

GENERATION-ONE ADVISORY LIMITED

Our Ref. : S17_A/K1/272

Your Ref. : TPB/A/K1/272

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

By E-mail

20 August 2026

Dear Sir,

3rd FURTHER INFORMATION

REVIEW OF PLANNING APPLICATION UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

**Proposed Minor Relaxation of Building Height and Plot Ratio Restrictions
for Permitted Hotel Use at 16 Kimberly Road, Tsim Sha Tsui, Kowloon**

(Section 17 Planning Application No. A/K1/272)

We write to submit Further Information to address comments of the Commissioner for Transport on the captioned application (***enclosed***).

Should you require more information, please contact us at [REDACTED] at your convenience. Thank you for your kind attention.

Yours faithfully,

Generation-One Advisory Limited

[REDACTED]

**Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions
for Permitted Hotel Use in “Commercial (6)” Zone,
16 Kimberley Road, Tsim Sha Tsui, Kowloon**

(S.17 Planning Application No. A/K1/272)

1) Response to comments table:

Comments of the Commissioner for Transport (C for T)	Responses from the Applicant
1) With reference to the response, the mentioned setback is an original feature from the Section 16 Planning Application, rather than an additional traffic improvement measure introduced for the current review. Solely providing banksmen is insufficient to fully address the concerns raised by the Members during the Metro Planning Committee meeting on 8 May 2026 (refer to items 29 and 34(e) of the meeting minutes). The Applicant shall liaise with the neighbouring stakeholders to explore and propose adequate local traffic management and improvement measure(s) along Kimberly Road at the planning application stage.	The applicant proposes to construct a levelled run-in/out (i.e. in accordance to Highways Department Standard Drawing No. H1136) so as to provide a continuous pedestrian way at uniform level. Such design is considered user friendly to pedestrian as there is no level change when crossing the run-in/out, which helps make their journey more connected and enjoyable. Besides, banksmen will explicitly give priority to pedestrian movement along the widened pedestrian way before permitting vehicles to cross the pedestrian way, effectively safeguarding pedestrian and managing vehicular entry into the internal layby for parking and loading/unloading purposes. There may be room for road improvement at Kimberley Road as well as at the junction of Kimberley Road/Nathan Road should the application could be approved. The applicant commits to explore more planning gains for the community and any traffic improvement proposal will be subject to the satisfaction of C for T.