

MPC Paper No. A/K14/839
For Consideration by
the Metro Planning Committee
on 17.4.2026

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

APPLICATION NO. A/K14/839

- Applicant** : Allied Nice Enterprise Limited represented by Generation-One Advisory Limited
- Application Site** : 31 Chong Yip Street, Kwun Tong, Kowloon¹
- Site Area** : About 924m²
- Lease** : Kwun Tong Inland Lot (KTIL) No. 447 (the Lot)
- (a) held under Conditions of Sale No. 8089 dated 10.6.1963 as varied or modified by Modification Letters, a No-objection letter and a Special Waiver Letter as supplemented by a Supplementary Agreement
- (b) expire on 30.6.2047
- (c) Non-building area (NBA) up to vertical clearance of 15ft (4.57m) from ground level at the back alley
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/28 (currently in force)
- Draft Kwun Tong (South) OZP No. S/K14S/27 (at the time of submission)
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) (about 99%) [*Restricted to a maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 160 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater*]
- Area shown as ‘Road’ (about 1%)²
- Application** : Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building)

1. The Proposal

1.1 The applicant seeks planning permission for partial conversion of a commercial

^[1] Excluding the commercial portion of G/F and 1/F.

^[2] Regarded as minor boundary adjustment allowed under the covering Notes of the OZP.

building^[3], namely LT Tower, to a proposed student hostel at 31 Chong Yip Street, Kwun Tong (the Site) (**Plan A-1**). The Site is zoned “OU(B)” on the approved Kwun Tong OZP No. S/K14S/28. According to Schedule I of the Notes for the “OU(B)” zone for a building other than industrial or industrial-office (I-O) building, ‘Hotel’ is a Column 2 use which requires planning permission from the Board. Student hostels supported by Government’s policy are subsumed under ‘Hotel’ use under the Revised Definitions of Terms promulgated by the Town Planning Board (the Board). According to the applicant, there is no change to the existing building bulk with non-domestic PR of 10.8 and a BH of 51.6mPD.

- 1.2 The subject application for proposed student hostel use is made pursuant to the “Hostels in the City Scheme” (the Scheme) launched by the Government on 21.7.2025. With reference to the letter issued by the Education Bureau (EDB) to the applicant on 18.11.2025, the proposed student hostel is, *prima facie*, eligible under the Scheme (**Appendix Ia**).
- 1.3 The Site is situated at the corner of Chong Yip Street and Hung To Road. It is currently occupied by a 14-storey commercial building with shops and eating places on G/F and 1/F and offices on 2/F to 15/F (4/F and 14/F are omitted). According to the applicant’s proposal, eleven floors (i.e. 2/F to 13/F) will be converted from office to student hostel use (**Drawings A-1 to A-11**). Shops and restaurants^[4] on G/F and 1/F are excluded from the current application. The parking space and loading/ unloading (L/UL) bays (at G/F) and electrical/mechanical (E&M) facilities (at 1/F and 15/F) (**Drawings A-1, A-2 and A-10**) will be shared among users of the building. Vehicular access to the Site will continue to be made via the back alley (**Plan A-2**).
- 1.4 According to the applicant, the entrance lobby on G/F and passenger lifts are intended for the exclusive use of student. The building will use smart electronic access control system in all passenger lifts for the use of students^[5], as well as 24-hour CCTV surveillance system in all accesses and common areas. Pedestrian access to the shops and restaurants on G/F and 1/F is made via with street front entrances (shops 1 to 4) and internal staircases (shops 5 and 6) (**Drawings A-1 to A-2**). The disabled lift/goods lift will be available for visitors requiring barrier-free access (BFA) to 1/F and student hostel floors, but access to student hostel floors will be monitored by the smart electronic access control system to ensure that the student hostel portion will be separated from other uses of the building.
- 1.5 The major development parameters of the proposal are summarised in the table below. The floor plans and section plan submitted by the applicant (**Drawings A-1 to A-11**) are formulated to demonstrate the technical feasibility of the proposed development. The average room sizes are specified as a range, as the proposed internal layout may be subject to change at the detailed design stage. The proposed student hostel will be closely monitored by the EDB and the Development Bureau (DEVB) under the Scheme and is anticipated to be completed by July 2026.

