

**Similar Applications for Proposed Hotel Use within “OU(B)” Zone in Kwun Tong Business Area
Over the Past Five Years**

Application No.		Address (Site Area)	Zoning & Development Restrictions	Proposed Development		Date of Meeting
				Uses	Minor Relaxation	
1	A/K14/839	31 Chong Yip Street (9,418m ²)	“OU(B)” PR:12 BHR:160mPD	Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building)	N/A	22.5.2026 Approved with conditions
2	A/K14/832 <i>(includes application site of A/K14/808)</i>	201-203 Wai Yip Street (1,872m ²)	“OU(B)” PR:12 BHR:100mPD	Proposed Hotel	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 125.9mPD (+25.9%)	23.5.2025 Approved with conditions
3	A/K14/835	107-109 Wai Yip Street (1,170.578m ²)	“OU(B)” PR:12 BHR:100mPD	Proposed Hotel	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 115mPD (+15%)	21.11.2025 Approved with conditions

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260203-125756-62349

提交限期
Deadline for submission: 24/02/2026

提交日期及時間
Date and time of submission: 03/02/2026 12:57:56

有關的規劃申請編號
The application no. to which the comment relates: A/K14/838

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 陳先生

意見詳情
Details of the Comment :

申請編號：A/K14/838^[1]申請性質：就第16條申請提出意見^[2]申請地點：觀塘鴻圖道86號^[3]建議用途：改劃作學生宿舍^[4]
本人／本機構就上述第16條申請提出正面支持意見，理由如下：
1 回應學生宿舍需求殷切^[5]隨着本港高等及專上教育持續發展，學生人數增加，學生宿舍供應長期不足。將觀塘鴻圖道86號改劃作學生宿舍，有助紓緩學生住宿需求，對本地及非本地學生均帶來實質裨益。
2 善用現有已發展用地^[6]該址位於已建設完善的市區範圍，周邊基建及公共設施成熟，改作學生宿舍屬合適及高效的土地用途，有助提高土地使用效益，符合可持續發展原則。
3 交通及配套條件理想^[7]觀塘區交通網絡完善，鄰近港鐵站及多條巴士、小巴路線，方便學生往返各大院校，亦不會對區內交通造成不合理負擔。
4 促進地區活力及多元發展^[8]學生宿舍可為區內帶來年輕及多元人口，促進地區活力，並有助支持附近零售及社區設施，與現有工業及商業用途形成互補。
5 不會對周邊環境造成重大不良影響^[9]在符合相關規劃、樓宇及環境法規的前提下，學生宿舍用途一般不會產生嚴重噪音或環境滋擾，對附近土地用途的影響屬可接受水平。
基於以上理由，本人／本機構認為該申請符合公眾利益及規劃原則，支持將觀塘鴻圖道86號改劃作學生宿舍，並懇請城市規劃委員會予以考慮及批准。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260206-170219-66157

提交限期

Deadline for submission:

24/02/2026

提交日期及時間

Date and time of submission:

06/02/2026 17:02:19

有關的規劃申請編號

The application no. to which the comment relates:

A/K14/838

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Li Ming Yeung

意見詳情

Details of the Comment :

The further revitalization of the existing building into a student hostel is supported.
The proposed hotel (student hostel) use is compatible with the adjacent land uses.
The area of ground floor shop and cafe should be maximized to ensure the vibrancy of Hung To Road.
Opportunities should be explored to provide more vertical or horizontal greening to enhance the streetscape.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月20日星期五 12:18
收件者: tpbpd/PLAND,
主旨: The application no. A/K14/838

類別: Internet Email

To: Secretary, Town Planning Board
Re: The application no. A/K14/838

Dated 19/02/2026

同意申請，倫敦等地通過靈活改造舊樓，滿足國際學生住宿需求。香港作為國際大都市也應該有更多可能性。

提意見人
Hon Ming Ed Tong
[REDACTED]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260314-065527-26277

提交限期

Deadline for submission:

08/04/2026

提交日期及時間

Date and time of submission:

14/03/2026 06:55:27

有關的規劃申請編號

The application no. to which the comment relates: A/K14/838

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. MR. CHAN

意見詳情

Details of the Comment :

本人為觀塘區居民，現就規劃申請 A/K14/838 提交公眾意見，支持把九龍觀塘鴻圖道86號現有商業樓宇局部改作學生宿舍用途。

本人認為，這項申請符合善用現有樓宇資源的原則。與其讓部分商業樓面低效使用，不如透過局部改裝，提供本港一直短缺的學生住宿。此類發展毋須大規模清拆重建，可減少建築廢料、工程滋擾及對社區的額外負擔，亦有助推動觀塘區土地用途更靈活及多元。

就選址而言，鴻圖道一帶交通配套完善，鄰近港鐵站，並有多條巴士及小巴路線，對學生日常往返院校及市區其他地方相當方便。申請人亦已按部門要求補充500米範圍內的公共交通資料，說明其交通可達性。學生宿舍住客一般主要依賴公共交通，與一般住宅或商業用途相比，對私家車位需求明顯較低，因此該用途在區內屬合理選擇。

