

TOWN PLANNING BOARD

TPB Paper No. 11073

**For Consideration by the
Town Planning Board on 4.9.2026**

**REVIEW OF APPLICATION NO. A/K1/272
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for
Permitted Hotel Use at “Commercial (6)” Zone**

16 Kimberley Road, Tsim Sha Tsui, Kowloon

REVIEW OF APPLICATION NO. A/K1/272
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

**Proposed Minor Relaxation of Plot Ratio (PR) and
Building Height (BH) Restrictions for Permitted Hotel Use at
16 Kimberley Road, Tsim Sha Tsui (TST), Kowloon**

1. Background

- 1.1 On 12.8.2025, the applicant, Far Union Investment Limited, sought planning permission for proposed minor relaxation of PR restriction from 12 to 15 (i.e. +3 or +25%) and BH restriction from 110mPD to 140mPD (+30m or +27.3% in terms of mPD) for a permitted hotel development at the application site (the Site) under section 16 of the Town Planning Ordinance (the Ordinance) (the section 16 application). The Site is a private lot located within an area zoned “Commercial (6)” (“C(6)”) on the approved TST Outline Zoning Plan (OZP) No. S/K1/30 (**Plan R-1**). The Site is currently vacant and fenced off (**Plan R-5**), and was previously occupied by a commercial/residential (C/R) building, known as Champagne Court Block B, which was completed in 1957.
- 1.2 The proposed hotel development¹ with a GFA of about 17,116.8m² (equivalent to an increase in GFA of 3,423.36m² (+25%) from the OZP restriction) comprises a 35-storey building with 159 guestrooms (spanning 17 storeys on the upper floors) and various complementary/ancillary uses (including restaurants, conference and function rooms, hotel lobby and back-of-house (BOH) facilities, spanning 15 storeys on the lower floors)² (Drawing A-12 of **Annex A**). The proposed development incorporates a number of design features, including: (i) a 1.5m-wide NBA along the length of the Kimberley Road site frontage as per the OZP requirement; (ii) an additional 2.8m-wide voluntary building setback with 2.8m-wide canopy along the length of the Kimberley Road building frontage (Drawing A-3 of **Annex A**); and (iii) landscaping in the form of planters/greenery on G/F, 6/F, 8/F, 9/F, 11/F and 16/F and vertical greening on G/F. Should adjacent lots be redeveloped in the future, the applicant also undertakes to remove any obstructions on the applicant’s lot to enable the creation of a continuous setback area (i.e. the 1.5m-wide NBA plus the 2.8m-wide voluntary building setback) along this section of Kimberley Road (Drawings A-13 and A-14 of **Annex A**).

¹ According to the Notes of the OZP for the “C” zone, ‘Hotel’ is a Column 1 use and all developments and/or redevelopments are subject to a maximum PR of 12, or the PR of the existing building, whichever is the greater. The Site is also subject to a maximum BH of 110mPD, or the height of the existing building, whichever is the greater. On land designated “C(6)”, a minimum of 1.5m-wide non-building area (NBA) from the lot boundary abutting areas shown as ‘Road’, except Chatham Road South and Nathan Road, shall also be provided. Based on a site area of about 1,141.12m², the Site is subject to an equivalent maximum gross floor area (GFA) of about 13,693.44m² (at a PR of 12).

² The remaining three storeys comprise one storey of refuge floor and two basement floors for car parking and loading/unloading (L/UL) facilities.

Pick-up/drop-off activities will be carried out within the Site and a queuing area to the basement ancillary car park / L/UL facilities will also be provided.

