

SECTION 16 PLANNING APPLICATION

**PROPOSED HOTEL (STUDENT HOSTEL) IN “OTHER SPECIFIED USES” ANNOTATED “BUSINESS” ZONE
AND AREA SHOWN AS ‘ROAD’**

**A PORTION OF G/F AND 2/F TO 15/F (4/F AND 14/F OMITTED),
LT TOWER, 31 CHONG YIP STREET, KWUN TONG, KOWLOON
(KWUN TONG INLAND LOT NO. 447)**

PLANNING STATEMENT

GENERATION-ONE ADVISORY LIMITED

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TYPE OF APPLICATION : *S.16 Planning Application*
PROPOSED USE : *Proposed Hotel (Student Hostel)*
SITE LOCATION : *LT Tower, 31 Chong Yip Street, Kwun Tong, Kowloon
(Kwun Tong Inland Lot No. 447)*

AMENDMENT RECORD

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to convert the use within an existing building at 31 Chong Yip Street, Kwun Tong, Kowloon (Kwun Tong Inland Lot No. 447) (the Site) for **'Proposed Hotel (Student Hostel)'** (the proposed development).
- The Site currently falls within an area zoned "Other Specified Uses" annotated "Business" ("OU(B)") and area shown as 'Road' on the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/27 (the OZP). According to the Notes of the OZP, developments at the Site are subject to the maximum Plot Ratio (PR) of 12 or the PR of the existing building, and a maximum building height of 160 mPD or the height of the existing building, whichever is the greater. Besides, 'Hotel' is a Column 2 use under Schedule I for building other than industrial or industrial-office building of the "OU(B)" zone, which requires permission from the Board; all uses or developments in any area shown as 'Road' require permission from the Board.
- The Site is occupied by an existing building known as LT Tower. The site area is 924 m² (about), involving the gross floor area (GFA) of 8,781 m² (about). The proposed development involves partial conversion of a portion of G/F and 2/F to 15/F (omitted 4/F and 14/F) of the existing building to provide 274 rooms for student hostel (including 31 single rooms and 243 twin rooms) for local and overseas students, accounting for a total of 517 bedspaces. The proposed development will also provide various ancillary facilities, such as study room, meeting room, multi-purpose room, activity room, gym, laundry etc. with a view to improving students' living quality. The remaining portions of G/F and entire 1/F as shop and services/eating place uses and car parking/L&UL facilities will be maintained, and do not form part of the current application.
- Justifications for the proposed development are as follows:
 - it responds to the "Study in Hong Kong" brand proposed by the Chief Executive in the 2024 Policy Address and the 'Hostels in the City Scheme' promulgated in 2025, encouraging the market to renovate hotels and commercial buildings through self-financing and private means to increase the supply of student dormitories and meet the urgent needs of students for accommodation;
 - it aims to provide students with a safe and suitable living environment, and to align with the Government's policy of recruiting more teaching and research professionals and students, thereby consolidating Hong Kong's position as an international hub for tertiary education;
 - it is in line with the planning intention of the "OU(B)" zone and development restrictions; and
 - it will not pose adverse traffic, visual and environmental impacts to the surrounding areas.
- In view of the above justifications and considerations, the applicant sincerely seeks the Board's favourable consideration to approve the subject planning application.