^[3] The building was formerly Wing Wah Industrial Building which was wholesale-converted to commercial purposes as approved by the Building Authority (BA) in 2020.

^[4] According to the Notes of the OZP for “OU(B)” zone, ‘Shop and Services’ and ‘Eating Place’ are Column 1 uses which are always permitted for non-IBs.

^[5] Except for the disabled lift/goods lift, which can be accessed by other users on 1/F if needed.

Proposed Student Hostel	
Site Area (about)	924m ²
GFA (about)	9,958m ^{2(a)}
- <i>Student Hostel</i>	8,954m ²
- <i>Common Facilities</i>	464m ²
- <i>Commercial Uses^(b)</i>	540m ²
	} same as the current building
PR (about)	10.8
BH (at main roof level) (about)	51.6mPD
No. of Storeys	14
<i>G/F to 1/F</i>	<i>Commercial uses, parking, L/UL and E&M facilities</i>
<i>2/F to 13/F</i>	<i>Student hostels</i>
<i>15/F</i>	<i>E&M facilities</i>
Total Number of Rooms	274
- <i>Single Rooms</i>	31
- <i>Twin Rooms</i>	243
Number of Bedspaces (about)	517
Room Sizes (about) ^(c)	5.4m ² to 24.3m ²
Supporting Facilities	<ul style="list-style-type: none"> • Shared bathroom and shower facilities on 2/F to 11/F; • En-suite bathroom with shower facilities on 12/F and 13/F; • Common facilities of the student hostel such as pantry, student common spaces, study rooms, activity rooms, private room, gym and laundry on 2/F to 13/F • Staff common room on 2/F

Note:

- (a) The total GFA of the building will remain unchanged as a result of the partial conversion.
 (b) G/F and 1/F for permitted commercial uses do not form part of the application.
 (c) The room sizes of the proposed student hostel may be subject to change at the detailed design stage and will be closely monitored by EDB and DEVB under the Scheme.

1.6 The applicant has submitted a traffic review and a verification report on water supplies and foul water drainage to demonstrate that the proposed development will not result in any adverse traffic impact, adverse water supply impact and adverse sewerage impact. According to the applicant, no chimney is found within a 200m radius from the Site and the proposed development will not rely on open window for ventilation, the proposed fresh air intake point(s) of the air supply system will be located 15m away from adjacent local distributor (i.e. Chong Yip Street), which exceeds the buffer distance requirement, insurmountable air quality impact is not anticipated and it is not subject to adverse noise impact.

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

- (a) Application form received on 27.2.2026 **(Appendix I)**
 (b) Consolidated Supporting Planning Statement (SPS) **(Appendix Ia)**
 and updated application form received on 10.4.2026*

(SPS received on 27.2.2026 and Supplementary Information (SI) received on 4.3.2026 were superseded and are attached at Appendices Ib and Ic respectively.)

Remarks

* accepted and exempted from publication and recounting requirement

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are set out in the consolidated SPS at **Appendices Ia**, which are summarised as follows:

In line with the Government Policy and Planning Intention

- 2.1 The proposed student hostel aligns with the Government’s initiative to develop Hong Kong as an international hub for post-secondary education and responds to the “Study in Hong Kong” brand and the Scheme by partially converting the existing commercial development. It could provide students with an affordable, safe and suitable living environment to meet their urgent needs.
- 2.2 While the planning intention of “OU(B)” zone is intended primarily for general business uses, ‘Hotel’ is a Column 2 use, which may be permitted by the Board. The proposed development is in conformity with the Energizing Kowloon East (EKE) initiative to facilitate the transformation of the Kwun Tong Business Area (KTBA) from a former industrial area into the Second Core Business District (CBD2). In this connection, the proposed development would provide quality and convenient accommodation to cater for the needs of student talents, which is in line with the planning intention of the “OU(B)” zone.

