

**APPLICATION FOR PERMISSION UNDER SECTION 16
OF THE TOWN PLANNING ORDINANCE (CAP. 131)
PROPOSED 'RESIDENTIAL INSTITUTION'
AT
HONG KONG SHUE YAN UNIVERSITY WAN CHAI CAMPUS
7 WAN CHAI GAP ROAD, HONG KONG
INLAND LOT NO. 8325
ON DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/32

SUPPORTING PLANNING STATEMENT

DECEMBER 2025**

Executive Summary

This planning application is submitted to the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance to seek planning permission for the proposed ‘Residential Institution’ use (“the Proposed Use”) at Hong Kong Shue Yan University Wan Chai Campus, 7 Wan Chai Gap Road, Inland Lot No. 8325 (“the Application Site”).

The Application Site mainly falls within an area zoned “Government, Institution or Community” (“G/IC”) on the draft Wan Chai Outline Zoning Plan No. S/H5/32 (“the OZP”). While portions of the Application Site fall within areas zoned as “Residential (Group B)” (“R(B)”) and areas shown as ‘Road’. According to the Notes of the OZP for the “G/IC” zone, ‘Residential Institution’ use is a Column 2 use which requires planning permission from TPB. Whereas, ‘Residential Institution’ use is a Column 1 use under the “R(B)” zone, which is always permitted.

The Application Site has a total gross floor area (“GFA”) of about 1,767.55m², and a building height of 5 storeys. The proposed conversion will involve student hostels and ancillary facilities.

The proposed conversion is justified for the following main reasons:

- The Application is in line with the Chief Executive’s 2024 and 2025 Policy Address, which aims to increase the supply of hostel facilities to accommodate the growing number of university students;
- The Application aligns with the planning intention of “G/IC” zone by providing accommodation for university students and addressing their needs;
- It complies with TPB Guidelines No.16, as the entire development is dedicated to GIC uses. The development is in harmony with the surrounding areas in terms of scale and design;
- The Proposed Use is compatible with the surrounding medium-density residential context with GIC uses, thereby enhancing the visual coherence of the area;
- The Application Site has a previous planning application for residential development, such that the approval of it will not set an undesirable precedent; and
- The Application Site will not pose adverse traffic nor environmental impacts on the surrounding areas.

In view of the above, and the detailed planning justifications put forward in the Supporting Planning Statement, we sincerely seek TPB’s favorable consideration to approve the Application.

行政摘要

是次規劃申請(「是次申請」)根據《城市規劃條例》第 16 條向城市規劃委員會(「城規會」)申請規劃許可，准許在內地段第 8325 號灣仔峽道 7 號香港樹仁大學灣仔校址(「申請地點」)作住宿機構用途(「擬議發展」)。

申請地點主要位於《灣仔分區計劃大綱草圖編號 S/H5/32》(「分區計劃大綱圖」)被劃為「政府、機構或社區」地帶。部分申請地點位於「住宅(乙類)」地帶及劃作道路。根據「政府、機構或社區」地帶內的註釋，「住宿機構」為第二欄用途，須先向城規會申請。而「住宿機構」位於「住宅(乙類)」地帶為經常准許的用途。

申請地點的總樓面面積約 1,767.55 平方米，建築高度為 5 層。擬議的用途改變將涉及學生宿舍及相關設施。

擬議的用途改變有以下主要理由支持：

- 本申請符合行政長官 2024 及 2025 年施政報告的目標，即增加宿舍設施的供應，以容納日益增長的大學學生人數；
- 本申請符合「政府、機構或社區」地帶的規劃意向，通過提供大學學生的住宿來滿足他們的需求；
- 本申請符合城規會第 16 號指引，因為整個發展專門用於政府、機構或社區用途。該發展在規模和設計上與周邊地區協調一致；
- 擬議用途與周邊中密度住宅區及政府、機構或社區用途相容，從而增強該區域的視覺一致性；
- 申請地點曾有先前規劃申請涉及住宅發展，因此其批准不會設立不良先例；
- 申請地點不會對周邊地區造成不利的交通或環境影響。

基於上述情況，以及規劃綱領內的詳細規劃理據，申請人懇請城規會給予考慮批准是次規劃申請。

註：內容如有差異，應以英文版本為準。

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1. Introduction

1.1 Background

Hong Kong Shue Yan University (“HKSJU”) applies to the Town Planning Board (“TPB”) to seek planning permission for proposed conversion of an existing building for proposed ‘Residential Institution’ use (“the Proposed Conversion”) at HKSJU Wan Chai Campus, 7 Wan Chai Gap Road, Inland Lot No. 8325 (“the Application Site”) (refer to **Figures 1 and 2**).