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會(下稱「城規會」)提交有關九龍觀塘創業街 31 號(觀塘內地段第 447 號)(下稱「申請地點」)的規劃申請，以取得規劃許可更改現有建築物的用途作「擬議酒店(學生宿舍)」(下稱「擬議發展」)。
- 申請地點所在的地區在《觀塘(南部)分區計劃大綱草圖編號 S/K14S/27》(下稱「分區計劃大綱圖」)上劃為「其他指定用途」註明「商貿」地帶及顯示為「道路」的地方。根據該分區計劃大綱圖的註釋，申請地點內的發展和重建計劃受限於 12 倍的最高地積比率及主水平基準上 160 米的最高建築物高度限制，或現有建築物的地積比率和高度，兩者中以數目較大者為準。此外，「酒店」於「其他指定用途」註明「商貿」地帶的「附表 I：適用於露天發展或工業樓宇或工業一辦公室樓宇以外的建築物」下屬於第二欄用途，須先向城市規劃委員會取得規劃許可；而分區計劃大綱圖上顯示為「道路」的地方，所有用途或發展必須向城規會申請規劃許可。
- 申請地點現為一幢名為 LT Tower 的建築物，地盤面積為 924 平方米(約)，涉及的總樓面面積為 8,781 平方米(約)。擬議發展將部分改建現有建築物的部分地面層及二樓至十五樓(不設四樓及十四樓)，提供 274 間學生宿舍房間(包括 31 間單人房間及 243 間雙人房間)供本地及外地學生租用，合共提供 517 個床位。擬議發展亦提供各類配套設施，包括自修室、會議室、多用途室、活動室、健身室、洗衣房等，旨在提高宿生的生活質素。現有建築物地面層的剩餘部分及一樓的全層並不屬於是次申請的一部分，當中的商店及服務行業／食肆和車輛停泊及上落貨設施將維持不變。
- 擬議發展的申請理據如下：
 - 擬議發展回應行政長官於 2024 年《施政報告》中提出「留學香港」品牌的政策和 2025 年推出的「城中學舍計劃」，鼓勵市場以自資和私營方式改裝酒店和商廈，增加學生宿舍供應，滿足學生住宿的迫切需求；
 - 擬議發展為學生提供安全且合宜的居住環境，並配合政府招攬更多教研人才和學生的政策，從而鞏固香港作為國際專上教育樞紐的地位；
 - 擬議發展符合「其他指定用途」註明「商貿」地帶的規劃意向及發展限制，與周邊地方的用途並非不協調；及
 - 擬議發展不會對周邊地方造成交通、景觀及環境方面的負面影響。
- 概括而言，基於上述理據和考量，申請人懇請城規會給予考慮並批准是次規劃申請。

1. INTRODUCTION

Background

- 1.1 **Generation-One Advisory Limited** has been commissioned by **Allied Nice Enterprise Limited** (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to an existing building at 31 Chong Yip Street, Kwun Tong, Kowloon (Kwun Tong Inland Lot No. 447) (**Plans 1 to 3**).
- 1.2 The applicant seeks planning permission to partially convert the use within an existing building for '**Proposed Hotel (Student Hostel)**'. The Site falls within an area zoned "OU(B)" and an area shown as 'Road' on the Draft Kwun Tong (South) OZP No. S/K14S/27 (**Plan 2**). According to the Notes of the OZP, 'Hotel' is a Column 2 use under Schedule I for building other than industrial or industrial-office building of the "OU(B)" zone, which requires planning permission from the Board; all uses or developments in any area shown as 'Road' on the OZP require planning permission from the Board.
- 1.3 In support of the application, a set of indicative development plans and drawings (**Plans 1 to 6**) are provided with the planning statement. Relevant site photos and assessments, including a Traffic Review and a verification report of the existing water supplies and foul water drainage to Government system (**Appendices I to III**) are submitted for the consideration of relevant Government Bureaux/Departments and members of the Board.

