

**Application for Proposed ‘Hotel
(Student Hostel)’ (Partial Conversion of
Existing Office Building) and Minor
Relaxation of Non-domestic
Plot Ratio Restriction in “Residential
(Group A)” Zone at 10 Anchor Street,
Tai Kok Tsui, Kowloon**

Applicant	:	Goldtown Enterprises Limited
Project Coordinator	:	CBRE Limited
Planning Consultants	:	Vision Planning Consultants Limited
Project Architects	:	Turner & Townsend Limited
Environmental Consultants	:	Skyline Consultants Limited
Date of Submission	:	22 July 2026

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EXECUTIVE SUMMARY

This application seeks Town Planning Board ("TPB") approval for the partial internal conversion of the existing 15-storey office building at 10 Anchor Street, Tai Kok Tsui, Kowloon ("the Subject Site"), into a self-financing privately-funded student hostel under the Government's 'Hostels in the City Scheme' ("the Scheme").

The proposal covers internal conversion of 1/F to 14/F for 'Hotel (Student Hostel)' use, together with a minor relaxation of the existing non-domestic plot ratio. All external building features, building massing, GFA, height, number of storeys and site coverage remain unchanged. The existing G/F retail premises and main entrance are fully retained.

The Education Bureau has confirmed the Subject Site is eligible under the Scheme. Upon completion, the hostel will provide 83 rooms with 112 student bedspaces, supported by comprehensive indoor amenities and communal facilities.

Located within a 3-kilometre radius of 23 recognised post-secondary institutions and well-served by public transport, the Subject Site is highly suitable for student accommodation. The proposal addresses Hong Kong's persistent student hostel shortage and supports the Government's policy to strengthen Hong Kong's position as an international tertiary education hub.

The minor plot ratio relaxation only regularises the existing building volume without additional development bulk or new building works. A dedicated new sewerage connection will be provided, and no adverse traffic, drainage or sewerage impacts will be anticipated. The application is consistent with previous approved TPB precedent of similar hostel conversion case in the same land-use zoning within the same Outline Zoning Plan.

行政摘要

本申請向「城市規劃委員會」(下稱「城規會」)申請批准，將九龍大角咀晏架街10號現有15層商業大廈，透過內部改裝納入政府「城中學舍計劃」，改建為自資私營學生宿舍。

項目範圍為1樓至14樓內部用途改作「酒店(學生宿舍)」，並就現有非住宅地積比率申請輕微放寬。整幢大廈外觀、建築體積、總樓面面積、樓高、樓層數及覆蓋率維持不變，地面層商舖及正門入口全部保留，不設任何外部改建工程。

教育局已確認本項目符合「城中學舍計劃」申請資格。項目落成後可提供83間宿舍房、合共112個學生宿位，並配置齊全的房間設施及公用活動空間。

用地3公里範圍內涵蓋23所認可專上院校，公共交通完善，極適合作學生住宿用途。本計劃可紓緩本港學宿長期短缺問題，配合政府鞏固香港國際高等教育樞紐的政策方向。

是次地積比率放寬僅確認及沿用大廈原有已建成建築量，不新增發展體積、不涉及擴建，同時設置獨立排污接駁，不會對周邊交通、雨水排放或污水處理等方面造成不良影響。申請亦符合「城規會」於同一分區計劃大綱圖內的同一土地用途地帶已批核的同類改裝先例。

1. THE PURPOSE

- 1.1 This planning application is submitted on behalf of Goldtown Enterprises Limited (the “**Applicant**”), the registered owner of Kowloon Inland Lots Nos. 9432 and 9433 (hereinafter collectively called the “**Subject Site**”). The Subject Site is currently occupied by a 15-storey office building with ground floor (“**G/F**”) shops, known as Chow Yin Sum Trust Fund Building (the “**Building**”), located at No. 10 Anchor Street, Tai Kok Tsui, Kowloon. The Subject Site’s location is shown in **Figure 1** and **Figure 2**.
- 1.2 The application seeks planning permission from the Town Planning Board (“**TPB**”) to carry out partial internal conversion of the Building’s 1/F to 14/F floors for operation of a self-financing privately-funded (“**SFPF**”) student hostel under the Government’s ‘Hostels in the City Scheme’ (“**the Scheme**”). The Education Bureau (“**EDB**”) has formally verified that the premises satisfy all venue eligibility criteria for student hostel development under the Scheme (**Appendix 1**).
- 1.3 Two separate planning approvals are sought within this application to deliver a fully compliant student hostel at the Subject Site:
 - Item (a) - partial conversion of an existing Building’s 1/F to 14/F floors for ‘Hotel (Student Hostel)’ use; and
 - Item (b) - minor relaxation of the non-domestic of plot ratio (“**PR**”) restriction to facilitate the conversion set out in Item (a) above. [The proposal entails no alterations to the Building’s existing building bulk, PR, height, number of storeys or site coverage.]
- 1.4 Two G/F shop units and the main entrance serving upper floors will be retained in their current layout and operational function. No external structural alterations or façade modifications will be undertaken as part of this student hostel conversion works.
- 1.5 This planning statement sets out the land-use planning context of the proposal, detailed floor layouts for the proposed student hostel spanning 1/F to 14/F floors of the Building, a sewerage impact assessment and planning justifications in support of the application.

2. THE SITE AND ITS SURROUNDINGS

- 2.1 The Subject Site covers a total land area of about 167m² (or 1,795ft² as stipulated under the land lease). Located at the junction of Anchor Street and Oak Street, the Subject Site comprises a 15-storey office tower with the two G/F retail shops, as shown in **Figure 3**.
- 2.2 Completed in 1998, the Building has an aggregated non-domestic gross floor area (“**GFA**”) of 1,934.346m² and an overall PR of 11.6 (**Appendix 2**). The main

building entrance fronts Anchor Street (Photographs 1, 3 and 5, **Figure 3**), while photograph 4 in the same figure documents the Building's external street frontage.

- 2.3 The eastern G/F shop unit houses a restaurant, and the western unit operates a motorcycle retail shop (Photograph 1, **Figure 3**); both units feature frontages opening onto Anchor Street. A taxi layby is located immediately in front of the Subject Site (Photograph 3, **Figure 3**).
- 2.4 A breakdown of the Building's GFA and plot ratio allocation by floor is summarised in **Table 1** below, with full detailed calculations set out in **Appendix 2**.

Table 1 Total GFA and Plot Ratio Breakdowns of the Building

Floor	GFA (m²) (%)	Plot Ratio
G/F	159.737 (8.3)	0.96
1/F – 3/F	484.515 (25)	2.9
4/F – 12/F	1,059.066 (54.8)	6.35
13/F – 14/F	231.028 (11.9)	1.39
Total	1,934.346 (100)	11.6

- 2.5 As shown in **Figure 4**, 23 Scheme-eligible recognised post-secondary institutions operated by nine separate institutional bodies falls within a 3km catchment radius of the Subject Site. Nine of these institutions lie within a 2km radius, with remaining 14 located between 2 and 3km away.
- 2.6 The Subject Site enjoys excellent public transport connectivity. Major transport hubs within convenient walking distance include two MTR stations - Olympic Station to the west and Mong Kok Station to the east - alongside an extensive franchised bus route network. Full details of these surrounding transport facilities are provided in **Figure 5**.

3. SCHEME-ELIGIBLE STUDENT HOSTEL

- 3.1 By letter dated 11 May 2026, the EDB formally confirmed to the Applicant that the proposed partial conversion of the Building qualifies as an eligible student hostel development under the Scheme (**Appendix 1**).
- 3.2 Preliminary feedbacks from the Planning Department, Lands Department, Buildings Department and Fire Services Department are attached to **Appendix 1**. These comments have been reviewed, and other relevant TPB and/or departmental comments on this application, if any, will also be integrated into the project delivery schedule at appropriate implementation stages.
- 3.3 To enable full internal conversion works in accordance with the layout plans submitted with this application, the subject building floors between 1/F and 14/F will be fully vacated by 31.8.2026 (**Appendix 3**).

4. STATUTORY PLANNING ASPECTS

- 4.1 The Subject Site falls within an area zoned "Residential (Group A)" ("R(A)" on the Approved Mong Kok Outline Zoning Plan ("OZP") No. S/K3/38 (**Figure 1**). In the Notes of the OZP for "R(A)" zone, 'Hotel' is a Column 2 use (**Appendix 4**), meaning prior planning permission from the TPB is required.
- 4.2 The Remark (1) attached to the same Notes also states that: "*no new development, or addition, alternation and/or modification to or redevelopment of an existing building shall result in the plot ratio for building upon development or redevelopment in excess of 8.5 for a domestic building or 9 for building that is partly for domestic and partly for non-domestic of which the domestic part of the building should not exceed 8.5, or the plot ratio of the existing building, whichever is the greater.*" (**Appendix 4**).
- 4.3 The Building's existing PR of 11.6 already surpasses the statutory maximum of 9 stipulated under the OZP Remarks. For this reason, separate planning permission from the TPB is required to secure a minor relaxation of the non-domestic PR restriction, solely to facilitate operation of the Scheme-compliant student hostel.

5. SCHEMATIC FLOOR LAYOUTS AND PROPOSALS

Layout Overview

- 5.1 **Figures 6 – 8** contain the proposed floor layouts submitted with this application. The G/F will remain largely unmodified with no substantial structural or layout alterations (see **Figure 6**). Dedicated layout drawings for G/F & 1/F, 2-3/F & 4/F, and 5/F-12/F & 13/F-14/F are set out across **Figures 6 to 8**. No external alteration works are proposed for this student hostel conversion project. The existing G/F main entrance will be designated exclusively for the hostel students.

Vacating and Construction Timeline

- 5.2 All existing tenancies across 1/F to 14/F floors will be vacated by 31 August 2026 to enable the proposed conversion works. The full internal conversion programme is projected to complete within 18 months of 11 May 2026, as documented in **Appendix 1**.