- 1.3 On 8.5.2026, the Metro Planning Committee (MPC) of the Town Planning Board (the Board) decided to reject the application for the reason that the applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of PR and BH restrictions. During deliberation of the application, MPC Members raised specific concerns on the following:
- (a) the relaxation in PR sought was disproportional to the planning and design merits proposed by the applicant (paragraph 33 of **Annex B**);
 - (b) the integrity of the PR and BH controls for the TST area should be maintained unless there are strong planning justifications to depart from them (paragraphs 34(a) and (b) of **Annex B**);
 - (c) the increased PR and high headroom of the multi-storey function/conference facilities may give rise to potential adverse visual impact (paragraphs 34(c) and (d) of **Annex B**); and
 - (d) the Site's ingress/egress may lead to potential vehicular/pedestrian conflicts (paragraph 34(e) of **Annex B**).
- 1.4 In addition to the salient concerns in paragraph 1.3 above, MPC Members also raised the following queries/suggestions at the MPC meeting:
- (a) the applicant should explore the incorporation of uses/facilities that could bring benefits to the community (paragraph 35 of **Annex B**); and
 - (b) the applicant should provide information on the potential impact of the proposed development on microclimate, as well as the implementation and maintenance details of the proposed green walls (paragraph 36 of **Annex B**).
- 1.5 For Members' reference, the following documents are attached:
- (a) MPC Paper No. A/K1/272B (Annex A)
 - (b) Extract of minutes of the MPC Meeting held on 8.5.2026 (Annex B)
 - (c) Secretary of the Board's letter dated 22.5.2026 (Annex C)

2. **Application for Review**

- 2.1 On 11.6.2026, the applicant (represented by Generation-One Advisory Limited, who did not represent the applicant at the section 16 application stage) applied, under section 17(1) of the Ordinance, for a review of the MPC's decision to reject the application (**Annex D**). Subsequently, the applicant has submitted the following documents:
- (a) Further Information (FI) with revised review statement received on 22.6.2026* (Annex E)
 - (b) FI with responses-to-comment received on 4.8.2026* (Annex F)
 - (c) FI with responses-to-comment received on 20.8.2026* (Annex G)

** accepted and exempted from publication and recounting requirements*

- 2.2 No changes to the development parameters, layout and design of the proposed development are proposed by the applicant in the review application.
- 2.3 In response to MPC Members' concern on potential vehicular/pedestrian conflicts at the Site's ingress/egress, the applicant claims that a levelled run-in/out (i.e. levelled with the pavement) will be provided in accordance with Highways Department's (HyD) standards to provide a continuous pedestrian walkway at a uniform level and that dedicated banksmen will be deployed to direct the ingress/egress traffic and to prioritise pedestrian movement over incoming/outgoing vehicles. Furthermore, the applicant claims that further community gains and tailored traffic improvement measures may be explored at the detailed design stage to the satisfaction of concerned departments. Notwithstanding, no substantive proposals have been submitted by the applicant for the aforesaid claims.

3. Justifications from the Applicant

The justifications put forth by the applicant in support of the review application are detailed in the revised review statement and FIs at **Annexes E to G**, and summarised as follows:

Setting a Positive Precedent for Urban Renewal

- (a) the application sets a positive and catalytic precedent in spearheading urban redevelopment of the ageing TST area. Situated at a prime location, the Site represents enormous opportunity to maximise site utilisation to enhance the appeal for urban renewal. Given the Site's location within the same Yau Tsim Mong district and along the same urban spine of Nathan Road, the Site should warrant the same treatment as the Nathan Road "C" zones on the Yau Ma Tei and Mong Kok OZP as per recommended by the District Study for Yau Ma Tei and Mong Kok (Yau Mong Study)³. The MPC's decision has overlooked the rationale of the Government's "planning-led, district-based" urban renewal strategy⁴ and

³ The Yau Mong Study was commissioned by the Urban Renewal Authority (URA) in 2017. Through a district-based approach to urban renewal, the main objective of the Yau Mong Study was to map out a blueprint for restructuring and regenerating the old districts of Yau Ma Tei and Mong Kok so as to enhance land use efficiency and optimise redevelopment potential. Amongst the recommendations of the Yau Mong Study was the proposal to relax the PR control along the Nathan Road commercial spine so as to strengthen its commercial functions (TPB Paper No. 10795 as submitted by the URA and considered by the Board on 7.1.2022). The proposal to remove the PR restriction (thus the permissible development intensity will follow the First Schedule of the Building (Planning) Regulations, where the maximum permissible non-domestic PR could be 15) and to correspondingly relax the BH restriction from 110/130mPD to 140/160mPD (for Mong Kok) and 140mPD (for Yau Ma Tei) along the Nathan Road "C" zones was later translated onto the Mong Kok and Yau Ma Tei OZPs in July 2022 and June 2023 respectively.

