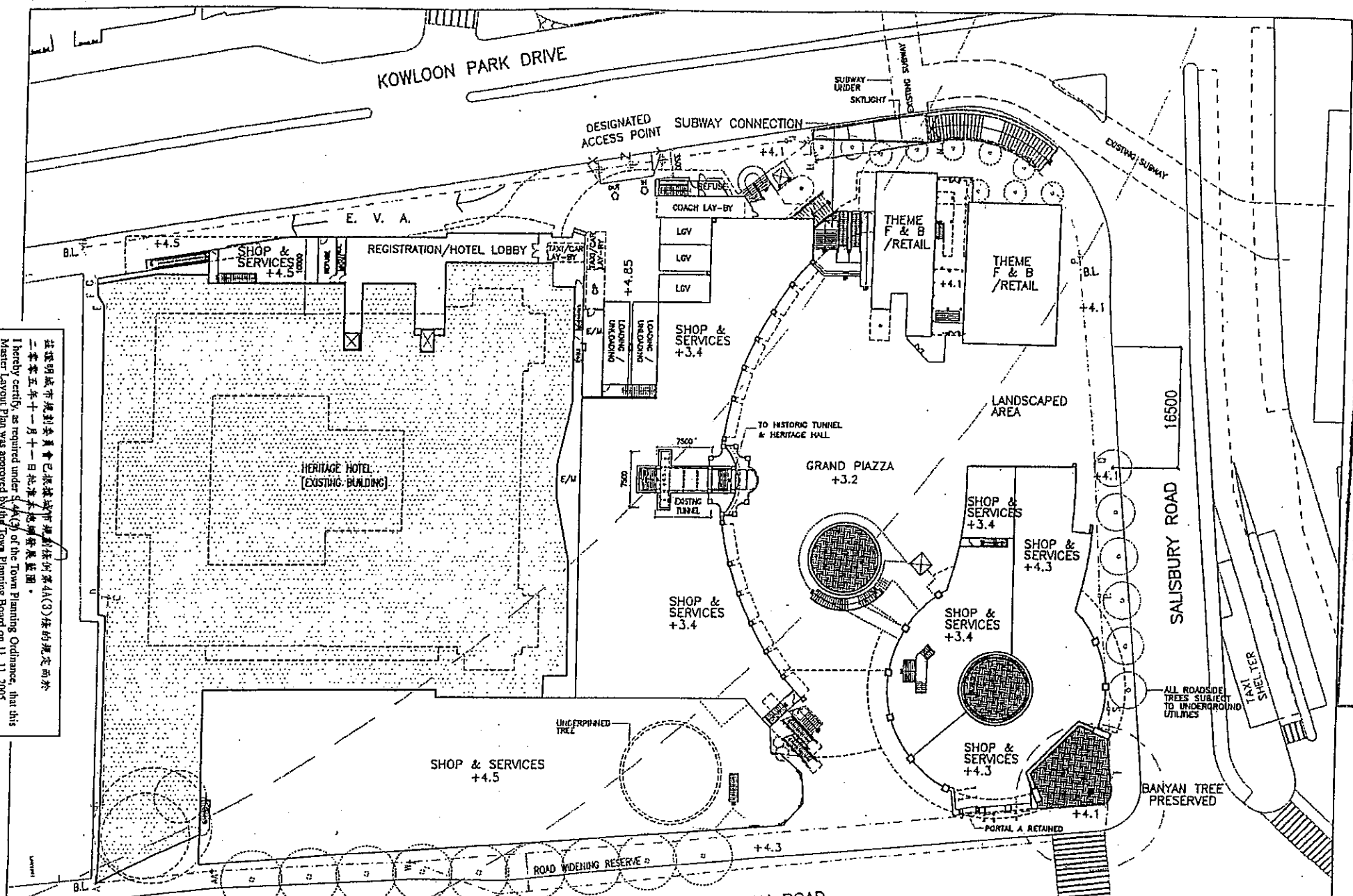
BASEMENT FLOOR
MLP-AT-12 (REV C)



茲證明城市規劃委員會已根據城市規劃條例第3(3)條的規定而於二零零五年十一月十一日批准本圖則的發展範圍。
I hereby certify, as required under s.3(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 11.11.2005.

