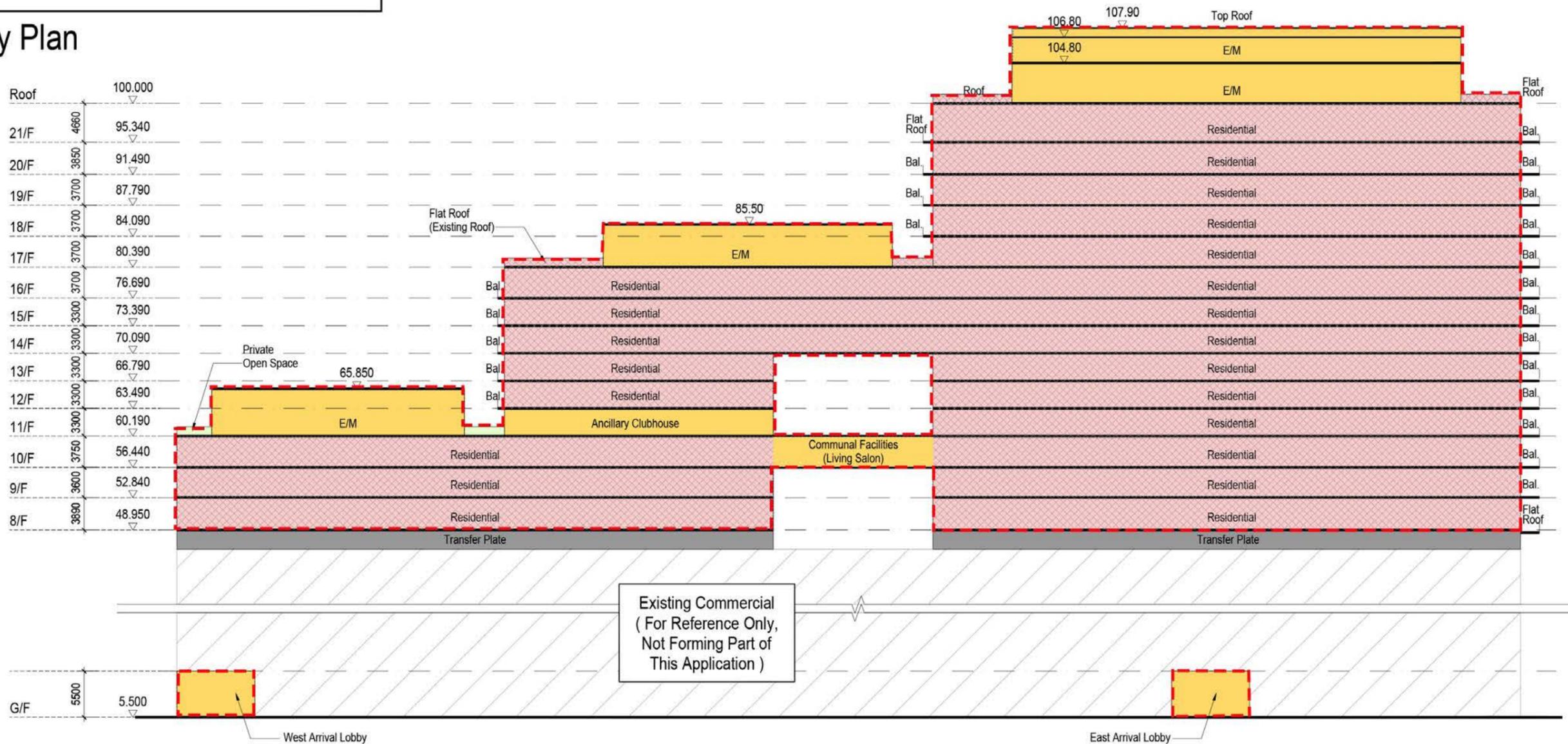


Key Plan

Legend

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



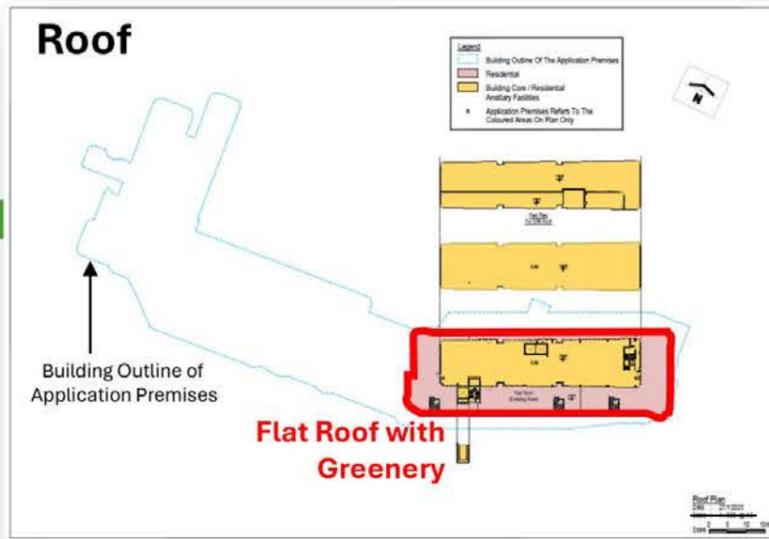
Note: subjected to detailed design

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

(資料來源: 由申請人於2026年3月6日提交的進一步資料)
 (Source : Further information submitted by the applicant on 6.3.2026)

參考編號 REFERENCE No. A/K1/273	繪圖 DRAWING A - 7
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Proposed Landscape Enhancements



The Applicant's efforts in offering a green environment at Victoria Dockside can be demonstrated via featuring a terraced greenery design – allowing for extensive urban greening, covering 30% of the site area.