Residential Accommodation Quantities

- 5.3 Upon completion, the hostel will deliver 83 hostel rooms providing a total of 112 student bedspaces, comprising 54 in single-bed rooms and 29 in twin-bed rooms. Every student room will be fitted with standard essential amenities: en-suite toilet, wardrobe, shower, basin, water closet, mini-refrigerator, bed, desk and chair as detailed on the submitted layout drawings.

Communal Support Facilities

- 5.4 A comprehensive suite of shared amenities will be provided to support student tenants, including self-service laundries, vending machines, general storage rooms, group study and collaboration space, exercise room, outdoor terraces, an on-site management office, shared pantry and a leisure lounge. The locations of these facilities are summarised in **Table 2** below (also see **Figures 6 – 8** for details).

Table 2 Key Development Parameters of the Student Hostel Project

Item	
1. Site Area (Existing)	167m² (100%)
2. Non-domestic Plot Ratio (Existing)	11.6
3. Total non-domestic GFA (Existing)	1,934.346m²
4. Total Site Coverage (Existing)	Not more than 72.5%
5. No. of Storeys (Existing) G/F (Layout and function Unchanged) 1/F – 14/F (Conversion to Student Hostel)	15
6. Total Number of Rooms (Proposed) - Single-bed room (8.032m ² to 12.745m ²) - Twin-bed room (12m ² to 21.972m ²)	83 54 29
7. Number of Bedspaces (Proposed)	112
8. Supporting Facilities (Proposed) (see Figures 6 – 8 for details)	Basic Room Facilities: toilet, wardrobe, shower, basin, water closet, mini-fridge, bed, desk and chair. Communal Facilities: - Laundry & Vending Machines (4/F – 14/F) - Storage (3/F – 14/F) - Study & Collaboration Room (2/F) - Exercise Room (1/F) - Outdoor Terrace + Management Office + Common Pantry + Leisure Room (4/F)

Sewerage Arrangements

- 5.5 Whilst the proposed development only comprises internal conversion works within 1/F to 14/F floors, the student hostel is intended for longer term operation at the Subject Site. Having reviewed the findings of the sewerage impact assessment ("SIA"), a new 225mm diameter sewer connection pipe will be laid to link the Building to the existing 300mm public sewer main running beneath Oak Street. No further upgrading of the local public sewerage network will be required to accommodate the proposed hostel. The full SIA report is attached as **Appendix 5**.

Air-Conditioning and Ventilation

- 5.6 The Building's existing split-type air-conditioning system will be retained to serve all student hostel floors. Under normal operating conditions, the design does not rely on natural ventilation via open windows for habitable hostel levels.

Management and Occupancy Controls

- 5.7 The main building entrance will be restricted to hostel residents. Student accommodation will be segregated by gender across separate floors, with no mixed-gender occupancy permitted on any single level. The on-site management office located at 4/F will provide round-the-clock support for all tenants, with staff rostered on a 24-hour shift basis to oversee daily hostel operations at all times.

6. PLANNING JUSTIFICATIONS

Addressing the Shortfall in Student Hostel Supply

- 6.1 In the 2023 and 2024 Policy Address, the Chief Executive outlined a policy objective to consolidate Hong Kong's position as an international hub for post-secondary education. To deliver this policy goal, the Development Bureau ("**DEVB**") and EDB jointly launched the Hostels in the City Pilot Scheme, incentivising private market operators to convert hotels and commercial buildings into self-financing privately-funded student hostels.
- 6.2 As cited in Footnote 1 on page 3 of Legislative Council Paper No. CB(1)1068/2025(03) dated 24.6.2025 (**Appendix 6**), *"the latest estimated total number of hostel units are only around 44,000 places as opposed to the 192,000 full-time local and non-local undergraduate and postgraduate students in 2024/2025 AY (academic year)". "Taking into account the increasing trend of full-time non-local students enrolment (i.e. doubling between four years to 79,300 students in 2024/25 AY), there is an obvious shortage of hostel places for post-secondary students in Hong Kong."*
- 6.3 The proposed partial conversion of the Building will deliver 112 additional student bedspaces, expanding the supply of SFPPF hostel places to meet the rising accommodation demand. Approval of this application will actively advance the Government's strategic policy to strengthen Hong Kong's status as a leading international centre for tertiary education.

Site Suitability for Student Hostel Use

- 6.4 As outlined in paragraph 2.5 above, 23 Scheme-qualified recognised post-secondary institutions operate within a 3km radius of the Subject Site (**Figure 4**). Combined with the area's robust public transport network (**Figure 5**), the location is highly suitable to accommodate students from these nearby tertiary education establishments. The EDB has formally validated the Building as a compliant venue eligible for development under the Hostels in the City Scheme (**Appendix 1**).

Minor Nature of the Requested Non-domestic PR Relaxation

- 6.5 Under the official Scheme Application Guidelines, student hostels classified as 'Hotel' use are treated as non-domestic developments for PR and site coverage

calculation purposes. As detailed in paragraphs 4.2 and 4.3 above, the existing Building's PR of 11.6 exceeds the maximum permissible PR stipulated for the site under the governing OZP.

- 6.6 The proposed 'Hotel (student hostel)' conversion comprises only internal fit-out works within the existing building fabric. No physical modifications will be made to the Building's overall massing; its height, number of storeys, GFA, plot ratio and site coverage will remain identical to the existing condition.
- 6.7 The development will house a modest total 112 student bedspaces, with end-users predominantly drawn from nearby recognised post-secondary institutions. A dedicated new sewer connection will be feed directly to the public sewer main beneath Oak Street. On this basis, the hostel's future operation is not anticipated to generate unacceptable adverse traffic, drainage or sewerage impacts on the surrounding neighbourhood.
- 6.8 The EDB has confirmed the Building qualifies as an eligible student hostel under the Scheme (**Appendix 1**), and the proposed hotel (student hostel) use constitutes a minor change that will not create material adverse or unmanageable cumulative effects for the area.

Precedent of Previously Approved Similar Application

- 6.9 As marked on **Figure 1**, the Metro Planning Committee ("MPC") of the TPB approved a comparable planning application (Application No. A/K3/601) on 6 February 2026. That approved case shares identical zoning, development nature and core objective with the present submission, and lies only 450m southeast of the Subject Site within the same OZP planning boundary. The Approval for this application aligns consistently with the MPC's established past decision-making precedent.

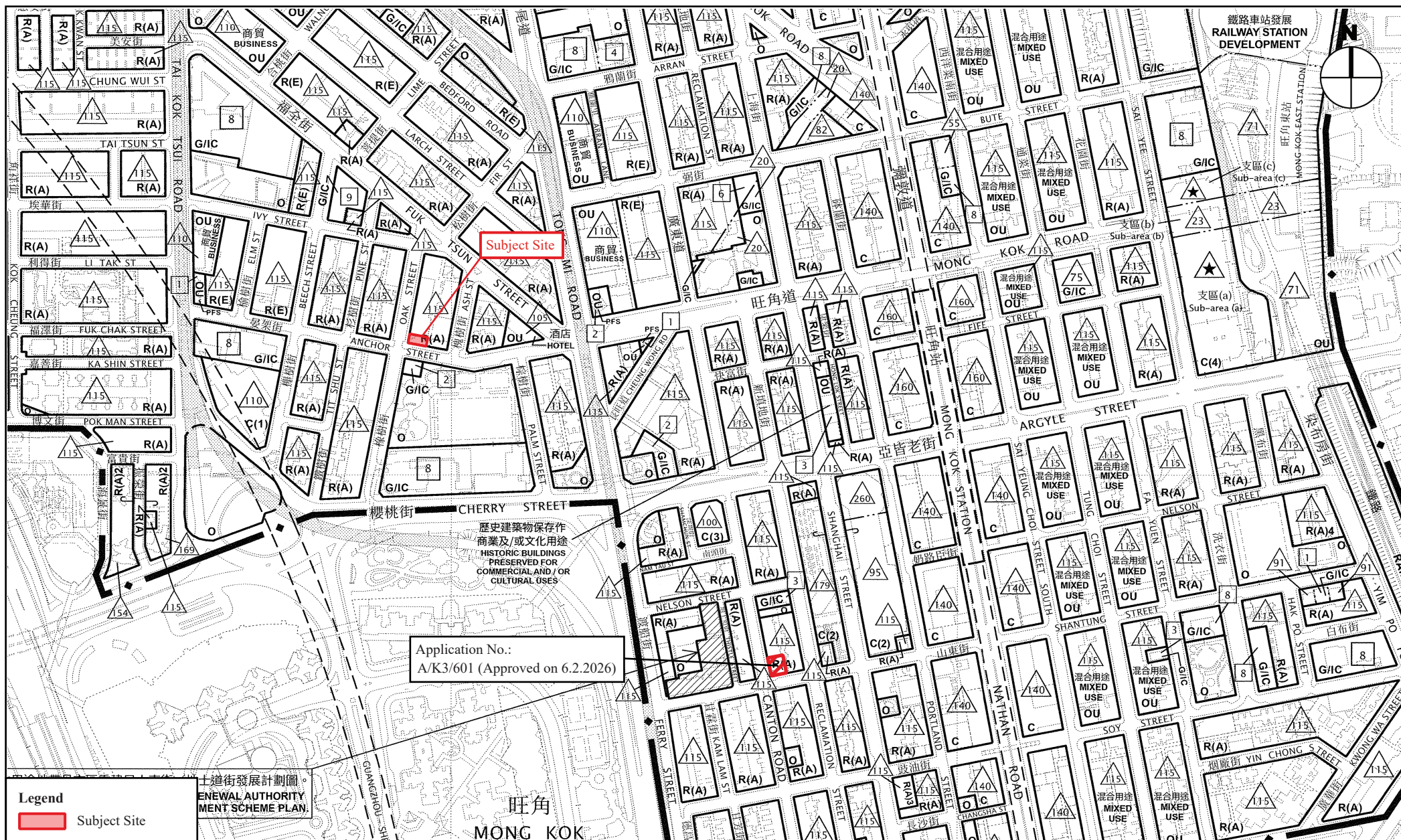
7. CONCLUSION

- 7.1 This planning application seeks permission from the TPB for proposed partial conversion of an existing office building at No. 10 Anchor Street, Tai Kok Tsui, Kowloon, to a hotel for student hostel purposes. Two separate planning approvals are requested: (i) change of use to 'Hotel (student hostel)'; and (ii) minor relaxation of non-domestic plot ratio restriction due to (i) above, solely to retain the Building's existing plot ratio from its prior office use. The EDB has verified the Subject Site meets all venue eligibility criteria for development under the Hostels in the City policy framework.
- 7.2 All conversion works will be confined exclusively to 1/F to 14/F floors. The G/F will retain its current layout and retail functions with no material alterations. The full internal conversion programme is scheduled to complete within 18 months of 11 May 2026, as documented in **Appendix 1**.

