

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K1/273
(for 1st Deferment)

- Applicant** : Hong Kong Island Development Limited represented by KTA Planning Limited
- Premises** : K11 ARTUS, 18 Salisbury Road, Tsim Sha Tsui, Kowloon
- Floor Area** : About 33,358m²
- Land Status** : Kowloon Inland Lot No. 9844 (the Lot)
(a) held under Conditions of Exchange No. 11172 dated 23.12.1977 as varied or modified by seven Modification Letters dated 2.5.1978, 31.1.1980, 25.7.1996, 10.10.1998, 18.4.2008, 20.4.2022 and 23.4.2025
(b) non-industrial purpose as shown on the Master Plans, which shall not be amended without written consent of the Lands Department
(c) development in accordance with Master Plans
(d) maximum gross floor area (GFA) of 324,078m², under which not less than 145,000m² shall be used for hotel purposes
(e) parking and loading/unloading requirements for residents or occupiers of the buildings erected on the Lot
(f) delineate buildings for hotel use as “Hotel Portion” under the Conditions
(g) restriction of alienation of the Hotel Portion, except as a whole
- Plan** : Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/30
- Zoning** : “Commercial (7)” (“C(7)”)
(a) maximum plot ratio of 12
(b) maximum building heights ranging from 30 to 265 metres above Principal Datum
(c) maximum GFA of 324,078m²
- Application** : Proposed Conversion of Existing Hotel for Flat Use

1. Background

On 10.11.2025, the applicant submitted the current application to seek planning permission for proposed conversion of existing hotel for flat use at K11 ARTUS, 18

Salisbury Road, Tsim Sha Tsui (the Premises) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 11.12.2025, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow sufficient time to prepare further information (FI) to address the departmental comments received (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant's representative dated 11.12.2025
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2026**