Signed Mrs. Rita LAU
Chairman, Town Planning Board

劉秀娟
城市規劃委員會主席 簽署



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

* For other parts of this set of MLP, please see the MLPs approved under Applications No. A/K1/196 and A/K1/205 by the Town Planning Board on 30.1.2004 and 5.11.2004

Figure 3.2c-7

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. GROUND FLOOR MLP-AT-02 (REV. L) <div style="text-align: right;"> </div>
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NOV. 2004
1 : 700

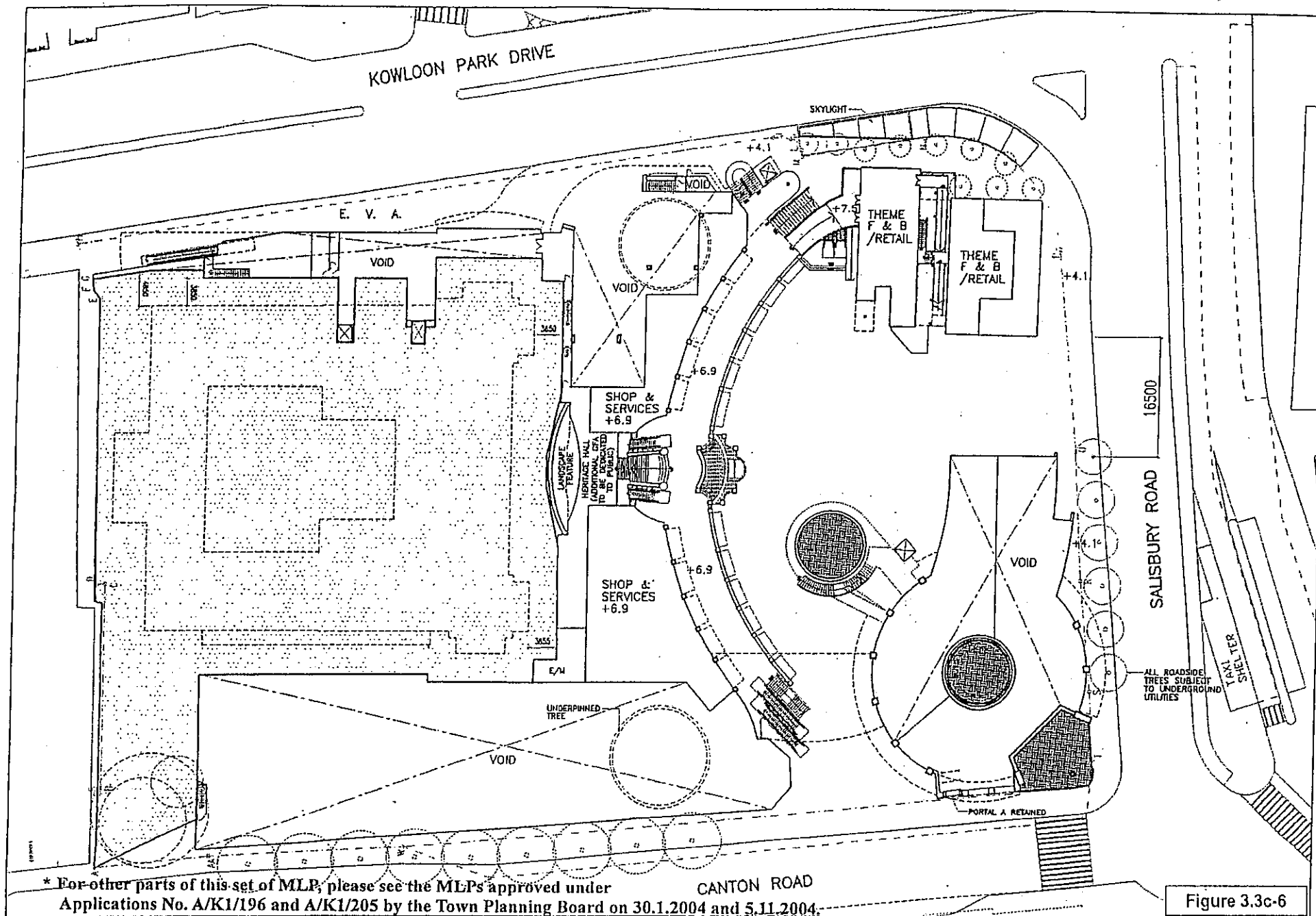


Figure 3.3c-6

NAME OF CONSULTANT :

A + T DESIGN LTD.

