

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/838

- Applicant** : Rich China Corporation Limited represented by PlanPlus Consultancy Limited
- Application Site** : 86 Hung To Road, Kwun Tong, Kowloon
- Site Area** : About 464.5m²
- 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 dated 6.7.1972 and a Special Waiver Letter dated 24.9.2018
- (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)”) *[Restricted to a maximum plot ratio (PR) of 12.0 and maximum building height (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]

1. The Proposal

- 1.1 The applicant seeks planning permission for partial conversion of a commercial building^[2], namely Rich China Centre, to a proposed student hostel at the application

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

^[2] Conversion works of the former Day Way Industrial Building was acknowledged by the Building Authority (BA) in 2020.

site (the Site) (**Plan A-1**). The Site is zoned “OU(B)” on the approved Kwun Tong (South) 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 Town Planning Board (the Board). Student hostels supported by Government’s policy are subsumed under ‘Hotel’ use under the Revised Definitions of Terms promulgated by the Board. According to the applicant, there is no change to the existing building bulk with non-domestic PR of 8.29 and a BH of 41mPD.

- 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 in 2025. With reference to the letter issued by the Education Bureau (EDB) to the applicant on 9.9.2025, the proposed student hostel is, *prima facie*, eligible under the Scheme.
- 1.3 The Site is currently occupied by a 10-storey commercial building. According to the applicant’s proposal, 1/F to 9/F of the existing building will be converted from shop use to a student hostel, while part of G/F will be modified into an entrance lobby (**Drawings A-1 to A-7**). The remaining part of G/F, which does not form part of the application, will remain unchanged as shop and restaurant^[3] with separate entrances (**Drawing A-1**). A parking space and a loading and unloading (L/UL) bay will be provided on G/F accessing from the back alley and electrical/mechanical (E&M) facilities (at G/F and R/F) will be shared among users of the building. To provide a safe living environment for students, access control systems with key cards and 24-hour closed circuit television surveillance in common areas will be installed in the building.
- 1.4 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-7**) are formulated to demonstrate the technical feasibility of the proposed development. While the proposed internal layout, including number and size of hostel rooms/beds, may be subject to change at the detailed design stage, any change would be reviewed and accepted by EDB and the Development Bureau (DEVB) under the Scheme. The proposed student hostel is anticipated to be completed by Q4 2026.

Major Development Parameters	Proposed Student Hostel Development
Site Area (about) ^(a)	464.5m ²
Total GFA (about) ^(a)	3,818.8m ²
-GFA for Student Hostel	3,621.3m ²
-GFA for Commercial Uses ^(b)	197.5m ²
PR (about) ^(a)	8.29
BH (at main roof level) ^(a)	41mPD
No. of Storeys ^(a)	10
G/F	Commercial uses ^(b) , parking, L/UL, E&M facilities and entrance hall of the student hostel
1/F to 9/F	Student hostel
Total Number of Rooms (about) ^(c)	110
- Single Rooms (about)	37
- Double Rooms (about)	73

^[3] 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-Industrial Buildings (IBs).

Major Development Parameters	Proposed Student Hostel Development
Room Sizes (about) ^(c) - <i>Single Rooms</i> - <i>Double Rooms</i>	7.9m ² to 25.4m ² 7.9m ² to 9.9m ² 10.3m ² to 25.4m ²
Number of Bedspaces (about) ^(c)	183
Supporting Facilities ^(c)	• toilet/bathroom in each room with shared toilet/bathroom on all floors • student facilities such as study rooms, computer rooms, multifunction rooms, a gym room and student club for various activities on 1/F to 8/F • pantries on 1/F and 2/F • laundry rooms on 1//F and 4/F to 6/F • common flat roof garden on 1/F and 3/F

Note:

- (a) Remain unchanged as a result of the partial conversion of the existing building.
- (b) The portion on G/F for permitted commercial uses does not form part of the application.
- (c) The parameters for 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.

