



VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

Our Ref.: K3-AS/PA/GEL/26-14
Your Ref.: TPB/A/K3/604
Date: 4 September, 2026

By Hand and Email
(tpbpd@pland.gov.hk)

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Dear Sirs,

Planning Application for Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building) with Minor Relaxation of Plot Ratio Restriction in “Residential (Group A)” Zone, at Kowloon Inland Lots Nos. 9432 and 9433, 10 Anchor Street, Tai Kok Tsui, Kowloon (Application No. A/K3/604)

– Further Information (4)

Please find enclosed four sets of the following submission materials to respond to the Secretary for Education and the Head of Development Projects Facilitation Office (“DPFO”) and the Planning Department (“PlanD”)’s comments on the captioned application: -

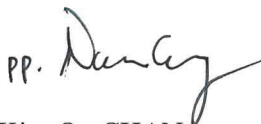
- i. Response-to-Comments (“R-to-C”) Table dated 4.9.2026 (**Table A**); and
- ii. Updated G/F Layout Plan (i.e., **Figure 6b**) and GFA Breakdown Table of the Building (**Annex A**).

As requested by the Tsuen Wan and West Kowloon District Planning Office of PlanD, Further Information (3) and (4) supersede Further Information (2) submitted on 31 August 2026. The full set of Further Information (2) is, however, still incorporated in this submission as **Annex B** for record purposes.

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Nora WONG or the undersigned at [REDACTED].

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

PP. 

Kim On CHAN
Managing Director

Encl. Table A, Annex A & B

[K3-AS/PA/GEL/26-14]

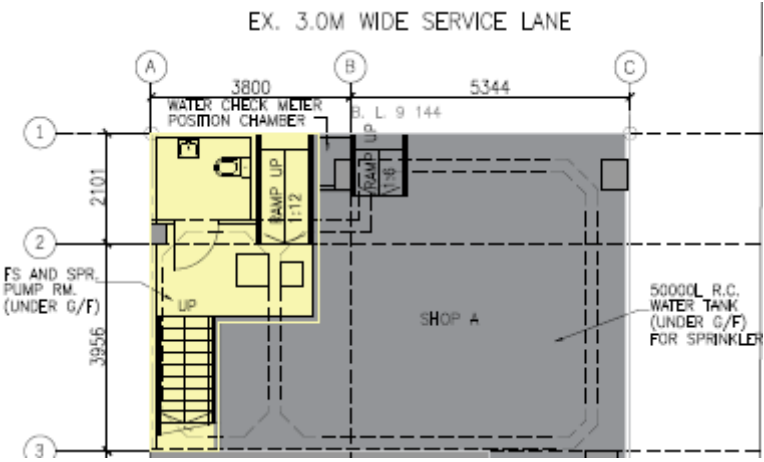
KC/NW



Table A

Responses-to-Comments (“R-to-C”) Table dated 4.9.2026

Table A: Response-to-Comments (4.9.2026)

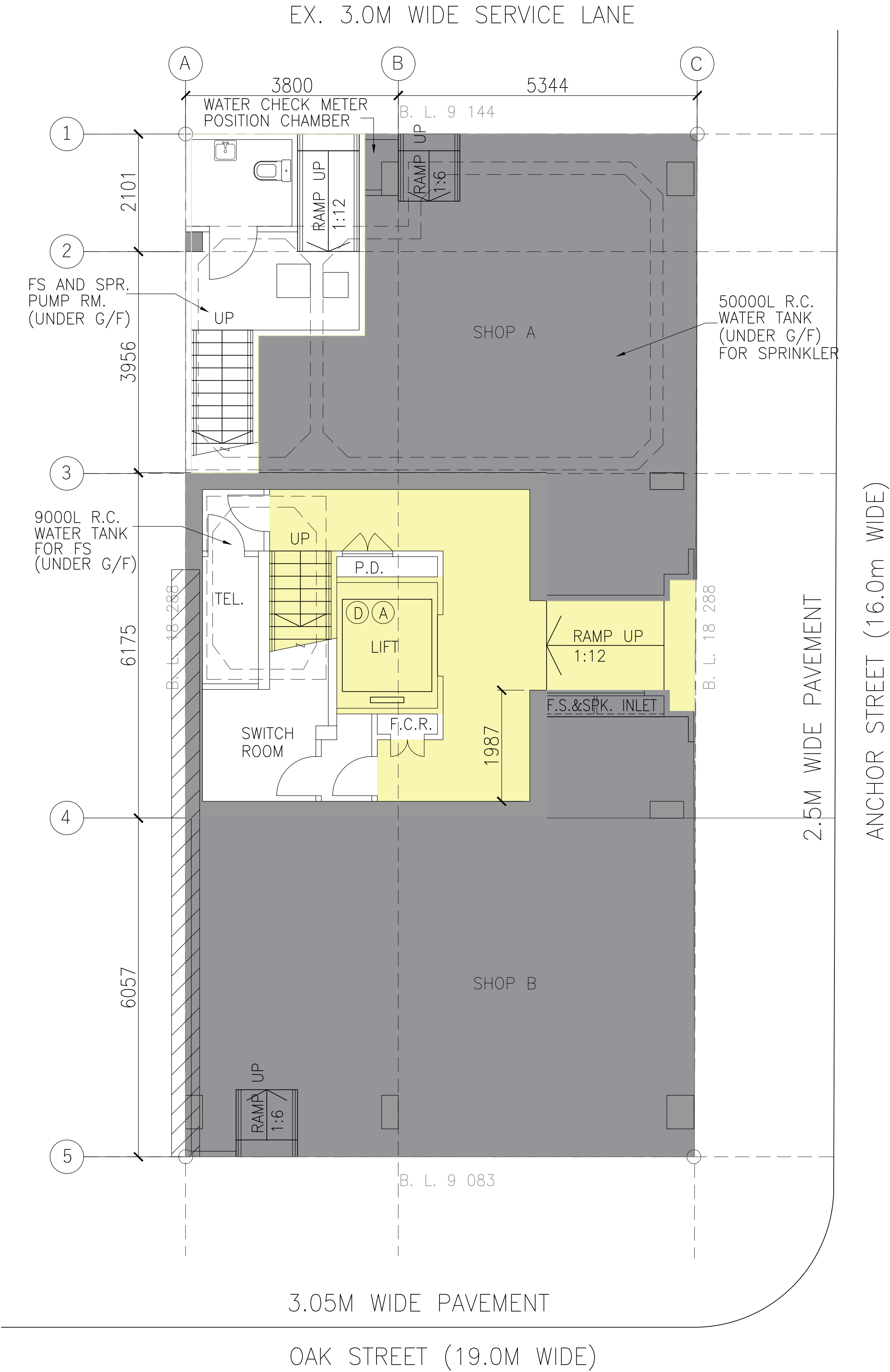
Departmental Comments	Applicant's Responses
A. Secretary for Education and the Head of Development Projects Facilitation Office, Development Bureau (received on 3.9.2026)	
1. It is noted that some of the areas shaded in yellow on the G/F in the updated Figure 6a does not form part of the eligible Scheme. The aforementioned yellow area is extracted below for easy reference: 	An updated Figure 6b is provided at Annex A accordingly. The new figure has now been updated and this revised figure should be incorporated into future amendment to EDB.

Departmental Comments		Applicant's Responses
B.	Tsuen Wan and West Kowloon District Planning Office, Planning Department (received on 3.9.2026)	
1.	Discrepancy: ☒ The student hostel will only take up parts of the new building/partial conversion <i>[Please specify the following]:</i> (1) the GFA of proposed student hostel portion and its percentage out of the total GFA of the proposed/existing building; 1838.239 sqm (95%) Please note that the GFA breakdowns of the Building are: Student Hostel Portion (G/F Lobby and 1 to 14/F): 1,829.839m² Commercial Portion (Existing Shops A & B at G/F) 104.507m²	The discrepancy noted earlier was due to a difference in calculation methods. Specifically, the area in the EDB submission was calculated by taking the total GFA from the GBP record minus the area of the two shops on the G/F. Student Hostel (G/F lobby and 1/F - 14/F) – 1,810.194m² Existing shop and restaurant at G/F (not forming part of application) – 104.507m²

Annex A

Updated G/F Layout Plan and GFA Breakdown Table of the Building

Figure 6b – FLOOR PLAN OF G/F



LEGEND:

