

## **TOWN PLANNING BOARD**

### **Minutes of 784<sup>th</sup> Meeting of the Metro Planning Committee held at 9:00 a.m. on 13.3.2026**

#### **Present**

Director of Planning  
Mr C.K. Yip

Chairperson

Ms Sandy H.Y. Wong

Vice-chairperson

Mr Stanley T.S. Choi

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Professor Bernadette W.S. Tsui

Dr Tony C.M. Ip

Professor Simon K.L. Wong

Assistant Commissioner/Urban,  
Transport Department  
Mr B.K. Chow

Chief Engineer (Works),  
Home Affairs Department  
Mr Bond C.P. Chow  
Principal Environmental Protection Officer (Territory South),

Environmental Protection Department  
Ms Marlene Y.H. Ho

Assistant Director/Regional 1,  
Lands Department  
Ms Catherine W.S. Pang

Deputy Director of Planning/District  
Ms Donna Y.P. Tam

Secretary

**Absent with Apologies**

Ms Kelly Y.S. Chan

Mr Derrick S.M. Yip

**In Attendance**

Assistant Director of Planning/Board  
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board  
Mr K.K. Lee

Town Planner/Town Planning Board  
Ms Y.Z. Jia

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 783<sup>rd</sup> MPC Meeting**

[Open Meeting]

1. The draft minutes of the 783<sup>rd</sup> MPC meeting held on 27.2.2026 were confirmed without amendment.

**Agenda Item 2**

**Matters Arising**

[Open Meeting]

2. The Secretary reported that there were no matters arising.

## Deferral Case

### Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

### Presentation and Question Sessions

3. The Committee noted that there was one case requesting the Town Planning Board to defer consideration of the application. Details of the request for deferral was in **Annex 1**.

### Deliberation Session

4. After deliberation, the Committee decided to defer decision on the application as requested by the applicant pending submission of further information, as recommended in the Paper.

## Renewal Case

### Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

### Presentation and Question Sessions

5. The Committee noted that there was one case for renewal of temporary planning approval and the Planning Department had no objection to the application for the further renewal period. Details of the planning application, Member's declaration of interest for the case and the Committee's view on the declared interest were in **Annex 2**.

Deliberation Session

6. After deliberation, the Committee decided to approve the application on a temporary basis for the applied renewal period on the terms of the application as submitted to the Town Planning Board subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

**Tsuen Wan and West Kowloon District**

[Messrs Kervis W.C. Chan and Matthew H.H. Law, Senior Town Planners/Tsuen Wan and West Kowloon (STPs/TWK), and Messrs George Y.N. Choi and Ringo Y.W. Yeung, Town Planners/Tsuen Wan and West Kowloon, were invited to the meeting at this point.]

**Agenda Item 3**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/K1/273                      Proposed Flat (In-situ Conversion of Existing Hotel-like Service Apartment) in “Commercial (7)” Zone, K11 ARTUS, 18 Salisbury Road, Tsim Sha Tsui, Kowloon  
(MPC Paper No. A/K1/273A)

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7.            The Secretary reported that the application premises (the Premises) were located in Tsim Sha Tsui (TST) and the application was submitted by Hong Kong Island Development Limited, which was a subsidiary of New World Development Company Limited (NWD). Ronald Lu & Partners (Hong Kong) Limited (RLP) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Stanley T.S. Choi        -    for his close relative owned and his spouse being a director of a company which owned properties in TST;

Mr Ricky W.Y. Yu            -    for being the director and chief executive officer of an organisation which had received donations from Chow Tai Fook Charity Foundation (related to NWD) and philanthropic support from NWD for several pieces of land in Tin Shui Wai for transitional housing purpose; and

Mr Derrick S.M. Yip        -    for being a personal friend of the chairman and

vice-chairman of RLP.

8. The Committee noted that Mr Derrick S.M. Yip had tendered an apology for being unable to attend the meeting and Mr Ricky W.Y. Yu had not yet joined the meeting. As the properties owned by Mr Stanley T.S. Choi's close relative and the company of his spouse had no direct view of the Premises, the Committee agreed that he could stay in the meeting.

#### Presentation and Question Sessions

9. With the aid of a PowerPoint presentation, Mr Kervis W.C. Chan, STP/TWK, briefed Members on the background of the application, the proposed conversion, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

[Professor Simon K.L. Wong joined the meeting during PlanD's presentation.]

