

Attachment A

Executive Summary of Applicant's Case

Executive Summary

1. Purpose of this Further Information

The stated reason for refusal of the Section 16 Application (“**Application**”) was that **there was no “strong planning justification” for a departure from the planning intention of the “Commercial” zone**. This was the sole reason stated, and this Further Information deals with this very reason.

This Further Information provides additional evidence and supporting information relevant to the Board’s consideration of whether “strong planning justification” exists for the Application, by demonstrating how the proposal put forward in the Application (“**Proposal**”) supports the role, function and planning objectives of Victoria Dockside as a major mixed-use commercial destination.

2. Strong Planning Justification Indeed Exists

2.1 The Planning Framework Remains Substantially Unchanged

The Application concerns an existing accommodation component within Victoria Dockside. It does not involve any redevelopment, additional Gross Floor Area (GFA), increased building bulk, increased building height or increased development intensity. The overall development framework remains unchanged.

Table 2.1.1 Unchanged Existing Features under In-situ Conversion

Development Envelope	NO increase in GFA, building bulk/height, and development intensity
Commercial Function	NO redevelopment and NO loss of office and retail floorspaces
Cultural Offering	NO loss of cultural facilities
Public Benefit	NO reduction in public harbourfront accessibility

These circumstances are necessarily relevant to the Board’s assessment of the planning implications of the proposal, and the standard and degree of “strong planning justification” required by the Board. The Application relates to the use of an existing accommodation component within an established mixed-use commercial development, while the overall planning framework or function of the site remains unchanged. In particular, the Proposal does not undermine the commercial primacy of Victoria Dockside, nor does it affect the office, retail, hotel, cultural or public waterfront functions that underpin the planning intention of the site. The Proposal therefore involves no material change to the established land use framework, urban form or development intensity of the development. Indeed, it may be said that the “departure” required by the Proposal is in fact more technical than substantial.

2.2 The Statutory Planning Framework Contemplates the Proposed Use

“Flat” is expressly included as a Column 2 use under the Notes for the “Commercial” zone and may be permitted by the Board upon application. The statutory planning framework thus expressly contemplates that such use may be appropriate in suitable circumstances.

The issue before the Board is accordingly whether, having regard to the particular circumstances of this case and the further information now available, “strong planning justification” exists to warrant approval. The Applicant respectfully submits that the information now before the Board demonstrates such justification when all the relevant circumstances have been considered and duly taken into account.

2.3 Victoria Dockside is Particularly Suitable for the Proposed Use

Victoria Dockside is an established mixed-use commercial development comprising office, hotel, retail, cultural and harbourfront components operating within an integrated and professionally managed environment.

The proposed accommodation component forms part of that existing environment and is capable of supporting business, investment, tourism and visitor-related activities associated with the broader development. Its location, connectivity and integration with the wider development support its compatibility with the commercial functions of Victoria Dockside and its role as an established mixed-use commercial destination.

From a planning perspective, the Proposal exhibits a high degree of land use compatibility with the existing office, retail, hotel and cultural components of Victoria Dockside. It complements the established “live-work-visit” environment already present within the development and strengthens the ability of the development to function as a destination for international business, tourism, investment and cultural exchange.

Rather than introducing an unrelated use, the Proposal represents a planning-led refinement of an existing accommodation component within a comprehensive commercial development and supports the continued evolution of Victoria Dockside as one of Hong Kong's premier harbourfront commercial destinations.

2.4 Additional Market Evidence Further Demonstrates That Strong Planning Justification Exists

The key issue is whether the proposed use is suitable in the particular circumstances of Victoria Dockside, and whether it supports the role and function of this established mixed-use commercial development, in the light of the latest Government policies setting out the special

needs and priorities of Hong Kong, and the Government's drive to attract strategic users targeted by Hong Kong's family office, investment and talent attraction initiatives. Thus, for instance, in the 2025-26 Budget speech, it was expressly stressed by the Government that :

“Talent Hub

All-out Efforts to Trawl for Talents

Attracting Quality Talents and Professionals

151. The Government makes every effort to trawl for talents, and will shortly invite top and leading talents to come to Hong Kong for development under the Quality Migrant Admission Scheme. We will also enhance the Admission Scheme for Mainland Talents and Professionals and the General Employment Policy by allowing young non-degree talents with professional and technical qualifications and experience to come to Hong Kong to join skilled trades facing manpower shortage.”

