

FURTHER CONSIDERATION OF APPLICATION NO. A/K14/839
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

**Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building)
in “Other Specified Uses” annotated “Business” Zone^[1],
31 Chong Yip Street, Kwun Tong, Kowloon**

1. Background

- 1.1 On 27.2.2026, the applicant submitted an application seeking planning permission for partial conversion of an existing 14-storey commercial building, namely LT Tower, into a proposed hotel (student hostel) at 31 Chong Yip Street, Kwun Tong (the Site) zoned “Other Specified Uses” annotated “Business” (“OU(B)”) on the approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/28^[2] (**Plan FA-1**).
- 1.2 On 17.4.2026, the application was considered by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board). According to the applicant’s proposal, eleven floors (i.e. 2/F to 13/F, with 4/F omitted) of the existing commercial building will be converted to a proposed student hostel, providing 274 hostel rooms with about 517 bedspaces in total (the Original Scheme). There is no change to the existing building bulk that the non-domestic plot ratio (PR) and building height (BH) remain at 10.8 and 51.6mPD respectively. While noting that the proposal was generally in line with the planning intention of the “OU(B)” zone and was not incompatible with the surrounding land uses, Members generally had reservation on the application and raised concerns on the interior layout as most of the hostel rooms were generally narrow and elongated in configuration (with a minimum width of about 1.6m excluding wall thickness) and small in size (the smallest being 5.4m²), resulting in excessively high occupancy density, as well as the inadequacy of supporting and communal facilities including toilet and shower facilities, pantries, laundry facilities, and parking and loading or unloading (L/UL) facilities, and concerns on air ventilation, hygiene and fire safety. After deliberation, the Committee decided to defer a decision on the application for two months, pending the submission of further information (FI) from the applicant for further consideration by the Committee, including:
- (a) a review of the layout, room size and supporting facilities of the student hostel; and
 - (b) clarifications to address concerns on air ventilation, hygienic and fire safety.

^[1] A minor portion of the Site falls within an area shown as ‘Road’ (about 7m² or 1% of the Site), which is regarded as minor boundary adjustment allowed under the covering Notes of the OZP.

^[2] The draft Kwun Tong (South) OZP No. S/K14S/27 was in effect at the time of the submission. There is no change in restrictions of the “OU(B)” zone under the approved Kwun Tong (South) OZP No. S/K14S/28 currently in force.

1.3 The following documents are attached for Members' reference:

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| (a) MPC Paper No. A/K14/839 | (Appendix F-I) |
| (b) Extract of minutes of the 786 th meeting of the Committee held on 17.4.2026 | (Appendix F-II) |
| (c) Secretary of the Board's letter dated 8.5.2026 informing the applicant of the Committee's decision | (Appendix F-III) |
| (d) FI received on 8.5.2026* | (Appendix F-IV) |
| (e) FI received on 15.5.2026* | (Appendix F-V) |
| (f) FI received on 20.5.2026* | (Appendix F-VI) |

Remarks

**accepted and exempted from publication and recounting requirements*

2. **FI Submitted by the Applicant**

The three FIs received (**Appendices F-IV to F-VI**) in response to the Committee's concerns are summarised as follows:

2.1 The FIs consist of revised floor plans and section plans (the Revised Scheme) (**Drawings FA-2 to FA-9**), a supplementary planning statement and an updated traffic review. While keeping the key development parameters including total gross floor area (GFA), PR and BH unchanged, the major changes as compared with the Original Scheme are tabulated below.

	Original Scheme	Revised Scheme
GFA for student hostel and common facilities (about)	9,418m ²	9,418m ² (<i>no change</i>)
Total number of rooms	274	266 (-8)
- <i>Single rooms</i>	31	15 (-16)
- <i>Twin rooms</i>	243	251 (+8)
Number of bedspaces	517	517 (<i>no change</i>)
Room Size (about) ^(a)	5.4m ² to 24.3m ²	11.0m ² to 25.2m ^{2(b)}
- <i>Single rooms</i>	5.4m ² to 16.3m ²	11.2m ² to 13.2m ²
- <i>Twin rooms</i>	12.0m ² to 24.3m ²	11.0m ² to 25.2m ²
Supporting facilities		
• <i>Toilet and shower facilities</i>	• Shared toilet and shower facilities on 2/F to 11/F • En-suite bathroom 12/F and 13/F	• Private bathroom for all rooms on 2/F to 13/F
• <i>Recreation and other supporting facilities</i>	• Study rooms/soundproof rooms/private room on 2/F, 3/F, 8/F and 13/F • Gym on 12/F and activity rooms on 13/F	• Study rooms/private rooms/telephone booths on 2/F to 12/F • Gym, recreation room and indoor sports facilities on 13/F