Land Use Compatibility

- 2.3 The KTBA has undergone significant transformation from industrial use into a vibrant area that accommodates diverse uses. The proposed development is considered not incompatible with surrounding land uses, which is predominated by buildings for non-polluting industrial and commercial uses.

No Insurmountable Impacts

- 2.4 The proposed development involves partial conversion of an existing building into a student hostel. Apart from the internal change of use, no alteration to the existing building footprint will be involved and the maximum BH at the main roof will remain unchanged. No additional traffic flows are envisaged, as the Site is well-served by existing transportation services such as MTR, franchised buses and minibuses, and students are expected to commute via public transport. The proposed development will not generate adverse traffic, visual and environmental impacts. Upon obtaining relevant planning permission from the Board, the applicant commits to comply with planning conditions in relation to various aspects.

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

The applicant is the current land owner of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

Hostels in the City Scheme

- 4.1 To consolidate Hong Kong’s position as an international hub for post-secondary education, the Chief Executive announced in the 2024 Policy Address (PA 2024) that DEVB and 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. As such, the Scheme was launched on 21.7.2025. The Chief Executive announced in the PA 2025 that the Scheme will further expand to cover newly built student hostels.
- 4.2 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 Board 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^[6].
- 4.3 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 non-local 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^[7] from the date of approval by EDB; and (c) hostel rooms must not be sold off individually. EDB reserves the right to revoke the confirmation of the eligibility of the application, having regard to any changes to the application under the Scheme. For effective monitoring, the applicant is required to submit an annual certified audit report to EDB to confirm ongoing compliance with the Scheme’s criteria. In case of non-compliance, the Government will take appropriate enforcement actions based on the statutory declaration, land lease and relevant ordinances.

5. **Town Planning Board Guidelines**

The Town Planning Board Guidelines for Development within “OU(B)” Zone (TPB PG-No. 22D) is relevant in the following aspects:

- (a) the “OU(B)” zone has been introduced to allow maximum flexibility in the use of existing industrial and I-O buildings as well as in the development of new buildings for both commercial and clean industrial uses. The planning intention of the “OU(B)” zone is primarily for general employment uses. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same building and in existing industrial area until the whole area is transformed to cater for the new non-polluting business

^[6] Details are set out under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-173.

^[7] Extension may be granted by EDB in consultation with DEVB and relevant departments, having regard to the justifications provided by the applicant.

uses; and

- (b) for all new development, redevelopment, conversion and material change of use, adequate parking and L/UL spaces should be provided in accordance with the requirements of the HKPSG, and all other statutory or non-statutory requirements of relevant Government departments must also be met. These include building structure, means of escape and fire safety requirements, which will be considered at the building plan submission stage.

6. **Previous Application**

There is no previous application in respect of the Site.

7. **Similar Applications**

There is no similar planning application for proposed student hostel within the “OU(B)” zone on the Kwun Tong (South) OZP. However, two similar applications (No. A/K14/832 and 835) for hotel developments in KTBA (**Appendix II** and **Plan A-1**) have been considered by the Committee over the past five years. Both applications also applied for minor relaxation of PR restriction of 20% and BH restrictions from 100mPD to 125.9mPD (A/K14/832) and 115mPD (A/K14/835) respectively. Both applications were approved with conditions by the Committee on the considerations that the proposed uses were generally in line with the planning intention of the “OU(B)” zone and would help phase out the industrial uses in KTBA, no adverse impact on the surrounding areas, and that the traffic impacts would be addressed by provision of sufficient parking and L/UL facilities. For similar applications approved more than five years ago, six were implemented for hotel use (**Plan A-1**).