⁴ The Government has implemented multi-pronged policy initiatives to promote private participation in urban renewal in recent years, including: (i) district-based urban renewal studies (such as Yau Mong Study), with similar studies currently being conducted by the URA for Tsuen Wan and Sham Shui Po; (ii) the amended Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), which lowered the compulsory sale application threshold from 80% to 70% or 65% depending on building age and location (of which the seven designated areas with more pressing redevelopment need can enjoy a lower compulsory sale application threshold under the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (Cap. 545A)); and (iii) the

neglected the similarities in accessibility and redevelopment needs of the TST and Yau Ma Tei/Mong Kok areas;

Prevalence of Successful Precedents for Minor Relaxation in PR and BH

- (b) there are notable precedents of OZP amendments and planning approvals for minor relaxation in PR and BH restrictions, which exemplify the Board's discretion to pragmatically allow minor relaxation of development parameters based on individual circumstances. Such cases include: (i) amendment to the Yau Ma Tei OZP, which removed the PR restriction for the "C" zone and correspondingly increased the BH restriction from 110mPD to 140mPD (see footnote 3) (**Plan R-1**); (ii) the doubling of the BH restriction from 45mPD to 90mPD for The Hong Kong Polytechnic University (PolyU) main campus within the "Government, Institution or Community" ("G/IC") zone on the TST OZP (**Plan R-4**)⁵; (iii) application No. A/I-TCTC/71 for minor relaxation of BH restriction within an area mainly zoned "Residential (Group B)3" ("R(B)3") in Tung Chung⁶; and (iv) application No. A/YL/331 for minor relaxation of BH restriction within the "Residential (Group A)1" ("R(A)1") subzone in Yuen Long⁷;

Meeting the Legislative Intent of the Ordinance

- (c) the removal of long-standing vice activities and undesirable tenants from Champagne Court Block B (the building that previously occupied the Site) is a significant planning gain of the proposal. The proposed positive transformation

major innovative measures announced in the 2025 Policy Address to further expedite urban renewal. The latter include relaxing the Transfer of Plot Ratio mechanism to allow cross-district transfer of GFA across different OZPs, and the 20% bonus PR/GFA for eligible redevelopment sites in the seven designated areas under the Bonus Plot Ratio Pilot Scheme. The Board was briefed on two measures, namely Cross-district Transfer of Plot Ratio and the Bonus Plot Ratio Pilot Scheme on 21.8.2026 via TPB Paper No. 11070 "Innovative Measures to Incentivise Urban Renewal"

(https://www.tpb.gov.hk/uploads/page/meetings/20260821/TPB%20Paper_Innovative%20Measures%20to%20Incentivise%20Urban%20Renewal.pdf); and the Board agreed to the revised TPB Guidelines No. 43A on Application for Transfer of Plot Ratio under Section 16 of the Ordinance and noted the measure on the Bonus Plot Ratio Pilot Scheme, with the two measures taking effect on 21.8.2026 and 1.9.2026 respectively.

⁵ Pursuant to the Government's policy initiatives as set out in the 2023 and 2024 Policy Addresses in positioning Hong Kong as an international hub for post-secondary education, and with policy support from the Education Bureau, the BH restriction of PolyU's main campus on land zoned "G/IC" on the TST OZP was relaxed from 45mPD to 90mPD to facilitate its campus expansion/(re)development plan. The relevant zoning amendment was approved by the Board on 30.5.2025 and the approved TST OZP No. S/K1/30 was gazetted on 17.10.2025.

⁶ Application No. A/I-TCTC/71 for minor relaxation of BH restriction from 55mPD to 55.9mPD (i.e. +0.9m or +1.64%) for permitted flat use was approved by the Rural and New Town Planning Committee (RNTPC) of the Board on 5.6.2026 mainly on the considerations that the proposal was in line with the latest Joint Practice Note No. 8 on "Enhanced Facilitation Measures for Building Adopting Modular Integrated Construction (MiC)" in that favourable consideration may be given to an increase in BH for the adoption of MiC up to 4% of the total storey height of the MiC floors, and that the proposed minor relaxation in BH would not result in any adverse impacts on the surrounding area.

