

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/24/013Lg

6 March 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. 6**

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 Tsuen Wan and West Kowloon District Planning Office provided on 5 March 2026.

Attached please find the table containing our responses to the comments for your consideration. The set of comparison plans and section has been updated with the boundary of Application Premises added.

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

Kitty Wong

Encl. Responses-to-Comments Table with Updated Comparison Plans and Section

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

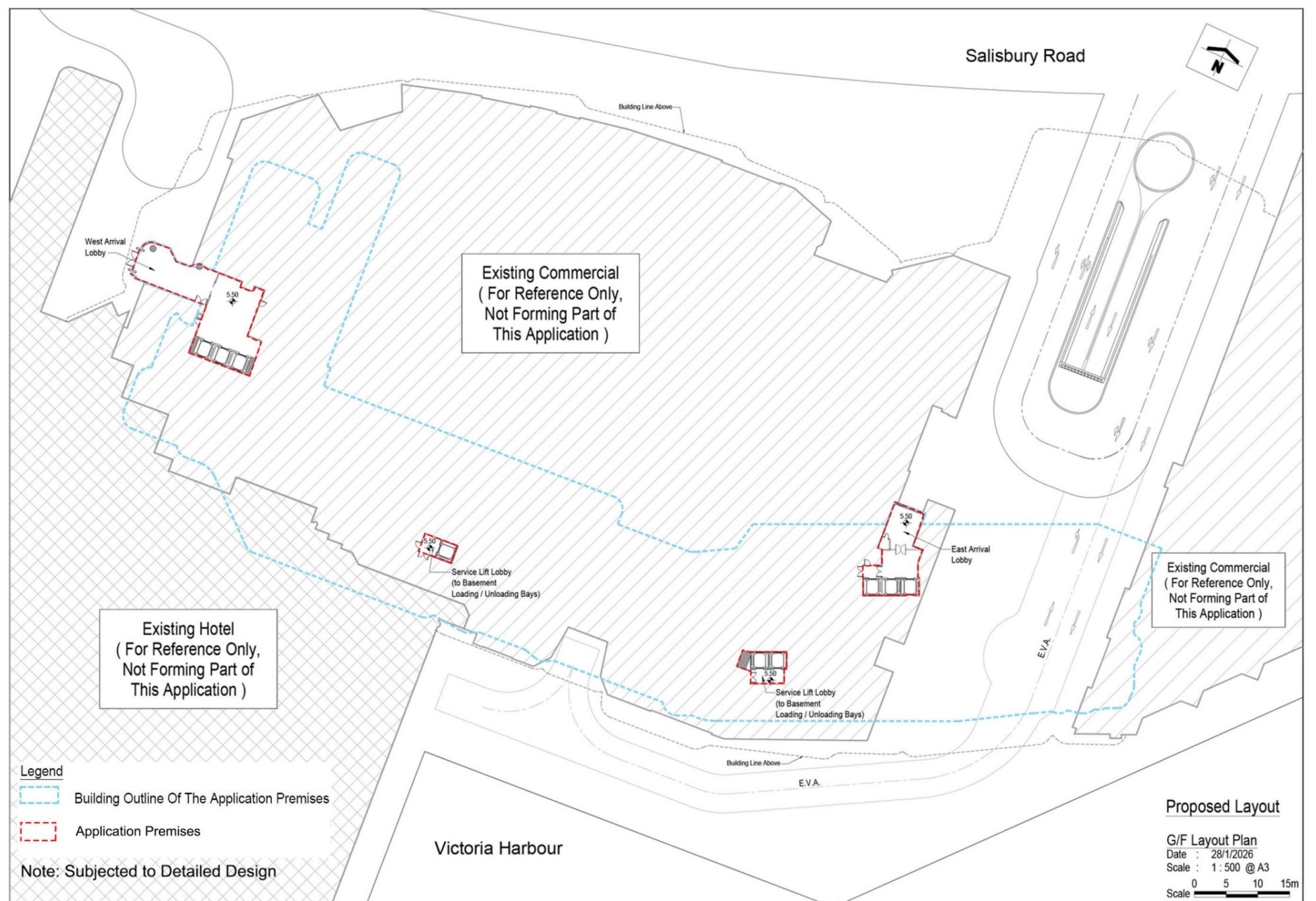
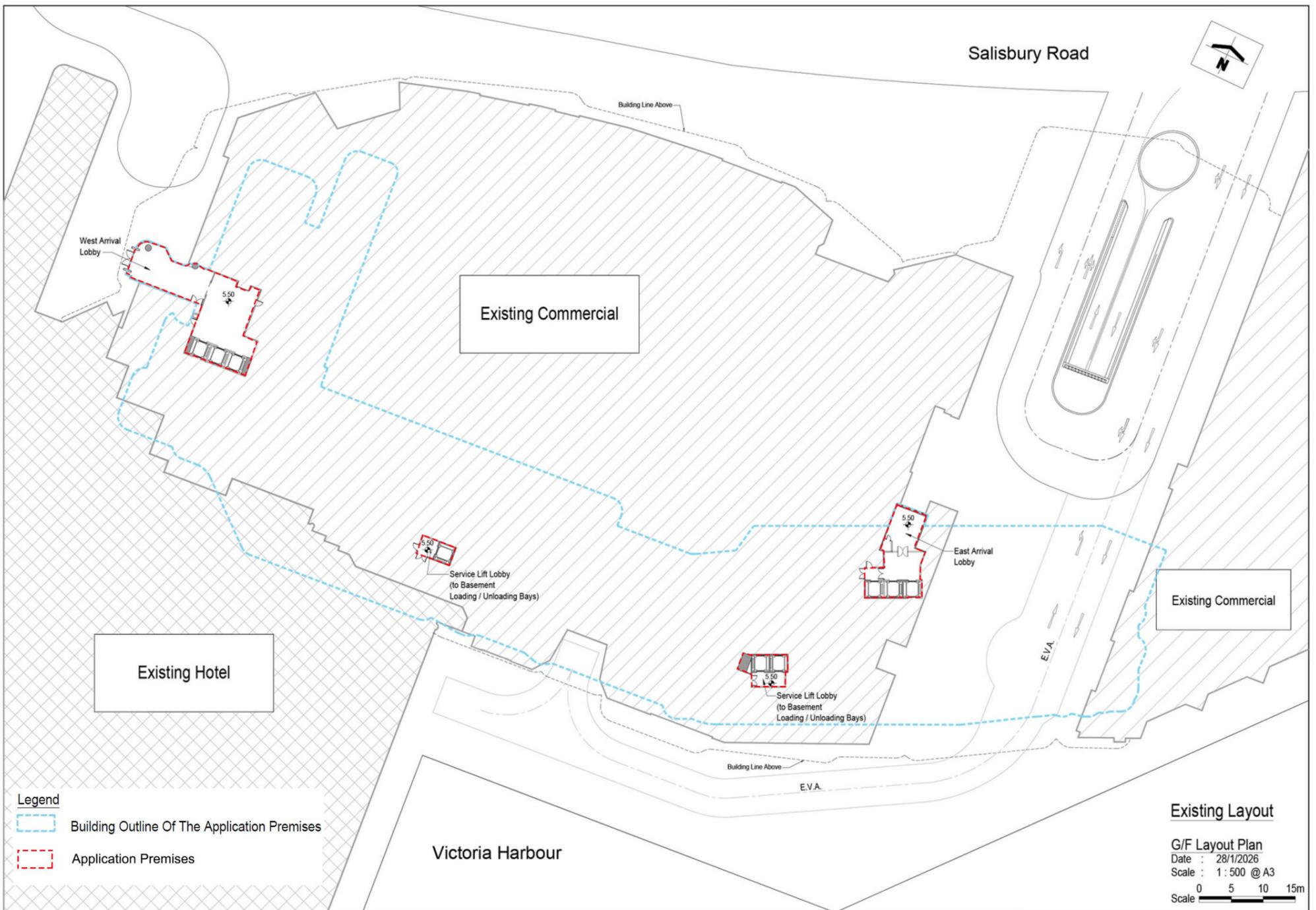
KT/KW/vy

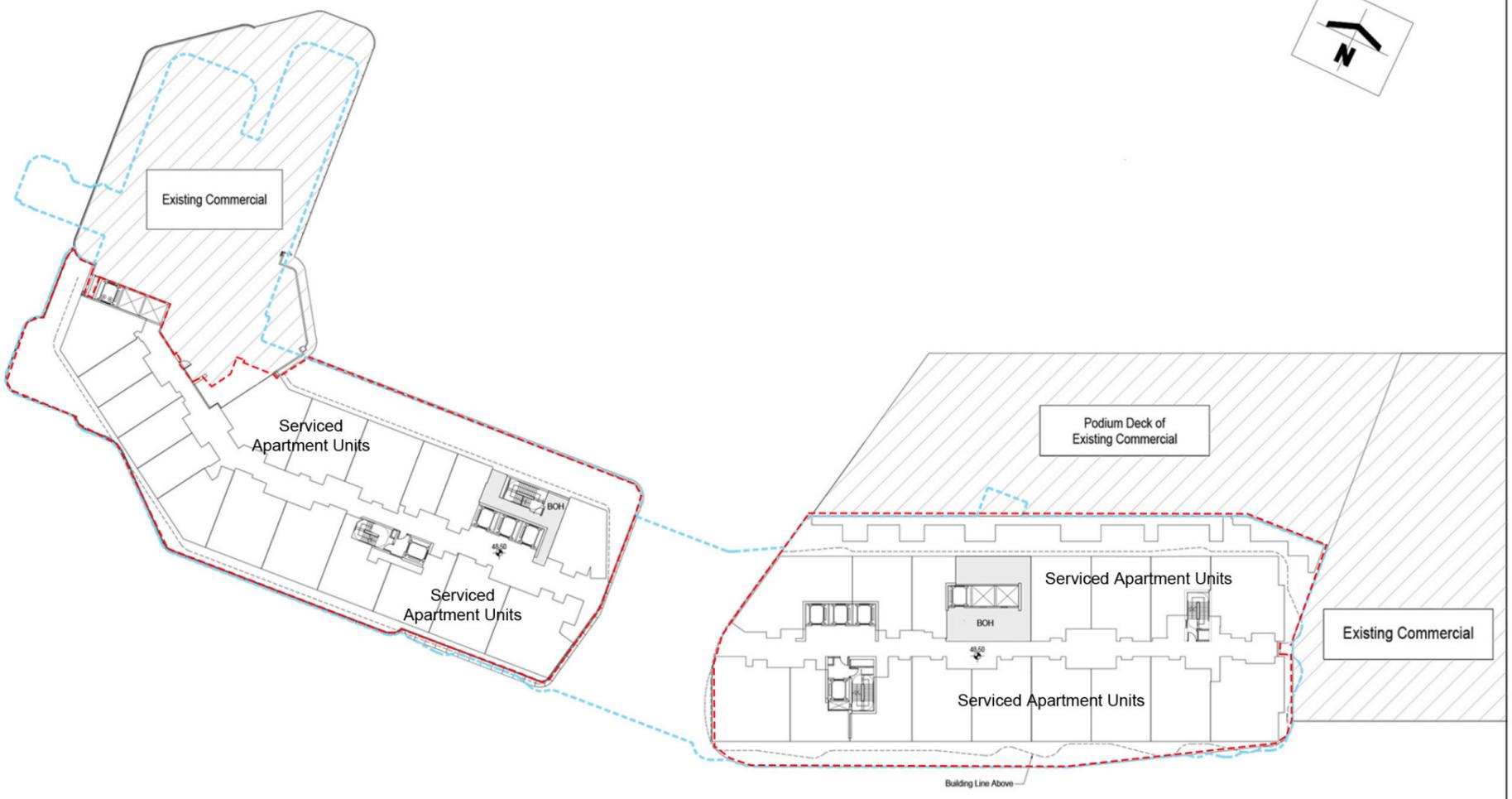
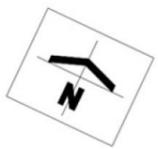
**Proposed Conversion of Existing Hotel for Flat Use
at Kowloon Inland Lot No. 9844 (Part),
18 Salisbury Road, Tsim Sha Tsui, Kowloon
(Planning Application No. A/K1/273)**

