

I support the Section 17 Review for Application No. A/K1/272 (02/07/26)

Dear Sir/Madam,

I refer to the Section 17 Review for Application No. A/K1/272 and wish to submit my strong support of the applicant's revised scheme in terms of technical planning justifications. From the perspective of urban design and townscape compatibility, the requested building height relaxation to 140 mPD is highly appropriate for this specific commercial fabric.

A strict adherence to the statutory 110 mPD building height restriction would force the developer to adopt a bulky, monolithic podium-and-tower massing to achieve the permissible gross floor area. Such a design severely impairs localised air ventilation and worsens the street-level canyon effect along Kimberley Road. In contrast, granting a minor relaxation to 140 mPD allows for a significantly more slender, elegant tower profile. This layout optimises the vertical building form, opens up local wind corridors, and facilitates superior natural light penetration down to the pedestrian realm.

Furthermore, a peak height of 140 mPD is entirely coherent with the stepped skyline configuration of Kowloon East and the commercial zoning adjustments recently seen across southern Kowloon. The submitted Visual Impact Assessment (VIA) confirms that the tower will not cause any adverse visual intrusion or disrupt recognised ridgelines or designated visual paths. The proposed development also blending seamlessly with the commercial identity of Tsim Sha Tsui. I respectfully request that the Board favorably consider these design-led planning merits.

YK LEE

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

有關規劃申請編號 A/K1/272 的公眾意見

作為申請地點附近的上班人士，本人認為 A/K1/272 的酒店發展計劃值得通過。

有關方案可以撇除當區一直以來的不良形象，將全新酒店發展帶入當區，亦可以帶動地區改善、提升土地使用效率和改善社區環境。若果發展計劃不會造成不可接受的交通或環境問題，本人不明白城規會有甚麼理由不批准申請。

希望委員以更平衡的角度重新審視這宗申請，謝謝。

黃小姐
二零二六年七月二日

我住喺尖沙咀，返工都喺尖沙咀，社區發展需要彈性處理，不能一刀切，方案有助改善整體環境，重建咗之後點都好過以前香櫨大廈污糟邋遢，呢個計畫可以令呢一帶變得更好，擺脫以往罪惡溫床同一樓一嘅形象。委員會應該支持申請。

周先生

1/7/26

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書處

敬啟者：

根據第 17 條而就城市規劃委員會第 16 條的決定提出覆核申請
擬議略為放寬地積比率及建築物高度限制，以作准許的酒店用途
(申請編號 A/K1/272)

本人為加連威老道居民，已居於現址超過三十年。

有關上述的覆核申請，本人表示支持。本人認為有關方案能善用區內緊拙的土地資源，建造酒店無疑可為本區市容帶來正面改變，亦可促進本港旅遊業蓬勃發展。另外，申請地點原來是一座污煙瘴氣的香櫨大廈，將其轉變為一座全新的酒店，與附近環境並無不相容的情況，對社區整體發展有莫大幫助。

只要在交通、噪音及環境方面作出妥善安排，對附近居民的影響應屬可接受。

此致

城市規劃委員會

陳先生

二零二六年七月一日

Support of Application A/K1/272 – Improving Urban Form and Pedestrian Comfort in Tsim Sha Tsui

I am writing to express my support for the S.17 review of Application A/K1/272. From an urban planning and design standpoint, the proposed minor relaxation of building height (BH) to 140mPD and plot ratio (PR) to 15 represents a sensible and progressive approach to urban densification.

The existing 110mPD height limit often forces developers to design shorter, "bulkier" buildings to consume the available floor area, which can hinder air ventilation and visual permeability at the street level. By allowing an increase to 140mPD, the developer can achieve a more slender tower profile. Furthermore, the commitment to providing building setbacks is a critical merit of this application. Tsim Sha Tsui's streets are notoriously congested; by trading additional development intensity for wider footpaths and active frontages, this project directly enhances the pedestrian experience.

The precedent set by the Board for the nearby PolyU site (increasing BHR from 45mPD to 90mPD) demonstrates that the Board recognizes the need for height flexibility in this district. Approving this application will ensure a consistent and coherent skyline transition while delivering much-needed revitalization to this aging corner of the district. I strongly urge the Town Planning Board to approve this application.

Mr. NG
30/6/2026

**Support for Section 17 Review – Hotel Redevelopment at 16 Kimberley Road
(A/K1/272)**

Dear Town Planning Board members,

Please accept this submission in support of the Section 17 Review for the proposed hotel development at 16 Kimberley Road. As Hong Kong continues to position itself as a premier destination for high-value, event-driven tourism, there is a clear strategic need for modern, well-managed hotel accommodations in core tourist districts like Tsim Sha Tsui.

