

**S16 PLANNING APPLICATION
DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/29**

**Proposed Hotel (Student Hostel)
(Partial Conversion of Existing Commercial Building)
11 Lai Yip Street, Kwun Tong, Kowloon**

SUPPORTING PLANNING STATEMENT

September 2026

Applicant:

United Oversea Enterprises, Limited

Consultancy Team:

KTA Planning Limited



S3180_PS_V01



PLANNING LIMITED

規 劃 顧 問 有 限 公 司

Executive Summary

The Applicant, United Oversea Enterprises, Limited, seeks approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building) (“the Proposed Development”) at 11 Lai Yip Street, Kwun Tong, Kowloon (“the Site”). The Site falls within an area zoned “Other Specified Uses” annotated “Business” (“OU(B)”) on the draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/29 (“the OZP”).

The Proposed Development involves partially converting of an existing commercial building into a student hostel. The existing G/F office premises will be retained. All external building features, building massing, gross floor area, building height, number of storeys and site coverage will remain unchanged.

The Education Bureau has confirmed the Proposed Development is eligible under the Government’s ‘Hostels in the City Scheme’. The total gross floor area of the proposed student hostel will be about 8,366.27m². Upon completion, the student hostel will provide 240 rooms with 434 bed spaces to students. A range of supporting facilities will also be provided across different floors.

The Proposed Development is fully justified based on the following reasons:

- The Proposed Development is in line with the Government’s policy on encouraging the market to convert commercial buildings into student hostels to increase the supply of student accommodation;
- The Site is highly accessible by public transport and conveniently linked to the higher education institutions in Hong Kong;
- The Proposed Development provides students with a safe and pleasant living environment with abundant and a wide variety of supporting facilities;
- Similar planning permissions for ‘Hotel’ use have been granted within the Kwun Tong Business Area;
- The Proposed Development conforms to the TPB Guidelines for Development within “OU(B)” (TPB PG-No. 22D). The Proposed Development is compatible with the surrounding land use; and
- No adverse impact is anticipated as the Proposed Development only involves partial conversion of an existing building. All external building features, building massing, gross floor area, building height, number of storeys and site coverage will remain unchanged.

In light of the justifications given throughout the Supporting Planning Statement, we sincerely request the TPB to give favourable consideration to this Section 16 Planning Application.

行政摘要

(內文如有差異，應以英文版本為準)

申請人「聯僑企業有限公司」現根據城市規劃條例第 16 條，向城市規劃委員會（「城規會」）申請在九龍觀塘勵業街 11 號（「申請地點」）作擬議酒店（學生宿舍）（局部改建現有商業樓宇）（「擬議發展」）。申請地點位於觀塘（南部）分區計劃大綱草圖編號 S/K14S/29 的「其他指定用途」註明「商貿」地帶內。

擬議發展涉及部分改裝現有商業樓宇作學生宿舍，並保留現有位於地下的辦公室場所。樓宇外觀、建築體量、總樓面面積、樓高、層數及上蓋面積維持不變。

教育局已確認擬議發展符合「城中學舍計劃」申請資格。擬議學生宿舍的總樓面面積為 8,366.27 平方米。改裝完成後可提供 240 個宿舍房間、合共 434 個學生宿位，並在各層配置一系列配套設施。

擬議發展的申請具充份理據，原因如下：

- 擬議發展符合政府鼓勵市場將現有商廈改建為學生宿舍從而增加學生宿位供應的政策；
- 申請地點公共交通極為便利，並緊密連接香港各高等院校；
- 擬議發展為學生提供安全、舒適的居住環境，並配備充足及多元化的配套設施；
- 觀塘商貿區已有作酒店用途的同類規劃許可獲得批准；
- 擬議發展符合城規會規劃指引-在「其他指定用途」註明「商貿」地帶內進行的發展（規劃指引編號 22D）。擬議發展與周邊的土地用途相協調；及
- 由於擬議發展僅涉及現有建築物的局部改裝，預計不會產生不良影響。樓宇外觀、建築體量、總樓面面積、建築物高度、層數及上蓋面積均維持不變。

基於以上理據，申請人懇請城規會批准是次規劃申請。

Executive Summary

行政摘要

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**S16 PLANNING APPLICATION
DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN No. S/K14S/29**

**Proposed Hotel (Student Hostel)
(Partial Conversion of Existing Commercial Building),
11 Lai Yip Street, Kwun Tong, Kowloon**

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

- 1.1.1 This Planning Application is prepared and submitted on behalf of United Oversea Enterprises, Limited (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building) (“the Proposed Development”) at 11 Lai Yip Street, Kwun Tong, Kowloon (“the Site”). The Site falls within an area zoned “Other Specified Uses” annotated “Business” (“OU(B)”) on the draft Kwun Tong (South) Outline Zoning Plan (“the OZP”) No. S/K14S/29. This Supporting Planning Statement is to provide members of the TPB with information necessary for the consideration of this Application.

1.2 Report Structure

- 1.2.1 Following this introductory Section, the background of this Planning Application is briefly set out in **Section 2**. The Site and planning context are reviewed in **Section 3**. The proposed development scheme will be discussed in **Section 4**. **Section 5** presents the technical considerations. The planning merits and justifications will be elaborated in **Section 7**. **Section 8** concludes this Supporting Planning Statement.

2 BACKGROUND

2.1 Hostel in the City Scheme

- 2.1.1 To consolidate Hong Kong's position as an international hub for post-secondary education, the Chief Executive announced in the 2024 Policy Address that the Development Bureau ("DEVB") and the Education Bureau ("EDB") would launch a pilot scheme to streamline development control procedures, so as to encourage the market to convert commercial buildings into student hostels, increasing the supply of student accommodation.
- 2.1.2 As cited in Footnote 1 on page 3 of Legislative Council Paper No. CB(1)1068/2025(03) dated 24 June 2025, *"..., the total number of hostel units are only around 44,000 places as opposed to the 192,000 full-time local and non-local undergraduate and postgraduate students in 2024/2025 AY (academic year). Taking into account the increasing trend of full-time non-local students enrolment (i.e. doubling between four years to 79,300 students in 2024/25 AY), there is an obvious shortage of hostel places for post-secondary students in Hong Kong."*
- 2.1.3 The Government launched the Hostels in the City Scheme ("the Scheme") on 21 July 2025. The policy objective of the Scheme is to create a clear and easy-to-follow framework with low compliance cost, while putting in sufficient safeguards to ensure quality hostel accommodation and that the implementation of the Scheme is in line with the policy intention. As part of the facilitation measures under the Scheme, the TPB has expanded the definition of 'Hotel' use under the planning regime to include eligible student hostels under the Scheme. Various facilitation measures have also been formulated under the building regime.
- 2.1.4 Applications under the Scheme must fulfil the eligibility criteria laid down by EDB, inter alia: (a) eligible tenants under the Scheme should be full-time local or nonlocal students enrolled in locally accredited sub-degree or degree programmes operated by specified institutions, while at most 10% of hostel places may be occupied by persons affiliated with eligible institutions (e.g. wardens, visiting scholars, etc.); (b) new hostel construction and conversion works must be completed within 54 and 18 months respectively from the date of approval by EDB; and (c) hostel rooms must not be sold off individually.