- 7.3 Upon completion, the development will provide 83 student hostel rooms accommodating a total of 112 bedspaces, directly supporting the policy objectives of the Hostel in the City Scheme. The Building's external façade, height, number of storeys, plot ratio and site coverage will remain unchanged from the existing built condition.
- 7.4 Approval of this planning application is an essential prerequisite for the Applicant to deliver an Education Bureau-recognised eligible student hostel for facilitation under the Scheme. The Subject Site is demonstrably suitable for student accommodation use, and requested plot ratio relaxation is minor in nature – it merely preserves the PR already inherent to the existing building. With a dedicated new sewer connection linking the development to the public sewer main under Oak Street, the hostel's operation will not create unacceptable adverse impacts on the local neighbourhood. This application also aligns with the MPC's prior approval of a materially similar case under Application No. A/K3/601, located 450m southeast of the Subject Site in the same land-use zoning within the same OZP.
- 7.5 In view of the above, we respectfully request Members of the TPB to give favourable consideration to and approve this application, enabling timely delivery of this compliant student hostel project.

Vision Planning Consultants Limited
22 July, 2026

Figures



Site Location Plan

(Extracted from the Approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/38)

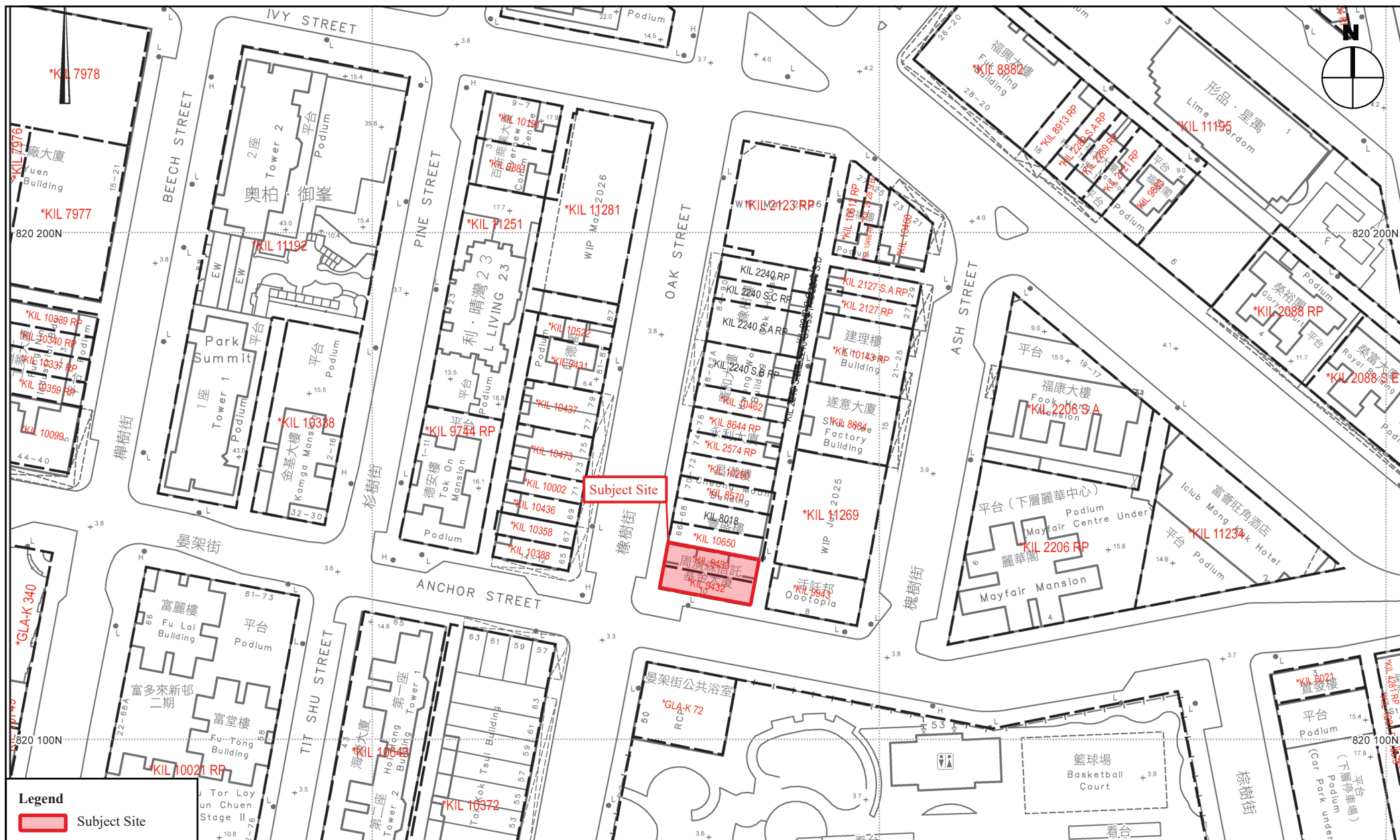
VISION

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Figure 1

1 : 5000



Lot Index Plan

(Extracted from the Lot Index Plan No. ags S00000160858 0001 (Reference No. 11-NW-19A))

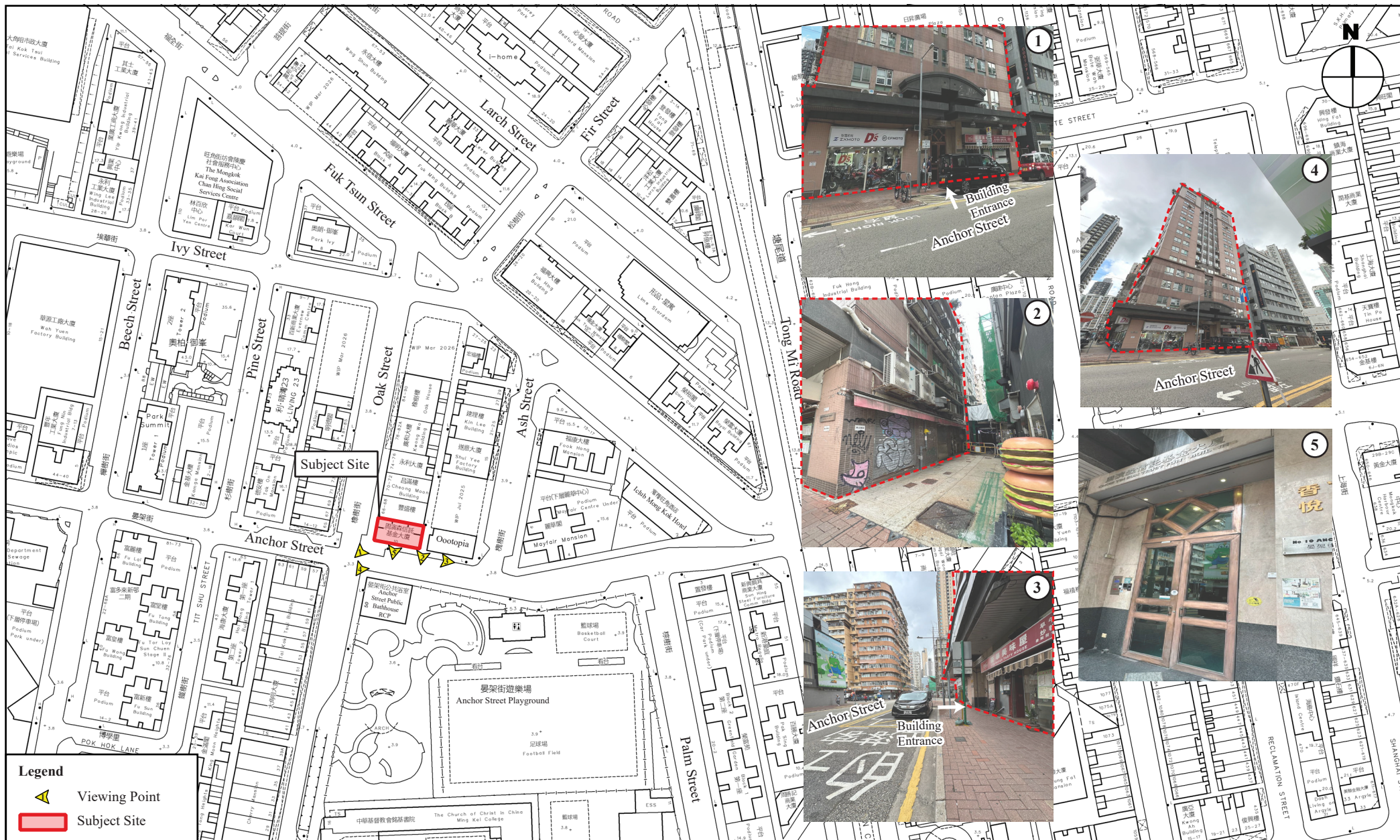
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Figure 2

1 : 1000



Legend

-  Viewing Point
-  Subject Site

The Site and Its Surroundings

(Extracted from the Government Survey Sheets Nos. 11-NW-19A and 11-NW-19B)

