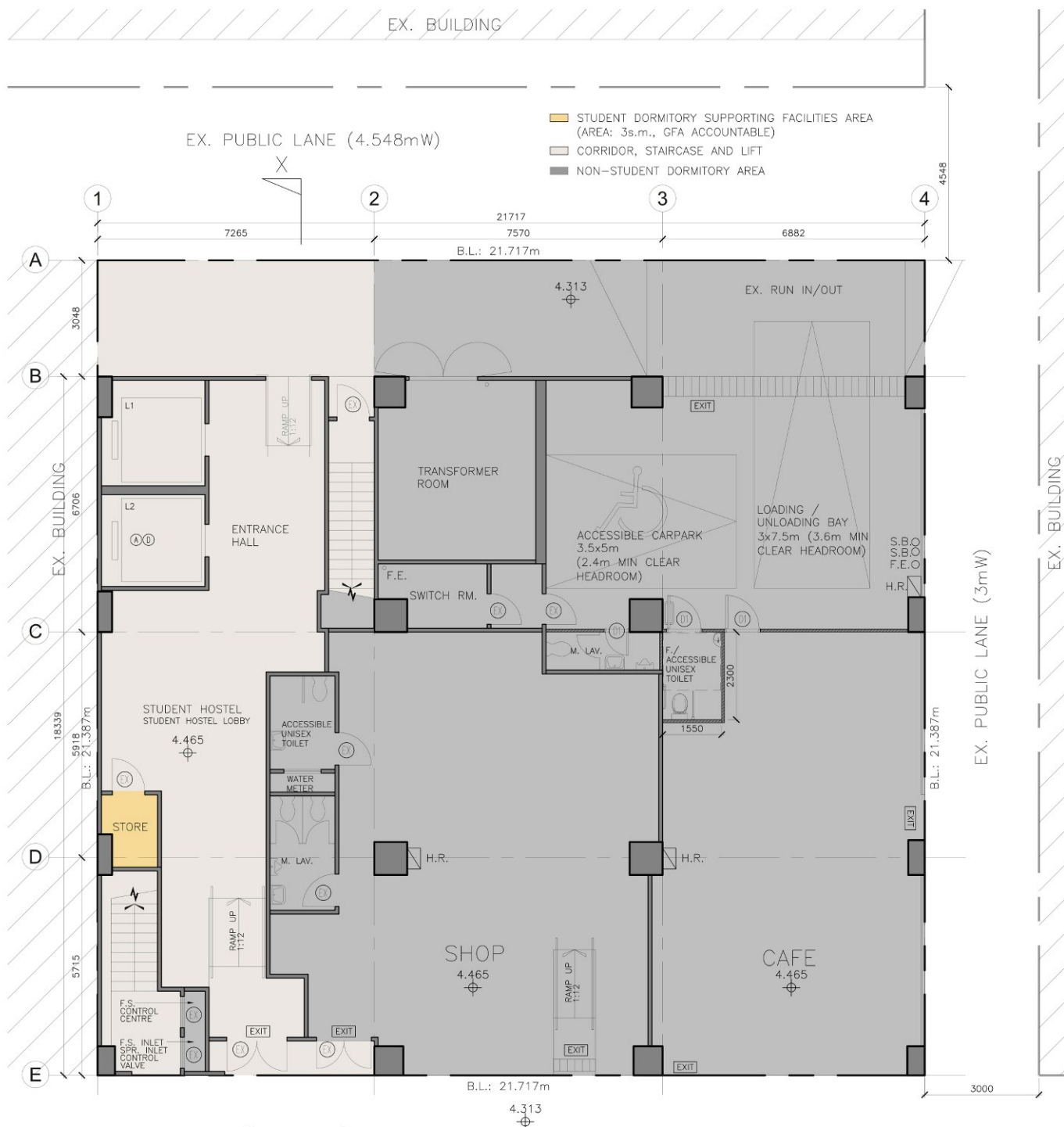




DEVELOPMENT PARAMETERS

SITE AREA	= 464.461 s.m.
PROPOSED FLOOR AREA	= 3818.761 s.m.
- NON-DOMESTIC PART	
PLOT RATIO	= 8.222
SITE COVERAGE	= 79.97%
BUILDING HEIGHT	= 36.72 m
NO. OF STOREY	= 10
NO. OF STUDENT HOSTEL ROOMS	= 110
- SINGLE ROOMS	= 37
- TWIN ROOMS	= 73
NO. OF BED SPACES	= 183
NO. OF PARKING SPACES	
AND LOADING / UNLOADING SPACES	
ACCESSIBLE CARPARK	= 1
LIGHT GOODS VEHICLES	= 1
SUPPORTING FACILITIES AREA	= 626 s.m.
(GFA ACCOUNTABLE)	
SUPPORTING FACILITIES AREA	= 38 s.m.
(EXEMPTED GFA)	

