

GENERATION-ONE ADVISORY LIMITED

Our Ref. : KTIL 447
Your Ref. : TPB/A/K14/839

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

By E-mail

04 March 2026

Dear Sir,

SUPPLEMENTARY INFORMATION

**Proposed Hotel (Student Hostel) in “Other Specified Uses” annotated “Business” Zone
and Area shown as ‘Road’, LT Tower, 31 Chong Yip Road, Kwun Tong, Kowloon
(Kwun Tong Inland Lot No. 447)**

(S.16 Planning Application No. A/K14/839)

We write to submit supplementary information with the following documents:

1. revised pages of the Planning Statement;
2. revised page of the Traffic Review (**Appendix II**); and
3. revised pages of the application form (**Form No. 16-I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) 2339 0884 or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
Generation-One Advisory Limited

Christian CHIM
Planning Consultant

cc DPO/K, PlanD (Attn.: Mr. Jeff LEUNG email: jcnleung@pland.gov.hk)

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 of the building	9,958 m ² (about)
GFA involved in the application	8,781 m ² (about) (non-domestic)
GFA NOT involved in the application	1,177 m ² (about) (G/F(Part) and 1/F are not part of the application)
Site coverage	92.2% (about)
Plot ratio of the building	10.8
Building height	51.6 mPD (about) (at the main roof level i.e. 15/F)
No. of storey involved	13 storeys (G/F (Part) and 2/F to 15/F; 4/F and 14/F omitted)
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, 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 / 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	No change (not part of the application)
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

2. THE SUBJECT SITE

The Site and Its Proposed Development Parameters

- 2.1 The Site is located at 31 Chong Yip Street, Kwun Tong (**Plan 1**).
- 2.2 Details of development parameters and respective uses of each storey of the proposed development are as follows at **Tables 1** and **2**.

Table 1 - Development Parameters

Site Area	924 m ² (about)
Gross Floor Area (GFA) <i>(the entire building)</i>	9,958 m ² (about)
GFA <i>(involved in the application)</i>	8,781 m ² (about)
GFA <i>(not covered by the application)</i>	1,177 m ² (about) <i>(G/F (Pt.) and 1/F are excluded from the application)</i>
Site Coverage	92.2 % (about)
Plot Ratio of the Building	10.8
Building height	51.6 mPD (about) <i>(at the main roof level i.e. 15/F)</i>
No. of Storey	14 storeys <i>(from G/F to 15/F; 4/F and 14/F omitted)</i>
No. of Units	274
- Single Rooms	31
- Double Rooms	243
Room Size	5.4 m ² to 24.3 m ² (about)
Maximum Population	517
No. of Parking Spaces	10
- Private Car (PC) Space	8
- Motorcycle/Bicycle Space	1
- Accessible Parking Space	1
No. of L/UL Spaces	2

Table 2 - Respective Uses of Each Storey within the Proposed Development

Storey*	Proposed Uses
15/F	Plant Room / Laundry Area
13/F	En-suite Hostel Room / Pantry / Meeting Room / Activity Room
12/F	En-suite Hostel room / Gym / 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
G/F (Part)@	Shop / Eating Place / Parking & L/UL area / Delivery Lockers

* 4/F and 14/F are omitted.

No change on 1/F (not part of the application)

@ Partial conversion on G/F

6. Type(s) of Application 申請類別	
<input checked="" type="checkbox"/>	Type (i) Change of use within existing building or part thereof 第(i)類 更改現有建築物或其部分內的用途
<input type="checkbox"/>	Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
<input type="checkbox"/>	Type (iii) Public utility installation / Utility installation for private project 第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
<input type="checkbox"/>	Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
<input type="checkbox"/>	Type (v) Use / development other than (i) to (iii) above 第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.
註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	8,781 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Proposed Hotel (Student Hostel) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	13	Number of units involved 涉及單位數目	N/A
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分	N/A	sq.m 平方米 <input checked="" type="checkbox"/> About 約
	Non-domestic part 非住用部分	8,781	sq.m 平方米 <input checked="" type="checkbox"/> About 約
	Total 總計	8,781	sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	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 / Pantry
	3/F-11F	Office	Hostel room / Study room / Pantry / Student common space
	2/F	Office	Hostel room / Study room / Pantry / Staff common room
	1/F*	Shop / Eating Place / E&M space	No change (not part of the application)
G/F#	Shop / Rating Place / Parking & L/UL (4/F & 14/F are omitted)	Shop / Eating Place / Parking & L/UL / Delivery lockers for students	

* No change on 1/F (not part of the application)
Partial conversion on G/F

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	G/F (Part) & 2/F to 15/F (4/F & 14/F omitted), 31 Chong Yip Street, Kwun Tong, Kowloon (Kwun Tong Inland Lot No. 447)		
Site area 地盤面積	924	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Kwun Tong (South) OZP No.: S/K14S/27		
Zoning 地帶	"Other Specified Uses" annotated "Business" Zone and area shown as 'Road'		
Applied use/ development 申請用途/發展	Proposed Hotel (Student Hostel)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	9,958 (total) 8,781 (involved)	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
	Composite 綜合用途	N/A	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	10
	Private Car Parking Spaces 私家車車位	8
	Motorcycle Parking Spaces 電單車車位	1
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
	Others (Please Specify) 其他 (請列明)	
	<u>Accessible parking spaces</u>	1
	<hr/>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	Taxi Spaces 的士車位	N/A
	Coach Spaces 旅遊巴車位	N/A
	Light Goods Vehicle Spaces 輕型貨車車位	2
	Medium Goods Vehicle Spaces 中型貨車車位	N/A
	Heavy Goods Vehicle Spaces 重型貨車車位	N/A
	Others (Please Specify) 其他 (請列明)	
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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u>	<u>English</u>
	中文	英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan; Zoning plan; and Land status plan.</u>		
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Site photos; Traffic review; Verification report of the existing water supplies from WSD and foul water drainage to Government system; and Letter from the Education Bureau.</u>		
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Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		