



**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/24/011Lg

25 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. 5**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") at its meeting on 13 March 2026 and the comments from Lands Department, Transport Department and Planning Department forwarded from Tsuen Wan and West Kowloon District Planning Office between 13 and 24 February 2026.

Attached please find the table containing our responses to the comments from the Government Departments together with **Annex A** 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 with Annex A

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 13 February 2026) (Contact Person: Ms Ada CHEUNG; Tel.: 3842 7514)</b>	
2. Based on the updated Supporting Planning Statement (“Updated SPS”) and applicant’s responses to our previous comment given on 8.12.2025 (our “Previous Comment”), it is noted that whilst the total number of parking spaces remain unchanged, the number of parking spaces designated for residential use has been revised from 208 to 189.	
3. Please be advised that our Previous Comment regarding the captioned planning application is still valid.	Noted.
4. In response to the applicant’s comment on para. 3(a)(iii) of our Previous Comment, I wish to reiterate that, should the subject application be approved by the Town Planning Board, a lease modification would be required to accurately reflect the intention of designating the concerned parking spaces and loading/unloading bay solely for residential use. This modification would ensure that such spaces and bay are reserved exclusively for residential purposes, thereby excluding use by buildings for non-industrial purposes (other than residential).	Noted.
<b>Comments from the Transport Department (received on 13 February 2026) (Contact: Mr. Sunny KWAN; Tel.: 2399 2511)</b>	
I have no further comment on the captioned planning application from traffic engineering perspective, subject to the following conditions:-	Noted.
1. The existing mechanical parking spaces at Level B4 of KIL9844 shall be utilized. A proportion of not less than 21% (189/887) of the total number of the existing mechanical parking spaces at Level B4 of KIL9844 shall be allocated to the parking spaces for residential use, unless otherwise agreed by the Transport Department (TD). The detailed allocation and revised carpark layout plan shall be submitted to TD for approval in the subsequent stages before the conversion.	Noted.
2. As mentioned in item (xii) of the Responses to TD’s Comments dated 12.12.2025, a detailed operation and management plan for opening up 4 loading / unloading spaces for the use as picking-up / dropping-off for tourist coaches shall be submitted to TD for approval in the subsequent	Noted.

Comments	Responses
stages before the conversion.	
3. For the enhancement proposal mentioned in Section 4.6 of the TIA, the final layout and design of the signalized junction shall be agreed by TD. It shall be funded and constructed by the applicant to TD's satisfaction.	Noted.
<b>Comments from Tsuen Wan and West Kowloon District Planning Office (received on 24 February 2026) (Contact Person: Mr George CHOI; Tel.: 2417 6654)</b>	
Please provide the details of "other commercial uses" before and after the proposed conversion as specified in the R-to-C table.	The "other commercial uses" include existing event and food & beverage premises that will not form part of this Planning Application.
Please revise the application form as per the updated car parking space for residential use and floor layout (10/F)	The application form has been updated ( <b>Annex A</b> refers).
Please elaborate if there will be any security measures for future residents of the proposed development.	The security measures for future residents of the proposed development include 1) provision of surveillance systems at the residential entrances; 2) access control with electronic keycard to manage access to the residential development and specific floors/facilities; 3) deployment of security personnel at the residential entrances to monitor visitor access and conduct regular patrols.
Please confirm if the proposed signalized pedestrian crossing at Salisbury Road / Chatham Road South would be funded and constructed by the applicant to the satisfaction of relevant authorities.	The proposed signalized pedestrian crossing at Salisbury Road / Chatham Road South would be funded and constructed by the Applicant to the satisfaction of relevant authorities.
Per EPD's request, please submit hard copy of EA, SIA and AQIA (appendices in soft copy) for their retention.	Noted. The hardcopy of the EA, SIA and AQIA has been separately submitted to EPD.

Compiled by: KTA

Date: 25 February 2026

## ***Annex A***

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**(e) Proposed Uses of Different Floors**

<b>Floor</b>	<b>Current Uses</b>	<b>Proposed Uses</b>
G/F	Entrance lobbies (East and West Arrival Lobbies)	Entrance lobbies (East and West Arrival Lobbies)
8/F – 9/F	Serviced Apartment Units	Residential Units
10/F	Serviced Apartment Units and Dining and Communal Facilities (Living Salon)	Residential Units and Communal Facilities (Living Salon)
11/F	Serviced Apartment Units, Gym, Landscaped Area (with swimming pool), Communal and E&M Facilities	Residential Units, Ancillary Clubhouse, Private Open Space (with swimming pool) and E&M Facilities
12/F – 21/F	Serviced Apartment Units (E&M Facilities at 17/F)	Residential Units (E&M Facilities at 17/F)
R/F	Flat Roof and E&M Facilities	Flat Roof and E&M Facilities
TR/F	E&M Facilities	E&M Facilities

### 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2029.....  
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.....  
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### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行车通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) .....<u>Salisbury Road</u>..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>189</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 <u>1</u> Others (Please Specify) 其他 (請列明) _____ _____ _____</p>

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	189
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	189
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	1

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Landscape Proposal and Open Space Provision</u></b>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Qualitative Insights on Conversion for Residential Use at Victoria Dockside</u></b>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		