Comments	Responses
Comments from Tsuen Wan and West Kowloon District Planning Office (received on 5 March 2026) (Contact Person: Mr George CHOI; Tel.: 2417 6654)	
Regarding the subject application, please respond to the followings:	The total accountable GFA for the conversion is about 33.358 m ² . There is also GFA for BOH (i.e. 1,797.051 m ²) in the existing hotel-like serviced apartment which has been exempted from GFA calculation.
1. whether the proposed total GFA of 33,358m ² for the conversion include the BOH GFA of 1,797.051m ² .	
2. whether the existing 1,116 basement carparks have granted with GFA exemption/concession.	Yes, the basement carparks are GFA unaccountable. Further reference can be made to BD and LandsD approved GBP GFA diagrams.
3. whether the proposed 189 residential car parking spaces will be provided within KIL 9844.	Yes, the proposed 189 residential car parking spaces will be provided within KIL 9844.
4. It is understood that the proposed designation of four L/UL bays for tourist bus is a separate traffic improvement measure, which does not form part of the proposed residential development and would be subject to agreement with Transport Department. Please confirm if the understanding is correct.	Yes, the proposed opening up of 4 L/UL bays for the use as picking-up / dropping-off for tourist coaches does not form part of the proposed residential development. A detailed operation and management plan will be submitted to TD for approval in the subsequent stages before the conversion.