1.5 The applicant has submitted a preliminary environmental review (PER) (**Appendix Ic**), a sewerage impact assessment (SIA) (**Appendix Ib**) and a traffic study report (**Appendix Ib**) to demonstrate that the proposed development will not result in any adverse environment, sewerage and traffic impacts. According to the applicant, no chimney is found within a 500m radius from the Site. The proposed development would be ventilated by split type air-conditioners and air ventilators (exhaust ventilation only), rather than relying on openable windows. Given that the fresh air intake points for the split type air-conditioners and air ventilators would be located at least 5m from the local distributor (i.e. Hung To Road), thereby meeting the buffer distance requirement stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG), the proposed development is not anticipated to be subject to adverse air quality or noise impacts. The submitted SIA confirms technical acceptability with mitigation measures. The submitted traffic study report demonstrates that traffic impacts will be minimal since students will primarily use public transport. Besides, an accessible parking space and one L/UL bay are provided for shared use between the student hostel and commercial uses with traffic management measures.

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

- (a) Application form received on 27.1.2026 (**Appendix I**)
- (b) Supporting Planning Statement (SPS) received on 27.1.2026 (**Appendix Ia**)
- (c) Further information (FI) received on 9.3.2026[#] (**Appendix Ib**)
- (d) FI received on 16.6.2026^{*} (**Appendix Ic**)

Remarks

[#] *accepted but not exempted from publication and recounting requirements*

^{*} *accepted and exempted from publication and recounting requirements*

- 1.7 On 8.5.2026, the Metro Planning Committee (the Committee) of the Board agreed to defer making 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 set out in the SPS and FIs at **Appendices Ia to Ic**, 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 post-secondary education hub and promote the "Study in Hong Kong" brand by partially converting the existing commercial development. The proposal could contribute to an immediate supply of safe and quality student accommodation, serving the needs of local and international students pursuing higher education in Hong Kong. The proposal is an eligible proposal as approved by EDB on 9.9.2025 under 'the Hostels in the City Scheme'.
- 2.2 While the planning intention of "OU(B)" zone is to support general business uses, the proposal to student hostel in Kwun Tong would help phasing out industrial activities by introducing student community to Kwun Tong, which has been slowly transforming into a hub of commercial, tourism and leisure activities. It is in conformity with the Energizing Kowloon East (EKE) initiative to facilitate the transformation of the Kwun Tong Business Area (KTBA) to the Second Core Business District (CBD2).

Land Use Compatibility

- 2.3 The proposed student hostel is compatible with the surrounding areas, which already hosts a hotel cluster including the adjacent Dorsett Kwun Tong and nine approved hotel applications in the past decade. The Site is suitably located within a well-developed community with convenient access to daily necessities, recreational facilities, and public transport, and is only 500m from Kwun Tong MTR Station. Previous Government endorsement of the Site for transitional housing in 2020 also demonstrates its suitability for residential use and provides strong precedent support. No interface issues are anticipated as the surrounding uses are shifting towards commercial and non-polluting developments, further supporting the compatibility of the proposed development.

No insurmountable technical impact

- 2.4 The submitted PER, SIA and traffic study report demonstrate that the proposed partial conversion, with the implementation of suitable mitigation measures, will not generate any insurmountable technical impacts. There will be no visual impact as the partial conversion will maintain the existing building bulk with no changes to the building footprint or BH.

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

The applicant is not the current land owner of the Site but has obtained consent from all current land owners. 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 further announced in the PA 2025 that the Scheme would be expanded 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 costs, while incorporating sufficient safeguards to ensure the quality of hostel accommodation and that the Scheme is implemented in line with its 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. Various facilitation measures have also been formulated under the building regime^[4].
- 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^[5]; and (c) hostel rooms must not be sold off individually. EDB reserves the right to revoke the confirmation of eligibility of the Scheme, 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 confirming 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.

^[4] Details are set out under Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-173.

^[5] Extension may be granted by EDB in consultation with DEVB and relevant departments, having regard to the justifications provided by the applicant.