- AREA INVOLVED IN APPLICATION
- COMMERCIAL PORTION OF THE BUILDING

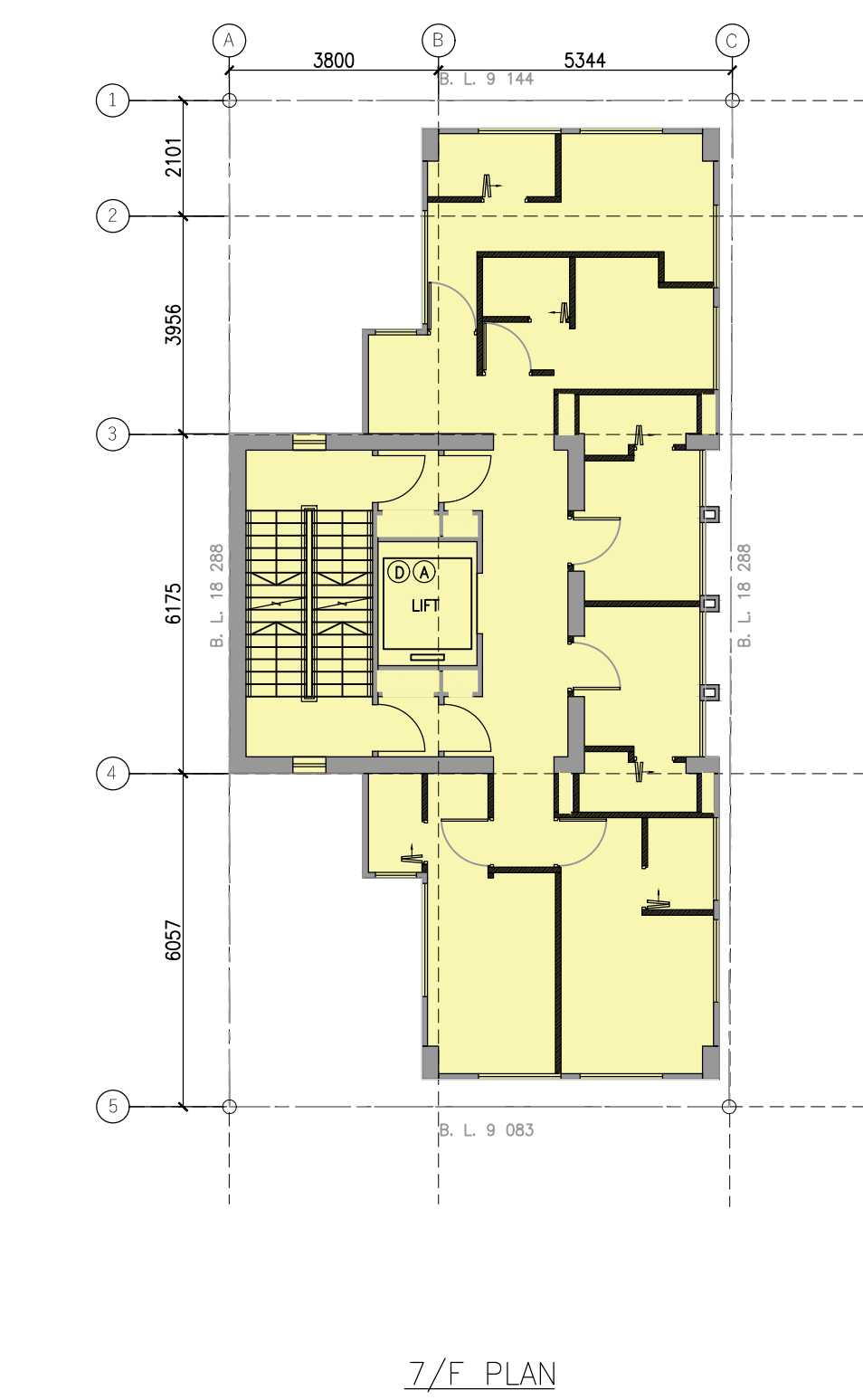
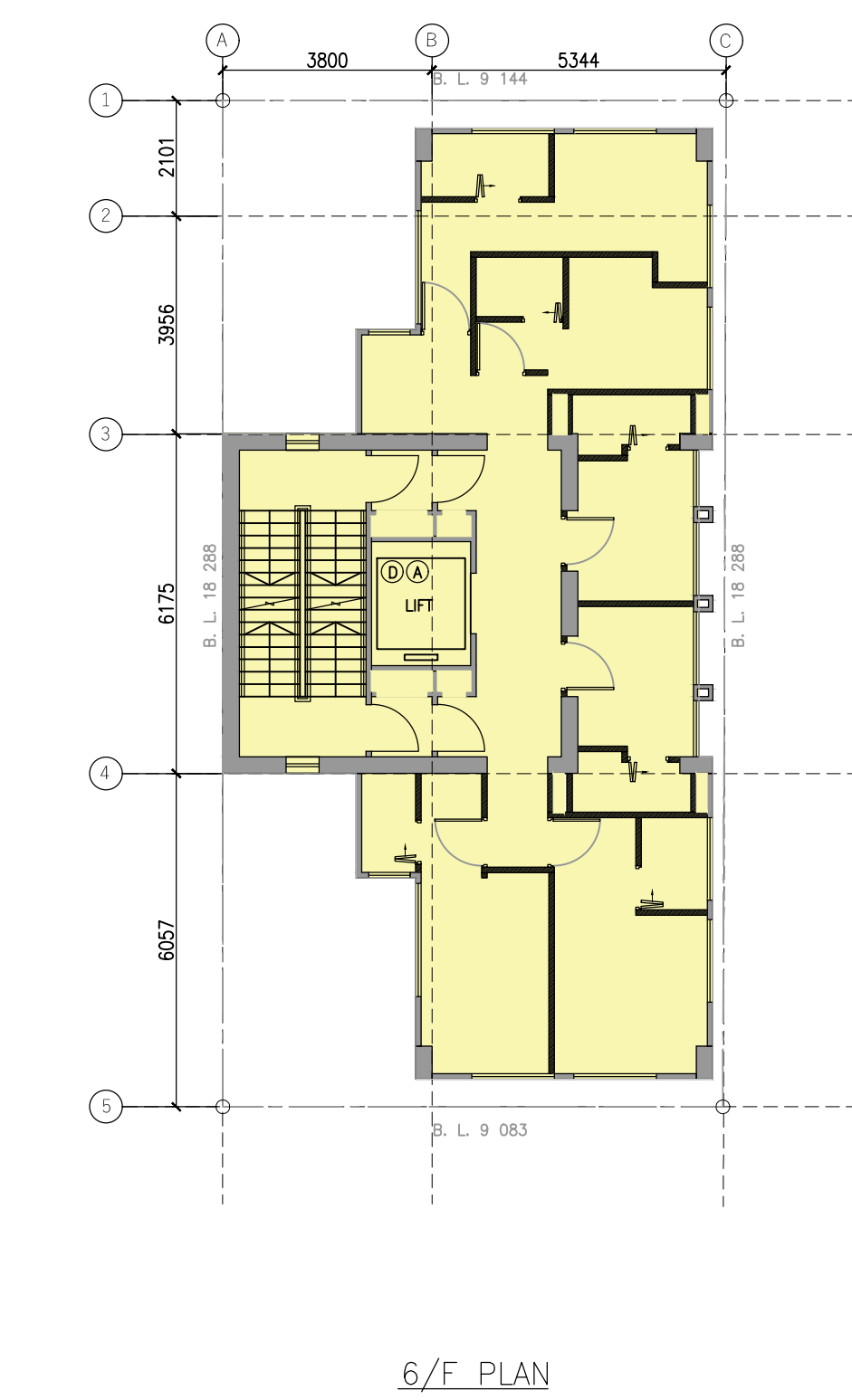
