

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/708

- Applicant** : N. Creations Limited
- Premises** : G/F (part), 1/F and 2/F of Kam Fu Building, 2-8 On Fu Road, Tai Po
- Floor Area** : About 1,012.78m²
- Land Status** : Lots 826 s.A, B, C, D and E in D.D.6
- held under the Block Government Lease subject to no offensive trades clause
- Plan** : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/32
- Zoning** : “Residential (Group A)” (“R(A)”) [maximum domestic plot ratio (PR) of 5, or a maximum non-domestic PR of 9.5 under composite formula, or the domestic and/or non-domestic PR(s) of the existing building, whichever is the greater.]
- Application** : Proposed Hotel (Student Hostel)

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed hotel (student hostel) at the application premises (the Premises). The Premises covers G/F (part), 1/F and 2/F of non-residential portion of an existing composite building, known as Kam Fu Building (the Building), falling within the area zoned “R(A)” on the approved Tai Po OZP No. S/TP/32 (**Plans A-1 and A-2**). According to the Notes of the OZP for the “R(A)” zone, ‘Hotel’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). Student hostels supported by Government’s policy are regarded as ‘Hotel’ use under the Revised Definitions of Terms promulgated by the Board.
- 1.2 According to the applicant, the application for proposed student hostel use is made in pursuant to the “Hostels in the City Scheme” (the Scheme), which was launched by the Government on 21.7.2025.

- 1.3 The Premises (1/F and 2/F) was previously occupied by a kindergarten, which was vacated recently. While 1/F of the Premises is currently used as a social welfare facility (i.e. community living room operated by Baptist Charis Social Service), 2/F is still left vacant. The Building, abutting On Fu Road, is a 23-storey composite building with shops on G/F and flats on 3/F to 22/F. There are no basement floors and car parking/loading and unloading facilities at the Building.
- 1.4 According to the applicant's proposal, the proposed student hostel would accommodate not more than 80 students and supporting staff (**Drawings A-1 to A-4**). All hostel rooms will be equipped with air conditioning system and no public announcement system will be installed to address potential noise nuisance. To avoid interface issue with the residents of the Building, the students will be restricted to use the separate staircase with entrance on G/F facing On Fu Road to access the Premises and no lift will be used by the students. The applicant will liaise with the Buildings Department (BD) on the provision of barrier-free access facility for the disabled on the G/F entrance in the later building plan submission stage. The applicant also advises that the contractor would be engaged for daily operation of the student hostel including waste disposal and security management, which will be separated from the management of other residents/ tenants in the Building.
- 1.5 According to the applicant, gross floor area (GFA), PR and building height (BH) of the Building will remain unchanged for the proposed use at the Premises. The proposed student hostel will be closely monitored by the Education Bureau (EDB) and the Development Bureau (DEVB) under the Scheme and is anticipated to be completed by July 2027. The major development parameters of the proposal are summarised in the table below:

Major Development Parameters	Proposed Student Hostel (Application No. A/TP/708)
Floor Area (about)	1,012.78m ²
Total Number of Rooms (about) ^[1]	38
- Single Rooms (about)	2
- Double Rooms (about)	34
- Disabled Single Room (about)	1
- Disabled Double Room (about)	1
Room Sizes (about) ^[1]	9m ² to 16m ²
Supporting Facilities ^[1]	• Separate/en-suite bathroom with shower facilities for each room • Common facilities such as pantry, multi-function room and laundry on 1/F

^[1] The parameters for the proposed student hostel may be subject to change at the detailed design stage.

- 1.6 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachment received on 12.12.2025 **(Appendix I)**
 - (b) Further Information (FI) received on 16 & 23.2.2026* **(Appendix Ia)**
 - (c) FI received on 12.5.2026* **(Appendix Ib)**
- * exempted from publication and recounting requirements

- 1.7 On 27.3.2026, the Committee agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I** and summarised as follows:

- (a) the proposed student hostel will help resolve shortage and contribute to an increasing demand of student accommodation, serving the needs of the students from Chinese Mainland pursuing higher education in Hong Kong. Through converting the education use at the Premises into a proposed student hostel continues their education mission;
- (b) as less than 80 students will be accommodated in the student hostel, there is no significant increase in sewage flow and exhausted air discharge as compared with the previously operated kindergarten of about 200 pupils;
- (c) students will use separate access to/from the Premises and hence no interface and nuisance problems with residents/ tenants of the Building; and
- (d) an independent environmental consultant would be employed to conduct noise impact assessment to determine whether mitigation measure(s) such as installation of insulation material and soundproof glass would be provided.