2.2 Application to EDB

- 2.2.1 In echo of the Government's vision and latest policy, the Applicant proposed to partially convert an existing building to a self-financing privately funded ("SFPPF") student hostel under the Scheme. An application to the Scheme has been submitted to EDB on 22 May 2026. After rounds of revision and clarifications, EDB has formally confirmed that the premises fulfil the eligibility criteria for student hostel development under the Scheme on 13 August 2026 (**Appendix 1** refers).

- 2.2.2 According to the comments from the Planning Department stated in the eligibility letter, the conversion of the existing building to a student hostel within an area zone “OU(B)” requires planning permission for ‘Hotel (Student Hostel)’ use from the TPB. To take forward the Proposed Development, the Applicant submitted this Planning Application to seek approval from the TPB.

3 SITE AND SURROUNDING CONTEXT

3.1 Site Location and Existing Condition

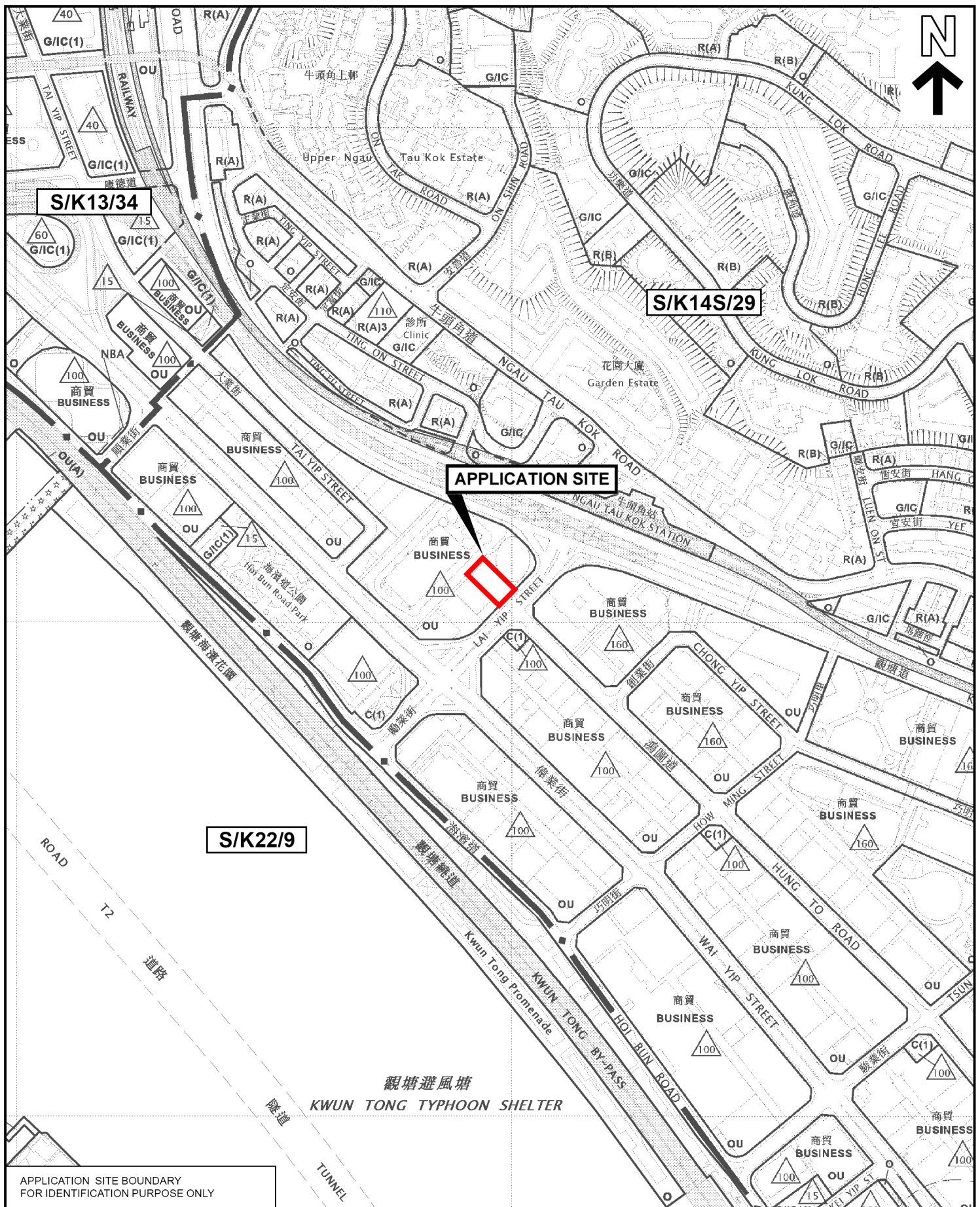
- 3.1.1 The Site is located at 11 Lai Yip Street in Kwun Tong (**Figure 3.1** refers). The Site is bounded by Lai Yip Street and Hang Yip Street and sandwiched between two buildings, namely Tung Lee Industrial Building and KTR 350. The Site is about 150m away from Ngau Tau Kok MTR Station. It is currently occupied by an 11-storey commercial building, namely United Overseas Plaza (“the Building”).
- 3.1.2 The Building at the Site was originally built for industrial use with the occupation permit issued in 1970. Under the previous round of Revitalisation Scheme for Industrial Buildings, the Building has been wholesale converted into an office building with relevant special waiver executed in 2010. The corresponding building works were completed in 2012.
- 3.1.3 The Building is served by two existing exits. Pedestrian access is located on Lai Yip Street, whereas vehicular ingress/egress are provided on Hang Yip Street.