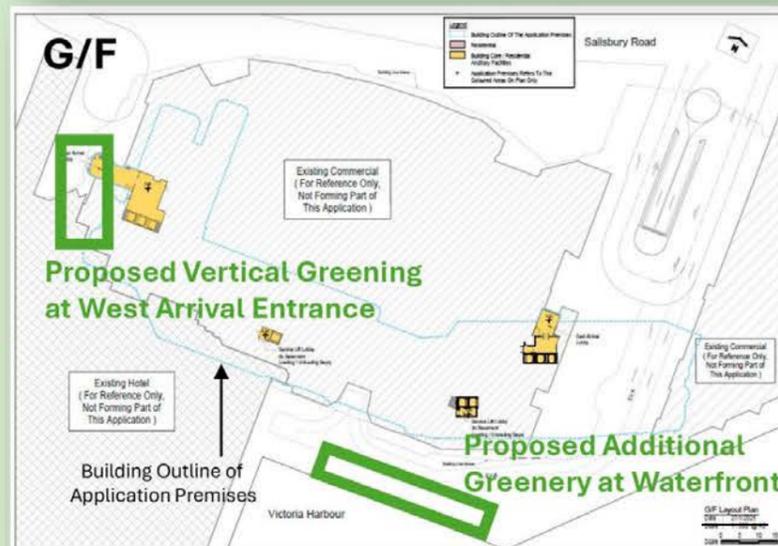
There is some existing greenery located at Roof Level. This greenery is not visible to the public.



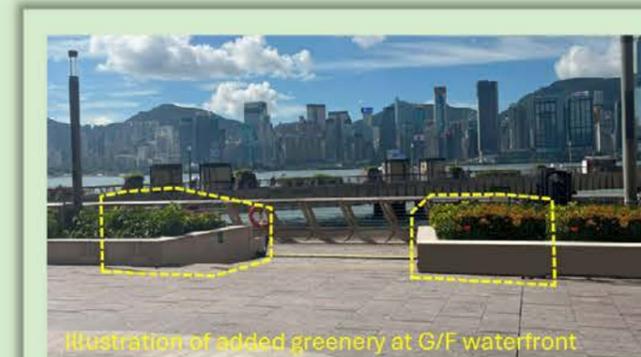
As part of the design enhancement proposal, it is proposed to relocate part of the greenery at Roof Level to lower levels, including 7/F (at the children's play area) and G/F (visible from pedestrian footpaths or waterfront promenade).

The greenery of approx. 80 sq.m. is proposed to be added to the "Peacock Playground" at K11 MUSEA, which is open to the public during mall operating hours. It is expected that this enhancement will enable a greater number of individuals to appreciate and enjoy the natural environment within the urban setting.

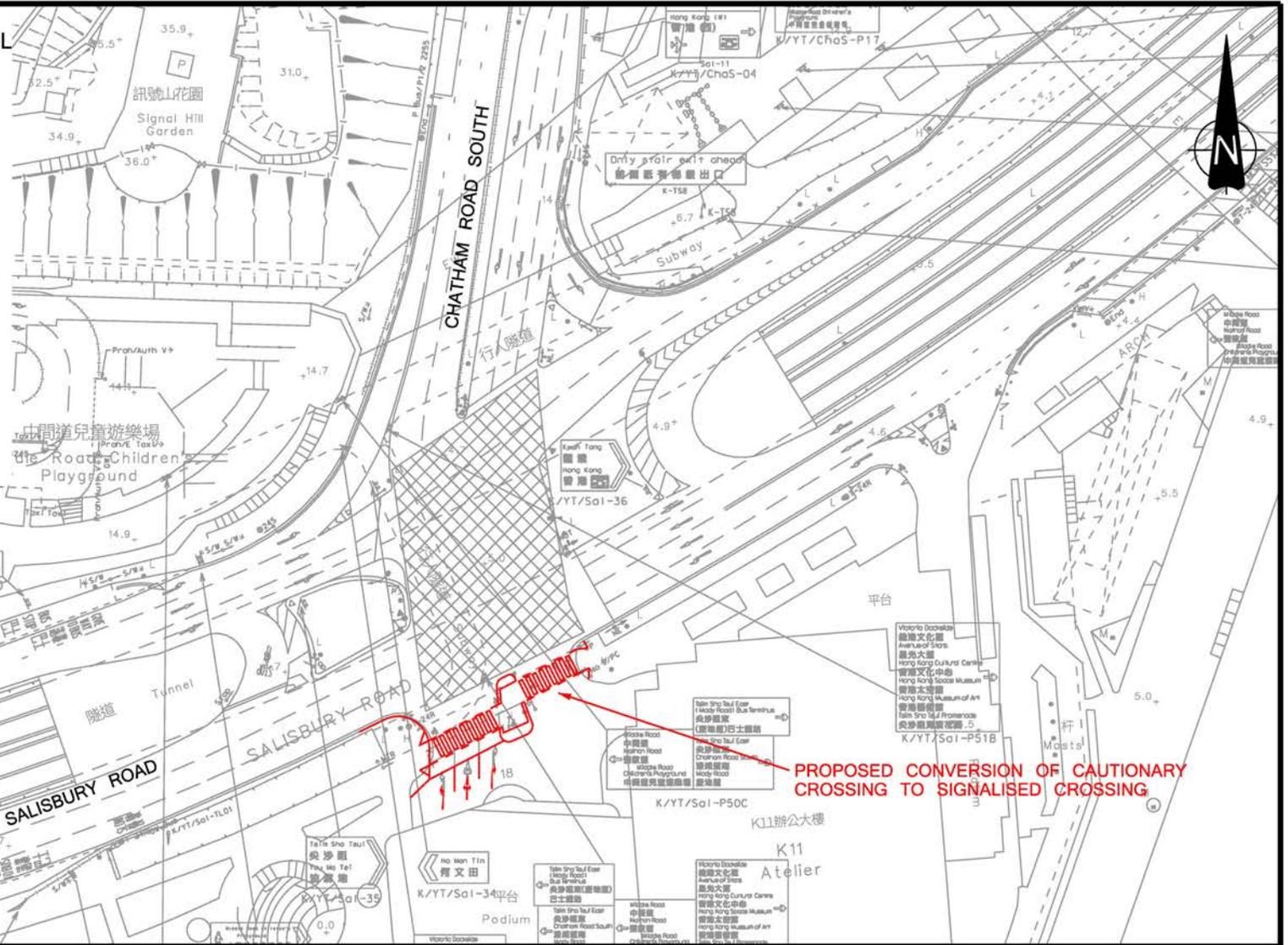
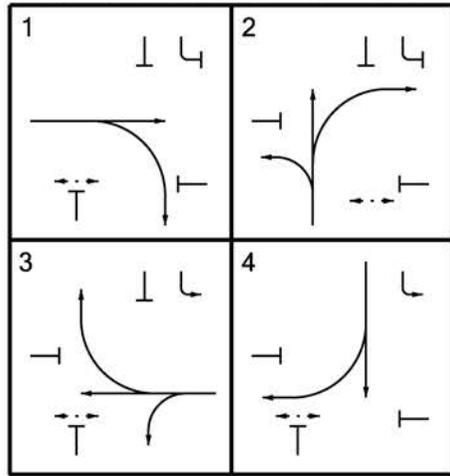
The proposed enhancements to greenery at G/F is two-fold: (1) introducing vertical greening at West Arrival Entrance of K11 ARTUS to create an inviting atmosphere; (2) enhancing the waterfront promenade with additional greenery, collectively yielding 60 sq.m. of additional pedestrian-level greenery. These improvements not only beautify the space but also promote sustainability and an enriched visitor experience.