<https://www.budget.gov.hk/2025/chi/budget18.html>

The Government's “all-out efforts” to attract talents to Hong Kong is accordingly clearly seen by the Government as to be vitally important to the interests of Hong Kong and its future. In this context, the expert evidence (as supplied in this Further Information) demonstrates that long-stay accommodation with household functionality is an important factor influencing relocation decisions, and that such users commonly require accommodation arrangements, which are significantly distinct from staying in “hotels”.

No doubt, this would be all the more so for users with family considerations, because staying in “hotels” cannot connote the same sense of permanency, dedication, sense of belonging, and homely feeling that are commonly associated with staying in “flats”.

It must also be noted that the Government's announcement that it will “shortly” invite “top and leading talents to come to Hong Kong for development” means that there is an element of urgency in the need to readily provide commensurate accommodation to attract these top talents, not only for themselves, but also for their families. The Proposal suits this urging need particularly well, because K11 ARTUS is an existing accommodation asset capable of prompt adaptation. On the other hand, if Hong Kong's accommodation response is delayed by lengthy processes, this may well frustrate the Government's policy objectives and what it perceives to be its top priorities.

Further, the independent expert studies prepared by PwC and Colliers (which are annexed hereto) provide additional market evidence regarding:

- the accommodation requirements of family office principals, investors, senior executives and internationally mobile professionals;
- demand for premium long-stay accommodation;

- the role of accommodation in business establishment, investment and relocation decisions; and
- the contribution of such accommodation to talent attraction and longer-term economic participation in Hong Kong.

The findings of the above studies are both relevant and material, because they demonstrate how the proposed accommodation serves users who contribute directly to the commercial, business and investment functions that Victoria Dockside is intended to support. The Proposal therefore strengthens the economic role of the development rather than diluting its commercial character.

The studies also identify operational requirements commonly associated with longer-term occupation, including family-oriented accommodation, household functionality, predictable privacy, security and professional management. These findings demonstrate how the proposed accommodation use supports and complements the needs of strategic users targeted by Hong Kong's family office, investment and talent attraction initiatives.



Figure 2.4.1 Supporting the target segments in the National 15th Five-Year Plan and HKSAR Government Policy and Initiatives

Against this background, and without prejudice to the Applicant's position that the original Application was already supportable on its own planning merits, additional supporting information and operational refinements are also now provided, by way of further information, for the Board's consideration, including:

- reduction of the maximum number of units from 205 to 191 to facilitate family-oriented accommodation layouts with fixed kitchens, better suited to the needs of global talent and other long-stay occupiers identified in the independent studies;
- ancillary business-supporting and exchange facilities, with event rooms for private functions and business function spaces to support meetings and professional activities, as International Living & Business Hub; and
- enhanced governance arrangements, including registered Sub-Deed of Mutual Covenant (Sub-DMC) provisions.

Table 2.4.1 Table Comparison of Key Development Parameters

Key Parameters	Existing Hotel-like Serviced Apartment	Proposed In-situ Conversion under S16 Application	Current S17 Application Parameters
Total GFA	33,358m ²		
No. of Storeys	16 nos. (including G/F & R/F; excluding TR/F)		
No. of Units	About 287 nos.	Max. 205 nos.	Max. 191 nos.
Estimated Population	N/A	About 636	About 593
Private Open Space Provision Required under HKPSG	N/A	Not less than 636 m ²	Not less than 593 m ² (No change to the on-site landscape area in any event)

These refinements respond to the operational requirements identified in the independent studies and provide further support for the suitability and K11 ARTUS's ability within Victoria Dockside to *support business establishment, talent attraction, capital deployment and international economic participation within Victoria Dockside*. They do not alter the nature of the Application and do not amount to any "material change" under Town Planning Board Guidelines (TPB) PG-No. 32B ("TPB Guidelines").

Taken together, the additional expert evidence and supporting information provide a more complete evidential basis for the Board's consideration of the only issue identified in the refusal decision, namely, whether "strong planning justification" has been shown. The evidence supports the conclusion that the proposed use is compatible with the existing role and function of Victoria Dockside and that strong planning justification indeed exists for the Application.

3. Planning Integrity and Implementation

The Application should be considered on its own facts, circumstances, and individual merits.

The Proposal is highly site-specific and derives its justification from the uncommon characteristics of Victoria Dockside as a large-scale integrated commercial development comprising office, hotel, retail, cultural and harbourfront uses under unified management.