⁷ Application No. A/YL/331 for minor relaxation of BH restriction from 25 to 26 storeys (i.e. +1 storey or +4%) for permitted flat use was approved by the RNTPC on 5.6.2026 mainly on the considerations that the proposal was in line with the latest enhanced GFA exemption arrangement promulgated under Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-2, whereby full GFA exemption for no more than two levels of aboveground carpark will be allowed, and that the proposed minor relaxation in BH would not result in any adverse impacts on the surrounding area.

of the Site is in line with the preamble of the Ordinance, viz. promoting the health, safety, convenience and general welfare of the community;

Meaningful and Proportionate Planning Gains

- (d) despite the Site's small size and narrow frontage, the applicant provides clear and proportionate local planning gains, including a voluntary 2.8m-wide building setback (in addition to the 1.5m-wide NBA as required by the OZP), a 2.8m-wide canopy along the setback area, and vertical greening and landscaping at multiple levels. A total of 4.3m-wide setback area with landscaping will be created by the proposed development, which would contribute to a better walking environment, enhancing visual and air quality, reducing the urban heat island effect, and resulting in a more pleasant streetscape along Kimberley Road. The MPC's concern on the proportionality between the proposed planning gains versus the relaxations in PR and BH sought was unjustified;

Boosting Hong Kong's Tourism Capacity

- (e) without the relaxation in PR and BH sought, the OZP-compliant scheme⁸ would result in a loss of 34 to 49 guestrooms and a reduction in accommodation capacity by up to 147 persons during peak seasons, while the scale of complementary facilities (such as conference and function rooms) would also be significantly reduced. Given the high hotel occupancy rates in Hong Kong (averaging 87% and reaching 90% during peak periods in 2025), such a reduction would negatively impact the city's tourism offering. The proposed hotel development fully echoes the Government's "Tourism is Everywhere" initiative by uplifting the cityscape and providing hotel accommodation at a prime tourist destination. For this, the application has received the support of the Commissioner for Tourism (C for Tourism); and

Practical Solution to Traffic Concerns

- (f) to address MPC's concerns regarding potential vehicular/pedestrian conflicts, a traffic management and pedestrian safety proposal has been formulated. Professionally trained banksmen will be deployed to direct incoming and outgoing vehicles and a levelled run-in/out will be provided to ensure a continuous, barrier-free pedestrian walkway at a uniform level, thereby safeguarding pedestrian safety, optimising traffic flow and enhancing the overall walking experience along Kimberley Road. The applicant remains fully committed to exploring further community planning gains and tailored traffic improvement measures to the satisfaction of the Commissioner for Transport (C for T) at the detailed design stage.

⁸ A set of general building plans for a proposed OZP-compliant hotel development at the Site was approved by the Building Authority (BA) on 28.8.2025. The approved OZP-compliant scheme incorporates the statutory 1.5m-wide NBA along Kimberley Road per OZP requirement, but without additional voluntary setback and associated G/F landscaping. It comprises a 25-storey hotel development with a total GFA of about 13,693m² (i.e. PR of 12) and a BH of 110mPD, providing 99 guestrooms. B1/F and B2/F would be for car parks, G/F and 1/F for shops, 2/F for hotel lobby, 3/F to 9/F (4/F omitted) for function rooms, 10/F for BOH, and 11/F to 26/F (13/F, 14/F and 24/F omitted) for hotel guestrooms.

4. **The Section 16 Application**

The Site and Its Surrounding Areas (Plans R-1 to R-7)

- 4.1 The situations of the Site and its surrounding areas at the time of the consideration of the section 16 application by the MPC were set out in paragraph 7 of **Annex A** and recapitulated below. There has been no material change of the situation since then.
- 4.2 The Site is:
- (a) located at the heart of TST and abuts the western end of Kimberley Road, which is heavily trafficked by pedestrians and visitors;
 - (b) sandwiched between The Mira Hong Kong (a hotel with BH of about 61mPD) to the west and Champagne Court Block A (a C/R building with BH of about 44mPD) to the east. These sites fall within the same “C(6)” subzone and are subject to the same development restrictions as the Site (i.e. PR of 12 and maximum BH of 110mPD); and
 - (c) currently vacant.
- 4.3 The surrounding areas have the following characteristics:
- (a) highly mixed in terms of land use and building composition, mainly occupied by commercial, hotel and C/R buildings with eating places and shop and services uses on the lower floors. Newer, high-rise and high-density buildings have largely been built up to a maximum PR of about 12 and maximum BHs ranging from about 100mPD to 156mPD (**Plan R-4**). Older buildings with lower PR and BHs are also found throughout the area;
 - (b) to the north across Kimberley Road is Mira Place (a commercial development with BH of about 104mPD) and to the southwest is The One (a commercial development with BH of about 156mPD);
 - (c) to the further west across Nathan Road are Kowloon Park and Park Lane Shopper’s Boulevard and to the further north is Observatory Hill, which has a BH restriction of 45mPD. To the further east and south are a mixture of C/R developments, with BHs generally ranging from about 19mPD to 90mPD, intermixed with newer, high-rise developments, including Kimberley 26 (about 105mPD); and
 - (d) well-served by various modes of public transport, including MTR, buses and taxis.