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

The applicant is not the “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 (the Ordinance) (TPB PG-No. 31B) by obtaining consent from the “current land owner”. Detailed information will be deposited at the meeting for Members’ inspection.

4. Background on the “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 regime¹.

- 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 respectively²; 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 and in consultation with DEVB and relevant departments. 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. **Previous Application**

There is no previous application at the Premises.

6. **Similar Application**

There is no similar application for 'Hotel' use within the same "R(A)" zone on the OZP.

7. **The Premises and its Surrounding Areas** (Plans A-1 to A-4d)

7.1 The Premises is:

- (a) consisting of G/F (staircase), 1/F and 2/F of a 23-storey composite building; and
- (b) currently used as social welfare facility (i.e. Community living room operated by Baptist Charis Social Service) on 1/F and vacant on 2/F.

7.2 Based on the site inspection on 22.6.2026, the current floor uses of the Building are summarised as follows:

Floor	Main Use(s)
G/F	The Premises (staircase), main entrance to residential floors, and shops (e.g. hair salon, pet shop, stores and real estate agency)

¹ Details are set out under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-173.

² Extension may be granted by EDB in consultation with DEVB and relevant departments, having regard to the justifications provided by the applicant.

1/F	The Premises (social welfare facility)
2/F	The Premises (vacant)
3/F - 22/F	Residential units

7.3 The surrounding areas have the following characteristics:

- (a) predominantly occupied by composite developments falling within “R(A)” zone with a mixture of residential uses atop commercial uses on the G/F and lower floors, and intermixed with “Government, Institution or Community” (“G/IC”) zones such as Hong Kong Railway Museum to the west, Tai Po Community Centre and Tai Po Complex to the southeast. On-street wet market activities are prevalent along Shung Tak Street and Fu Shin Street to the northwest (**Plan A-3**);
- (b) to the immediate southeast is a public housing development namely Po Heung Estate; and
- (c) well-connected by various modes of public transport, with MTR Tai Wo Station and Tai Po Market Station located approximately 500m and 600m to the northwest and southeast respectively or 10 to 12 minutes’ walk from the station.

8. Planning Intention

The planning intention of the “R(A)” zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

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

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

Policy Perspective

9.1.1 Coordinated comments of the Secretary for Education (SED) and the Head of Development Projects Facilitation Office (DPFO), DEVB:

- (a) they have no adverse comment on the application;
- (b) the Premises is the subject of the Scheme received by the EDB. On 5.1.2026, EDB issued a letter to the applicant confirming the eligibility of the application under the Scheme;
- (c) as compared with the proposed layout under the Scheme confirmed by EDB, the proposed layout shown in the application is generally in line with that under 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;

- (e) 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; and
- (f) their advisory comments are at **Appendix II**.

Land Administration

9.1.2 Comments of the District Lands Officer/Tai Po, Lands Department (DLO, LandsD):

- (a) he has no objection to the application;
- (b) the Premises falls within Lots 826 s.A, B, C, D and E in D.D. 6 which are held under the Block Government Lease subject to no offensive trades clause. Provision of accommodation is acceptable under the lease; and
- (c) her advisory comments are at **Appendix II**.

Traffic

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

- (a) she has no in-principle objection to the application from traffic engineering perspective; and
- (b) as the application involves only 38 student accommodation rooms and the Premises is within 500m of the nearest MTR station, she considers that the application can be tolerated on traffic grounds.

Environment

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

- (a) he has no objection to the application; and
- (b) his advisory comments are at **Appendix II**.

Building Matters

9.1.5 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) he has no in-principle objection to the application;
- (b) before any new building works are to be carried out on the Premises, prior approval and consent of the Building Authority should be

obtained, otherwise they are unauthorised building works. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the Buildings Ordinance; and

- (c) his advisory comments are at **Appendix II**.

Fire Safety

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

- (a) he has no in-principle objection to the application subject to the provision of water supplies for firefighting and fire service installations to the satisfaction of the department in the general building plan submission stage; and
- (b) his advisory comments are at **Appendix II**.