The current building height and plot ratio restrictions on the subject site restrict its capacity to meet this demand effectively. The requested minor relaxations are justified as they allow for a world-class commercial landmark that supports the city's broader economic initiatives, a sentiment previously echoed by the tourism authorities. Maximising the development potential of this cleared site will inject fresh vitality into local retail and food and beverage sectors.

Therefore, I support the applicant's review and request the Town Planning Board's approval for the current review,

Yours faithfully,

Jason WONG

30 June 2026

香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會

就規劃申請編號 A/K1/272 提出意見

有關上述的覆核申請，本人由最初的申請階段一直都支持該方案。

香港寸金尺土，尤其是市區的土地資源更珍貴。若果市區有一幅適合的土地作有關用途，便應該盡量善用。只要發展方案經過妥善修訂，並做好配套措施，對周邊環境和居民生活的影響相信可以控制在合理範圍內。因此，本人認為城規會無理由拒絕這項申請。

張先生

2026 年 6 月 30 日

致城規會：

本人從事旅遊業多年，支持 A/K1/272 申請。政府近期大力推廣「無處不旅遊」策略，尖沙咀作為香港的核心旅遊節點，極需現代化、高質量的酒店配套。現有的 110mPD 高度限制已無法滿足現代星級酒店的設計需求（如挑高大堂及通風設計）。本申請將地積比率提升至 15，與鄰近油麻地商業區的新標準接軌，有助於鞏固尖沙咀作為國際旅遊樞紐的地位，並吸引更多高消費旅客，為香港經濟帶來連鎖正面影響。

黃小姐

29/06/2026

本人在香檳大廈附近居住多年，今次覆核申請的理由合理。規劃制度不應只看限制，也要考慮發展需要和社區利益。香檳大廈多年污煙瘴氣，只要申請人已作出相應調整，並提出可行的緩解措施，批准覆核對整體社區應有正面作用。

Ashley NG

29/06/26

支持金巴利道 16 號酒店重建項目（規劃申請編號 A/K1/272）之第 17 條覆核申請，著重行人環境改善與綠色建築效益

敬啟者：

本人謹此撰文，對金巴利道 16 號的重建覆核方案表達強烈支持。一個成功的文化與藝術街區，關鍵在於其**「行人滲透性」** — 即行人能否安全、舒適地穿梭於各個零售、餐飲及藝文場所之間。

申請人的修訂方案切實解決了尖沙咀行人網絡長期存在的瓶頸問題。項目嚴格對接《香港規劃標準與準則》中的城市設計標準，主動納入了 1.5 米的非建築用地（NBA）後移，並加推 2.8 米的自願性建築物後移。此舉在金巴利道一側實質上創造了一個寬敞、連續的行人廣場與上蓋遮陽擋雨系統，令彌敦道商業主軸與諾士佛臺生活圈之間的步行連接變得更為無縫與安全。

此外，因建築高度放寬而獲得的空間彈性，使項目得以引入多層空中花園與高密度的垂直綠化，這能積極緩解旺區的城市熱島效應，體現了《香港規劃標準與準則》對高密度城市環境下可持續發展的要求。

鑑於申請人已妥善解決所有地區基礎設施的技術顧慮 — 包括將所有車輛上落客貨活動完全內部化至地下兩層地庫，並承諾自資提升局部污水及排水基礎設施，確保對市政公用系統帶來「零淨影響」。此項目在不耗費公帑的前提下，為公眾帶來巨大的規劃增益，實屬多贏方案，懇請城規會予以批准。

李先生

6 月 28 日

如果方案能更有效善用現有土地，又可配合周邊環境和社區需要，便應獲得支持。只要做好管理和配套，發展帶來的好處遠大於其影響。

鄭先生

28/6/2026

我喺附近商場返工，我覺得呢個覆核申請值得支持。城市規劃應該顧及實際需要，唔好太僵化。如果申請內容已經改善咗，又回應到大家關注嘅問題，就應該比機會落實，令土地使用更加合理，亦可以幫到地區發展。

Amy Wong

28-6-2026

I write to express my **strong support** for the Section 17 Review of Application No. A/K1/272.