3.2 Surrounding Context

- 3.2.1 The Site is situated in Kwun Tong Business Area (“KTBA”), characterised by a mix of predominantly office/commercial and industrial developments (**Figures 3.2 and 3.3** refers). Industrial developments in the “OU(B)” zone has been gradually redeveloped or converted into commercial/office uses. There are many new office/commercial developments along Lai Yip Street and near Ngau Tau Kok Station that include:
- To the immediate northeast is KTR 350;
 - To the south across Lai Yip Street is a newly completed commercial development at 2 Hung To Road;
 - To the further south across Wai Yip Street are C-Bons International Centre and Neo; and
 - To the southwest and west are a newly completed commercial development at 7 Lai Yip Street and Manulife Place.

3.3 Accessibility

- 3.3.1 The Site is highly accessible by public transport. Ngau Tau Kok MTR Station is located about 150m to the northeast of the Site. Also, Kwun Tong Road is the major public transport corridor serving the area. The ‘Ting Fu Street, Kwun Tong’ bus stops on Kwun Tong Road are about 200-350m walk from the Site, providing more than 50 bus routes to all parts of Hong Kong. In addition, there is a green minibus service (route 104) serving directly between Ngau Tau Kok Station and the University of Science and Technology in Clear Water Bay (**Figure 3.4** refers).



APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY



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LOCATION PLAN

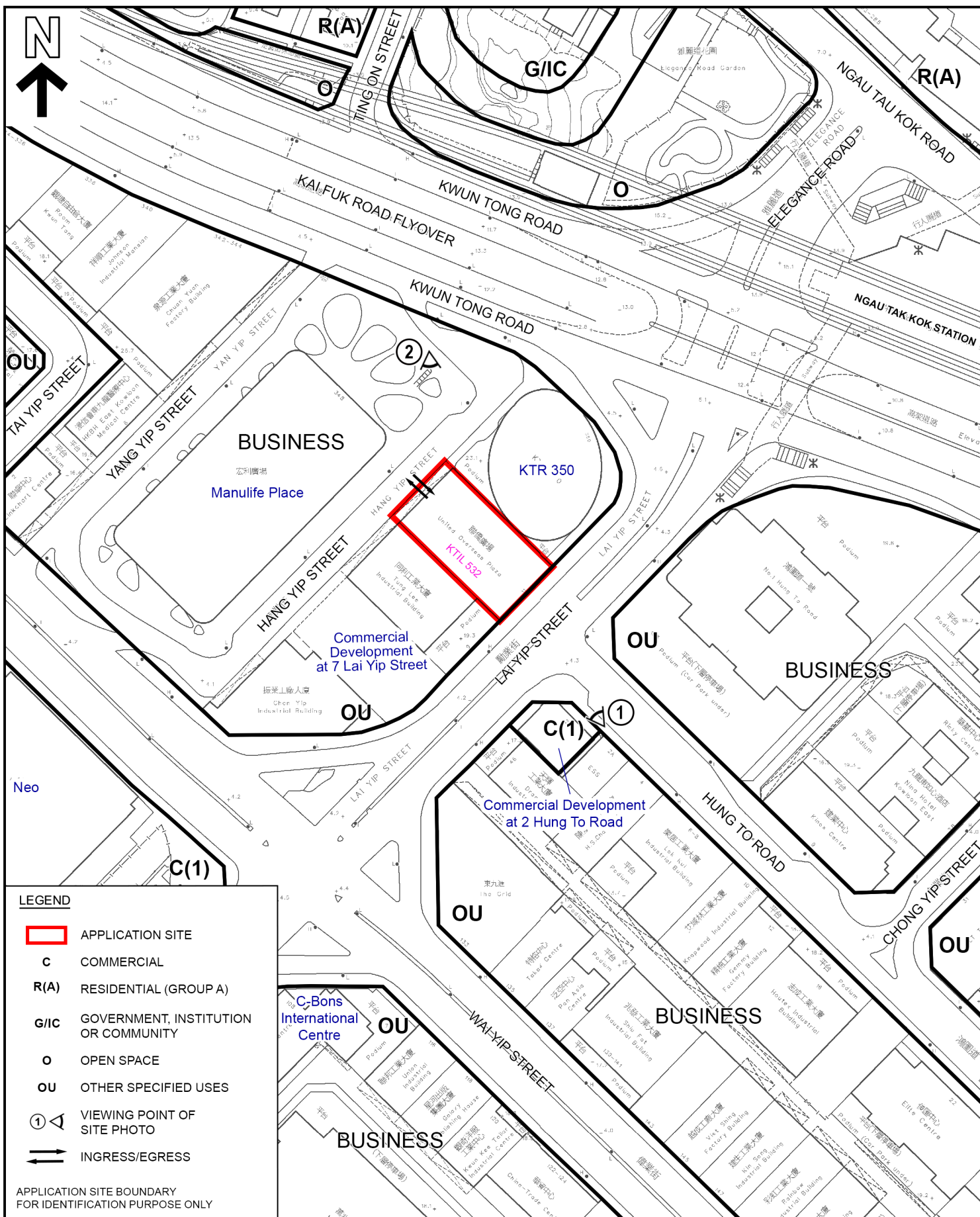
PROPOSED HOTEL (STUDENT HOSTEL)
(PARTIAL CONVERSION OF EXISTING COMMERCIAL BUILDING)
11 LAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1 : 5 000

FIGURE 3.1

EXTRACT PLAN BASED ON
OUTLINE ZONING PLANS No.
S/K13/34 APPROVED ON 7.11.2025,
S/K14S/29 EXHIBITED ON 4.9.2026 AND
S/K22/9 EXHIBITED ON 17.7.2026