<ul style="list-style-type: none"> • <i>Pantry</i> • <i>Laundry facilities</i> • <i>Staff facilities</i> 	<ul style="list-style-type: none"> • Pantries on 2/F to 13/F • Laundry facilities on 2/F to 13/F (locations not indicated) • Staff common room on 2/F 	<ul style="list-style-type: none"> • Pantries on 2/F to 13/F^(c) • Laundry facilities in store rooms on 2/F to 13/F • Office on 12/F
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Note:

- (a) The room sizes of the proposed student hostel may be subject to change at the detailed design stage and will be monitored by the Education Bureau (EDB) and the Development Bureau (DEVB) under the 'Hostels in the City Scheme' (the Scheme).
- (b) According to the applicant, bathrooms (colored in blue) and common space (colored in orange) do not count towards room size. (**Drawings FA-2 to FA-9 refer**).
- (c) According to the applicant, students are allowed to prepare meals using electrical appliance in the pantries. The use of open flames will be strictly prohibited. The design and use of pantries will comply with relevant buildings and fire safety regulations.

Layout, room size and supporting facilities of the student hostel

2.2 According to the applicant, 2/F to 11/F were converted to office layouts during the building's last conversion. With the intention to avoid unnecessary construction waste, the design on these floors would be constrained by the as-built internal layout. In contrast, 12/F and 13/F were vacant and unfurnished, allowing greater design flexibility. Nevertheless, greatest efforts have been made to adjust the layout to increase room size, and allocate areas for the supporting and communal facilities to enhance the living environment.

- (a) under the Revised Scheme, the increased room sizes range from 11.0m² to 25.2m², excluding the bathrooms and common space inside the rooms. Loft beds will be provided in some rooms to create a better sense of space and enhance the usefulness of internal space. Three-dimensional renderings showing the interior layout of both single and twin rooms are provided by the applicant for illustration (**Drawings FA-10 to FA-12**);
- (b) each room is provided with a private bathroom locked with keys held by individual room occupant(s), so that bathrooms are not shared among rooms; and
- (c) the applicant has introduced ball courts and an enlarged gym on 13/F^[3] (**Drawing FA-13**), as well as supporting facilities such as pantries, laundry facilities and study rooms on 2/F to 12/F (instead of only on four out of 11 floors under the Original Scheme).

2.3 Subject to the Committee's approval, the revised layout of the proposed student hostel will be vetted by EDB at subsequent stages including building plan submission stage, to ensure that it meets the requirements of the Scheme.

Air ventilation, hygienic and fire safety

2.4 Regarding air ventilation, in the event of any technical issues arise from the air-conditioning system, fresh outdoor air can still be supplied to the building through the fresh air supply system. Should both the air-conditioning system and fresh air units fail concurrently, as a last resort, openable windows may be used to provide ventilation for a limited period during maintenance. Other contingency measures, including portable electrical fans, would also be available upon request.

^[3] The 13/F has the highest floor-to-floor height (i.e. about 4.6m) among the hostel room floors.

- 2.5 To enhance personal hygiene and management standards, each hostel room is equipped with a private bathroom under the Revised Scheme.
- 2.6 Regarding fire safety, the applicant will comply with relevant buildings and fire safety regulations for the provision of fire safety installations at the proposed hostel. The use of open flames will be strictly prohibited. To further promote fire-safety awareness among occupants, evacuation routes will be clearly indicated in each room and public areas. Pamphlets with fire safety information will be provided to occupants upon check-in.

Other clarifications on the management of the student hostel

- 2.7 The proposed student hostel will be operated in strict compliance with the Scheme. Eligibility for residency is restricted to students from the post-secondary institutions under the Scheme. The operator will require potential occupants to present documents, such as valid student visas, admission letters and student identity cards, to prove their eligibility for residency under the Scheme. As clarified by the applicant, male and female occupants will be arranged on different floors.
- 2.8 The applicant will launch an online registration system for the reservation of L/UL space at G/F to manage the anticipated surges at the beginning and end of academic terms (**Drawing FA-1**). This arrangement would help control the number of L/UL users during specified periods and thereby mitigate potential adverse impacts on the surrounding road network. Staff would also be deployed to oversee L/UL activities. Given the Site's accessibility by public transport, it is anticipated that the majority of occupants would travel to and from the hostel by public transport. An updated traffic review (**Appendix F-IV**) that includes details of the public transport services serving the Site has been submitted to demonstrate that the proposed development would not result in any adverse traffic impact.

