

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/H5/422**

- Applicant** : Hong Kong Shue Yan University Limited represented by Knight Frank Petty Limited
- Site** : Shue Yan University Wan Chai Campus, 7 Wan Chai Gap Road, Wan Chai
- Site Area** : About 643.9m<sup>2</sup>
- Lease** : Inland Lot (IL) 8325  
(a) restricted for educational purpose only  
(b) no building shall be erected within the area shown coloured pink hatched black  
(c) any building or buildings erected or to be erected shall not exceed five storeys in height
- Plan** : Draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/32
- Zonings** : “Government, Institution or Community” (“G/IC”) – about 405.8m<sup>2</sup> (63%)  
*[restricted to a maximum building height (BH) of 5 storeys, or the height of the existing building, whichever is the greater]*
- “Residential (Group B)” (“R(B)”) – about 195.8m<sup>2</sup> (30%)  
*[restricted to a maximum BH of 120mPD, or the height of the existing building, whichever is the greater]*
- Area shown as ‘Road’ – about 42.3m<sup>2</sup> (7%)<sup>1</sup>
- Application** : Proposed Residential Institution (Student Hostel)

**1. The Proposal**

- 1.1 The applicant seeks planning permission for the wholesale conversion of the existing Hong Kong Shue Yan University Wan Chai Campus (HKSUWCC) into a proposed student hostel at 7 Wan Chai Gap Road, Wan Chai (the Site) (**Plans A-1 and A-2**). The Site is largely zoned “G/IC” with a portion encroaching upon the

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<sup>1</sup> A minor portion of the Site falls within area shown as ‘Road’ (about 42.3m<sup>2</sup> or 7% of the Site) on the draft Wan Chai OZP. This can be regarded as minor boundary adjustment in accordance with the covering Notes of the OZP, and is therefore not included in the subsequent planning assessment.

“R(B)” zone on the draft Wan Chai OZP No. S/H5/32. According to the Notes of the OZP, the proposed student hostel, which is regarded as ‘Residential Institution’ use, requires planning permission from the Town Planning Board (the Board) within the “G/IC” zone, while it is always permitted within the “R(B)” zone.

- 1.2 The Site is the subject of a previous application No. A/H5/228 approved by the Metro Planning Committee (the Committee) of the Board on 5.8.1994 for residential development submitted by a different applicant. The planning permission has lapsed (details in paragraph 5 below).
- 1.3 The Site abuts Yen Wah Steps and is not accessible by vehicular access (**Plan A-2**). It is occupied by the 5-storey HKSUWCC, which is currently vacant<sup>2</sup>. According to the applicant’s proposal, the wholesale conversion into the proposed student hostel will not alter the existing building bulk. The total gross floor area (GFA), plot ratio (PR), site coverage (SC) and BH of the existing building will remain unchanged. The proposed student hostel will provide a total of 176 student bed spaces on the G/F, 1/F to 4/F with supporting facilities such as co-working space, study room/ library, fitness centre and computer lab on the G/F and pantries on the G/F, 1/F to 4/F. About 480m<sup>2</sup> of open spaces will be provided for students at the uncovered area on the G/F and 1/F, as well as on the roof floor (**Drawing A-2**). Two new fire services (FS) and sprinkler water tanks will be installed beneath the existing terrace to support the operation of the student hostel (**Drawing A-2**). As the Site has no direct vehicular access, no car parking or loading/unloading (L/UL) spaces will be provided within the Site. The proposed pedestrian and emergency access arrangements will remain unchanged from the existing arrangements. Pedestrian access to the Site for daily operation will be via the stairs at Yen Wah Steps from Queen’s Road East to the north or from Kennedy Road to the south (the violet path on **Plan A-2**). Means of escape/ emergency fire exit will be via Yen Wah Steps and the stairs within the Fu Yee Court development to its east leading to Wan Chai Gap Road (**Drawing A-1** and the green paths on **Plan A-2**). The targeted completion date for the proposed student hostel is Q4 2026.
- 1.4 The block plan, floor plans and section plans submitted by the applicant are at **Drawings A-1 to A-4**. The major development parameters and major uses by floors of the proposed development are as follows:

Major Development Parameters	Proposed Student Hostel
Site Area	643.9m <sup>2</sup> (about)
Total GFA	1,767.55m <sup>2</sup> (about) <sup>(i)</sup>
PR	2.75 (about) <sup>(i)</sup>
SC	55% <sup>(i)</sup>

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<sup>2</sup> The HKSUWCC was completed in 1956. According to the applicant, the Wan Chai Campus was opened in 1972 and served as the secondary section of Shue Yan College until 1993. The building was then used for other post-secondary education. In 2006, Shue Yan College was granted university status, which led to an expansion of facilities at the Braemar Hill Campus. The Wan Chai Campus was reopened in 2008 to meet the increasing demand for teaching facilities. In 2018, classes at the Wan Chai Campus were moved back to the Braemar Hill Campus, and the building has been left vacant since then.