Compiled by: KTA

Date: 06 March 2026



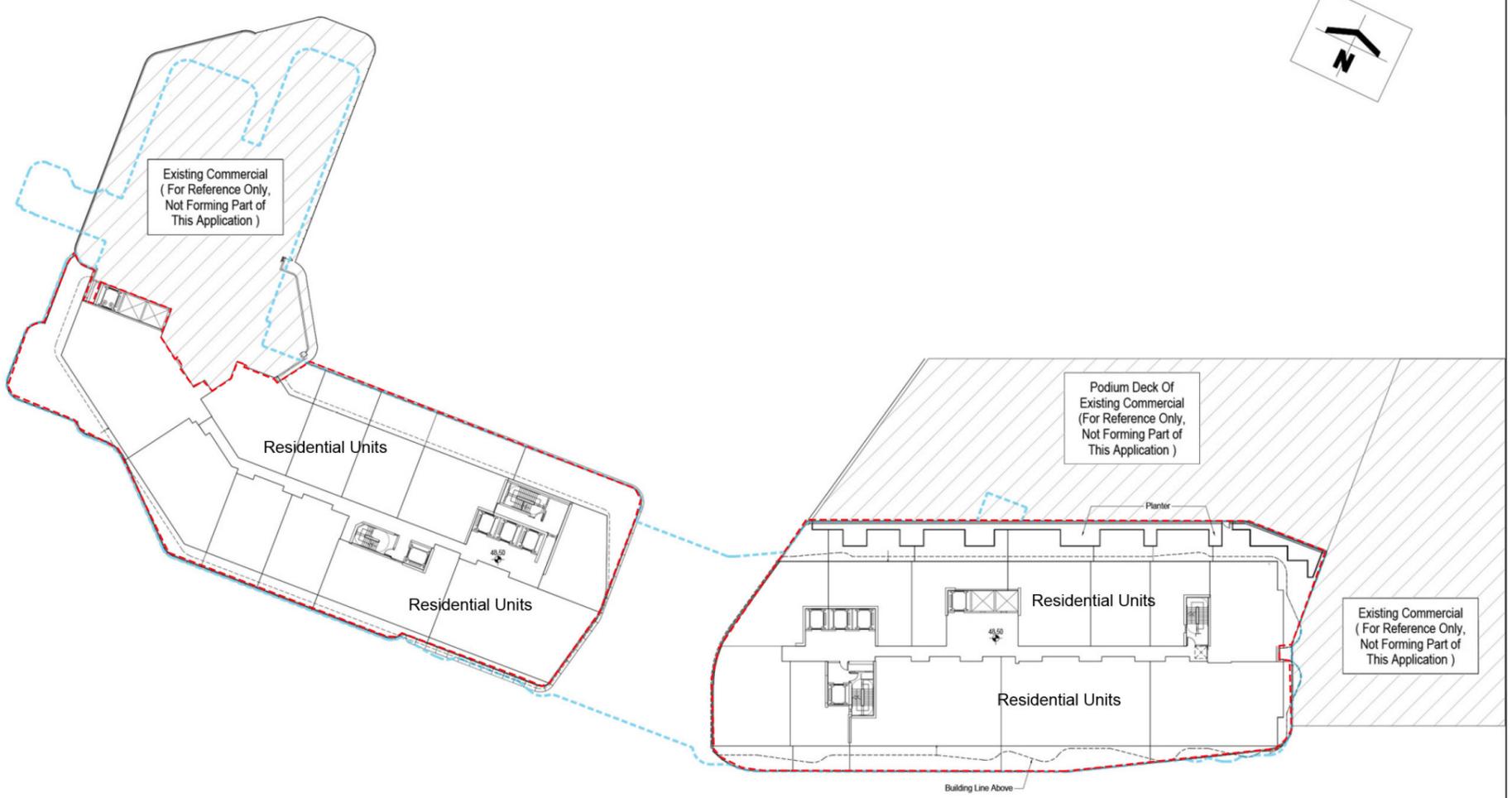


Legend

- Building Outline Of The Application Premises
- Application Premises

Existing Layout

8/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale



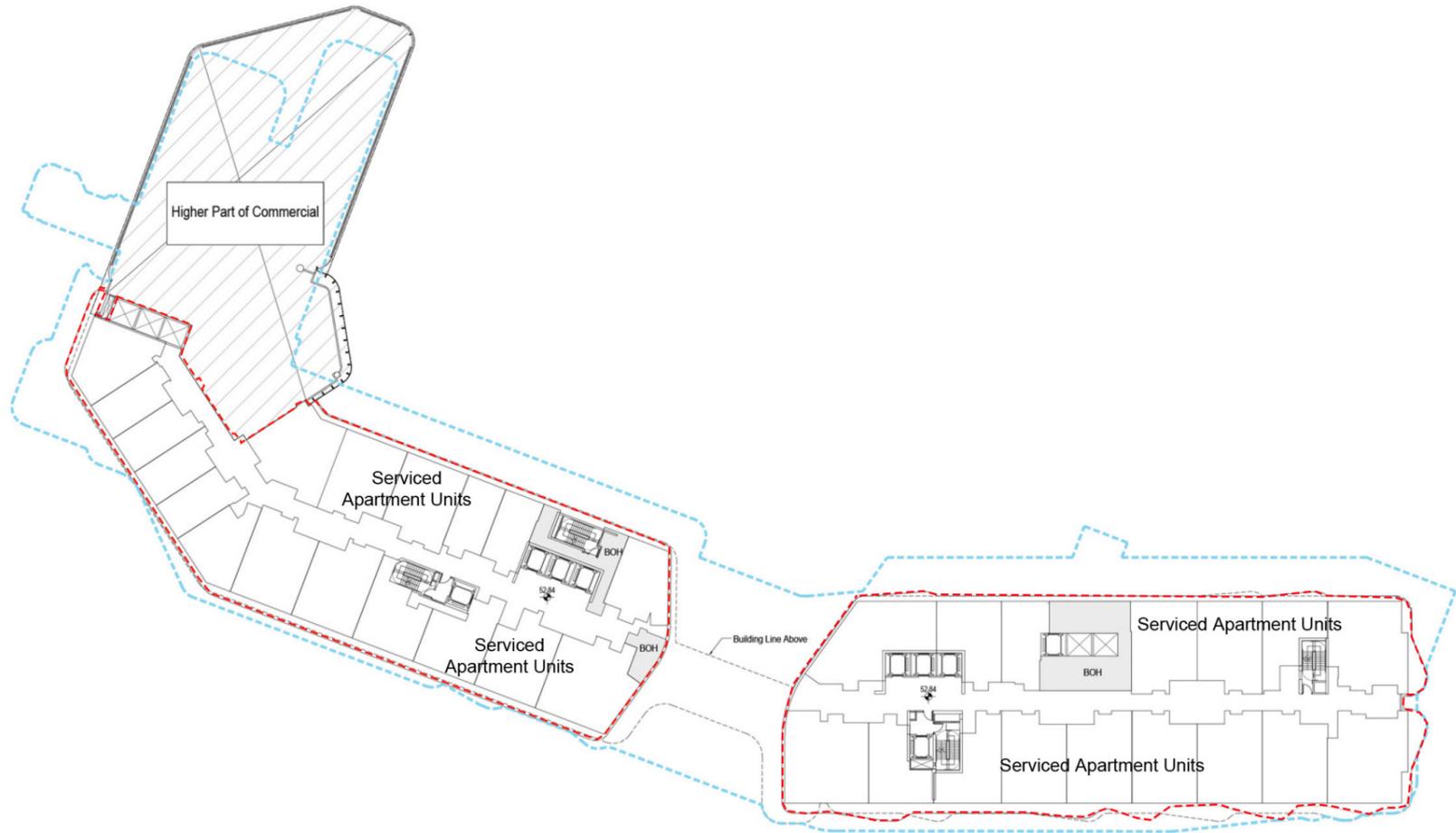
Legend

- Building Outline Of The Application Premises
- Application Premises

Note: Subjected to Detailed Design

Proposed Layout

8/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale

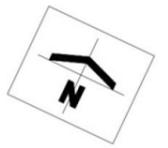
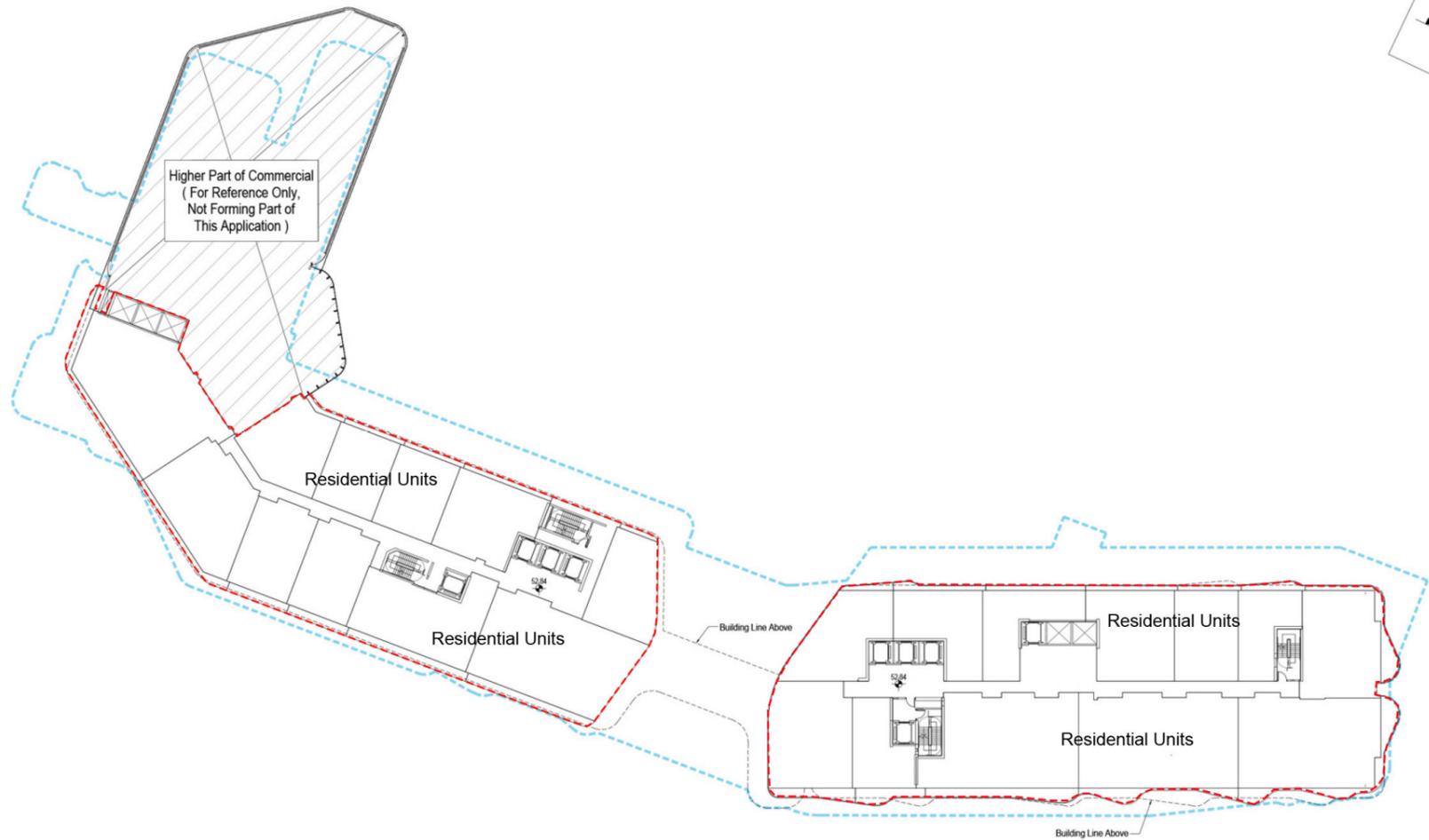


Legend

- Building Outline Of The Application Premises
- Application Premises

Existing Layout

9/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale
0
5
10
15m



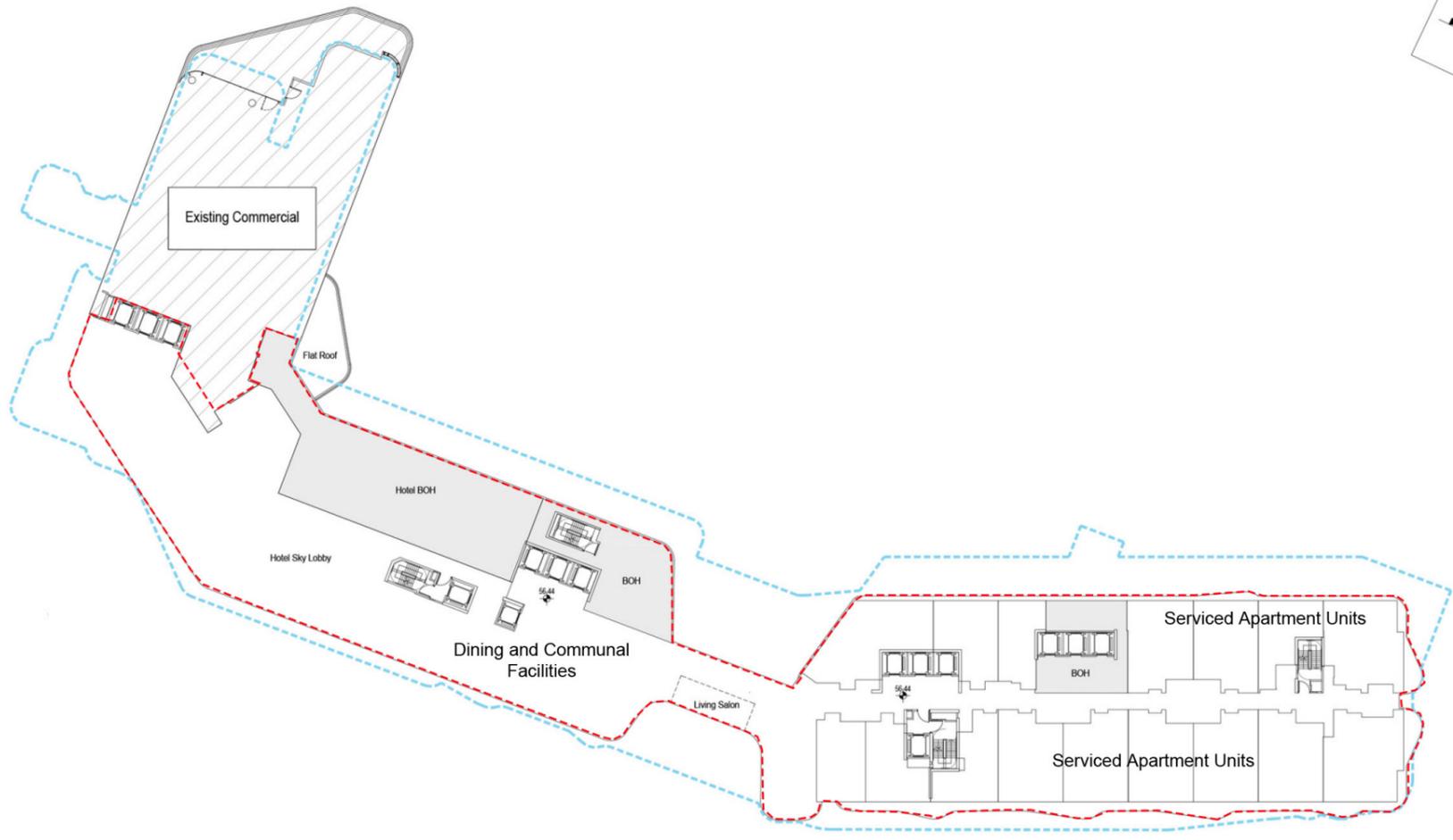
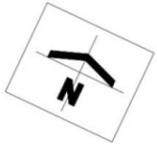
Legend