GFA SUMMARY

FLOOR	EXISTING GFA (s.m.)	PROPOSED GFA (s.m.)
G/F	344.065	349.827 ¹
1/F	464.461	445.461
2/F	442.442	423.442
3/F	371.433	371.433
4/F	371.433	371.433
5/F	371.433	371.433
6/F	371.433	371.433
7/F	371.433	371.433
8/F	371.433	371.433
9/F	371.433	371.433
TOTAL	3850.999	3818.761

1. GFA OF SHOP AND CAFE (INCLUDING TOILETS) = 197.508s.m.
GFA OF HOSTEL AREA = 152.319 s.m.

2026.6.16

Project:
SECTION 16 APPLICATION FOR PARTIAL CONVERSION
OF AN EXISTING COMMERCIAL BUILDING FOR
PROPOSED 'HOTEL (STUDENT HOSTEL)' USE
AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
G/F PLAN

Drawing No.:
GP-01

Architect:
 樓安建築師有限公司
L&N Architects Ltd.
 Rooms 1203-1204, 12/F Boigian Bank Building,
721-726 Nathan Road, Kowloon
Tel: (852) 3422 3062, Fax: (852) 3428 2269

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

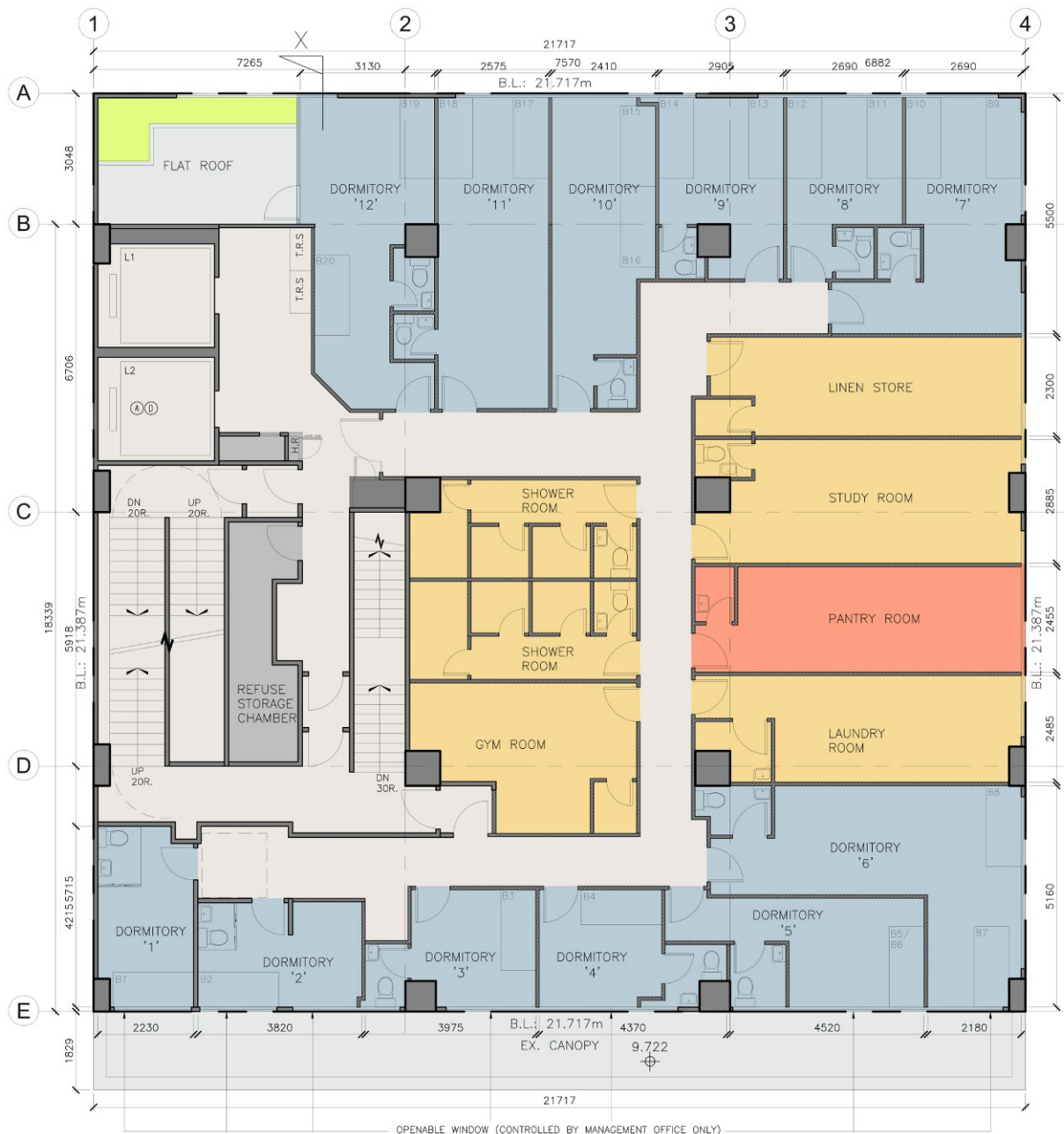
參考編號
REFERENCE No.
A/K14/838

繪圖
DRAWING
A - 1

1/F GFA : 445.461 s.m.