#### *Planning Intention and Land Use Compatibility*

10. The Vice-chairperson and some Members raised the following questions:
- (a) the planning intention of the subject "Commercial (7)" ("C(7)") zone, which covered the comprehensive developments of Victoria Dockside and Regent Hong Kong at a prime location surrounded by tourism-related uses;
  - (b) the major planning considerations for PlanD in recommending no objection to the conversion proposal at the Premises;
  - (c) whether there were any precedent cases involving conversion of a hotel or hotel-like service apartment to residential use; and
  - (d) whether approving the current application at the TST harbourfront would set a precedent for other similar applications in TST and other

harbourfront areas, such as Hung Hom and Yau Tong.

11. In response, Mr Kervis W.C. Chan, STP/TWK, made the following main points:
- (a) under the Definition of Terms Used in Statutory Plans adopted by the Town Planning Board (the Board), service apartments that were developed as part of and/or operated within a hotel establishment (i.e. hotel-like service apartments) were considered as ‘Hotel’ use, while residential flats with central services/management (i.e. apartment-like service apartments) were regarded as ‘Flat’ use. The proposed conversion from ‘Hotel’ to ‘Flat’ use was small in scale, involving only about 10% of the total gross floor area (GFA) of the “C(7)” zone. The primary commercial function of the zone would be maintained, with the remaining 90% GFA retained for commercial purposes;
  - (b) the proposed conversion was considered not incongruous with TST’s established mixed-use character, given that the surrounding area comprised a mix of commercial, hotel and commercial/residential buildings;
  - (c) while there was no precedent or similar application for converting hotel to flat use under the TST Outline Zoning Plan (OZP), as stated in the Paper, the Committee approved an application (No. A/K1/269) at Hankow Road for a composite flat and commercial development (including eating place, shop and services and office uses) within the “C(6)” zone on the TST OZP, and that proposal later incorporated ‘Hotel’ use at the general building plan (GBP) submission stage to respond to market demand. The considerations in that case were considered generally relevant to the current application; and
  - (d) the current proposal would provide quality, upmarket residences at a prime harbourfront location, supporting the Government’s initiatives to attract high net-worth talents and family offices by broadening accommodation choices. As each application would be considered on its

own merits, approving the current application would not set a precedent for other harbourfront developments, including in Hung Hom or Yau Tong.

12. The Chairperson supplemented that there were previously approved rezoning or planning applications involving wholesale conversion of existing hotels for 'Flat' use in Ma On Shan, Ting Kau and Tin Shui Wai (No. Y/MOS/6, Y/TWW/7 and A/TSW/77 respectively). The scale of the conversion proposal and its land use compatibility with the surrounding environment were relevant planning considerations in those applications.

### *The Conversion Proposal*

13. Two Members raised the following questions:

- (a) noting from the Paper that one of the justifications of the applicant for the proposed conversion was to allow greater flexibility in room configurations and settings tailored for long-term accommodation (such as increasing the room/unit size and providing in-room kitchens), whether such modifications could be processed for the current hotel-like service apartment under other development control regimes, instead of by way of a planning application; and
- (b) noting that the development controls for commercial and residential uses, such as floor-to-floor height and GFA, were different, a Member enquired about the implications for building bulk and GFA calculations arising from the conversion proposal, and whether the applicant had adequately considered the potential impact on waste management and the provision of supporting facilities arising from an increased population.

14. In response, Mr Kervis W.C. Chan, STP/TWK, made the following main points:

- (a) based on the information from the applicant, about 33,358m<sup>2</sup> of non-domestic GFA would be converted to domestic GFA. The GFA for back-of-house facilities originally exempted under the hotel development

would be utilised for ancillary recreational facilities (e.g. clubhouse) and other facilities for the residential development, for which GFA exemption would be sought. Eligibility for GFA exemption and other building works would be subject to detailed assessment by the Building Authority (BA) at the GBP submission stage. According to the submitted Environmental Assessment, as the proposed in-situ conversion of existing floorspace was small in scale and would not alter the building bulk or require demolition, significant construction waste would not be generated as compared with a new development. While operational details were not available at this stage, adverse environmental impacts from the proposed residential use were not anticipated; and

- (b) while increasing room/unit sizes or adding kitchens to existing hotel-like service apartment could be addressed through GBP submission for approval by the BA, the main purpose of the proposed conversion, as claimed by the applicant, was to allow for greater flexibility in room configurations and settings, including the choice of furniture and bedding, that were appropriate for long-term accommodation. This was because modifications to the layout or certain fixtures/fitting in hotel establishment would require prior approval from the licensing authority under the Hotel and Guesthouse Accommodation Ordinance.

15. In response to the Chairperson's enquiry, Mr Kervis W.C. Chan, STP/TWK, confirmed that the proposed conversion would not lead to an increase in building bulk or development intensity of the "C(7)" zone, including the total GFA, and it would have to comply with all requirements of the relevant authorities, including those on fire safety and building aspects, at the detailed design stage.