The Site

- 4.4 The Site was formerly occupied by a 10-storey IB, known as Day Way Industrial Building, with an occupation permit issued in 1972. Pursuant to the Revitalisation of IB Policy launched in 2009, the lot owners applied for a special waiver to convert the IB to commercial/office (C/O) uses and the waiver was granted in 2018. The building conversion works were subsequently completed and acknowledged by BA in 2020.
- 4.5 Facilitating the provision of transitional housing was one of the six new housing initiatives announced in 2018. The Site was proposed for wholesale conversion providing 116 transitional housing units by the Society for Community Organisation and a funding application to support works expenses was granted. The lot owners applied in 2021 to the Lands Department (LandsD) for a temporary waiver for transitional housing use. However, the waiver was not executed, and the project did not proceed.

5. Town Planning Board Guidelines

The Town Planning Board Guidelines for Development within “OU(B)” Zone (TPB PG-No. 22D) promulgated in September 2007 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 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 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

The Site is the subject of a previous s.16 planning application No. A/K14/683 for proposed shop and services use on G/F of the former IB which was approved with conditions by the Committee of the Board on 24.5.2013 on the consideration that the proposed use was generally in line with the planning intention of “OU(B)” zone and TPB PG-No. 22D; it would not induce adverse traffic, environmental and infrastructural impacts; and relevant government departments had no in-principle objection to the application. The proposed use had not commenced, and the planning permission had lapsed.

7. Similar Applications

- 7.1 Since the introduction of the Scheme, a similar planning application (No. A/K14/839) for proposed student hostel within the “OU(B)” zone on the Kwun Tong (South) OZP has been approved by the Committee on 22.5.2026 with considerations that the proposed student hostel was generally in line with the planning intention of the “OU(B)” zone and not incompatible with the surrounding land uses, the student hostel would be monitored by EDB and DEVB under the Scheme, no adverse impact to the surrounding areas on traffic, water supply and sewerage aspects and no insurmountable air quality impact nor adverse noise impact are anticipated.
- 7.2 Besides, 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 for proposed hotel use 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-4)

- 8.1 The Site has the following characteristics:

Formerly occupied by a 10-storey IB, known as Day Way Industrial Building, with an occupation permit issued in 1972. The whole IB was converted to commercial building in 2020 and renamed as Rich China Centre. Approved subdivision works for erecting non-load-bearing walls on 1/F to 9/F were completed in 2022 and the layout of the subdivision works are similar to the proposed student hostel layout.

- 8.2 The surrounding areas have the following characteristics (**Plans A-1 to A-4**):

- (a) the buildings at the street block bounded by Hung To Road and King Yip Street of Kowloon East (KE) are intermixed with commercial buildings, IBs and I-O buildings;
- (b) Dorsett Kwun Tong Hotel is located next to the Site. C/O buildings (redevelopment or wholesale-converted) can also be found at the same street block, namely KOHO, EGL Tower, Contempo Place, Four Seas Group Centre, and Manulife Financial Centre;
- (c) some IBs and I-O buildings, namely Yue Xiu Industrial Building^[6], Ray Centre^[7], Kras Asia Industrial Building, Milkyway Building, Joint Venture

^[6] A licence for storage of dangerous goods was issued to a jean manufacturing operation at 4/F of the IB which was revoked.

^[7] A special waiver for conversion of Ray Centre, which is an IB, for office, eating place and shop and services uses was granted to the lot owner on 1.2.2013. The waiver was terminated by LandsD on 1.2.2019 subsequent to non-completion of the associated conversion works by 31.1.2019.

Factory Building, Lee On Industrial Building and Ever Win Centre are located along Hung To Road. The IBs and I-O buildings are generally under active industrial/warehousing and office uses, and the G/F units of the nearby buildings are mainly used as vehicle repair workshops, recycling stores, courier services, retail shops and eating places;

- (d) the area is well-connected by various modes of public transport, with MTR Kwun Tong Station located approximately 500m to the northeast of the Site; and
- (e) Tsui Ping River Garden, Laguna Park, Kwun Tong and Cha Kwo Ling Promenades are at the further east, southwest and south (**Plans A-1 and 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 Head of Development Projects Facilitation Office (Head of DPFO, DEVB):

- (a) no adverse comment on the application;
- (b) the Site is the subject of the Scheme received by the EDB. On 9.9.2025, EDB issued a letter to the applicant confirming the eligibility of the application under the Scheme. In June 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 7.7.2026;
- (c) the revised layouts shown in **Appendix Ic** are generally in line with those of the latest confirmed scheme accepted by EDB on 7.7.2026; and
- (d) for any subsequent change(s) to the information provided under the Scheme, the applicant should notify EDB and DPFO as soon as possible. EDB and DPFO reserve the 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.