BH	44.7mPD <sup>(i)</sup>
No. of Storeys	5 <sup>(i)</sup>
No. of Rooms	50
<i>Two-beds accessible rooms</i>	2
<i>Three-beds rooms</i>	20
<i>Four-beds rooms</i>	28
No. of Bed Spaces	176 (about)
Average Room Sizes	Three-beds room: 12.5m <sup>2</sup> Four-beds room: 20.0m <sup>2</sup>
Open Space	480m <sup>2</sup> (Yard on G/F: about 80m <sup>2</sup> Terrace on 1/F: about 150m <sup>2</sup> Roof on R/F: about 250m <sup>2</sup> )
<b>Major Uses By Floors</b>	
G/F	Accessible Hostel Rooms, Office, Multi-purpose Room, Gym, Study Room/ Library, Pantry, Communal area, Linen Room, Open Space
1/F	Hostel Rooms, Pantry, Lavatory, Open Space
2/F to 4/F	Hostel Rooms, Pantry, Lavatory
R/F	Open Space

Notes:

- (i) Same as the existing building.

1.5 The applicant has submitted a Sewerage Impact Assessment (SIA) to demonstrate that the proposed development will not result in any adverse sewerage impact. Initial assessments, as detailed in the Supplementary Planning Statement (SPS), confirm that the proposed development will have no adverse traffic, environmental (including air quality and noise) and drainage impacts (details in paragraph 2(g) below).

1.6 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 8.1.2026 **(Appendix I)**
- (b) SPS received on 8.1.2026 **(Appendix Ia)**
- (c) Further Information (FI) received on 13.2.2026 (1<sup>st</sup> FI)\* **(Appendix Ib)**
- (d) FI received on 23.2.2026 (2<sup>nd</sup> FI)\* **(Appendix Ic)**

*\*accepted and exempted from recounting requirements*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the SPS and FIs at **Appendices Ia to Ic**, which are summarised as follows:

- (a) according to the Policy Address 2024 and 2025, the Government is committed to developing Hong Kong into an international hub for post-secondary education through measures such as enhancing hostel facilities. The proposed conversion aligns with the policy directive to increase the supply of hostel facilities to accommodate the growing number of university students, ensuring that students of the Hong Kong Shue Yan University (HKSYU) have access to a quality and vibrant educational environment and fostering an integrated educational community;
- (b) since HKSYU was granted university status in 2006, there has been an increase in enrolment and an expansion of facilities at the HKSYU Braemar Hill campus. Currently, the on-campus student hostels at Braemar Hill provide 1,300 bed spaces, with an occupancy rate exceeding 99%. There is a genuine and growing need to provide accommodation for the increasing number of non-local students in HKSYU;
- (c) the proposed conversion of the existing building into a student hostel for HKSYU is fully in line with the planning intention of the “G/IC” zone, in that it would provide accommodation for university students and address their needs;
- (d) the proposed student hostel at the Site zoned “G/IC” is in line with the Town Planning Board Guidelines No. 16 for ‘Application for Development/ Redevelopment within “G/IC” zone for uses other than G/IC Uses under Section 16 of the Town Planning Ordinance’, in that (i) the entire development is dedicated to Government, institution and community (GIC) use; (ii) the proposed use, scale and intensity are compatible with the surrounding area with no significant adverse visual impact; and (iii) the proposed development meets existing infrastructural capacity without anticipated adverse impacts on the surrounding area;
- (e) the scale and intensity of the proposed conversion will respect the surrounding context and maintain visual coherence. HKSYU will manage the proposed hostel to foster a harmonious living environment between the nearby residents and the students. The proposed student hostel will be exclusively for HKSYU students, and two wardens will be arranged to oversee the management and operation of the student hostel. Each student may only register a maximum of two guests for visits between 08:00 and 22:30. No active recreation activities will be arranged in the open spaces. The stairs adjacent to Fu Yee Court accessed from Wan Chai Gap Road to the east are designated solely as an emergency fire escape (**Plan A-2** and **Plan A-4b**). Clear signage indicating “Emergency Exit Only” will be installed to prevent unauthorized or non-emergency use;
- (f) a previous section 16 (s.16) application for residential development at the Site was approved with conditions in 1994. Since then, there have been no significant changes in planning circumstances. Several similar student hostel applications have also been previously approved within the Hong Kong District Planning Area. Approving the current application would not set an undesirable precedent;
- (g) the proposed conversion will involve internal renovations only to the existing building. There will be no adverse traffic, environmental (including air quality and noise), sewerage and drainage impacts;

