

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

**APPLICATION NO. A/K14/838**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Rich China Corporation Limited represented by PlanPlus Consultancy Limited
- Application Site** : 86 Hung To Road, Kwun Tong, Kowloon
- Site Area** : About 464.5m<sup>2</sup>
- Lease** : Kwun Tong Inland Lot (KTIL) No. 618 (the Lot)
- (a) held under Conditions of Sale No. 9224 dated 13.3.1967 as varied or modified by Modification Letter 6.7.1972 and a Special Waiver Letter dated 24.9.2018
- (b) expire on 30.6.2047
- (c) non-building area up to vertical clearance of 15ft (4.57m) from ground level at the back alley
- Plan** : Approved Kwun Tong (South) 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)”) *[Restricted to a maximum plot ratio (PR) of 12.0 and maximum BH of 100 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater]*
- Application** : Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building)

**1. The Proposal**

- 1.1 On 27.1.2026, the applicant sought planning permission for partial conversion of an existing commercial building, known as Rich China Centre, for proposed student hostel at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

## 2. **Request for Deferment**

On 14.4.2026, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow sufficient time to address the departmental comments received (**Appendix I**).

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

3.1 The Planning Department has no objection to the request for the first deferment as the justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicants to prepare further information (FI) to address outstanding issues.

3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

## 4. **Decision Sought**

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

## 5. **Attachments**

<b>Appendix I</b>	Letter dated 14.4.2026 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MAY 2026**