The Proposal forms part of an existing accommodation component within an established mixed-use development and remains subject to the particular lease, management and operational arrangements applicable to Victoria Dockside.

The development is also subject to Government Lease controls, Building Authority's requirements, Lands Department's oversight, Sub-DMC and other applicable regulatory controls. These arrangements provide an established framework for implementation, management and ongoing operation of the development.

The Applicant is also prepared to accept appropriate planning conditions should the Board consider them necessary.

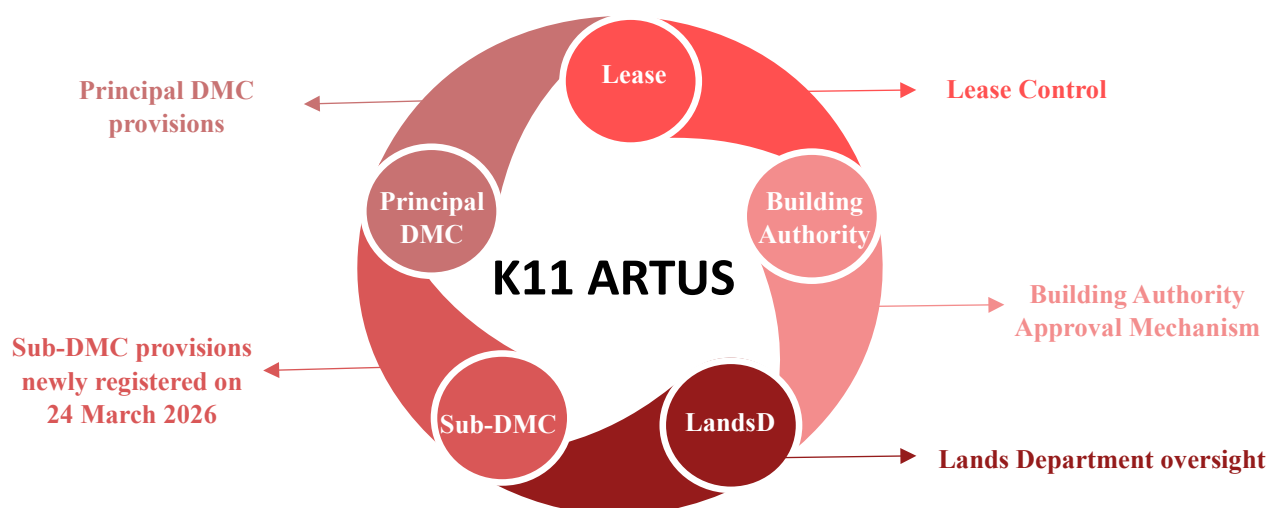


Figure 3.1 The Multiple Safeguards Relevant to the Case

All these controls ensure unified management, preservation of design integrity and continued coordination of the wider Victoria Dockside development. The Proposal therefore remains fully integrated with the overall planning and operational framework of Victoria Dockside and would continue to function as part of a coherent mixed-use commercial development. Examples such as **Convention Plaza Apartments** (within the Hong Kong Convention and Exhibition Centre complex) and **The Masterpiece** demonstrate that accommodation components can coexist with major commercial, retail, hotel and convention/cultural facilities within integrated developments while preserving the strategic planning role and identity of the wider development.

4. Procedural Position

The Applicant considers that the Further Information does not result in any material change to the nature of the Application (see – the TPB Guidelines).

If any part of the Further Information is not accepted, the Applicant nevertheless wishes the Review Application to be determined on the basis of the original Application materials.

5. Conclusion

The only issue identified in the refusal decision was whether “strong planning justification” existed for the proposed use.

The Board now has before it additional independent expert evidence and supporting information directed specifically to that issue. The Proposal remains confined to an existing accommodation component within Victoria Dockside and does not involve any increase in development rights, development intensity, building bulk or GFA, nor does it diminish the commercial role of Victoria Dockside. Instead, it represents a planning-led optimisation of an existing accommodation component that supports the commercial, business, investment and tourism functions of the development while preserving the planning intention and commercial primacy of the site, as well as positively supporting the Government’s express policies and priorities.

Having regard to the statutory planning framework, the unchanged development framework, the compatibility of the proposed use with the established role and function of Victoria Dockside, as well as the additional evidence now before the Board, the Applicant respectfully submits that strong planning justification exists and that the Review Application should be approved.