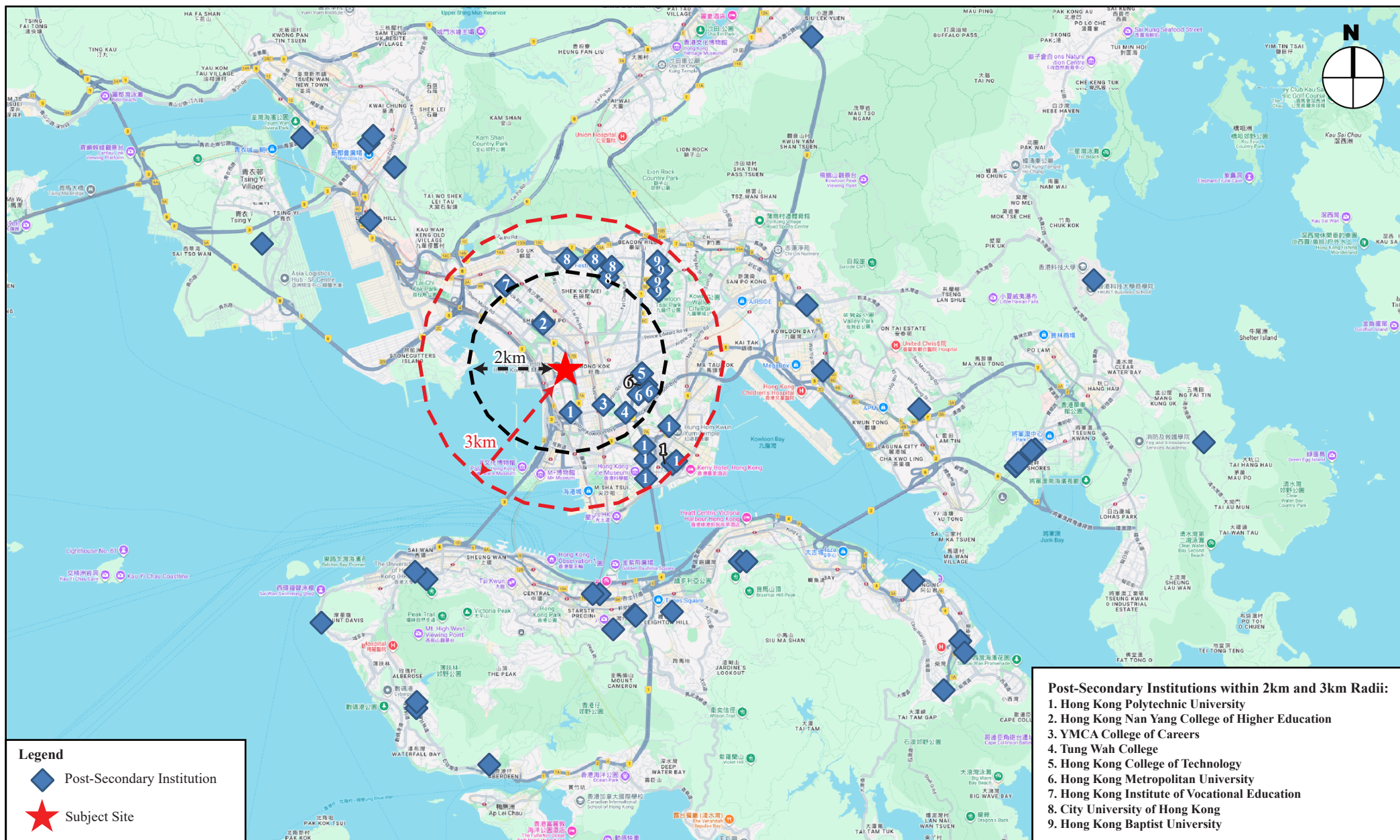
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Figure 3

1 : 2000



Locations of Post-Secondary Institutions

(Extracted from Google Maps 2026)



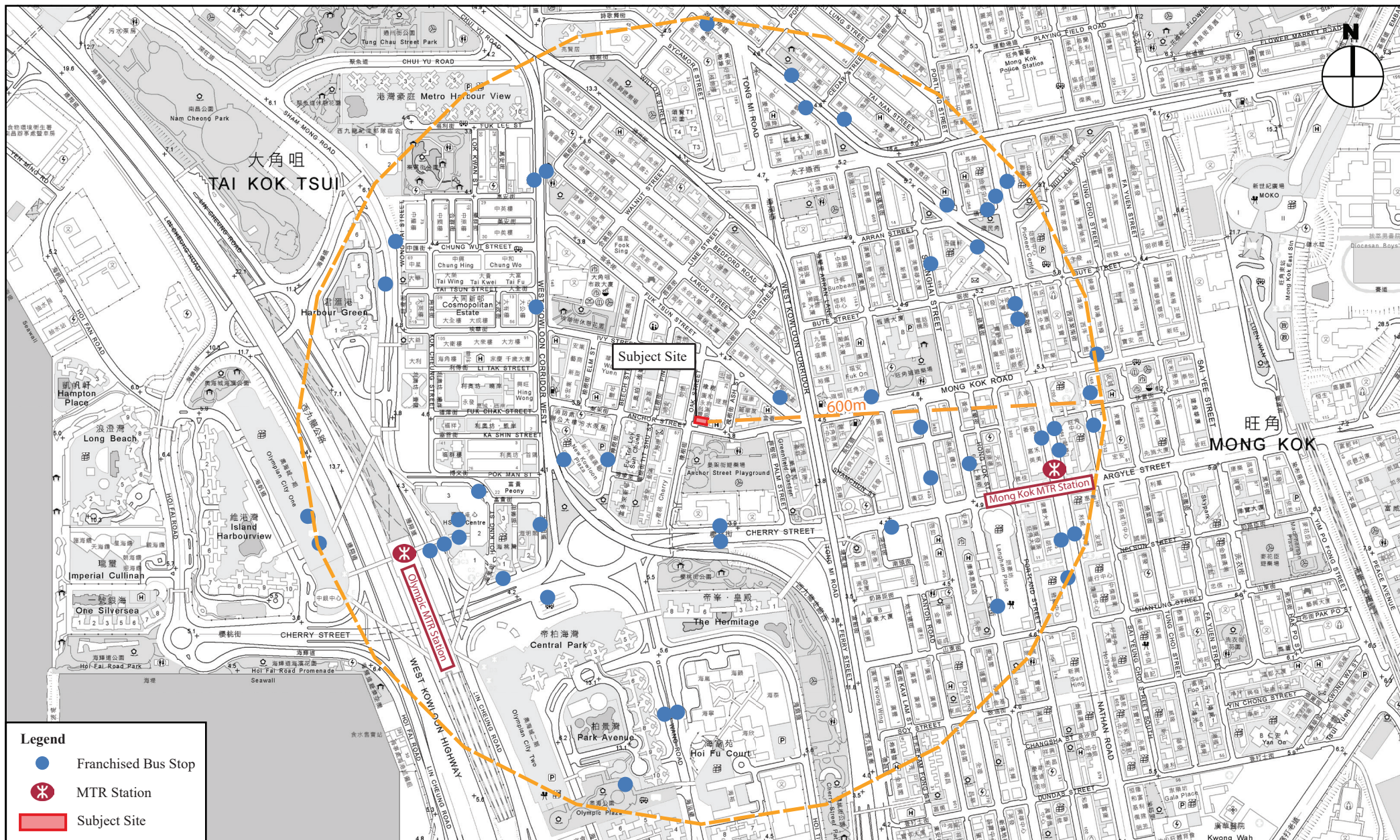
