

TOWN PLANNING BOARD

TPB Paper No. 11069

**For Consideration by
the Town Planning Board on 17.7.2026**

**REVIEW OF APPLICATION NO. A/K1/273
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed Flat (In-situ Conversion of Existing Hotel-like Service Apartment)
in “Commercial (7)” Zone**

K11 ARTUS, 18 Salisbury Road, Tsim Sha Tsui, Kowloon

REVIEW OF APPLICATION NO. A/K1/273
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

- Applicant** : Hong Kong Island Development Limited represented by Arup Hong Kong Limited
- Premises** : K11 ARTUS, 18 Salisbury Road, Tsim Sha Tsui, Kowloon
- Floor Area** : About 33,358m²
- Lease** : 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 the 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”
(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 GFA of 324,078m²
(b) maximum building heights ranging from 30 to 265 metres above Principal Datum
- Application** : Proposed Flat (In-situ Conversion of Existing Hotel-like Service Apartment)
- MPC’s Decision** : Rejected on 13.3.2026
- Subject of Review** : To review the Metro Planning Committee (MPC)’s decision to reject the application

1. Background

- 1.1 On 10.11.2025, the applicant sought planning permission for proposed flat (in-situ conversion of existing hotel-like service apartment) at the application premises (**Plan R-1**) under section 16 of the Town Planning Ordinance (the Ordinance). On 13.3.2026, the MPC of the Town Planning Board (the Board) decided to reject the application.
- 1.2 On 17.4.2026, the applicant applied, under Section 17(1) of the Ordinance, for a review of the MPC's decision to reject the application. The application is scheduled for consideration by the Board at this meeting.

2. Request for Deferment

On 24.6.2026, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months in order to allow more time for preparation of further information (FI) to address departmental comments (**Annex A**).

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 Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address departmental comments.
- 3.2 Should the Board agree to defer making a decision on the review application, the application will be submitted to the Board for consideration within three 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 Board's consideration. The applicant should be advised that the Board 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 Board 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 to the Board for consideration at the next meeting.

5. Attachments

Annex A	Letter dated 24.6.2026 from the applicant's representative
Plan R-1	Location plan

**PLANNING DEPARTMENT
JULY 2026**