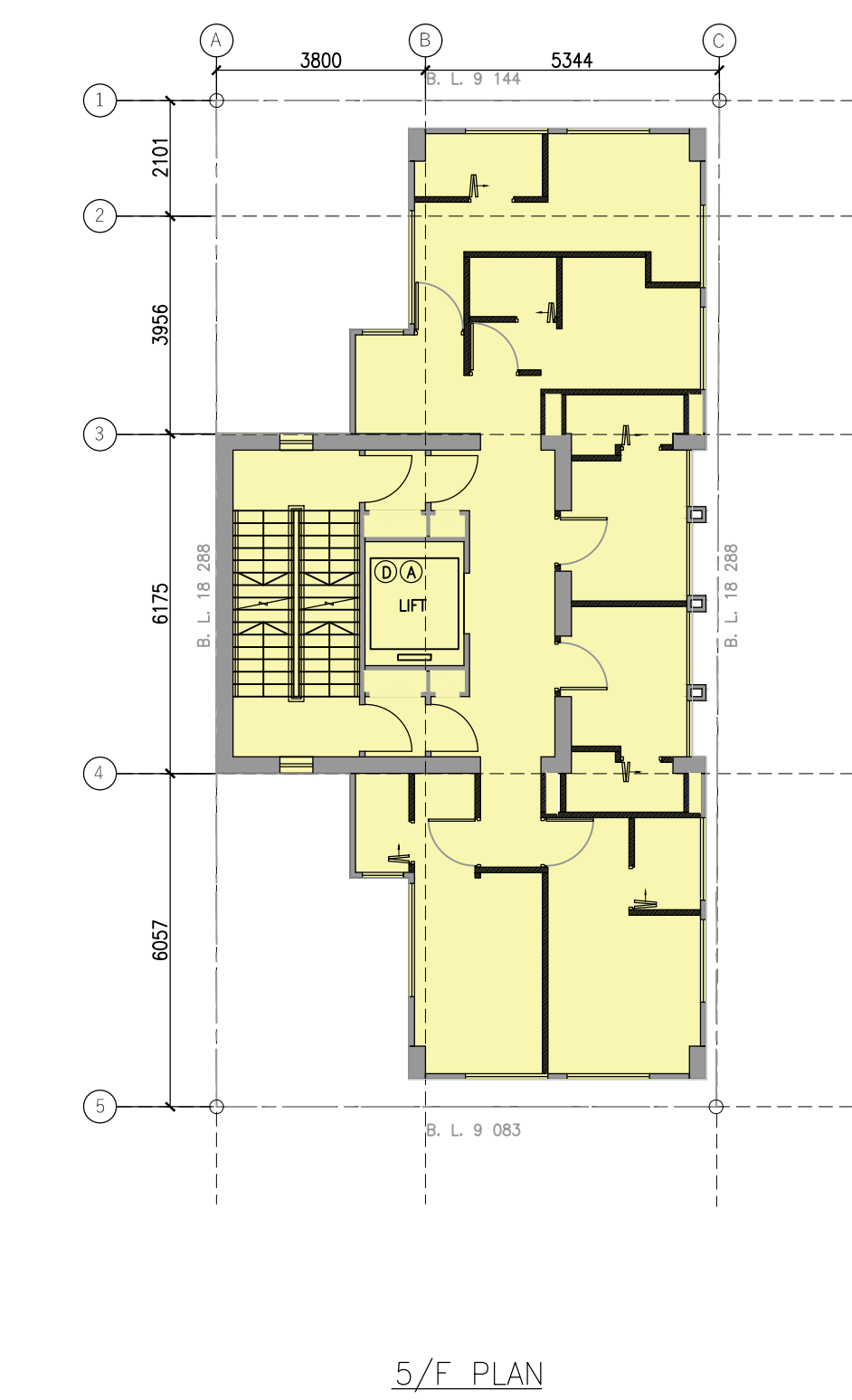
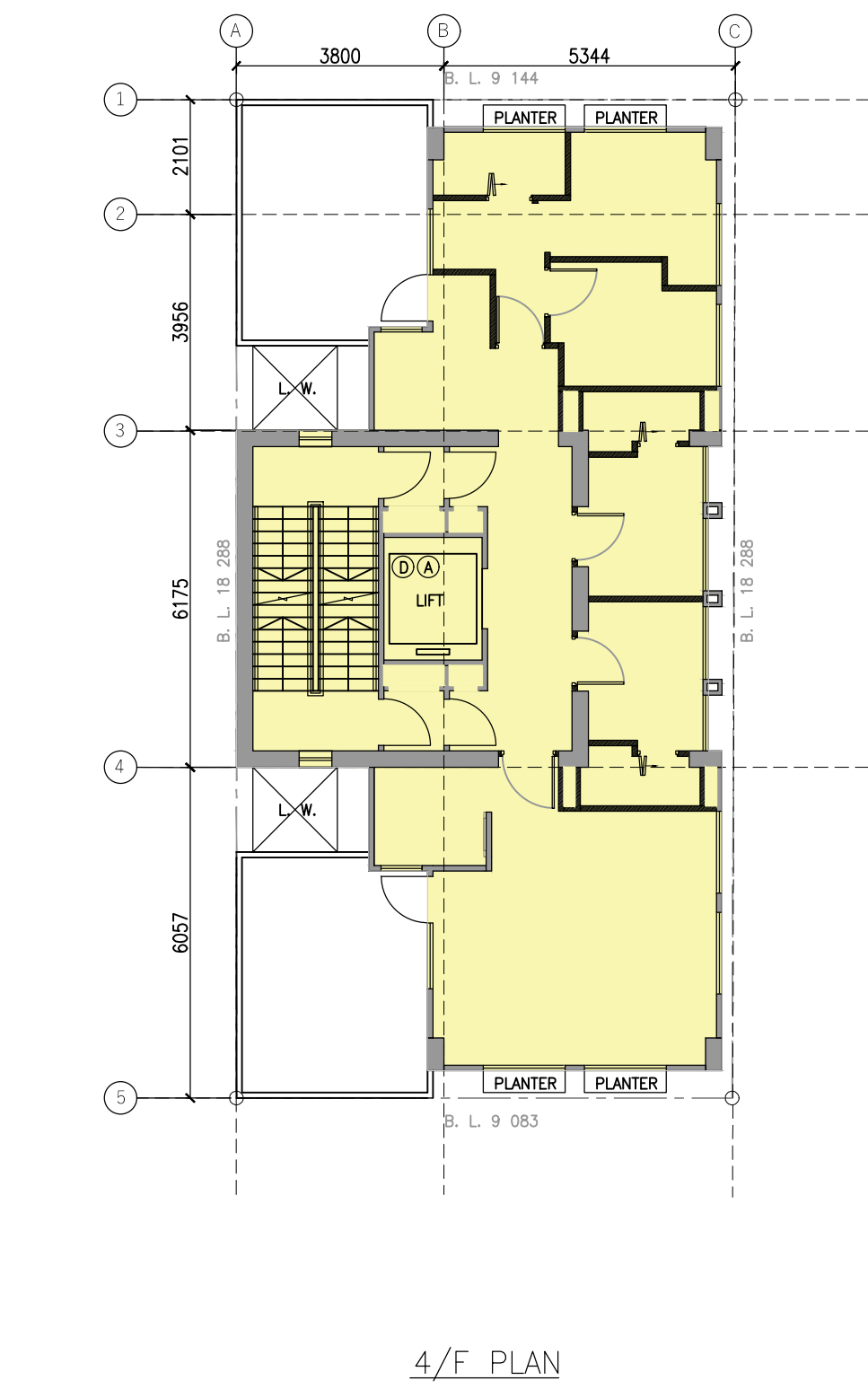
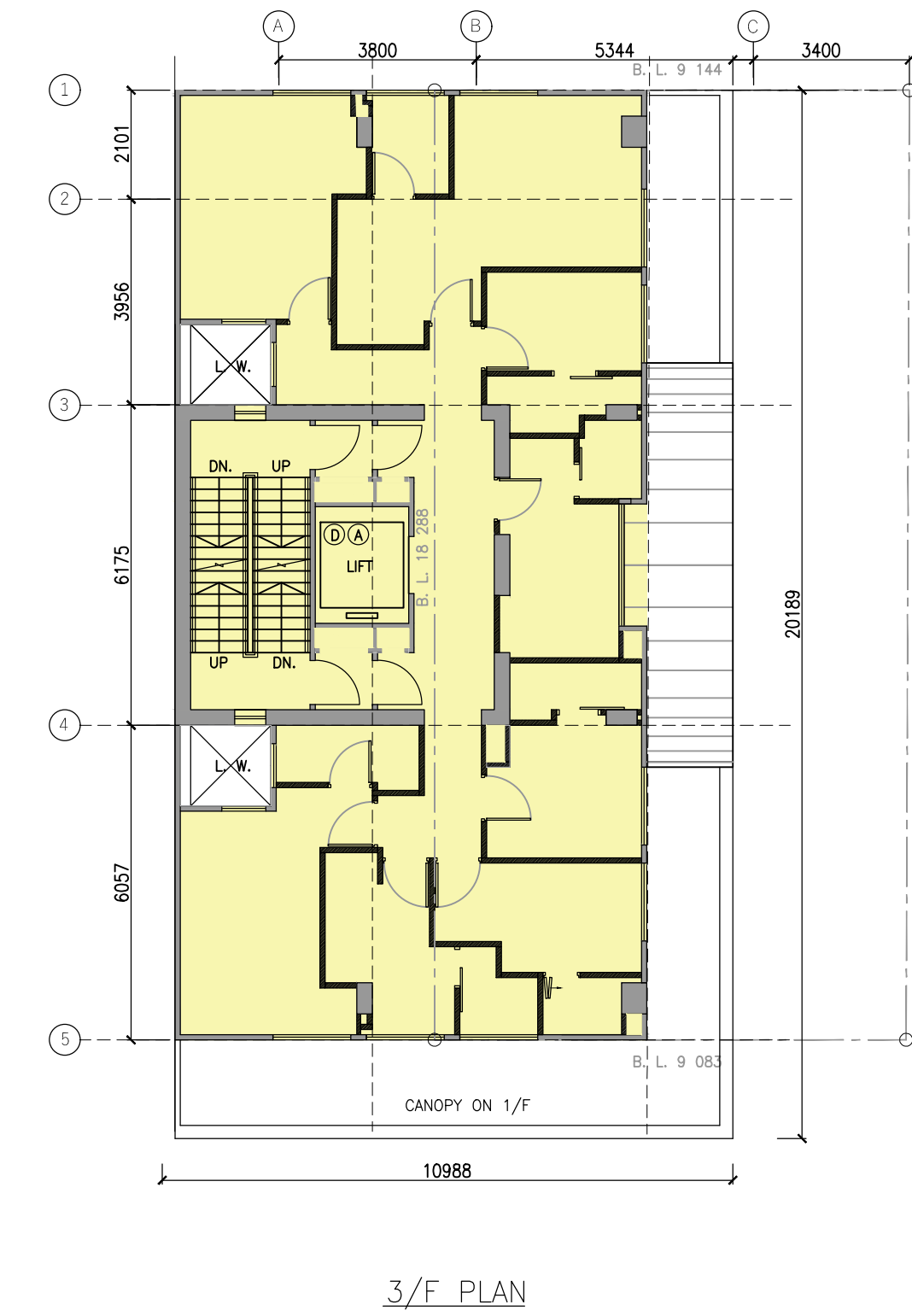