#### *Alienation and Land Administration Matters*

16. The Vice-chairperson and some Members raised the following questions:

- (a) the land administration implications should the application for 'Flat' use be approved, and whether each flat or apartment-like service apartment

unit could be sold separately;

- (b) whether the proposed conversion would result in a change in the land value of the Premises/concerned site and, if so, the amount of land premium payable, should the Committee approve the application; and
- (c) whether the ownership of the existing hotel portion at the Premises could be transferred to another party under the current land lease control.

17. In response, Mr Kervis W.C. Chan, STP/TWK, made the following main points:

- (a) according to the information from the applicant, the proposed conversion was intended to provide long-term rental apartment-like accommodation tailored to the needs of affluent individuals and families by enriching accommodation choices. The application itself did not indicate whether the proposed apartment units would be sold separately or not;
- (b) while the operational arrangements and ownership of the proposed apartment units were matters of commercial decision, if the Committee approved the application, the applicant would need to apply to the Lands Department (LandsD) for lease modification and resolve issues relating to alienation restrictions, car parking requirements and any land premium payable; and
- (c) the subject site (i.e. Kowloon Inland Lot No. 9844) within the “C(7)” zone comprised the Victoria Dockside development, which was a comprehensive commercial development with a high-rise office/hotel block (including K11 ATELIER, Rosewood Hong Kong and Rosewood Residences) and a low-rise shopping mall/hotel block (including K11 MUSEA and K11 ARTUS (i.e. the Premises)), together with Regent Hong Kong. Both the total GFA and the GFA for hotel purposes of the site were specified in the land lease. Any change to the total or hotel GFA would require an application to LandsD.

18. The Chairperson supplemented that as stated in paragraph 8 of the Paper, should the Committee approve the application, the applicant would have to apply to LandsD at the land administration stage, including (i) consent to amend the approved Master Plans under the lease conditions; (ii) approval to amend the delineation of the 'Hotel Portion' under the lease conditions; and (iii) a lease modification to designate the concerned parking and loading/unloading spaces for residential use. Generally, land premium would be assessed by LandsD based on any enhancement in land value resulting from the proposed modifications, by comparing the before and after values. Ms Catherine W.S. Pang, Assistant Director/Regional 1, LandsD, further added that as stated on page 1 of the Paper, one of the lease conditions for the site was the restriction on alienation of the 'Hotel Portion', except as a whole. In other words, under the current land lease, the ownership of the delineated 'Hotel Portion' could only be transferred to another party as a whole, and the ownership of individual hotel guestrooms could not be transferred separately.

#### *Supply and Demand for Hotel Guestrooms*

19. Noting that the Commissioner for Tourism (C for Tourism) would usually support hotel developments, while for the current application involving reduction in hotel guestroom supply, C for Tourism indicated no adverse comment stating that hotel operation was a matter of commercial decision, a Member enquired whether C for Tourism's view on the current application was consistent with her position on other similar proposals, and on the basis of the statement in the Paper that the proposed conversion would have insignificant impact on the overall supply of hotel guestrooms in the area. In response, Mr Kervis W.C. Chan, STP/TWK, said that while the proposed conversion would result in a loss of 287 hotel guestrooms, there were over 18,000 hotel guestrooms in the TST area, and several new hotel developments were under planning. Furthermore, the proposed apartment-like service apartment units were intended to meet the longer-term accommodation needs of visitors. On this basis, the proposal was considered to have insignificant impact on the overall supply of hotel guestrooms in the area, and C for Tourism raised no adverse comment in that regard.

20. The Chairperson added that C for Tourism had provided similar comments on some of the similar applications (e.g. No. A/TSW/77), noting that hotel operation was a commercial decision. The overall demand and supply of hotel guestrooms in Hong Kong was dynamic and changed over time. C for Tourism, being the policy bureau responsible

for Hong Kong's tourism development, had no adverse comment on the current application and her views had been suitably reflected in the Paper. In that regard, the Committee might consider the application on its individual merits and relevant planning considerations.