DATE: 21.9.2026



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SITE PLAN

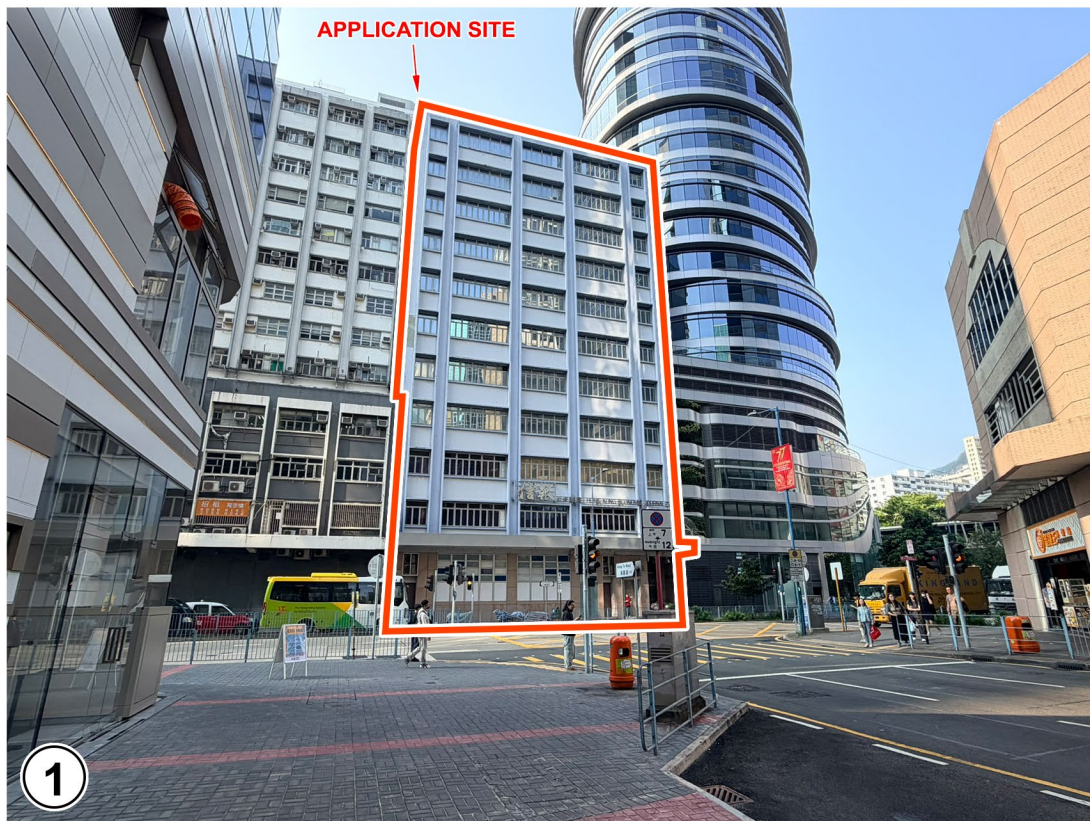
PROPOSED HOTEL (STUDENT HOSTEL)
(PARTIAL CONVERSION OF EXISTING COMMERCIAL BUILDING)
11 LAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1:1 500

FIGURE 3.2

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 11-NE-17D & 18C

DATE: 21.9.2026



REMARKS: LOCATION OF SITE PHOTOS AS SHOWN IN FIGURE 3.2 SITE PLAN



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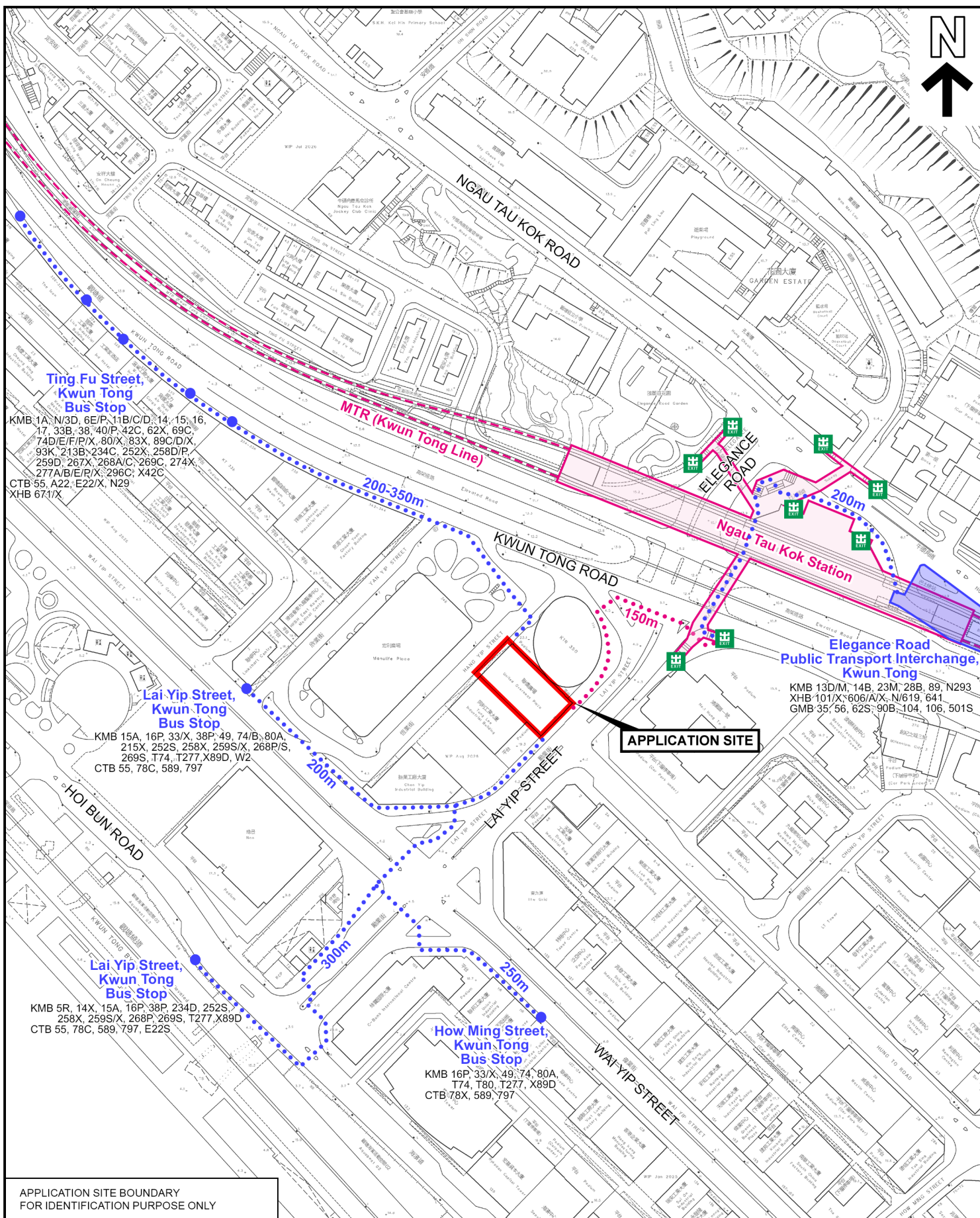
SITE PHOTOS