2. JUSTIFICATIONS

Echoing Government's policies in attracting and nurturing talents and students

- 2.1 The Chief Executive has expressed in the 2024 Policy Address that the Government is committed to developing Hong Kong into an international hub for post-secondary education by nurturing future talents and establishing the 'Study in Hong Kong' brand. Among the proposed measures, the Government has proposed to improve student hostel facilities by streamlining the processing of application in relation to planning, lands and building plans, 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 dormitories and meet the urgent needs of students for accommodation.
- 2.2 Subsequently, the Development Bureau and the Education Bureau delivered 'the Hostels in the City Scheme' (the Scheme) in July 2025, under which the developers/operators may make use of the facilitation measures to apply for converting commercial buildings into eligible student hostels. In terms of planning procedures, the Board has expanded the definition of 'Hotel' under the Definition of Terms to cover eligible student hostels under the Scheme. Under the buildings regime, converted student hostels under the Scheme will continue to be treated as non-domestic buildings for plot ratio and site coverage calculations. Meanwhile, facilities previously exempted from GFA calculations before conversion e.g. car parking spaces and loading/unloading (L/UL) areas can be retained and continue to be exempted from GFA calculation, so as to facilitate developers/operators to flexibly convert these facilities into facilities supporting hostel uses e.g. gyms, study rooms etc. so that the hostel better suits the study and daily needs of the student tenants.
- 2.3 The Scheme also allows commercial buildings that have undergone wholesale conversions from industrial buildings located on non-industrial zonings be eligible under the Scheme, provided that the relevant land administration procedures have been completed. Apart from cases involving the conversion of commercial buildings, the Chief Executive has announced in the 2025 Policy Address that cases involving redevelopment of original commercial buildings into new student hostels can also enjoy the facilitation measures under the scheme, including retaining excessive plot ratio.
- 2.4 The proposed development serves as a timely and foresighted response to Government's policies in recent years to attract talents around the world and shape Hong Kong into an international hub for post-secondary education. Alongside with various schemes announced to attract student talents to study in Hong Kong, it is expected that the demand for hotels and hotel-like accommodations such as student hostels will surge in the coming future.

Consolidating Hong Kong's position as an international hub for post-secondary education

- 2.5 The provision of student accommodation has consistently fallen short of demand. In the 2023/24 academic year, there were 158,256 local students and 64,244 non-local students

studying in University Grants Committee (UGC)-funded/non-UGC-funded taught and research programmes in Hong Kong¹. The average student-to-bed ratio in the eight major universities had reached 3.4:1.

- 2.6 The enrolment ceiling of non-local students in UGC-funded taught programmes has been doubled from a level equivalent to 20% of local student places in the 2023/24 academic year to 40% with effect from the 2024/25 academic year, whereas there are no enrolment restrictions on research postgraduate programmes. It is envisaged that universities will continue to take into account their capacity in promoting the advantages of Hong Kong's higher education sector around the world using the 'Study in Hong Kong' brand, with a view to gradually admitting more non-local students to study in Hong Kong. As the post-secondary education sector in Hong Kong continues to enhance quality and expand capacity, the corresponding demand for student hostels will increase.
- 2.7 Noting that bedspaces offered by university-run student hostels are limited, and the rental costs are generally high in the private residential market. The proposed development aims to provide students with an affordable, safe and suitable living environment, and to align with the Government's policy of recruiting more teaching and research professionals and students, thereby consolidating Hong Kong's position as an international hub for tertiary education.

Aligning with the planning intention and development restrictions

- 2.8 The planning intention of the "OU(B)" zone is intended primarily for general business uses, with a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses. Besides, the Notes of the OZP has stipulated that 'Hotel' is a Column 2 use within the "OU(B)" zone, which may be permitted on application to the Board under S.16 of the Ordinance.
- 2.9 The proposed development is also in conformity with the Energizing Kowloon East initiative to facilitate the transformation of the Kwun Tong Business Area (KTBA) from a former industrial area into the Second Core Business District. In this connection, the proposed development would provide quality and convenient accommodation to cater for the needs of student talents, which is in line with the planning intention of the "OU(B)" zone.
- 2.10 The proposed development involves the partial conversion of the use of an existing building into a student hostel. Apart from the internal change of use, no alteration to the existing building footprint will be involved. The maximum building height at the main roof will remain unchanged. The existing building will continue to comply with the development restrictions under the Notes of the OZP.