DORMITORY NO.	AREA (INCLUDING SHOWER ROOM) (m ²)	NO. OF BED SPACE
1	9.0	1
2	9.3	1
3	9.1	1
4	9.6	1
5	13.2	2
6	24.2	2
7	17.4	2
8	10.5	2
9	11.7	2
10	16.0	2
11	19.7	2
12	19.1	2
TOTAL	168.8	20

- STUDENT DORMITORY AREA
- STUDENT DORMITORY SUPPORTING FACILITIES AREA (AREA: 95s.m., GFA ACCOUNTABLE)
- STUDENT DORMITORY SUPPORTING FACILITIES AREA (AREA: 19s.m., EXEMPTED GFA)
- CORRIDOR, STAIRCASE AND LIFT
- FLAT ROOF AND CANOPY
- GREENERY (3.8 s.m.)
- NON-STUDENT DORMITORY AREA



- GENERAL NOTES
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
 - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
 - ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2026.6.16

Project:
SECTION 16 APPLICATION FOR PARTIAL CONVERSION
OF AN EXISTING COMMERCIAL BUILDING FOR
PROPOSED 'HOTEL (STUDENT HOSTEL)' USE
AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
1/F PLAN

Drawing No.:
GP-02

Architect:
L&N Architects Ltd.
Rooms 1203-1204, 12/F Beigian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3062, Fax: (852) 3428 2269

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/838

繪圖
DRAWING
A - 2

2/F GFA : 423.442 s.m.

DORMITORY NO.	AREA (INCLUDING SHOWER ROOM) (m ²)	NO. OF BED SPACE
1	9.0	1
2	9.2	1
3	9.2	1
4	9.6	1
5	13.2	2
6	24.2	2
7	17.4	2
8	10.5	2
9	11.7	2
10	13.0	2
11	14.3	2
12	15.7	2
TOTAL	157.0	20

- STUDENT DORMITORY AREA
- STUDENT DORMITORY SUPPORTING FACILITIES AREA (AREA: 96s.m., GFA ACCOUNTABLE)
- STUDENT DORMITORY SUPPORTING FACILITIES AREA (AREA: 19s.m., EXEMPTED GFA)
- CORRIDOR, STAIRCASE AND LIFT
- NON-STUDENT DORMITORY AREA



- GENERAL NOTES
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 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
 - ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2026.6.16

Project:
SECTION 16 APPLICATION FOR PARTIAL CONVERSION
OF AN EXISTING COMMERCIAL BUILDING FOR
PROPOSED 'HOTEL (STUDENT HOSTEL)' USE
AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
2/F PLAN

Drawing No.:
GP-03

Architect:
L&N Architects Ltd.
Rooms 1203-1204, 12/F Beigian Bank Building,
721-726 Nathan Road, Kowloon
Tel: (852) 3422 3062, Fax: (852) 3428 2269