DRAWING TITLE :

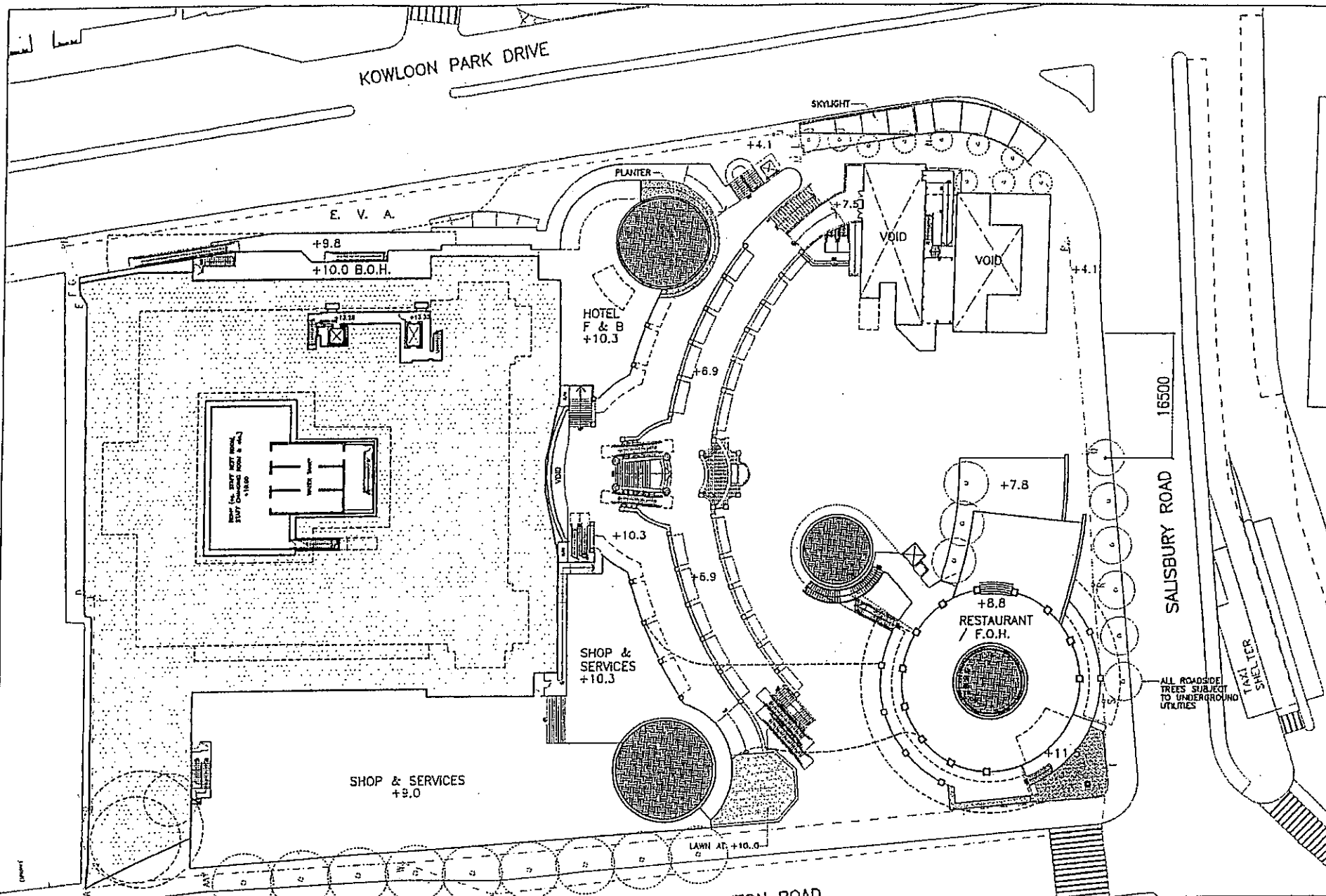
MASTER LAYOUT PLAN FOR "CDA" ZONE
FORMER MARINE POLICE HEADQUARTER SITES,
TSM SHA TSUI, KOWLOON

DRAWING NO.

FIRST FLOOR
MLP-AT-03 (REV. K)

NOV. 2004
1 : 700





* For other parts of this set of MLP, please see the MLPs approved under Applications No. A/K1/196 and A/K1/205 by the Town Planning Board on 30.1.2004 and 5.11.2004.