3. Comments from Relevant Bureaux/Departments (B/Ds)

- 3.1 Comments on the application made previously by the relevant B/Ds are stated in **Appendix F-I**.
- 3.2 For the current submission of FIs (**Appendices F-IV to F-VI**), the following government departments have been consulted and their comments are summarised as follows:

Policy Perspective

- 3.2.1 Coordinated comments of the Secretary for Education (SED) and the Secretary for Development (SDEV):
 - (a) they have no adverse comments on the subject planning application;
 - (b) the Site is the subject of the Scheme received by EDB. On 18.11.2025, EDB confirmed the eligibility of the application under the Scheme. On 7.5.2026, the applicant proposed to amend the layouts of the confirmed scheme. The proposed amendments to the confirmed scheme were considered acceptable by EDB on 11.5.2026;
 - (c) the revised layouts covering 2/F to 13/F (with 4/F omitted) shown in the FIs are generally in line with those of the latest confirmed scheme accepted by

EDB on 11.5.2026;

- (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) for any subsequent change(s) to the information provided under the Scheme, the applicant should notify EDB and the Development Projects Facilitation Office of DEVB as soon as possible.

Traffic Aspect

3.2.2 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; and
- (b) should the application be approved, she considers an approval condition be stipulated on the design and provision of parking facilities, L/UL spaces and vehicular access for the proposed development.

Building Matters

3.2.3 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

he has no objection in principle under the Buildings Ordinance to the application and reminds that all building works are subject to the compliance with the Buildings Ordinance and its allied regulations.

Environmental Aspect

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

- (a) he has no objection to the application and maintains his previous stance that the proposed development will not be subject to adverse environmental impact provided that the proposed development will not rely on openable window for ventilation; and
- (b) he suggests approval conditions be stipulated for submission of a sewerage impact assessment to evaluate the potential sewerage impact on the local/nearby public sewerage system and to recommend appropriate mitigation measures, if any, for the proposed development should the application be approved by the Board.

Fire Safety

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

- (a) he has no comment on the proposal subject to the provision of water supplies for firefighting and fire service installations; and

- (b) the applicant is advised to make reference to EDB's letter dated 5.5.2026 on fire safety and should submit a Fire Safety Management Plan (FSMP) to the D of FS at the building plan submission stage.
- 3.3 The following B/Ds maintain their previous views of having no comment on/no objection to the FIs and the application, and their advisory comment, if any, are at **Appendix IV of Appendix F-I**:
- (a) District Lands Officer/Kowloon East, Lands Department (LandsD);
 - (b) Chief Estate Surveyor/Development Control, LandsD;
 - (c) Chief Engineer/Mainland South, Drainage Services Department;
 - (d) Chief Engineer/Construction, Water Supplies Department;
 - (e) Head of Energizing Kowloon East Office, Development Bureau;
 - (f) Chief Highway Engineer/Kowloon, Highways Department;
 - (g) Project Manager (East), Civil Engineering and Development Department;
 - (h) Director of Electrical and Mechanical Services;
 - (i) Director of Food and Environmental Hygiene;
 - (j) District Officer (Kwun Tong), Home Affairs Department; and
 - (k) Commissioner of Police.

4. Planning Considerations and Assessments

- 4.1 The 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, with 4/F omitted) for a student hostel.
- 4.2 PlanD raised no objection to the application previously considering that the proposal is in line with the planning intention of the "OU(B)" zone and is not incompatible with the surrounding land uses. The eligibility of the proposed development under the Scheme was confirmed by EDB on 18.11.2025 and SED and SDEV have advised that the proposed layout in the application (the Original Scheme) is generally in line with that under the Scheme. The applicant has submitted technical review on aspects such as traffic, water supply, drainage, sewerage and environmental, etc. to demonstrate that no insurmountable adverse impacts are anticipated, and relevant B/Ds have no objection to or no adverse comment on the application.
- 4.3 In consideration of the application on 17.4.2026, Members acknowledged that the proposed student hostel, situated in a convenient location, would contribute to the supply of student accommodation. However, Members raised concerns on the interior layout including room size and configuration, provision of communal and supporting facilities, as well as on air ventilation, hygiene and fire safety aspects, as summarised in paragraph 1.2 above. To address Members' concerns, the applicant has submitted a Revised Scheme and further information as detailed in paragraphs 2.1 to 2.8 above. Below is the assessment on the Revised Scheme.

Layout, Room Size and Supporting Facilities of the Student Hostel

- 4.4 The conversion proposal is subject to practical constraints as it involves re-designing the floor layout which was built for industrial purpose and subsequently converted to commercial uses and then into habitable rooms of the proposed student hostel with relevant requirements under the Buildings Ordinance and its allied regulations met, particularly on

natural lighting and air ventilation. Notwithstanding, the Revised Scheme has demonstrated efforts to enhance the living environment for occupants. By reducing the number of hostel rooms (from 274 to 266), the applicant manages to increase the minimum size of single rooms from 5.4m² to 11.2m² (an increase of 5.8m², or about 107%, excluding the common space and private bathroom inside the room under the Revised Scheme).

