

**APPLICATION FOR PERMISSION UNDER
SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR
PROPOSED CONVERSION OF HONG KONG SHUE YAN UNIVERSITY WAN CHAI CAMPUS FOR
'RESIDENTIAL INSTITUTION' USE AT
7 WAN CHAI GAP ROAD, HONG KONG
INLAND LOT NO. 8325
(PLANNING APPLICATION NO. A/H5/422 – FURTHER INFORMATION 1)**

Comments	Response(s)
<p><u>Planning Department</u> (Contact person: Mr. Boris LAI tel: 2231 4940) Received on 29 January 2026</p>	
<p><u>Background of Shue Yan University</u></p> <p>1. Please justify the need for additional student bed spaces being provided by Shue Yan University at the subject site.</p>	<p>Since 2006, Shue Yan College has been granted university status, which has led to an increase in enrolment and an expansion of facilities at the Braemar Hill campus. Approximately eight years ago, classes from the Wanchai Campus were relocated back to the Braemar Hill Campus. To address the continuing growth in the number of students at Hong Kong Shue Yan University (“HKSYU”), additional accommodation provided at the subject site is necessary to support the Braemar Hill Campus and HKSYU development.</p>
<p>2. Please clarify the total number of bed spaces provided in the proposed student hostel.</p>	<p>There will be 48 units providing 172 hostels places and 2 accessible units providing 4 bed spaces for HKSYU students, for a total of 176 places</p>

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3. Please advise the target students to be accommodate in the proposed student hostel. Is it exclusively for the students of Shue Yan University, or will it be open for students from other universities / teaching staff of Shue Yan University (e.g. as warden)?	The target residents of this proposed student hostel are exclusively for students of HKSYU (tentative 176 students).
4. It is noted that the proposed student hostel will have 22 employees according to the submitted Sewerage Impact Assessment. Please clarify on the staff nature and whether there is any staff accommodation in the proposed student hostel. Please advise on their accommodation arrangement if any.	Refer to the appended revised Sewerage Impact Assessment in Attachment I , there will be 2 members of staff (warden) only, and staff accommodation will be arranged by HKSYU.
5. Please clarify the purpose of accessible guest rooms on the G/F.	In accordance with Design Manual Barrier Free Access 2008 (2025 Edition), Div.2 para.7, "a minimum of two accessible guest rooms with full facilities for persons with a disability shall be provided in a hotel, hostel and guesthouse. Two such accessible rooms shall be provided for every 100 guest rooms and any part thereof." As there will be 48nos. guest rooms provided, 2nos. of accessible guest rooms shall be provided.
6. It is noted that the Site is only accessible via the stairs at Yen Wah Steps, please advise whether any barrier-free facilities will be provided in the future.	Barrier-free facilities will be provided such as visual fire alarm system, accessible guest rooms, accessible toilet, accessible public information service centre, braille & tactile floor plan, tactile guide path, visual display board and assistive listening system.
7. Please advise on the types of ancillary facilities to be provided within the student hostel.	Ancillary facilities will include an office, multi-purpose room, gym, study room, pantry, linen room, communal area, and open spaces including terrace, yard and roof. Please refer to appended drawing no. A-01 in Attachment II .

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<p>8. According to Para. 2.2 of the supporting planning statement (SPS), it is noted that water tank will be erected within the pink hatched black area of the relevant lease. Please advise on the location for said water tank with the support of plans/drawings.</p>	<p>Refer to the appended drawing No. A-01 in Attachment II, the water tank will be constructed below the terrace.</p>
<p>9. Please advise on i) the purpose of 'Philosopher's Court' on the G/F; 'Garden of Knowledge' on the 1/F; and the 'Communal rooftop garden' on the R/F as illustrated in Drawing No. A-01 (Rev. 02) in Appendix I of the SPS; and ii) if there will be any activities/uses and permanent/temporary structures (e.g. greenhouse, landscaping works) at said locations.</p>	<p>The purposes of the terrace, yard and roof are to provide open spaces and places for leisure for the residents/ means of escape/access to E&M services/ maintenance use.</p> <p>There will be no active recreation uses, nor any permanent or temporary structures, at the said locations, except E&M units on the R/F.</p>
<p>10. Please advise if the facilities on the G/F (e.g. co-working space, computer lab, study room/library, fitness centre) is open to residents of the proposed student hostel or students/staff from Shue Yan University only.</p>	<p>The facilities on the ground floor are open to residents of the hostel, as well as all students and staff including 2 wardens of HKSYU ("HKSYU Community").</p> <p>To estimate the sewage discharge after the conversion, the proposed number of residents (i.e. 176 students) together with the estimated number of users from the HKSYU Community (i.e. 9 non-resident students and 2 wardens) has been incorporated into the revised Sewage Impact Assessment in Attachment I.</p>
<p>11. It is noted from the application form that E&M facilities will be erected on the R/F. Since no E&M facilities are indicated on Drawing No. A-01 (Rev. 2) in Appendix I of the SPS, please clarify if any additional E&M facilities would be erected on the R/F. Please be reminded that the building height restriction of the site is 5 storeys.</p>	<p>A/C units will be situated on R/F and some GRP water tank as ancillary equipment will be housed on TR/F.</p>