The Application Site mainly falls within an area zoned “Government, Institution or Community” (“G/IC”) on the draft Wan Chai Outline Zoning Plan No. S/H5/32 (“the OZP”). While portion of the Application Site fall within areas zoned as “Residential (Group B)” (“R(B)”) and areas shown as ‘Road’. According to the Notes of the OZP for the “G/IC” zone, ‘Residential Institution’ use is a Column 2 use which requires planning permission from TPB. Whereas, ‘Residential Institution’ use is a Column 1 use under the “R(B)” zone, which is always permitted.

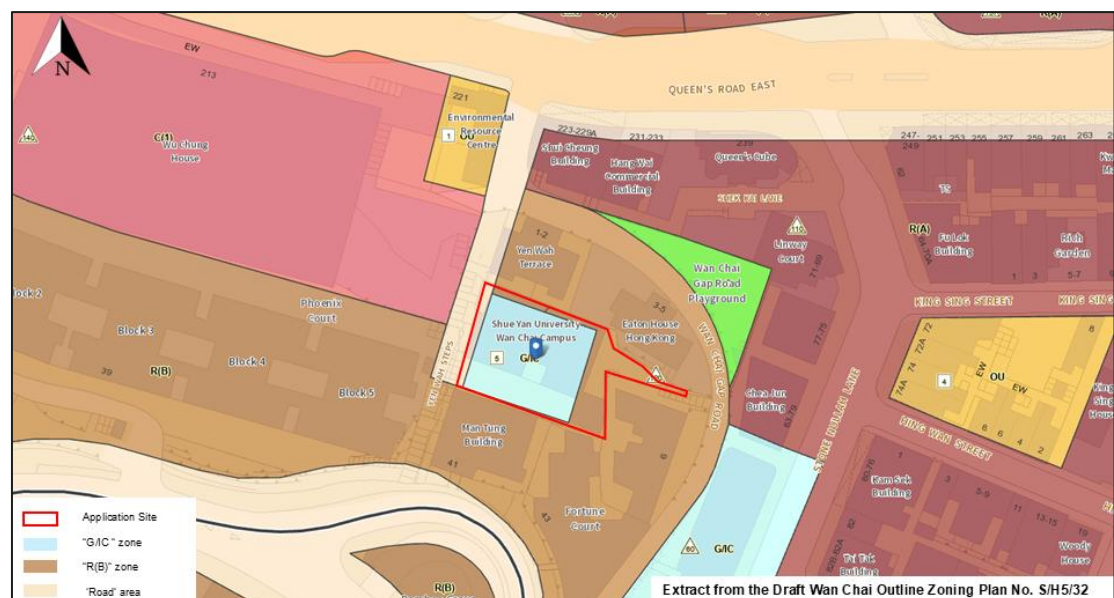


Figure 1. Location Plan



Figure 2. Site Photo of the Application Site

1.2 Statement Structure

This Supporting Planning Statement comprises of six sections. Following the introduction, descriptions on the Application Site and its surrounding context will be discussed in **Section 2**. The relevant policy background and planning context will be set out in **Section 3**, which is to be followed by details of the Proposed Conversion and justifications as presented in **Sections 4 and 5** respectively. The Supporting Planning Statement will be concluded in **Section 6**. The following documents are attached along with the Statement in supporting this Application.

- Proposed Indicative Typical Floor Plans and Elevation Plans (**Appendix I**)
- Sewerage Impact Assessment (**Appendix II**)

2. The Application Site and its Surroundings

2.1 The Application Site

The Wanchai Campus with a site area of about 643.9m² opened in 1972 to meet the growing demand for education and served as the secondary section of Shue Yan College until 1993. In 2006, Shue Yan College was granted a university title which led to an increase of enrolment and expansion of facilities at the Braemar Hill campus. Around eight years ago, classes at Wanchai Campus moved back to Braemar Hill campus. To address the needs of HKSYU, this Application seeks to adaptively

reuse the existing building for hostel facilities to support their plans and curriculum for the next decade. The existing 5-storey building is currently vacant.

2.2 Land Status

The Application Site is held under the Conditions of Regrant No. 10797 (hereinafter referred to as “the Land Grant”), dated 6 August 1975 (refer to **Figure 3**). According to the Land Grant, the Application Site shall not be used for any purpose other than educational purposes and is subject to a maximum building height of 5 storeys.

