

SECTION 16 PLANNING APPLICATION FOR PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS AT 16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



**P&T Architects Limited**  
**巴馬丹拿建築師有限公司**

www.p-t-group.com T: 852-2575 6575

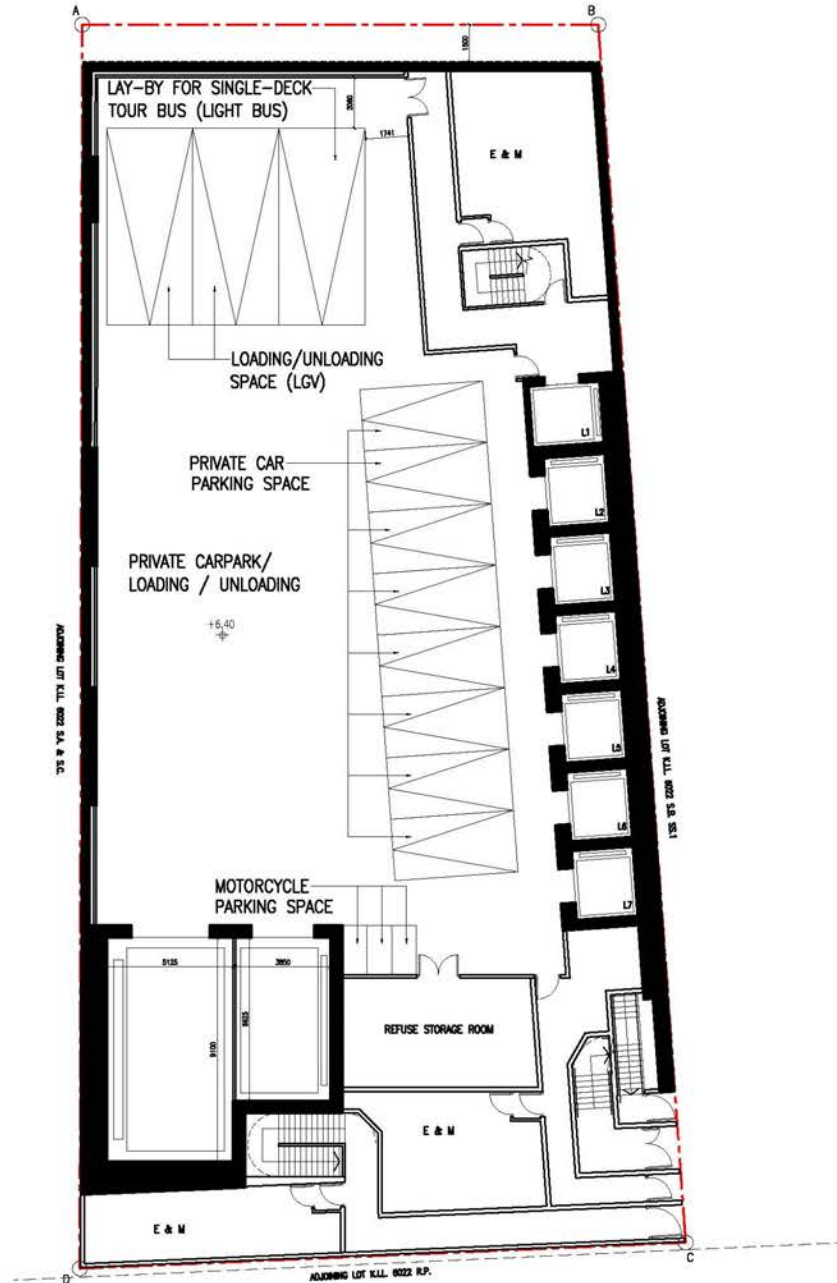
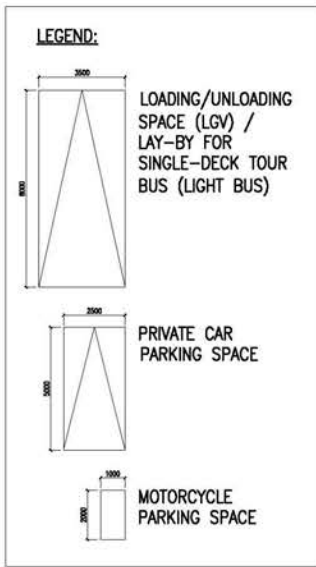
DRAWING / 圖名  
MASTER LAYOUT PLAN

DRAWING NUMBER / 圖號  
SK-01

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
(Source: Further information submitted by the applicant on 9.3.2026)

參考編號  
REFERENCE No.  
A/K1/272

繪圖  
DRAWING  
A-1



SECTION 16 PLANNING APPLICATION FOR PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS AT 16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



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DRAWING / 圖名  
B1 FLOOR PLAN

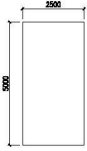
DRAWING NUMBER / 圖號  
SK-03

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
(Source : Further information submitted by the applicant on 9.3.2026)

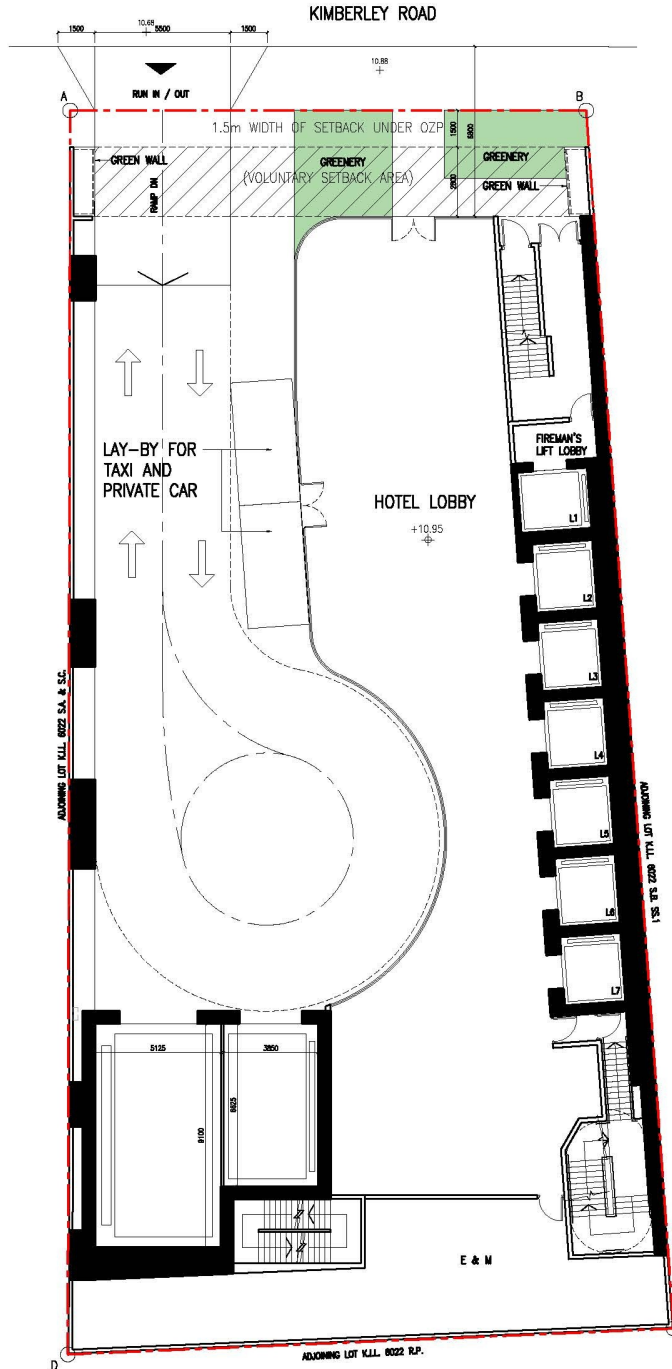
參考編號  
REFERENCE No.  
A/K1/272

繪圖  
DRAWING  
A - 2

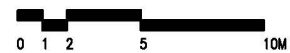
**LEGEND:**



LAY-BY FOR TAXI AND PRIVATE CAR



SECTION 16 PLANNING APPLICATION FOR PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS AT 16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