### Traffic Impact

- (i) The proposed student hostel will provide fully fitted bed spaces to students who will stay for the entire academic year. As such, minimal L/UL activities are expected during operation. During the construction phase, the conversion will primarily involve interior fitting-out works, with no use of heavy machinery or equipment, and is expected to last six to nine months only. A Temporary Traffic Arrangement (TTA) report will be submitted to relevant government department to address L/UL logistics for building materials transported via Kennedy Road through Yen Wah Steps. Given the scale, nature and operation of the development, and considering the availability of adequate nearby parking and L/UL facilities at adjacent developments such as Wu Chung House and Hopewell Centre, no unacceptable traffic impact on the surrounding area (including no significant increase in illegal parking along Wan Chai Gap Road) is anticipated.
- (ii) During the operation stage, as students will have different class schedules, no single peak period for travel is anticipated. Students will mainly use public transport to travel between the proposed student hostel and Braemar Hill campus.
- (iii) To further minimise traffic disruption during student move-in/ move-out periods at the start and end of the academic year, a registration system will be implemented to stagger these activities and avoid concentration within short timeframes. Move-in will be scheduled across eight timeslots between 09:30 to 18:00 per day during the week from late August to early September. Only six to eight students may book each timeslot via an online booking system. Move-out will be primarily conducted from early to mid-May according to each student's individual schedule.

### Air Quality and Noise Impacts

- (iv) The main construction activities will be confined to indoor renovation, resulting in minimal air quality and noise impacts. Minor works on water tanks and reinstatement of external staircase will only be carried out during weekday working hours. Air quality monitoring points will be established on-site, and noisy operations will be scheduled during non-peak hours to ensure compliance with all applicable environmental standards.

### Sewerage and Drainage Impacts

- (v) The submitted SIA confirms that no significant sewerage impact is expected. As the works are limited to internal renovations and no changes to pavement design will be made, no drainage impact is anticipated. The existing infrastructure is sufficient to accommodate the demand from the proposed development; and
- (h) fire safety installations such as fire extinguisher, emergency power supply, sprinkler system, automatic fire detection system and alarm system, and fire hydrant and hose reel system will be provided for the proposed student hostel for

compliance with the latest fire safety standards. Enhanced fire safety provisions have already been incorporated in the formal building plans submission and approved by the Fire Services Department on 9.12.2025.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by notifying the current land owner. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Town Planning Board Guidelines**

Town Planning Board Guidelines No. 16 for ‘Application for Development/Redevelopment within “G/IC” zone for uses other than G/IC Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 16) is relevant to this application. The relevant salient considerations of the Guidelines are as follows:

- (a) as a general rule, for sites zoned “G/IC”, a major portion of the proposed development should be dedicated to GIC and other public uses including public open spaces. Otherwise, the proposed development is considered to constitute a significant departure from the planning intention of the “G/IC” zone and, unless with very strong justifications and under special circumstances, planning permission for such development would not be granted;
- (b) in general, sites zoned “G/IC” are intended to be developed or redeveloped solely for GIC uses unless it can be established that the provision of GIC facilities would not be jeopardised;
- (c) the proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas. The scale and intensity of the proposed development should be in keeping with that of the adjacent area. The proposed scale and design should have regard to the character and massing of the buildings in the surrounding areas and should not cause significant adverse visual impact on the townscape of the area;
- (d) the proposed development should be sustainable in terms of the capacities of existing and planned infrastructure. There should be adequate provision of parking and loading/unloading facilities to serve the proposed development in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department (TD); and
- (e) the proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts, otherwise adequate environmental mitigation, monitoring and audit measures must be provided.