Food and Environmental Hygiene

9.1.7 Comments of the Director of Food and Environmental Hygiene:

- (a) he has no adverse comment on the application; and
- (b) his advisory comments are at **Appendix II**.

9.2 The following Government departments have no objection to/no comment on the application:

- (a) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Project Manager (North), Civil Engineering and Development Department;
- (d) Director of Electrical and Mechanical Services; and
- (e) District Officer (Tai Po), Home Affairs Department.

10. Public Comments Received During Statutory Publication Period

- 10.1 On 13.2.2026, the application was published for public inspection. During the statutory public inspection period, 22 public comments were received (**Appendix III**).
- 10.2 16 comments from individuals and property owners of Kam Fu Building object to the application mainly on the considerations that there is lack of technical assessments submitted by the applicant and the proposed use will generate adverse hygiene, flushing water supply, security, noise and fire risk impacts to the residents of the upper floors of the Building; there are concerns on sharing of access and lift, no barrier-free access provided, increase in management cost, land use compatibility and quality of the proposed student hostel; and the proposed use also adversely affects the property value of the Building.

- 10.3 Other five comments from the property owners of Kam Fu Building indicate no comment on the application or provide views that the security and management measures of the Building should be enhanced and a separate access to the proposed student hostel should be provided. The remaining one comment from the MTR Corporation Limited has no objection to the application and suggests that the applicant should conduct environmental assessment and implement necessary noise mitigation measures given the location of the Premises in close proximity to the MTR East Rail Line that may have potential noise impact to the future occupants.

11. Planning Considerations and Assessments

- 11.1 The application seeks planning permission for a proposed hotel (student hostel) at the Premises. The proposal involves part of non-residential portion (i.e. G/F (part), 1/F and 2/F) of the Building for proposed student hostel use. While the proposed student hostel is not in conflict with the planning intention of the “R(A)” zone, the application is made in pursuant to the Scheme, which facilitates such conversion for student hostel use. The proposed use would not result in any increase in the GFA, PR, BH and physical bulk of the existing building.

Policy Perspective

- 11.2 The proposed student hostel at the Premises is in line with 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. EDB has confirmed the eligibility of the proposed use under the Scheme, and SED and Head of DPFO, DEVB 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 9.1.1 above.

Land Use Compatibility

- 11.3 The Premises has a floor area of 1,012.78m² and is located on the G/F (part), 1/F and 2/F of the non-residential portion of the Building, which is situated within a vibrant, mixed-use urban area predominated by composite developments in the surrounding areas. According to the applicant, students will use separate access to/from the Premises and hence no interface and nuisance problems with residents/tenants of the Building. The proposed student hostel at the Premises is considered compatible with other residential and commercial uses of the Building and the surrounding developments.

Technical Aspects

- 11.4 All relevant government departments consulted, including CE/MN, DSD, CE/C, WSD, CBS/NTW, BD and DEP have no objection to/no adverse comment on the application. As the application involves only 38 student accommodation rooms and the Premises is within 500m of the nearest MTR station, C for T considers that the proposed use can be tolerated on traffic grounds. D of FS has no in-principle objection to the application subject to the provision of water supplies for

firefighting and fire service installations to the satisfaction of the department in the general building plan submission stage. To minimise any potential environmental nuisance associated with the proposed use, the applicant is advised to implement appropriate mitigation measures and to strictly comply with relevant environmental protection/ pollution control ordinances should the application be approved.

Public Comments

- 11.5 Regarding the public comments as detailed in paragraph 10 above, the government departments' comments and planning assessment above are relevant. For the concern on no provision of barrier-free access, the applicant advises that further liaison with BD would be conducted to provide relevant facility to the disabled in the later building plan submission stage. For the concern on the potential noise impact arising from the adjacent the MTR East Rail Line, the applicant states that an independent environmental consultant would be employed to conduct noise impact assessment to determine whether mitigation measure(s) would be provided. For the concern on depreciation of the property value, it is not the relevant planning consideration of the application.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department 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 10.7.2031, 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. Advisory clauses are suggested at **Appendix II** for Members' reference.
- 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

Appendix I	Application Form received on 6.2.2026
Appendix Ia	FI received on 16 & 23.2.2026
Appendix Ib	FI received on 12.5.2026
Appendix II	Recommended Advisory Clauses
Appendix III	Public Comments
Drawings A-1 to A-3	Floor Plans
Drawing A-4	Elevations
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
JULY 2026**