The Proposed Conversion is not permitted under the Land Grant, and an application for a no objection letter (“NOL”) to the Lands Department is required to allow the Proposed Conversion for the lifetime of building, contingent upon obtaining planning permission from the TPB. The NOL application will cover the permission for the proposed change of user reflected in the Proposed Conversion, and the erection of water tank within the pink hatched black area to support the operation of the student hostel.



Figure 3. Lot Index Plan

2.3 Surrounding Environment

The Application Site has the following characteristics:

- located to the west of Wan Chai Gap Road, the Site is accessible to pedestrians via Yen Wah Steps;
- is now occupied by a 5-storey vacant building for academic use.

The surrounding areas of the Application Site have the following characteristics:

- a) predominantly a medium-density residential area with Government, Institution or Community (“GIC”) uses, such as St. James Settlement and the Application Site;
- b) immediately to the north, northeast, south and southwest are residential developments, including, Yen Wah Terrace, Eaton House Hong Kong, Fortune Court and Man Tung Building;
- c) further northeast is the Wan Chai Gap Road Playground; and
- d) across Yen Wah Steps are commercial developments namely, Wu Chung House and Hopewell Centre, and the Old Wan Chai Post Office.

2.4 Accessibility

The Application Site is well served by several types of public transport services including mass transit railway (“MTR”), franchised buses and minibuses. The MTR Wanchai Station is located approximately a 5-min (300m) walk to the north of the Application Site.

3. Policy Background and Planning Context

3.1 The Chief Executive’s 2024 Policy Address

In accordance with the Chief Executive’s 2024 Policy Address, the Government is committed to developing Hong Kong into an international hub for post-secondary education. One of the key measures involves improving hostel facilities. “The Hostels in the City” Scheme was launched on 21 July 2025 to streamline development control procedures, so as to encourage the market to convert hotels and other commercial buildings into student hostels on a self-financing and privately funded basis, thereby increasing the supply of student hostels.

The scheme outlines the facilitation measures in the planning and building regimes, including:

- 1. Expanded “Hotel” definition: Eligible student hostels under the scheme will be included in the expanded definition. As a result, no planning procedures will be required for converting commercial buildings into student hostels for most commercial sites;
- 2. Plot ratio relaxation: Student hostels converted under the scheme will be treated as non-domestic buildings for PR and site coverage calculations;
- 3. Retaining of exempted gross floor area: Facilities previously exempted from GFA calculations before conversion can be retained and continue to be exempted from GFA calculations;
- 4. Conversion for the interest of students: Developers/operators may flexibly convert these facilities (e.g. gyms, study rooms) to better suit the study and daily needs of student tenants;
- 5. Other provisions: Standalone kitchens in individual rooms are not required for eligible student hostels; and exemptions from providing open space around buildings may be granted upon application. Non-provision of service lane is allowed based on actual circumstances.

Additionally, the Government will make available suitable sites for the private sector to build new hostels, taking market demand into account. The Development Projects Facilitation Office under the Development Bureau (“DEVB”) will provide one-stop advisory and facilitation for these projects.

3.2 The Chief Executive's 2025 Policy Address

Apart from cases involving the conversion of commercial buildings, redevelopment of original commercial buildings into new student hostels can also enjoy the facilitation measures mentioned above. The Government will also earmark new sites for building new hostels to increase student hostel supply.

3.3 Town Planning Board Guidelines

Town Planning Board Guidelines No. 16 for "Application for Development/ Redevelopment within "G/IC" zone for Uses Other Than G/IC Uses under Section 16 of the Town Planning Ordinance" (TPB PG-No. 16) is relevant to this Application. The relevant extract of the Guidelines are as follows:

- (a) as a general rule, for sites zoned "G/IC", a major portion of the proposed development should be dedicated to Government, institution and community (GIC) and other public uses including public open spaces. Otherwise, the proposed development is considered to constitute a significant departure from the planning intention of the "G/IC" zone and, unless with very strong justifications and under special circumstances, planning permission for such development would not be granted;
- (b) in general, sites zoned "G/IC" are intended to be developed or redeveloped solely for GIC uses unless it can be established that the provision of GIC facilities would not be jeopardized;
- (c) the proposed development should not adversely delay the implementation of the planned GIC facilities;
- (d) the proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas. The scale and intensity of the proposed development should be in keeping with that of the adjacent area. The proposed scale and design should have regard to the character and massing of the buildings in the surroundings areas and should not cause significant adverse visual impact on the townscape of the area;
- (e) the proposed development should be sustainable in terms of the capacities of existing and planned infrastructure. There should be adequate provision of parking and loading/unloading facilities to serve the proposed development in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department; and
- (f) the proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts, otherwise adequate environmental mitigation, monitoring and audit measures must be provided.