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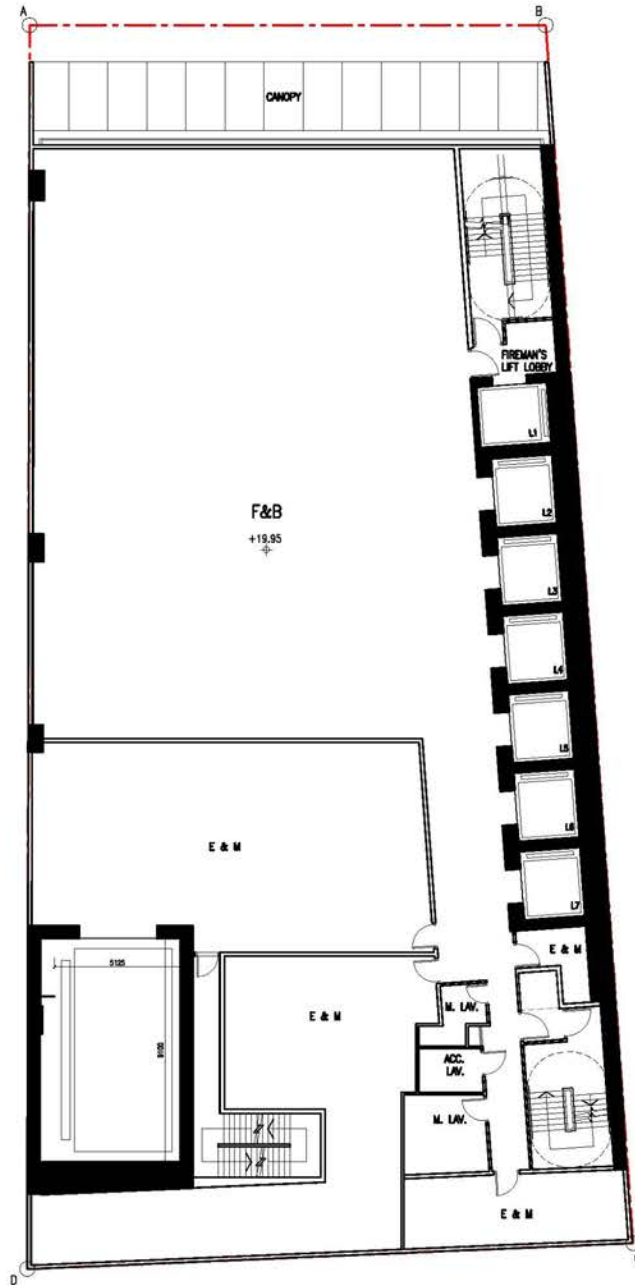
DRAWING / 圖名  
GROUND FLOOR PLAN

DRAWING NUMBER / 圖號  
SK-04

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
(Source : Further information submitted by the applicant on 9.3.2026)

參考編號  
REFERENCE No.  
A/K1/272

繪圖  
DRAWING  
A - 3



SECTION 16 PLANNING APPLICATION FOR PROPOSED HOTEL WITH MINOR RELAXATION  
 OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS  
 AT 16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



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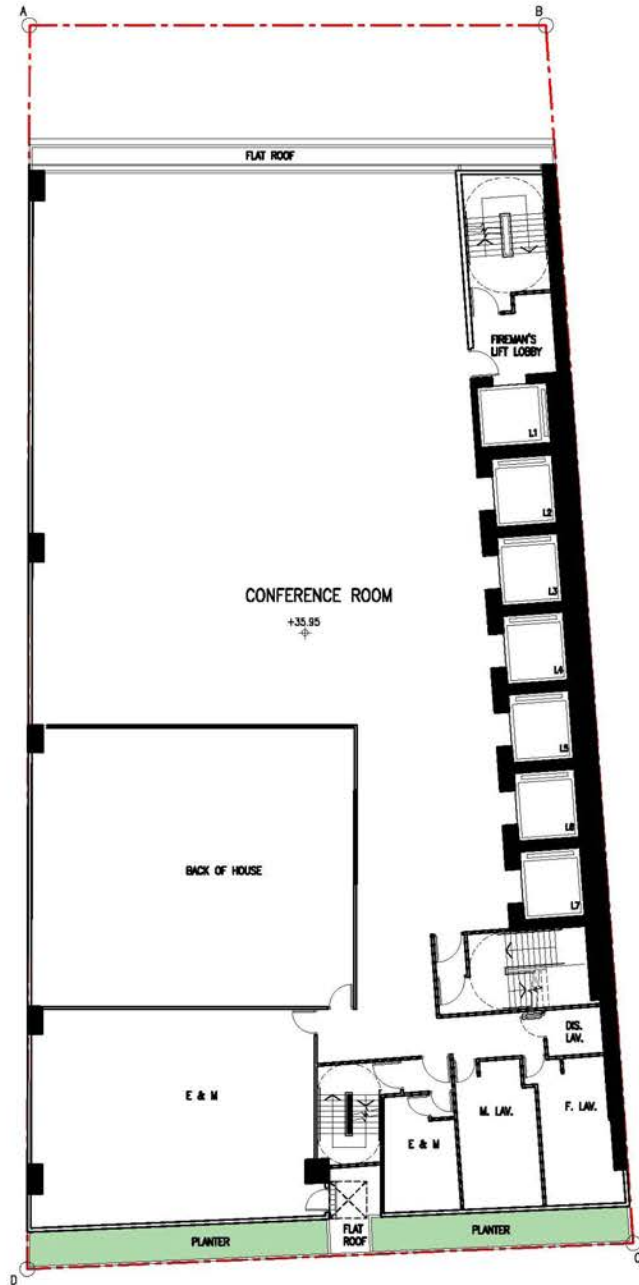
DRAWING / 圖名  
 1ST FLOOR PLAN

DRAWING NUMBER / 圖號  
 SK-05

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
 (Source : Further information submitted by the applicant on 9.3.2026)

參考編號  
 REFERENCE No.  
 A/K1/272

繪圖  
 DRAWING  
 A - 4



SECTION 16 PLANNING APPLICATION FOR PROPOSED HOTEL WITH MINOR RELAXATION  
 OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS  
 AT 16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



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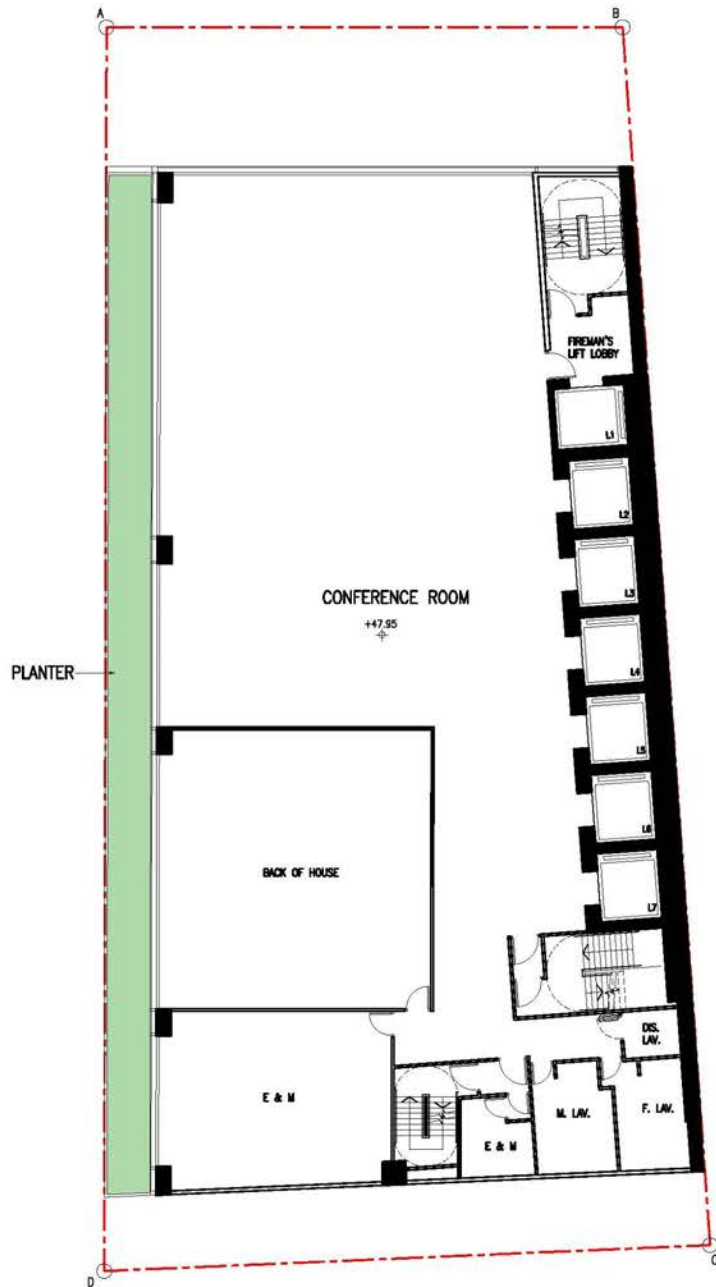
DRAWING / 圖名  
 6TH FLOOR PLAN

DRAWING NUMBER / 圖號  
 SK-08-1

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
 (Source : Further information submitted by the applicant on 9.3.2026)

參考編號  
 REFERENCE No.  
 A/K1/272

繪圖  
 DRAWING  
 A - 5



SECTION 16 PLANNING APPLICATION FOR PROPOSED HOTEL WITH MINOR RELAXATION  
 OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS  
 AT 16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