Planning Intention

- 4.4 There has been no change in the planning intention of the “C” zone as mentioned in paragraph 8 of **Annex A**, which is primarily for commercial developments which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as a territorial business centre and regional or district commercial/shopping centres. The areas under this zoning are major employment nodes.

- 4.5 Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR and BH restrictions may be considered by the Board on application under section 16 of the Ordinance. Paragraph 7.5 of the Explanatory Statement of the OZP outlines the relevant criteria for consideration of minor relaxation of BH restrictions, which are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus PR granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level space;
 - (d) providing separation between buildings to enhance air ventilation and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible PR under the OZP; and
 - (f) other factors, such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

Previous Application

- 4.6 The Site is not the subject of any previous section 16 application.

Similar Application

- 4.7 There is no similar application for proposed minor relaxation of PR and/or BH restrictions in the “C” zones on the OZP.

5. Comments from Relevant Government Bureaux/Departments (B/Ds)

- 5.1 Comments on the section 16 application made by relevant government B/Ds are stated in paragraph 9 of **Annex A**. Their advisory comments, if any, are at Appendix II of **Annex A**.
- 5.2 For the review application, relevant government B/Ds have been further consulted. C for Tourism has further supplemented tourist statistics for TST while maintaining her previous supporting stance, and C for T maintains her previous stance of no objection to the application. Other departments maintain their previous views of having no adverse comment on/no objection to the application. Relevant comments are recapitulated as follows:

Tourism Policy

- 5.2.1 Comments of the C for Tourism:

- (a) she supports the application as it will provide new and more hotel rooms and facilities to offer additional accommodation options to our visitors and enhance the tourism offering of Hong Kong;
- (b) she welcomes initiatives that are conducive to the long term and sustainable development of the tourism industry in Hong Kong. For reference, in 2025, Hong Kong received over 49.9 million visitors (of which over 23 million were overnight visitors) and the overall hotel occupancy rate was 87%. In terms of TST, according to the Departing Visitor Survey conducted by the Hong Kong Tourism Board, TST was visited by around 32% of overnight visitors, which was the top location visited by overnight visitors in 2025. As for meetings, incentives, conventions and exhibitions (MICE) tourism, Hong Kong received 2.5 million MICE visitors (of which 1.43 million were overnight visitors) in 2025, which saw a 7% increase from the previous year; and
- (c) to support and sustain the growing momentum of the tourism industry and maintain the city's attractiveness to visitors, she considers a stable and sufficient supply of hotel rooms to be very important.

Traffic

5.2.2 Comments of the C for T:

- (a) she has no further comment on the application from traffic engineering perspective; and
- (b) should the application be approved by the Board, the applicant should ensure that the proposed traffic improvement measures (paragraph 2.3 above refers) will be further developed and implemented.

6. Public Comments Received During the Statutory Publication Period

6.1 During the statutory public inspection period, 22 public comments were received, including 21 supporting comments (**Annex H1**) and one adverse comment raising objection to the application (**Annex H2**). The comments were made by individuals, with some claiming to be nearby residents/workers.

6.2 21 individuals supported the application mainly on the following grounds:

- (a) the proposed BH of 140mPD is appropriate for the Site, as well as compatible and coherent with the surrounding cityscape. The proposed design allows for a slenderer building form, which could promote air ventilation, sunlight penetration and reduce the urban heat island effect, while freeing up space to improve the pedestrian environment and local streetscape. The proposed voluntary setback and canopy are notable design merits of the proposed development;