### Deliberation Session

21. The Chairperson recapitulated the following main points for Members' consideration:

- (a) the Premises were located in the TST harbourfront area with a commercial positioning. The planning intention of the subject "C(7)" zone was primarily for commercial developments that might include uses such as office, shop and services, and hotel;
- (b) the current application involved converting about 10% of the total GFA of the "C(7)" zone from 'Hotel' to 'Flat' use. Although the proposed 'Flat' use was not in line with the planning intention of the "C(7)" zone, considerations could be given to the scale of the proposal and whether the proposed use was compatible with the surrounding environment. The nature of the existing hotel-like service apartment and the proposed apartment-like service apartment was similar, in that both were intended to provide accommodation to meet the long-term stay market;
- (c) regarding the supply and demand of hotel guestrooms, C for Tourism had no adverse comment on the application, stating that hotel operation was a matter of commercial decision. Given the ever-changing market needs, whether the application should be approved or rejected would be subject to the Committee's decision, taking into account its own merits and other planning considerations. Having said that, there were ample areas zoned "C" on the TST OZP where 'Hotel' use was always permitted; and
- (d) while there were other similar planning applications for conversion of hotel to flat use in Hong Kong, the planning context and considerations of each case could be different.

22. Members generally considered that the application could not be supported as the proposed conversion from commercial to residential use was not in line with the planning intention of the site which was primarily for commercial developments, and having regard to the prime and unique waterfront location of the site at the southern tip of TST facing Victoria Harbour, which was a popular and iconic tourism hub of Hong Kong. Some Members also opined that the applicant failed to provide strong justifications for the proposed conversion, as the intended changes in room configurations and settings could be achieved for the existing hotel use under the prevailing hotel licensing and GBP submission mechanisms, and the current hotel-like service apartment operation could still fulfil the applicant's intent of providing quality and upscale residences for affluent individuals and families. While noting that the application aimed to provide long-term rental apartment-like accommodation and that lease modification would be required for the conversion proposal if the application was approved, some Members had reservation about the potential strata title ownership of the proposed flats or service apartment units, which might undermine the planning intention for a comprehensive and iconic commercial development at the site and adversely affect the cityscape of the prominent harbourfront area.

23. A Member noted that a previous application for wholesale conversion of an existing hotel for flat use at the Hung Hom harbourfront area was rejected by the Committee mainly on the consideration that the proposed development was not in line with the planning intention of the concerned "C" zone. The consideration for that case should be similar to the current application, and approval of the current application would deviate from the previous decision of the Committee. Two Members said that although the reduction in supply of hotel guestrooms should not be a primary planning consideration in this case, approval of the application could set an undesirable precedent for other similar developments, particularly at harbourfront locations.

24. Given that greater floor-to-floor height and GFA were generally allowed in commercial developments as compared to residential developments, a Member expressed concern that approving the conversion proposal, which involved a relatively new building completed less than 10 years ago, could create a loophole, encouraging other landowners to follow suit. In view of the substantial size of the site, the proposed conversion of about 10% of the total GFA, which was equivalent to over 33,000m<sup>2</sup>, was not justifiable.

25. The Chairperson concluded that the Committee generally did not support the application, having considered that the proposed conversion was not in line with the planning intention of the “C(7)” zone and there was no strong planning justification in the submission for a departure from such planning intention. The Committee also expressed concerns on the proposal from land use planning perspective, given the prime harbourfront location of the site as a prominent commercial and tourism destination in Hong Kong.

26. After deliberation, the Committee decided to reject the application. The reason was:

“the proposed development is not in line with the planning intention of the “Commercial” zone, which is intended primarily for commercial development. There is no strong planning justification in the submission for a departure from such planning intention, particularly having regard to the prime harbourfront location of the concerned site at Tsim Sha Tsui being the major commercial and tourism node of Hong Kong.”

[Mr Ricky W.Y. Yu joined the meeting at this point.]

#### **Agenda Item 4**

##### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/K4/80                      Proposed Place of Entertainment, Eating Place and Shop and Services in “Government, Institution or Community” Zone, Portions of G/F to 5/F of the Former North Kowloon Magistracy, 292 Tai Po Road, Sham Shui Po, Kowloon  
(MPC Paper No. A/K4/80)

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27. The Secretary reported that the application premises (the Premises) were located in Sham Shui Po, and Ms Kelly Y.S. Chan had declared an interest on this item for being an independent non-executive director of a company with rental premises for shop use in the vicinity. The Committee noted that Ms Kelly Y.S. Chan had tendered an apology for being unable to attend the meeting.