## **5. Previous Application**

The Site is the subject of a previous application (No. A/H5/228) for a proposed 7-storey residential development, which was approved with conditions by the Committee on 5.8.1994 mainly on the grounds that the proposed residential development and its proposed BH and intensity were generally compatible with the surrounding area; the exclusion of car parking facilities was considered acceptable by TD as the Site did not have direct vehicular access; and the small site was not able to accommodate a properly designed school up to the current standard. The approved application was subject to the approval condition to provide a fire service inlet at the junction of Yen Wah Steps and Yen Wah Terrace to the satisfaction of Director of Fire Services or of the Board. The planning permission has lapsed.

## **6. Similar Application**

There is no similar planning application for proposed student hostel within the “G/IC” zone on the Wan Chai OZP.

## **7. The Site and Its Surrounding Areas (Plans A-1 to A-3 and Photos on Plans A-4a to A-4c)**

7.1 The Site is:

- (a) currently occupied by a 5-storey building known as HKSYUWCC. The building was completed in 1956 and was used as the campus of various educational institutions. It has been left vacant since 2018;
- (b) abutting Yen Wah Steps without vehicular access; and
- (c) accessible via the stairs at Yen Wah Steps to the west, which lead down to Queen’s Road East to the north or up to Kennedy Road to the south; and from Wan Chai Gap Road through Fu Yee Court (a residential development) to the east for emergency purposes.

7.2 The surrounding areas have the following characteristics:

- (a) surrounded by a cluster of medium-rise residential developments within the “R(B)” zone. A hotel development, namely Eaton House Hong Kong, is located to its northeast;
- (b) to the further west across Yen Wah Steps are the high-rise commercial developments of Wu Chung House and Hopewell Centre;
- (c) medium-rise residential developments including Baboo Grove and Amber Garden are located along Kennedy Road to the south;
- (d) to the east across Wan Chai Gap Road is a mixture of medium- to high-rise residential developments intermixed with GIC facilities and open spaces,

such as the Blue House cluster, St James' Settlement, and Stone Nullah Lane Garden; and

- (e) to the further north across Queen's Road East is a mixture of medium- to high-rise residential and commercial developments.

## **8. Planning Intention**

- 8.1 The "G/IC" zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 8.2 The "R(B)" zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

## **9. Comments from Relevant Government Bureau/Departments**

- 9.1 The following government bureau/departments have been consulted and their views on the application are summarised as follows:

### **Policy Perspective**

#### 9.1.1 Comments of the Secretary for Education (SED):

- (a) the Education Bureau (EDB) supports the proposal from self-financing post-secondary education policy perspective;
- (b) HKSYU is a self-financing post-secondary institution registered under the Post Secondary Colleges Ordinance (Cap. 320). In line with the policy of promoting the parallel development of the publicly-funded and self-financing post-secondary education sectors, EDB generally supports proposals that can improve campus facilities with a view to enhancing teaching and other facilities, as well as learning experience of students studying self-financing post-secondary programmes; and
- (c) in pursuance of the strategic direction announced in the Chief Executive's 2023 Policy Address to develop Hong Kong into an international post-secondary education hub, EDB has been supporting self-financing post-secondary institutions to enhance quality and expand capacity in order to attract more non-local students. Among others, HKSYU is one of the self-financing institutions approved in February 2025 to progressively admit more Mainland, Macao, and Taiwan students subject to a relaxed quota from 20% to 40%. In this connection, EDB notes that that HKSYU's

non-local student enrolment has been on a persistent increasing trend and the existing hostel places at its Braemar Hill Campus are fully occupied. Therefore, there is a genuine need for HKSYU to develop additional hostel places.

### **Land Administration**

9.1.2 Comments of the District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD):

- (a) the proposal affects IL 8325 (the Lot) which is held under a Conditions of Re-grant No. 10797 (the C/R) for a term of 150 years from 1.5.1899. According to the C/R, the Lot is restricted for educational purposes only. Besides, no building shall be erected within the area shown coloured pink hatched black on the plan annexed to the C/R (Non-Building Area (NBA)) (**Plan A-3**). In addition, any building or buildings erected or to be erected on the Lot shall not exceed five storeys in height;
- (b) the proposed use of residential institution (i.e. student hostel with ancillary facilities) would contravene the user restriction under the C/R. It is noted that an application for lease modification by way of no objection letter to LandsD for the lifetime of building would be made by the applicant upon obtaining planning permission from the Board. While it is agreed that application for modification of lease conditions to implement the proposal is required if planning application is approved, LandsD would consider the appropriate form of land document when processing the application. Nevertheless, LandsD must stress that there is no guarantee that such application will be approved, and if such application is approved by LandsD, acting in its capacity as the landlord, it will be subject to such terms and conditions, including payment of premium and fees as may be imposed by LandsD at its sole discretion;
- (c) it is shown on the Ground Floor Plan (**Drawing 2**) that part of the Yard falls within the NBA of the Lot. It is noted that the proposed residential institution would involve new water tanks to be erected within the NBA governing the Lot. Besides, there appear some building lines within the NBA. The applicant should demonstrate the compliance of the proposal to the NBA provision under the C/R. If structures are proposed to be erected within the NBA, the application for modification of the lease conditions should also include the NBA restriction; and
- (d) other detailed comments are at **Appendix III**.