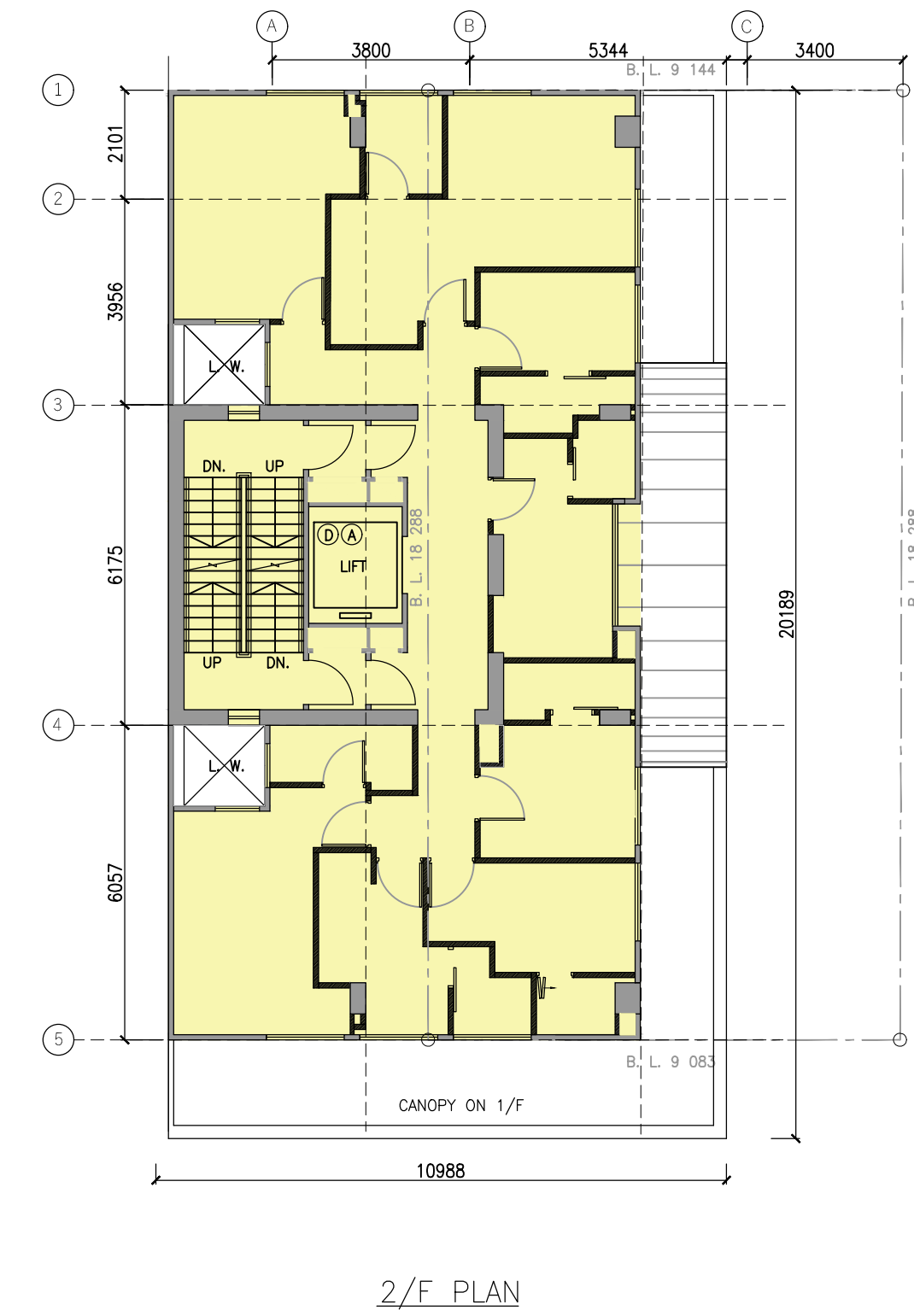
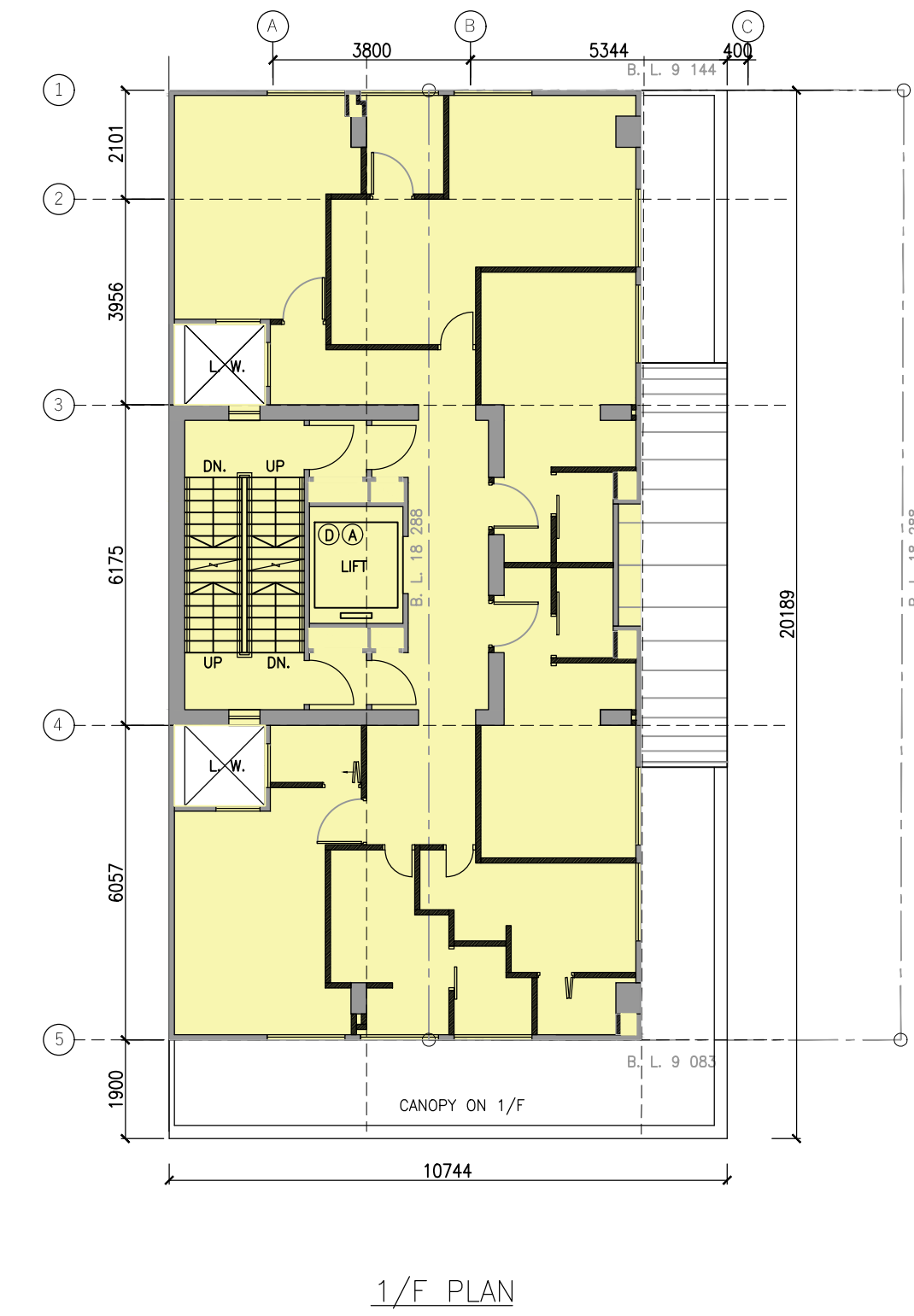
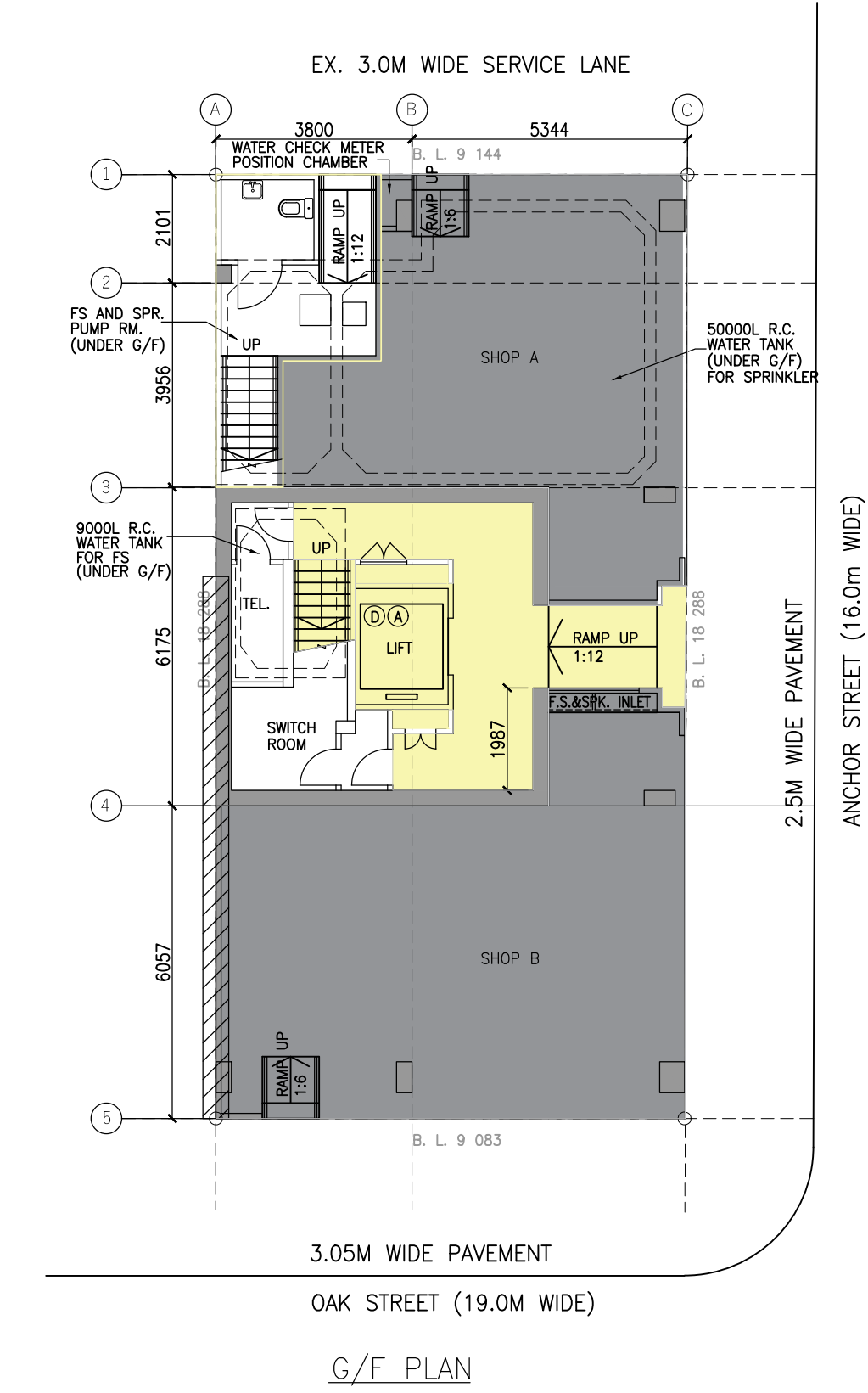
Scale: 1: 50 (A1)