8. **The Site and Its Surrounding Areas** (Plans A-1 to A-5)

8.1 The Site has the following characteristics:

- (a) formerly occupied by a 14-storey industrial building (IB), known as Wing Wah Industrial Building, with an occupation permit issued in 1965. The IB was wholesale-converted to commercial purposes in 2020^[8] known as LT Tower;
- (b) a corner site at the junction of Chong Yip Street and Hung To Road, and with a back alley to its northeast; and
- (c) the current floor uses of the commercial building are as follows:

^[8] A special waiver was granted to the former Wing Wah Industrial Building occupying the Site for a list of permitted purposes (i.e. including but not limited to office, eating place, shop and services, etc.) on 26.9.2017 under the revitalisation of IB policy. The BA subsequently acknowledged completion of building works associated with the wholesale conversion in October 2020.

Floor	Main Uses
G/F	an entrance lobby, a shop, restaurants, parking and L/UL facilities
1/F	a restaurant and E&M facilities
2/F to 11/F	offices
12/F to 13/F	vacant
15/F	E&M facilities

8.2 The surrounding areas have the following characteristics (**Plans A-1 to A-5**):

- (a) the neighbouring buildings along Chong Yip Street, Hung To Road and How Ming Street are mainly commercial buildings and I-O buildings and few IBs scattered at the same street block, the area is being transformed into business/commercial uses. Major commercial developments in the vicinity include Fullerton Centre, Infotech Centre, Remington Centre, Monterey Plaza, 9 Chong Yip Street, Elite Centre, Westin Centre and Sui Tai Wai Kee Plaza;
- (b) two hotels are near the Site including Nina Hotel Kowloon East opposite to the Site across Chong Yip Street and Hotel COZi Harbour View to the further southeast at How Ming Street;
- (c) some IBs in its immediate surroundings, namely Fat Lee Industrial Building, Ricky Centre, Kinox Centre and Houtex Industrial Building;
- (d) the area is well-connected by various modes of public transport, with MTR Ngau Tau Kok Station located approximately 150m to the north of the Site; and
- (e) the Kwun Tong Promenade is at the further south (**Plan A-3**).

9. Planning Intention

The planning intention of the “OU(B)” zone is primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings.

10. Comments from Relevant Government Bureaux/ Departments (B/Ds)

10.1 The following B/Ds have been consulted and their views on the application are summarised as follows:

Policy Perspective

10.1.1 Coordinated comments of the Secretary for Education (SED) and the Secretary for Development (SDEV):

- (a) no adverse comment on the application;

- (b) the Site is the subject of the Scheme received by the EDB. On 18.11.2025, EDB confirmed the eligibility of the application under the Scheme (**Appendix Ia**);
- (c) the proposed layout shown in the subject planning application is generally in line with that of the Scheme;
- (d) they reserve comments on the details of the subject proposed student hostel development at the building plan submission stage and EDB also reserves the right to revoke the confirmation of the eligibility of the Scheme having regard to any changes to the Scheme; and
- (e) their advisory comments are at **Appendix IV**.

Land Administration

10.1.2 Comments of the District Lands Officer/Kowloon East and the Chief Estate Surveyor/Development Control, Lands Department (LandsD):

- (a) the Site falls within the Lot which is held under Conditions of Sale No. 8089 dated 10.6.1963 as varied or modified by Modification Letters dated 29.4.1965, 26.9.2017 and 26.6.2024 respectively, a No-objection Letter dated 29.6.1984 and a Special Waiver Letter dated 29.8.2017 as supplemented by a Supplementary Agreement dated 29.12.2020 (the Special Waiver); and
- (b) the use of hotel (student hostel) does not fall within any permitted purposes of the Special Waiver. If the planning application is approved by the Board, the owner of the Lot shall apply to LandsD for a modification of the Special Waiver to implement the proposal. However, there is no guarantee that the modification application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such application is approved, it will be subject to such terms and conditions including, among others, the payment of premium, if any, and administrative fee as may be imposed by LandsD. Approval by the Board shall not prejudice the government's right to take enforcement action against any breach of lease conditions identified at the Lot.

Traffic Aspect

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

- (a) she has no objection in principle to the application from a district traffic engineering viewpoint;
- (b) should the application be approved, she considers an approval condition be stipulated on the design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development; and

- (c) her advisory comments are at **Appendix IV**.