### **Traffic**

9.1.3 Comments of the Commissioner for Transport (C for T):

- (a) no objection to the application;
- (b) advises to impose condition on the submission of the TTA for the loading and unloading activities of building materials from Kennedy Road to the building entrance at Yen Wah Steps to the satisfaction of TD and the Police; and
- (c) in view of the lack of vehicular access to the Site, the applicant shall implement the online booking system for student's check-in and check-out operations, ensuring that only 6 to 8 students are allowed in each time slot to minimize the surge of traffic demand.

### **Building Matters**

9.1.4 Comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department (CBS/HKE&H, BD):

- (a) detailed comments on compliance with the Buildings Ordinance and allied regulations were given on 19.12.2025 for formal building plans submission received by BD on 23.10.2025; and
- (b) other detailed comments are at **Appendix III**.

### **Fire Safety**

9.1.5 Comments of the Director of Fire Services (D of FS):

- (a) no specific comment on the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS during the detailed design stage; and
- (b) other detailed comments are at **Appendix III**.

9.2 The following departments have no adverse comments on or no objection to the application. Their detailed comments, if any, are at **Appendix III**:

- (a) Director of Environmental Protection (DEP);
- (b) Director of Electrical and Mechanical Services (DEMS);
- (c) Chief Highway Engineer/Hong Kong, Highways Department (CHE/HK, HyD);
- (d) Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD);
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (f) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (g) Director of Food and Environmental Hygiene (DFEH);
- (h) Commissioner for Police (C of P); and
- (i) District Officer (Wan Chai), Home Affairs Department (DO(WC), HAD).

## **10. Public Comment Received During Statutory Publication Period**

During the statutory publication period, one public comment (**Appendix II**) is received from the Incorporated Owners of Fu Yee Court at the Wan Chai Gap Road (the Incorporated Owners) which is to the immediate east of the Site (**Plan A-2**). The Incorporated Owners commented that Fu Yee Court and its structures should not be altered by the proposed construction works. Also, the ingress/egress of HKSUWCC leading to Fu Yee Court is for emergency access only and should not be used at other times (**Plans A-2, A-4b and A-4c**). An alarm should be installed at the ingress/egress to prevent any abuse.

## **11. Planning Considerations and Assessments**

11.1 The applicant seeks planning permission for proposed student hostel at the Site zoned mainly “G/IC” (63%) and “R(B)” (30%) on the Wan Chai OZP (**Plan A-1**). The proposal involves the wholesale conversion of the existing 5-storey HKSUWCC into student hostel use (**Drawings A-1 to A-4**), which requires planning permission within the “G/IC” zone and is always permitted within the “R(B)” zone. The proposed conversion of the existing building will involve internal renovation and installation of water tanks for firefighting beneath the terrace only, and no changes to the existing GFA, PR, SC and BH will be resulted. The proposed student hostel, which supports the development of HKSU, is generally in line with the planning intention of the “G/IC” zone which is primarily for the provision of GIC facilities serving the needs of local residents and/or a wider district, region or the territory, and is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishment.

### Policy Perspective

11.2 As one of Hong Kong’s self-financing post-secondary institutions, EDB advises that the proposed student hostel, which would enhance campus facilities and thereby to improve teaching and other facilities as well as learning experience of students studying self-financing post-secondary programmes, is in line with the policy of promoting the parallel development of publicly-funded and self-financing post-secondary education sectors. The proposal is also made pursuant to the strategic direction announced in the Chief Executive’s 2023, 2024 and 2025 Policy Addresses to develop Hong Kong into an international post-secondary education hub. According to EDB, HKSU is one of the self-financing institutions approved to progressively admit more students from Mainland, Macao, and Taiwan under a relaxed quota increasing from 20% to 40%. HKSU’s non-local student enrolment has shown a persistent upward trend, and existing hostel places at its Braemar Hill Campus are fully occupied. Therefore, there is a genuine need for HKSU to develop additional hostel capacity.