至於運輸及交通影響，申請人已清楚表示項目只設1個私家車位及1個輕型貨車上落貨位，當中上落貨位只供上落貨，不作泊車用途。文件亦指出，學生宿舍本身不預期會有住客泊車需求，而新增車流量預計只屬極低水平。從居民角度看，這類用途較一般零售、食肆或高後勤需求商業活動更不容易增加區內交通壓力，因此對周邊道路的影響應屬可接受。

對於行人流量、後巷車輛出入、道路安全及無障礙通道等問題，我留意到申請人已提交行人活動評估、交通管理措施及相關圖則修訂。這些問題固然需要重視，但本質上屬於可透過設計優化、營運安排及管理措施處理的技術事項，不應單憑存在關注便否定整個申請。只要在審批及後續落實階段要求申請人妥善執行上落貨時間管理、保持通道暢順及確保無障礙通行，相關影響應可有效控制。

環境方面，申請人已提交初步環境檢討，以回應空氣質素及噪音的關注；排污方面亦已提交污水影響評估，並按部門意見修訂設計，包括提升接駁污水管直徑。這顯示申請人

願意因應政府部門意見作出技術改善，而非忽視社區及基建承載問題。本人認為，只要有關技術要求在詳細設計及部門審批中獲得嚴格落實，這些問題並非不可克服。

總括而言，這項申請屬對現有商業樓宇作較溫和、受管理及具社會效益的用途轉換，既可回應學生住宿需要，亦不會對觀塘社區帶來不可接受的交通或環境影響。本人因此支持城規會批准申請，並可按需要附加適當條件，以確保交通管理、無障礙安排、環境緩解及排污設施等措施全面落實。

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月16日星期一 3:25
收件者: tpbpd/PLAND
主旨: A/K14/838 86 Hung To Road Student Hostel
類別: csmng, Internet Email

A/K14/838

86 Hung To Road, Kwun Tong

Site area; About 465sq.m

Zoning: "Other Specified Uses" annotated "Business"

Applied use: Partial Conversion of 1/F– 10/F, Industrial Building for 117 Room 'Student Hostel' / 2 Vehicle Parking

Dear TPB Members,

786 withdrawn. Developer has now jumped onto the latest wagon to roll through town, the student hostel.

Strong Objection to "room sizes will range **from a minimum of 5.1m²** to a maximum of 27.6m², providing a total of 225 bed spaces".

TPB cannot approve a residential operation that is not compatible with "The Basic Housing Units Ordinance". Under new Hong Kong legislation passed in September 2025, the minimum size for a regulated subdivided unit ("basic housing unit") is **86 square feet (8 square metres)**.

Members should check the plans. Room 2 is so small that the only furniture could be a bed.

In addition, each room should have adequate light and ventilation.

Is there a gap between the building and the Ray Centre at No. 88?

Are the windows openable?

The rush to attract more Mainland students to HK should not come at the expense of ditching the basic guidelines for residential units.

Mary Mulvihill

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 12 May 2020 2:56 AM HKT
Subject: A/K14/786 86 Hung To Road Guest House

A/K14/786
86 Hung To Road, Kwun Tong
Site area ; About 465sq.m
Zoning : "Other Specified Uses" annotated "Business"
Applied use : Wholesale Conversion of Industrial Building for 'Hotel (Guesthouse)' with 'Shop and Services' and Other Uses

Dear TPB Members,

In view of the current crisis and the conversion of many hotels to quasi residential use via monthly packages, the eventual use of the 'Guest House' is debatable.

If members approve the conversion then in view of lessons learned there should be certain conditions such as individual air con to each room and communal facilities such as laundry room provided. Adequate ventilation is also a must.

Applicant should provide information as to whether the intention is in fact shared accommodation.

Mary Mulvihill

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月08日星期三 2:34
收件者: tpbpd/PLAND
主旨: Re: A/K14/838 86 Hung To Road Student Hostel
類別: Internet Email

Dear TPB Members,

EPD is concerned that openable windows will be subject to noise issues.

However the primary concern should be that the students are provided with a healthy environment and that the importance of good ventilation was underlined during the Covid era.

Are these industrial areas an appropriate location for longer term residential use is the core issue that members should concentrate on. Expediency and box ticking should not be the defining factor when it comes to decisions re living quarters.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 16 February 2026 3:25 AM HKT
Subject: A/K14/838 86 Hung To Road Student Hostel

A/K14/838

86 Hung To Road, Kwun Tong

Site area; About 465sq.m

Zoning: "Other Specified Uses" annotated "Business"

Applied use: Partial Conversion of 1/F– 10/F, Industrial Building for 117 Room 'Student Hostel' / 2 Vehicle Parking

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A/K14/786

86 Hung To Road, Kwun Tong

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Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260224-180437-96367