- Building Outline Of The Application Premises
- Application Premises

Note: Subjected to Detailed Design

Proposed Layout

9/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale
0
5
10
15m

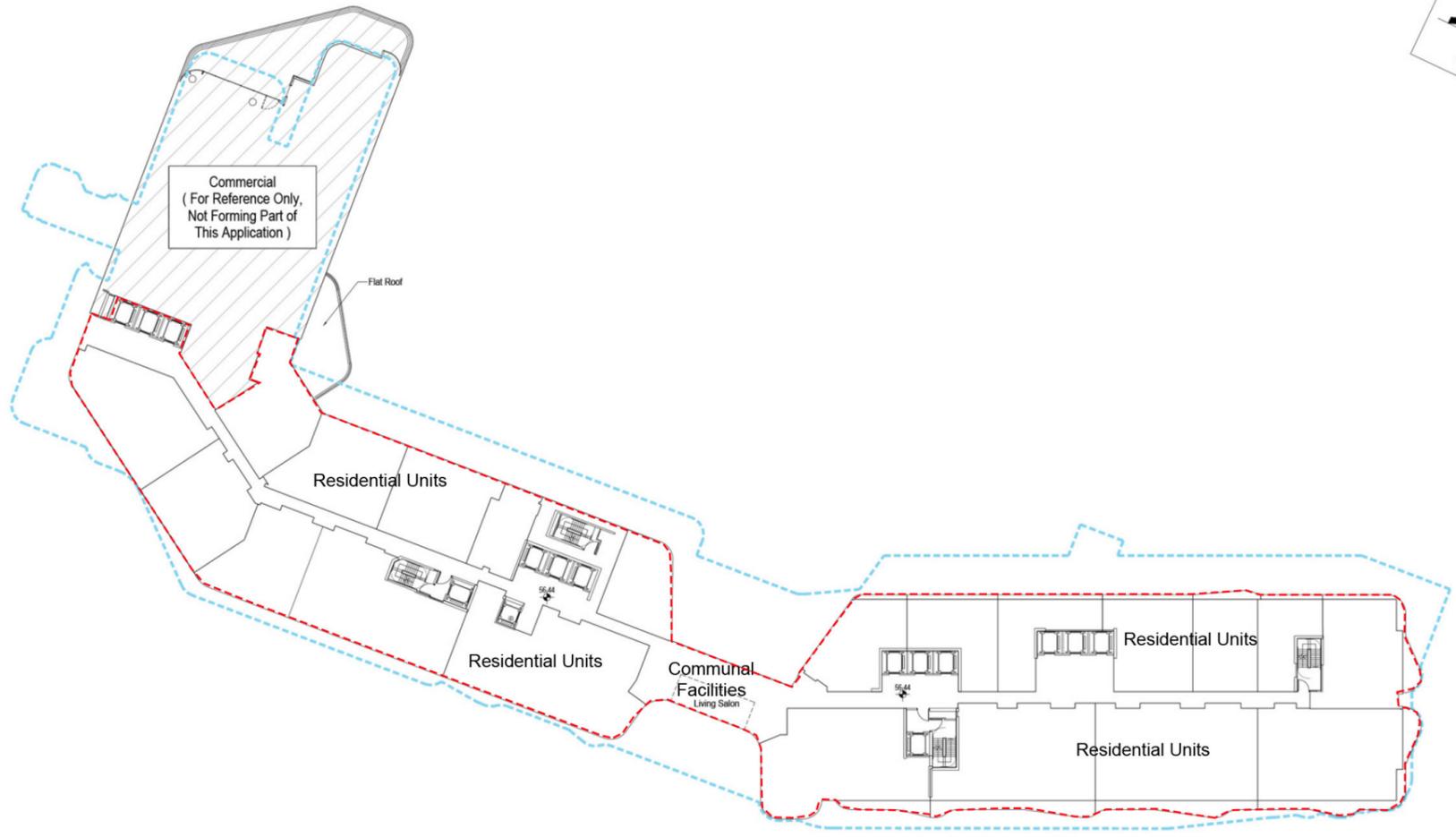


Legend

- Building Outline Of The Application Premises
- Application Premises

Existing Layout

10/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale



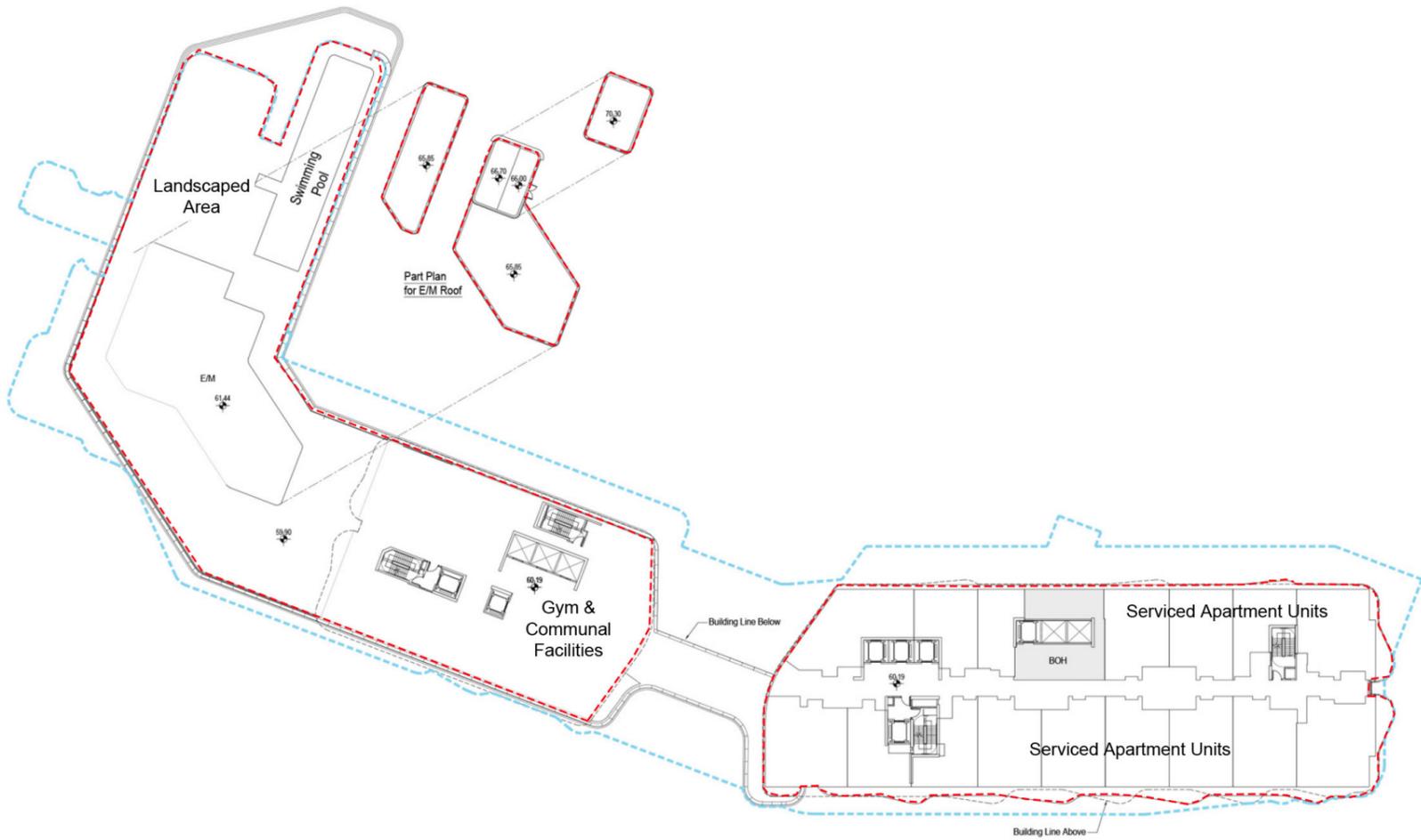
Legend

- Building Outline Of The Application Premises
- Application Premises

Note: Subjected to Detailed Design

Proposed Layout

10/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale

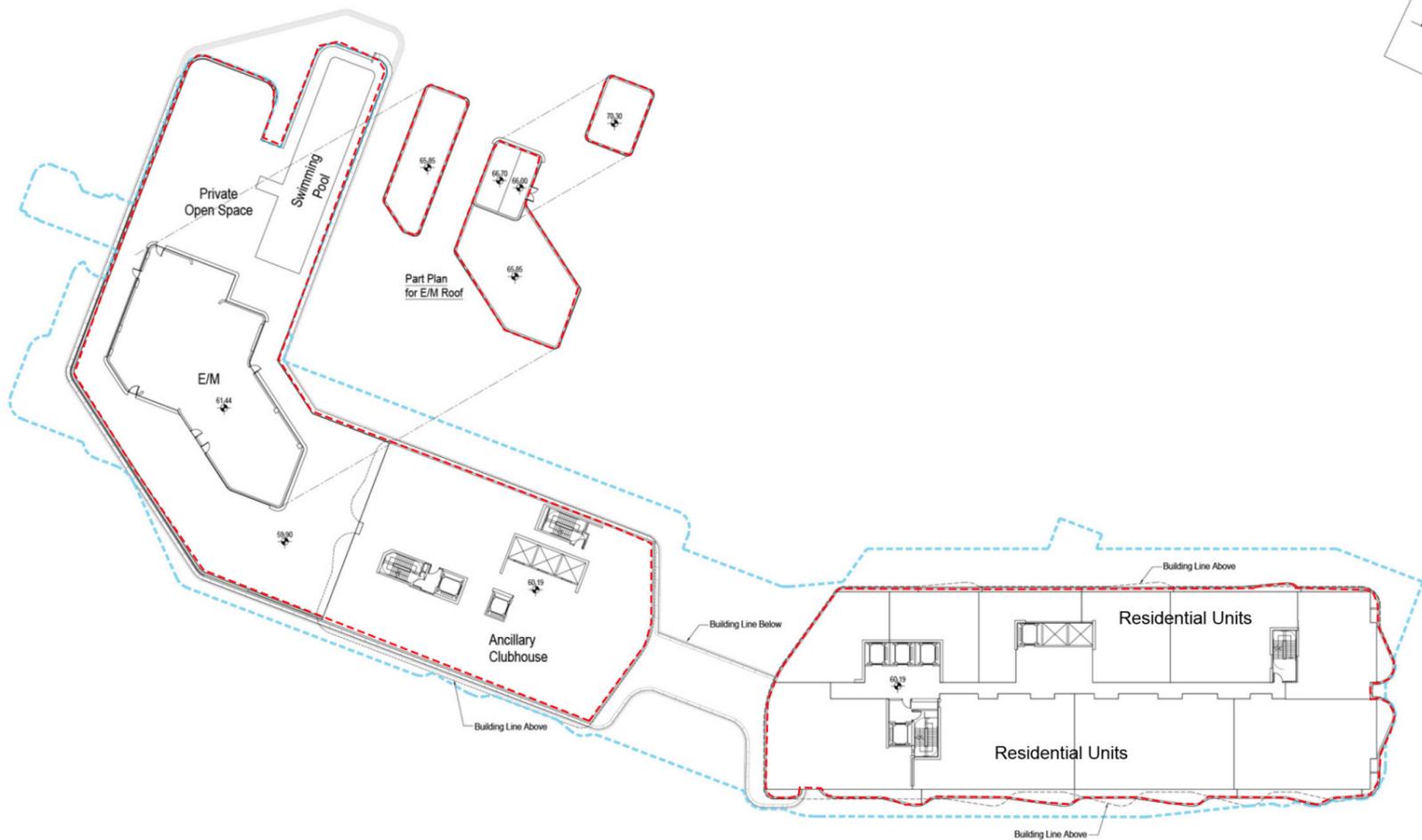


Legend

- Building Outline Of The Application Premises
- Application Premises

Existing Layout

11/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale



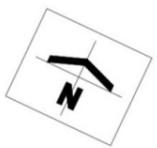
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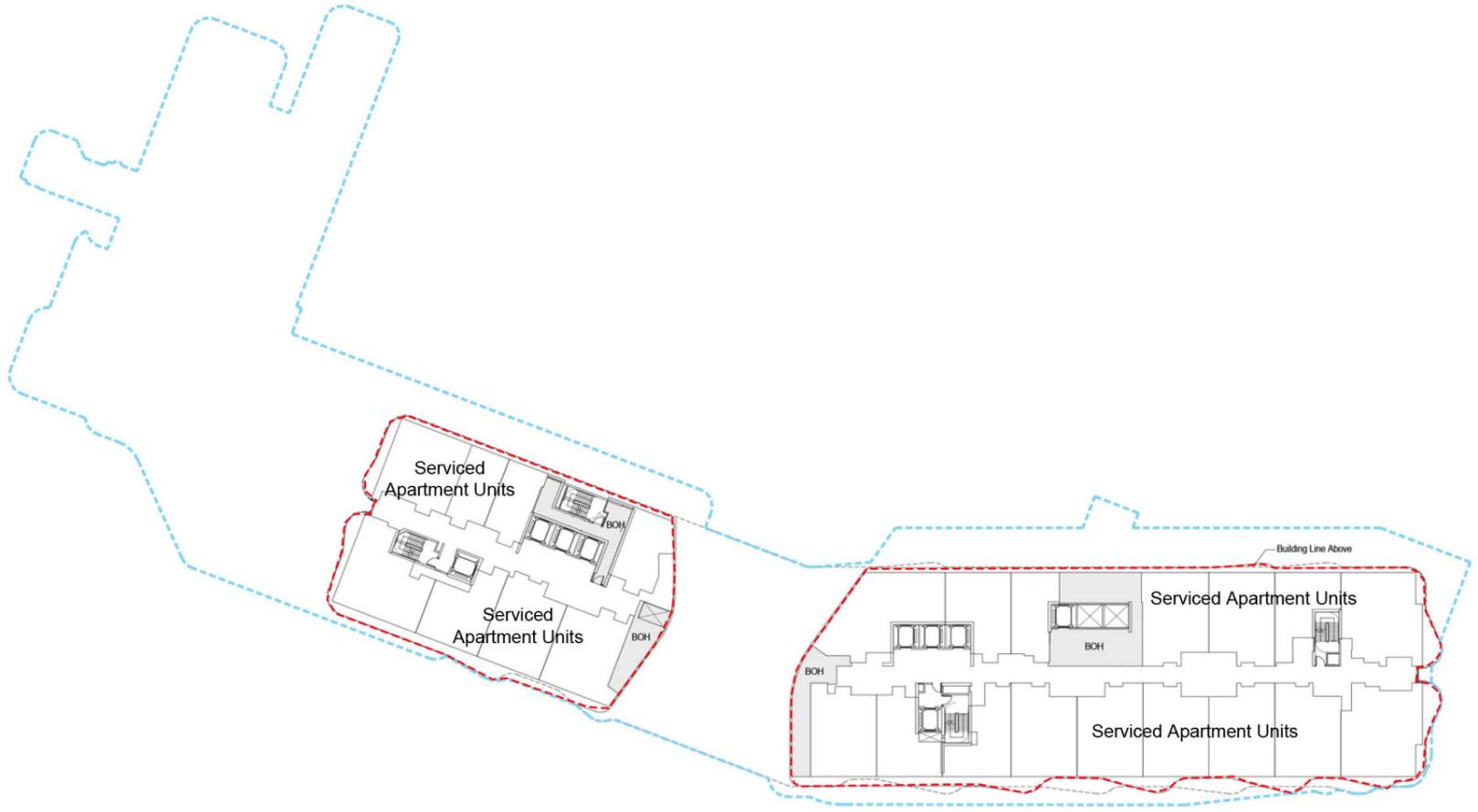
- Building Outline Of The Application Premises
- Application Premises