## Presentation and Question Sessions

28. With the aid of a PowerPoint presentation, Mr Matthew H.H. Law, STP/TWK, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

29. A Member enquired about other similar projects under the Revitalising Historic Buildings Through Partnership Scheme (the Scheme) administered by the Commissioner for Heritage's Office of the Development Bureau (DEVB), and whether the uses proposed in the current application, such as 'Eating Place', had been included in other revitalisation projects under the Scheme. In response, Mr Matthew H.H. Law, STP/TWK, said that the Former Fanling Magistracy (FFM) was a comparable project under the Scheme, in which a non-governmental organisation was selected to carry out the revitalisation for adaptive re-use of a historic building. FFM was the subject of a section 16 planning application (No. A/FSS/222) approved by the Rural and New Town Planning Committee in 2014, where 'Eating Place' use was included in the application but 'Place of Entertainment' and 'Shop and Services' were not. Nevertheless, the unique characteristics of each historic building and the Conservation Guidelines (the Guidelines) drawn up by the Antiquities and Monuments Office (AMO) for each project were to be considered on a case-by-case basis.

30. Noting that the site of the Former North Kowloon Magistracy was located on a sloping area along Tai Po Road, with the Sham Shui Po MTR Station approximately 400m to its south, and a public comment raised concern about the traffic arrangement, including the limited parking spaces under the application, a Member asked whether the applicant had proposed any traffic measures to facilitate visitor access. In response, Mr Matthew H.H. Law, STP/TWK, said that while only a few parking spaces for staff were proposed, traffic arrangements were not considered a major concern as the site was located at the bottom of a gently sloping road and was well served by public transport, including buses and public light buses, and the Sham Shui Po MTR Station was within about a 15-minute walk. Visitors could easily and conveniently access the site by public transport.

31. In response to the same Member's enquiry about any restrictions on the renovation works at the subject building, Mr Matthew H.H. Law, STP/TWK, said that any alterations or renovations to the Grade 2 historic building at the site should comply with the

Guidelines for the Premises drawn up by AMO. Modifications to existing building features of historic value, such as the staircases and courtrooms, would generally not be permitted. Submission of building plans and a heritage impact assessment (HIA) to the satisfaction of relevant authorities, including the Buildings Department and AMO, was required for any alteration and addition works at the site including the Premises.

### Deliberation Session

32. The Chairperson recapitulated that the revitalisation proposal for the historic building of the Former North Kowloon Magistracy, submitted by the applicant, had already been assessed and selected by DEVB under the Scheme. The majority of the historic building would be open to the public, and the proposed judicial-themed uses complemented the function of the proposed Universal Judicial Education Centre in promoting judicial education. The applicant would be required to submit a HIA to meet AMO's requirements for any alteration or addition works to existing building features. The operation of the proposed uses within the building including the Premises would also be subject to monitoring by relevant authorities.

33. Members unanimously supported the application. A Member considered that the current revitalisation proposal would give the historic building a "second-life". Unlike the previous revitalisation project at the subject site which converted the building into the Savannah College of Art and Design (Hong Kong) and was not open to the public, the current proposal would allow public access to most parts of the historic building, enabling the public to enjoy and appreciate the architectural merits of the Grade 2 historic building.

34. Members noted that 39 supportive public comments on the application were received via the applicant and that such public comments would be counted so long as the comments met the submission requirements under Town Planning Board Guidelines No. 30C and included relevant particulars, including the commenter's name and the particular matter in the application to which the comment related. All public comments would be assessed by the Committee on a case-by-case basis with planning-related considerations taken into account.

35. After deliberation, the Committee decided to approve the application, on the

terms of the application as submitted to the Town Planning Board. The permission should be valid until 13.3.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

**Agenda Item 7**

Any Other Business

[Open Meeting]

36. There being no other business, the meeting was closed at 10:45 a.m.

**Minutes of 784<sup>th</sup> Meeting of the Metro Planning Committee  
(held on 13.3.2026)**

**Deferral Case**

Request for Deferment by Applicant for 2 Months

<b>Item No.</b>	<b>Application No.*</b>	<b>Times of Deferment</b>
6	A/K22/47	1 <sup>st</sup>

\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/MPC/Agenda/784\\_mpc\\_agenda.html](https://www.tpb.gov.hk/en/meetings/MPC/Agenda/784_mpc_agenda.html) for details of the planning application.

**Minutes of 784<sup>th</sup> Meeting of the Metro Planning Committee  
(held on 13.3.2026)**

**Renewal Case**

Application for renewal of temporary approval for 3 years

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
5	A/H21/159	Temporary Eating Place (Restaurant) in “Residential (Group B)” Zone, Flats L and M, G/F, Tai Chow House, 121 Quarry Bay Street, Hong Kong	26.4.2026 to 25.4.2029

**Declaration of Interest**

The Committee noted the following declaration of interest:

<b>Item No.</b>	<b>Member’s Declared Interest</b>	
5	The application premises were located in Quarry Bay.	- Professor Simon K.L. Wong for being the director of a company which rented premises for catering services in the vicinity

The Committee noted that Professor Simon K.L. Wong had not yet joined the meeting.