

Date : 16 June 2026
Our Ref. : PPCL/PLG/10186/L008

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Application No. A/K14/838
**Section 16 Application for Partial Conversion of an Existing Commercial Building for
Proposed 'Hotel (Student Hostel)' Use at 86 Hung To Road, Kwun Tong, Kowloon**

Submission of Further Information 2

We refer to the departmental comments received via the Kowloon District Planning Office (“DPO”) in respect of the captioned application and hereby submit a Further Information (“FI”) for the Town Planning Board’s consideration. Please find appended the following documents for your onward processing:

- Responses to Departmental Comments
- **Annex 1** – Revised Preliminary Environmental Review
- **Annex 2** – Revised Layout Plan
- **Annex 3** – Replacement Pages of Planning Statement
- **Annex 4** – Replacement Pages of Application Form

In addition to the above, we would like to provide the following clarifications to facilitate the consideration of the Town Planning Board regarding the Proposed Development.

- Although the design of the student hostel is constrained by the existing internal layout, the Applicant has demonstrated due effort to further review the internal layout of the hostel rooms and supporting facilities. This is to ensure a better living environment for the student tenants while minimising the need for large-scale internal conversion, which may otherwise delay the implementation and operation stages.
- Under the current FI submission, the room size for a single-bed room ranges from 7.9m² to 9.6m², whereas the twin-bed room ranges from 10.5m² to 25.4m². Each hostel room is equipped with a private toilet and shower facility, allowing tenants to enjoy their own personal space and daily convenience. In recognition of diverse lifestyle preferences, separate communal shower rooms are also provided on each floor. This provides tenants with an alternative to suit their personal preferences and needs.

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- An opportunity has been taken to review the supporting facilities. The revised layout includes the provision of an additional pantry room on 1/F and 2F, which is intended to facilitate the convenience of the student tenants for food storage.
- In relation to the management and operation considerations, male and female occupants will be accommodated on separate floors, subject to a detailed operational plan.
- The Proposed Development will be operated with strict compliance under the Scheme, and the eligible tenants will be limited to students from the 31 eligible post-secondary institutions under the Scheme.

The above submissions do not result in a material change of the nature of the captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c. - The Applicant – by email
- Ms. Charlotte Ng (TP/K4)

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