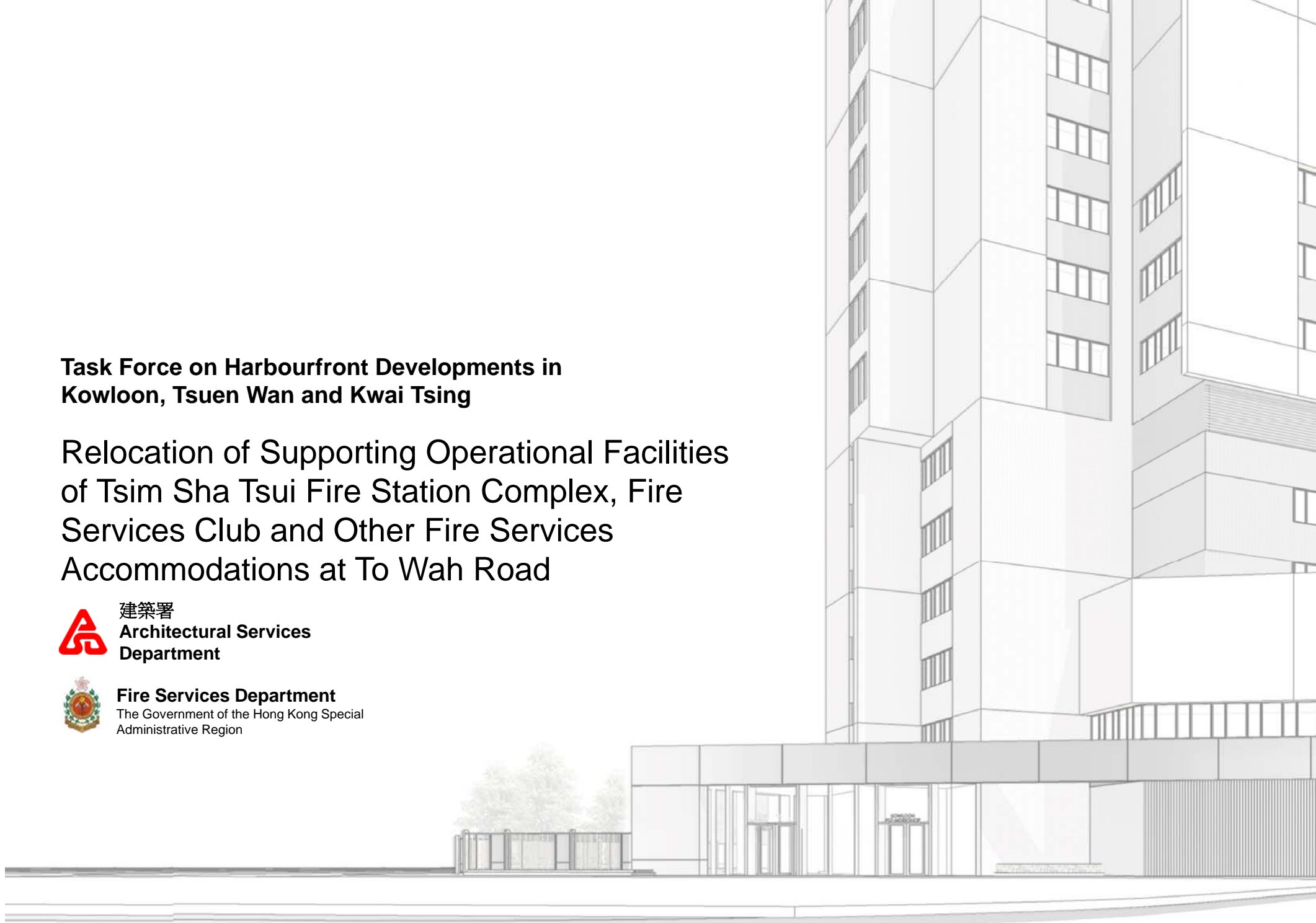


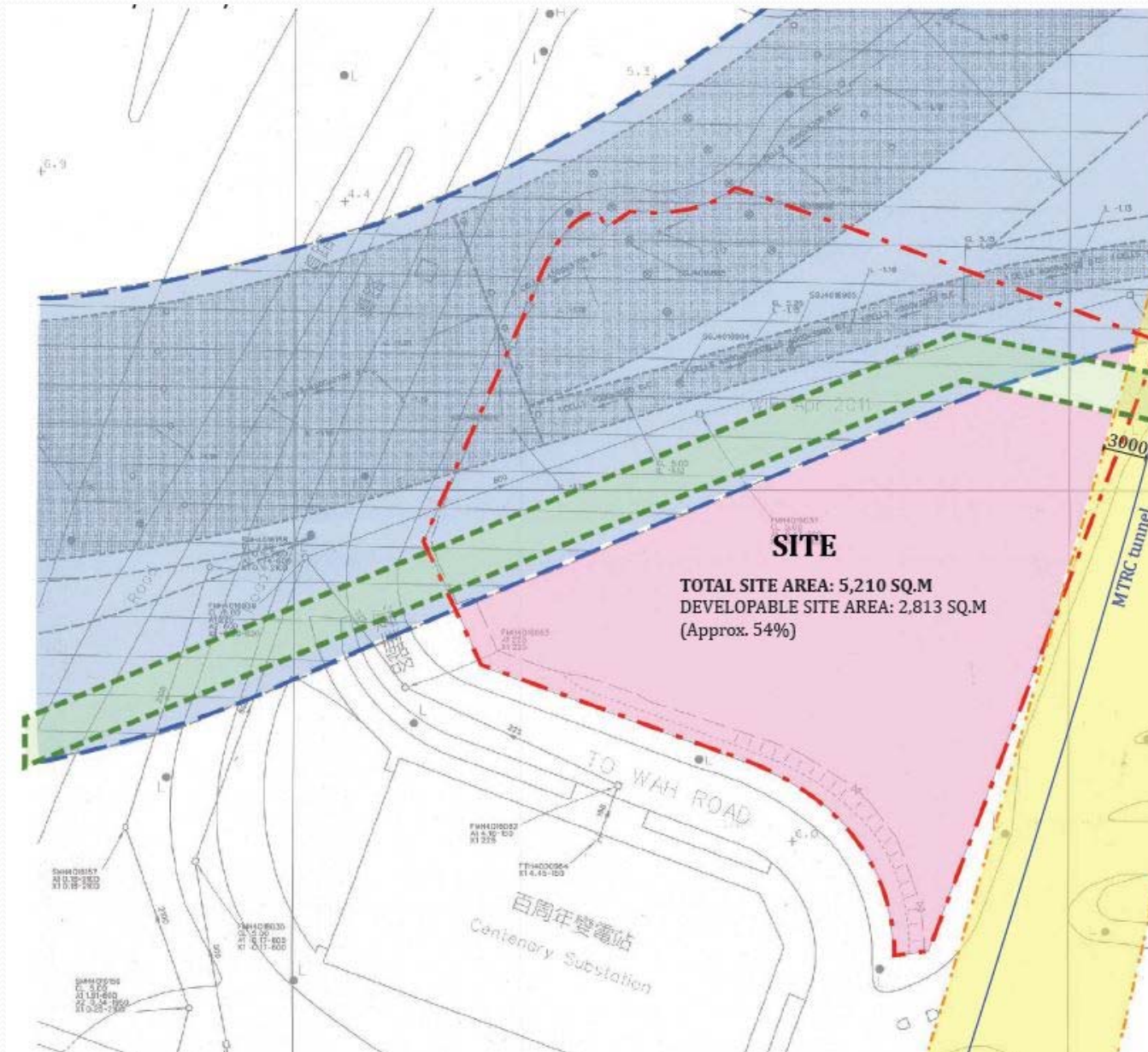
**Task Force on Harbourfront Developments in  
Kowloon, Tsuen Wan and Kwai Tsing**

**Relocation of Supporting Operational Facilities  
of Tsim Sha Tsui Fire Station Complex, Fire  
Services Club and Other Fire Services  
Accommodations at To Wah Road**









- The site is 800m north of the Victoria harbourfront and the future building will hardly be seen from Victoria Harbour
- The shortest distance from the waterfront is about 200m towards Yau Ma Tei Typhoon Shelter in the west



The site is about 5,210m<sup>2</sup> in area with about 2,397m<sup>2</sup> non-building area that comprises a drainage reserve and a waterworks reserve and MTR protection zone. The site is current vacant.