There are some spatial challenges on the ground floor that limits any further addition of G/F greenery, including the presence of underground facilities e.g. basement vents, existing Emergency Vehicular Access, the need to maintain sufficient circulation and activity space, etc. Further review to the satisfaction of the authorities will be made during the future detailed design & General Building Plan stage.



PROPOSED METHOD OF CONTROL



PROPOSED CONVERSION OF CAUTIONARY CROSSING TO SIGNALISED CROSSING

Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
------	-------------	---------	------	------	-------------	---------	------	------	-------------	---------	------

Project Title
TRAFFIC CONSULTANCY SERVICES FOR VICTORIA DOCKSIDE, TSIM SHA TSUI

Drawing Title
POTENTIAL JUNCTION ENHANCEMENT AT CHATHAM ROAD SOUTH / SALISBURY ROAD (J4)

Designed WKY Checked CCN Scale 1:4000(A4) Date SEP 2025 Drawing No. 4.1 Rev. -



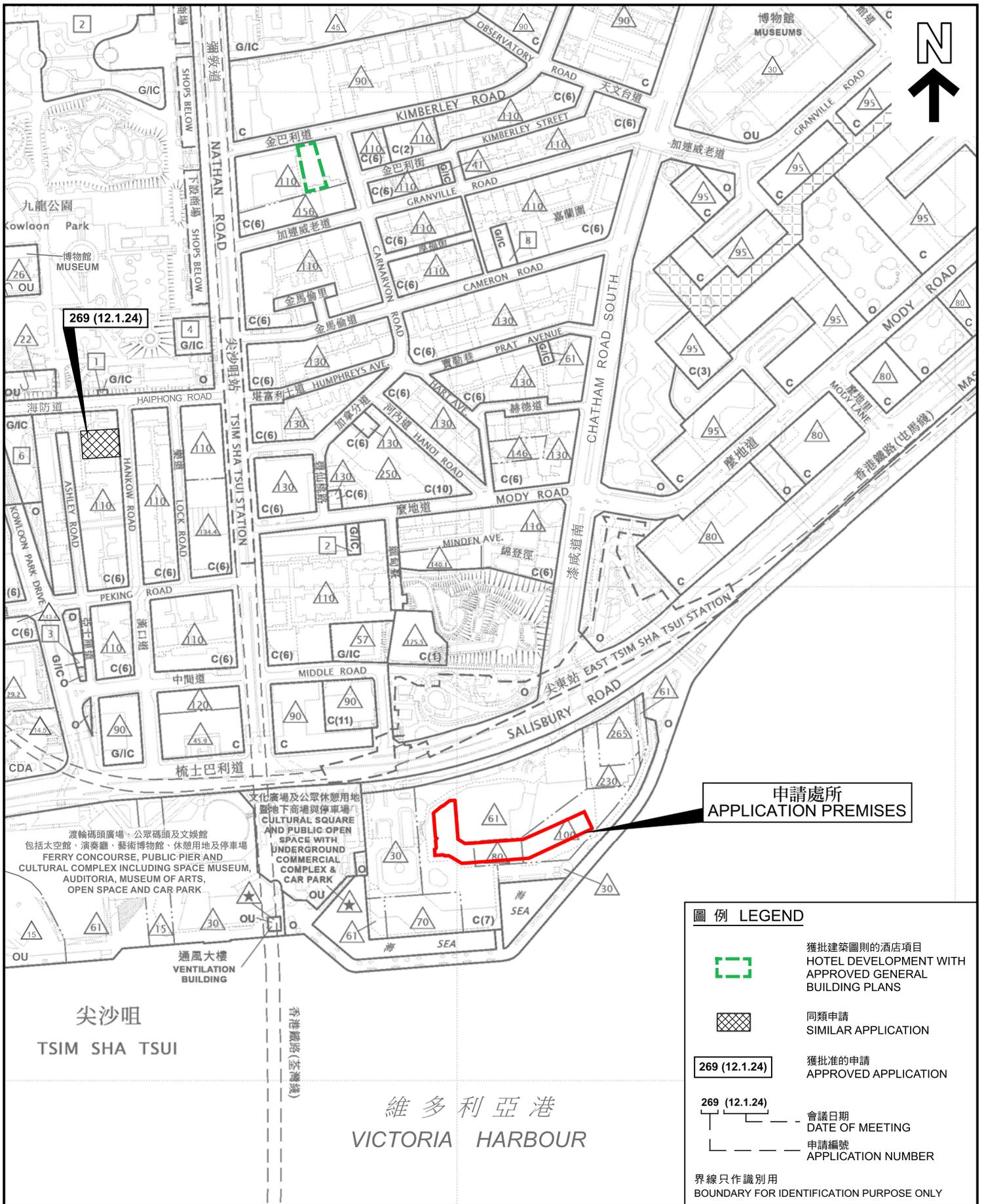
CHK50831710/TIA/F41.DGN/CKC/19SEP25

Original Size : A4

參考編號
 REFERENCE No.
A/K1/273

(資料來源:由申請人於2025年11月10日提交)
 (Source: Submitted by the applicant on 10.11.2025)

繪圖
 DRAWING
A - 9



位置圖 LOCATION PLAN

本摘要圖於2026年3月4日擬備，
所根據的資料為於2025年9月30日
核准的分區計劃大綱編號S/K1/30

EXTRACT PLAN PREPARED ON
4.3.2026 BASED ON OUTLINE ZONING
PLAN No. S/K1/30 APPROVED ON
30.9.2025

擬議分層住宅
(原址改建現有酒店式附服務設施住宅)
九龍尖沙咀梳士巴利道18號K11寓館
PROPOSED FLAT
(IN-SITU CONVERSION OF EXISTING HOTEL-LIKE SERVICE APARTMENT)
K11 ARTUS, 18 SALISBURY ROAD, TSIM SHA TSUI, KOWLOON

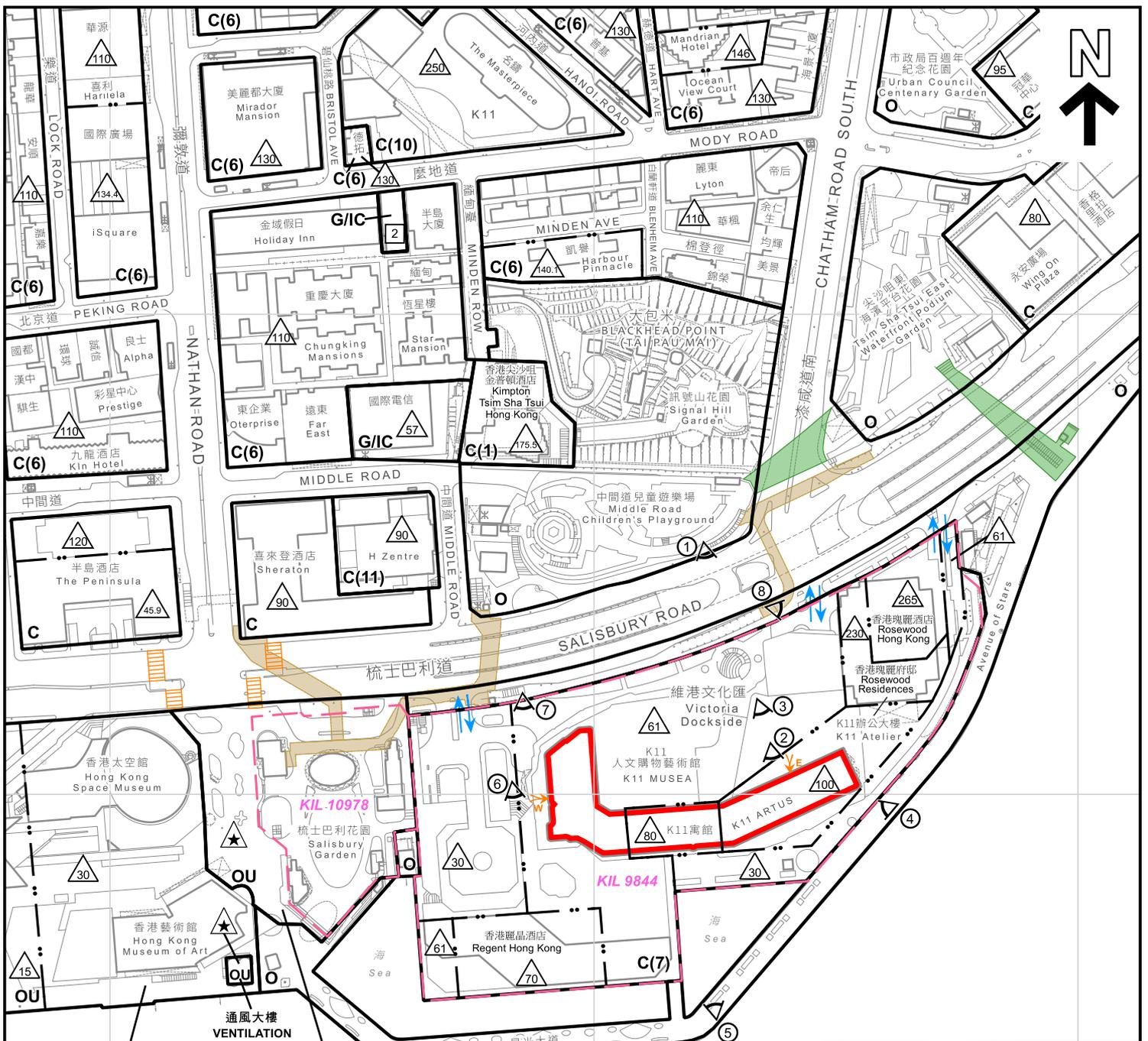
SCALE 1 : 5 000 比例尺
米 METRES 100 0 100 200 米 METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/K1/273