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12. Please indicate the levels (in mPD) of each floor of the proposed student hostel and the open spaces with drawings/plans.	Please refer to the appended drawing no. B/A10/104 in Attachment II . Please note that the levels (in mPD) of each floor remain unchanged as the existing building.
13. Please advise whether there will be any curfew hours / limitation of visitor access for the proposed student hostel.	Students generally have 24-hour access; however, external visitors may only register for visits between 8:00 AM and 10:30 PM. During these hours, each student may register a maximum of two guests. Outside of these designated visiting hours, visitors are not permitted to remain on the premises.
<p><u>Transport Matters</u></p> <p>14. It is noted that there is no direct vehicular access to the Site. Please advise on the transport arrangement during the construction period (e.g. the location for loading/unloading of building materials).</p>	<p>Fitting-out works contractor will temporarily load/ unload materials during off-peak hours only at the layby of Kennedy Road at the top of Yen Wah Steps.</p> <p>The proposed conversion of existing Academic building to Hostel facilities for HKSYU mainly involves interior fitting-out works. It is not a redevelopment of the existing building and will not involve heavy machine or equipment. The duration of the interior fitting out works will last for about 6 – 9 months.</p>
15. Please advise whether there will be any special transport arrangement for students to travel between the proposed student hostel and the main campus of Shue Yan University at Braemar Hill. If no, please advise the transportation options for students to take such trips.	As students from different departments have varied class schedules, there is no single peak period for travel. Students will mainly use public transportation to commute between the proposed student hostel and the Braemar Hill main campus. Direct public buses are available from the Wan Chai District to the main campus.

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<p><u>Environment</u> 16. Please elaborate on the regular monitoring points to be implemented on-site during the construction phase as mentioned in para. 5.6 of the SPS.</p>	<p>In accordance with Code of Practice for Site Supervision 2009 (2024 Edition), site supervision will be provided during construction phase under AP, RSE & RC stream.</p>
<p>17. As the site is situated at the core of a residential cluster, please advise whether there are measures to minimize the possible nuisance (i.e. noise, lighting and hygiene) to the neighboring community.</p>	<p>During the construction stage, since majority of the fitting-out works will be carried out indoor, there will be little or minimal noise/ lighting/ hygiene nuisance. Minor works on water tank and reinstatement of external staircase will be handled with care and will only be carried out during weekday working hours to minimise possible nuisance.</p> <p>The proposed student hostel, being residential in nature, is compatible with the surrounding residential cluster. HKSYU has established experience in managing its student population, and no nuisance is anticipated.</p>
<p><u>Landscape</u> 18. Please advise if any landscaping / tree felling works would be involved in the proposed student hostel development.</p>	<p>There will be no landscaping/ tree felling works involved in the proposed student hostel development.</p>
<p><u>Drainage Services Department</u> (Contact Officer: Mr. Calvin LO tel: 3101 2364) Received on 30 January 2026</p>	
<p>1. Table 1a and Table 1b: Please clarify the locations for Site (1) and Site (2).</p>	<p>Please be clarified that (1) and (2) refers to part 1 and part 2 of the calculation.</p> <p>In order to avoid confusion, the description of Table 1(a) and Table 1(b) was revised.</p> <p>Please find the revised report in Attachment I for your comment/ approval.</p>

Comments	Response(s)
<p>2. Please advise the existing sewage flow from the subject site before conversion to hostel.</p>	<p>Existing sewage flow from the site before conversion was incorporated into Section 4 of the revised report.</p> <p>Please find Section 4 and Appendix 12 of the revised report in Attachment I for your comment/ approval.</p>
<p>3. The pipe material for existing sewer pipes from FMH7007346 to FMH7014812 should be vitrified clay (VC) instead of cast-iron (CI). Please review and update Section 6 and the discharge calculation.</p>	<p>Noted and revised.</p> <p>Please refer Section 6 and Appendix 8 & 9 of the revised report in Attachment I for your comment and approval.</p>
<p>Environmental Protection Department (Contact Officer: Ms. Virginia WONG tel: 2835 1109) Received on 30 January 2026</p>	
<p>1. For Section 4, 5, 6 and Appendix 9, since existing upstream sewerage is in use, please revisit the peaking factor and update the hydraulic calculation accordingly.</p>	<p>Peak factor including stormwater allowance was adopted.</p> <p>Please find Section 4, 5, 6 and Appendix 4 & 9 of the revised report in Attachment I for your comment/ approval.</p>
<p>2. For Section 6, DN225 pipe shall be used when calculating the full bore flow of that sewer, please revise the typo.</p>	<p>Noted and revised.</p> <p>Please find Section 6 of the revised report in Attachment I for your comment/ approval.</p>
<p>3. For Appendix 9, please either round-up or round-down when calculating population.</p>	<p>Noted and revised.</p> <p>Please refer to revised Section 4 & 5 and Appendix 9 in Attachment I for your comment and approval.</p>