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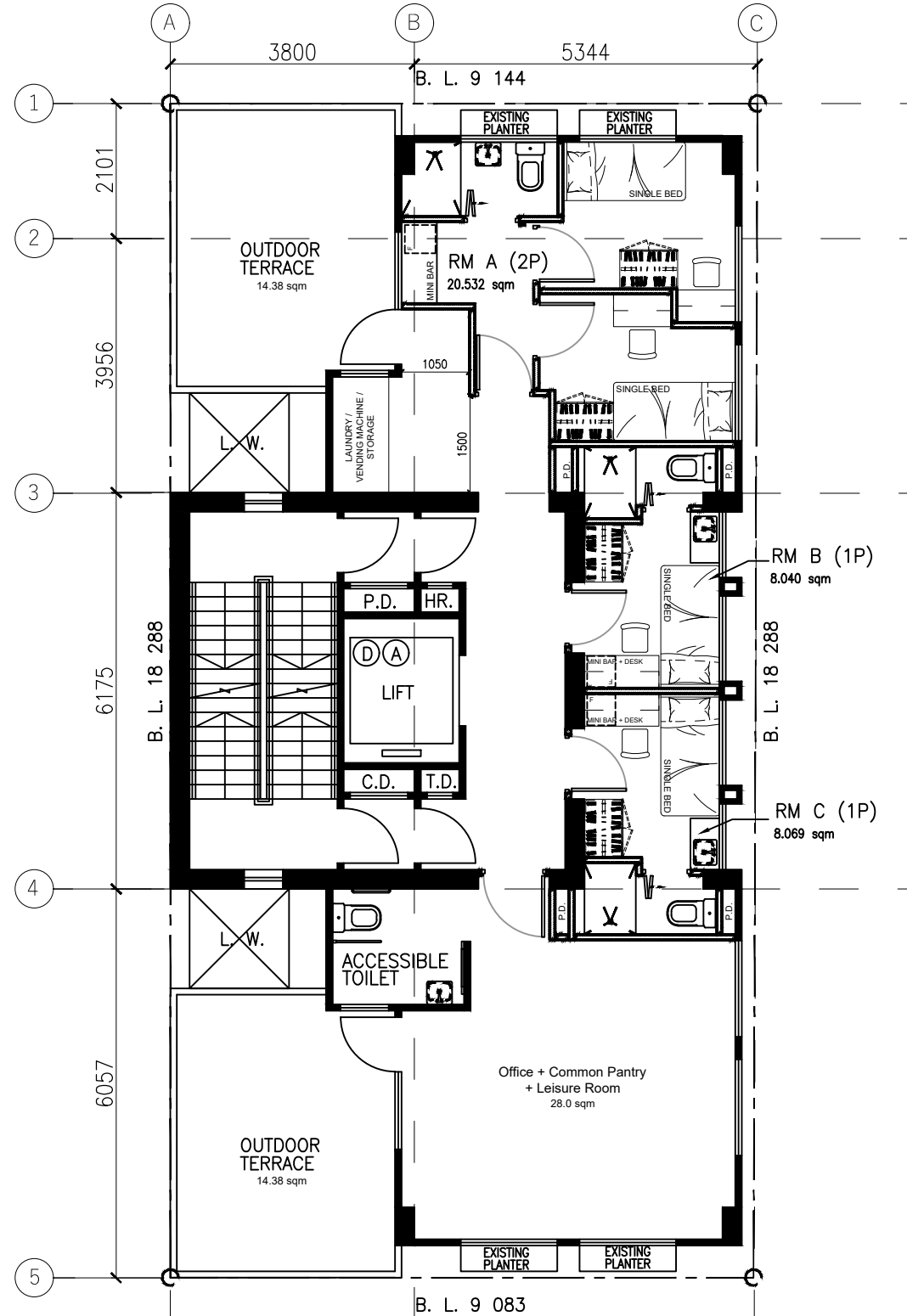
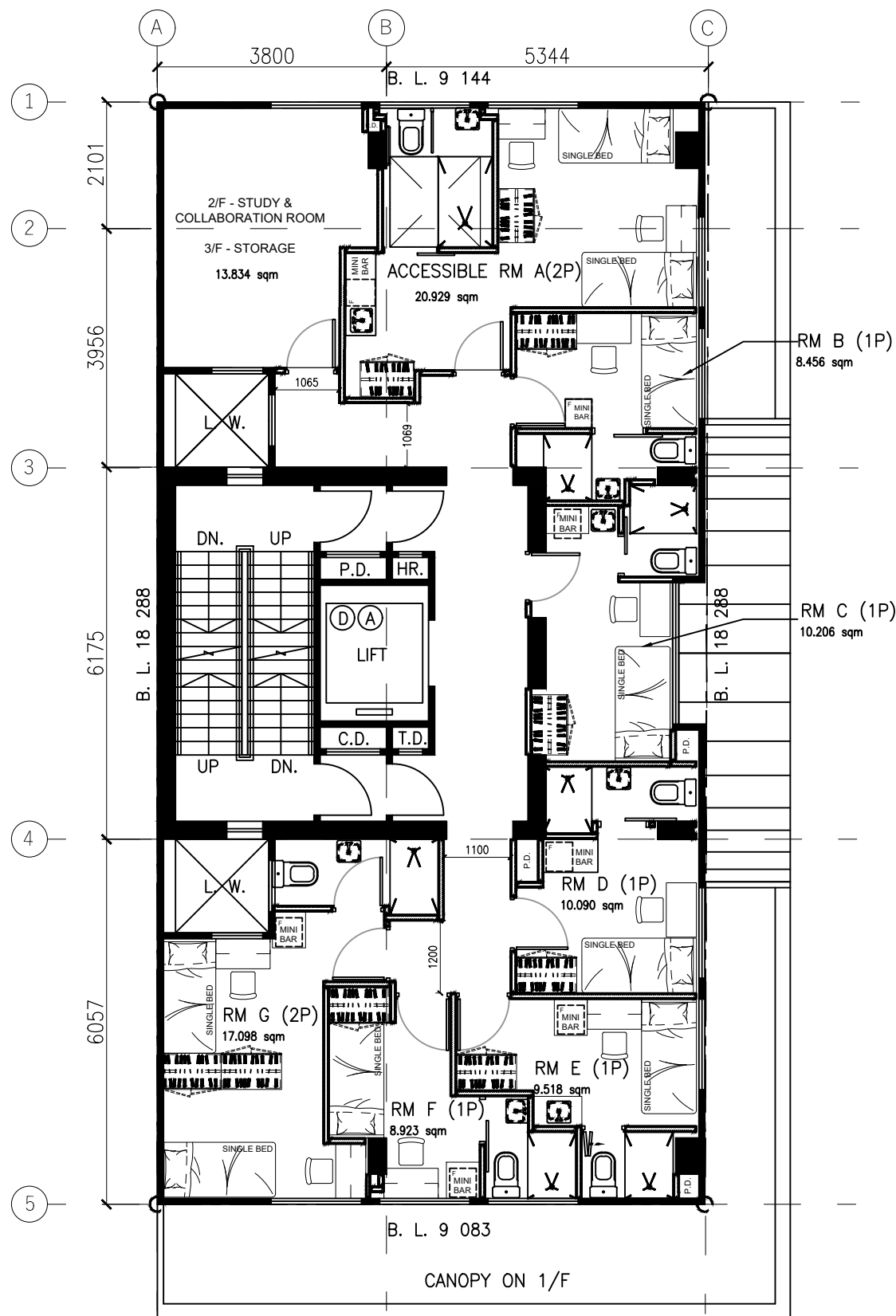
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Figure 4