Land Administration

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

- (a) the Site falls within the Lot which is held under Conditions of Sale No. 9224 dated 13.3.1967 as varied or modified by Modification Letter dated 6.7.1972 and a Special Waiver Letter dated 24.9.2018 (“the Special Waiver”);
- (b) the use of hotel (student hostel) does not fall within any permitted purposes of the Lot and the proposed parking space provision does not comply with the parking requirements of the Special Waiver. If the planning application is approved by the Board, the lot owner shall apply to LandsD for a modification of the Special Waiver to implement the proposed student hostel development. However, there is no guarantee that the lease modification application will be approved. Such application, if received by the LandsD, will be considered by the 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; and
- (c) under LandsD’s prevailing practice of handling lease modification/waiver application in case of any non-compliance/breach of lease conditions for the existing development, LandsD would first liaise with the applicant on purging of existing breach(es) of lease before proceeding any other applications in relation to 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 and considers that an approval condition for the design and provision of parking facilities, L/UL spaces and vehicular access for the proposed development be stipulated should the application be approved by the Board; and
- (b) the lot owner or his representative is reminded to submit an undertaking letter on the implementation of the proposed traffic management measures to the regional office prior to the occupation permit application.

Environmental Aspect

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

- (a) he has no objection to the application given that insurmountable environmental impact associated with the proposed student hostel development is not anticipated;
- (b) on air quality, the applicant confirms that the proposed student hostel would not rely on openable windows for ventilation and a ventilation system comprising split type air conditioners and air ventilators would be provided. The fresh air intake points of the ventilation system would be located to meet the buffer distance requirement for nearby roads (e.g. 5m from Hung To Road) stipulated in Chapter 9 of the HKPSG. Insurmountable air quality impact is not anticipated;
- (c) on noise, as the proposed development will not rely on openable windows for ventilation, it will not be subject to adverse noise impact; and
- (d) on sewerage aspect, a SIA was carried out which concluded that with proper implementation of sewer upgrading works, insurmountable sewerage impact is not anticipated. He suggests that the approval condition for implementation of the local sewerage upgrading/sewerage connection works identified in the SIA be stipulated should the application be approved by the Board.

Drainage Aspect

10.1.5 Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD)

he has no objection to the application and would suggest that the approval condition for implementation of the local sewerage upgrading and sewerage connection works identified in the accepted sewerage impact assessment be stipulated should the application be approved by the Board.

Building Matters

10.1.6 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 (BO) and its allied regulations;
- (b) the former IB was wholesale-converted into a 10-storey commercial building with completion of alteration and addition works acknowledged on 18.3.2020; and
- (c) his advisory comments on the application are at **Appendix IV**.

10.1.7 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;
- (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; and
- (c) his advisory comments are **Appendix IV**.

Other Comments

10.1.8 Local views/comments conveyed by the District Officer (Kwun Tong), Home Affairs Department are as follows:

a member of the Kwun Tong and Kowloon Bay Business Area Committee opined that the developer must provide a plan to help students access public transportation.

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

- (a) Head of the Energising Kowloon East Office, DEVB;
- (b) Chief Highway Engineer/Kowloon, Highways Department;
- (c) Chief Engineer/Construction, Water Supplies Department;
- (d) Chief Town Planner/Urban Design and Landscape, PlanD;
- (e) Project Manager (East), Civil Engineering and Development Department;
- (f) Director of Food and Environmental Hygiene; and
- (g) Commissioner of Police.

11. Public Comments Received During the Statutory Publication Periods

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

11.2 The major grounds of the supporting comments (**Appendix IIIa**) are that the proposed hostel development could meet the genuine need for student accommodation by utilisation of the existing building which in terms support the continued development of higher and post-secondary education; compatible with the surrounding land uses; the submitted technical assessments could address the concerns on potential air quality and noise impacts to the future tenants with appropriate mitigation measures; the proposed development with mitigation measures would not induce adverse sewerage impact; and adverse traffic impact to the district is not anticipated, as the site is well-served by public transport services.

