

**Application for Proposed ‘Hotel
(Student Hostel)’ (Partial Conversion of
Existing Office Building) and Minor
Relaxation of Non-domestic
Plot Ratio Restriction in “Residential
(Group A)” Zone at 10 Anchor Street,
Tai Kok Tsui, Kowloon**

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EXECUTIVE SUMMARY

This application seeks Town Planning Board ("TPB") approval for the partial internal conversion of the existing 15-storey office building at 10 Anchor Street, Tai Kok Tsui, Kowloon ("the Subject Site"), into a self-financing privately-funded student hostel under the Government's 'Hostels in the City Scheme' ("the Scheme").

The proposal covers internal conversion of 1/F to 14/F for 'Hotel (Student Hostel)' use, together with a minor relaxation of the existing non-domestic plot ratio. All external building features, building massing, GFA, height, number of storeys and site coverage remain unchanged. The existing G/F retail premises and main entrance are fully retained.

The Education Bureau has confirmed the Subject Site is eligible under the Scheme. Upon completion, the hostel will provide 83 rooms with 112 student bedspaces, supported by comprehensive indoor amenities and communal facilities.

Located within a 3-kilometre radius of 23 recognised post-secondary institutions and well-served by public transport, the Subject Site is highly suitable for student accommodation. The proposal addresses Hong Kong's persistent student hostel shortage and supports the Government's policy to strengthen Hong Kong's position as an international tertiary education hub.

The minor plot ratio relaxation only regularises the existing building volume without additional development bulk or new building works. A dedicated new sewerage connection will be provided, and no adverse traffic, drainage or sewerage impacts will be anticipated. The application is consistent with previous approved TPB precedent of similar hostel conversion case in the same land-use zoning within the same Outline Zoning Plan.

行政摘要

本申請向「城市規劃委員會」(下稱「城規會」)申請批准，將九龍大角咀晏架街10號現有15層商業大廈，透過內部改裝納入政府「城中學舍計劃」，改建為自資私營學生宿舍。

項目範圍為1樓至14樓內部用途改作「酒店(學生宿舍)」，並就現有非住宅地積比率申請輕微放寬。整幢大廈外觀、建築體積、總樓面面積、樓高、樓層數及覆蓋率維持不變，地面層商舖及正門入口全部保留，不設任何外部改建工程。

教育局已確認本項目符合「城中學舍計劃」申請資格。項目落成後可提供83間宿舍房、合共112個學生宿位，並配置齊全的房間設施及公用活動空間。

用地3公里範圍內涵蓋23所認可專上院校，公共交通完善，極適合作學生住宿用途。本計劃可紓緩本港學宿長期短缺問題，配合政府鞏固香港國際高等教育樞紐的政策方向。

是次地積比率放寬僅確認及沿用大廈原有已建成建築量，不新增發展體積、不涉及擴建，同時設置獨立排污接駁，不會對周邊交通、雨水排放或污水處理等方面造成不良影響。申請亦符合「城規會」於同一分區計劃大綱圖內的同一土地用途地帶已批核的同類改裝先例。

1. THE PURPOSE

- 1.1 This planning application is submitted on behalf of Goldtown Enterprises Limited (the “**Applicant**”), the registered owner of Kowloon Inland Lots Nos. 9432 and 9433 (hereinafter collectively called the “**Subject Site**”). The Subject Site is currently occupied by a 15-storey office building with ground floor (“**G/F**”) shops, known as Chow Yin Sum Trust Fund Building (the “**Building**”), located at No. 10 Anchor Street, Tai Kok Tsui, Kowloon. The Subject Site’s location is shown in **Figure 1** and **Figure 2**.
- 1.2 The application seeks planning permission from the Town Planning Board (“**TPB**”) to carry out partial internal conversion of the Building’s 1/F to 14/F floors for operation of a self-financing privately-funded (“**SFPF**”) student hostel under the Government’s ‘Hostels in the City Scheme’ (“**the Scheme**”). The Education Bureau (“**EDB**”) has formally verified that the premises satisfy all venue eligibility criteria for student hostel development under the Scheme (**Appendix 1**).
- 1.3 Two separate planning approvals are sought within this application to deliver a fully compliant student hostel at the Subject Site:
- Item (a) - partial conversion of an existing Building’s 1/F to 14/F floors for ‘Hotel (Student Hostel)’ use; and
- Item (b) - minor relaxation of the non-domestic of plot ratio (“**PR**”) restriction to facilitate the conversion set out in Item (a) above. [The proposal entails no alterations to the Building’s existing building bulk, PR, height, number of storeys or site coverage.]
- 1.4 Two G/F shop units and the main entrance serving upper floors will be retained in their current layout and operational function. No external structural alterations or façade modifications will be undertaken as part of this student hostel conversion works.
- 1.5 This planning statement sets out the land-use planning context of the proposal, detailed floor layouts for the proposed student hostel spanning 1/F to 14/F floors of the Building, a sewerage impact assessment and planning justifications in support of the application.