- 4.5 To improve personal hygiene standards and management control, each hostel room would be provided with a private bathroom, thereby avoiding shared use among rooms of the same floor. Besides, supporting facilities such as laundry facilities, pantries and study rooms are proposed on hostel room floors. By leveraging its high headroom, the Revised Scheme also enhances provision of communal facilities by designating indoor ball courts and an enlarged gym on 13/F.
- 4.6 EDB advises that the layouts of the Revised Scheme are generally in line with those of the latest confirmed scheme accepted by EDB on 11.5.2026. Both EDB and SDEV have no comments on the subject application. It should be noted that the proposed development should comply with the Buildings Ordinance. EDB and SDEV advise that 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.

Air Ventilation, Hygienic and Fire Safety

- 4.7 According to the applicant, the proposed development will not rely on openable window for ventilation and the air supply system consists of air-conditioning and fresh air supply. The applicant has confirmed that a fresh air supply system can still function if the air-conditioning system fails as fresh outdoor air will be supplied mechanically. Openable windows, if any, would only serve as a contingency arrangement for maintenance/exceptional circumstances, with management staff providing assistance where necessary. CBS/K, BD and DEP have no objection to/no adverse comment on the applicant's responses.
- 4.8 The applicant has taken Members' suggestion in the Revised Scheme by providing each hostel room with a private bathroom. As the proposal will provide only single and twin rooms, the bathrooms would be shared by no more than two occupants.
- 4.9 In respect of fire safety, the applicant is required to comply with the Buildings Ordinance and its allied regulations, as well as the relevant fire safety requirements of D of FS. In addition, the applicant should submit a FSMP for D of FS's approval at the building plan submission stage. The FSMP should cover, *inter alia*, maintenance arrangements, active and passive fire safety provisions, and training and drill programmes for management staff and occupants. CBS/K, BD and D of FS have no objection to/no adverse comment on the application.

Management of the Student Hostel

- 4.10 The applicant keeps the G/F entrances/exits and parking spaces of the building for shared use with the shops and the proposed student hostel, i.e. the two L/UL spaces (one for the student hostel and one for the shop), as well as 10 parking spaces (the student hostel parking spaces are mainly for use by management staff). To accommodate peak check-in/check-out traffic, the applicant will implement an online reservation system for the L/UL space, with staff deployed to manage operations and prevent overruns. Besides, as the Site is

well-served by public transport, the updated traffic review demonstrates that the proposed student hostel would not generate adverse traffic impact to the surrounding areas. C for T has no objection to the application.

- 4.11 On managing the student hostel, the applicant advises that management measures will be implemented, including arranging male and female occupants on separate floors; providing loft beds (instead of bunk beds) in some rooms, having regard to room configuration and living quality; and restricting eligibility for residency to bona fide students from the 31 post-secondary institutions covered under the Scheme, with documentary verification to be presented by the occupants, as required by the operator where appropriate. Subject to the Committee's approval, the operation of the proposed student hostel would be monitored by EDB and DEVB under the Scheme with a clear compliance framework to safeguard students' interests, including submission of an independently certified audit report to EDB annually. Besides, once a premises is no longer considered as an eligible student hostel under the Scheme, it will be removed from the list of eligible student hostels under the Scheme to be maintained by EDB and such removal would be publicised so that potential tenants would be duly informed.

5. Planning Department's Views

- 5.1 Based on the assessments made in paragraph 4 above, PlanD maintains its previous view of having no objection to the application.
- 5.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 22.5.2030, 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 (a) 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 of Appendix F-I**.

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

6. Decision Sought

- 6.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 6.2 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.
- 6.3 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.

7. Attachments

Appendix F-I	MPC Paper No. A/K14/839
Appendix F-II	Extracted minutes of the 786 th meeting of the Committee held on 17.4.2026
Appendix F-III	Secretary of the Board's letter dated 8.5.2026 informing the applicant of the Committee's decision to defer a decision on the application
Appendix F-IV	FI received on 8.5.2026
Appendix F-V	FI received on 15.5.2026
Appendix F-VI	FI received on 20.5.2026
Drawing FA-1	G/F plan
Drawings FA-2 to FA-8	Comparison of floor plans between the Original Scheme and the Revised Scheme
Drawing FA-9	Section plan
Drawings FA-10 to FA-13	Three-dimensional renderings of the student hostel's interior layout
Plan FA-1	Location plan on OZP
Plan FA-2	Site plan
Plan FA-3	Aerial photo
Plans FA-4 to A-5	Site photos

PLANNING DEPARTMENT
May 2026