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

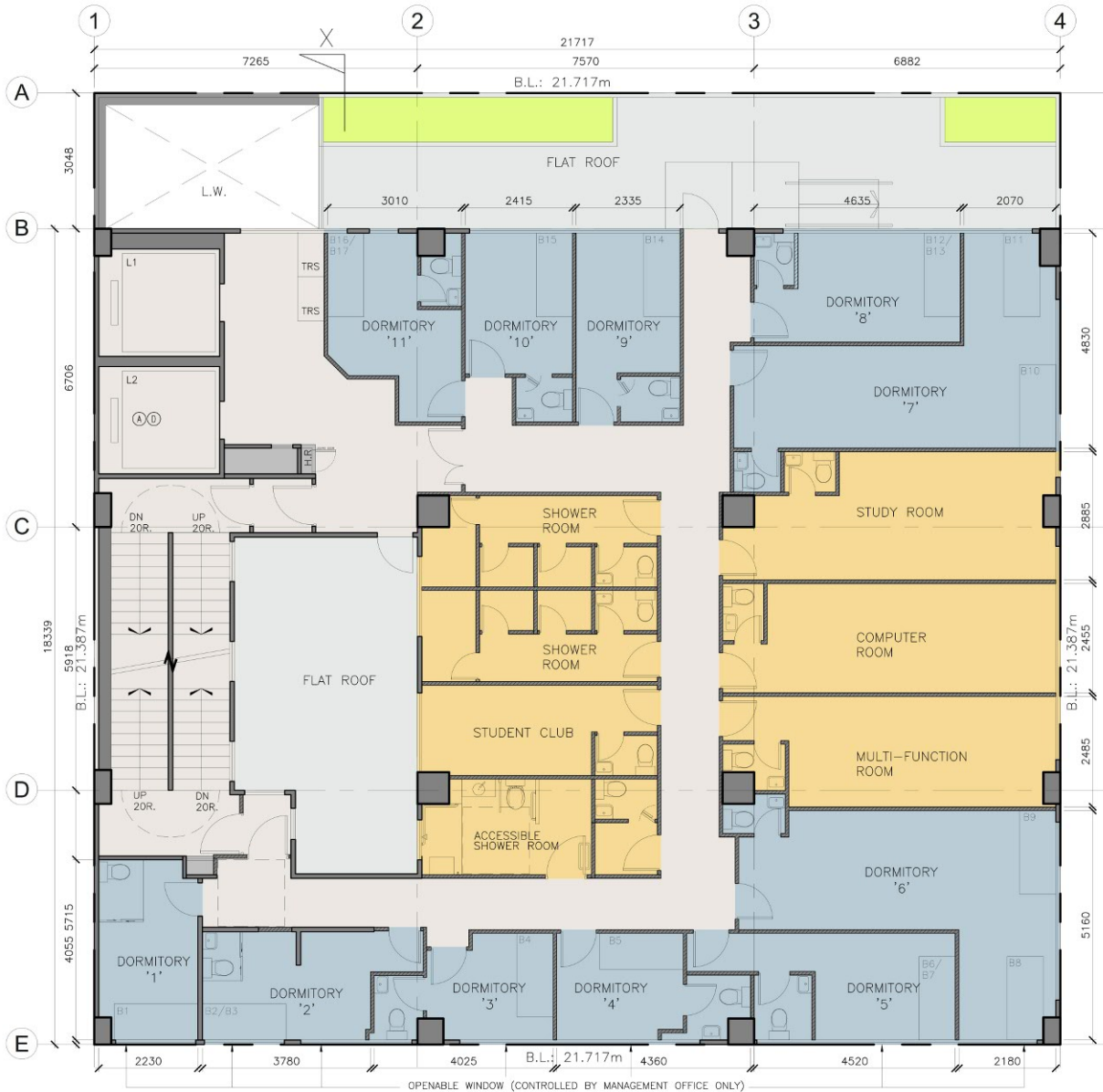
參考編號
REFERENCE No.
A/K14/838

繪圖
DRAWING
A - 3

3/F GFA : 371.433 s.m.

DORMITORY NO.	AREA (INCLUDING SHOWER ROOM) (m ²)	NO. OF BED SPACE
1	8.8	1
2	10.3	2
3	7.9	1
4	8.8	1
5	12.2	2
6	24.9	2
7	22.7	2
8	11.4	2
9	9.9	1
10	9.0	1
11	10.7	2
TOTAL	136.6	17

- STUDENT DORMITORY AREA
- STUDENT DORMITORY SUPPORTING FACILITIES AREA (AREA: 98s.m., GFA ACCOUNTABLE)
- CORRIDOR, STAIRCASE AND LIFT
- FLAT ROOF AND CANOPY
- GREENERY (9.0 s.m.)
- NON-STUDENT DORMITORY AREA



- GENERAL NOTES
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
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 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
 - ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2026.6.16

Project:
SECTION 16 APPLICATION FOR PARTIAL CONVERSION
OF AN EXISTING COMMERCIAL BUILDING FOR
PROPOSED 'HOTEL (STUDENT HOSTEL)' USE
AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
3/F PLAN

Drawing No.:
GP-04

Architect:
L&N Architects Ltd.
Room 1203-1204, 12/F Beigian Bank Building,
721-726 Nathan Road, Kowloon
Tel: (852) 3422 3062, Fax: (852) 3428 2269

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/838

繪圖
DRAWING
A - 4

4/F-6/F GFA (EACH STOREY): 371.433 s.m.

DORMITORY NO.	AREA (INCLUDING SHOWER ROOM) (m ²)	NO. OF BED SPACE
1	8.8	1
2	10.3	2
3	7.9	1
4	8.9	1
5	12.0	2
6	25.4	2
7	23.4	2
8	15.0	2
9	10.4	2
10	8.9	1
11	11.9	2
TOTAL	142.9	18

STUDENT DORMITORY AREA
 STUDENT DORMITORY SUPPORTING FACILITIES AREA
 (AREA: 97s.m., GFA ACCOUNTABLE)
 CORRIDOR, STAIRCASE AND LIFT
 NON-STUDENT DORMITORY AREA



GENERAL NOTES
 1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
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 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
 4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2026.6.16

Project:
 SECTION 16 APPLICATION FOR PARTIAL CONVERSION
 OF AN EXISTING COMMERCIAL BUILDING FOR
 PROPOSED 'HOTEL (STUDENT HOSTEL)' USE
 AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
 4/F - 6/F PLAN

Drawing No.:
 GP-05

Architect:
 樓安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Beigian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3062, Fax: (852) 3428 2269

(資料來源：由申請人提交)
 (Source: Submitted by the applicant)

參考編號
 REFERENCE No.
 A/K14/838

繪圖
 DRAWING
 A - 5

7/F-9/F GFA (EACH STOREY): 371.433 s.m.