Environmental Aspect

10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) on air quality, the applicant confirmed that a fresh air supply system will be provided for the proposed student hostel development and will not rely on opened window for ventilation. The fresh air intake point(s) of the air supply system will be properly located to meet the buffer distance requirement for nearby roads (e.g. Chong Yip Street and Hung To Road) stipulated in Chapter 9 of the HKPSG. Insurmountable air quality impact is not anticipated;
- (b) on noise, as the proposed development will not rely on opened window for ventilation, it will not be subject to adverse noise impact;
- (c) on sewerage aspect, the applicant committed that a sewerage impact assessment will be carried out and submitted at a later stage to evaluate the potential sewerage impact on the local/nearby public sewerage system and recommend appropriate mitigation measures, if any, for the proposed development. Insurmountable sewerage impact is not anticipated; and
- (d) based on the above consideration, EPD has no objection to the application given that insurmountable environmental impact associated with the proposed student hostel development is not anticipated.

Drainage Aspect

10.1.5 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

he has no objection to the application and would suggest that the approval conditions for submission of a sewerage impact assessment (SIA) and the implementation of the local sewerage/drainage upgrading and sewerage/drainage connection works identified be stipulated should the application be approved by the Board.

Water Supply Aspect

10.1.6 Comments of the Chief Engineer/Construction, Water Supplies Department:

he has no objection to the application.

Building Matters

10.1.7 Comments of the Chief Building Surveyor/Kowloon, Buildings Department:

- (a) he has no objection to the application and reminds that all building works are subject to the compliance with the Buildings Ordinance and its allied regulations; and
- (b) his advisory comments on the application are at **Appendix IV**.

Fire Safety

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

- (a) no comment on the proposal subject to the provision of water supplies for firefighting and fire service installations; and
- (b) his advisory comments are **Appendix IV**.

10.2 The following government departments have no objection to/no comment on the application:

- (a) Head of EKEO, Development Bureau;
- (b) Chief Highway Engineer/Kowloon, Highways Department;
- (c) Project Manager (East), Civil Engineering and Development Department;
- (d) Director of Electrical and Mechanical Services;
- (e) Director of Food and Environmental Hygiene;
- (f) District Officer (Kwun Tong), Home Affairs Department; and
- (g) Commissioner of Police.

11. Public Comments Received During the Statutory Publication Periods

11.1 During the statutory public inspection periods, 20 comments from individuals were received, including 15 supporting comments (**Appendix IIIa**) and five raising objections (**Appendix IIIb**).

11.2 The major grounds of the 15 supporting comments (**Appendix IIIa**) are as follows:

- (a) it would meet the genuine need for student accommodation by utilisation of the existing commercial building;
- (b) it supports the continued development of post-secondary education and enhancing the competitiveness and long-term growth of Hong Kong;
- (c) it is compatible with surrounding land uses and would bring vibrancy and safety to the area, and facilitate the transformation of the industrial area into CBD2;
- (d) it would not induce adverse visual or traffic impacts to the district, as the existing building footprint remains unchanged and its traffic generation is low;
- (e) the Site is convenient and easily accessible by public transportations, and provides a safe and quality environment for students with various supporting facilities;
- (f) it is an effective use of existing commercial building which could enhance the environmental-friendliness and sustainability by reducing construction waste from redevelopment;
- (g) it suggests interface design, streetscape enhancement, facilities and spaces open to the public; and

- (h) safety/emergency measures and supporting services for students could be considered in the planning application.

11.3 The major grounds of the five objecting comments (**Appendix IIIb**) are as follows:

- (a) the proposed student hostel, without operation and support from any tertiary institutions, lacks enforceable control;
- (b) the suitability of long-term student living and the quality of the living environment are questionable given the small room sizes, high-density, lack of natural light and ventilation, hygiene and health concerns associated with shared facilities such as bathrooms and showers, and insufficient supporting facilities/amenities; and
- (c) it may not be compatible with the surrounding area with underestimated traffic and environmental impacts, and interface issues between student hostel and business area.