- (b) the proposed increase in PR can unleash the full development potential of the Site. The increase in PR will provide greater incentive and improve the financial case for urban renewal, and enhance the position of the TST commercial core in line with the Nathan Road commercial spine;
 - (c) the proposed hotel development aligns with the Government's tourism initiative by providing more guestrooms in modern hotel facilities to attract high-spending overnight visitors. The proposed development will strengthen TST and Hong Kong's position as an international tourism hub; and
 - (d) the proposed development can significantly improve the tainted image of the Site, bringing community benefits and reinvigorating the surrounding area.
- 6.3 One individual (who also objected to the original section 16 application) objected the review application mainly on the following grounds:
- (a) as some of the proposed design measures could be achieved under an OZP-compliant scheme, there are insufficient planning and design merits in the proposed development to justify for the relaxation in PR and BH sought. At upwards of 25%, the extent of relaxation sought is considered substantial rather than minor;
 - (b) the focus and objectives of the Yau Mong Study are not applicable to TST, which explains why TST was not covered by the said study nor mentioned as a designated area in need of urban renewal under the 2025 Policy Address. As a number of OZP-compliant (re)developments have been implemented/are taking place in TST, a PR of 12 and a BH restriction of 110mPD would still make for a viable development at the Site; and
 - (c) the proposed development would generate potential adverse visual, air ventilation, traffic and environmental impacts (such as light pollution) to the neighbourhood. The applicant has not addressed the MPC's concerns in the review application.

7. Planning Considerations and Assessments

- 7.1 The application is for a review of the MPC's decision on 8.5.2026 to reject the section 16 application for planning permission for minor relaxation of PR restriction from 12 to 15 (i.e. +3 or +25%) and BH restriction from 110mPD to 140mPD (i.e. +30m or +27.3% in terms of mPD) for a permitted hotel development at the Site zoned "C(6)" on the OZP. The rejection reason was that the applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of PR and BH restrictions. Other specific concerns of the MPC are summarised in paragraph 1.3 above.
- 7.2 In support of the review application, the applicant has put forward its justifications as set out in paragraph 3 above, which can be summarised as follows:
- (a) approval of the application would set a positive precedent and spur the urban renewal of the ageing TST area; the principles established by the Yau Mong Study ought to be applicable at the Site;

- (b) recent precedents have shown that the Board may exercise its discretion to allow applications for minor relaxation of PR and BH restrictions based on the individual circumstances of each proposal;
 - (c) the applicant's effort in removing long-standing vice activities from the Site constitutes a significant planning gain of the proposal;
 - (d) the proposed design features (i.e. NBA per OZP requirement, voluntary setback with canopy, vertical greening and landscaping) are meaningful and proportionate planning gains of the proposed development;
 - (e) the proposed development would boost Hong Kong's tourism capacity and is fully in line with the Government's tourism policies; and
 - (f) the newly-proposed traffic improvement measures (i.e. professionally trained banksmen to direct incoming and outgoing vehicles and provision of a levelled run-in/out to ensure a continuous, barrier-free pedestrian walkway) could effectively manage vehicular flow and provide a safer and more enjoyable walking experience along Kimberley Road.
- 7.3 The development parameters, layout and design of the proposed development remain unchanged in this review application. Although traffic improvement measures have been proposed in the review application per paragraph 7.2(f) above, no additional drawings have been submitted to illustrate the improvement works. Since the consideration of section 16 application by MPC on 8.5.2026, there has been no material change in planning circumstances.

Relaxation of PR and BH

- 7.4 The Site falls within an area zoned "C(6)" intended primarily for commercial developments. Based on individual merits, minor relaxation of the PR and BH restrictions may be considered by the Board. The applicant has centred its justifications on the provision of additional hotel guestrooms and complementary facilities (as a result of the increase in PR), which it claims to align with prevailing tourism policies in Hong Kong and, in particular, the tourism needs of TST. The applicant has substantiated that an OZP-compliant scheme would result in a reduction of 34 to 49 hotel guestrooms and lower peak-season accommodation capacity by up to 147 persons, alongside a scaling down of complementary facilities (such as conference and function rooms). The applicant also highlights the support of C for Tourism as a key consideration for the proposed development.
- 7.5 While maintaining her supportive view on the application, C for Tourism has supplemented additional information concerning TST's tourism offering and its importance to tourism in Hong Kong (TST being the most visited destination by overnight visitors in 2025). Moreover, the latest figures from the Hong Kong Tourism Board also show that the hotel occupancy rate for TST was 88% in 2025, amongst the highest occupancy rate districts in the territory. Furthermore, C for Tourism also advises that Hong Kong received 2.5 million MICE visitors in 2025, which saw a 7% increase from the previous years. The growth in MICE visitors is relevant to the proposed conference and function rooms in this application. The additional information from C for Tourism reinforces the applicant's claim of a strong tourism and hotel demand in TST, which are relevant planning justifications of the proposed development.