N.T.S.





LEGEND

	SINGLE BED		DESK AND CHAIR		WATERCLOSET
	WARDROBE		SHOWER		BASIN
	MINI FRIDGE		1.5 x 1.5M MANEUVERING SPACE		

P.D. = PIPE DUCT
L.W. = LIGHT WELL

NOTE: DRAWING FOR IDENTIFICATION PURPOSES ONLY. ALL DIMENSION TO BE VERIFIED ON SITE BY CONTRACTOR BEFORE ANY WORK OR FABRICATION COMMENCES.

BD REF.
FSD REF.
NOTES :
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REV	REVISIONS	DATE
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D	5th DRAWING	27.03.26
C	4th DRAWING	23.02.26
B	3rd DRAWING	08.12.25
A	2nd DRAWING	10.10.25
-	1st DRAWING	03.10.25



CLIENT
GOLDTOWN ENTERPRISES LIMITED

PROJECT
CONSULTANCY SERVICE FOR FEASIBILITY STUDY ON APPLICATION OF HOSTELS IN THE CITY SCHEME FOR CHOW YIM SUM TRUST FUND BUILDING

PROJECT NO. BCD-CJ825

TITLE
LAYOUT PLAN (2/F- 4/F)

DRAWING NO. LP-02

REV :

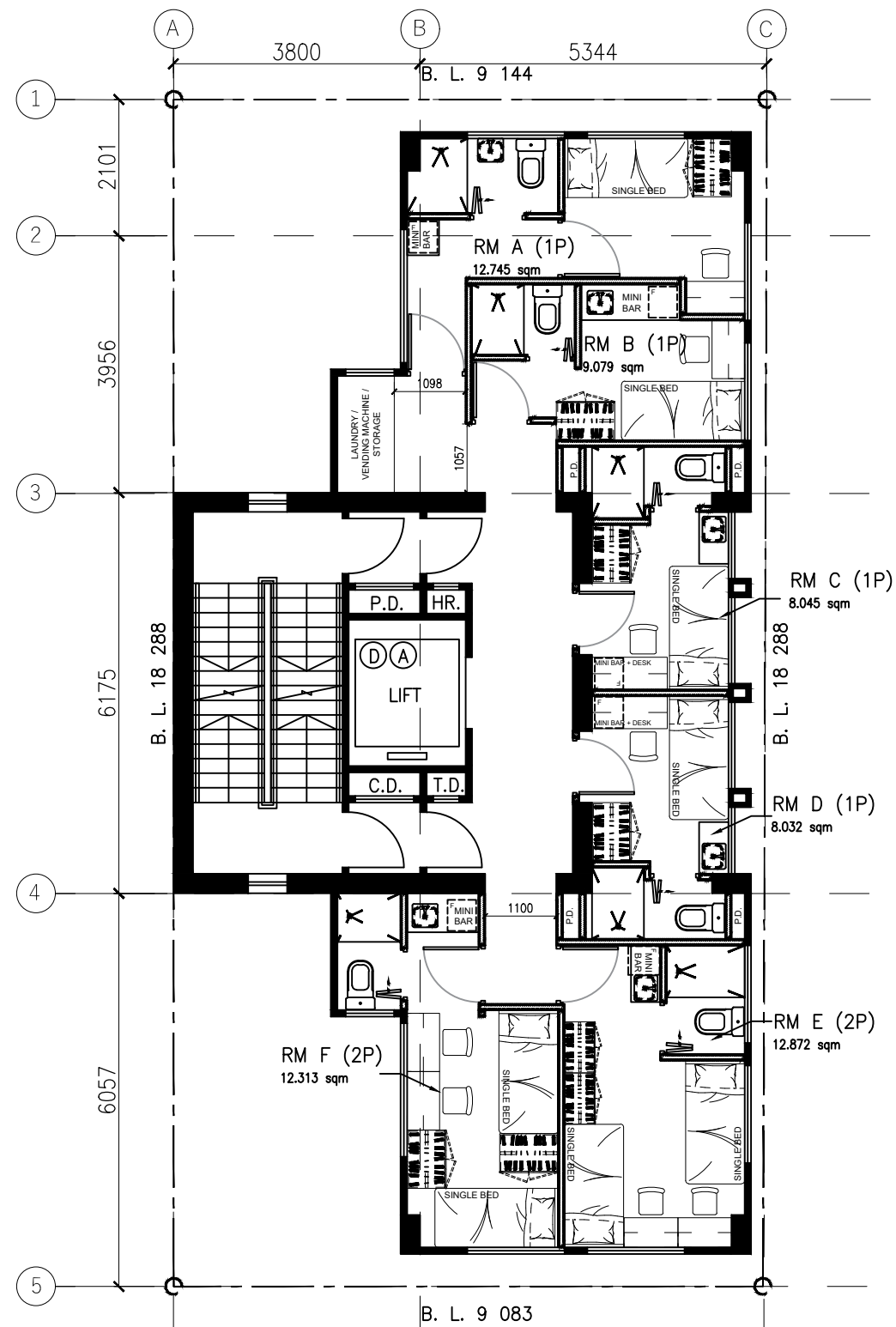
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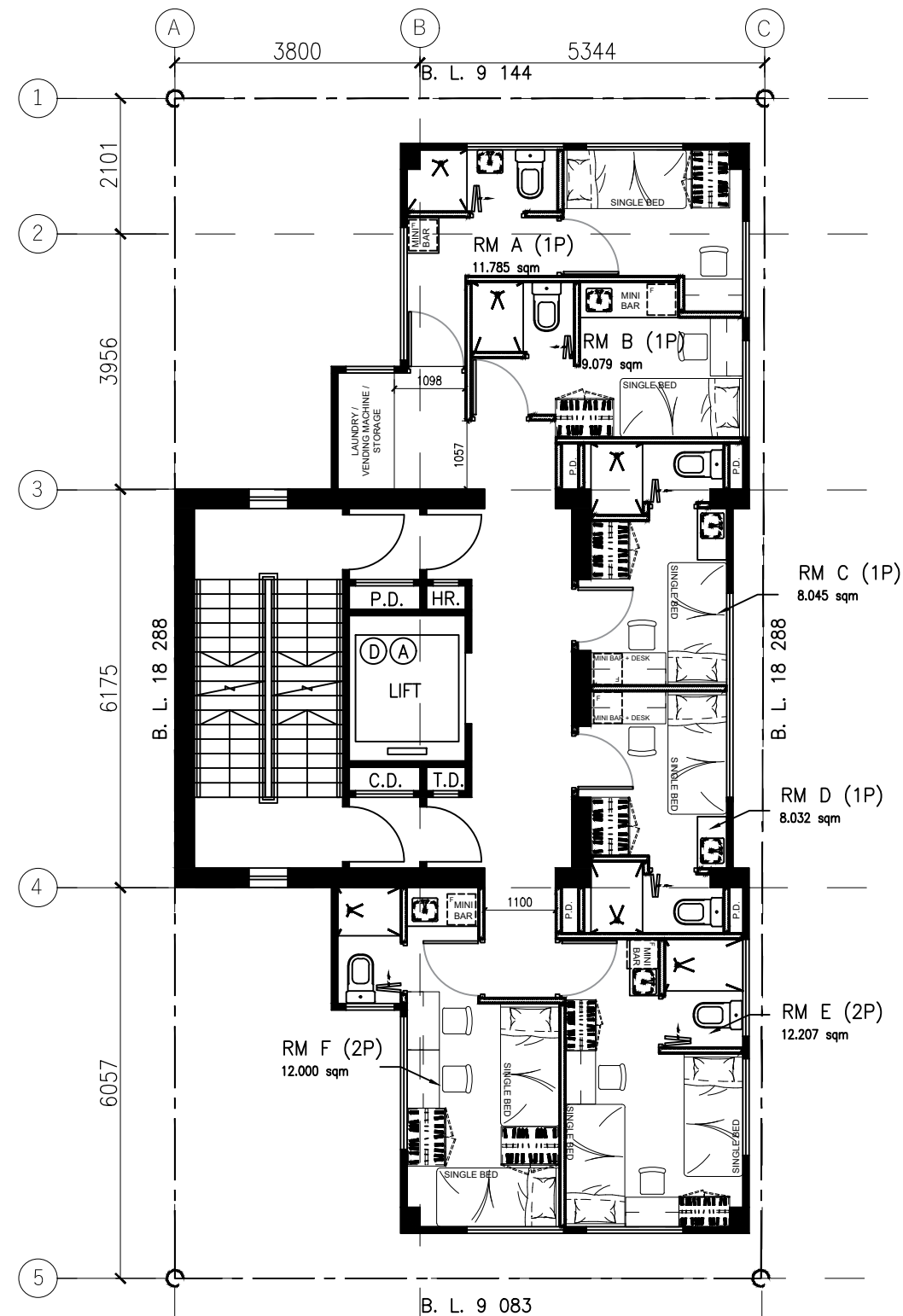
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COMPUTER REF :

Figure 7



5-12/F PLAN (48 rooms)
(32 x single-bed + 16 x twin-bed)



13-14/F PLAN (12 rooms)
(8 x single-bed + 4 x twin-bed)

LEGEND

	SINGLE BED		DESK AND CHAIR		WATERCLOSET
	WARDROBE		SHOWER		BASIN
	MINI FRIDGE		1.5 x 1.5M MANEUVERING SPACE		

P.D. = PIPE DUCT
L.W. = LIGHT WELL

NOTE: DRAWING FOR IDENTIFICATION PURPOSES ONLY. ALL DIMENSION TO BE VERIFIED ON SITE BY CONTRACTOR BEFORE ANY WORK OR FABRICATION COMMENCES.

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REV	REVISIONS	DATE
G	8th DRAWING	21.07.26
F	7th DRAWING	15.07.26
E	6th DRAWING	30.06.26
D	5th DRAWING	27.03.26
C	4th DRAWING	23.02.26
B	3rd DRAWING	08.12.25
A	2nd DRAWING	10.10.25
-	1st DRAWING	03.10.25



CLIENT

GOLDTOWN ENTERPRISES LIMITED

PROJECT

CONSULTANCY SERVICE FOR FEASIBILITY
STUDY ON APPLICATION OF HOSTELS IN
THE CITY SCHEME FOR CHOW YIM
SUM TRUST FUND BUILDING

PROJECT NO. BCD-CJ825

TITLE

LAYOUT PLAN (5/F- 14/F)

DRAWING NO. LP-03

REV :

SCALE : 1:100 (A3)

DRAWN : C.C. DATE : 21-07-2026

CHECKED : APPROVED :

COMPUTER REF :

Figure 8

Appendix 1

Education Bureau's Confirmation Letter dated 11 May 2026



中華人民共和國香港特別行政區政府
教育局
Education Bureau
The Government of the Hong Kong Special Administrative Region
of the People's Republic of China

本局檔號 Our Ref.: (6) in EDB/FHE/SH/AP-0038(R)

電話 Telephone: [REDACTED]

來函檔號 Your Ref.: BCD/CJ/825/001

傳真 Fax Line:

電郵地址 Email: [REDACTED]

By email and post
(email: [REDACTED])

11 May 2026



(Attn: Mr. Li Chung Ho)

Dear Mr. Li,

Hostels in the City Scheme ("the Scheme")

I refer to your application under the Scheme received on 14 April 2026 for the proposed student hostel development at 10 Anchor Street, Tai Kok Tsui, Hong Kong.

I am pleased to inform you that, based on the information provided in the application form, the application is, prima facie, eligible under the Scheme.

To take forward the proposed development, you may liaise with the Development Projects Facilitation Office (DPFO) under the Development Bureau for the subsequent development procedures as necessary. You may also wish to take note of the preliminary comments in relation to the proposed development from the relevant departments as appended at **Annex**.

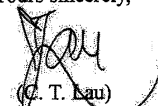
According to the signed statutory declaration, the relevant building works of the proposed development should be completed within 18 months from the date of this letter, i.e. 11 May 2026. Upon completion of the works, please provide us and DPFO with a copy of the acknowledgement letter for certificate on completion of building works or the relevant occupation permit, as appropriate. Should an extension of time be required, please submit an application supported by relevant justifications at least two months prior to the end of the said 18-month period.

Please be reminded that this letter serves only to confirm the eligibility of your application for facilitation under the Scheme and it does not constitute any form of approval for subsequent development applications (as necessary).

Please be advised that for any subsequent change(s) to the information provided under the Scheme, the applicant should notify Education Bureau (EDB) and DPFO as soon as possible. Further change(s) to the Scheme is subject to the confirmation of EDB on individual merits. EDB reserves the right to revoke the confirmation of the eligibility of the Scheme having regard to any changes to the Scheme.

For enquiries on eligibility of the application, please contact Mr. Martin NG [Education Officer (Higher Education)] at [REDACTED] or the undersigned [Planning Coordinator (Further and Higher Education)] at [REDACTED] or through email to [REDACTED]. For enquiries on development facilitation, please contact Miss Ada CHAN [Executive Assistant/Planning & Lands] at [REDACTED] or through email to [REDACTED].

Yours sincerely,


(C. T. Lau)
for Secretary for Education

c.c.

DPFO, DEVB
PlanD

(Attn: Miss Ada CHAN)
(Attn: Ms LEE Kai Chuk, Bonnie)
(Attn: Mr LAU Hei, Jack)

LandsD
BD
FSD

(Attn: Mr HO Chi Kin, Eric)
(Attn: Ms YIM Yuen-ling, Monika)
(Attn: Mr. WU Wai hung, Samuel)

Annex

Preliminary Comments from Relevant Departments

1. Comments from the Planning Department:

- (a) The subject site falls within an area zoned “Residential (Group A)” (“R(A)”) on the approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/38. According to the Notes of the OZP for the “R(A)” zone, ‘Residential Institution’ use is always permitted, while ‘Hotel’ (which includes student hostels supported by Government’s policy) is a Column 2 use which requires planning permission from the Town Planning Board (TPB).
- (b) The subject proposal involves conversion of the subject building from office use to a student hostel with an entrance on G/F. As the non-domestic Plot Ratio of 11.599 of the subject building has already exceeded its permissible limit of 9 under the OZP, **the applicant is required to seek planning permission from TPB for operating the proposed student hostel as ‘Hotel (Student Hostel)’ use with minor relaxation of non-domestic PR restriction**, provided that the proposed student hostel is supported by the Hostels in the City Scheme.
- (c) The applicant is advised to take note of the concerns raised by TPB on design layout (such as room size, communal space, natural lighting, air ventilation) and future operational and management arrangements when considering similar student hostels applications. Reference can be made to recent planning applications No. A/K3/601 and No. A/K14/839 which were considered by the Metro Planning Committee of TPB on 6.2.2026 and 17.4.2026 respectively. Relevant meeting minutes are/will be available at TPB’s website. The applicant is also advised to address these concerns in its planning application and determine if additional technical assessments are required to support the application.