-  DRAINAGE RESERVE AREA
-  WSD RESERVE AREA
-  MTR PROTECTION ZONE
-  SITE BOUNDARY

# TO WAH ROAD NEW BUILDING SITE



1. CIVIL AID SERVICE HEADQUARTERS



4. JORDAN (TO WAH ROAD) BUS TERMINAL



2. FSD RESCUE TRAINING CENTRE



5. CLP CENTENARY SUBSTATION



3. VIEW TOWARDS W KOWLOON HIGHWAY



6. SORRENTO

-  PEDESTRIAN ACCESS
-  VEHICULAR ACCESS
-  PEDESTRIAN ROUTE

# VIEWS FROM DIFFERENT DIRECTIONS



## VIEW 1 – THE NEW BUILDING IS NOT NOTICEABLE FROM VICTORIA HARBOUR



## VIEW 2 – THE VIEW FROM THE ELEVATED HIGHWAY NEXT TO YAU MA TEI PUBLIC CARGO WORKING AREA (ARTIST'S IMPRESSION)



(WITHOUT THE PROPOSED DEVELOPMENT)



(WITH THE PROPOSED DEVELOPMENT - PRESENT SCHEME)  
(ARTIST'S IMPRESSION)

## VIEW 3 – THE VIEW FROM LIN CHEUNG ROAD (ARTIST'S IMPRESSION)



(WITHOUT THE PROPOSED DEVELOPMENT)



(WITH THE PROPOSED DEVELOPMENT - PRESENT SCHEME)  
(ARTIST'S IMPRESSION)





## COMPLIANCE WITH THE HARBOUR PLANNING PRINCIPLES AND GUIDELINES

- Building Height
- Permeability
- Streetscape Design
- Landscaping
- Sustainable Development





**ELEVATION A**  
(SOUTH-WEST)



**ELEVATION B**  
(NORTH-WEST)



**ELEVATION C**  
(NORTH-EAST)



**ELEVATION D**  
(SOUTH-EAST)

- The building mass is designed to be set back from the strip of land so as to maintain an unobstructed visual corridor and allow visual permeability along To Wah Road from inner area of the urban district.
- View corridor contributes to the urban breezeways to enhance air circulation across the site.

## VIEW FROM INNER URBAN DISTRICT (ARTIST'S IMPRESSION)



 View Corridor

## MAIN ENTRANCE

- The wall of the entrance lobby will be made of glass and framed by an overhanging portal for easy identification of the entrance.



## FENCE WALL

- Fence wall will be demountable for securing an access to underground utilities in emergency
- Perforations along the fence wall to promote air ventilation at street level and visual screening





- Landscape decks are proposed at different levels to lessen the visual impact and to create and characterize spaces.
- At-grade greenery covering a minimum of 10% of the site area is proposed for the public's visual enjoyment.
- Rooftop greenery to lessen the visual impact to nearby visually sensitive receivers.
- Total greenery to be provided:

Site coverage of Greenery at Primary Zone	<u>≥ 10%</u>
---	--------------

Overall Site Coverage of Greenery	<u>≥ 20%</u>
-----------------------------------	--------------



A) Solar Path Light



B) Landscape Deck



C) Climbing Plants on Fence Wall

- Renewable energy technology like solar landscape lighting is adopted into the design.
- Energy efficient features such as time-controlled outdoor lighting and photo sensors for corridors and lighting rows near windows will be adopted.
- The building is designed to achieve the BEAM Plus “Gold” rating.





END