PROPOSED HOTEL (STUDENT HOSTEL)
(PARTIAL CONVERSION OF EXISTING COMMERCIAL BUILDING)
11 LAI YIP STREET, KWUN TONG, KOWLOON

FIGURE 3.3

BASED ON SITE PHOTOS
TAKEN ON 21.9.2026

DATE: 21.9.2026



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PUBLIC TRANSPORT SERVICE PLAN

PROPOSED HOTEL (STUDENT HOSTEL)
 (PARTIAL CONVERSION OF EXISTING COMMERCIAL BUILDING)
 11 LAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1 : 2 500

FIGURE 3.4

EXTRACT PLAN BASED ON
 SURVEY SHEETS
 No. 11-NE-17B, 17D, 18A, 18C, 22B & 23A

DATE: 21.9.2026

3.4 Statutory Planning Context

- 3.4.1 The Site falls within an area zoned “OU(B)” on the OZP (**Figure 3.1** refers). According to the Statutory Notes of the OZP, planning intention of the “OU(B)” zone is “... primarily for general business uses”. It also states that “[a] mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new ‘business’ buildings” and “[l]ess fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings”.
- 3.4.2 According to Schedule I of the Statutory Notes for the “OU(B)” zone, ‘Hotel’ is a Column 2 use which may be permitted upon application to the Board. Hence, the partial conversion of the Building for Proposed ‘Hotel (Student Hostel)’ Use requires planning permission from the TPB. The Site is also subject to a maximum plot ratio of 12 and a maximum building height of 100mPD as stipulated on the OZP.

3.5 Land Lease and Ownership Status

- 3.5.1 The Site is currently registered in the Land Registry as Kwun Tong Inland Lot No. 532 (**Figure 3.2** refers). The Site covers an area of about 1045.16m². The Applicant is the sole “current land owner”.

3.6 Similar Planning Applications and Hotel Development in the Vicinity of the Area

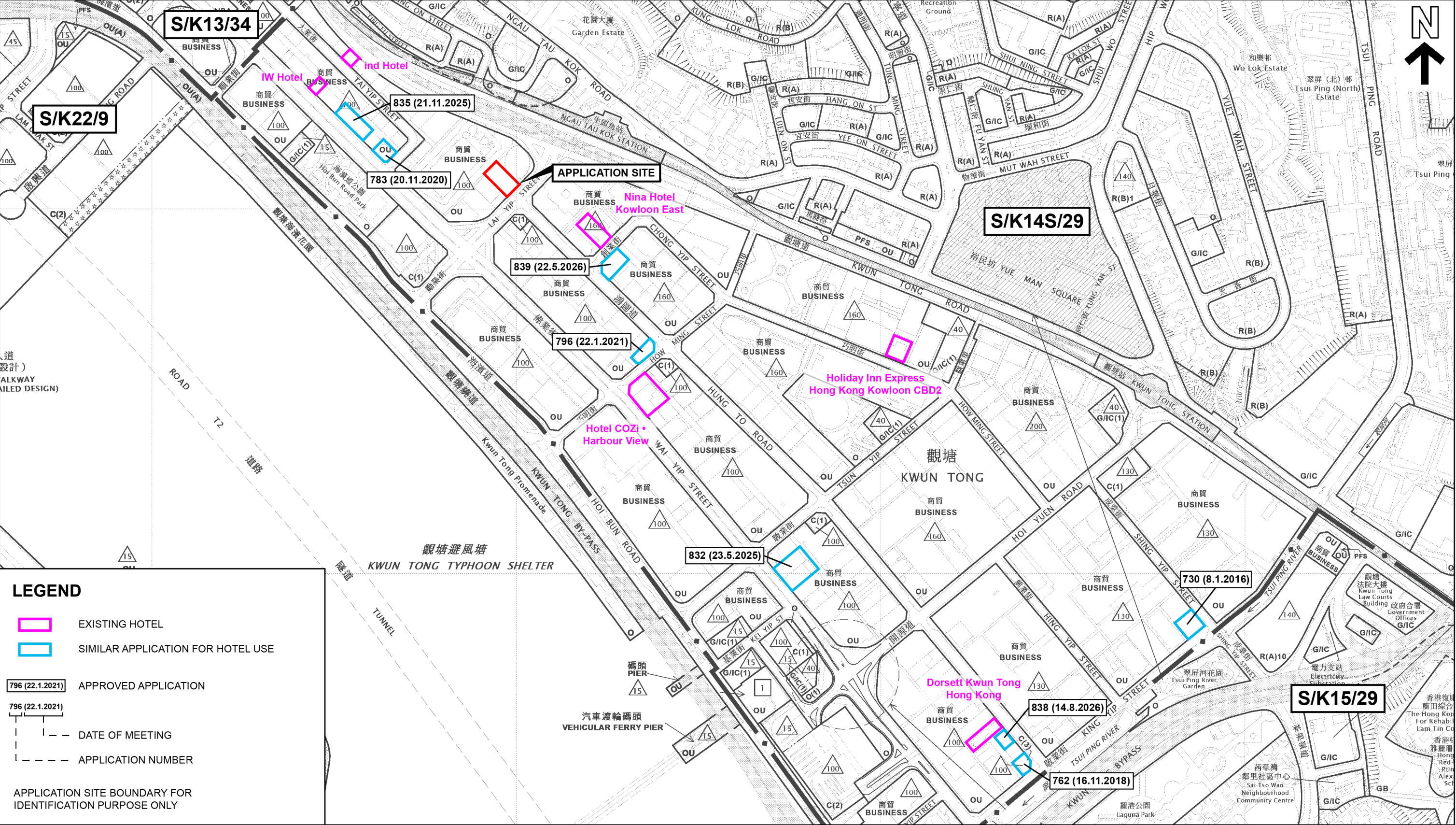
- 3.6.1 Driven by the advantageous location in the heart of the Kowloon East CBD2, the Kwun Tong area has seen an increase in hotel supply. These hotel developments provide alternative quality accommodations outside of traditional tourist areas such as Tsim Sha Tsui and Central, while offering convenient access to local business hubs, major event venues in Kai Tak and other areas in Hong Kong via public transportation. Existing hotel developments and similar planning applications within the same OZP are detailed in **Table 3.1** and **Table 3.2**, with their respective site locations illustrated in **Figure 3.5**.