DORMITORY NO.	AREA (INCLUDING SHOWER ROOM) (m ²)	NO. OF BED SPACE
1	8.8	1
2	10.3	2
3	7.9	1
4	8.9	1
5	17.2	2
6	20.1	2
7	17.9	2
8	17.8	2
9	18.5	2
10	18.4	2
11	20.0	2
12	10.4	2
13	8.9	1
14	11.9	2
TOTAL	197.0	24

- STUDENT DORMITORY AREA
- STUDENT DORMITORY SUPPORTING FACILITIES AREA (AREA: 43s.m., GFA ACCOUNTABLE)
- CORRIDOR, STAIRCASE AND LIFT
- NON-STUDENT DORMITORY AREA



- GENERAL NOTES
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 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
 - ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2026.6.16

Project:
SECTION 16 APPLICATION FOR PARTIAL CONVERSION
OF AN EXISTING COMMERCIAL BUILDING FOR
PROPOSED 'HOTEL (STUDENT HOSTEL)' USE
AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
7/F - 9/F PLAN

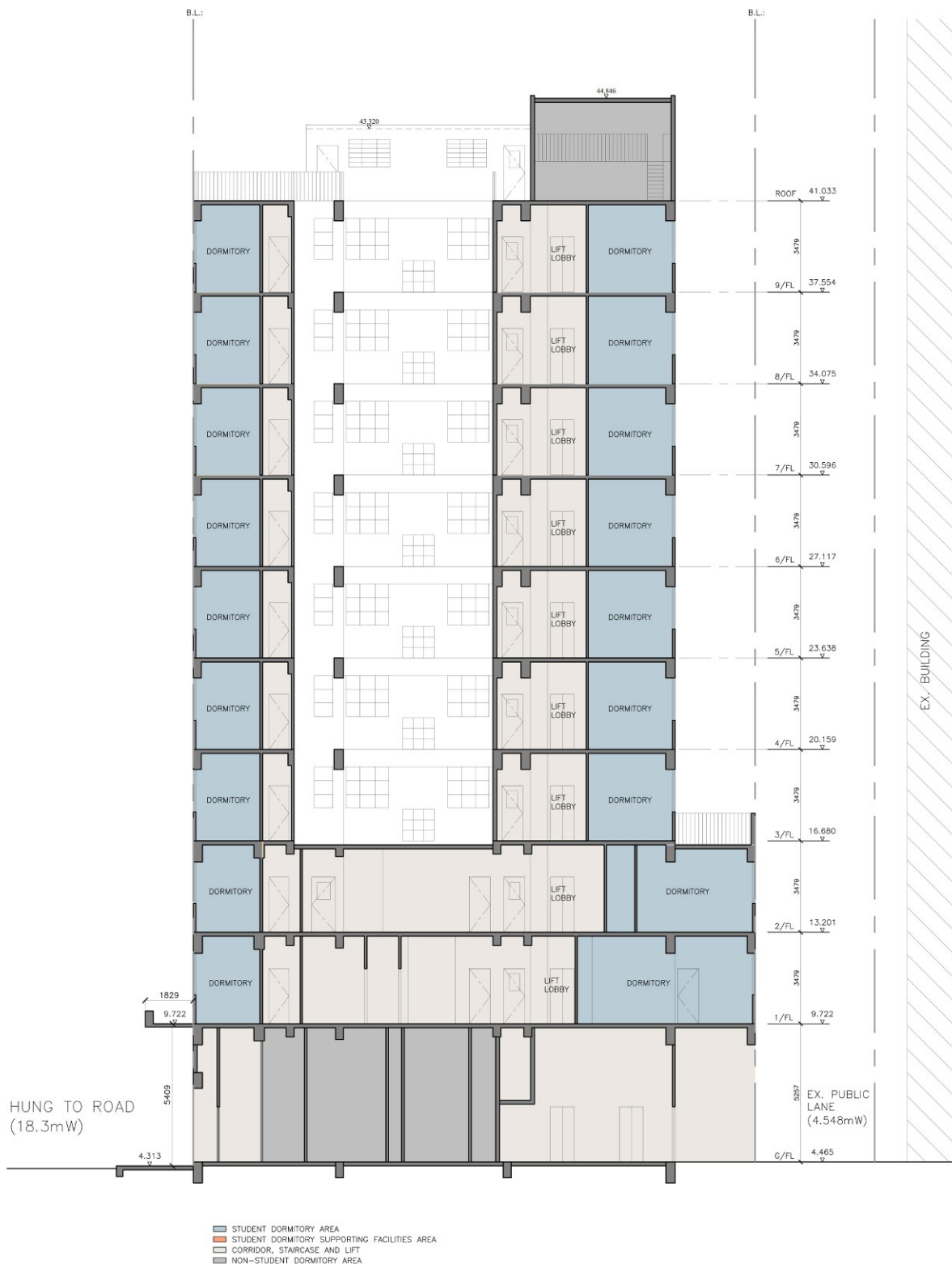
Drawing No.:
GP-06

Architect:
L&N Architects Ltd.
Rooms 1203-1204, 12/F Beigian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3062, Fax: (852) 3428 2269