11.3 Among the three objecting comments submitted by two individuals, one is concerned with the size of the smallest rooms falling below the 8m² minimum standard required under the Basic Housing Units Ordinance, and questions whether the room would

provide adequate natural light and ventilation, including whether the windows are openable. The other individual objects on the grounds that the proposal does not provide sufficient parking facilities and has underestimated the traffic and parking impacts, considering that the area already suffers from high demand and frequent queuing/illegal parking, and the pick-up/drop-off and loading activities arising from the project would further worsen traffic of the surrounding streets. The intensified vehicular and pedestrian movements would create serious safety risks, including conflicts between pedestrians and vehicles and increased likelihood of accidents, especially given the nearby industrial context (**Appendix IIIb**).

12. Planning Considerations and Assessments

- 12.1 The subject application seeks planning permission for partial conversion of a 10-storey commercial building (excluding the portion on G/F used for existing commercial uses) at the Site into a proposed student hostel.

Planning Intention and Land Use Compatibility

- 12.2 The proposed student hostel, made pursuant to the Scheme, is generally in line with the planning intention of the “OU(B)” zone which facilitates the transformation from industrial to business/commercial uses in KTBA. The Site is located at the street block bounded by Hung To Road and King Yip Street of KE which is characterised by a mixed of commercial buildings, IBs and I-O buildings. The Site is also in proximity to the Tsui Ping River Garden, Laguna Park, Kwun Tong and Cha Kwo Ling Promenades, 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. SED and Head of DPFO, DEVB advise that the current layouts are generally in line with the confirmed proposal. 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 comprises 110 rooms providing about 183 beds with single rooms ranging from 7.9m² to 9.9m² and double rooms ranging from 10.3m² to 25.4m². Communal facilities, including student facilities, pantries and shared toilets/ bathrooms, would be provided to enhance living quality for the tenants. The applicant has submitted technical assessments, including PER, SIA and traffic study report, and justifications in demonstrating the proposed student hostel development will not generate any insurmountable technical impacts. There will be no visual impact as the partial conversion maintains the existing building bulk with no changes to building footprint or BH. Given the proposed development would not rely on

openable windows for ventilation, DEP considers that no insurmountable air quality impact nor adverse noise impact are anticipated. In view of the anticipated increase in sewage flow, DEP and CE/MS, DSD recommend stipulating an approval condition on the implementation of the local sewerage upgrading/ sewerage connection works identified in the submitted SIA. Given the submitted traffic study report has demonstrated no adverse traffic impact would be resulted from the proposed development to the surrounding road network, C for T has no adverse comment on the application and recommends stipulating an approval condition on the design and provision of parking, L/UL facilities and vehicular access.

- 12.5 In respect of fire safety, the applicant is required to comply with the BO 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. On other technical aspects, concerned departments have no objection/no adverse comment on the application.

Similar Application for student hostel

- 12.6 A similar application No. A/K14/839 for proposed student hostel has been approved by the Committee since the introduction of the Scheme. The circumstances of the above application are similar to the current application and approval of the application is generally in line with the Committee's previous decision.

Public Comments

- 12.7 Regarding public concerns about the design of the proposed student hostel development, all building works are subject to the compliance with the BO and its allied regulations. Whilst the proposal comprises 110 rooms, with room sizes ranging from 7.9m² to 25.4m², the final design, if different from the current approval, is required to be submitted to EDB for acceptance and monitored by EDB and DEVB under the Scheme. Regarding the environmental and traffic concerns, the assessments in paragraph 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 14.8.2030, 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 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
- (b) 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 TPB.

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 27.1.2026
Appendix Ia	SPS received on 27.1.2026
Appendix Ib	1 st FI received on 9.3.2026
Appendix Ic	2 nd FI received on 16.6.2026
Appendix II	Similar applications in KTBA
Appendices IIIa to IIIb	Public comments
Appendix IV	Recommended advisory clauses
Drawings A-1 to A-7	Floor plans (extract) and section
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photos