

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport that:
 - (i) the proposed setback area shall be managed and maintained by the applicant and shall properly tie in with the public road; and
 - (ii) during the subsequent development/operation stage, the applicant is encouraged to explore with the nearby stakeholders on the provision of appropriate traffic improvement/management measures at Kimberley Road, subject to the agreement from her department and other relevant departments.

- (b) to note the comments of the Chief Highway Engineer/Kowloon, Highways Department (HyD) that:
 - (i) as requested by the Transport Department, HyD will modify the existing road marking at Kimberley Road before the occupation of the proposed development. The applicant is reminded to incorporate the proposed road marking layout into the future design of the proposed development; and
 - (ii) according to the submission, the proposed greenery area is located within the proposed setback area, which is within private lot and therefore shall be managed and maintained by the applicant.

- (c) to note the comments of the Director of Environmental Protection that the implementation of local sewer connection and upgrading works shall meet the satisfaction of the Drainage Services Department.

- (d) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that:
 - (i) all building works are subject to the compliance with the Buildings Ordinance (BO) and its allied regulations; and
 - (ii) detailed comments under the BO on individual sites for private development such as permissible plot ratio, site coverage (SC), means of escape, emergency vehicular access and/or access roads, open space, barrier free access and facilities, and compliance with the sustainable building design guidelines, etc. will be formulated at building plans submission stage. In particular, the strip of land at the rear of the Site with right-of-way shall not be built in, over, upon or under for compliance with the BO during building plans submission stage.

- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) for compliance of SC of greenery requirements under Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152, submission should be made to BD for comment and approval; and

- (ii) for the proposed edge planters on various floors, maintenance access to these planters should be considered.
- (f) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.
- (g) to note the comments of the Chief Officer (Licensing Authority), Home Affairs Department that:
 - (i) a copy of the occupation permit or acknowledgement letter for the proposed hotel should be submitted to his office when making an application under the Hotel and Guesthouse Accommodation Ordinance (HAGAO), Cap. 349; and
 - (ii) the licensing requirements will be formulated after inspections by Building Safety Unit and Fire Safety Team of his office upon receipt of application under HAGAO.

Urgent Return receipt Expand Group Restricted Prevent Copy

From:
Sent: 2025-09-02 星期二 03:21:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/K1/272 Champagne Court B Block, 16 Kimberley Road, TST

A/K1/272

Kowloon Inland Lot No. 6022 S.B RP, 16 Kimberley Road, Tsim Sha Tsui

Site area: About 1,141.12sq.m

Zoning: "Commercial (6)"

Applied development: 159 Room Hotel / PR 15 / 154mPD / 35 Vehicle Parking

Dear TPB Members,

Ah, Champagne Court, B Block, a building with wide corridors, excellent ventilation and large units that was reduced to a warehouse as the developer bought up the units. I know, I was one of the tenants forced to move out when Henderson agents gradually acquired units and converted them into one-woman brothels and we had hamsap men knocking on our door at all hours.

Once most of the units were acquired the windows were boarded up, making that part of Kimberley Road look like an abandoned tenement for many years.

Henderson finally gave up hope on acquiring A Block and the building was demolished earlier this year.

So now the developer wants to max out with a development that is almost 160mts, see the plans, not the 140 stated in the application. So the same height as The One that, we were told at the time, was an exception to the 110mt height restriction as it would be an Iconic Landmark.

This site is wedged between the Mira Hotel, 110mt and Block A with an uncertain redevelopment time line, so the proposed height is not in line with the stepped building height of the district and not in line with the many recently constructed/under construction towers on Cameron Road.

The Applicant states that "the proposed building height aligns with adjoining Yau Ma Tei OZP's BHR of 140mPD". This is not acceptable as YMT is further north and has a diverse planning intention to TST.

Of most concern is the Site Coverage: Above 15m 米以上: Not more than 不多於 92%.

So, Applicant wants the additional PR while ignoring the SC conditions for such a site. While the podium to 15mt can cover the footprint, above this the building should be between 60 and 65SC.

In addition, the applicant is proposing to build over the back lane that separates and provides ventilation between The One and Champagne Court. This would also impact access to emergency services in case of incident at wither location.

The differences between this plan and that of a site of a similar size on Hankow Road are striking:

https://www.tpb.gov.hk/en/plan_application/A_K1_271/Planning_Statement_1.pdf.

There is also the issue that Kimberley Road is a narrow two lane street and the additional height and bulk would block ventilation and penetration of natural light to the street.

Re traffic impact, the drop off/pick up is directly opposit the entrance to the public parking facilities and already a traffic black spot and dangerous for pedestrians.

Zero greening measures proposed. Not even some stunted Xmas trees like those sad specimens in front of the Mira Hotel on Nathan Road.

The developer having degraded the local ambiance for more than two decades, I snow intent on turning the street into a dark canyon. The Mira footbridge already cuts off light.

TST is popular with tourists for its street life. Lining the streets with tall walls is not in line with a people friendly environment.

This site comes with a history of exploitation and intimidation. The developer should not be rewarded with bonus development rights not granted to the operators of other lots in the district.

The application should be rejected.

Mary Mulvihill

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tpbpd/PLAND

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寄件者: [REDACTED]
寄件日期: 2025年12月10日星期三 12:15
收件者: tpbpd/PLAND
主旨: Fwd: A/K1/272 Champagne Court B Block, 16 Kimberley Road, TST
類別: Internet Email

Dear Members,

The links are images of the building and what the developer inflicted on the local community for many years.

Hong Kong Snapshot (108) Champagne Court, icon of brothels 香港隨拍(108) 香檳大廈，一代 「性」地沒落

<https://steemit.com/travel/@aaronli/hongkongsnapshot108champagnecourticonofbrothels108-1k5t321b0z>

**HK TST 尖沙咀 Tsim Sha Tsui 金巴利道 16-20 Kimberley Road 香檳大廈 Champagne Court
August 2022 Px3 01.jpg**

https://commons.wikimedia.org/wiki/File:HK_TST_%E5%B0%96%E6%B2%99%E5%92%80_Tsim_Sha_Tsui_%E9%87%91%E5%B7%B4%E5%88%A9%E9%81%93_16-20_Kimberley_Road_%E9%A6%99%E6%AA%B3%E5%A4%A7%E5%BB%88_Champagne_Court_August_2022_Px3_01.jpg

The renovation contractors are not the only operators who should be investigated for malpractice. Developers have been allowed to engage in shady practices that has fuelled the disregard for regulations endemic in property development.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 10 December 2025 2:52 AM HKT
Subject: Re: A/K1/272 Champagne Court B Block, 16 Kimberley Road, TST

Dear TPB Members,

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Note that the VIA does not provide a realistic image of the impact the development would have on the penetration of sunlight to the very narrow two lane Kimberley Road. See Fig 4.5 that shows the street bathed in sunlight. However this is a fake representation as sunlight would be blocked at this angle.

There is no indication of the impact from Carnarvon Road heading uphill to Kimberley, one of the most busy thoroughfares in TST.

In addition any visuals provided by Henderson should be considered in the context that the developer boarded up the windows of Champagne Court B Block with plywood when it was converted into a brothel. This was a fire hazard that for some reason Fire Services failed to address. There was considerable adverse impact on the community for much of two decades. This developer has no interest in providing a pleasant outcome for the community.

Earlier this month at the Business of Design Week forum Ma Yansong, founder of MAD Architects pointed to the city's extreme density as a core issue. "People live too densely. **Very tall buildings are right next to each other. This is really ... too dense,**" Ma said.

Citing New York City as a model, Ma suggested zoning reforms that require buildings to "set back" at certain heights to allow sunlight and ventilation. "The key is to have regulations formulated starting from 'living quality,' not just because land is scarce," he said. Such planning, he argued, could improve both safety and liveability.

But here there would be effectively the two twin tower effect, there is little distance between the planned development and The One. Moreover, the additional height permitted at The One was that it would be a 'landmark' building.

If approval is granted, when Block A is eventually redeveloped it would have to be allowed to build to the same height, as would the Mira Hotel that will surely be demolished and redeveloped once this project is completed. The result would be a gigantic wall between Granville and Kimberley Road. This would eliminate the stepped height that was intended to ensure a gradual increase in height from TST via Yau Ma Tei to Mongkok that would allow more residents to enjoy the panorama.

The height limits were intended to provide a better living environment and should be respected.

Mary Mulvihill

tpbpd/PLAND

Seq 2 3

寄件者: [REDACTED]
寄件日期: 2026年04月08日星期三 2:18
收件者: tpbpd/PLAND
主旨: Re: A/K1/272 Champagne Court B Block, 16 Kimberley Road, TST
類別: Internet Email

Dear TPB Members,

With regard to the additional information provided.

Re visual impact, note the angles used are all from a distance. There is no indication of the impact of such a high building on the narrow Kimberley Road and the diminishing penetration of natural light and ventilation. The set back to the Mira side does not commence until the 9th floor so the podium is almost 40mts in height.

With regard to the support of the Tourism Commission, members should note that the contribution to the supply of hotels rooms is not great. Only half of the hotel will be devoted to accommodation, the floors below the 19th are in fact all restaurants and function rooms. This is a very high ratio of general public use to hotel accommodation.

Members should also question what plans Henderson has for the Mira Hotel as it could be that it will be demolished once the new development is built and developer will then apply for similar height that would great impact Nathan Road.

As for green measures. Suggest members check out the dwarf 'Xmas trees' in planters on Nathan pavement in front of Mira that are currently its only contribution to the greening of this corner of TST.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 10 December 2025 12:14 PM HKT
Subject: Fwd: A/K1/272 Champagne Court B Block, 16 Kimberley Road, TST

Dear Members,

The links are images of the building and what the developer inflicted on the local community for many years.