(資料來源：由申請人提交)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
A/K14/838

繪圖
DRAWING
A - 6



GENERAL NOTES
 1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
 2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
 4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2026.6.16

Project:
 SECTION 16 APPLICATION FOR PARTIAL CONVERSION
 OF AN EXISTING COMMERCIAL BUILDING FOR
 PROPOSED 'HOTEL (STUDENT HOSTEL)' USE
 AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
 SECTION X

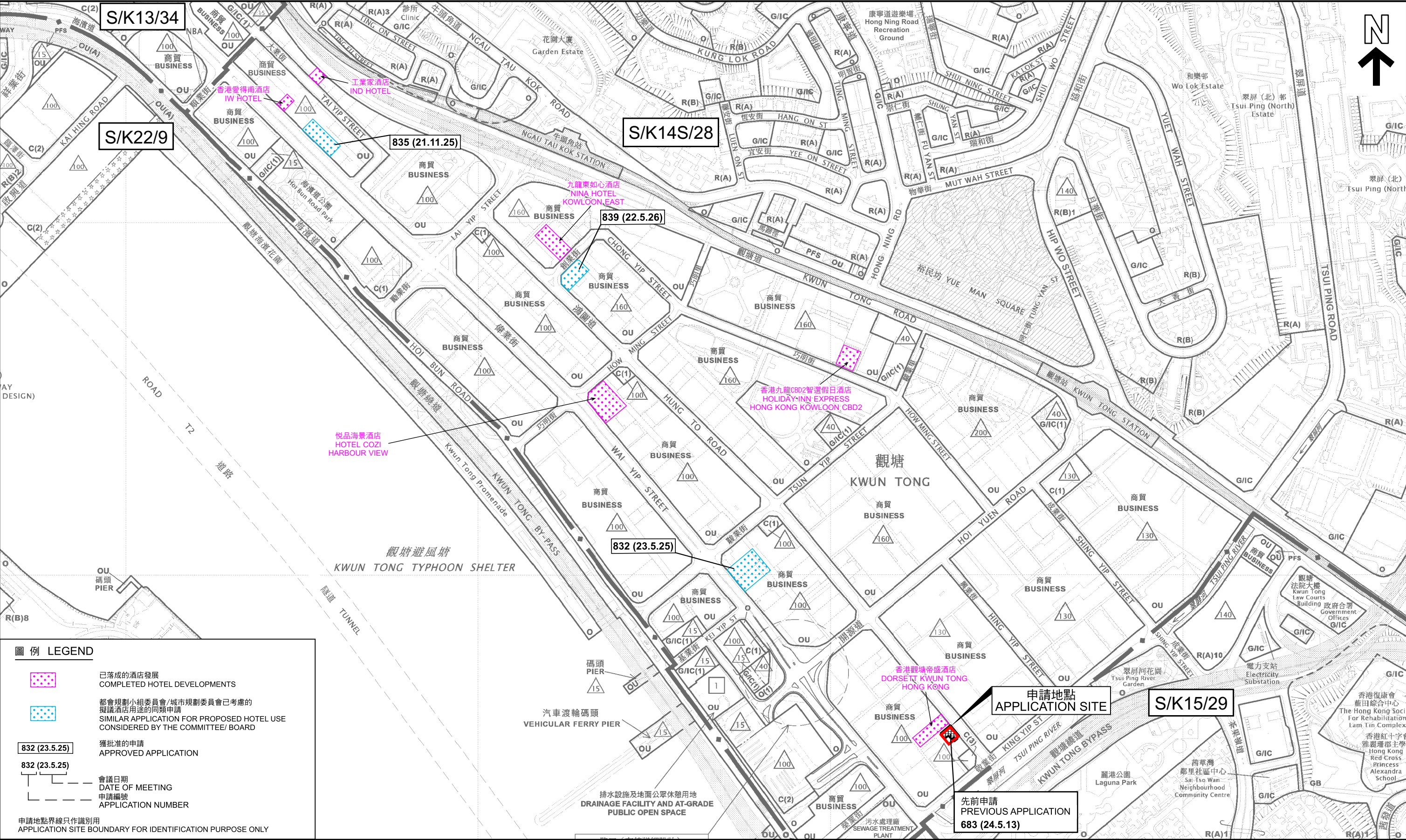
Drawing No.:
 GP-08

Architect:
 標安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Beigian Bank Building,
 721-726 Nathan Road, Kowloon
 Tel: (852) 3422 3062, Fax: (852) 3428 2269

(資料來源：由申請人提交)
 (Source: Submitted by the applicant)

參考編號
 REFERENCE No.
 A/K14/838

繪圖
 DRAWING
 A - 7



圖例 LEGEND



已落成的酒店發展
COMPLETED HOTEL DEVELOPMENTS



都會規劃小組委員會/城市規劃委員會已考慮的
擬議酒店用途的同類申請
SIMILAR APPLICATION FOR PROPOSED HOTEL USE
CONSIDERED BY THE COMMITTEE/ BOARD