圖 PLAN
A - 1



渡輪碼頭廣場、公眾碼頭及文娛館包括太空館、演奏廳、藝術博物館、休憩用地及停車場
FERRY CONCOURSE, PUBLIC PIER AND CULTURAL COMPLEX INCLUDING SPACE MUSEUM, AUDITORIUM, MUSEUM OF ARTS, OPEN SPACE AND CAR PARK

文化廣場及公眾休憩用地暨地下商場與停車場
CULTURAL SQUARE AND PUBLIC OPEN SPACE WITH UNDERGROUND COMMERCIAL COMPLEX & CAR PARK

通風大樓
VENTILATION BUILDING

圖例 LEGEND

- 申請處所 (界線只作識別用)
APPLICATION PREMISES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 地段
LOT
- 行人燈號過路處
SIGNALISED PEDESTRIAN CROSSING
- 行人隧道
SUBWAY
- 行人天橋
ELEVATED WALKWAY
- 行人通道往東面/西面入口大堂
PEDESTRIAN ACCESS TO EASTERN / WESTERN ENTRANCE LOBBY
- 車輛出入口
VEHICULAR ACCESS

- C** 商業
COMMERCIAL
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- 90 最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRE)
- ★ 《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES
- 2 最高建築物高度 (樓層數目)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- ① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議分層住宅
 (原址改建現有酒店式附服務設施住宅)
 九龍尖沙咀梳士巴利道18號K11寓館

PROPOSED FLAT
 (IN-SITU CONVERSION OF EXISTING HOTEL-LIKE SERVICE APARTMENT)
 K11 ARTUS, 18 SALISBURY ROAD, TSIM SHA TSUI, KOWLOON

SCALE 1 : 3 000 比例尺



本摘要圖於2026年3月6日擬備，所根據的資料為測量圖編號11-SW-4B及D和11-SW-5A及C
 EXTRACT PLAN PREPARED ON 6.3.2026 BASED ON SURVEY SHEETS No. 11-SW-4B & D AND 11-SW-5A & C

規劃署
 Planning Department

參考編號
 REFERENCE No.
A/K1/273

圖 PLAN
A - 2



維多利亞港
VICTORIA HARBOUR

圖例 LEGEND

-  申請處所 (界線只作識別用)
- APPLICATION PREMISES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2026年3月6日擬備，
所根據的資料為地政總署於2025年3月22日
拍得的航攝照片編號E254958C
EXTRACT PLAN PREPARED ON
6.3.2026 BASED ON AERIAL PHOTO No.
E254958C TAKEN ON 22.3.2025 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議分層住宅
(原址改建現有酒店式附服務設施住宅)
九龍尖沙咀梳士巴利道18號K11寓館
PROPOSED FLAT
(IN-SITU CONVERSION OF EXISTING HOTEL-LIKE SERVICE APARTMENT)
K11 ARTUS, 18 SALISBURY ROAD, TSIM SHA TSUI, KOWLOON



規劃署
Planning Department

參考編號
REFERENCE No.
A/K1/273

圖 PLAN
A - 3



渡輪碼頭廣場、公眾碼頭及文娛館包括太空館、演奏廳、藝術博物館、休憩用地及停車場
FERRY CONCOURSE, PUBLIC PIER AND CULTURAL COMPLEX INCLUDING SPACE MUSEUM, AUDITORIUM, MUSEUM OF ARTS, OPEN SPACE AND CAR PARK

文化廣場及公眾休憩用地暨地下商場與停車場
CULTURAL SQUARE AND PUBLIC OPEN SPACE WITH UNDERGROUND COMMERCIAL COMPLEX & CAR PARK

圖例 LEGEND

申請處所(界線只作識別用途)
 APPLICATION PREMISES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

地面上的主要用途
MAIN LAND USES ABOVE GROUND

- 混合商業/住宅用途
MIXED COMMERCIAL / RESIDENTIAL USE
- 商業
COMMERCIAL
- 酒店
HOTEL
- 混合酒店/零售/辦公室用途
MIXED HOTEL / RETAIL / OFFICE USE
- 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

Dom% / Non-Dom% 混合用途發展的住用/非住用佔比
 DOMESTIC / NON-DOMESTIC PROPORTION OF MIXED USE DEVELOPMENT

- C** 商業
COMMERCIAL
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES

本摘要圖於2026年3月6日擬備，所根據的資料為測量圖編號11-SW-4B及D和11-SW-5A及C

EXTRACT PLAN PREPARED ON 6.3.2026 BASED ON SURVEY SHEETS No. 11-SW-4B & D AND 11-SW-5A & C

周邊土地的現有主要用途
EXISTING PREDOMINANT LAND USES IN THE SURROUNDING AREAS

擬議分層住宅
 (原址改建現有酒店式附服務設施住宅)
 九龍尖沙咀梳士巴利道18號K11寓館
PROPOSED FLAT (IN-SITU CONVERSION OF EXISTING HOTEL-LIKE SERVICE APARTMENT) K11 ARTUS, 18 SALISBURY ROAD, TSIM SHA TSUI, KOWLOON

SCALE 1 : 3 000 比例尺

米 METRES 50 0 50 100 米 METRES

規劃署
Planning Department

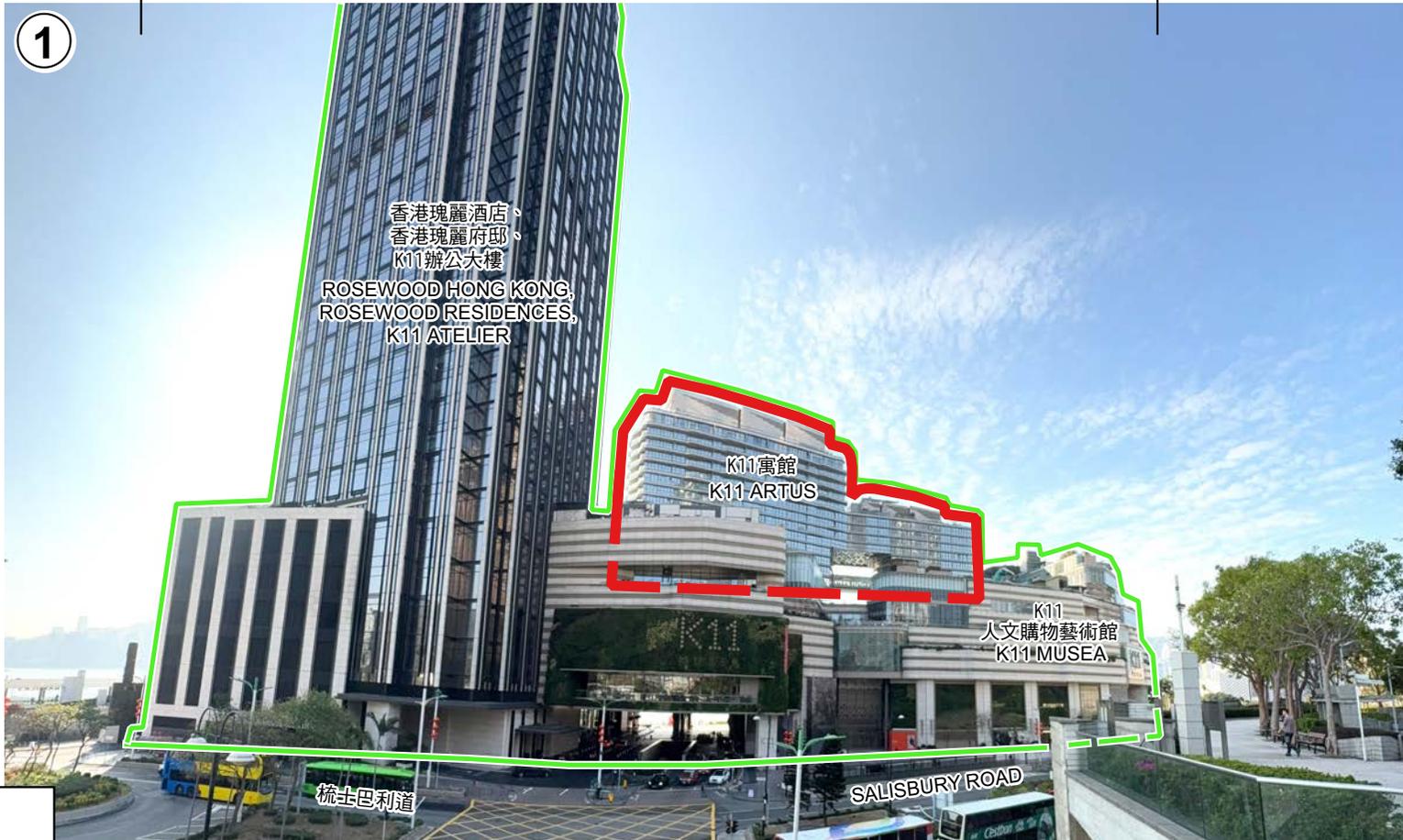
參考編號
 REFERENCE No.
A/K1/273

圖 PLAN
A - 4

維港文化匯
VICTORIA DOCKSIDE

高層建築
HIGH-RISE BLOCK

低層建築
LOW-RISE BLOCK



圖例 LEGEND

-  申請處所
APPLICATION PREMISES
-  維港文化匯
VICTORIA DOCKSIDE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