Figure 3.4c-8

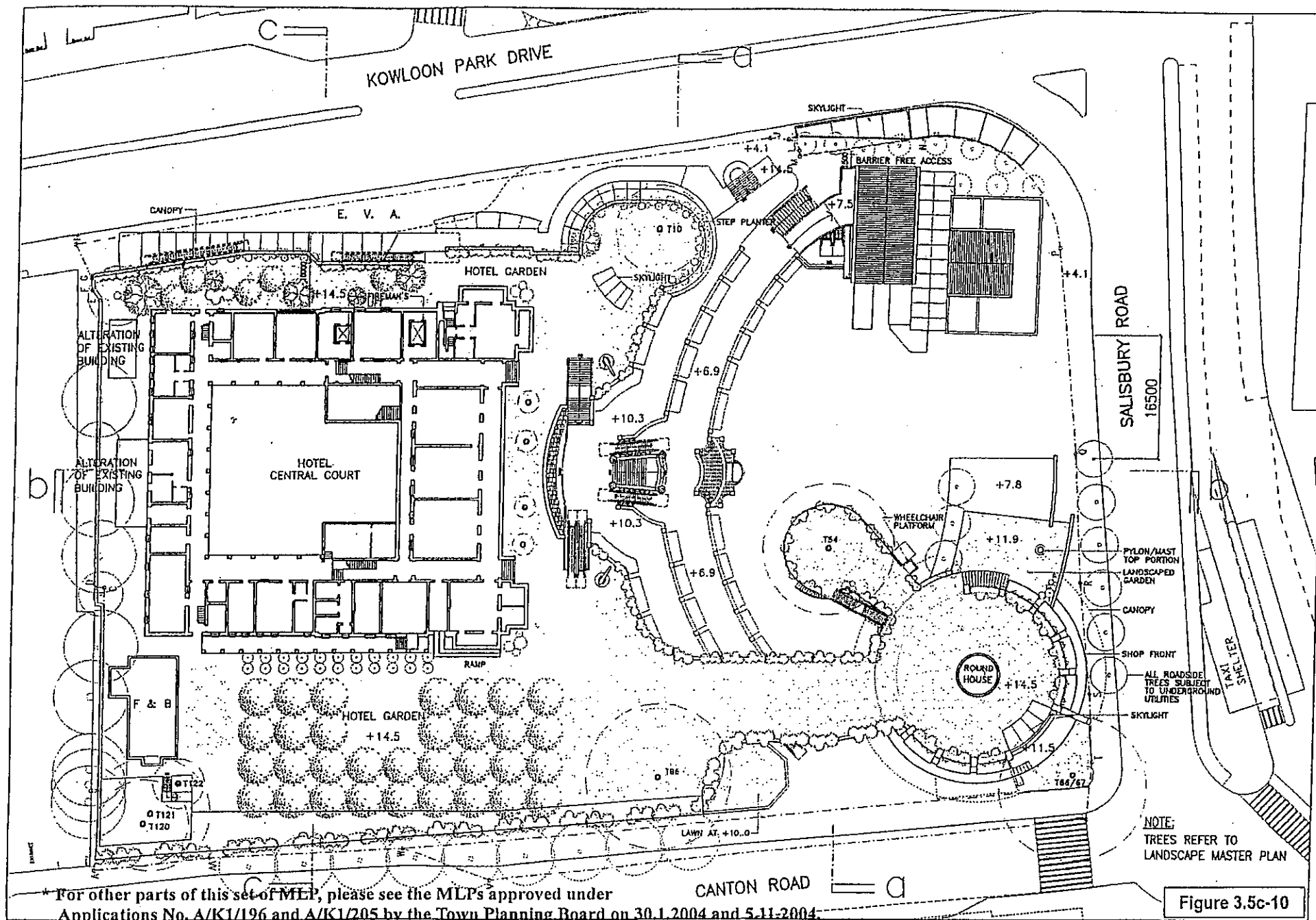
NAME OF CONSULTANT :
A + T DESIGN LTD.

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

DRAWING NO.
SECOND FLOOR
MLP-AT-04 (REV. J)

NOV. 2004
1 : 700

N



* For other parts of this set of MLP, please see the MLPs approved under Applications No. A/K1/196 and A/K1/205 by the Town Planning Board on 30.1.2004 and 5.11.2004.

NAME OF CONSULTANT :

A + T DESIGN LTD.