12. Planning Considerations and Assessments

12.1 The subject application seeks planning permission for partial conversion of a 14-storey commercial building at the Site to a proposed hotel (student hostel). The proposal involves conversion of 11 storeys (i.e. from 2/F to 13/F) for student hostel use.

Planning Intention and Land Use Compatibility

12.2 The proposed student hostel, made pursuant to the Scheme, is considered generally in line with the planning intention of the “OU(B)” zone. The Site is a corner site at the junction of Chong Yip Street and Hung To Road where the developments at the street block bounded by Hung To Road, Chong Yip Street and How Ming Street are characterised by mainly a mix of I-O and commercial/office and hotel developments. The industrial buildings adjacent to the Site (namely Fat Lee Industrial Building) and opposite the Site (namely Houtex Industrial Building) are mainly for non-polluting industrial uses. No chimney is found within a 200m radius of the Site. The Site is also in proximity to the Kwun Tong Promenade and well-served by public transport services. The proposed student hostel 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.

Policy Perspective

12.3 The proposed student hostel is made pursuant to a key initiative of the PA 2024 to develop Hong Kong into an international education hub by increasing the supply of student accommodation. The Scheme, launched on 21.7.2025, aims to streamline procedures to encourage the conversion of commercial buildings into student hostels. The eligibility of the proposed development under the Scheme has been confirmed by EDB on 18.11.2025 (**Appendix Ia**) and SED and SDEV advise that the proposed layout in the application is generally in line with that under the Scheme confirmed by EDB. The proposed student hostel, if approved by the Committee, will be closely monitored by the EDB and DEVB under the Scheme as mentioned in paragraphs 4.3 and 10.1.1 above.

Technical Aspects

12.4 The proposed development involves 274 rooms with 517 student beds. The applicant has submitted a traffic review and a verification report on water supplies and foul water drainage to demonstrate that the proposed development will not result in any adverse impacts on traffic, water supply and sewerage. Given the proposed development will not rely on open window for ventilation, no insurmountable air quality impact nor adverse noise impact are also anticipated. All relevant Government departments consulted, including C for T, CE/MS, DSD and DEP, have no objection to/no adverse comment on the application. In view of the anticipated increase in sewage flow, DEP and CE/MS, DSD recommend stipulating approval conditions for submission of SIA and implementation of any necessary upgrading works identified therein. Besides, C for T suggests the incorporation of approval conditions on the design and provision of parking facilities, L/UL and vehicular access. Should the application be approved by the Committee, relevant approval conditions and advisory clauses are recommended in paragraph 13.2 below as appropriate.

Similar Applications

12.5 Since March 2021, the Committee has approved two similar applications for proposed hotel use within “OU(B)” zone in KTBA on the OZP. Approval of the application is generally in line with the Committee’s previous decisions.

Public Comments

12.6 Regarding the public concern on the design of the proposed student hostel development, the proposal will be closely monitored by EDB and DEVB under the Scheme and paragraphs 4.3 and 10.1.1 above are relevant. Regarding the views raised by the individual concerning land use compatibility and environmental issues, the planning assessments and departmental comments in paragraphs 12.2 and 12.4 above are relevant.

13. Planning Department’s Views

13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.

13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 17.4.2030, 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 conditions of approval and advisory clauses are suggested for Members’ reference:

Approval Conditions

- (a) the submission of a sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (b) in relation to (b) above, the implementation of the local sewerage upgrading/

sewerage connection works identified in the sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and

- (c) the design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

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

14. Decision Sought

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

14.2 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.

14.3 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.

15. Attachments

Appendix I	Application form received on 27.2.2026
Appendix Ia	Consolidated SPS received on 10.4.2026
Appendix Ib	SPS received on 27.2.2026
Appendix Ic	SI received on 4.3.2026
Appendix II	Similar applications for hotel developments in KTBA
Appendices IIIa to IIIb	Public comments
Appendix IV	Recommended advisory clauses
Drawings A-1 to A-11	Floor plans and section
Plan A-1	Location plans on OZP
Plan A-2	Site plan
Plan A-3	Aerial photo
Plans A-4 to A-5	Site photos