- 7.6 In terms of BH, the increase in BH sought (+27.3%) is generally proportional and primarily related to the increase in PR (+25%) sought. It is also worth noting that the Chief Town Planner/Urban Design and Landscape of the Planning Department maintains her view of having no adverse comment on the application from urban design and visual impact perspectives, based on the consideration that the proposed relaxed BH of 140mPD is not entirely incompatible with the surrounding context (**Plan R-4**) and that the design features of the proposed development may promote visual interest and enhance pedestrian comfort.
- 7.7 Nevertheless, during the section 16 consideration, MPC expressed concerns regarding the visual impact of the building bulk and form of the proposed development with the increase of PR and BH, specifically whether the proposed height and slender building profile, combined with a monotonous eastern façade, would affect the surrounding cityscape. There was also concern that the high headroom of the function/conference facilities across multiple storeys might give rise to potential adverse visual impact. Some MPC Members suggested that visual illustrations should be provided by the applicant to substantiate the claimed architectural design features on the eastern elevation, and requested further justification regarding the allocation of nine levels of conference and function rooms (at a FTFH of 4m each), which contributed to the increase in BH. In the current review application, no additional visual illustrations, design revisions and technical justifications have been submitted by the applicant.

Insufficient Planning and Design Merits

- 7.8 In support of its application, the applicant has proposed a number of design features, including: (i) a 1.5m-wide NBA along the length of the Kimberley Road site frontage as per the OZP requirement; (ii) an additional 2.8m-wide voluntary setback with 2.8m-wide canopy along the length of the Kimberley Road building frontage; and (iii) landscaping in the form of planters/greenery on G/F, 6/F, 8/F, 9/F, 11/F and 16/F and vertical greening on G/F. The aforesaid design features are the same as the section 16 application.
- 7.9 While MPC had duly acknowledged the fact that the proposed hotel development is in line with the planning intention of the “C” zone and compatible in land use terms with its surroundings, MPC Members remarked that a hotel proposal seeking only minor relaxation of BH (without increasing the PR) could have a stronger case for consideration, provided that design merits are incorporated and no adverse technical impacts are induced. MPC’s main concern was that the proposed planning and design merits, primarily the 2.8m-wide voluntary setback (with canopy) measuring at about 60m² in area, was not sufficient to justify for the relaxation in PR sought (+3, or +3,423.36m² in GFA terms). MPC Members generally considered the 2.8m-wide voluntary setback with canopy to be a comparatively small design merit, and the effectiveness of which in enhancing the pedestrian environment and connectivity along Kimberley Road was also in question given the Site’s narrow street frontage (about 21m in width). While there is no strict benchmark between a proposed setback area and the expected gain in PR/GFA that could be granted, which shall be assessed on the individual merits of the case, it is worth noting that the Site is the subject of a set of general building plans for an OZP-compliant scheme, which was approved by the BA on 28.8.2025 (see footnote 8). According to this OZP-compliant scheme, only the statutory 1.5m-wide NBA along Kimberley Road will be provided. In the absence of the voluntary setback under the current application, the total width of the resulting

pavement will be 4m (as compared to 6.8m under the current application, including the 2.5m-wide existing pavement, the 1.5m-wide NBA and the 2.8m-wide voluntary setback).

- 7.10 In the review application, the applicant claims that further community gains may be explored at the detailed design stage, but no substantial proposals have been submitted.

Traffic Concerns

- 7.11 Regarding traffic impact, some MPC Members remarked that the proposed ingress/egress near the lay-by of The Mira Hong Kong required careful management to prevent conflict with pedestrian flow (**Plan R-7**). Questions were also raised as to whether the traffic management measures should be finalised at the planning application stage rather than left as an advisory clause⁹ (Appendix II of **Annex A**). Under the current review application, the applicant proposes to construct a levelled run-in/out in accordance with HyD's standard to maintain a continuous, uniform pedestrian walkway, and that dedicated banksmen will be deployed to direct ingress/egress traffic and to give priority to pedestrian movement along the widened footpath. The applicant also claims that further traffic improvement proposal will be explored at the detailed design stage and to the satisfaction of C for T. C for T maintains her no objection to the application and advises that the traffic improvement proposals should be further developed and implemented by the applicant to her satisfaction in the event that the review application is approved by the Board.