11.3 The applicant’s current proposal is to utilise its own vacant building to convert into a student hostel with a total of 176 bed spaces, which would help meet the acute demand for student hostel accommodation arising from this strategic direction. Having regard to the above policy context and the genuine need for HKSU to

provide additional hostel places, EDB supports the proposal from the self-financing post-secondary education policy perspective.

#### Land Use Compatibility

11.4 The Site is located within an existing residential neighbourhood in the Wan Chai South area intermixed with GIC facilities. The proposed 5-storey student hostel is generally compatible with the surrounding uses including the medium-density residential developments zoned "R(B)".

#### Technical Aspects

11.5 The proposed development involves 176 student beds. The applicant has undertaken SIA and initial assessments on traffic, environmental, and drainage aspects to confirm that the proposed conversion would not generate any adverse traffic, environmental, sewerage and drainage impacts on the surrounding neighbourhood. To minimize traffic impact, an approval condition requiring submission of Temporary Traffic Arrangement (TTA) prior to implementation of the proposed development to the satisfaction of C for T and C of P is suggested (details in paragraph 12.2 below), and the applicant will implement a registration arrangement to prevent move-in/ move-out activities of students from concentrating within a short period of time. The main construction activities will be confined mainly to internal renovation works, resulting in minimal air quality and noise impacts. Air quality monitoring points will be established on-site, and noisy operations will be conducted in compliance with all applicable environmental standards. The existing sewerage and drainage infrastructure is also considered sufficient to accommodate the demand generated by the proposed development. All relevant government departments, including C for T, CHE/HK of HyD, DEP and CE/HK&I of DSD have no objection to/ no adverse comments on the application.

#### TPB Guidelines

11.6 The proposed conversion of the existing building generally complies with the assessment criteria set out in TPB PG-No. 16. The "G/IC" zone, which has been used for educational purpose since its completion in 1956, will continue to support post-secondary educational use. EDB provides policy support for the proposal to convert the existing building into a student hostel. The proposed student hostel, being residential in nature, is compatible in terms of land use with the surrounding area. The proposed conversion will involve internal renovation only, without any change to the existing GFA, PR, SC and BH. The proposed conversion would not generate any adverse impacts in terms of traffic, environmental, sewerage and drainage aspects as discussed in paragraph 11.5 above. All relevant government departments have no objection to/ no adverse comments on the application.

#### Previous application

11.7 As mentioned in paragraph 5 above, a previous application (No. A/H5/228) for a residential development was approved by the Committee in 1994. The approval of the current application which provides habitation for students is considered

generally consistent with the Board's previous decision.

#### Public Comment

11.8 Regarding the concerns on construction works of the proposed development and the ingress/egress point of HKSYUWCC leading to Fu Yee Court, the applicant's justifications in paragraph 2 and the planning assessments above are relevant.

### **12. Planning Department's Views**

12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comment mentioned in paragraph 10 above, PlanD has no objection to the application.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 27.2.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following approval condition and advisory clauses are also suggested for Members' reference:

#### Approval Condition

the submission of a Temporary Traffic Arrangement for the loading and unloading of building materials from Kennedy Road to the building entrance at Yen Wah Steps prior to the implementation of the proposed development to the satisfaction of the Commissioner for Transport and the Commissioner of Police or of the Town Planning Board.

#### Advisory Clauses

the recommended advisory clauses are attached at **Appendix III**.

12.3 There is no strong reason to recommend rejection of the application.

### **13. Decision Sought**

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**14. Attachments**

<b>Appendix I</b>	Application Form received on 8.1.2026
<b>Appendix Ia</b>	SPS received on 8.1.2026
<b>Appendix Ib</b>	FI received on 13.2.2026
<b>Appendix Ic</b>	FI received on 23.2.2026
<b>Appendix II</b>	Public Comment
<b>Appendix III</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Block Plan
<b>Drawing A-2</b>	Floor Plans
<b>Drawing A-3</b>	Section Plans
<b>Drawing A-4</b>	Plan Indicating Dimensions of Hostel Rooms
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4c</b>	Site Photos

**PLANNING DEPARTMENT  
FEBRUARY 2026**