¹ **LCQ11: Supply of hostel places of post-secondary institutions**
<https://www.info.gov.hk/gia/general/202410/30/P2024103000293.htm?fontSize=1>

No adverse traffic, visual and environmental impacts to the surrounding areas

- 2.11 The proposed development situates within the KTBA where it is mainly predominated by buildings for non-polluting industrial and commercial uses. The KTBA has undergone significant transformation from industrial use into a vibrant area that accommodates diverse uses. The proposed development is considered not incompatible with surrounding land uses.
- 2.12 The proposed development is well-served by existing transportation services such as MTR, franchised buses and minibuses. The student population is expected to make use of the public transport for commuting. It is therefore envisaged that no additional traffic flows will arise from the proposed development.
- 2.13 The proposed development does not involve any alteration to the existing building footprint. Moreover, the main roof level of the existing building is significantly lower than that of nearby buildings, as well as the building height restriction stipulated on the OZP i.e. 160 mPD. As such, it is anticipated that the proposed development shall not impose any adverse visual impact to the surrounding area.
- 2.14 Upon obtaining relevant planning permission from the Board, the applicant will make effort in complying with planning conditions in relation to various aspects so as to minimise any potential impacts that would have arisen from the proposed development.

3. SITE CONTEXT

Site location

- 3.1 The Site is located at 31 Chong Yip Street, Kwun Tong and situates at the northwestern part of the KTBA (**Plan 1**). It is within 150 m from Ngau Tau Kok MTR station.

Accessibility

- 3.2 The Site abuts Chong Yip Street and is accessible by vehicles for L/UL activities via the back alley leading from How Ming Steet to Chong Yip Street. A pedestrian access is provided at the northwestern side of the existing building.

Existing site condition

- 3.3 An existing building namely LT Tower, was erected at the Site (**Appendix I**). It is currently occupied by office, shop and eating place uses under wholesale conversion.

Surrounding area

- 3.4 Located along Chong Yip Street to its north, the Site sits within the KTBA where mainly predominated by buildings for non-polluting industrial and commercial uses. The KTBA has undergone significant transformation from industrial to non-industrial and commercial uses in the past decades.
- 3.5 To its immediate north across Chong Yip Street are some offices, e.g. Millennium City 2 & 3 and 1 Hung To Road, and hotel, e.g. Nina Hotel Kowloon East, development within the same "OU(B)" zone. To the further north across Kwun Tong Road is Ngau Tau Kok MTR station.
- 3.6 To its east are some industrial and commercial buildings within the same "OU(B)" zone. To the further east are some large-scale developments such as AIA Kowloon Tower and AXA Tower Landmark East. An open space called InPARK, previously known as Tsun Yip Lane Playground, is also found nearby within the "Open Space" ("O") zone.
- 3.7 To its south across Hung To Road is a mix of buildings for non-polluting industrial and commercial uses within the same "OU(B)" zone.
- 3.8 To its west is a cluster of buildings for non-polluting industrial and commercial uses within the same "OU(B)" zone. To the further west is the site of a commercial building called NEO within the "Commercial(1)" zone, as well as some open space e.g. Hoi Bun Road Park and Kwun Tong Promenade within the "O" zone.

4. PLANNING CONTEXT

Zoning

- 4.1 The Site falls within an area zoned "OU(B)" and an area shown as 'Road' on the Draft Kwun Tong (South) OZP No. S/K14S/27 (**Plan 2**). According to the Notes of the OZP, 'Hotel' is a Column 2 use under Schedule I for building other than industrial or industrial-office building of the "OU(B)" zone, which requires permission from the Board; all uses or developments in any area shown as 'Road' on the OZP require permission from the Board.

Planning intention

- 4.2 The planning intention of the "OU(B)" zone is *intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings.*

Statutory development restrictions

- 4.3 According to the Notes of the OZP, developments/redevelopments of the Site are subject to the maximum PR of 12 or the PR of the existing building, and a maximum building height of 160 mPD or the height of the existing building, whichever is the greater.

Previous and similar applications

- 4.4 The Site is not subject of any previous planning application.
- 4.5 Several similar approvals (No. A/K14/783, 796, 832 and 835) for the applied use within the same "OU(B)" zone were granted by the Metro Planning Committee of the Board from 2020 to 2025.