Similar Applications

- 7.12 In support of the application, the applicant has cited four examples of planning approvals/zoning amendments for relaxation of PR and/or BH restrictions (outlined in paragraph 3(b) above), which it considers to be relevant to the current application. As detailed in footnotes 4 to 7, the contexts for the four examples quoted by the applicant are generally different from that of the current application. For the relaxation of PR and BH restrictions for the "C" zone on the Yau Ma Tei OZP and the relaxation of BH restriction for PolyU's main campus on the "G/IC" of the TST OZP, both amendments were driven by clear policy mandates (Yau Mong Study for the former and the 2023 and 2024 Policy Addresses for the latter). These policies necessitated their implementation by way of zoning amendment under section 5 of the Ordinance. As for applications No. A/I-TCTC/71 and A/YL/331, both applications were made in pursuant of recently-announced policy measures for specific policy objectives (i.e. MiC for the former and concessions for above-ground car park for the latter). Setting aside the quoted applications, each planning application for minor relaxation of development parameters shall be considered by the Board on a case-by-case basis based on individual merits.

Private-led Urban Renewal Initiative

- 7.13 One of the justifications put forward by the applicant is that the proposed redevelopment will eradicate the vice activities once associated with the Site, and

⁹ In which C for T advised that "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".

hence should be considered as a planning merit; and that the proposed development will set a positive precedent in spearheading urban redevelopment of the ageing TST area. The Government recognises the lack of projects with sufficient market appeal, with many ageing buildings having reached their permissible PR/GFA limits, coupled with the high financial and time costs on acquisition to consolidate land titles for redevelopment; and sees the need for bolder and more innovative approaches for urban renewal. It is under this background that the Bonus Plot Ratio Pilot Scheme and the cross-district Transfer of Plot Ratio scheme were recently promulgated and put into effect since 1.9.2026 and 21.8.2026 respectively.

- 7.14 The applicant's efforts in amalgamating the application site of 1,140m² in size that was once under fragmented ownership and pulling down the ageing dilapidated residential building (completed in 1957) for a new hotel development within a strategically prime location are appreciated. While the applicant has not advanced major new grounds and/or proposals in the review application to address the concerns of the MPC, such private-led urban renewal initiative aligns with the Government's policy initiative which, on balance, could be taken into account by the Board in making its decision on the review application.

Public Comments

- 7.15 There are 21 supporting comments and one adverse comment as detailed in paragraph 6 above. The planning considerations and assessments set out in paragraphs 7.4 to 7.14 above are relevant.

8. Planning Department's Views

- 8.1 Based on the assessments made in paragraph 7 and having taken into account the public comments mentioned in paragraph 6, and given that the applicant has not submitted major new grounds and/or proposals to address MPC's concerns and there are no major changes in planning circumstances since the consideration of the subject application by the MPC on 8.5.2026, the Planning Department does not support the review application for the following reason:

the applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of plot ratio and building height restriction.

- 8.2 Alternatively, should the Board decide to approve the application, it is suggested that the permission shall be valid until 4.9.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and

- (b) in relation to (a) above, the implementation of the measures identified in the revised sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Annex I**.

9. Decision Sought

- 9.1 The Board is invited to consider the application for a review of the MPC's decision and decide whether to grant or refuse to grant permission.
- 9.2 Should the Board decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 9.3 Alternatively, should the Board decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

10. Attachments

Annex A	MPC Paper No. A/K1/272B
Annex B	Extract of Minutes of the MPC Meeting held on 8.5.2026
Annex C	Secretary of the Board's Letter dated 22.5.2026
Annex D	Letter from the Applicant's Representative dated 11.6.2026
	Applying for a Review of MPC's Decision
Annex E	FI received on 22.6.2026
Annex F	FI received on 4.8.2026
Annex G	FI received on 20.8.2026
Annexes H1 and H2	Public Comments
Annex I	Recommended Advisory Clauses
Plan R-1	Location Plan
Plan R-2	Site Plan
Plan R-3	Aerial Photo
Plan R-4	BH Profile of TST OZP
Plans R-5 to R-7	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**