Table 3.1 Existing Hotel Developments within KTBA

Hotel Name	Location	No. of Rooms
IW Hotel	101 Wai Yip Street, Kwun Tong	99
ind Hotel	326 Kwun Tong Road, Kwun Tong	58
Nina Hotel Kowloon East	38 Chong Yip Street, Kwun Tong	254
Hotel COZi • Harbour View	163 Wai Yip Street, Kwun Tong	598
Holiday Inn Express Hong Kong Kowloon CBD2	97 How Ming Street, Kwun Tong	286
Dorsett Kwun Tong Hong Kong	84 Hung To Road, Kwun Tong	361

Table 3.2 Similar Approved Planning Applications for Hotel Use within KTBA in the Past Ten Years

	Application No.	Zoning	Use/Development	Date of Approval
1.	A/K14/730	"OU(B)"	Proposed Wholesale Conversion of An Existing Industrial-Office Building for Hotel Development	8.1.2016
2.	A/K14/762	"C(3)"	Proposed Hotel (Guesthouse) (Partial Conversion of Existing Commercial Building)	16.11.2018
3.	A/K14/783	"OU(B)"	Proposed Minor Relaxation of PR and BH Restrictions for Proposed Hotel Use	20.11.2020
4.	A/K14/796	"OU(B)"	Proposed Hotel with Other Uses (Wholesale Conversion of an Existing Industrial Building)	22.1.2021
5.	A/K14/832	"OU(B)"	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Hotel Use	23.5.2025
6.	A/K14/835	"OU(B)"	Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions	21.11.2025
7.	A/K14/838	"OU(B)"	Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building)	14.8.2026
8.	A/K14/839	"OU(B)"	Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building)	22.5.2026



LEGEND

EXISTING HOTEL

SIMILAR APPLICATION FOR HOTEL USE

796 (22.1.2021)

APPROVED APPLICATION

796 (22.1.2021)

DATE OF MEETING

796 (22.1.2021)

APPLICATION NUMBER

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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SIMILAR APPLICATIONS PLAN

PROPOSED HOTEL (STUDENT HOSTEL) (PARTIAL CONVERSION OF EXISTING COMMERCIAL BUILDING)

11 LAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1 : 5000

FIGURE 3.5

EXTRACT PLAN BASED ON OUTLINE ZONING PLANS No. S/K13/34 EXHIBITED ON 7.11.2025, S/K14S/29 EXHIBITED ON 4.9.2026, S/K15/29 EXHIBITED ON 12.6.2026 AND S/K22/9 EXHIBITED ON 17.7.2026

DATE: 21.9.2026

4 PROPOSED DEVELOPMENT SCHEME

4.1 Proposed Partial Conversion of an Existing Building for Hotel (Student Hostel) Use

4.1.1 The Proposed Development involves partial conversion of an existing building into a student hostel. The existing G/F office premises will be retained. All external building features, building massing, gross floor area, building height, number of storeys and site coverage will remain unchanged.

4.1.2 The total gross floor area of the student hostel will be about 8,366.27m². Upon completion, the Proposed Development will provide 240 rooms with 434 bed spaces, comprising 42 single rooms and 198 twin rooms distributed from 1/F to 10/F. Please refer to **Table 4.1** below for the proposed development parameters and **Appendix 2** for the schematic architectural drawings.

Table 4.1 Development Parameters of the Proposed Development

Development Parameter	Proposed Development
Site Area (Existing)	About 1,045.16m ²
Plot Ratio (Existing)	About 10.5
Site Coverage (Existing)	About 73%
Building Height (main roof) (Existing)	About +56.972mPD
No. of Storeys (Existing)	11
Total GFA ^[1] (Existing)	About 8,862.56m ²
Student Hostel GFA (Proposed)	About 8,366.27m²
No. of Rooms (Proposed) - Single Room (9.401-17.002m ²) - Double Room (15.101-25.166m ²)	240 42 (incl. 4 accessible rooms) 198 (incl. 2 accessible rooms)
No. of Bed Spaces (Proposed)	434
Internal Transport Facilities (Existing) - LGV Loading and Unloading Space - MGV Loading and Unloading Space	2 1

[1] A floor area of about 496.29m² including the existing office premises and lavatory on G/F do not form part of the application and will remain unchanged.

4.2 Spatial Quality of the Dormitory Rooms

4.2.1 The architectural layout of the dormitory rooms has been carefully designed to enhance the living quality of the students. To ensure adequate daylight and airflow for each dormitory room, over 96% of the rooms (232 out of 240 rooms), including all twin rooms, will have a width of not less than 2.0m with natural lighting. For the remaining 8 rooms (about 3% of total no. room), they are all single rooms with a minimum width of about 1.8m.

4.2.2 All hostel rooms are designed to ensure adequate daylight. In accordance with relevant building regulations, a mechanised ventilation system will be provided to ensure adequate air flow for the student hostel.

4.2.3 Regarding the size of the dormitory rooms, it ranges from 9.40m² to 25.17m² (including bathroom), with an average room size of approximately 16.32m² (including bathroom). For the living area of the dormitory rooms (i.e. excluding bathroom), it ranges from 7.54m² to 13.85m² for single room and 13.11m² to 19.63m² for twin room. Every hostel room will be fitted with an en-suite toilet, shower, basin, water closet, wardrobe, bed, desk and chair. Please refer to **Appendix 3** for the detailed size of each dormitory room.

Figure 4.1 Artist's Impression on the Dormitory Rooms



4.3 Supporting Facilities

4.3.1 The student hostel will be equipped with abundant and a wide variety supporting facilities designed to support residents' academic pursuits, leisure needs and daily living (**Table 4.2** refers). These facilities will amount to about 1,000m², equivalent to about 12% of the GFA of the proposed hostel. The layout and exact provision of communal facilities could be further fine-tuned in the detailed design stage.