Land status

- 4.6 The Site falls entirely within Kwun Tong Inland Lot No. 447 (the Lot) with the applicant being its current sole owner of the Lot (**Plan 3**). It is held under Conditions of Sale No. 8089 dated 10.6.1963 as varied or modified by Modification Letters dated 29.4.1965 (*registered in the Land Registry (LR) by Memorial No. UB486295*), 26.9.2017 (*registered in the LR by Memorial No. 17110300940106*) and 26.6.2024 (*registered in the LR by Memorial No. 24071700430066*) respectively, a No-objection Letter dated 29.6.1984 (*registered in the LR by Memorial No. UB2623279*), and a Special Waiver Letter dated 26.9.2017 (*registered in the LR by Memorial No. 17101701000018*) as supplemented by a Supplementary Agreement dated 29.12.2020 (*registered in the LR by Memorial No. 21020800690086*) (the Special Wavier).
- 4.7 On 26.9.2017, the applicant obtained the Special Waiver to waive the restrictions contained in Special Condition Nos. (2)(a) and (2)(b) of the Conditions of Sale No. 8089 as mentioned in Section 4.6 above, so as to permit the use of the Lot for any one or more of the uses specified

in Schedule A of the Special Waive Letter i.e. 1) commercial bathhouse/massage establishment; 2) eating place; 3) education institution; 4) exhibition or convention hall; 5) information technology and telecommunications industries; 6) institutional use (excluding social welfare facility); 7) library; 8) off-course betting centre; 9) office; 10) place of entertainment; 11) place of recreation, sports or culture; 12) private club; 13) public utility installation; 14) radar, telecommunication, electronic microwave repeater, television and/or radio transmitter installation; 15) religious institution; 16) research, design and development centre; 17) school (excluding free-standing purpose-designed building and kindergarten); 18) shop and services; 19) training centre; and 20) utility installation for private project.

- 4.8 On 29.12.2020, the Government approved a modification of the Special Waiver in consideration of the payment of an additional premium and an administrative fee for vertical extension by erecting an additional floor on top of the existing building.
- 4.9 Upon obtaining relevant planning permission from the Board, the applicant will apply to the Lands Department (LandsD) for a modification of the Special Waiver to implement the proposal.

5. DEVELOPMENT PROPOSAL

Development details

- 5.1 The Site consists of an area of 924 m² (about) and is currently occupied by an existing building namely LT Tower. The building is currently occupied by office, shop and eating place uses under wholesale conversion. This application intends to seek planning permission for partial conversion of a portion of G/F and 2/F to 15/F (omitted 4/F and 14/F) of the existing building to provide 274 rooms for student hostel, accounting for a total of 517 bedspaces. The diversified room types and sizes of hostel rooms are designed to accommodate the varying needs of the student population. The remaining portions of G/F and entire 1/F as shop and services/eating place uses and car parking/L&UL facilities will be maintained. Details of the major development parameters are shown at **Table 1** below.

Table 1 – Major development parameters

Site area	924 m ² (about)
GFA involved	8,781 m ² (about) (<i>non-domestic</i>)
Site coverage	92.2% (about)
Plot ratio	9.5
Building height	51.6 mPD (about) (<i>at the main roof level i.e. 15/F</i>)
No. of storey involved	13 storeys (<i>G/F (Part) and 2/F to 15/F; 4/F and 14/F omitted</i>)
No. of unit	274 - 31 single rooms - 243 twin rooms
Room size	5.4 m ² to 24.3 m ² (about)*
Maximum population	517
No. of parking space	10 - 8 for private car - 1 for motorcycle - 1 for accessible parking
No. of L/UL space	2 for light goods vehicle

* the room sizes are indicative only and subject to change at the General Building Plan (GBP) submission stage

- 5.2 There will be no change to the existing building footprint. The maximum building height will remain at 51.6 mPD (about) at the main roof level i.e. 15/F. The existing commercial portion on G/F and 1/F, which is always permitted within the "OU(B)" zone, will be retained.
- 5.3 Apart from the student hostel rooms, the proposed development will also provide various supporting ancillary facilities such as study room, meeting room, multi-purpose room, activity room, gym room, laundry etc. with a view to providing students with a suitable living environment and enhancing their quality of life. The floor plans of each floor are shown at **Plans 4a to 4j**. The elevation plans and sectional plans of the existing building are enclosed at **Plans 5a to 5d** and **Plans 6a to 6d respectively**. Details of the current and proposed uses of different floors of the existing building are shown at **Table 2** below.