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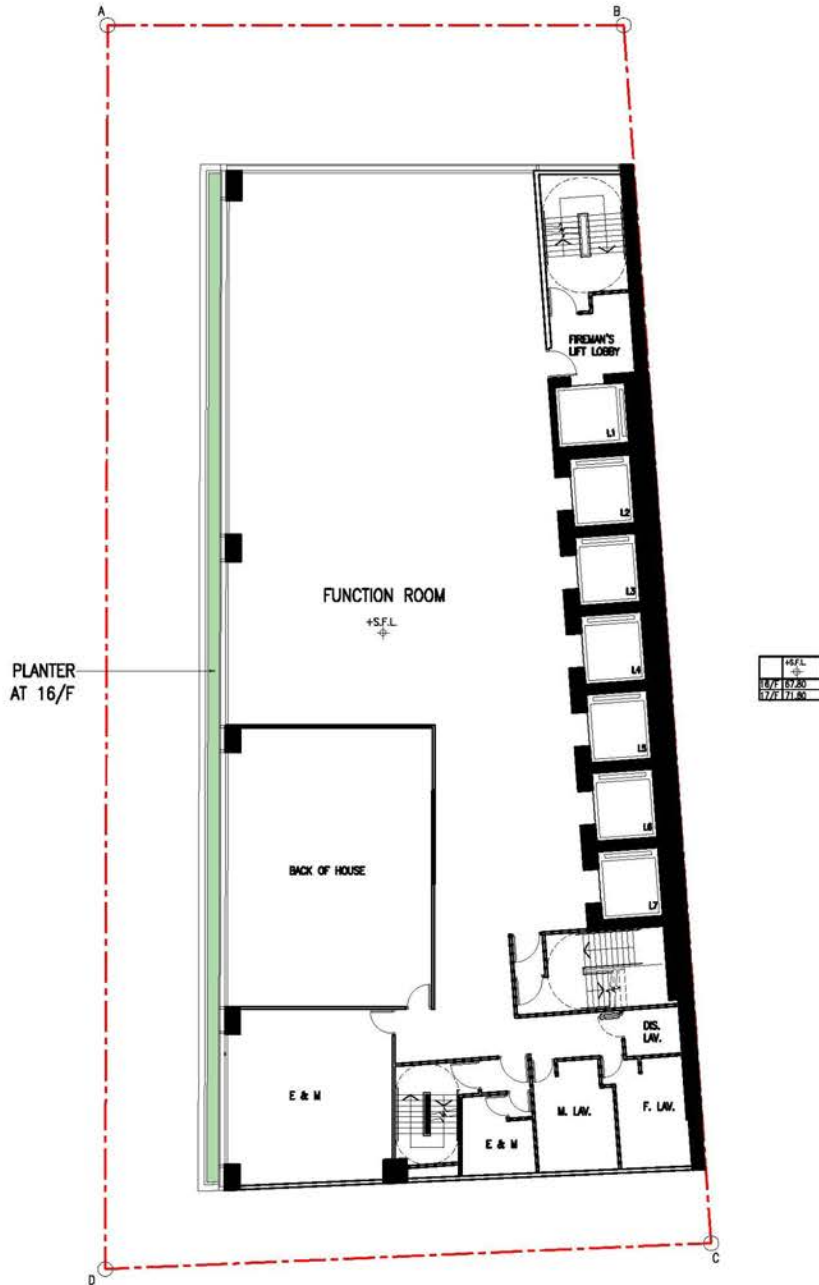
DRAWING / 圖名  
 9TH FLOOR PLAN

DRAWING NUMBER / 圖號  
 SK-08-4

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
 (Source : Further information submitted by the applicant on 9.3.2026)

參考編號  
 REFERENCE No.  
 A/K1/272

繪圖  
 DRAWING  
 A - 6



SECTION 16 PLANNING APPLICATION FOR PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS AT 16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



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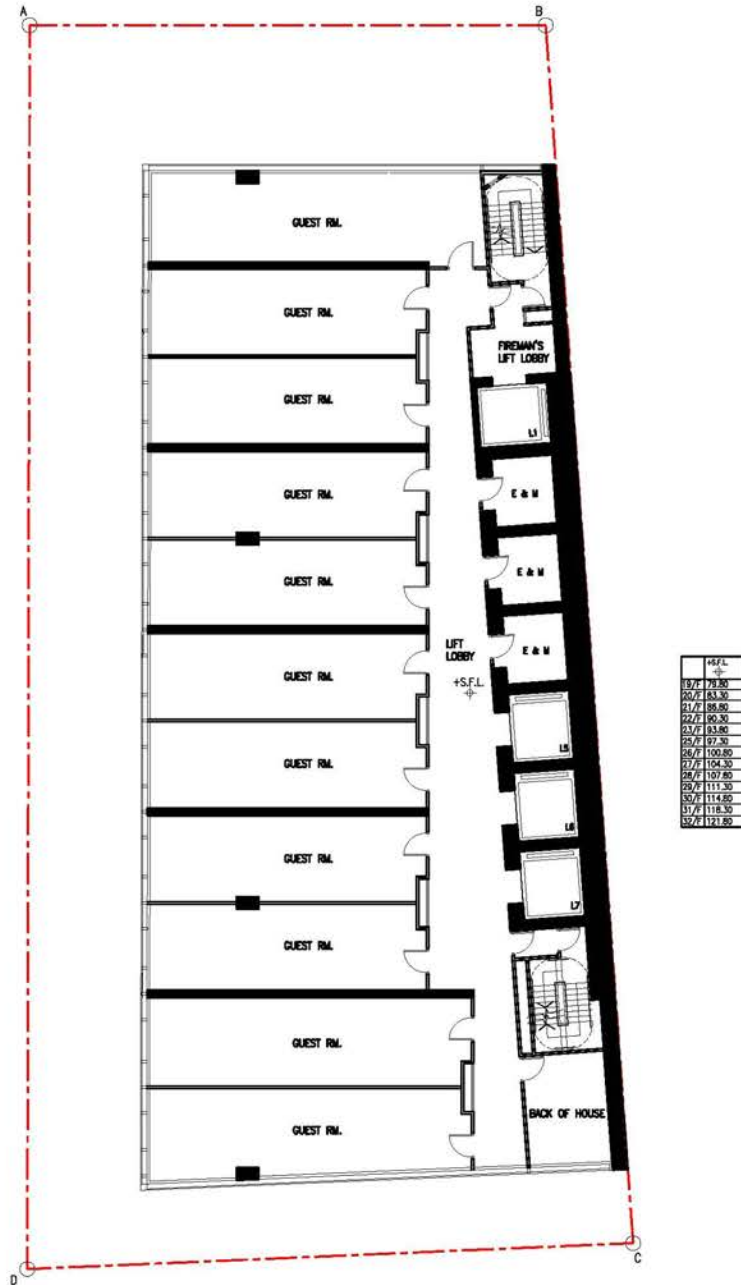
DRAWING / 圖名  
16TH TO 17TH FLOOR PLAN

DRAWING NUMBER / 圖號  
SK-10-2

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
(Source : Further information submitted by the applicant on 9.3.2026)

參考編號  
REFERENCE No.  
A/K1/272

繪圖  
DRAWING  
A - 7



SECTION 16 PLANNING APPLICATION FOR PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS AT 16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



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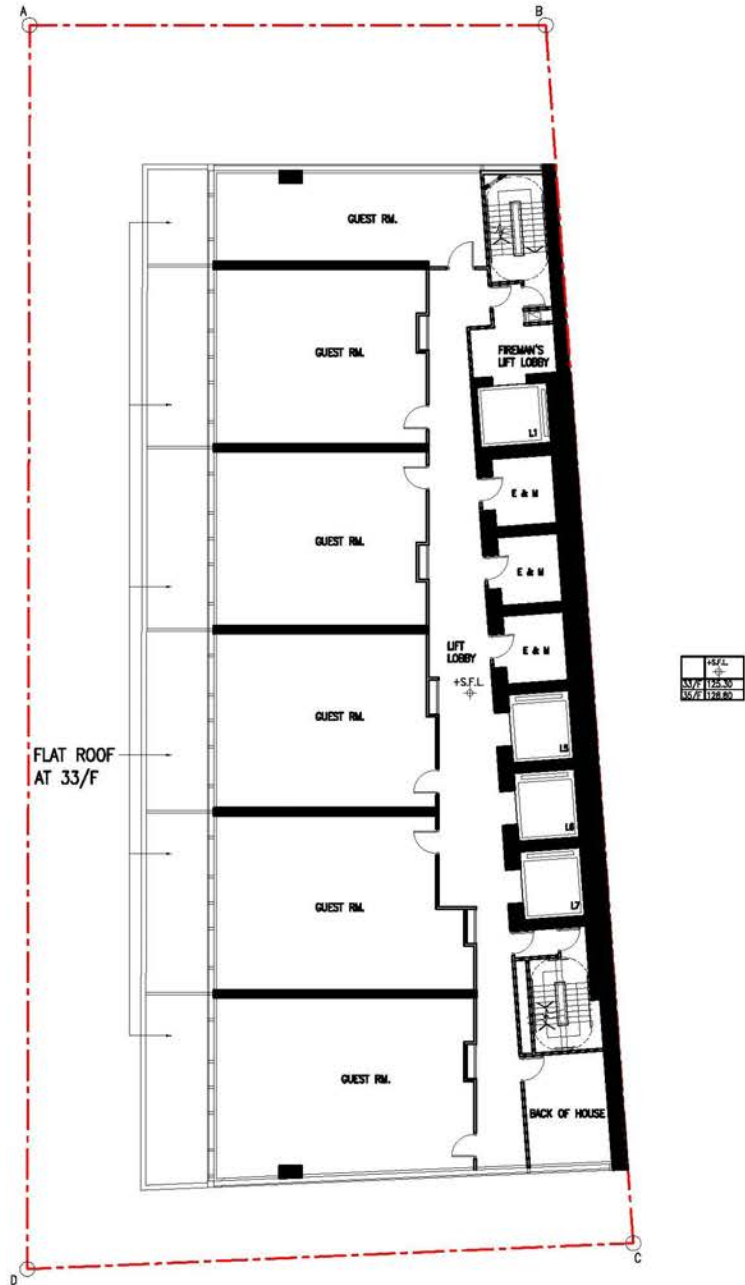
DRAWING / 圖名  
 19TH TO 32ND FLOOR PLAN  
 (NUMBER OF 24TH OMITTED)