Table 4.2 Supporting Facilities to be Provided within the Student Hostel

Supporting Facilities	Description
Hostel Lobby	For visitor registration. Pigeonholes will be installed to store delivery goods temporarily
Common Area	Furnished with lounge seating and reading areas to encourage social engagement and relaxation
Communal Pantry	Provisioned with essential appliances including microwave ovens, refrigerators, and water dispensers to facilitate light meal preparation
Multi-function Room	Freely adapted for various purposes, such as coursework meetings, individual study and social gatherings
Collaboration Room	Available for coursework meetings and group discussions
Study Room	Provide a quiet environment for online learning and individual study
Leisure Room	A place for residents to relax and have fun

Supporting Facilities	Description
Gymnasium/Sports Room	Provide all-weather venues for wellness and physical training
Laundry	For washing and drying cloths
Linen Store/Store Room	For bed linen and cleaning supplies storage.
Staff Office, Rest Room and Toilet	For the use of hostel staff

Figure 4.2 Artist's Impression on the Supporting Facilities



4.4 Access Control Measures

4.4.1 To maintain a secure and well-regulated residential environment, the proposed hostel will implement a comprehensive access control system comprising:

- **Visitor Registration Protocol:** Visitors will be required to register at the reception desk and obtain approval from the resident. Access will be time-bound and subject to monitoring.
- **Surveillance Infrastructure:** CCTV cameras will be installed throughout common areas, corridors, and entrances, with continuous monitoring by trained personnel.
- **Access Control:** Key access systems will be installed at the lifts and exits to staircases. Only residents with key access would be able to gain access to the student hostel portion. Individual unit door locks will be provided to enhance room security.

4.5 Measures to Ensure a Safe and Pleasant Living Environment

4.5.1 The design and operation of the proposed hostel will incorporate a range of measures to foster a safe, healthy, and comfortable living environment:

- Routine Cleaning and Sanitisation: Common areas will be cleaned daily, with scheduled cleaning and disinfection to maintain hygiene standards.
- Fire Safety Compliance: Fire hose reels, smoke detectors, and clearly marked emergency exits will be installed in accordance with statutory requirements, with regular fire drills conducted to ensure preparedness.

4.6 Implementation Programme

4.6.1 It is anticipated that the Proposed Development will be completed in June 2028.

5 TECHNICAL CONSIDERATION

5.1 Traffic and Transport

5.1.1 The Proposed Development will be served by the existing loading and unloading (“L/UL”) area within the Site abutting Hang Yip Street, providing 2 nos. of 3.0m x 6.4m L/UL bays for light goods vehicle (“LGV”) and 1 no. of 3.0m x 10.0m for medium goods vehicle. Minimal provision is proposed due to the following reasons:

- Abundant public transport services available nearby, in particular along Kwun Tong Road;
- On-street L/UL spaces are provided along Hang Yip Street for passenger pick up/set down; and
- Students are not expected to travel by private car.

5.1.2 Since no additional internal transport facilities are provided within the Site, the Proposed Development will not likely to induce significant adverse traffic impact on the adjacent road network.

5.2 Sewerage

5.2.1 The sewage from the existing building is discharged via manhole no. FMH4042741 with a 225Ø connected to the existing public sewer of 400Ø along Wai Yip Street at manhole no. FMH4042672.

5.2.2 The potential sewerage impact arising from the Proposed Development has been estimated. The sewage generation rate from the Proposed Development is estimated to be 102.41m³/day (**Appendix 4** refers). With a limited amount of sewage to be generated, the existing sewerage system should have adequate capacity to accommodate the flow. No insurmountable sewerage impact on the public sewerage network is anticipated as a result of the Proposed Development. Upon the request of relevant Government department(s), the Applicant is willing to conduct a more detailed sewerage impact assessment if this Planning Application is approved by the TPB.

5.3 Environmental

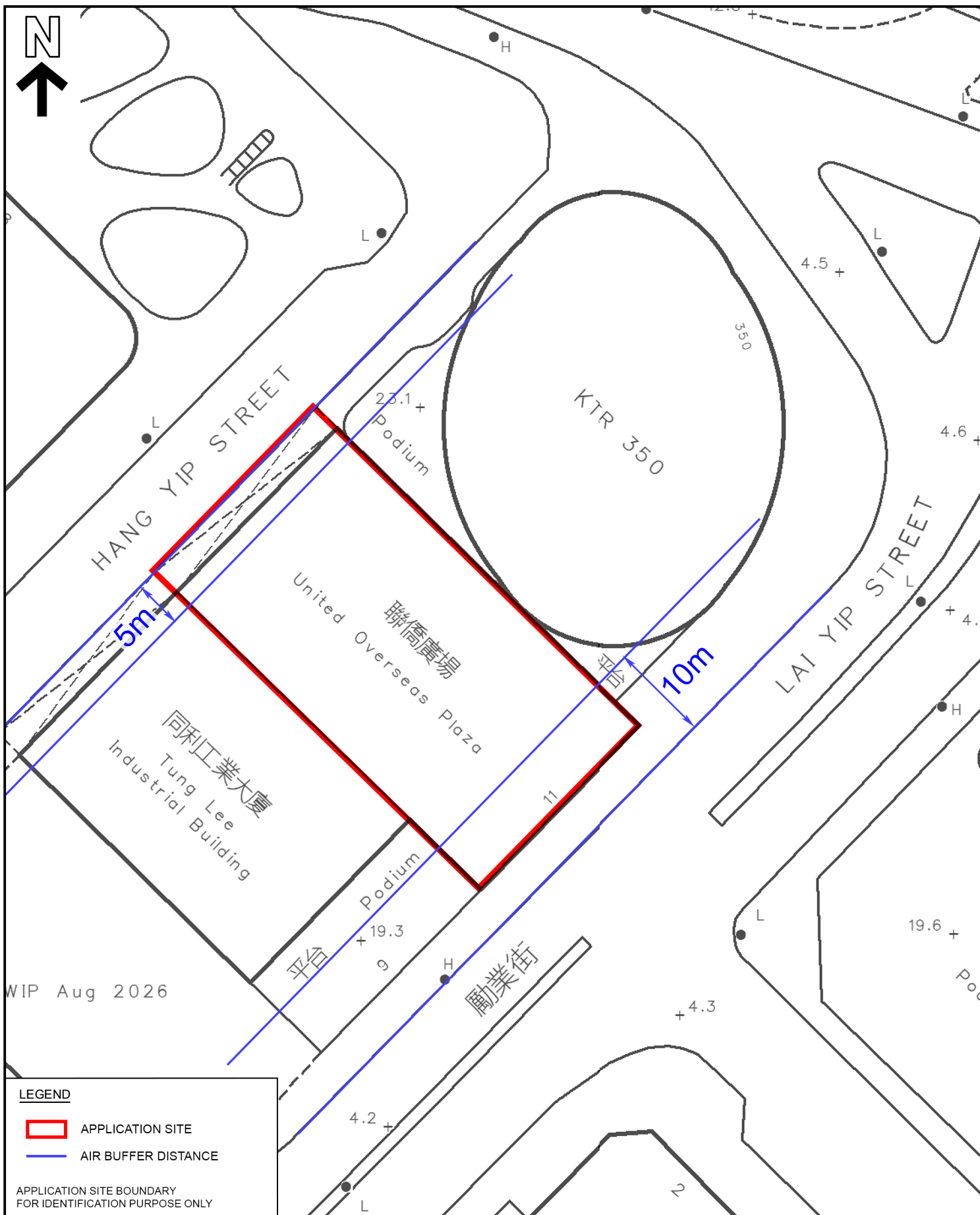
5.3.1 The Proposed Development will not rely on openable windows for ventilation purposes. Adequate buffer separation distance will be maintained between air sensitive uses and existing carriageway in accordance with HKPSG (i.e. fresh air intake at least 10m from the kerb side of Lai Yip Street and 5m from the kerb side of Hang Yip Street) (**Figure 5.1** refers). Hence, it is anticipated that there will be no adverse air quality impact resulting from traffic aspect.