3.4 Planning Intention

The "G/IC" zone is intended primarily for the provision of Government, Institution or Community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

3.5 Statutory Planning Control

According to the Notes for the "G/IC", 'Residential Institution' is a Column 2 use, which requires planning permission from the TPB. No new development, or addition, alteration and/or modification

to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height of 5 storeys, or the height of the existing building, whichever is the greater.

3.6 Previous Application

The Application Site was the subject of a previous planning application (No. A/H5/228). Application No. A/H5/228 for residential development at the Site was approved with conditions by the TPB on 5 August 1994.

3.7 Similar Applications

There are no similar applications for 'Residential Institution' within the "G/IC" zone under the same OZP. However, within the Hong Kong Island District Planning area, there are 8 similar applications for 'Residential Institution' within the "G/IC" zones. All of these applications were approved with conditions between 2002 to 2018, based on key grounds: the proposed development of residential institution is not incompatible with the planning intention of the "G/IC" zone; the technical assessments submitted have demonstrated that the proposed development would not generate any adverse impacts in terms of geotechnical, traffic, environmental, air ventilation, visual and landscape aspects; and there are no objection from the relevant government departments.

Application No.	OZP area	Applied Use	Date of Decision
A/H1/64	Kennedy Town & Mount Davis	Residential Institution (Student Hostel)	Approved with conditions on 26.7.2002
A/H3/419	Sai Ying Pun & Sheung Wan	Proposed Residential Institution (Student Hostel) with a Proposed Minor Relaxation of Building Height Restriction	Approved with conditions on 13.12.2013
A/H3/437		Proposed Residential Institution (Youth Hostel)	Approved with conditions on 3.8.2018
A/H7/140	Wong Nai Chung	Minor Amendments to an Approved Scheme for Proposed Composite Government, Institution or Community (GIC) and Residential Institution Building	Approved with conditions on 21.2.2003
A/H7/165		Proposed Residential Institution	Approved with conditions on 8.8.2014
A/H11/105	Mid-Levels	Proposed Residential Institution (Proposed Hostel Expansion)	Approved with conditions on 5.6.2015
A/H15/268	Aberdeen & Ap Lei Chau	Proposed Residential Institution with Minor Relaxation of Building Height Restriction	Approved with conditions on 18.3.2016
A/H15/276		Proposed Residential Institution (Student Residences) and Minor Relaxation of Building Height Restriction from 80mPD to 90mPD	Approved with conditions on 16.11.2018

Figure 4: Table of the similar applications in the Hong Kong District Planning area

4. The Proposed Use

4.1 Details of ‘Residential Institution’ Use

The proposed ‘Residential Institution’ use is a Column 2 use under “G/IC” zone, which requires planning permission from the TPB.

The Proposed Conversion would have a total gross floor area (“GFA”) of about 1,767.55m², and a building height of 5 storeys. The Proposed Conversion will involve student hostels and ancillary facilities. Details of the development parameters are tabulated below:-

	Proposed Conversion	Existing Building
Site Area	643.9m ² (approx.)	
Building Height	5 storeys	
Total GFA	1767.55m ² (about)	1,767.55 m ² (about)
Plot Ratio	2.75 (about)	2.75 (about)
Site Coverage	55%	55%
Uses	Dormitory rooms and ancillary facilities	Former classrooms and ancillary facilities

The proposed typical floor plans and elevation plans can be found at **Appendix I**.

A water tank to support the operation of student hostel is also proposed to be erected within the pink hatched black area, which is a non-building area under lease.

Due to site constraints and the nature of this Proposed Conversion, no car parking spaces or loading and unloading spaces will be provided. However, if there is a need for car parking, the nearby commercial developments, including Wu Chung House and Hopewell Centre, can accommodate those needs.

5. Justifications

5.1 In line with The Chief Executive’s Policy Address Delivered in 2024 and 2025

According to the Chief Executive’s 2024 and 2025 Policy Address, the Government is committed to developing Hong Kong into an international hub for post-secondary education. One of the relevant measures is the enhancement of hostel facilities. The Proposed Conversion aligns with the policy directive to increase the supply of the hostel facilities to accommodate the growing number of university students. Additionally, the Proposed Conversion would ensure that students of HKSYU have access to a quality and vibrant educational environment, fostering an integrated educational community.

5.2 In Line with the Planning Intention

The planning intention of the “G/IC” zone is to provide Government, institution, or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. This Proposed Conversion fully aligns with the planning intention of the ‘G/IC’ zone by providing accommodation for university students and addressing their needs.