DRAWING NUMBER / 圖號  
 SK-12

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
 (Source : Further information submitted by the applicant on 9.3.2026)

參考編號  
 REFERENCE No.  
 A/K1/272

繪圖  
 DRAWING  
 A - 8



SECTION 16 PLANNING APPLICATION FOR PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS AT 16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



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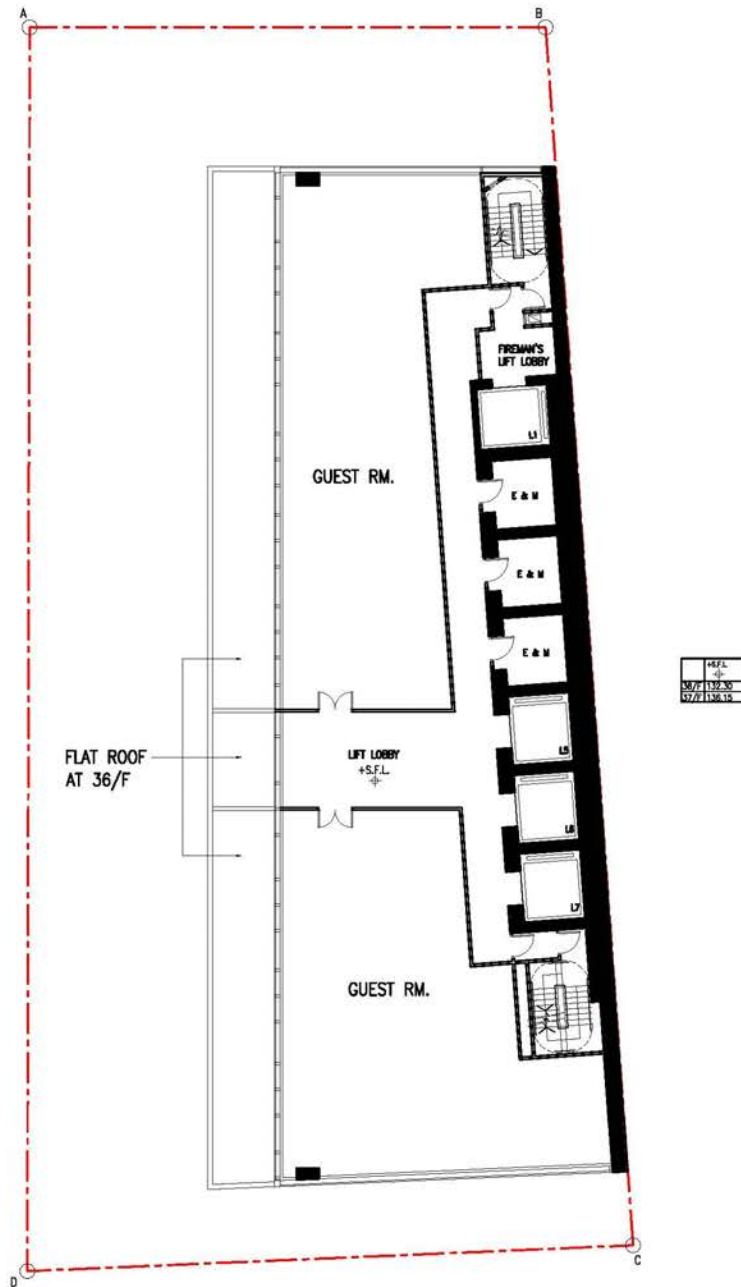
DRAWING / 圖名  
 33RD TO 35TH FLOOR PLAN  
 (NUMBER OF 34TH OMITTED)

DRAWING NUMBER / 圖號  
 SK-13

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
 (Source : Further information submitted by the applicant on 9.3.2026)

參考編號  
 REFERENCE No.  
 A/K1/272

繪圖  
 DRAWING  
 A - 9



SECTION 16 PLANNING APPLICATION FOR PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS AT 16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



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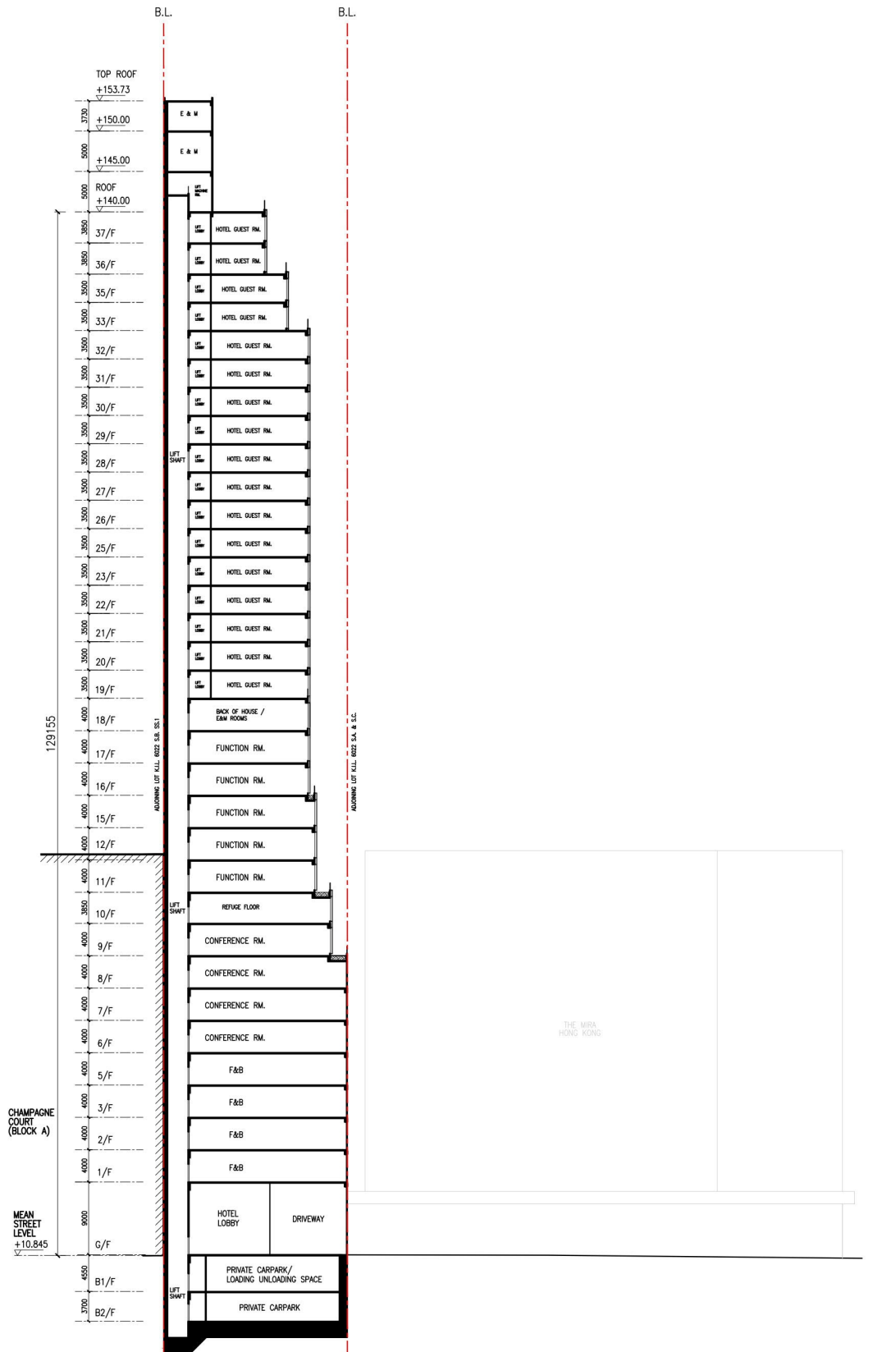
DRAWING / 圖名  
 36TH TO 37TH FLOOR PLAN

DRAWING NUMBER / 圖號  
 SK-14

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
 (Source : Further information submitted by the applicant on 9.3.2026)