LEGEND

- | | | | | | |
|------------------|------------|------------------------------|----------------|--|-------------|
| | SINGLE BED | | DESK AND CHAIR | | WATERCLOSET |
| | WARDROBE | | SHOWER | | BASIN |
| P.D. = PIPE DUCT | | | | | |
| | | MINI FRIDGE (W440 D470 H532) | | | |

G/F Plan (Layout Unchanged)

Breakdown - GFA



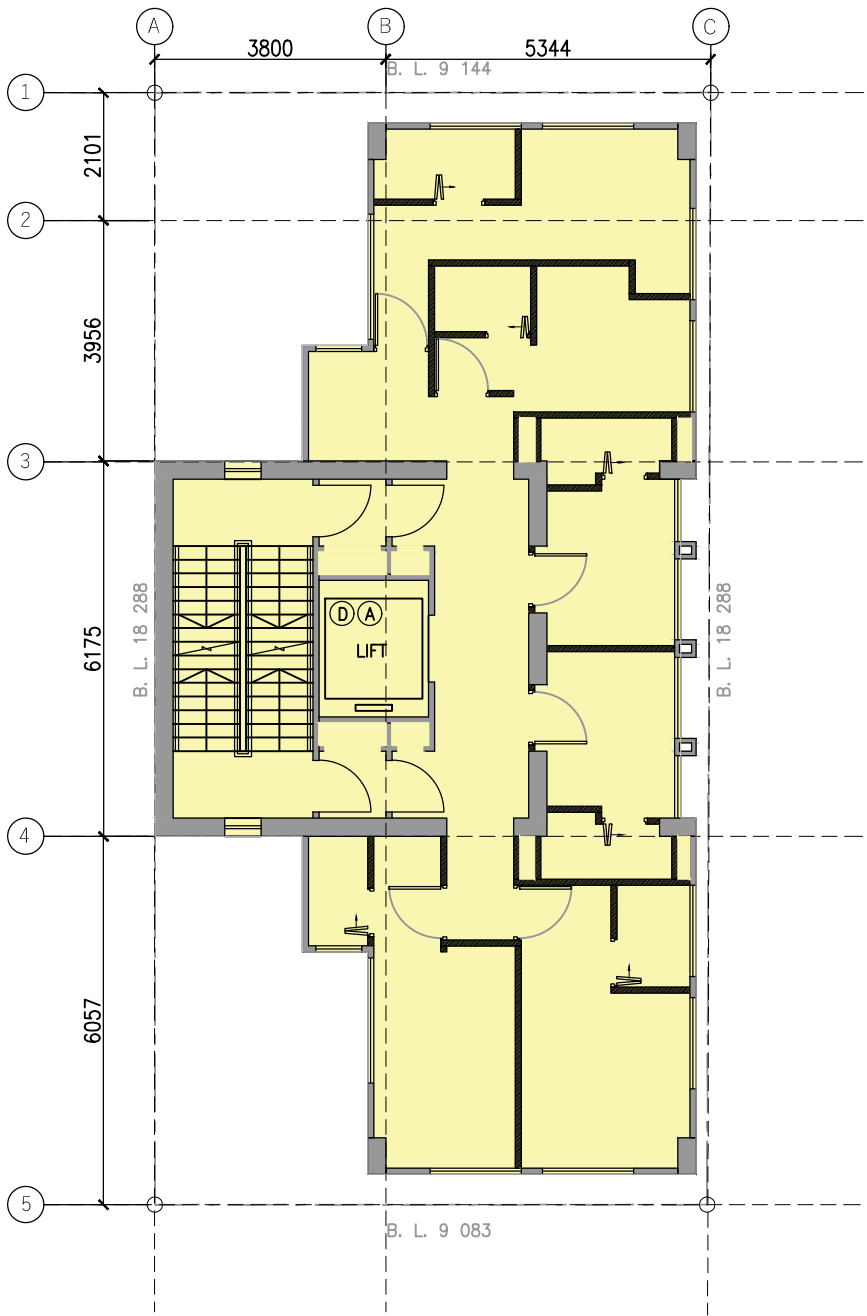
TOTAL FLOOR INVOLVED	
FLOOR	(sq.m.)
G/F	35.585
1/F	161.505
2/F	161.505
3/F	161.505
4/F	117.674
5/F	117.674
6/F	117.674
7/F	117.674
8/F	117.674
9/F	117.674
10/F	117.674
11/F	117.674
12/F	117.674
13/F	115.514
14/F	115.514
ROOF TOP	
SUBTOTAL	1810.194

(<EXISTING ACCOUNTABLE GFA = 1934.346 sq.m)