5.3.2 The proposed use is not air-polluting in nature. Active industrial chimney has not

been identified within the vicinity of a 200m radius of the Site. Therefore, it is unlikely to have adverse air quality impact of the Proposed Development.

5.4 Other Consideration

- 5.4.1 Since the Proposed Development only involves partial conversion of the existing building, external building features, building massing, gross floor area, building height, number of storeys and site coverage will remain unchanged. Therefore, the Proposed Development will not likely to induce visual, landscape and drainage impacts to its surrounding.



LEGEND

APPLICATION SITE

AIR BUFFER DISTANCE

APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

KTA

PLANNING LIMITED

規劃顧問有限公司

**VEHICULAR EMISSION
BUFFER DISTANCE**

PROPOSED HOTEL (STUDENT HOSTEL)
(PARTIAL CONVERSION OF EXISTING COMMERCIAL BUILDING)
11 LAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1 : 500

FIGURE 5.1

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 11-NE-17D & 18C

DATE: 21.9.2026

6 PLANNING MERITS AND JUSTIFICATIONS

6.1 In Line with the Government's Policy to Increase the Supply of Student Accommodation

6.1.1 As discussed in **Section 2**, the DEVB and EDB jointly launched the Scheme to incentivising private market operators to convert hotels and commercial buildings into SFPF student hostels, so as to increase the supply of student accommodation. The EDB has formally validated the existing building as a compliant venue eligible for development under the Scheme.

6.1.2 The Proposed Development will deliver 434 additional student bedspaces, expanding the supply of SFPF hostel places to meet the rising accommodation demand. Approval of this application will actively advance the Government's strategic policy to strengthen Hong Kong's status as a leading international centre for tertiary education.

6.2 The Site is Highly Accessible by Public Transport

6.2.1 The Site is highly accessible by public transport services such as railway, franchised buses and minibuses. Having Ngau Tau Kok MTR Station and bus stops on Kwun Tong Road within a five-minute walk, the Site is conveniently linked to the higher education institutions within the territory.

6.3 Provision of a Safe and Pleasant Living Environment

6.3.1 As mentioned in **Section 4.2**, the Proposed Development will be safeguarded by various access control measures. A comprehensive suite of facilities is designed to support residents' academic pursuits, leisure needs and daily living. Air ventilation, hygienic and fire safety aspects are carefully considered in the formulation of the development proposal to ensure a safe and pleasant living environment for students.

6.4 Similar Planning Permissions Have Been Granted for Hotel Use within KTBA

6.4.1 Within KTBA, there are a total of six hotel developments providing 1,656 guestrooms, and eight previous approved hotel applications on the same OZP in the past ten years. Approval of the current application is in line with the TPB's previous decision.

6.5 Compatible with the Surrounding Land Use

6.5.1 The Site is situated in KTBA, characterised by a mix of predominantly office/commercial and industrial developments. Industrial developments in the "OU(B)" zone have been gradually redeveloped or converted into commercial/office uses. A number of new office/commercial developments along Lai Yip Street and near Ngau Tau Kok Station has been completed. No active industrial chimney is found within the vicinity of a 200m radius of the Site.

- 6.5.2 The Site is also in proximity to the Kwun Tong Promenade and well-served by public transport services. The Proposed Development is in line with the TPB PG-No. 22D for “OU(B)” zone in that it is considered not incompatible with the surrounding land uses.

6.6 No Adverse Impact to the Surroundings

- 6.6.1 Since the Proposed Development only involves partial conversion of the existing building, external building features, building massing, gross floor area, building height, number of storeys and site coverage will remain unchanged. Therefore, the Proposed Development will not likely to induce visual, landscape, environmental, traffic, drainage and sewerage impact to its surrounding.

7 CONCLUSION

7.1.1 This Planning Application is prepared and submitted on behalf of the Applicant to seek approval from the TPB under Section 16 of the Town Planning Ordinance for Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building) at 11 Lai Yip Street, Kwun Tong, Kowloon.

7.1.2 The TPB and relevant Government Departments are respectfully requested to give favourable consideration to support the Proposed Development based on the following:

- The Proposed Development is in line with the Government's policy on encouraging the market to convert commercial buildings into student hostels to increase the supply of student accommodation;
- The Site is highly accessible by public transport and conveniently linked to the higher education institutions in Hong Kong;
- The Proposed Development provides students with a safe and pleasant living environment with abundant and a wide variety of supporting facilities;
- Similar planning permissions for 'Hotel' use have been granted within the Kwun Tong Business Area;
- The Proposed Development conforms to the TPB Guidelines for Development within "OU(B)" (TPB PG-No. 22D). The Proposed Development is compatible with the surrounding land use; and
- No adverse impact is anticipated as the Proposed Development only involves partial conversion of an existing building. All external building features, building massing, gross floor area, building height, number of storeys and site coverage will remain unchanged.