參考編號  
 REFERENCE No.  
 A/K1/272

繪圖  
 DRAWING  
 A - 10



SECTION 16 PLANNING APPLICATION FOR PROPOSED HOTEL WITH MINOR RELAXATION  
 OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS  
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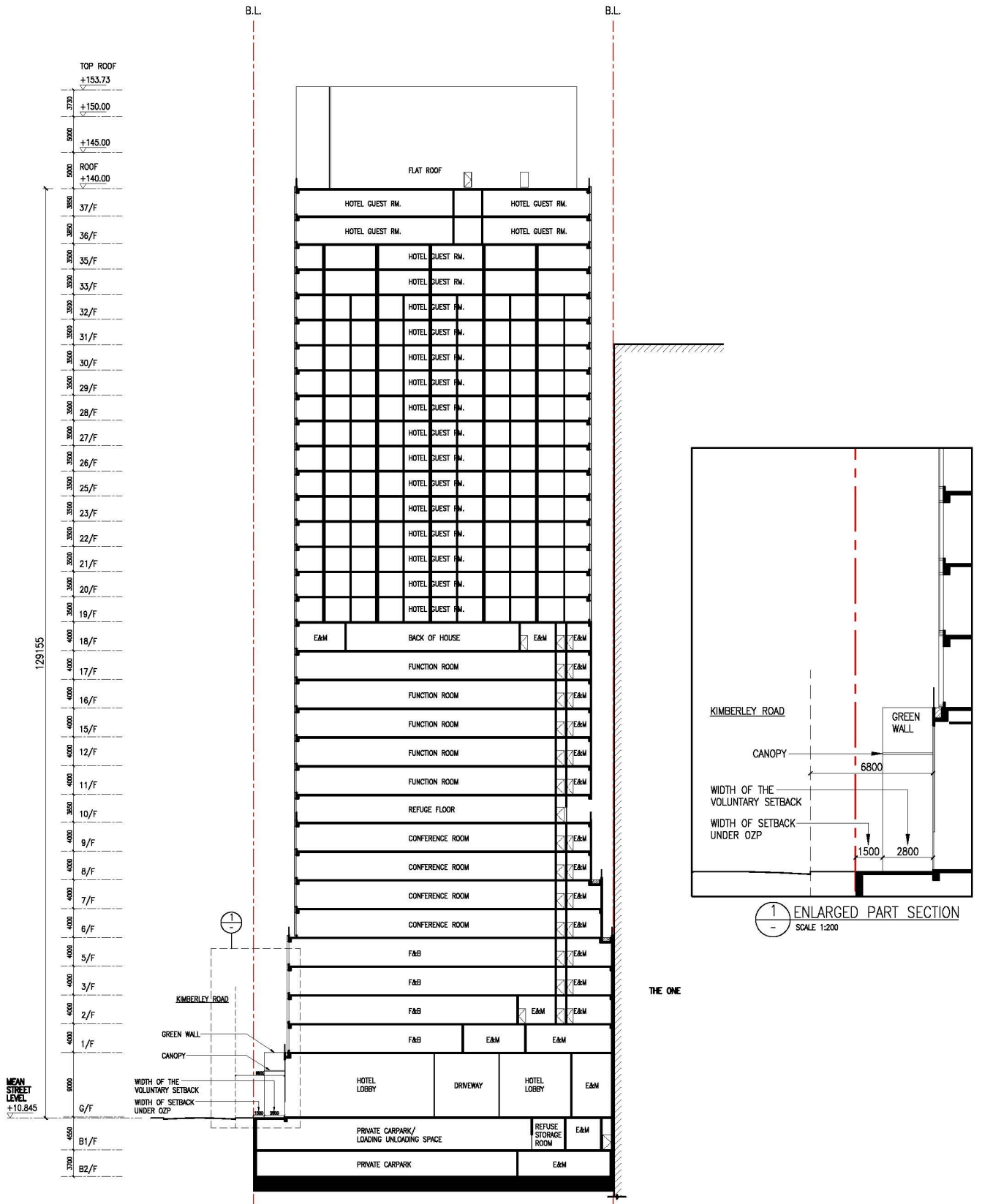
DRAWING / 圖名  
 DIAGRAMMATIC SECTION AA'

DRAWING NUMBER / 圖號  
 SK-19

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
 (Source: Further information submitted by the applicant on 9.3.2026)

參考編號  
 REFERENCE No.  
 A/K1/272

繪圖  
 DRAWING  
 A - 11



SECTION 16 PLANNING APPLICATION FOR PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS AT 16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



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DRAWING / 圖名  
 DIAGRAMMATIC SECTION BB'

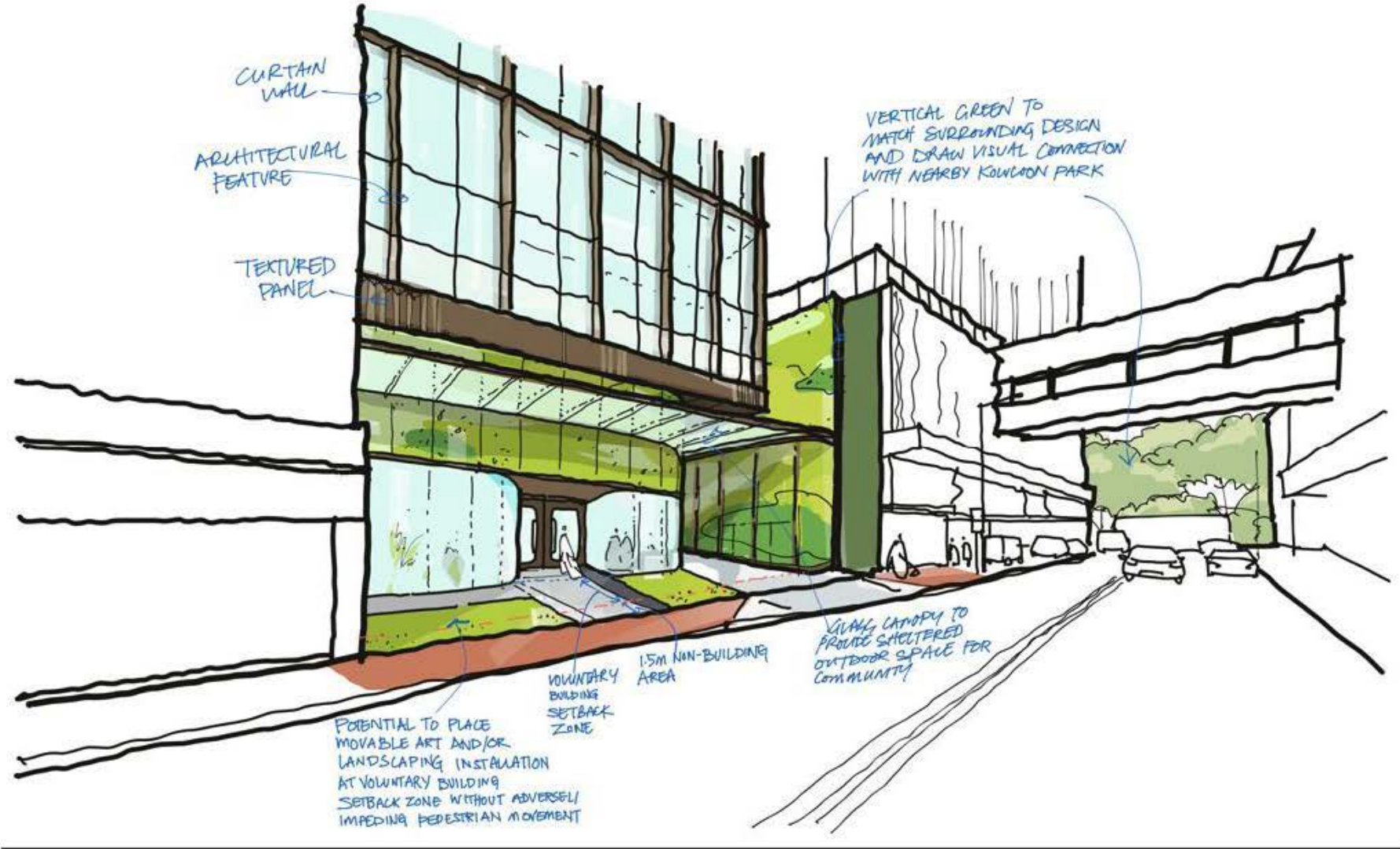
DRAWING NUMBER / 圖號  
 SK-20

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
 (Source: Further information submitted by the applicant on 9.3.2026)