Note: Subjected to Detailed Design

Proposed Layout

11/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale





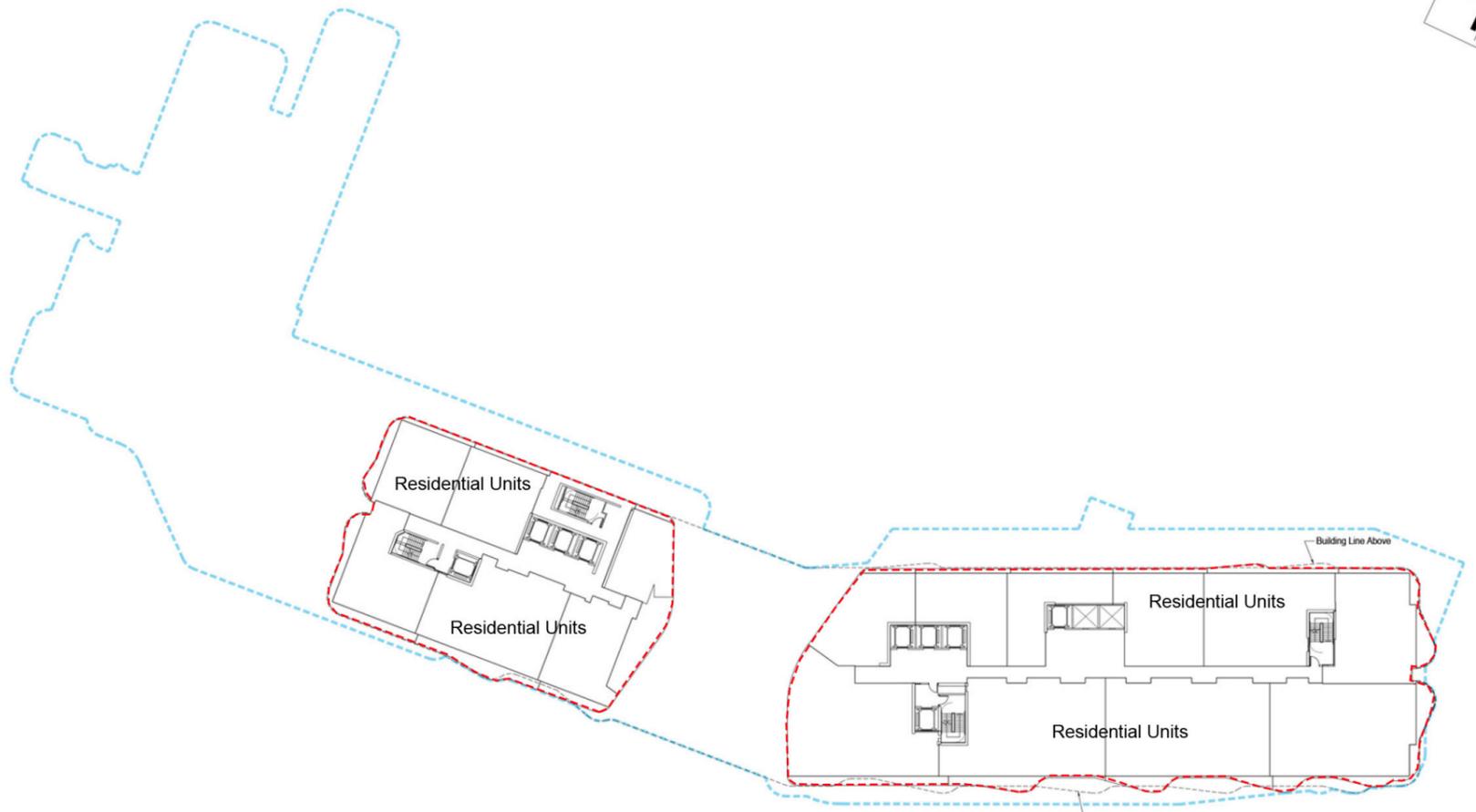
63.49 - (12/F)
63.50 - (13/F)

Existing Layout

12F-13/F Layout Plan
Date : 28/1/2026
Scale : 1 : 500 @ A3
Scale 0 5 10 15m

Legend

-  Building Outline Of The Application Premises
-  Application Premises



63.49 - (12/F)
63.50 - (13/F)

Proposed Layout

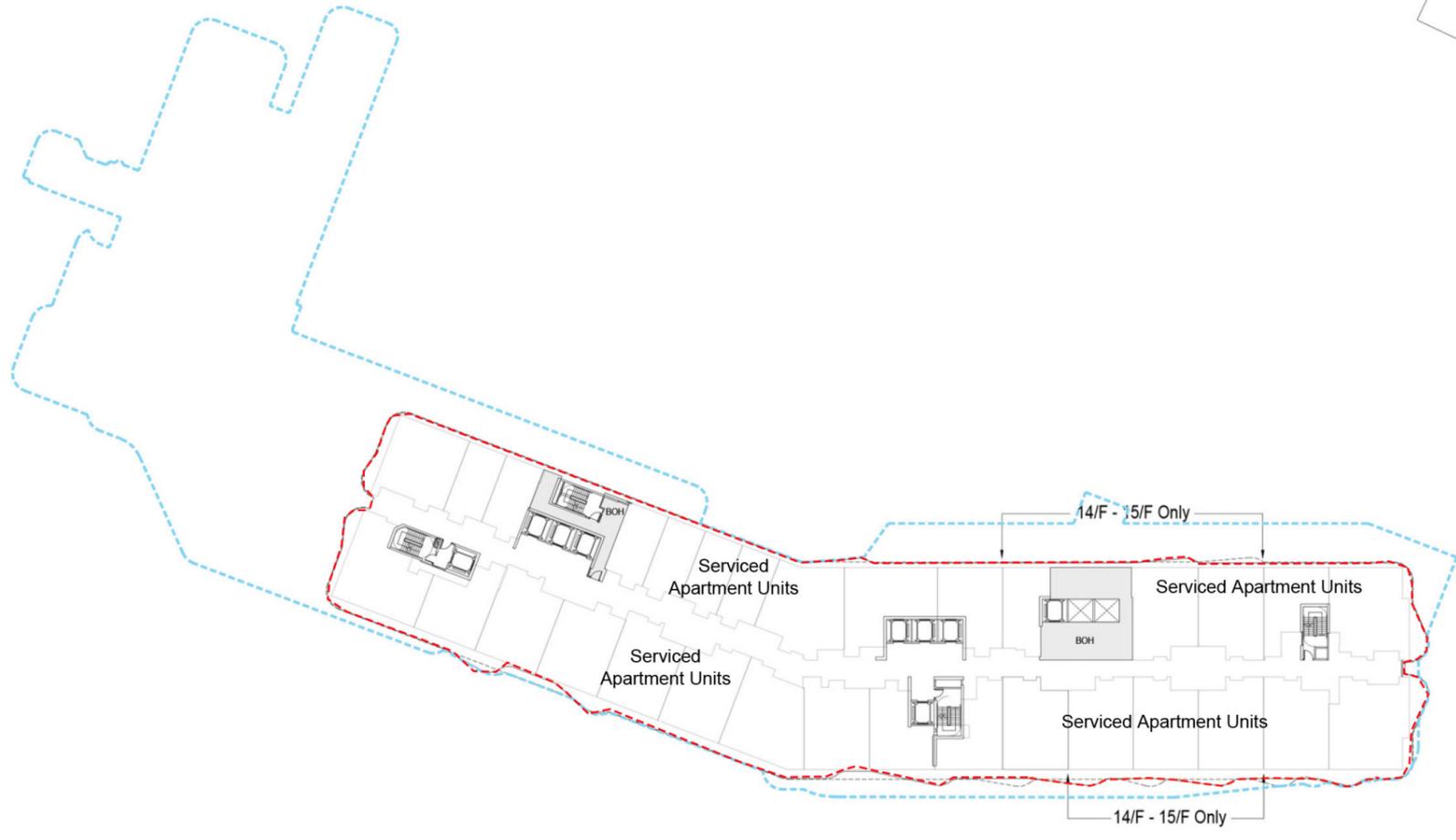
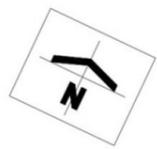
12/F - 13/F Layout Plan
Date : 28/1/2026
Scale : 1 : 500 @ A3
Scale 0 5 10 15m