- **Alignment with Government Tourism Policy:** The proposed hotel development directly advances the Government's "**Tourism is Everywhere**" strategy by injecting modern, high-quality hospitality infrastructure into the core of TST.
- **Sustaining High-Spending Overnight Visitors (most important):** TST remains Hong Kong's premier tourist destination. Relaxing the Plot Ratio and Building Height restrictions is entirely justified to optimise scarce land resources and fulfill the acute demand for international-grade guest rooms capable of supporting Hong Kong's mega-events calendar.

I urge the Town Planning Board to approve this application to facilitate vital economic and infrastructural growth.

Billy

28th June 2026

支持重建計劃，帶動周邊商業街道活力

我在申請場地附近經營小店，非常支持 A/K1/272 重建申請。目前該區部分舊樓欠缺管理，街道環境不佳，難以吸引人流。新的酒店發展項目將引入高品質的商業零售界面及改善後的景觀設計，這將起到「領頭羊」作用，吸引更多人流回到尖沙咀核心區，提升整條街道的活力。我期待新酒店能早日落成，為社區帶來嶄新氣象，也為我們小商戶創造更多商業機會。

謝先生

2026年6月27日

香檳大廈個名本身都已經好臭，而家拆咗一了百了係一件好事嚟。金巴利道附近最新嗰間酒店已經係美麗華，雖然佢有裝修，但係歷史都已經好悠久。你係遊客，知道間酒店咁舊都唔想住啦。

而家有棟全新嘅酒店喺金巴利道，樓下又有 Donki，隔離又有美麗華商場，行到兩步又到諾士佛台。啲旅客喺間新酒店 check-in 之後，過對面美麗華商場行完街買完衫食完嘢之後，返上間酒店擺低啲戰利品，之後落樓下諾士佛台飲杯嘢不知幾舒服。

Michael

27/06/2026

I work in Tsim Sha Tsui and support the Section 17 Review. Leaving this large plot of land completely vacant after demolition hurts the surrounding shops and restaurants that we rely on during lunch hours. Building a modern hotel will bring back positive foot traffic and inject much-needed energy into our business district. Please approve this application for our good.

ASTON CHAN

26/06/23

我強烈支持香檳大廈重建做酒店。

香檳大廈又爛又舊，同尖沙咀周圍高檔嘅商業同旅遊環境完全唔夾，好影響香港嘅旅遊形象。政府一日到黑話要「無處不旅遊」，呢個酒店就係一個好好嘅例子將呢個黃金地段重新發展，興建高質素嘅酒店配套，正正可以吸引多啲高消費嘅過夜旅客，帶旺番附近嘅諾士佛台，金巴利道嘅零售、飲食同交通業。

Mr. CHAN

25/6/26

支持 A/K1/272 申請

本人致函支持 A/K1/272 申請。作為尖沙咀多年投資者，深感區內老化問題，若嚴格遵守現時地輾比 12 的限制，將會阻礙發展。

我留意到城規會近年對油麻地採納了地輾比 15 的標準，這是一項具前瞻性的決定。尖沙咀作為更具商業價值的地區，應提供更多經濟誘因，鼓勵投資者，幫助推動政府「無處不旅遊」政策。

林先生

24/6/2026

我是一名在尖沙咀工作及生活的居民，強烈支持 A/K1/272 號申請。尖沙咀區內有大量樓齡極高的舊建築，不僅外觀殘破，亦存在消防及安全隱患。本申請提出的酒店重建項目，能有效活化現有土地，取代過時的舊樓，並透過建築退位（setback）改善行人路擁擠問題。放寬地積比率及高度限制是必要的誘因，否則在現有經濟環境下，業主很難啟動如此規模的重建。希望城規會考慮到市區更新的迫切性，批准此項申請。

陳小姐
2026年6月23日

Please accept my comment in support of the Section 17 Review for A/K1/272. As a nearby resident, I am very glad that the old, problematic building has finally been demolished. However, leaving a large plot of land empty in the heart of Tsim Sha Tsui is a waste of space and lowers the energy of our streets. We need this new hotel development to move forward quickly to improve the local look of the neighborhood, make the area cleaner, and bring vibrant, high-spending tourism back to our community. I hope the Board will grant approval to this project so the site can be put to its best use.

Yuki

22 Jun

作為經常喺尖沙咀出入嘅市民，我好支持今次嘅第 17 條覆核申請。舊大廈拆咗之後，周邊環境嘅升級就只差呢最後一步，大家都不想見到核心地段冷清清。將呢度發展成現代化酒店，可以美化景觀，對整個社區發展都係一件大好事，希望城規會可以批准通過，謝謝。

陳小姐

21/6/2026