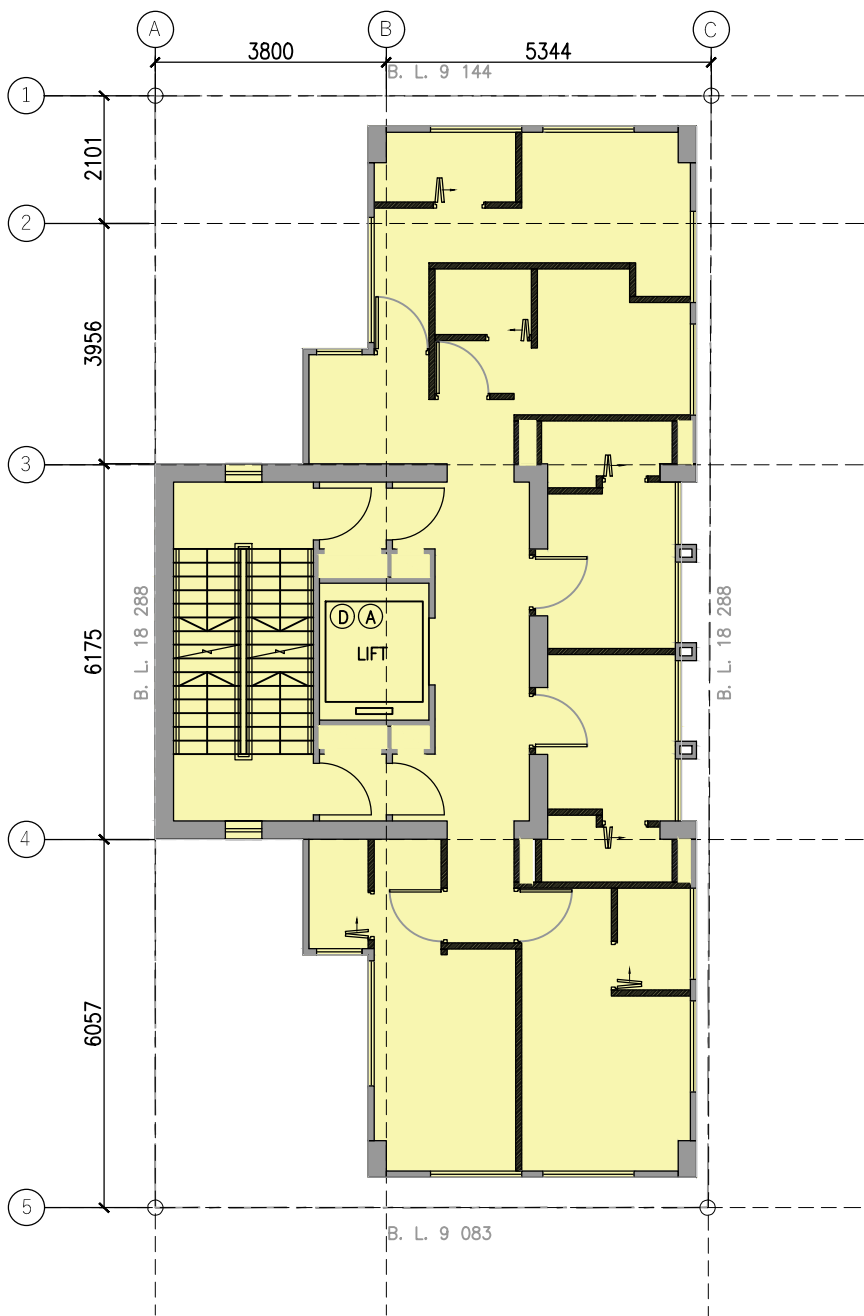
AREA INVOLVED IN APPLICATION

COMMERCIAL PORTION OF THE BUILDING

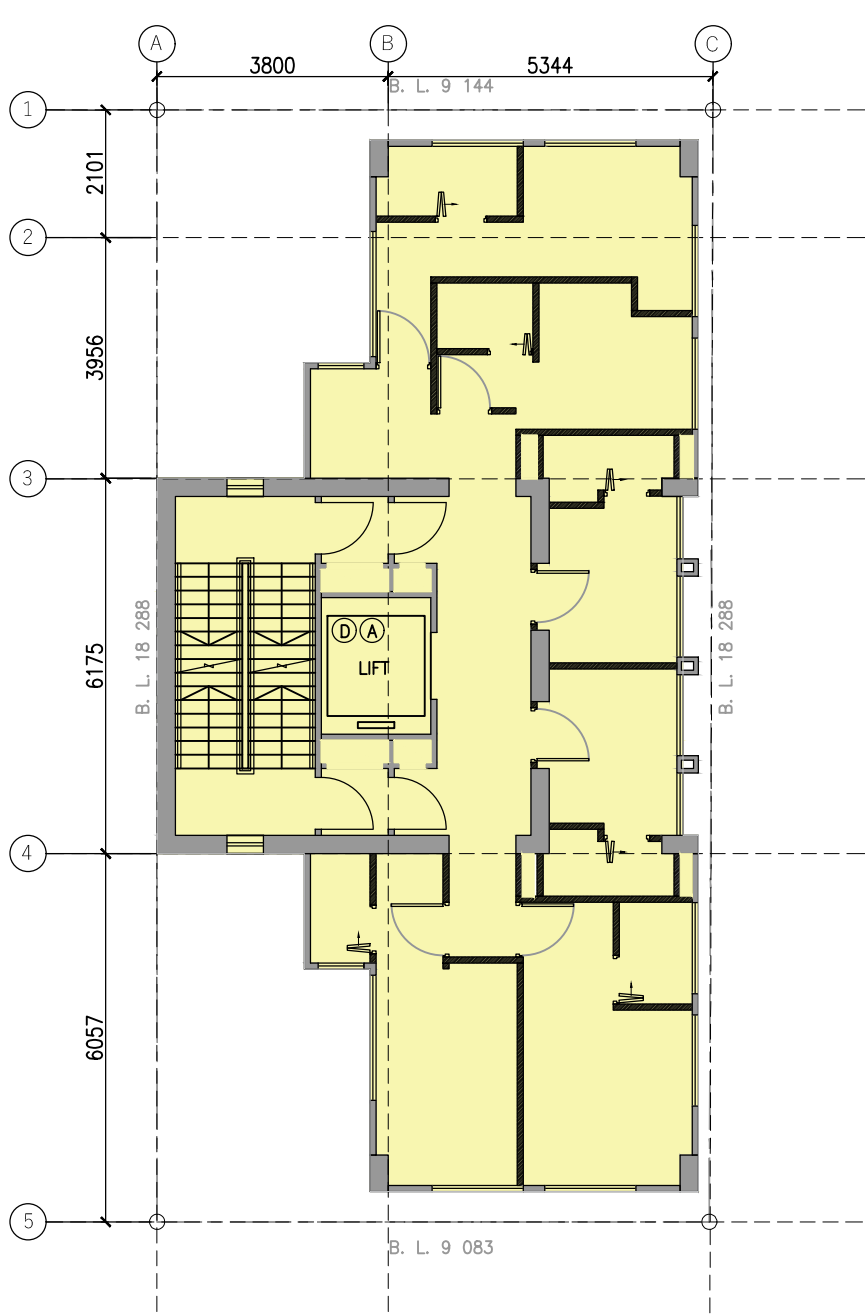
Breakdown - GFA



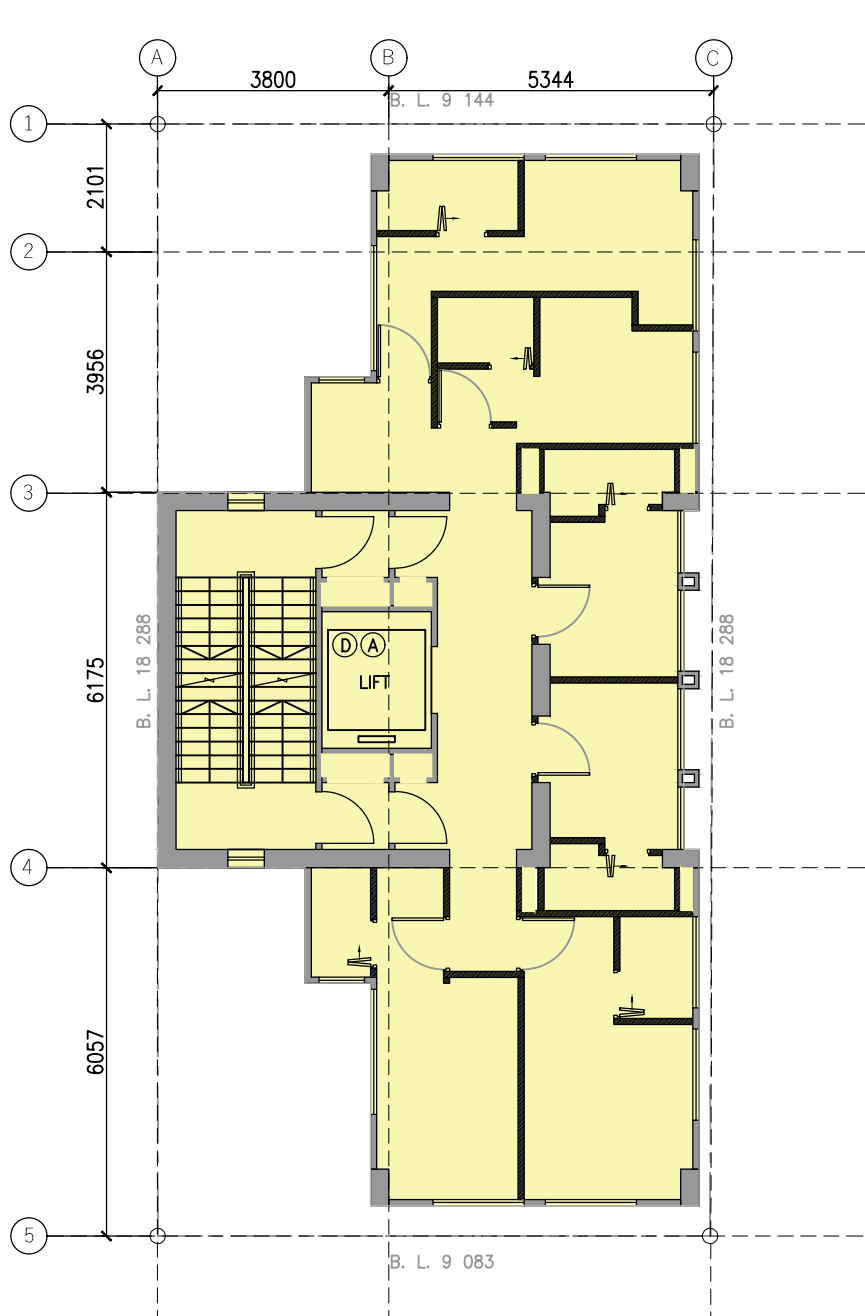
8/F PLAN



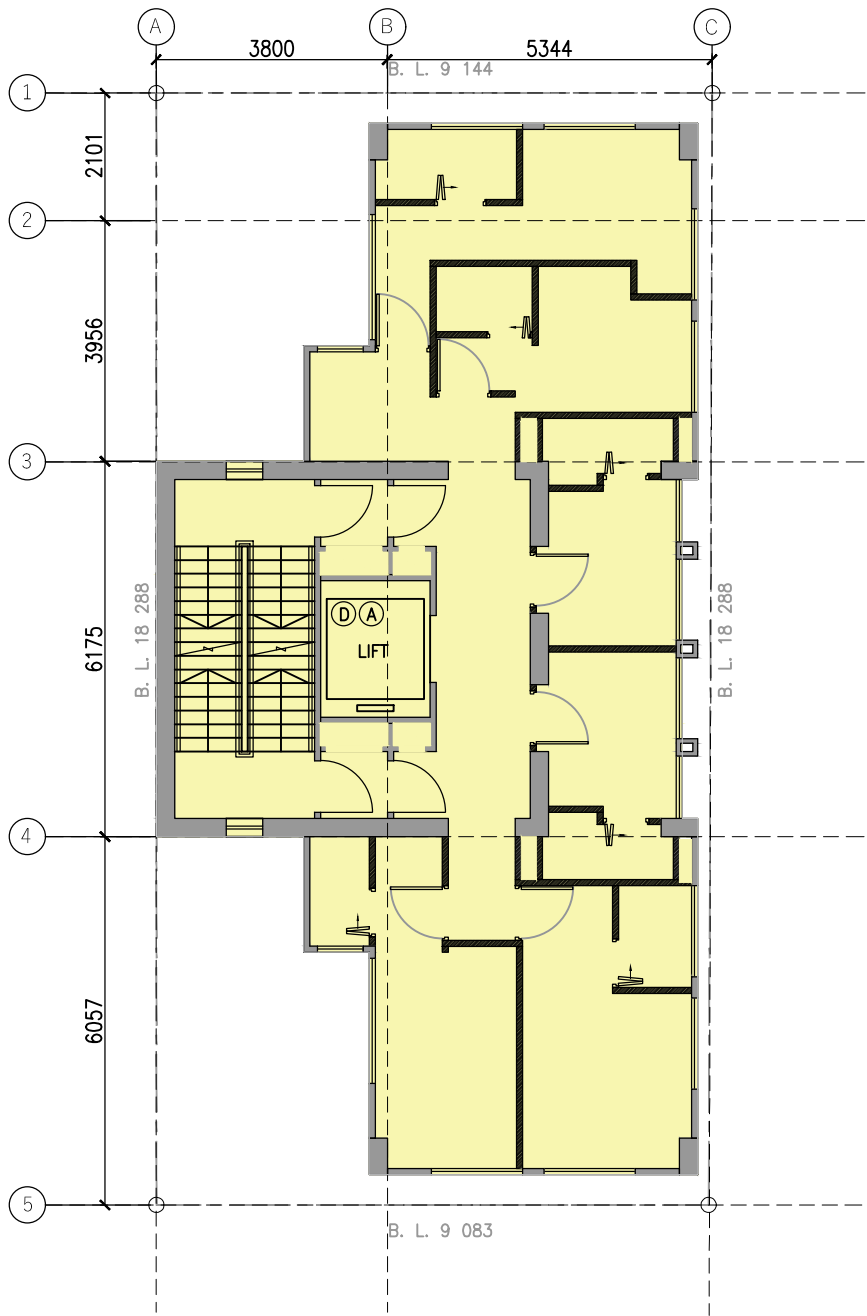
9/F PLAN



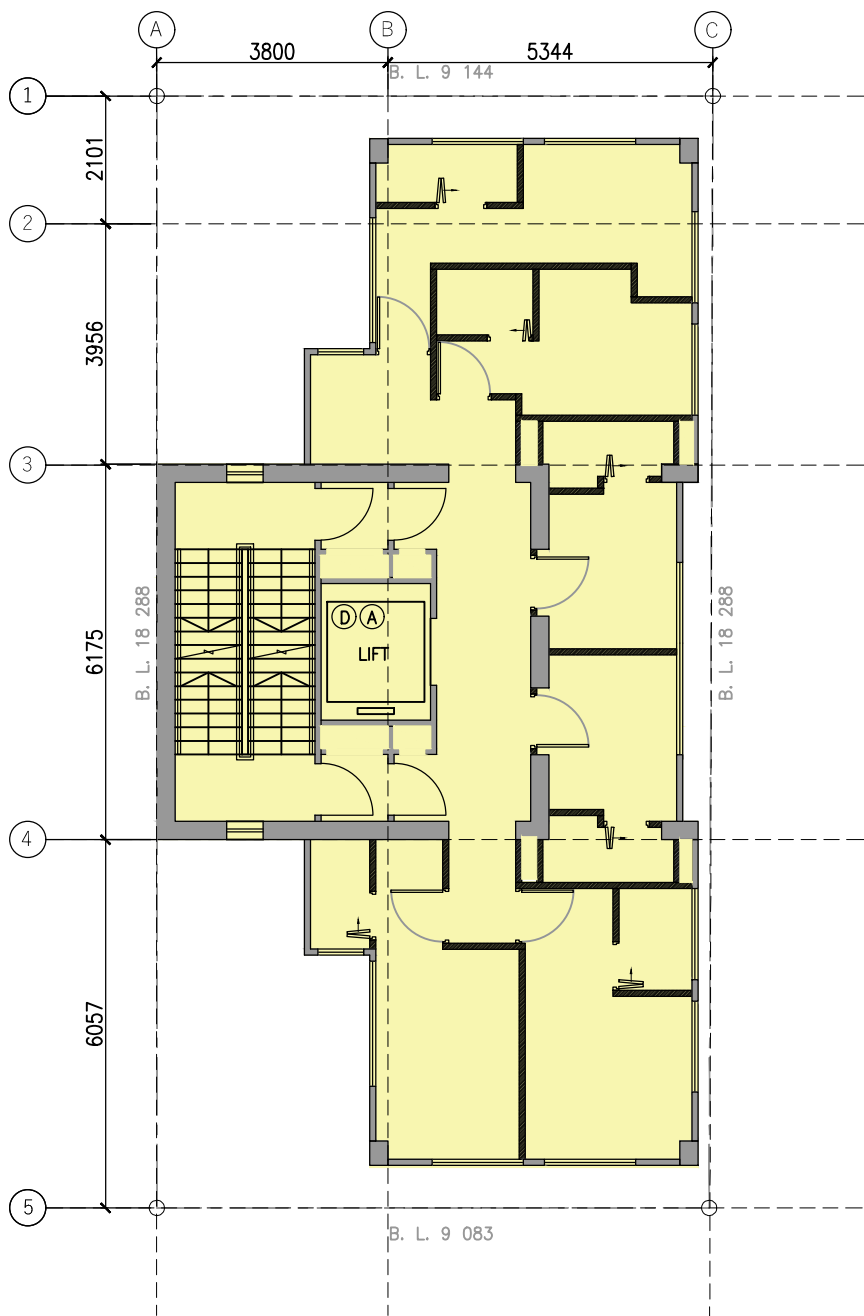
10/F PLAN



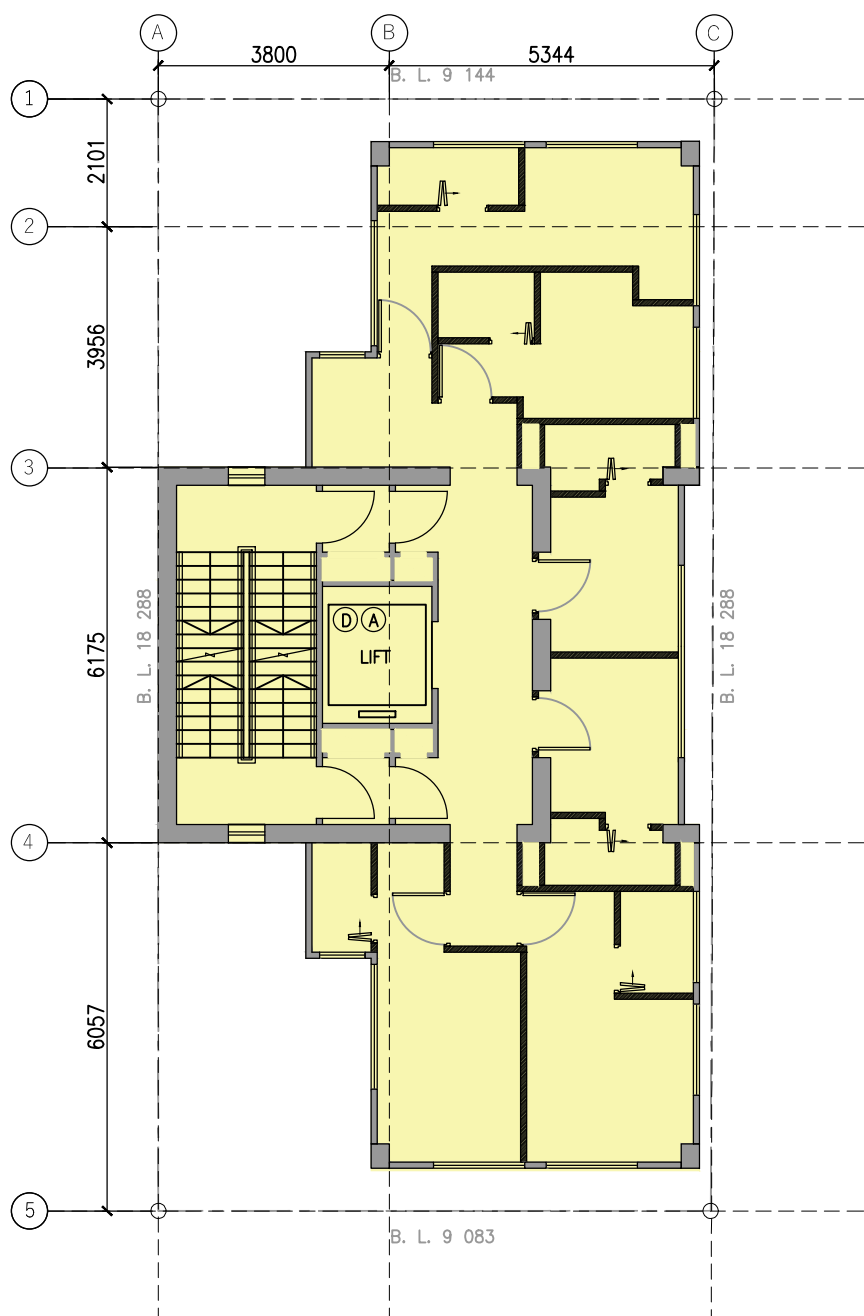
11/F PLAN



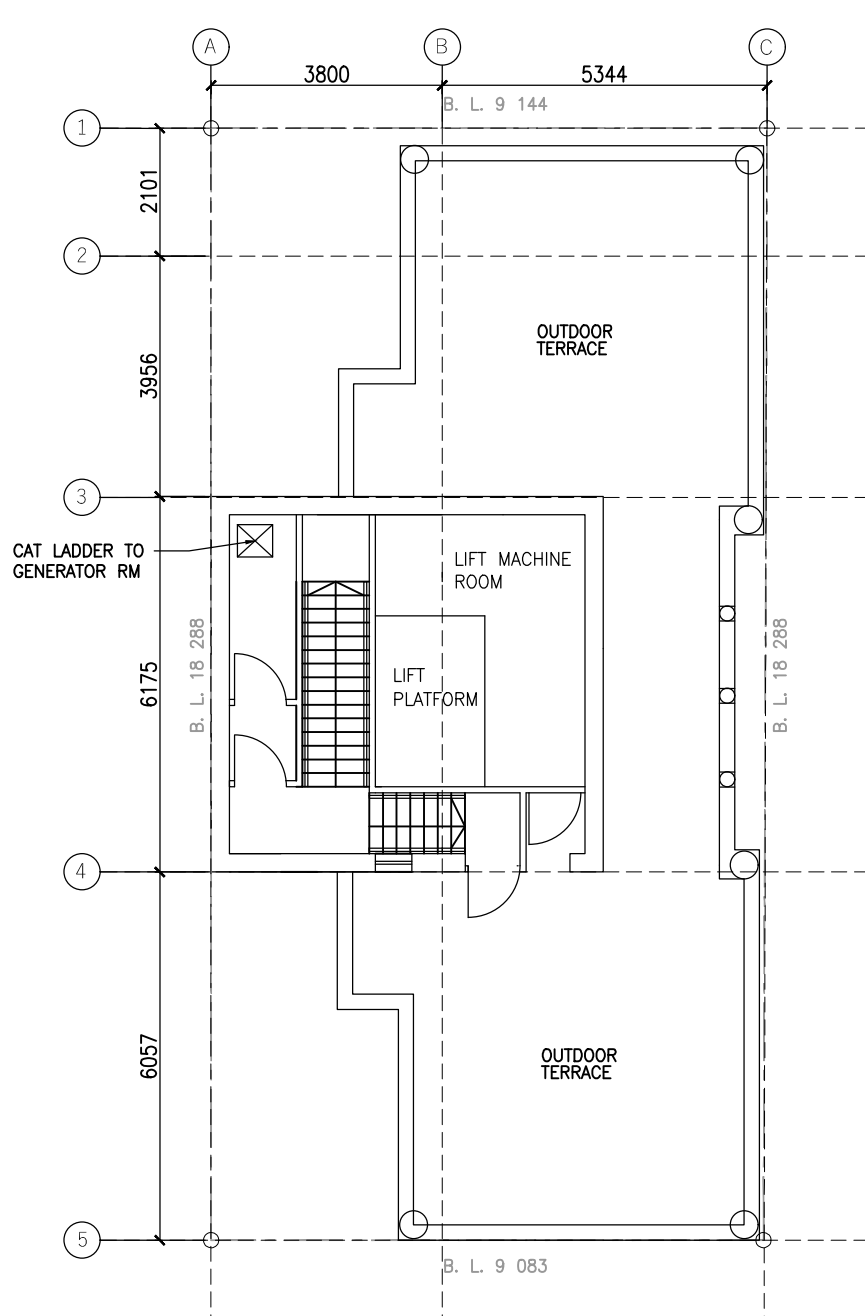
12/F PLAN



13/F PLAN



14/F PLAN



R/F PLAN

TOTAL FLOOR INVOLVED	
FLOOR	(sq.m.)
G/F	35.585
1/F	161.505
2/F	161.505
3/F	161.505
4/F	117.674
5/F	117.674
6/F	117.674
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14/F	115.514
ROOF TOP	
SUBTOTAL	1810.194

(<EXISTING ACCOUNTABLE GFA = 1934.346 sq.m)

AREA INVOLVED IN APPLICATION

COMMERCIAL PORTION OF THE BUILDING

Annex B

Further Information (2) submitted on 31.8.2026



VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

副本
COPY

Our Ref.: K3-AS/PA/GEL/26-12
Your Ref.: TPB/A/K3/604
Date: 31 August, 2026

By Hand and Email
(tpbpd@pland.gov.hk)

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.



Dear Sirs,

Planning Application for Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building) with Minor Relaxation of Plot Ratio Restriction in “Residential (Group A)” Zone, at Kowloon Inland Lots Nos. 9432 and 9433, 10 Anchor Street, Tai Kok Tsui, Kowloon (Application No. A/K3/604)