擬議分層住宅
(原址改建現有酒店式附服務設施住宅)
九龍尖沙咀梳士巴利道18號K11寓館

PROPOSED FLAT
(IN-SITU CONVERSION OF EXISTING HOTEL-LIKE SERVICE APARTMENT)
K11 ARTUS, 18 SALISBURY ROAD, TSIM SHA TSUI, KOWLOON



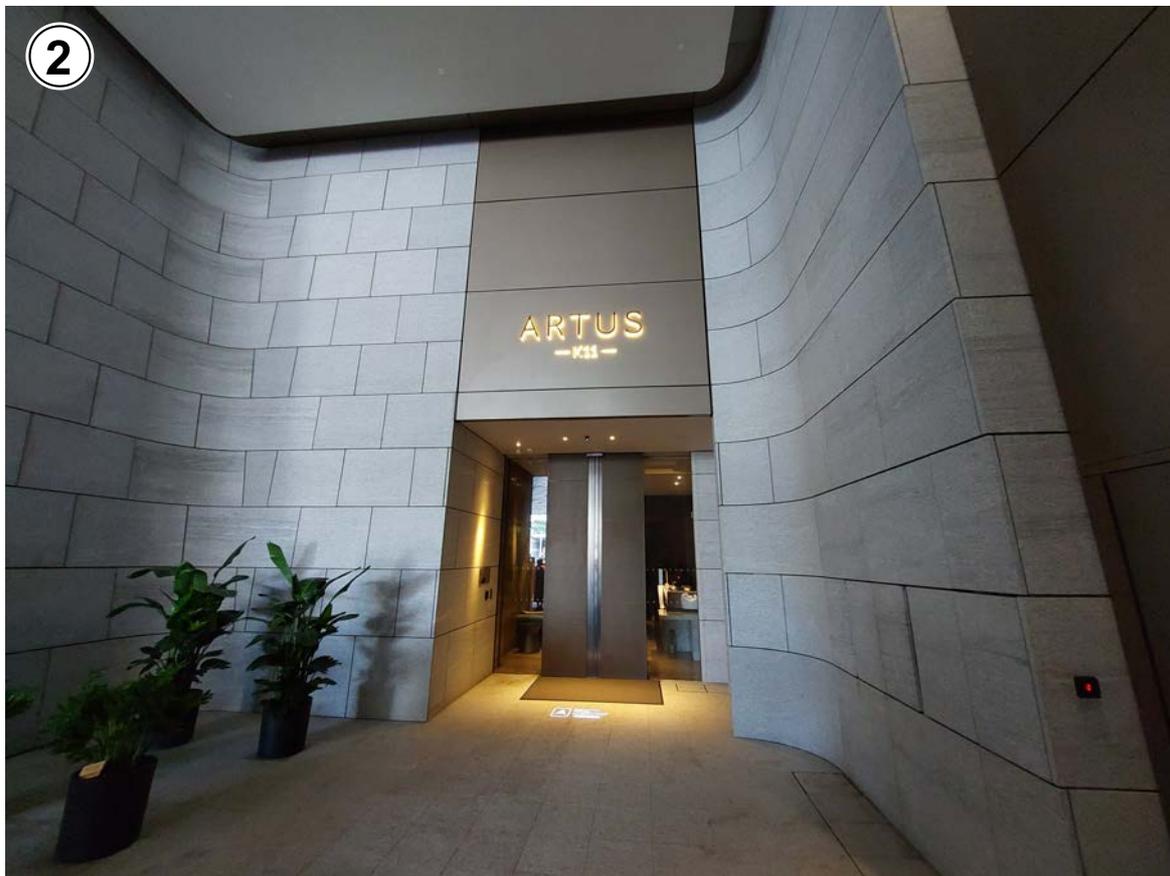
規劃署
Planning Department

本圖於2026年2月27日擬備，所根據的資料為攝於2026年2月11日的實地照片

PLAN PREPARED ON 27.2.2026
BASED ON SITE PHOTO
TAKEN ON 11.2.2026

參考編號
REFERENCE No.
A/K1/273

圖 PLAN
A - 5a



地面東面入口大堂
G/F EASTERN ENTRANCE LOBBY



東面入口大堂
EASTERN ENTRANCE LOBBY

實地照片 SITE PHOTOS

擬議分層住宅
(原址改建現有酒店式附服務設施住宅)
九龍尖沙咀梳士巴利道18號K11寓館

PROPOSED FLAT
(IN-SITU CONVERSION OF EXISTING HOTEL-LIKE SERVICE APARTMENT)
K11 ARTUS, 18 SALISBURY ROAD, TSIM SHA TSUI, KOWLOON