提交限期
Deadline for submission: 24/02/2026

提交日期及時間
Date and time of submission: 24/02/2026 18:04:37

有關的規劃申請編號
The application no. to which the comment relates: A/K14/838

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Lee S K

意見詳情 Details of the Comment :

擬改裝為「學生宿舍」提出強烈反對，理由及建議如下：

1. 質疑「零泊車需求」假設，預見違泊惡化：

申請人聲稱住戶為學生而不設停車位，完全忽視現代宿舍衍生的高頻率外賣送遞、網購、物流交收及訪客接送需求。在鴻圖道極度缺乏裝卸貨空間的現況下，這超200多名住戶產生的短暫停泊需求，將直接癱瘓原本已極度擠塞的觀塘區行車道，令區內擠塞、違泊問題更雪上加霜！

2. 強烈要求保留並增加停車空間，緩解觀塘困局：

觀塘區（尤其是開源道、鴻圖道及觀塘道交界）交通擠塞已達極限，車位嚴重供不應求。本申請理應保留原有停車設施，甚至應藉改建機會增加對外開放的泊車位，以助緩解區內長期存在的停車難、塞車重的困局，而非將居住人口壓力轉嫁給已飽和的公共路面。

3. 行人路服務水平 (LOS) 達 F 級，存在致命安全風險：

鴻圖道一幢工廠廈物流為迷你倉，一間大型（順風物流）收配送貨出入常上落貨，行人路狹窄且常被貨物阻路，實質有效闊度不足。就在2026年2月9日，鄰近路段再次發生涉及貨車的致命交通意外。強行在缺乏安全行人配套及停車緩衝區的工業環境下引入高密度居住人口，極易釀成人車爭路慘劇。

總結建議：

本人認為，任何涉及全幢改裝的申請，均應優先考慮改善區內交通徵結；行人安全（尤其是學生/未來社會棟樑）提升區內泊車及交通運作效率。有保留或增設合理比例停車位、以及有改善行人安全環境前，才批准此項改裝申請。

Recommended Advisory Clauses

- (a) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of short-term tenancy/short-term wavier, general building plans or referral of application via relevant licensing authority;
- (b) to note the comments of the Secretary for Education and the Head of Development Projects Facilitation Office (DPFO) of Development Bureau (DEVB) that they reserve their comments on the details of the subject proposed student hostel development at the building plan submission stage. For any subsequent change(s) to the information provided under the “Hostels in the City Scheme” (the Scheme), the Education Bureau (EDB) and DPFO under DEVB should be notified as soon as possible. EDB reserves the right to revoke the confirmation of the eligibility of the Scheme having regard to any changes to the Scheme;
- (c) to note the comments of the Director of Environmental Protection that the applicant and its Authorised Person are advised to ensure that the proposed student hostel development will not rely on openable windows for ventilation, a ventilation system as proposed will be provided and the fresh air intake point(s) of the ventilation system will be properly located to meet the buffer distance requirement for nearby roads (e.g. 5m from Hung To Road) under Chapter 9 of the Hong Kong Planning Standards and Guidelines;
- (d) to note the comments of the Commissioner for Transport that an undertaking letter on the implementation of the proposed traffic management measures should be submitted by the lot owner or his representative to the regional office prior to the occupation permit application;
- (e) to note the comments of the Director of Food and Environmental Hygiene that no environmental nuisance should be generated to the surroundings. The project proponent should arrange its proper disposal at their own expenses for any waste generated from the operations and works. Proper licence / permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc). In accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from FEHD. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required;
- (f) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that all building works are subject to the compliance with the Buildings Ordinance (BO) and its allied regulations. The applicant is reminded that the following issues should be addressed when making application for approval of plans for carrying out of

building works under the BO: (a) student hostel is a domestic use under the BO and should be accountable for domestic site coverage and plot ratio under the BO. Subject to compliance with the relevant criteria stipulated in Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-173, application for modification may be considered at building plan submission stage for treating student hostel as non-domestic building for the purposes of regulations 19, 20 and 21 of the Building (Planning) Regulations (B(P)R) and allowing non-provision of open space and kitchens in individual hostel units under regulation 25 and 45 of the B(P)R respectively; (b) the provision of barrier free access for hostel use (e.g. initial access, accessible lift, accessible guest rooms, accessible toilets, additional assistive provisions, etc.) stipulated in the Design Manual: Barrier Free Access 2008 (2025 Edition) should be complied with; (c) the provision of natural lighting and ventilation for the proposed hostel rooms shall be demonstrated at building plan submission stage. In particular, the applicant is reminded to check the compliance with B(P)R 31(1) at building plan submission stage regarding the windows of the hostel rooms facing the side service lane; (d) Transport Department's comments on traffic arrangement/provision of carparking space & L/UL areas should be sought; and (e) detailed comments on all aspects under the BO will be given at the building plan submission stage. The applicant is also reminded to follow the requirements as stipulated in PNAP APP-173; and

- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of the planning application does not imply approval of the site coverage of greenery requirements under BD's PNAP APP-152 and/or under lease. The site coverage of greenery calculation should be submitted separately to BD for approval.