DRAWING TITLE :

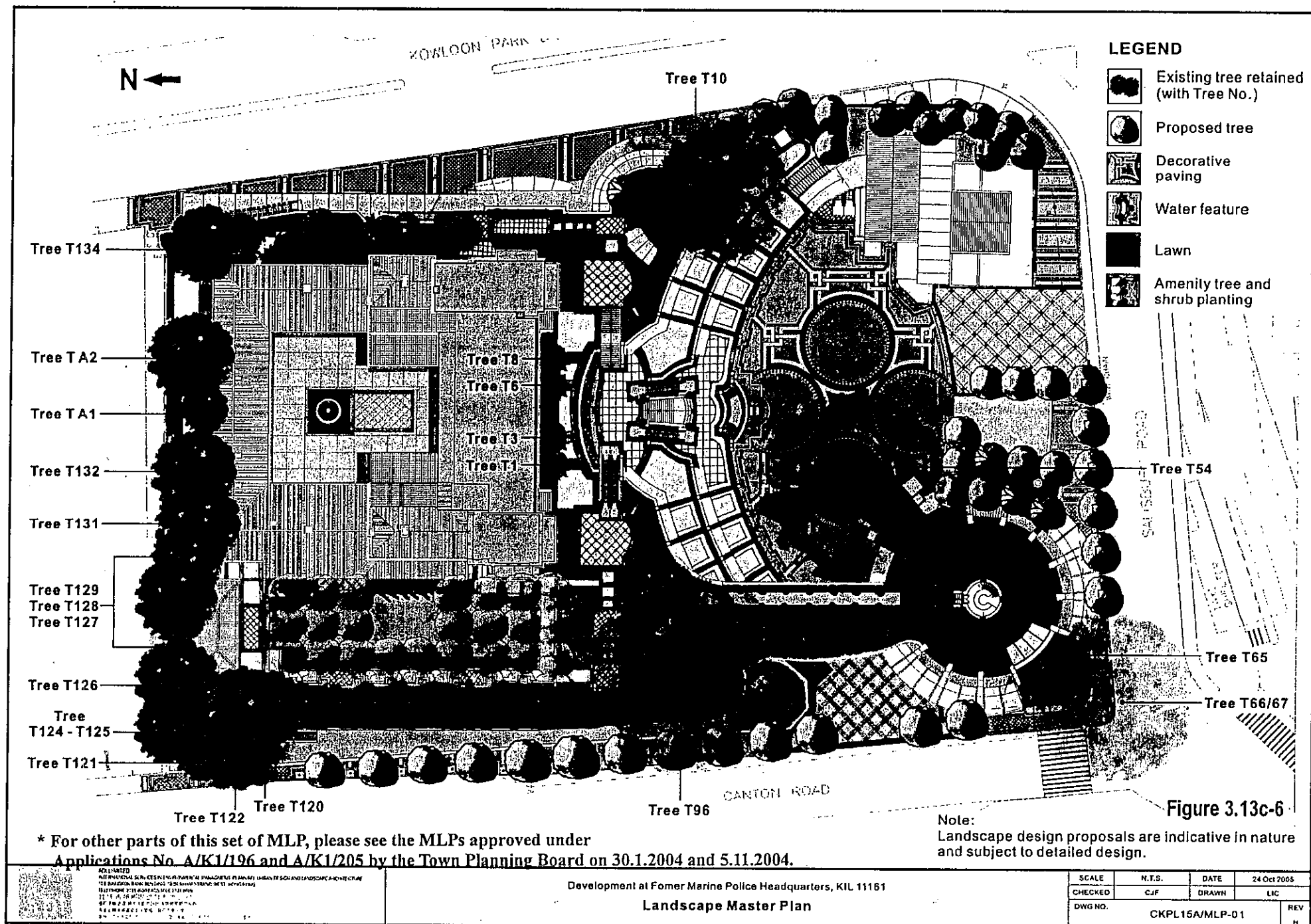
MASTER LAYOUT PLAN FOR "CDA" ZONE
FORMER MARINE POLICE HEADQUARTER SITES,
TSM SHA TSUI, KOWLOON

DRAWING NO.

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

NOV. 2004
1 : 700





**Proposed Hotel and 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	11,700 m ²
Estimated Total GFA of Heritage Buildings* ¹	about 4,300 m ²
Permitted New Commercial GFA * ²	7,413 m ²
Height of New Building (Commercial Podium)	+14.5 mPD (for podium deck level)
<u>Heritage Hotel</u>	
<ul style="list-style-type: none"> • Max. No. of Hotel Suites • BOH Facilities 	30 (approx. 5% on GFA as approved by BD)
<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 	1 2 1 1
<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, including 200 m² for GIC use at the Heritage Hall

Development Schedule for "CDA" Site