Legend

-  Building Outline Of The Application Premises
-  Application Premises

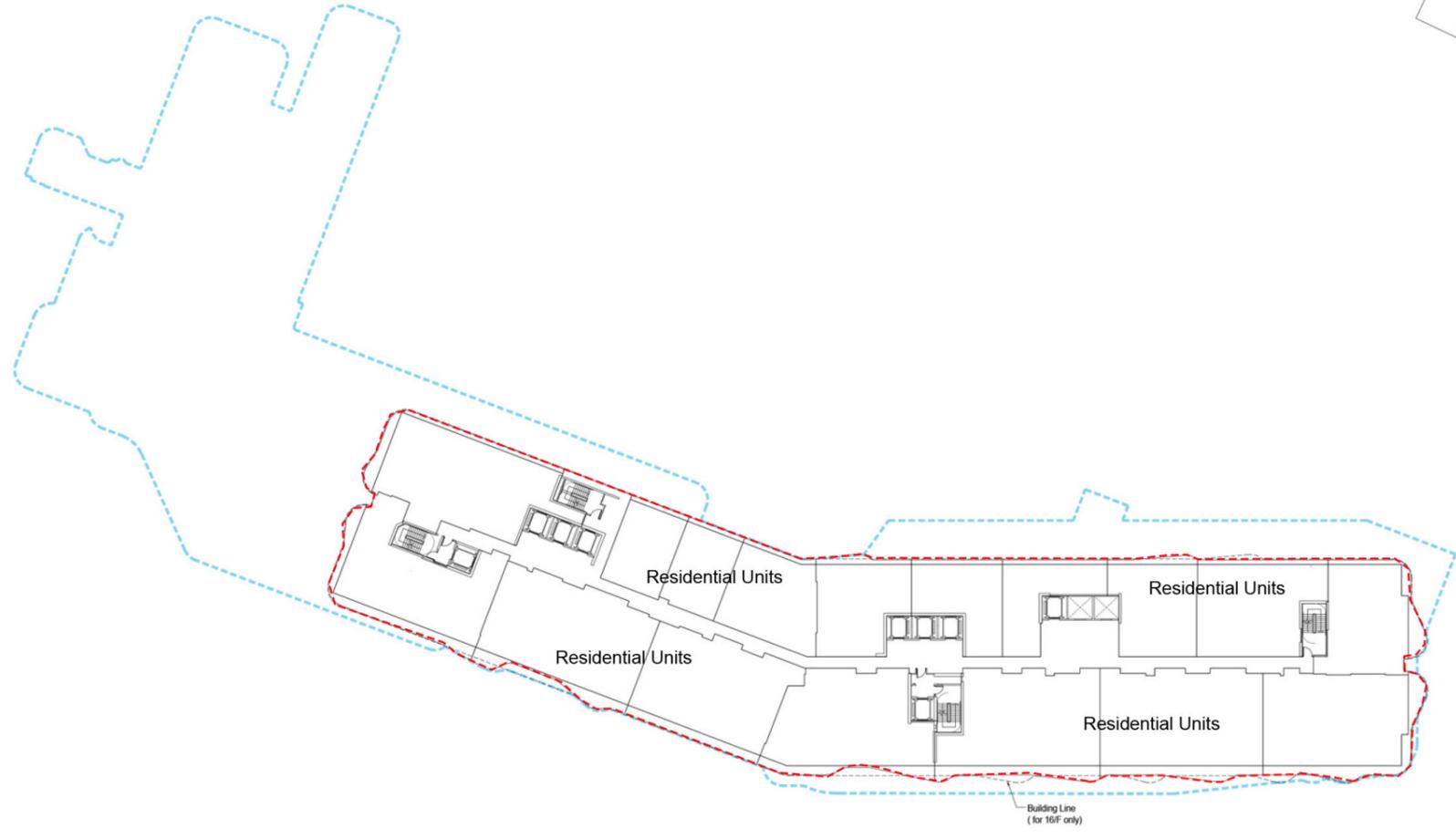
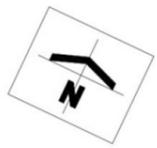
Note: Subjected to Detailed Design





Legend
 Building Outline Of The Application Premises
 Application Premises

Existing Layout
 14/F - 16/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale 0 5 10 15m

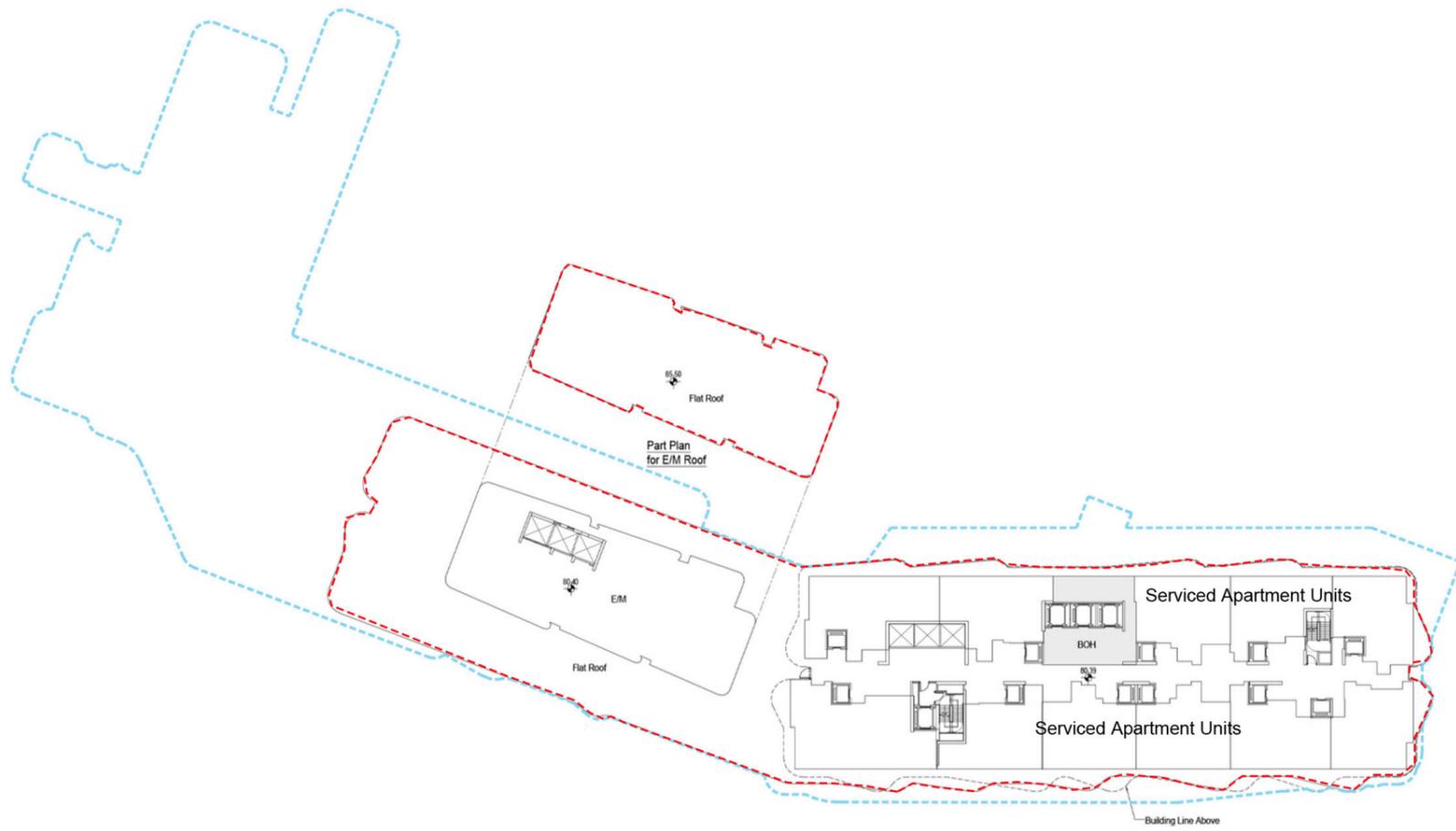


Legend
 Building Outline Of The Application Premises
 Application Premises

Proposed Layout
 14/F - 16/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale 0 5 10 15m



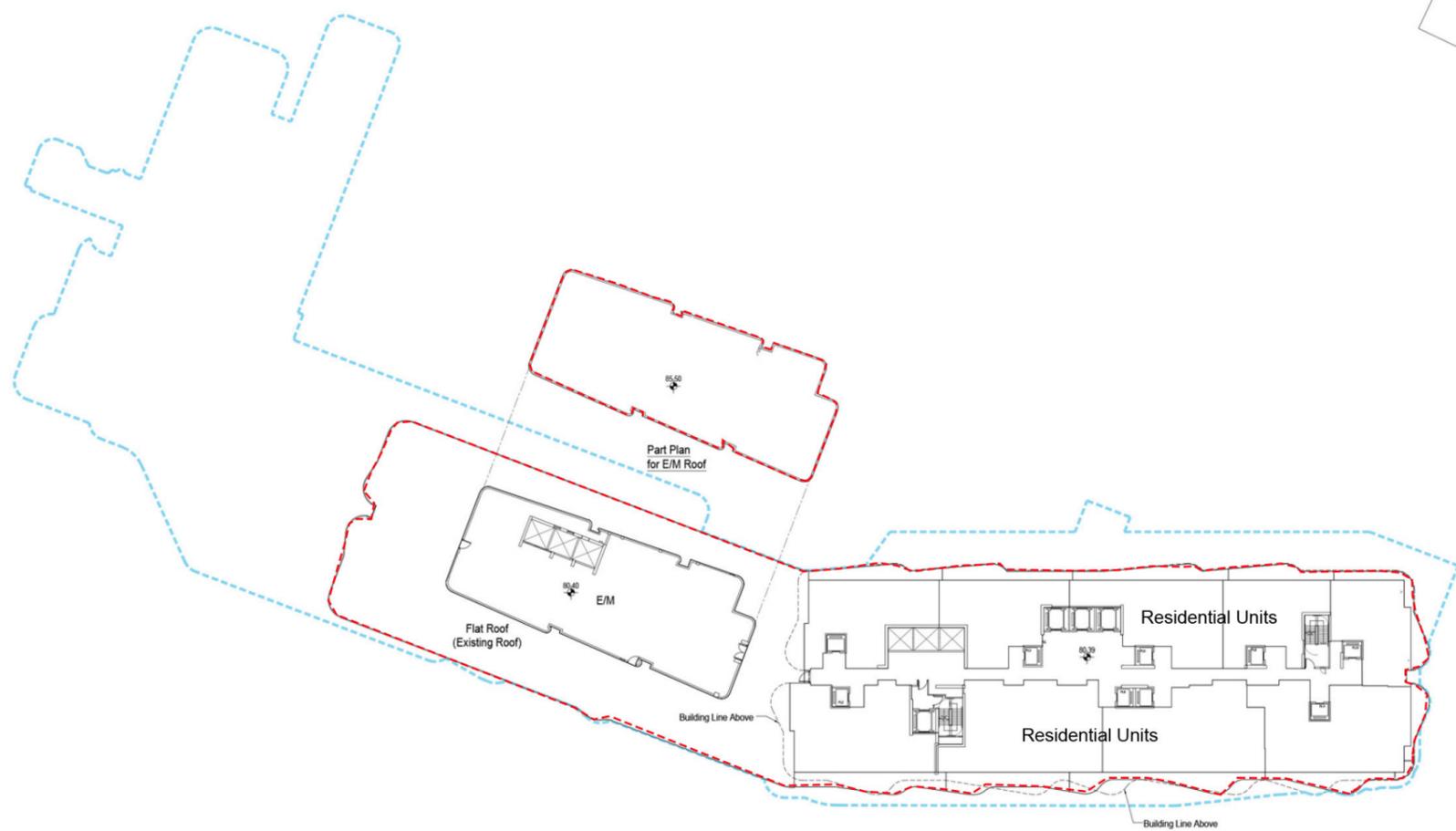
Note: Subjected to Detailed Design



- Legend**
- Building Outline Of The Application Premises
 - Application Premises