2. Comments from the Lands Department:

The subject premises falls within Kowloon Inland Lot Nos. 9432 and KIL 9433 which are restricted for non-industrial purposes and no factory building shall be erected thereon. The use of student hostel is considered acceptable from lease point of view. **No lease modification or waiver or offensive trades licence is required** for the conversion of the subject premises into a student hostel.

3. Comments from the Buildings Department:

- (a) Student hostel is domestic use under the Buildings Ordinance (BO) and is subject to compliance with the relevant criteria as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-173, application for modifications / exemptions to the following items is required and may be considered at the building plan submission stage to:
 - (i) treat a student hostel as non-domestic building for the purposes of regulations 19, 20 and 21 of the Building (Planning) Regulations (B(P)R); and
 - (ii) permit the non-provision of open space, service lane and kitchens for individual hostel units under regulations 25, 28 and 45 of the B(P)R respectively.
- (b) The provision of barrier free access and facilities for hostel use (e.g. initial access, ramp, accessible lift, accessible guest rooms, accessible toilets, additional assistive provisions, etc.) should comply with regulation 72 of the B(P)R and the Design Manual: Barrier Free Access 2008 (2025 Edition).
- (c) The provision of natural lighting and ventilation for the proposed hostel rooms should be demonstrated at the building plan submission stage.
- (d) The provision of loading/unloading (L/UL) and carparking spaces (including accessible carparking space) serving student hostel shall be clarified at the building plan submission stage for consideration. Transport Department’s requirements on traffic arrangement/ provision of carparking space and L/UL areas should be complied with.
- (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.

4. Comments from the Fire Services Department:

- (a) The Fire Services Department (FSD) has no specific comment on the subject application provided that fire service installations (FSI), water supplies for firefighting and a Fire Safety Management Plan (FSMP) are provided to the satisfaction of FSD. Detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans (GBP).

Assessment Checklist for FSMP for Hostel in the City Scheme

(b) A checklist for the FSMP is attached for completion by the applicant and submission to FSD for assessment during the building plan submission stage. Please be informed that the FSI for the subject student hostel using existing FSI of the building might be accepted provided that the FSMP is submitted and accepted by FSD prior to the approval of the GBP.

(c) Should you have any enquiries, please contact Mr. LEUNG Ka-hay on [REDACTED] or his supervisor, Mr. LI Ka-ho at [REDACTED]

Building Address: _____

New Building/
Wholesale Conversion/
Partial Conversion: _____

1	Introduction	Yes	No	N/A	Remarks
(a)	Building description and usage on different floors of the proposed development	e.g. ✓			e.g. Clause 2.0 Page 3
(b)	List of R/P of the development				
(c)	List of readership for the FSMP				
(d)	Undertaking letter on the responsibility of implementation of FSMP				
(e)	FSI Provision of the development				
(f)	General Requirements of the FSMP	Yes	No	N/A	Remarks
	(i) The FSMP should be compiled by / under the assistance of an authorized person				
	(ii) The Operator should ensure that the management procedures stated in the FSMP are implemented effectively				
	(iii) A copy of FSMP should be kept at the Operator Management Office/Counter / Building Management Office / Fire Control Room / Caretaker's Counter on site				
	(iv) Periodic review and audit to the procedures as stated in the FSMP should be conducted				
	(v) All records of building alterations shall be included				
	(vi) Maintenance Plan; Training Plan and Fire Action Plan shall be included				

2	Maintenance Plan	Yes	No	N/A	Remarks
	The Maintenance Plan should include				
	(i) Approved GBP (with exit routes highlighted) and FSI plans				
	(ii) For building adopting a fire engineering approach, the Bounding Conditions and a copy of final FSAR				
	(iii) Documents indicating the details/specifications of the fire safety provisions installed				
	(iv) Method statements for maintenance and repair methods of Passive Fire Safety Provision, Active Fire Safety Provisions and Ventilating Systems				
	(v) Housekeeping Checklist (Sample to be provided)				
2.1	Passive Fire Safety Provisions	Yes	No	N/A	Remarks
(a)	Operator shall conduct routine inspections to the student hostel and take remedial action for any irregularity noted (Weekly)				
(b)	Operator shall conduct routine inspections to the exit route of the building and report to the building management office for any irregularity out of their jurisdiction (Monthly)				
(c)	Record of inspections shall be kept at the Operator Management Office/Counter on site				
(d)	Operator shall keep records of maintenance or repair works carried out				
(e)	Special arrangements by Operator during A&A, renovation and repair works of the building				
2.2	Active Fire Safety Provisions	Yes	No	N/A	Remarks
(a)	Operator shall assist owners in arrangement of annual inspection and maintenance of FSI by RFSIC				
(b)	Operator shall display a copy of FS251 for annual maintenance of FSI at prominent location of the student hostel				
(c)	Owners / occupants of the unit shall allow access for the RFSIC to carry out inspection and maintenance				
2.3	Ventilating Systems	Yes	No	N/A	Remarks
(a)	Operator shall assist owners in arrangement of annual inspection and maintenance of Ventilating System by RSCCV				
(b)	Operator shall display a copy of AIC for annual maintenance work at prominent location of the building				
2.4	Housekeeping	Yes	No	N/A	Remarks
(a)	Result of routine inspections, records of maintenance, conducting of fire safety talks and fire drills, etc. should be recorded in a Housekeeping Checklist				

3	Training Plan	Yes	No	N/A	Remarks
(a)	Training plan should include description of staff duties on routine inspection, duties in case of fire, regular staff training programme and training to occupants				
(b)	Operator should ensure the implementation of the Training Plan				
(c)	Operator should appoint Fire Wardens who should standby on site round-the-clock for conducting early extinguishing of fire if possible and managing the evacuation of the student hostel in case of fire.				
(d)	The Fire Wardens should complete Fire Services Department Building Emergency Responder (FSDBER) training before their appointment				

(e)	The appointment letter of the Fire Wardens with the FSDBER training records shall be kept at the Operator Management Office/Counter on site				
3.1	Responsibilities and Training to Management Staff (including Fire Wardens if any)	Yes	No	N/A	Remarks
(a)	Perform as overall coordinator on fire safety matter				
(b)	Carry out routine inspections to the student hostel and building (Weekly/Monthly)				
(c)	Conduct regular staff training to management staff (Half-yearly/On new recruitment)				
(d)	Keep staff training records at Operator Management Office/Counter				
(e)	Initiate and plan periodic fire drills and fire safety talk for management staff and occupants at least once in every 6 months with the participation of the Fire Services Department personnel via normal application channel				
(f)	Keep fire drill and fire safety talk records at the Operator Management Office/Counter / Caretaker's Counter on site				
(g)	Include the run-downs of the fire drill and fire seminars in the Training Plan				
(h)	Familiarization with the exit routes and assembly point				
(i)	Familiarization with the location of fire alarm control panel, fireman's lift, FS/Sprinkler inlets and FS pump rooms, etc.				
(j)	Familiarization with the actions to be taken on discovering a fire				
(k)	Familiarization with evacuation procedures				
(l)	Familiarization with the use of firefighting equipment				
3.2	Training to Occupants	Yes	No	N/A	Remarks
(a)	Responses to fire or other emergency situation				
(b)	Procedures of emergency evacuation in the Fire Action Plan				
(c)	Use of Manual Fire Alarm, Hose Reel Systems and Fire Extinguishers				
(d)	Emergency contact points				
(e)	Should allow access to the RFSIC appointed to perform annual inspection and maintenance of FSIs if necessary				
(f)	Information Pack with the information of the above item 3.2(a) to 3.2(e) should be provided to the occupants before moving in (Sample to be provided)				
(g)	Record of acknowledgement of receipt of the Information Pack by all occupants shall be kept at the Operator Management Office/Counter on site				
4	Fire Action Plan	Yes	No	N/A	Remarks
	Fire action plan should be formulated to establish the procedures to be taken in case of fire and evacuation procedures including the consideration for persons with a disability i.e. Evacuation Plan				
(b)	Fire action plan should include the procedures to be taken by the Fire Wardens in case of fire and other emergency				

Appendix 2

Building Records of the Building

PERMITTED SITE COVERAGE = 72.5% (NON - DOMESTIC)

ACTUAL SITE COVERAGE PROVIDED :

117.87%	÷	166.760 X 100%	max	70.14% 70.56%
(LARGE)				70.14% 70.56%

max 70.56% < 72.5%.

∴ O.K.

$$1177.421 \cdot M^2 \leq 3960 M^2$$

Appendix 3

Notification for Vacation of the Premises Between 1/F and 14/F

**關於香港九龍大角咀晏架街10號周演森信託基金大廈1至14樓
租約期滿之重要通知**

致各分租租客：

本公司是上述大廈之大業主。

鑒於本公司與租客 YESINSPACE HK LIMITED 有關本大廈之現行租約將於 2026 年 8 月 31 日屆滿，本公司將不再與租客 YESINSPACE HK LIMITED 續租。為確保後續事宜順利交接，特此通知各分租租客本公司有以下公告及聲明：

- 租約屆滿日期：** 現行租約將於 2026 年 8 月 31 日屆滿，本公司將在 2026 年 8 月 31 日收回本大廈之管有權。
- 遷出日期：** 所有分租租客必須於 2026 年 8 月 31 日或之前將單位完全騰空，遷出相關單位，並交回相關單位管有權。
- 按金退還：** 按金將由租客 YESINSPACE HK LIMITED 退還。
本公司聲明 本公司不會就各分租租客之按金負責，各分租租客應與租客 YESINSPACE HK LIMITED 聯絡一切有關按金事宜。
- 搬遷指引：** 搬遷時請保持公眾地方清潔，並避免損壞大廈公共設施，本公司保留一切追究權利。
- 重要聲明：**
 - 本公司聲明各分租租客與租客 YESINSPACE HK LIMITED 之間之任何協議或分租合約，均與本公司無關，本公司不會承擔任何責任。
 - 各分租租客應儘快直接與租客 YESINSPACE HK LIMITED 聯絡及安排一切遷出，退還按金，交回管有權等事宜。
 - 各分租租客棄置或遺留在相關單位的物件，本公司有權自行處理，並不會承擔任何責任或賠償。
 - 本公司在 2026 年 8 月 31 日收回本大廈後，不會讓任何人士進入本大廈。

如對上述安排有任何查詢，請與租客 YESINSPACE HK LIMITED 直接聯絡。不便之處，敬請見諒。

特此通告

大業主
金堂置業有限公司
發出日期：2026 年 6 月 26 日



**Important Notice Regarding the Expiration of the Tenancy of
1/F to 14/F, Chow Yin Sum Trust Fund Building,
10 Anchor Street, Tai Kok Tsui, Kowloon, Hong Kong**

To All Subtenants:

We are the registered owner of the above-captioned building ("this Building").