Table 2 – Details of the proposed uses of different floors

Floors*	Current Uses	Proposed Uses
15/F	Plant room	Plant room / Laundry area
13/F	Office / Pantry	En-suite hostel room / Pantry / Meeting room / Activity room
12/F	Office	En-suite hostel room / Gym / Study room / Pantry
3/F-11/F		Hostel room / Study room / Pantry / Student common space
2/F		Hostel room / Study room / Pantry / Staff common room
1/F	Shop / Eating Place / E&M space	<i>No change (not part of the application)</i>
G/F#	Shop / Eating Place / Parking & L/UL	Shop / Eating Place / Parking & L/UL / Delivery lockers#

* 4/F and 14/F are omitted

Partial conversion on G/F

Operation arrangements

- 5.4 The applicant will provide holistic security measures to ensure a safe and quality living environment for the student population. These measures include the use of smart electronic access control system in all lifts for the exclusive use of students, as well as 24-hour CCTV surveillance system in all accesses and common areas. The student hostel portion of the building will be separated from other uses of the building.
- 5.5 In October 2025, the applicant submitted an application to the Education Bureau (EDB) under the Hostels in the City Scheme for the proposed development. In November 2025, EDB replied that the application is eligible under the Scheme (**Appendix IV**).
- 5.6 The applicant commits to comply with relevant ordinances and regulations, and obtain relevant licences and approvals, if any, before commencing the operation.

Minimal traffic impact

- 5.7 The Site abuts Chong Yip Street and is accessible by vehicles for loading/unloading activities via the back alley leading from How Ming Street to Chong Yip Street. A pedestrian access is provided at the northwestern side of the existing building (**Plan 1**). The existing vehicular access is located at the northwestern side of the building, where 12 nos. of parking and L/UL space are provided on the G/F mainly to accommodate the operation needs of the commercial activities on G/F and 1/F of the building (**Plans 4**). Details of the parking and L/UL provision are shown at **Table 3** below.

Table 3 – Provision of the parking and L/UL spaces

For commercial portion (shop/eating place)	No. of space
Parking spaces for private car - 2.5 m (W) x 5 m (L)	6
L/UL spaces for light goods vehicle 3.5 m (W) x 7 m (L)	1
For hostel	No. of space
Parking spaces for private car - 2.5 m (W) x 5 m (L)	2
L/UL spaces for light goods vehicle - 3.5 m (W) x 7 m (L)	1
For communal use	No. of space
Parking spaces for motorcycle 1 m (W) x 2.4 m (L)	1
Parking spaces for accessible parking 3.5 m (W) x 5 m (L)	1

- 5.8 One parking space will be allocated to each tenant of the commercial portion of the building, whereas two parking spaces will be provided for staff of the management office to maintain the daily operation of the student hostel. For L/UL activities, one L/UL space will be share-used by all tenant, while the remaining L/UL space will be reserved for to accommodate the operational need of the student hostel.
- 5.9 Noting that the proposed development would serve as a student hostel, it is anticipated that the student population will rely on the public transportation services in the vicinity for commuting. The Site is served by efficient rail transport as it is within 150 m from Ngau Tau Kok MTR station. Moreover, a variety of franchised bus and minibus routes are also available along Kwun Tong Road. The nearest franchised bus and minibus stop i.e. Millennium City 3, is within 150 m from the Site. As such, no parking space will be allocated for students' usage. The Traffic Review is enclosed at **Appendix II**.
- 5.10 With reference to the Hong Kong Planning Standards and Guidelines, there is no fixed rule of carparking provision for student hostel. The proposed development involves only the partial conversion of the existing building by replacing the office floors with student hostel. The existing carpark provision, which were justified by a Traffic Impact Assessment and approved under the previous wholesale conversion application to LandsD in 2017, shall be adequate for the proposed development applied for under the current planning application. Taking into account that most occupants of the student hostel will commute via public transport, it is concluded that no adverse traffic impact arising from the proposed development is anticipated.

