

**Far Union Investment Limited**

72-76/F, Two International Finance Centre,  
8 Finance Street, Central, Hong Kong

TPB Ref.: TPB/A/K1/272  
Our Ref.: K1/272\_20251112  
Date: 17 November 2025

**By Post and Email**  
(tpbpd@pland.gov.hk)

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong.

Dear Sir,

**s.16 Application No. A/K1/272**  
**Proposed Minor Relaxation of Building Height and**  
**Plot Ratio Restrictions for Permitted Hotel Use**  
**at Kowloon Inland Lot No. 6022 S.B RP, 16 Kimberley Road, Tsim Sha Tsui, Kowloon**  
*Further Information (correspondence with Commissioner for Tourism)*

This Further Information is provided for the record of a submitted letter which is intended to formally request the Commissioner for Tourism's support for the proposed development. Kindly follow up directly with the Commissioner to obtain confirmation of their support.

Please do not hesitate to contact Dr Owen Yue at [REDACTED] if you require further clarification.

Yours faithfully,

*For and on behalf of*  
**FAR UNION INVESTMENT LIMITED**  
**高遠投資有限公司**

.....  
*Authorized Signature(s)*



[Encl.] Letter w/o Appendices



HENDERSON LAND DEVELOPMENT COMPANY LIMITED

恒基兆業地產有限公司

24<sup>th</sup> October 2025

Mrs. CHEUNG FUNG Wing Ping, Angelina, JP  
Commissioner for Tourism  
Tourism Commission  
11/F, Hong Kong Li-Ning Building,  
218 Electric Road, Fortress Hill,  
Hong Kong

By email and by post

Dear Mrs. Cheung,

Support for Proposed Hotel Development in Tsim Sha Tsui

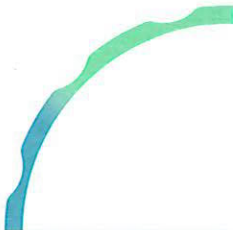
We are writing to seek your support from tourism policy perspective for our “Section 16 Planning Application for Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions at 16 Kimberly Road, Tsim Sha Tsui, Kowloon” (Application No. A/K1/272) to the Town Planning Board.

The proposed hotel development is a 35-storey building at 140mPD height with a total of 159 hotel units including two storey of basement car parks to be completed in 2029/2030. The planning application seeks a Plot Ratio relaxation from 12 to 15 and a Building Height Restriction relaxation from 110mPD to 140mPD to facilitate the hotel development.

The minor relaxations are justified by planning merits, compatibility with adjoining area, and alignment with broader planning context (tourist area Yau Tsim Mong). These minor relaxations can significantly increase the number of hotel units from 99 in the original scheme to 159 in the proposed scheme, and incentivize the redevelopment of this aging building of about 70 years old.

The Government’s 2030+ Strategic Directions have fostered the planning intention to create capacity for sustaining economic growth and broadening economic base, e.g. providing planning support to reinforce Hong Kong as a world-class premier tourism destinations. In order to fulfil such strategic direction, hotel facilities would not be overlooked and should be encouraged.

On the other hand, the Culture, Sports and Tourism Bureau has clearly identify that the 10 places most visited among overnight visitors (first 6 months of 2024), Tsim Sha Tsui is the top priority area. Tsim Sha Tsui is home to major attractions such as the West Kowloon Cultural District, “Kowloon Lan Kwai Fong,” the Avenue of Stars,





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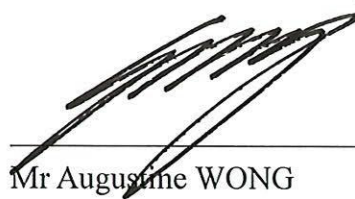
Ocean Terminal, and the iconic Star Ferry. Expanding accommodation here directly supports the Government's economic development goals and the "Mega Event" campaign. Yet, the Tsim Sha Tsui district has seen only one new quality hotel development in recent years, and URA urban renewal projects focus mainly on housing, leaving commercial needs unmet.

In view of the Government continuing to promote mega events and co-ordinate with key sectors such as retail, catering and hotel industries, we intend to optimize the use of the application site by redeveloping the existing old building into a hotel. The proposed hotel will cater to high-value tourists, supporting the government's tourism development objectives and meeting the strong demand for hotel rooms in this leading tourist district.

The support from the Tourism Commission will definitely strengthen our application and help ensure Hong Kong can host more overnight visitors and contribute to sustaining our tourism economy. We sincerely hope you will lend your full support. Should you require further details or supporting information, please feel free to contact our Mr Mark Fu at [REDACTED] or the undersigned at [REDACTED].

Thank you for your attention.

Yours faithfully,



Mr Augustine WONG

Executive Director

Henderson Land Development Company Limited

Copied to:

DPO/TWK - Mr. Steven Sui (By email to [REDACTED] only)

Attachment:

1. Planning Statement for the application
2. Master Layout Plan and Section Plan
3. Traffic Impact Assessment Report