2. THE SITE AND ITS SURROUNDINGS

- 2.1 The Subject Site covers a total land area of about 167m² (or 1,795ft² as stipulated under the land lease). Located at the junction of Anchor Street and Oak Street, the Subject Site comprises a 15-storey office tower with the two G/F retail shops, as shown in **Figure 3**.
- 2.2 Completed in 1998, the Building has an aggregated non-domestic gross floor area (“**GFA**”) of 1,934.346m² and an overall PR of 11.6 (**Appendix 2**). The main

building entrance fronts Anchor Street (Photographs 1, 3 and 5, **Figure 3**), while photograph 4 in the same figure documents the Building's external street frontage.

- 2.3 The eastern G/F shop unit houses a restaurant, and the western unit operates a motorcycle retail shop (Photograph 1, **Figure 3**); both units feature frontages opening onto Anchor Street. A taxi layby is located immediately in front of the Subject Site (Photograph 3, **Figure 3**).
- 2.4 A breakdown of the Building's GFA and plot ratio allocation by floor is summarised in **Table 1** below, with full detailed calculations set out in **Appendix 2**.

Table 1 Total GFA and Plot Ratio Breakdowns of the Building

Floor	GFA (m²) (%)	Plot Ratio
G/F	159.737 (8.3)	0.96
1/F – 3/F	484.515 (25)	2.9
4/F – 12/F	1,059.066 (54.8)	6.35
13/F – 14/F	231.028 (11.9)	1.39
Total	1,934.346 (100)	11.6

- 2.5 As shown in **Figure 4**, 23 Scheme-eligible recognised post-secondary institutions operated by nine separate institutional bodies falls within a 3km catchment radius of the Subject Site. Nine of these institutions lie within a 2km radius, with remaining 14 located between 2 and 3km away.
- 2.6 The Subject Site enjoys excellent public transport connectivity. Major transport hubs within convenient walking distance include two MTR stations - Olympic Station to the west and Mong Kok Station to the east - alongside an extensive franchised bus route network. Full details of these surrounding transport facilities are provided in **Figure 5**.

3. SCHEME-ELIGIBLE STUDENT HOSTEL

- 3.1 By letter dated 11 May 2026, the EDB formally confirmed to the Applicant that the proposed partial conversion of the Building qualifies as an eligible student hostel development under the Scheme (**Appendix 1**).
- 3.2 Preliminary feedbacks from the Planning Department, Lands Department, Buildings Department and Fire Services Department are attached to **Appendix 1**. These comments have been reviewed, and other relevant TPB and/or departmental comments on this application, if any, will also be integrated into the project delivery schedule at appropriate implementation stages.
- 3.3 To enable full internal conversion works in accordance with the layout plans submitted with this application, the subject building floors between 1/F and 14/F will be fully vacated by 31.8.2026 (**Appendix 3**).

4. STATUTORY PLANNING ASPECTS

- 4.1 The Subject Site falls within an area zoned "Residential (Group A)" ("R(A)" on the Approved Mong Kok Outline Zoning Plan ("OZP") No. S/K3/38 (**Figure 1**). In the Notes of the OZP for "R(A)" zone, 'Hotel' is a Column 2 use (**Appendix 4**), meaning prior planning permission from the TPB is required.
- 4.2 The Remark (1) attached to the same Notes also states that: "*no new development, or addition, alternation and/or modification to or redevelopment of an existing building shall result in the plot ratio for building upon development or redevelopment in excess of 8.5 for a domestic building or 9 for building that is partly for domestic and partly for non-domestic of which the domestic part of the building should not exceed 8.5, or the plot ratio of the existing building, whichever is the greater.*" (**Appendix 4**).
- 4.3 The Building's existing PR of 11.6 already surpasses the statutory maximum of 9 stipulated under the OZP Remarks. For this reason, separate planning permission from the TPB is required to secure a minor relaxation of the non-domestic PR restriction, solely to facilitate operation of the Scheme-compliant student hostel.