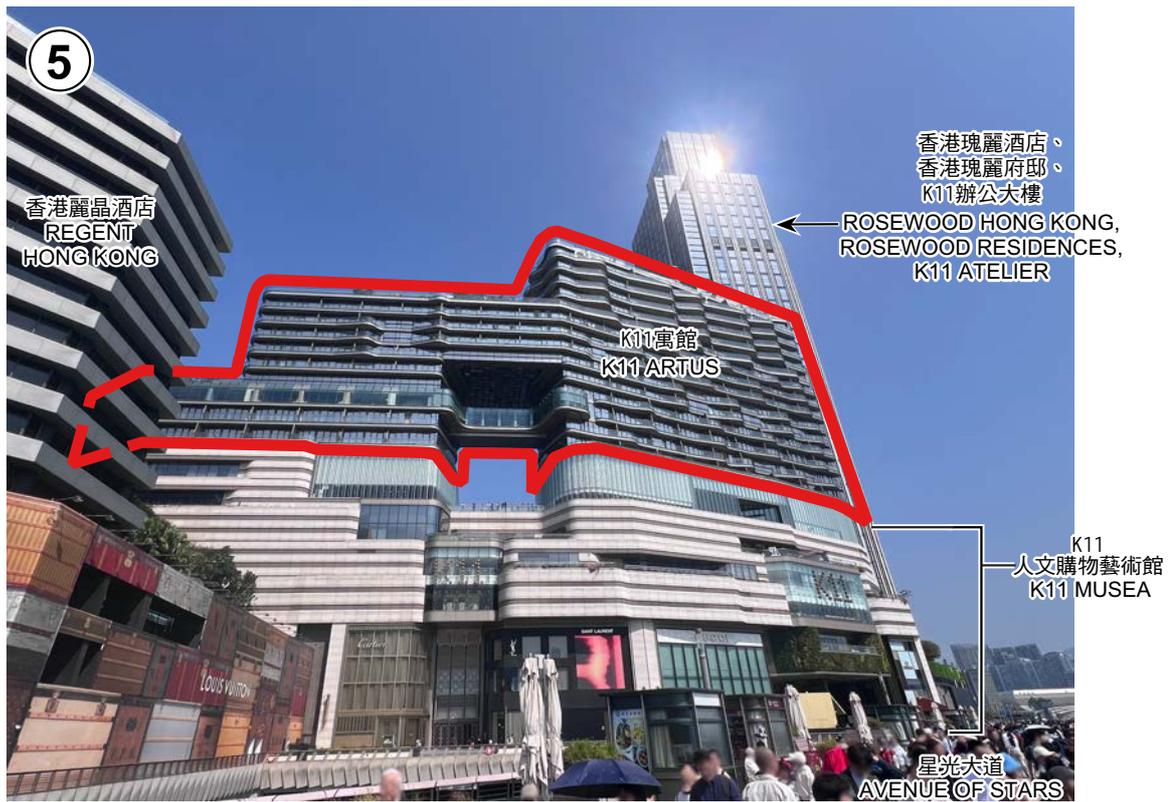
規劃署
Planning Department

參考編號
REFERENCE No.
A/K1/273

圖 PLAN
A - 5b

本圖於2026年2月27日擬備，所根據的資料為攝於2025年11月14日及2026年2月11日的實地照片

PLAN PREPARED ON 27.2.2026
BASED ON SITE PHOTOS
TAKEN ON 14.11.2025 AND 11.2.2026



圖例 LEGEND

- 申請處所 APPLICATION PREMISES
- 界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2026年2月27日擬備，所根據的資料為攝於2026年2月19日的實地照片
 PLAN PREPARED ON 27.2.2026
 BASED ON SITE PHOTOS
 TAKEN ON 19.2.2026

擬議分層住宅
 (原址改建現有酒店式附服務設施住宅)
 九龍尖沙咀梳士巴利道18號K11寓館
 PROPOSED FLAT
 (IN-SITU CONVERSION OF EXISTING HOTEL-LIKE SERVICE APARTMENT)
 K11 ARTUS, 18 SALISBURY ROAD, TSIM SHA TSUI, KOWLOON



規劃署
 Planning Department

參考編號
 REFERENCE No.
A/K1/273

圖 PLAN
A - 5c



地面西面入口大堂
G/F WESTERN ENTRANCE LOBBY



西面入口大堂
WESTERN ENTRANCE LOBBY

實地照片 SITE PHOTOS

擬議分層住宅
(原址改建現有酒店式附服務設施住宅)
九龍尖沙咀梳士巴利道18號K11寓館

PROPOSED FLAT
(IN-SITU CONVERSION OF EXISTING HOTEL-LIKE SERVICE APARTMENT)
K11 ARTUS, 18 SALISBURY ROAD, TSIM SHA TSUI, KOWLOON



規劃署
Planning Department

參考編號
REFERENCE No.
A/K1/273

圖 PLAN
A - 5d

本圖於2026年2月27日擬備，所根據的資料為攝於2025年11月14日及2026年2月11日的實地照片

PLAN PREPARED ON 27.2.2026
BASED ON SITE PHOTOS
TAKEN ON 14.11.2025 AND 11.2.2026

8

香港瑰麗酒店、
香港瑰麗府邸、
K11辦公大樓
ROSEWOOD HONG KONG,
ROSEWOOD RESIDENCES,
K11 ATELIER

K11
人文購物藝術館
K11 MUSEA

梳士巴利道
SALISBURY ROAD

LOOK RIGHT
向右

擬議的行人燈號過路處
PROPOSED SIGNALISED
PEDESTRIAN CROSSING

實地照片 SITE PHOTO

擬議分層住宅
(原址改建現有酒店式附服務設施住宅)
九龍尖沙咀梳士巴利道18號K11寓館

PROPOSED FLAT
(IN-SITU CONVERSION OF EXISTING HOTEL-LIKE SERVICE APARTMENT)
K11 ARTUS, 18 SALISBURY ROAD, TSIM SHA TSUI, KOWLOON



規劃署
Planning Department

參考編號
REFERENCE No.
A/K1/273

圖 PLAN
A - 5e

本圖於2026年2月26日擬備，所根據的資料為攝於2025年11月14日的實地照片

PLAN PREPARED ON 26.2.2026
BASED ON SITE PHOTO
TAKEN ON 14.11.2025