Minimal environmental impact

- 5.11 An E&M consultant was engaged to critically review the sewerage impacts from the additional toilet/shower facilities proposed. The calculation enclosed at **Appendix III** has demonstrated that the sewerage impacts deriving from the additional toilets/shower provisions for the student hostel shall not constitute a concern. The discharging pipes for both rainwater and sewerage to the government manholes have ample spare capacities. As such, no adverse sewerage impact arising from the proposed development is anticipated.
- 5.12 The proposed development will not rely on opened window for ventilation. Split unit air-conditioning system will be provided for the proposed development.
- 5.13 The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the operation stage of the proposed development.

Minimal drainage impact

- 5.14 The proposed development is for partial conversion of an existing building, which was originally designed for office, shop and eating place uses. Given that there will be no change in the drainage condition of the Site, no adverse drainage impact is envisaged.
- 5.15 In view of the proposed development's proximity to the coastal area, sufficient operation arrangement to ensure emergency preparedness will be carried out to ensure the flood resilience of the development.

Minimal visual impact

- 5.16 The proposed development does not involve any alteration to the existing building footprint. The main roof level of the existing building at 51.6 mPD (about) is significantly lower than that of nearby buildings, as well as the building height restriction stipulated on the OZP i.e. 160 mPD. As such, it is anticipated that the proposed development shall not impose any adverse visual impact to the surrounding area.

Fire safety aspect

- 5.17 The applicant will submit a proposal for fire service installations alongside with the General Building Plans for the consideration of the Director of Fire Services to enhance fire safety of the proposed development. Upon receiving the approval for modification of the Special Waiver from LandsD as discussed in Section 4.9 above, and the GBP approval from the Buildings Department, the applicant will launch the modification works and implement the fire service installations therewithin.

Buildings aspect

- 5.18 The applicant will comply with the *Buildings Ordinance* and its allied regulations with regard to all building works of the proposed development.
- 5.19 The applicant will observe the *Design Manual: Barrier Free Access 2008 (2025 Edition)* for the provision of barrier free access for hostel use e.g. initial access, accessible lift, accessible rooms, accessible toilets, additional assistive provisions etc.

6. CONCLUSION

- 6.1 This application intends to seek planning permission to partially convert a portion of G/F and 2/F to 15/F (omitted 4/F and 14/F) of the existing building namely LT Tower, located at 31 Chong Yip Road, Kwun Tong, Kowloon (Kwun Tong Inland Lot No. 447) to provide 274 rooms for student hostel, accounting for a total of 517 bedspaces. Apart from the internal change of use, no alteration to the existing building footprint will be involved. The maximum building height at the main roof remains unchanged. The existing commercial portion on the remaining portions of G/F and entire 1/F, which is always permitted within the "OU(B)" zone, will be retained and do not form part of the current application.
- 6.2 The proposed development responds to the "Study in Hong Kong" brand proposed by the Chief Executive in the 2024 Policy Address and the 'Hostels in the City Scheme' promulgated in 2025, encouraging the market to renovate hotels and commercial buildings through self-financing and private means to increase the supply of student dormitories and meet the urgent needs of students for accommodation.
- 6.3 Besides, the proposed development aims to provide students with a safe and suitable living environment, and to align with the Government's policy of recruiting more teaching and research professionals and students, thereby consolidating Hong Kong's position as an international hub for tertiary education, which should be considered on its own merits.
- 6.4 The proposed development is in line with the planning intention of the "OU(B)" zone and is considered not incompatible with surrounding land uses, which is mainly predominated by buildings for non-polluting industrial and commercial uses. Situated in the Kwun Tong Business Area, the proposed development will contribute to the significant transformation of the area into a vibrant area that accommodates diverse uses.
- 6.5 The proposed development is not anticipated to pose adverse traffic, visual and environmental impacts to the surrounding areas. The applicant will also strictly follow all environmental protection/pollution control ordinances and relevant guidelines to minimise all possible environmental impacts.
- 6.6 In view of the above justifications and considerations, the applicant sincerely seeks the Board's favourable consideration to the subject planning application.

Generation-One Advisory Limited
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