5. SCHEMATIC FLOOR LAYOUTS AND PROPOSALS

Layout Overview

- 5.1 **Figures 6 – 8** contain the proposed floor layouts submitted with this application. The G/F will remain largely unmodified with no substantial structural or layout alterations (see **Figure 6**). Dedicated layout drawings for G/F & 1/F, 2-3/F & 4/F, and 5/F-12/F & 13/F-14/F are set out across **Figures 6 to 8**. No external alteration works are proposed for this student hostel conversion project. The existing G/F main entrance will be designated exclusively for the hostel students.

Vacating and Construction Timeline

- 5.2 All existing tenancies across 1/F to 14/F floors will be vacated by 31 August 2026 to enable the proposed conversion works. The full internal conversion programme is projected to complete within 18 months of 11 May 2026, as documented in **Appendix 1**.

Residential Accommodation Quantities

- 5.3 Upon completion, the hostel will deliver 83 hostel rooms providing a total of 112 student bedspaces, comprising 54 in single-bed rooms and 29 in twin-bed rooms. Every student room will be fitted with standard essential amenities: en-suite toilet, wardrobe, shower, basin, water closet, mini-refrigerator, bed, desk and chair as detailed on the submitted layout drawings.

Communal Support Facilities

- 5.4 A comprehensive suite of shared amenities will be provided to support student tenants, including self-service laundries, vending machines, general storage rooms, group study and collaboration space, exercise room, outdoor terraces, an on-site management office, shared pantry and a leisure lounge. The locations of these facilities are summarised in **Table 2** below (also see **Figures 6 – 8** for details).

Table 2 Key Development Parameters of the Student Hostel Project

Item	
1. Site Area (Existing)	167m² (100%)
2. Non-domestic Plot Ratio (Existing)	11.6
3. Total non-domestic GFA (Existing)	1,934.346m²
4. Total Site Coverage (Existing)	Not more than 72.5%
5. No. of Storeys (Existing) G/F (Layout and function Unchanged) 1/F – 14/F (Conversion to Student Hostel)	15
6. Total Number of Rooms (Proposed) - Single-bed room (8.032m ² to 12.745m ²) - Twin-bed room (12m ² to 21.972m ²)	83 54 29
7. Number of Bedspaces (Proposed)	112
8. Supporting Facilities (Proposed) (see Figures 6 – 8 for details)	Basic Room Facilities: toilet, wardrobe, shower, basin, water closet, mini-fridge, bed, desk and chair. Communal Facilities: - Laundry & Vending Machines (4/F – 14/F) - Storage (3/F – 14/F) - Study & Collaboration Room (2/F) - Exercise Room (1/F) - Outdoor Terrace + Management Office + Common Pantry + Leisure Room (4/F)

Sewerage Arrangements

- 5.5 Whilst the proposed development only comprises internal conversion works within 1/F to 14/F floors, the student hostel is intended for longer term operation at the Subject Site. Having reviewed the findings of the sewerage impact assessment ("SIA"), a new 225mm diameter sewer connection pipe will be laid to link the Building to the existing 300mm public sewer main running beneath Oak Street. No further upgrading of the local public sewerage network will be required to accommodate the proposed hostel. The full SIA report is attached as **Appendix 5**.

Air-Conditioning and Ventilation

- 5.6 The Building's existing split-type air-conditioning system will be retained to serve all student hostel floors. Under normal operating conditions, the design does not rely on natural ventilation via open windows for habitable hostel levels.

Management and Occupancy Controls

- 5.7 The main building entrance will be restricted to hostel residents. Student accommodation will be segregated by gender across separate floors, with no mixed-gender occupancy permitted on any single level. The on-site management office located at 4/F will provide round-the-clock support for all tenants, with staff rostered on a 24-hour shift basis to oversee daily hostel operations at all times.

6. PLANNING JUSTIFICATIONS

Addressing the Shortfall in Student Hostel Supply

- 6.1 In the 2023 and 2024 Policy Address, the Chief Executive outlined a policy objective to consolidate Hong Kong's position as an international hub for post-secondary education. To deliver this policy goal, the Development Bureau ("**DEVB**") and EDB jointly launched the Hostels in the City Pilot Scheme, incentivising private market operators to convert hotels and commercial buildings into self-financing privately-funded student hostels.
- 6.2 As cited in Footnote 1 on page 3 of Legislative Council Paper No. CB(1)1068/2025(03) dated 24.6.2025 (**Appendix 6**), *"the latest estimated 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."*
- 6.3 The proposed partial conversion of the Building will deliver 112 additional student bedspaces, expanding the supply of SFPPF 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.