Comments	Response(s)
<p>4. For Appendix 9, please consider backwash of swimming pool as peak flow and revise the appropriate table, section and hydraulic calculation.</p>	<p>Noted and revised.</p> <p>Please refer to revised Appendix 9 in Attachment I for your comment and approval.</p>
<p>5. For Appendix 9, please verify if 239 Queen's Road East is provided with swimming pool and supplement backwash of swimming pool and update the hydraulic calculation as necessary.</p>	<p>It was verified that 239 Queen's Road East was provided with a swimming pool.</p> <p>Backwash of that swimming pool was incorporated in the hydraulic calculation.</p> <p>Please refer to Section 5 & 6 and Appendix 9 & 10 of the revised report in Attachment I for your comment and approval.</p>
<p>6. For Appendix 9, noted Note 3 is missing, please clarify.</p>	<p>Noted and revised.</p> <p>Please refer to revised Appendix 9 in Attachment I for your comment and approval.</p>

Comments	Response(s)
<p>Transport Department (Contact Officer: Mr. Sammy WONG tel: 2829 5262) Received on 3 February 2026</p>	
<p>Section 5.6 of the Supporting Planning Statement</p> <p>1. The applicant stated in the Planning Statement that he/she will submit a “Temporary Traffic Assessment (TTA)” about the arrangement of loading/unloading of building material from Kennedy Road to the building entrance at Yen Wah Steps. The applicant should clarify if he will submit a construction Traffic Impact Assessment report covering any proposed TTA for delivery of construction materials.</p>	<p>Following TPB’s approval and prior to the period of interior fitting-out works, which will last approximately 6 to 9 months starting in March 2026, the contractor will submit a TTA report to your office regarding the arrangement for loading and unloading building materials from Kennedy Road to the building entrance at Yen Wah Steps.</p>
<p>2. The applicant advised that no heavy machinery or equipment would be involved for the proposed interior fitting out works during construction stage and the applicant proposed to carry out loading/unloading works at Kennedy Road. Temporary Traffic Arrangement (TTA) shall be submitted to TD and Police for consideration if any public roads are affected during construction stage.</p>	<p>Noted. TTA would be submitted in a later stage following TPB’s approval.</p>
<p>3. For the operation stage, a surge in traffic demand is anticipated during student move-in/move-out peak period. Given that there is no vehicular access to the site and therefore no internal transport facilities can be provided, the assumption of all students taking public transport for move-in/move-out and walking upstairs from Queen’s Road East as stated in the pre-</p>	<p>The proposed check-in and check-out arrangements for the student hostel are as follows:-</p> <p><u>Check-in Arrangements:</u></p> <p>Check-in is scheduled to take place between August 24 and September 2, with daily hours from 9:30 AM to 6:00 PM. Each day will be divided into eight time slots, each lasting approximately 45 to 60 minutes. Each</p>

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<p>submission seems to have underestimated the traffic demand and traffic impact to the surrounding. The applicant shall consider and advise the proposed loading and unloading arrangement for the proposed student hostel, in particular at the beginning and end of the school calendar year, and demonstrate that it will not create adverse traffic impact to Kennedy Road, Wan Chai Gap Road and Queen's Road East.</p>	<p>time slot will accommodate 6 to 8 students, who must use the online booking system to schedule their check-in appointments.</p> <p><u>Check-out Arrangements:</u></p> <p>Check-out is primarily scheduled from early to mid-May each year. Students should complete their check-out procedures before the deadline, according to their personal schedules (e.g., exam end dates and completion of all classes). With the implementation of an express check-out procedure, students can flexibly complete the check-out process on their own time from early to mid-May.</p> <p>With these effective check-in and check-out arrangements for the student hostels, no adverse traffic impact is anticipated on Kennedy Road, Wan Chai Gap Road and Queen's Road East. For clarity, there is no access to the site from Wan Chai Gap Road.</p>