Existing Layout

17/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale
0
5
10
15m

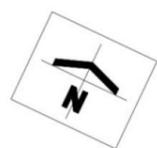


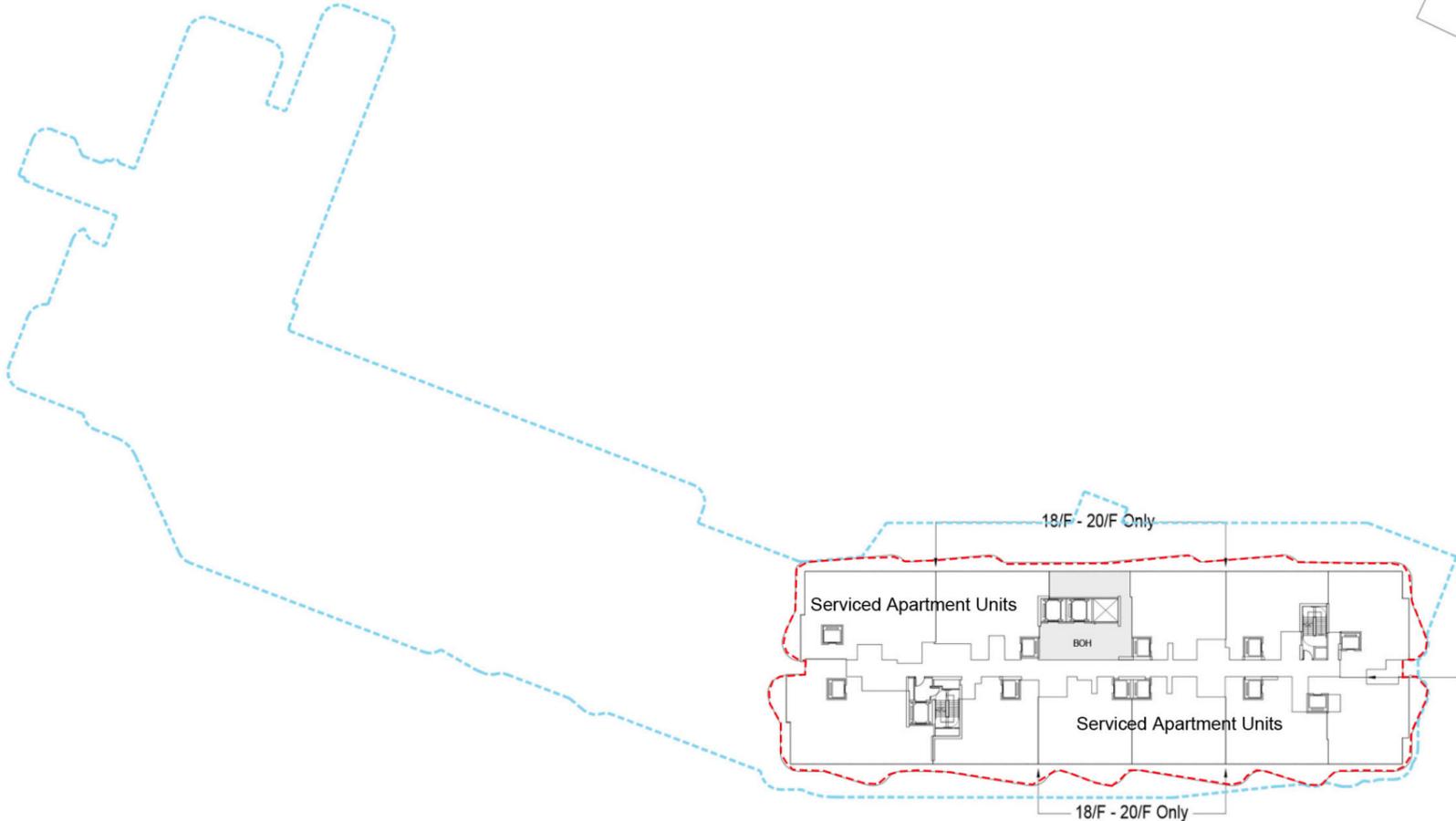
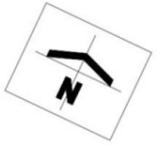
- Legend**
- Building Outline Of The Application Premises
 - Application Premises

Note: Subjected to Detailed Design

Proposed Layout

17/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale
0
5
10
15m



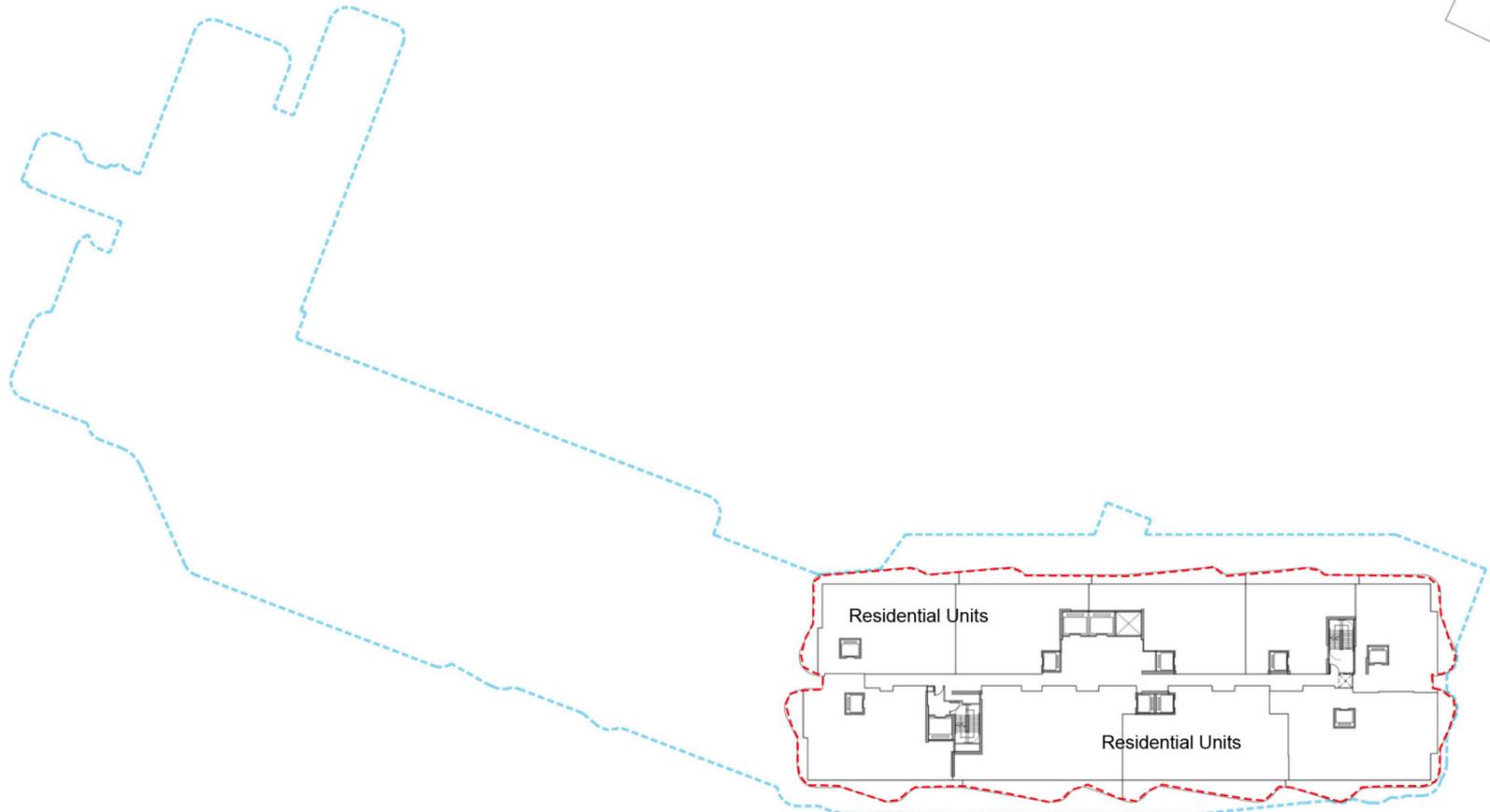


Legend

- Building Outline Of The Application Premises
- Application Premises

Existing Layout

18/F - 21/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale



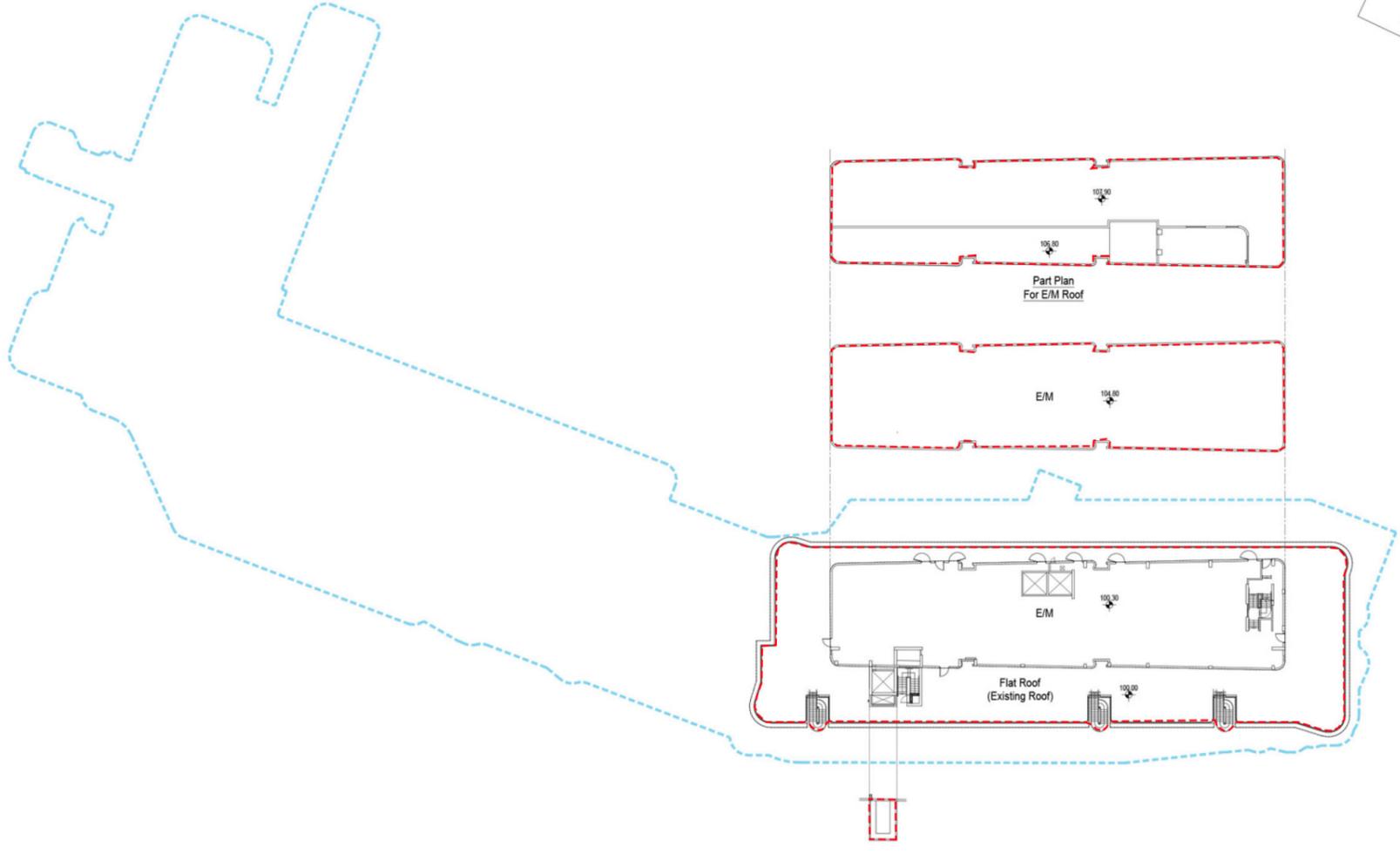
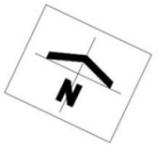
Legend