5.3 In line with TPB Guidelines No. 16

The Proposed Conversion complies with TPB Guidelines No. 16, as the entire development is dedicated to GIC uses. Additionally, the Proposed Conversion is compatible with the land use of the surrounding areas. The scale and intensity of the development are in harmony with those of adjacent buildings. The design and scale have been carefully considered to reflect the character and massing of nearby buildings, ensuring that there will be no significant adverse visual impact on the local townscape. Furthermore, the development is sustainable, which indicates that it meets the existing capacities of the infrastructure. No anticipated adverse impacts are expected for the surrounding area.

5.4 Compatibility with the Surrounding Context

In terms of site context, the Application Site is surrounded by residential developments with GIC use. The scale and intensity of the Proposed Conversion will respect the surrounding medium-density context, thereby maintaining the visual coherence of the area. Given that the Application Site would be managed by HKSYU to serve the community of HKSYU, a harmonious living environment between the nearby residents and students would be nurtured.

5.5 Previous Applications at the Application Site and Similar Applications

As mentioned in **Section 3.6**, there was a previous application for residential development at the Application Site, which was approved with conditions on 5 August 1994. Since then, there have been no significant changes in the planning circumstances. Additionally, there are several student hostel developments in the wider Hong Kong District Planning Area that share similar planning circumstances (see **Section 3.7**). If this Application is approved, it will not set an undesirable precedent for similar applications within the same OZP in the future.

5.6 No Adverse Impacts

Traffic Aspects

According to the University's requirement, the future operation of the new student hostel is based on a fully fit-out bed space allocated for each student; accommodating a total of around 150 students. Each student is expected to stay for the entire calendar year. Therefore, the demand for loading and unloading is minimal.

The Proposed Conversion of the existing academic building to hostel facilities for Hong Kong Shue Yan University mainly involved 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 from March 2026. During the period, the applicant will submit Temporary Traffic Assessment (TTA) report to Transport Department about the arrangement of loading/ unloading of building materials from Kennedy Road to the building entrance at Yen Wah Steps.

Given the scale and nature of the Proposed Conversion, the traffic and L/UL requirements generated will not cause an unacceptable traffic impact on the area. It is unlikely that the approval of the Application would lead to an increase of illegal parking near the Application Site along Wan Chai Gap Road as there is adequate provision of parking and L/UL spaces available nearby (i.e., Wu Chung House, Hopewell Centre).

Environmental Aspects

Air and Noise Impacts

The Main Work Construction primarily consists of indoor renovation, which typically has minimal impact on external air quality and noise. The applicant will implement regular monitoring points on-site during the construction phase, focusing on pollutants to address any exceedances of quality standards. Scheduling noisy operations during non-peak hours to minimize disturbances to surrounding areas will be strictly managed. The applicant is committed to complying with all relevant environmental standards.

Sewerage and Drainage

No significant technical impacts on sewerage and drainage are anticipated from the Proposed Conversion, as indicated in the sewerage impact assessment in **Appendix II**, and no drainage impact assessment is required.

The Proposed Conversion will involve only internal renovations to the building, with no changes to the pavement design on the site. Therefore, no drainage impacts are expected. The existing infrastructure is sufficient to accommodate the increasing demand.

6. Conclusion

This Application is submitted to seek TPB's permission for the Proposed Conversion at the Application Site. Favorable consideration by TPB is sought based on the following grounds: -

- a) The Application is in line with the Chief Executive's Policy Address delivered in 2024 and 2025, which aims to increase the supply of hostel facilities to accommodate the growing number of university students, fostering a quality and vibrant educational environment;
- b) The Application aligns with the planning intention of "G/IC" zone by providing accommodation for university students and addressing their needs;
- c) It complies with TPB Guidelines No.16, as the entire development is dedicated to GIC uses. The development is in harmony with the surrounding areas in terms of scale and design, and it will not overstrain the existing capacities of the infrastructure;
- d) The Proposed Conversion is compatible with the surrounding medium-density residential context and GIC uses, thereby enhancing the visual coherence of the area. The Proposed Conversion will contribute to a harmonious living environment for both nearby residents and its future students;
- e) The Application Site has a previous planning application for residential development and similar applications in the wider Hong Kong District Planning Area, such that the approval of it will not set an undesirable precedent; and
- f) The Application Site will not pose adverse traffic nor environmental impacts on the surrounding areas.

In view of the above, we sincerely request TPB to give favorable consideration to this Application.

7. Appendix

Appendix I

Proposed Indicative Typical Floor Plans and
Elevation Plans

Appendix II

Sewerage Impact Assessment