As the current tenancy agreement between our company and the tenant, YESINSPACE HK LIMITED, regarding this Building will expire on August 31, 2026, our company will not renew the tenancy agreement with YESINSPACE HK LIMITED. To ensure a smooth handover of subsequent matters, we hereby issue the following announcement and declaration to all subtenants:

- Lease Expiry Date:** The current tenancy will expire on 31st day of August 2026. We will recover vacant possession of this Building on 31st day of August 2026.
- Move-out Date:** All subtenants must completely vacate, move out, and deliver possession of the respective units on or before August 31, 2026.
- Deposit Refund:** The rental deposit shall be refunded by the tenant, YESINSPACE HK LIMITED.
Our company hereby declares that we shall not be held responsible for the rental deposits of any subtenants. All subtenants should contact the tenant, YESINSPACE HK LIMITED, directly regarding all matters concerning their deposits.
- Moving Guidelines:** Please keep the common areas clean during your move and avoid causing any damage to the Building's public facilities. Our company reserves all rights to pursue legal action for any damages caused.
- Important Declarations :-**
 - Our company declares that any arrangement or sub-lease tenancy agreement between the subtenants and the tenant, YESINSPACE HK LIMITED, have no pertinence to our company, and our company shall bear no liability whatsoever.
 - All subtenants should contact and arrange with the tenant, YESINSPACE HK LIMITED, directly as soon as possible regarding all matters including moving out, deposit refunds, and returning possession of the units.
 - Our company reserves the right to dispose of any items disposed of or left behind by subtenants in the respective units at our sole discretion, without bearing any liability or compensation.
 - After our company repossesses the Building on August 31, 2026, no entry into the building will be permitted for any person.

For any inquiries regarding the above arrangements, please contact the tenant, YESINSPACE HK LIMITED, directly. Thank you for your understanding, and we apologize for any inconvenience caused.

Sincerely,

Goldtown Enterprises Limited
The Landlord



Dated: 26th day of June 2026

Appendix 4

Extract of Notes of the OZP

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	<u>Hotel</u>
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted
(a) on the lowest three floors of a building, taken to
include basements; or (b) in the purpose-designed
non-residential portion of an existing building, both
excluding floors containing wholly or mainly car
parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended 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.

Remarks

- (1) On land designated “Residential (Group A)” (“R(A)”) and “Residential (Group A)3” (“R(A)3”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 8.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic of which the domestic part of the building should not exceed 8.5, or the plot ratio of the existing building, whichever is the greater.
- (2) For a non-domestic building to be erected on land designated “R(A)” and “R(A)3”, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (12) and/or (13) hereof.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (3) For the purposes of paragraph (1) above, on land designated “R(A)” and “R(A)3”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s), or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable-
 - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (4) On land designated “Residential (Group A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 159,278m² and a maximum non-domestic GFA of 31,856m², of which a public vehicle park and a kindergarten shall be provided. A public open space of not less than 9,854m² shall be provided.
- (5) On land designated “Residential (Group A)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 36,466m² and a maximum non-domestic GFA of 6,765m², of which not less than 1,850m² shall be provided for a residential care home for the elderly.
- (6) On land designated “R(A)3”, a GFA of not less than 937m² shall be provided for Government, institution or community (GIC) facilities.
- (7) On land designated “Residential (Group A)4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 16,705m² and non-domestic GFA of 8,062m², of which not less than 3,337m² for indoor stadium and not less than 2,282m² for youth centre shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (8) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (9) A minimum setback of 3m from the lot boundary above 15m measured from mean street level abutting Portland Street and Sai Yeung Choi Street South shall be provided.
- (10) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (11) In determining the relevant maximum plot ratio or GFA for the purposes of paragraphs (1), (2), (4) (5) and (7) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such use and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (12) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or GFA for the building on land to which paragraph (1), (2), (4), (5) or (7) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or GFA specified in paragraphs (1), (2), (4), (5) and (7) above may thereby be exceeded.
- (13) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions as stated in paragraphs (1), (2) and (4) to (8) above, and any reduction in the provision of GIC facilities as stated in paragraphs (4) to (7) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (14) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (9) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Appendix 5

Sewerage Impact Assessment

**Section 16 Planning Application for
the Proposed Partial Conversion of
an Existing Building into Student Hostel
at 10 Anchor Street, Tai Kok Tsui, Kowloon**

Sewerage Impact Assessment Report

Prepared by Skyline Consultants Ltd

Name: Willie Wong

Date: 15 July 2026

Report Ref.: P194R045-01 (Ver. 1)

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Annex B	Calculations of Sewage Generation
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1 Introduction

- 1.1.1.1 The Applicant intends to partially convert an existing commercial building, Chow Yin Sum Trust Fund Building, into student hostel (hereafter called as “the proposed development”) at 10 Anchor Street, Tai Kok Tsui, Kowloon (the Site).
- 1.1.1.2 Owing to the anticipated change in sewage generation arising from the proposed development, Skyline Consultants Limited (Skyline) has been commissioned to conduct a Sewerage Impact Assessment (SIA) to facilitate the consideration of this planning application.
- 1.1.1.3 The objectives of this SIA are to assess the potential sewerage impact arising from the proposed development and recommend the mitigation measures, if necessary, to alleviate the impacts.

2 Site Description

2.1 Site Location

- 2.1.1.1 The Site is bounded by Anchor Street to its south and surrounded by residential and commercial developments. The site area is approximately 166.7 m². The following uses or buildings are located in close proximity to the Site:
- North: low-rise residential developments;
 - East: serviced apartment of Oootopia Tai Kok Tsui;
 - South: Anchor Street Playground; and
 - West: low-rise residential developments.

- 2.1.1.2 **Figure 2-1** shows the Site location and its surrounding areas.

2.2 Proposed Development Scheme

- 2.2.1.1 The proposed development involves partial conversion of an existing commercial building, from 1/F to 14/F, into a student hostel to accommodate a total of 112 beds. The shops at G/F level remain unchanged. There will be no change to the existing building bulk and building height. The schedule of the proposed development is listed in **Table 2-1** and the development plans are shown in **Annex A**.

Table 2-1 Proposed Development Schedule

Floor	Major Uses
G/F	Shop / Eating Place / Lobby (unchanged)
1/F - 14/F	Student Dormitory / Supporting Facilities
R/F	Plant Rooms

2.3 Existing Sewerage

- 2.3.1.1 The drainage plans (plan no.: 11-NW-19A-2) were obtained from the Drainage Services Department (DSD) to gather the background information on sewerage infrastructure in the vicinity of the Site. The relevant drainage data were extracted from the drainage plans and are presented in **Figure 2-2**.

2.3.1.2 According to the drainage plans from the Buildings Department, sewage generation from the existing commercial building is discharged into the existing 150 mm diameter sewers at manhole A14 (manhole no.: FMH4066430) along service lane at east of the Site. An existing 300 mm diameter sewers at manhole B1 (manhole no.: FMH4046424) located at the western boundary of the Site along Oak Street, which can serve the proposed development for sewage discharge (refer to **Figure 2-2**).

3 Sewerage Impact

3.1 Assessment Assumptions and Methodology

- 3.1.1.1 All sewage generation from the proposed development will be discharged into the existing 300 mm diameter sewer at manhole B1 (manhole no.: FMH4046424) via the 225 mm diameter connection pipe (refer to **Figure 3-1**). The adequacy in capacities of the existing downstream sewers and the 225 mm diameter connection pipe between proposed terminal manhole X1 and manhole B1 have been checked based on the estimation of the future sewage generation from the proposed development. The proposed pipe material of the connection pipe segment X1 to B1 will be HDPE.
- 3.1.1.2 This assessment is being conducted in accordance with “*Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning*” (hereafter as “GESF”) published by Environmental Protection Department (EPD) in 2005.

3.2 Sewage Generation

- 3.2.1.1 To estimate the sewage flows of the proposed and existing developments, the planning units flow factors as stated in the GESF have been adopted.
- 3.2.1.2 The sewage generation from the proposed development includes the flow contributions employees and visitors. The estimated number of population of the proposed development are summarised in **Table 3-1**. The detailed calculations of sewage generations from the proposed development are provided in **Annex B** for reference.

Table 3-1 Population Estimation of Proposed Development

Type of People	No. of People	Unit Flow Factors (m ³ /day)	Reference
Residents	112	0.190	"Institutional and special class" in GESF
Employees for Property Management	6	0.280	Commercial Employee + Commercial Activities (General-territorial average) in GESF
Employees for Eating Place	3.1	1.580	"Commercial Employee + Commercial Activities J10 - Restaurants & Hotels" in GESF
Employees for Shop & Services	2.1	0.280	"Commercial Employee + Commercial Activities: J4 Wholesale & Retail" in GESF

3.3 Sewerage Capacity

- 3.3.1.1 According to the “*Sewerage Manual – