



**PLANNING LIMITED**  
規劃顧問有限公司

UNIT K, 16/F, MG TOWER  
133 HOI BUN ROAD, KWUN TONG  
KOWLOON, HONG KONG  
九龍觀塘海濱道133號  
萬兆豐中心16樓K室

Our Ref: S3140/VD/24/010Lg

4 February 2026

By Email

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

Dear Sir/Madam,

**Proposed 'Flat' (In-situ Conversion) in "Commercial (7) Zone,  
No. 18 Salisbury Road, Tsim Sha Tsui, Kowloon  
(Kowloon Inland Lot No. 9844 (part))  
(Planning Application No. A/K1/273)  
Further Information No. 4**

Reference is made to the captioned S16 Planning Application which is deferred by the Town Planning Board ("TPB") at its meeting on 9 January 2026 and the comments from Lands Department ("LandsD") forwarded from Tsuen Wan and West Kowloon District Planning Office on 3 February 2026.

Attached please find the table containing our responses to the comments from LandsD for your consideration.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LTD

A handwritten signature in black ink, appearing to be 'Kitty Wong', written over a horizontal line.

Kitty Wong

Encl. Responses-to-Comments Table

cc. TWKDPO – Mr George Choi (by Email)  
Applicant and Team

KT/KW/vy

**Proposed Conversion of Existing Hotel for Flat Use  
at Kowloon Inland Lot No. 9844 (Part),  
18 Salisbury Road, Tsim Sha Tsui, Kowloon  
(Planning Application No. A/K1/273)**

Comments	Responses
<b>Comments from District Lands Officer/Kowloon West, Lands Department (received on 3 February 2026) (Contact Person: Ms Ada CHEUNG; Tel.: 3842 7514)</b>	
<p>The subject premises falls within Kowloon Inland Lot No. 9844 (“the Lot”), which is 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 (collectively referred to as “the Conditions”). The Conditions contain, inter alias, the following salient special conditions:-</p> <ul style="list-style-type: none"> <li>(a) Non-industrial purpose as shown on the Master Plans, which shall not be amended without the written consent of the Lands Department (“LandsD);</li> <li>(b) Development in accordance with Master Plans;</li> <li>(c) Maximum gross floor area (“GFA”) of 324,078m<sup>2</sup>, under which not less than 145,000m<sup>2</sup> shall be used for hotel purposes;</li> <li>(d) Parking and loading/unloading requirements for residents or occupiers of the building erected on the Lot;</li> <li>(e) Delineate buildings for hotel use as “Hotel Portion” under the Conditions;</li> <li>(f) Restriction of alienation of the Hotel Portion, except as a whole.</li> </ul> <p>2. It is noted that the application involves, amongst others, proposed conversion of existing hotel (formed part of the existing delineated Hotel Portion) at the subject site (K11 Artus) to flat use, allocation of car parking spaces/loading/unloading bays for residential use and upgrade of existing crossing at Salisbury Road/Chatham Road South junction to a signalised pedestrian crossing.</p>	
<p>3. Our comments on the captioned application are as follows:-</p> <ul style="list-style-type: none"> <li>(a) If the planning application is approved by the Town Planning Board (“TPB”), the Lot owners have to apply to LandsD for:- <ul style="list-style-type: none"> <li>(i) consent to amend the approved Master Plans under the Conditions;</li> <li>(ii) approval to amend the delineation of the Hotel Portion under the Conditions;</li> </ul> </li> </ul>	<p>Noted. The relevant land administration formalities will be proceeded where necessary and appropriate.</p>

Comments	Responses
<p>(iii) a lease modification to modify the parking spaces and loading/unloading spaces requirements for goods vehicle under the Conditions such that the 208 parking spaces and 1 loading/unloading bays for goods vehicle as proposed in the Supporting Planning Statement shall only be for the use of the buildings for residential units, i.e. excluding buildings for non-industrial purposes (other than residential purpose).</p>	<p>Under the current land lease of KIL 9844, it is required to provide a total of 866 car parking spaces and such provision would remain unchanged under the proposed in-situ conversion (with 189 parking spaces designated for residential use). The lease of KIL 9844 also requires the provision of 70 nos. loading/unloading bays serving the Victoria Dockside development and the total provision would remain unchanged under the in-situ conversion proposal.</p>
<p>(b) This is no guarantee that the application(s) for consent / approval /lease modification, if received, will be approved by LandsD. Such application(s) will be considered by LandsD acting in the capacity as the landlord at its sole discretion. If the application is approved, it would be subject to such terms and conditions as imposed by the Government, including payment of premium and administrative fee.</p>	<p>Noted.</p>
<p>(c) The applicant proposed to convert 33,358 m<sup>2</sup> of existing hotel GFA to residential use. The calculation of GFA will be examined in details during the GBP submission stage. If the resultant GFA arising from the proposed conversion does not comply with the restrictions under the Conditions, a lease modification to modify the GFA restrictions will be required. If such lease modification is required, para. 3(b) above shall apply.</p>	<p>Noted.</p>
<p>(d) The Lot is currently under multiple ownership by way of undivided shares. It is noted that the application is submitted by one of the three owners of the Lot. Should the TPB approve the application, the applicant together with the other two owners of the Lot will have to apply jointly to LandsD for the consent/approval/lease modification.</p>	<p>Noted.</p>
<p>(e) Regarding the upgrading works for the pedestrian crossing at the junction of Chatham Road South and Salisbury Road falling outside the Lot proposed by the applicant, the applicant is required to confirm if the same will be followed up by the applicant separately with TD and HyD outside land document. LandsD reserves our comments if it is the otherwise.</p>	<p>Noted. The Applicant will follow up separately with TD and HyD on the proposed upgrading works for the pedestrian crossing in detailed design and implementation stages.</p>
<p>(f) There are several reports on technical assessments, namely Traffic Impact Assessment, Environmental Assessment, Air Quality Impact Assessment, Sewerage Impact Assessment, etc. attached to the planning application. The applicant is required to complete these assessments and implement the mitigation measures, if any, to the satisfaction of the concerned departments.</p>	<p>Noted.</p>

Compiled by: KTA

Date: 04 February 2026