– Further Information (2)

Please find enclosed four sets of the following submission materials to respond to Transport Department (“TD”)’s comments on the captioned application: -

- i. Response-to-Comments (“R-to-C”) Table dated 31.8.2026 (**Table A**); and
- ii. Plan showing Existing Parking Spaces and Loading/Unloading Bay in the Vicinity of the Subject Site (i.e., Figure 15) (**Annex A**)

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Nora WONG or the undersigned at [REDACTED]

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

pp.

Kim On CHAN
Managing Director

Encl. Table A & Annex A
[K3-AS/PA/GEL/26-12]
KC/NW

Table A

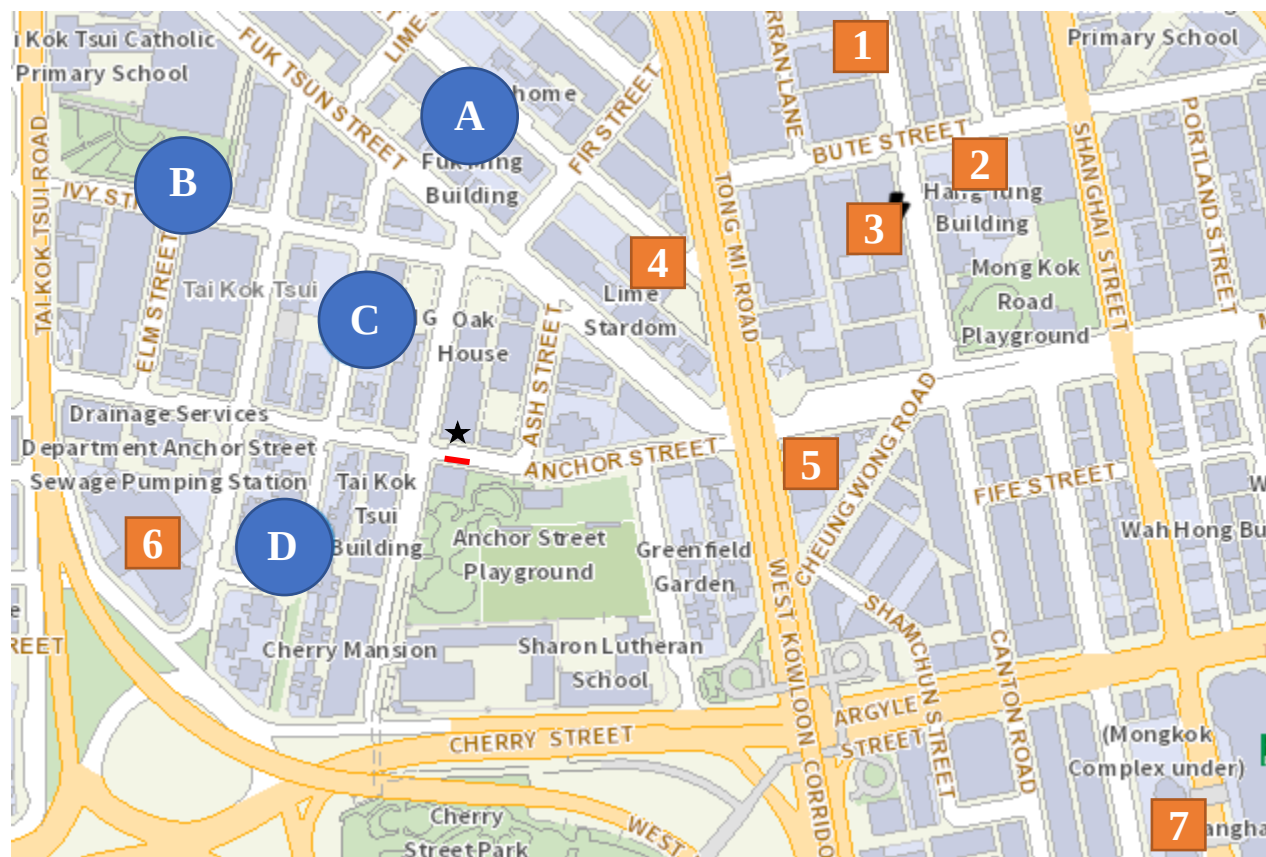
Responses-to-Comments (“R-to-C”) Table dated 31.8.2026

Table A: Response-to-Comments (31.8.2026)

Departmental Comments		Applicant's Responses
A.	Transport Department (received on 28.8.2026)	
i.	<u>Please review the provisions of parking spaces and loading/unloading requirements of the proposed student hostel against the requirements in HKPSG.</u>	This Application involves only internal conversion of an existing building, an eligible hostel recognised by EDB. However, as requested, Figure 15 in Annex A shows the parking space and loading/unloading provisions in the vicinity of the Subject Site.
ii.	The applicant should be reminded that C for T has the rights to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space shall not be reserved for any exclusive uses of the subject development.	Noted.

Annex A

*Plan showing Existing Parking Spaces and Loading/Unloading Bay
in the Vicinity of the Subject Site*



Legend

★ Subject Site

— Loading/Unloading Bay

Source: HKeMobility (Extracted on 28.8.2026)

On Street Metered Parking Spaces

A	Larch Street On Street Metered Parking Space	Nos. for Cars/Light Goods Vehicle/Light Buses: 24
B	Ivy Street On Street Metered Parking Space	Nos. for Cars/Light Goods Vehicle/Light Buses: 4
C	Pine Street On Street Metered Parking Space	Nos. for Cars/Light Goods Vehicle/Light Buses: 11
D	Tit Shu Street & Pok Hok Lane On Street Metered Parking Space	Nos. for Cars/Light Goods Vehicle/Light Buses: 13

Private Carparks

1	Sunbeam Plaza, Canton Road
2	Hang Tung Building, Canton Road
3	Lodgewood, Canton Road
4	Lime Stardom, Larch Street
5	One Mong Kok Road Commercial Centre, Mong Kok Road
6	New Kowloon Plaza, Tai Kok Tsui Road
7	Langham Place Hotel MongKok HK, Shanghai Street

Figure 15 – Existing Parking Spaces and Loading/Unloading Bay in the Vicinity of the Subject Site