- Building Outline Of The Application Premises
- Application Premises

Note: Subjected to Detailed Design

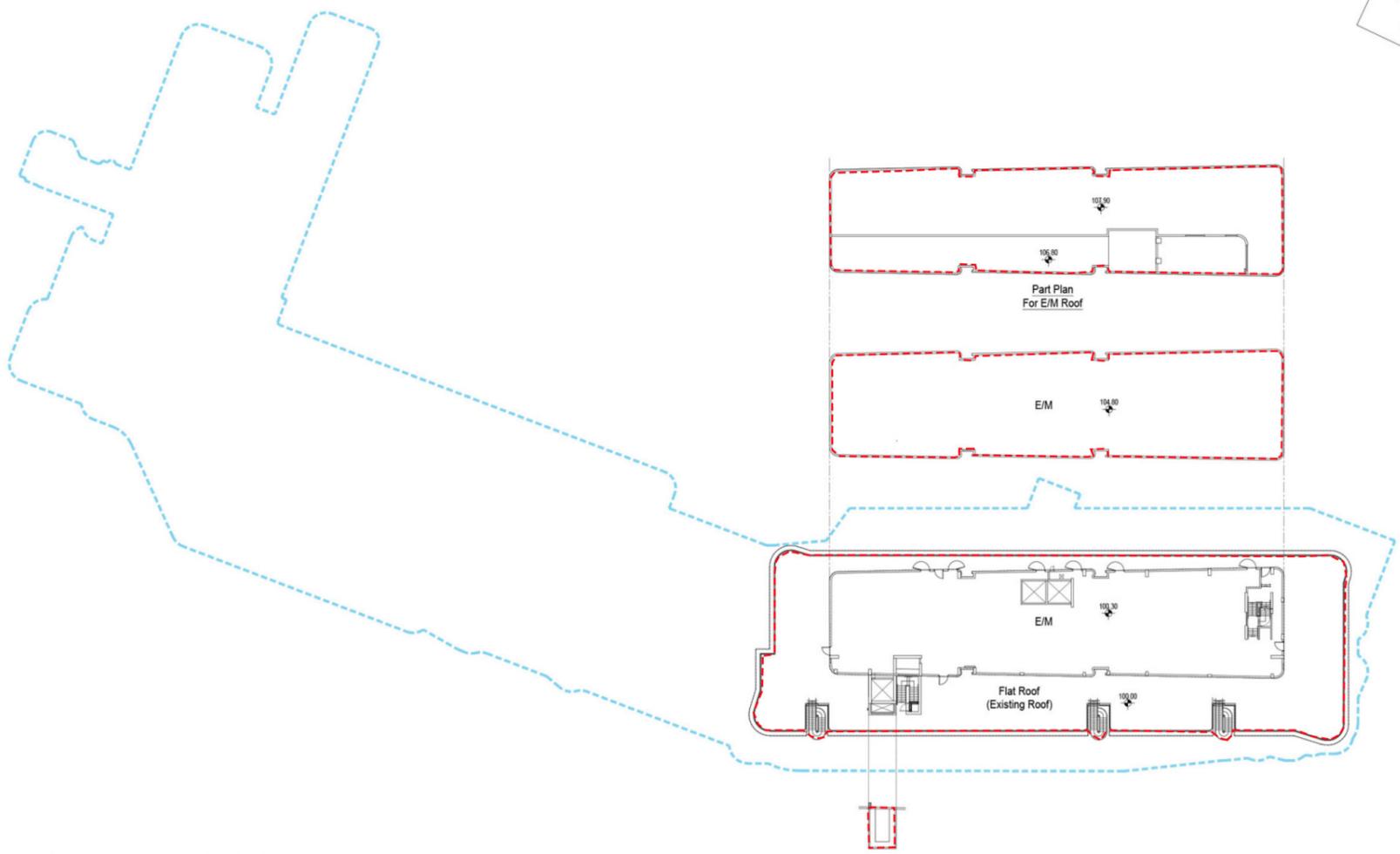
Proposed Layout

18/F - 21/F Layout Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale



Legend
 Building Outline Of The Application Premises
 Application Premises

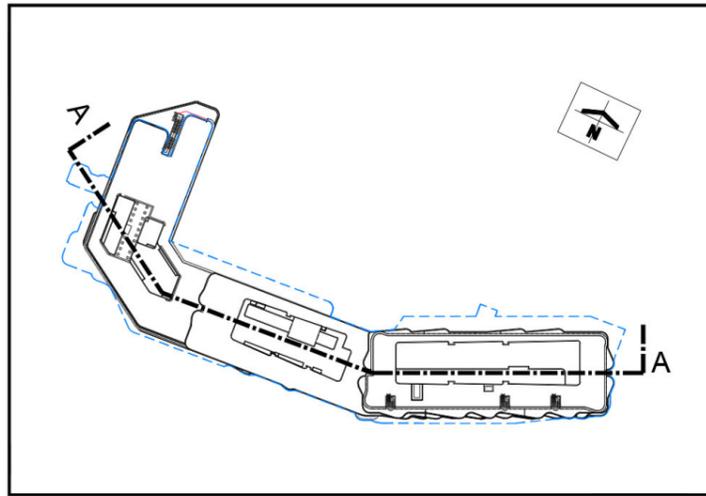
Existing Layout
 Roof Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale 0 5 10 15m



Legend
 Building Outline Of The Application Premises
 Application Premises

Proposed Layout
 Roof Plan
 Date : 28/1/2026
 Scale : 1 : 500 @ A3
 Scale 0 5 10 15m

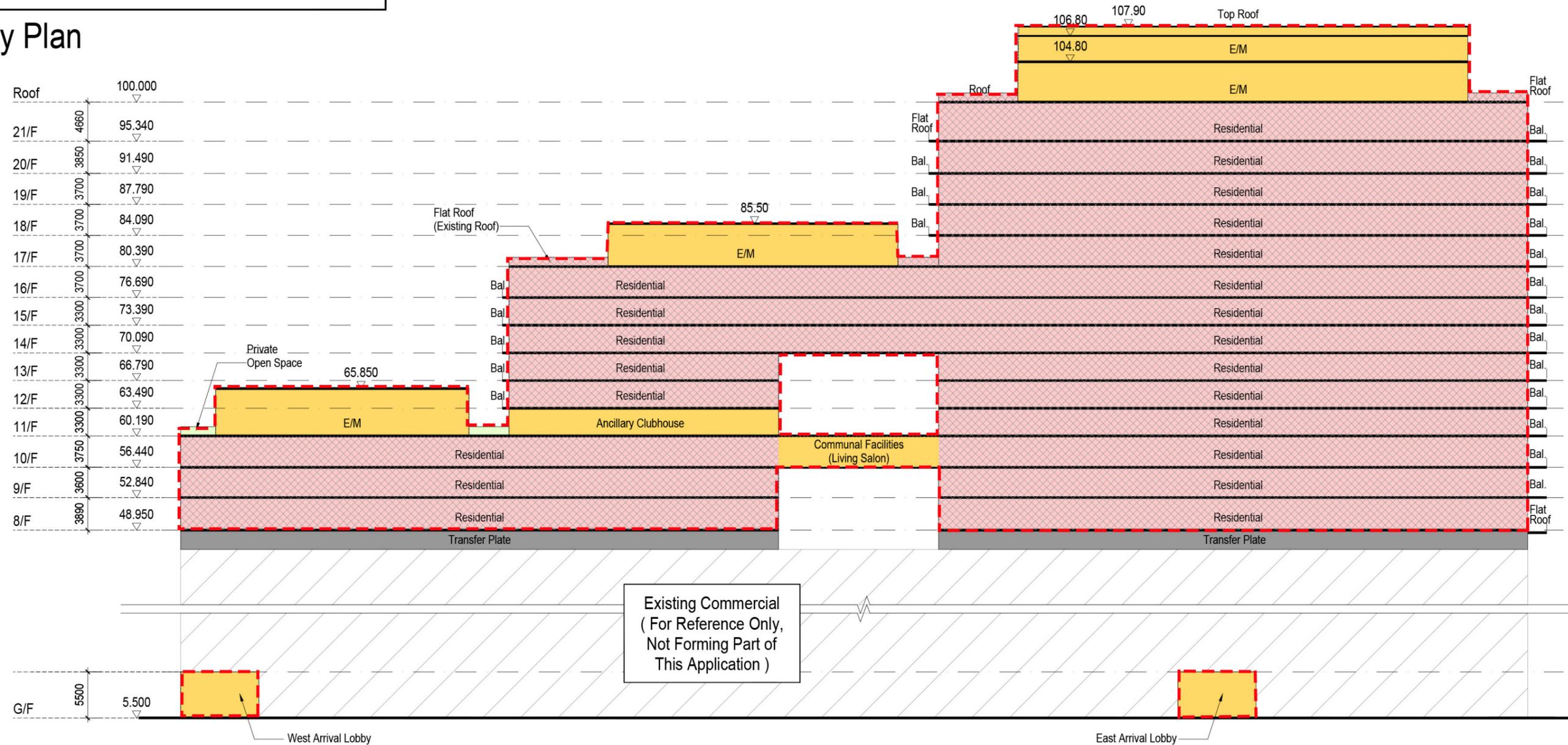
Note: Subjected to Detailed Design



Key Plan

Legend

- Building Outline Of The Application Premises
- Residential
- Building Core / Residential Ancillary Facilities
- Application Premises



Existing Commercial
(For Reference Only,
Not Forming Part of
This Application)

Note: subjected to detailed design

Section A-A
 Date : 27/8/2025
 Scale : 1 : 500 @ A3
 Scale