參考編號  
 REFERENCE No.  
 A/K1/272

繪圖  
 DRAWING  
 A - 12

# SK-21 Pavement streetscape illustration 1

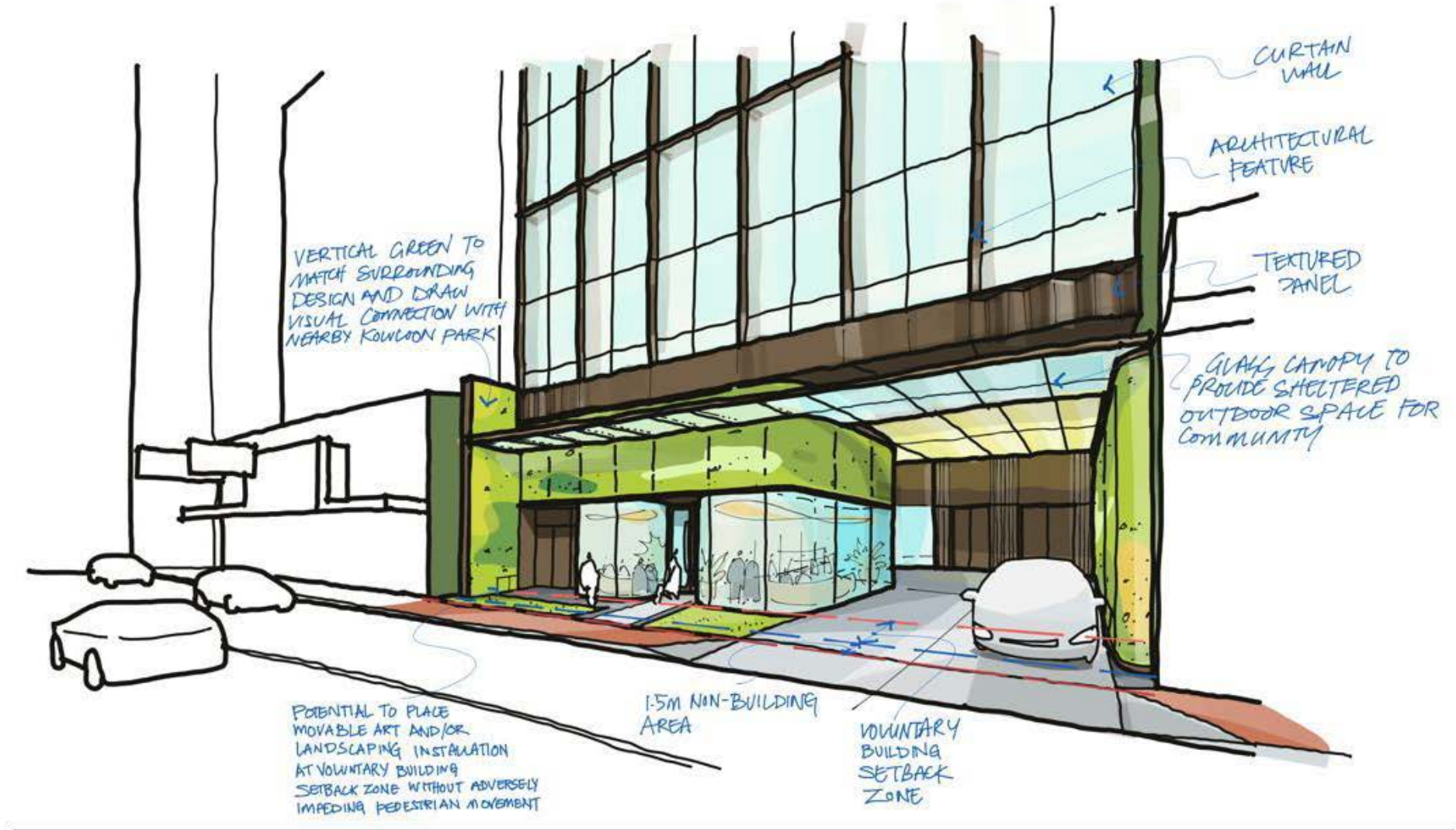


(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
(Source : Further information submitted by the applicant on 9.3.2026)

參考編號  
REFERENCE No.  
A/K1/272

繪圖  
DRAWING  
A - 13

# SK-21 Pavement streetscape illustration 2



(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
(Source : Further information submitted by the applicant on 9.3.2026)

參考編號  
REFERENCE No.  
A/K1/272

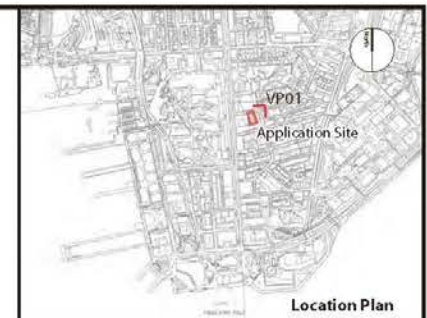
繪圖  
DRAWING  
A-14



**Vantage Point 01: View looking south west from the j/o of Kimberley Road and Carnarvon Road (OZP Compliant Scheme)**



**Vantage Point 01: View looking south west from the j/o of Kimberley Road and Carnarvon Road (Proposed Development) (ground floor view refers to Figure 3.1)**



**Location Plan**

**Vantage Point 01 (VP01)**

Vantage point elevation: +11.2mPD  
 Viewing distance: 50m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:*  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.

FIGURE TITLE

Section 16 Planning Application for Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.3		REV B

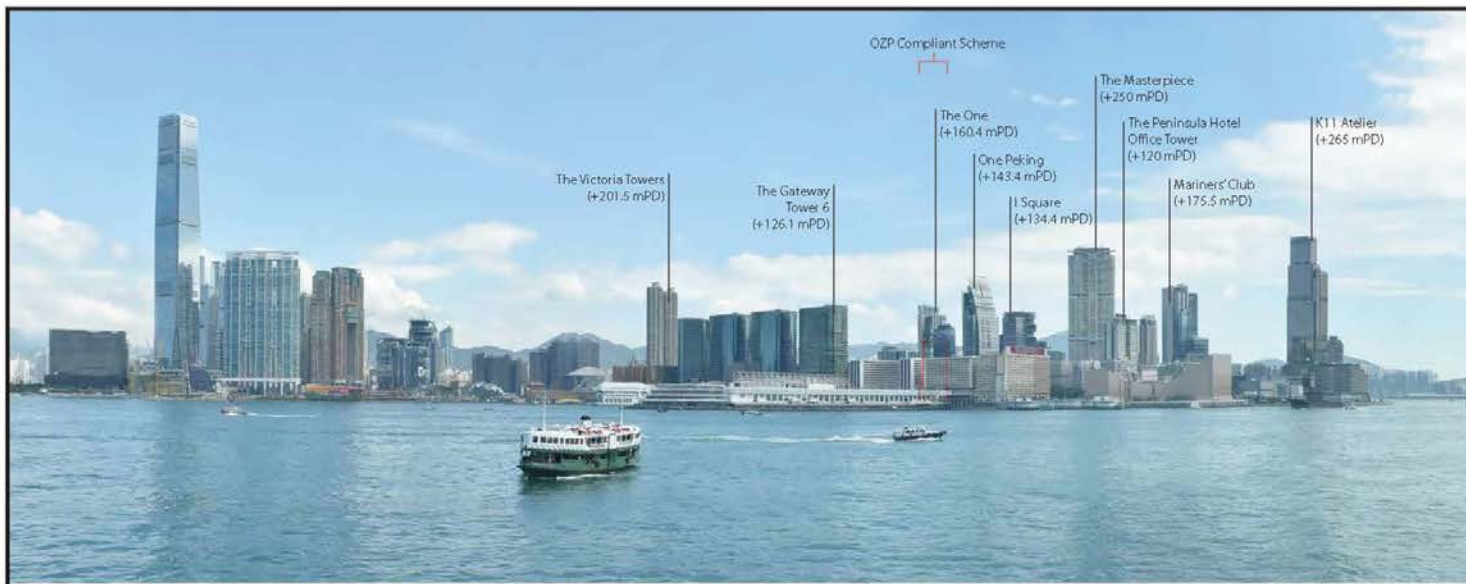
**SCENIC Landscape Studio Limited**  
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F 50, Hong Commercial Building, 41-47  
 Jerison Street, Sheung Wan, Hong Kong

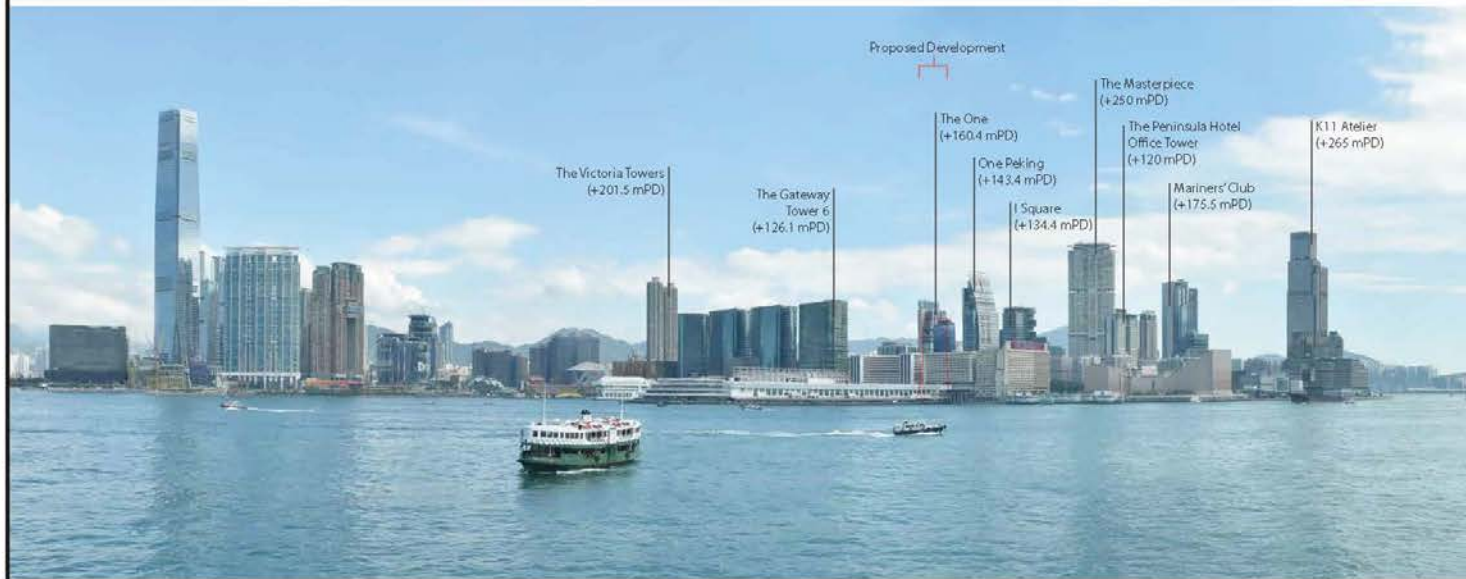
Telephone: 2461 2422  
 Fax: 2461 2422  
 Website: www.scenicstudio.com