832 (23.5.25)

獲批准的申請
APPROVED APPLICATION

832 (23.5.25)

會議日期
DATE OF MEETING
申請編號
APPLICATION NUMBER

申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議酒店（學生宿舍）
觀塘鴻圖道86號
PROPOSED HOTEL (STUDENT HOSTEL)
86 HUNG TO ROAD, KWUN TONG

SCALE 1:5 000 比例尺

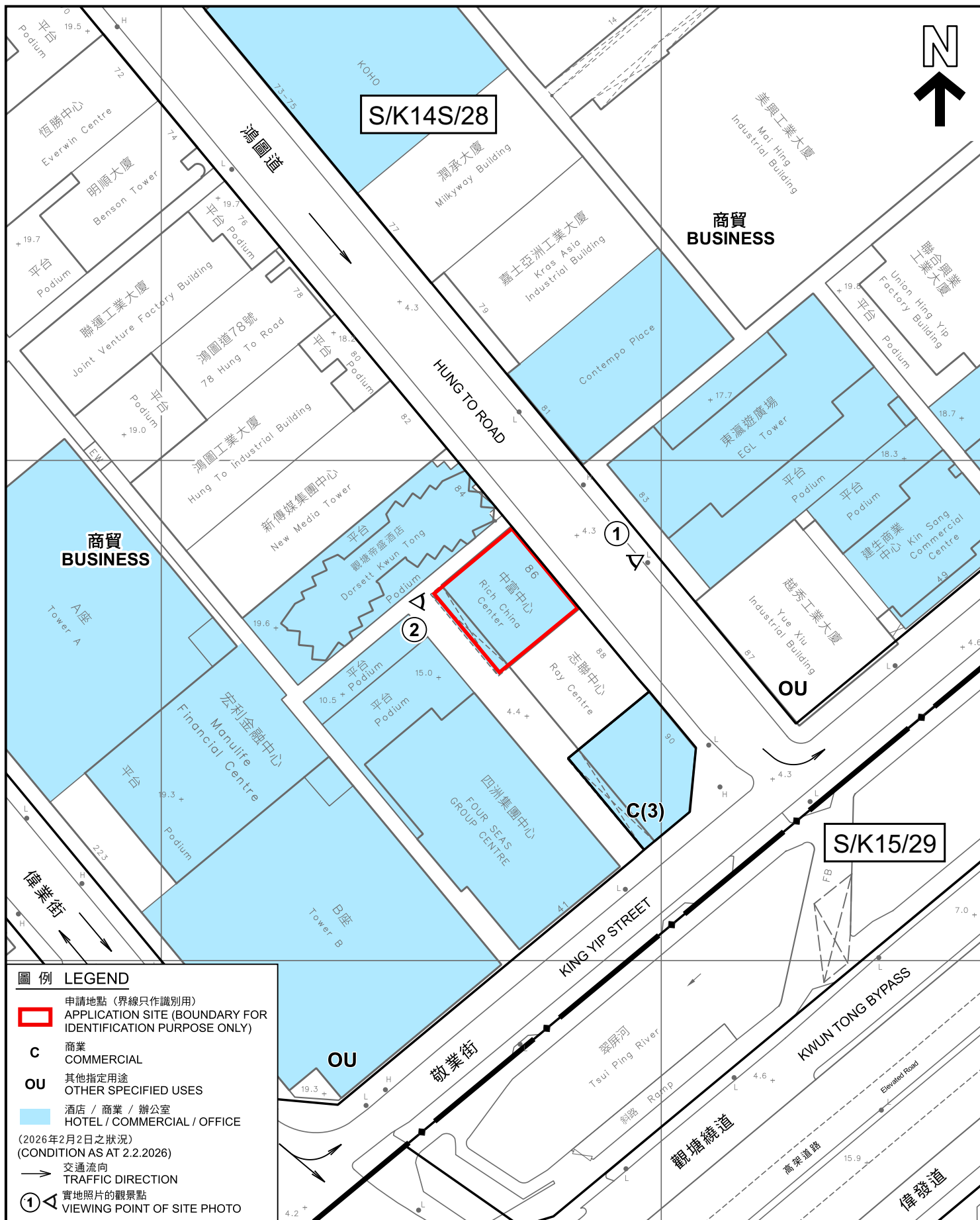
100 0 100 200 300 400 METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/K14/838