Site Suitability for Student Hostel Use

- 6.4 As outlined in paragraph 2.5 above, 23 Scheme-qualified recognised post-secondary institutions operate within a 3km radius of the Subject Site (**Figure 4**). Combined with the area's robust public transport network (**Figure 5**), the location is highly suitable to accommodate students from these nearby tertiary education establishments. The EDB has formally validated the Building as a compliant venue eligible for development under the Hostels in the City Scheme (**Appendix 1**).

Minor Nature of the Requested Non-domestic PR Relaxation

- 6.5 Under the official Scheme Application Guidelines, student hostels classified as 'Hotel' use are treated as non-domestic developments for PR and site coverage

calculation purposes. As detailed in paragraphs 4.2 and 4.3 above, the existing Building's PR of 11.6 exceeds the maximum permissible PR stipulated for the site under the governing OZP.

- 6.6 The proposed 'Hotel (student hostel)' conversion comprises only internal fit-out works within the existing building fabric. No physical modifications will be made to the Building's overall massing; its height, number of storeys, GFA, plot ratio and site coverage will remain identical to the existing condition.
- 6.7 The development will house a modest total 112 student bedspaces, with end-users predominantly drawn from nearby recognised post-secondary institutions. A dedicated new sewer connection will be feed directly to the public sewer main beneath Oak Street. On this basis, the hostel's future operation is not anticipated to generate unacceptable adverse traffic, drainage or sewerage impacts on the surrounding neighbourhood.
- 6.8 The EDB has confirmed the Building qualifies as an eligible student hostel under the Scheme (**Appendix 1**), and the proposed hotel (student hostel) use constitutes a minor change that will not create material adverse or unmanageable cumulative effects for the area.

Precedent of Previously Approved Similar Application

- 6.9 As marked on **Figure 1**, the Metro Planning Committee ("MPC") of the TPB approved a comparable planning application (Application No. A/K3/601) on 6 February 2026. That approved case shares identical zoning, development nature and core objective with the present submission, and lies only 450m southeast of the Subject Site within the same OZP planning boundary. The Approval for this application aligns consistently with the MPC's established past decision-making precedent.

7. CONCLUSION

- 7.1 This planning application seeks permission from the TPB for proposed partial conversion of an existing office building at No. 10 Anchor Street, Tai Kok Tsui, Kowloon, to a hotel for student hostel purposes. Two separate planning approvals are requested: (i) change of use to 'Hotel (student hostel)'; and (ii) minor relaxation of non-domestic plot ratio restriction due to (i) above, solely to retain the Building's existing plot ratio from its prior office use. The EDB has verified the Subject Site meets all venue eligibility criteria for development under the Hostels in the City policy framework.
- 7.2 All conversion works will be confined exclusively to 1/F to 14/F floors. The G/F will retain its current layout and retail functions with no material alterations. The full internal conversion programme is scheduled to complete within 18 months of 11 May 2026, as documented in **Appendix 1**.

- 7.3 Upon completion, the development will provide 83 student hostel rooms accommodating a total of 112 bedspaces, directly supporting the policy objectives of the Hostel in the City Scheme. The Building's external façade, height, number of storeys, plot ratio and site coverage will remain unchanged from the existing built condition.
- 7.4 Approval of this planning application is an essential prerequisite for the Applicant to deliver an Education Bureau-recognised eligible student hostel for facilitation under the Scheme. The Subject Site is demonstrably suitable for student accommodation use, and requested plot ratio relaxation is minor in nature – it merely preserves the PR already inherent to the existing building. With a dedicated new sewer connection linking the development to the public sewer main under Oak Street, the hostel's operation will not create unacceptable adverse impacts on the local neighbourhood. This application also aligns with the MPC's prior approval of a materially similar case under Application No. A/K3/601, located 450m southeast of the Subject Site in the same land-use zoning within the same OZP.
- 7.5 In view of the above, we respectfully request Members of the TPB to give favourable consideration to and approve this application, enabling timely delivery of this compliant student hostel project.

Vision Planning Consultants Limited
22 July, 2026