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
 (Source : Further information submitted by the applicant on 9.3.2026)

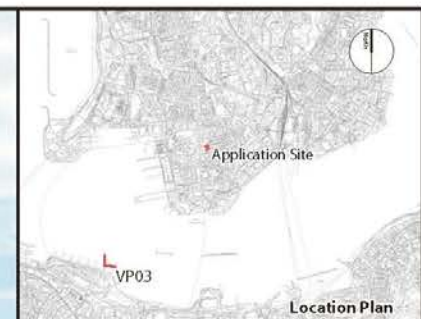
參考編號 REFERENCE No. <b>A/K1/272</b>	繪圖 DRAWING <b>A - 15</b>
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Vantage Point 03: Viewing looking north east from Central Pier No. 7 (OZP Compliant Scheme)



Vantage Point 03: Viewing looking north east from Central Pier No. 7 (Proposed Development)



**Vantage Point 03 (VP03)**

Vantage point elevation: +12.35mPD  
 Viewing distance: 1850m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

Note:  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.

FIGURE TITLE

Section 16 Planning Application for Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.7		REV
			8

**SCENIC Landscape Studio Limited**  
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F, So Hong Commercial Building, 41-47  
 Peninsula Street, Shaung Wan, Hong Kong

Telephone: 2469 2422  
 Facsimile: 2676 2422  
 Website: www.scenicstudio.com

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
 (Source : Further information submitted by the applicant on 9.3.2026)

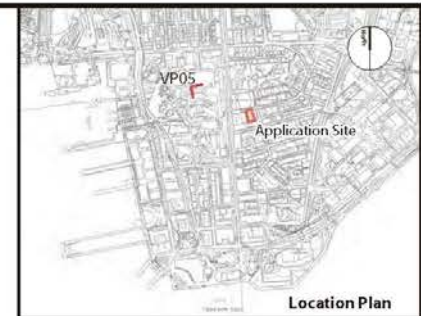
參考編號 REFERENCE No. <b>A/K1/272</b>	繪圖 DRAWING <b>A - 16</b>
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**Vantage Point 05: View looking southeast from Kowloon Park Swimming Pool (OZP Compliant Scheme)**



**Vantage Point 05: View looking southeast from Kowloon Park Swimming Pool (Proposed Development)**



**Vantage Point 05 (VP05)**

Vantage point elevation: +21.2mPD  
 Viewing distance: 290m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:*  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.

FIGURE TITLE

Section 16 Planning Application for Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Visual Impact Assessment: Photomontages**

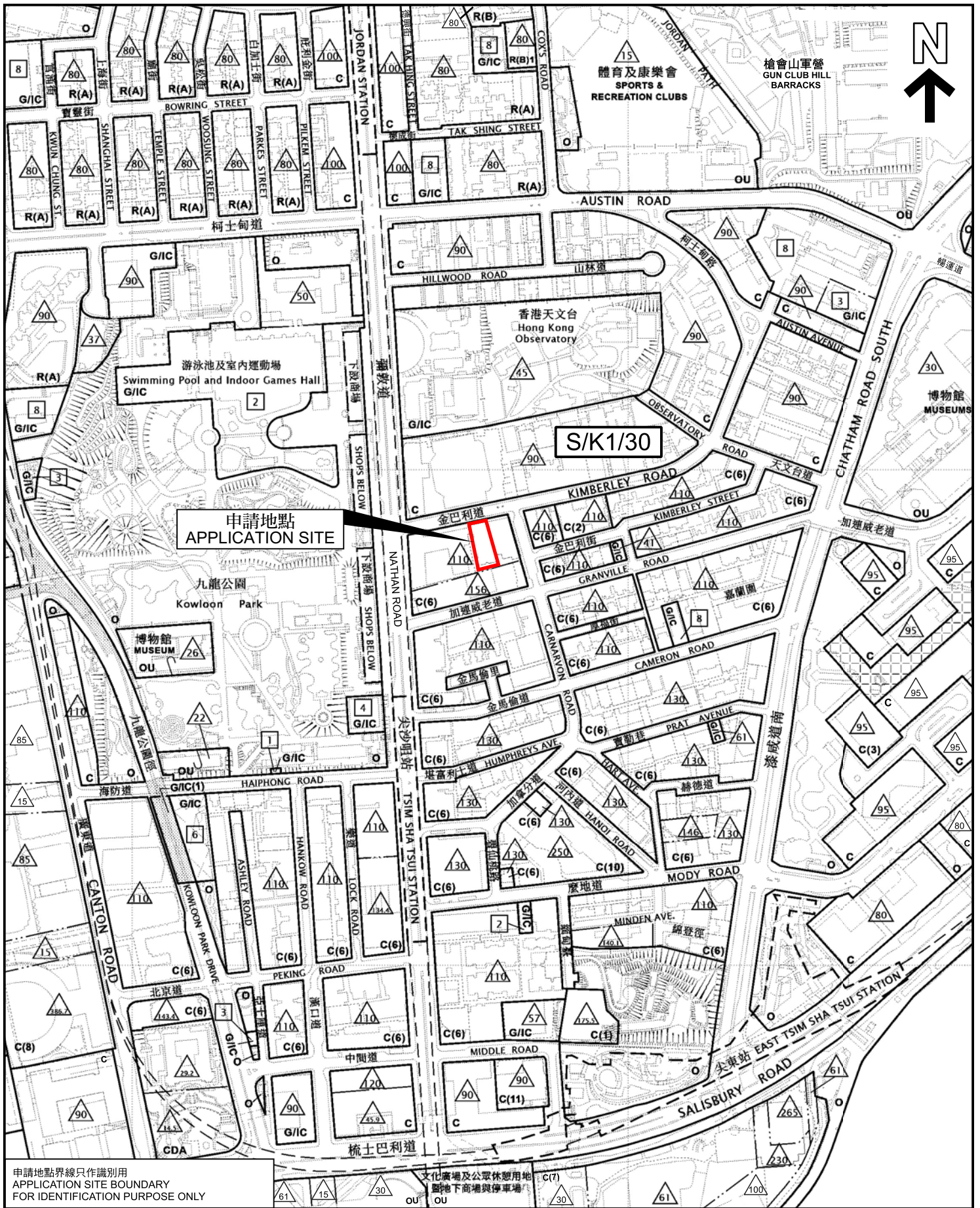
SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CIF	DRAWN	JZ
FIGURE NO.	Figure 7.11		REV
			B

**SCENIC Landscape Studio Limited**  
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 13/F So Hoang Commercial Building, 41-47 Telephone 2468 2822  
 Jarvis Street, Sheung Wan, Hong Kong Fax: 2516 2822  
 Website: www.scenicstudio.com

(資料來源: 由申請人於2026年3月9日提交的進一步資料)  
 (Source : Further information submitted by the applicant on 9.3.2026)

參考編號  
 REFERENCE No.  
**A/K1/272**

繪圖  
 DRAWING  
**A - 17**



申請地點  
APPLICATION SITE

S/K1/30

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

本摘要圖於2026年4月29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圖編號S/K1/30

EXTRACT PLAN PREPARED ON  
29.4.2026 BASED ON OUTLINE ZONING  
PLAN No. S/K1/30 APPROVED ON  
30.9.2025

擬議略為放宽建築物地積比率及高度限制，以作准許的酒店用途  
九龍尖沙咀金巴利道16號  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND  
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED HOTEL USE  
16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON

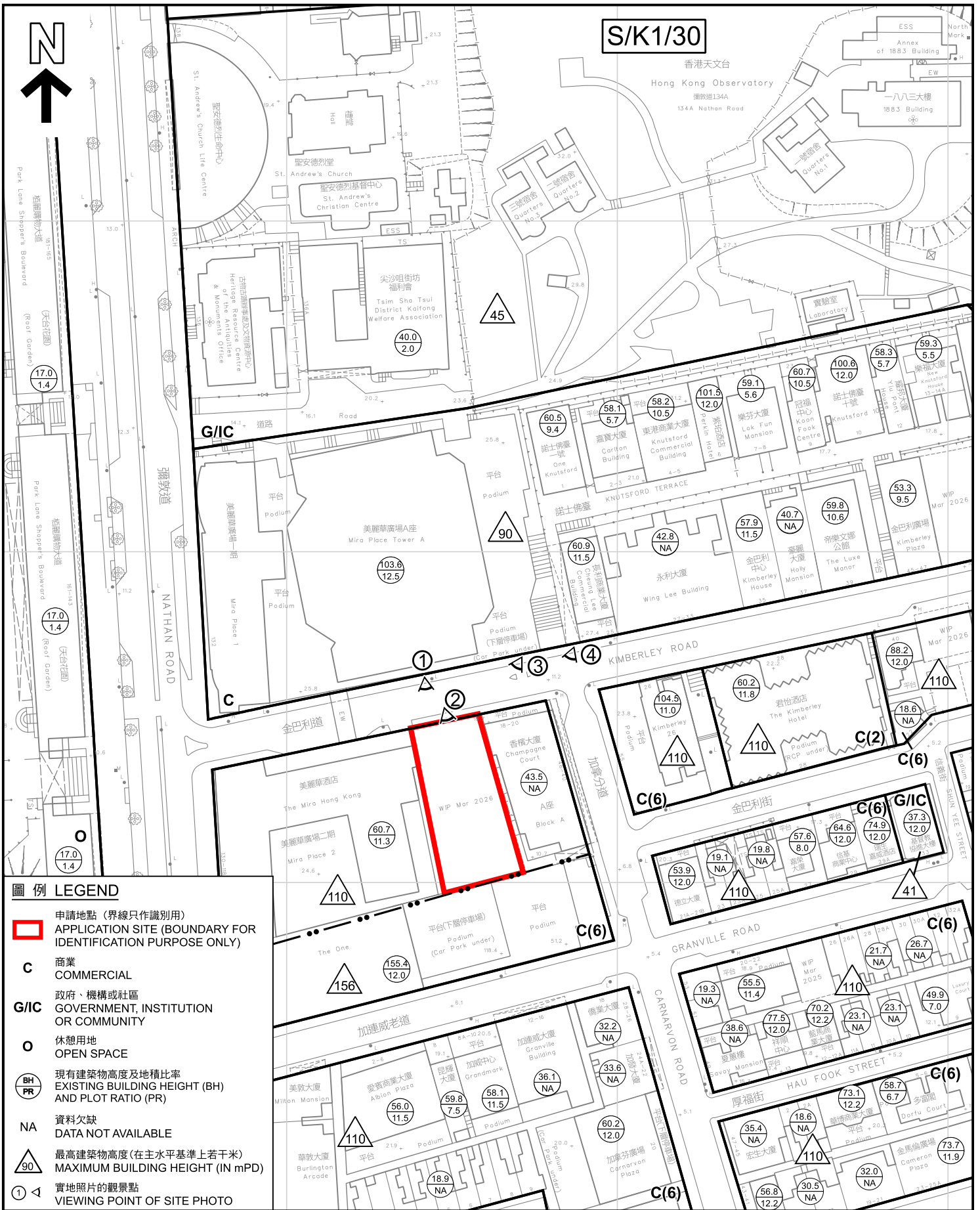


規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/K1/272

圖 PLAN  
A - 1

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



S/K1/30

香港天文台  
Hong Kong Observatory  
彌敦道134A  
134A Nathan Road



- 圖例 LEGEND**
- 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
  - 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
  - BH 現有建築物高度及地積比率  
EXISTING BUILDING HEIGHT (BH) AND PLOT RATIO (PR)
  - NA** 資料欠缺  
DATA NOT AVAILABLE
  - 90 最高建築物高度 (在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT (IN mPD)
  - ① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

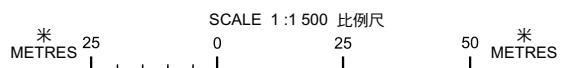
**平面圖 SITE PLAN**

擬議略為放寬建築物地積比率及高度限制，以作准許的酒店用途  
九龍尖沙咀金巴利道16號  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED HOTEL USE  
16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



參考編號  
REFERENCE No.  
**A/K1/272**

圖 PLAN  
**A - 2**



本摘要圖於2026年4月29日擬備，  
所根據的資料為測量圖編號11-NW-24D  
和 11-SW-4B  
EXTRACT PLAN PREPARED ON  
29.4.2026 BASED ON SURVEY SHEETS  
No. 11-NW-24D and 11-SW-4B



**圖例 LEGEND**

 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

**航攝照片 AERIAL PHOTO**

擬議略為放寬建築物地積比率及高度限制，以作准許的酒店用途  
九龍尖沙咀金巴利道16號  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED HOTEL USE  
16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



**規畫署**  
Planning Department

參考編號  
REFERENCE No.  
**A/K1/272**

圖 PLAN  
**A - 3**

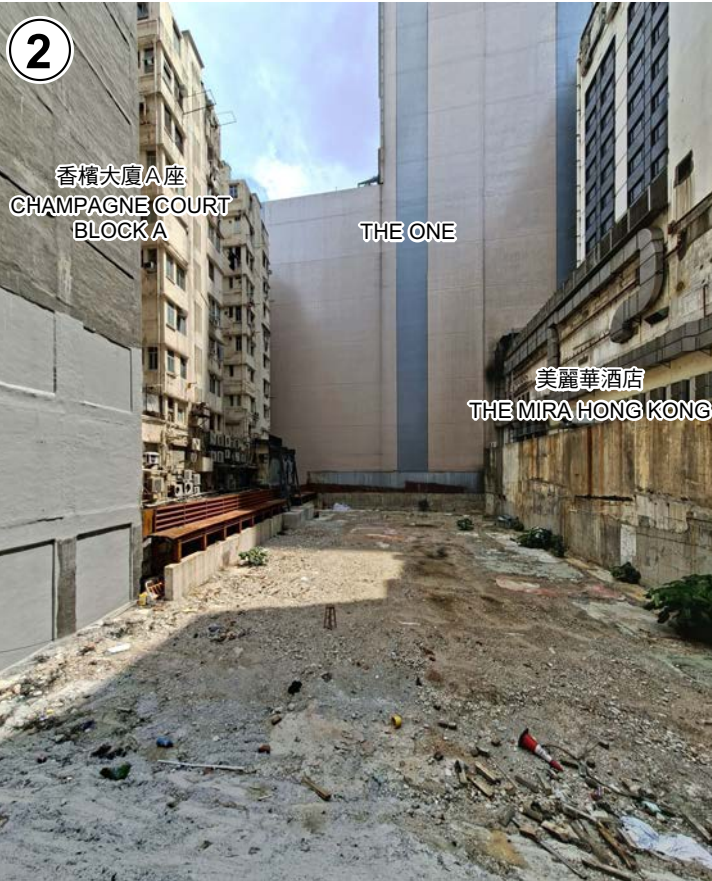
本摘要圖於2026年4月29日擬備，  
所根據的資料為地政總署於2025年1月7日  
拍得的航攝照片編號E249026C  
EXTRACT PLAN PREPARED ON  
29.4.2026 BASED ON AERIAL PHOTO No.  
E249026C TAKEN ON 7.1.2025 BY  
LANDS DEPARTMENT

名鑄  
THE MASTERPIECE



金巴利道

KIMBERLEY ROAD



申請地點內部

INTERIOR OF THE APPLICATION SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

**實地照片 SITE PHOTOS**

本圖於2026年4月29日擬備，所根據的資料為攝於2026年4月9日的實地照片

PLAN PREPARED ON 29.4.2026  
BASED ON SITE PHOTOS  
TAKEN ON 9.4.2026

擬議略為放寬建築物地積比率及高度限制，以作准許的酒店用途  
九龍尖沙咀金巴利道16號

PROPOSED MINOR RELAXATION OF PLOT RATIO AND  
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED HOTEL USE  
16 KIMBERLEY ROAD, TSIM SHA TSUI, KOWLOON



規劃署  
Planning Department

參考編號  
REFERENCE No.

A/K1/272

圖 PLAN

A - 4

美麗華廣場A座  
MIRA PLACE  
TOWER A



界線只作識別用  
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PURPOSE ONLY

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PLAN PREPARED ON 29.4.2026  
BASED ON SITE PHOTO  
TAKEN ON 9.4.2026

**實地照片 SITE PHOTO**

擬議略為放寬建築物地積比率及高度限制，以作准許的酒店用途  
九龍尖沙咀金巴利道16號

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參考編號  
REFERENCE No.  
**A/K1/272**

**圖 PLAN**  
**A - 5**



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本圖於2026年4月29日擬備，所根據的  
資料為攝於2026年4月9日的實地照片  
PLAN PREPARED ON 29.4.2026  
BASED ON SITE PHOTO  
TAKEN ON 9.4.2026

**實地照片 SITE PHOTO**

擬議略為放寬建築物地積比率及高度限制，以作准許的酒店用途  
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參考編號  
REFERENCE No.  
**A/K1/272**

**圖 PLAN**  
**A - 6**