圖 PLAN
A - 1



平面圖 SITE PLAN

本摘要圖於2026年7月31日擬備，
所根據的資料為測量圖編號
11-NE-23A及23B

EXTRACT PLAN PREPARED ON 31.7.2026
BASED ON SURVEY SHEETS No.
11-NE-23A & 23B

擬議酒店 (學生宿舍)
觀塘鴻圖道86號
PROPOSED HOTEL (STUDENT HOSTEL)
86 HUNG TO ROAD, KWUN TONG

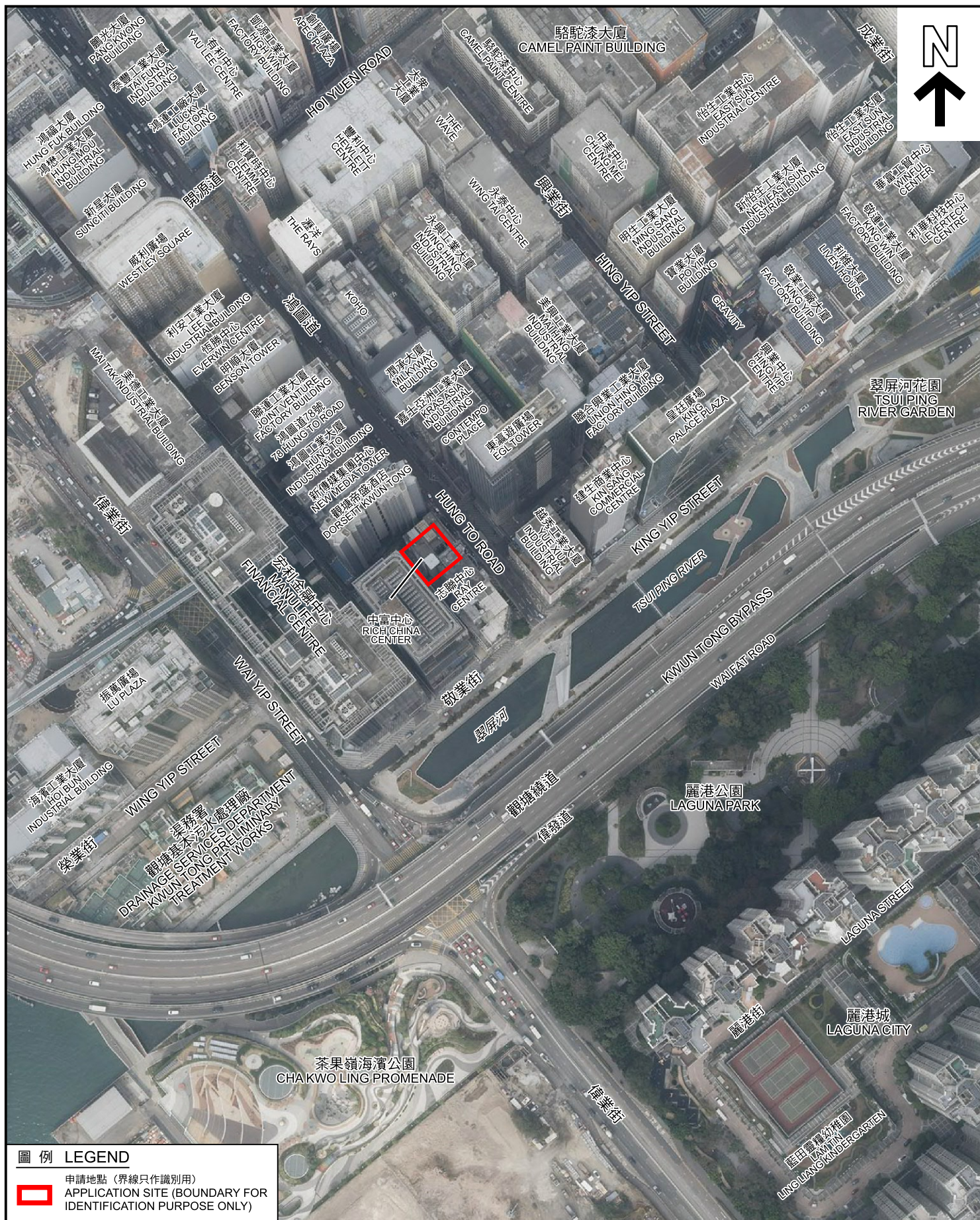
SCALE 1 : 1 000 比例尺
米 20 0 20 40 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/K14/838

圖 PLAN
A - 2



本圖於2026年6月23日擬備，
所根據的資料為地政總署於
2025年1月7日拍得的航攝照片編號
E248716C

PLAN PREPARED ON 23.6.2026
BASED ON AERIAL PHOTO No.
E248716C TAKEN ON 7.1.2025
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議酒店 (學生宿舍)
觀塘鴻圖道86號
PROPOSED HOTEL (STUDENT HOSTEL)
86 HUNG TO ROAD, KWUN TONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/K14/838

圖 PLAN
A - 3



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2026年6月23日擬備，
所根據的資料為攝於
2026年2月3日的實地照片
PLAN PREPARED ON 23.6.2026
BASED ON SITE PHOTOS
TAKEN ON 3.2.2026

實地照片 SITE PHOTOS

擬議酒店（學生宿舍）
觀塘鴻圖道86號
PROPOSED HOTEL (STUDENT HOSTEL)
86 HUNG TO ROAD, KWUN TONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/K14/838

圖 PLAN
A - 4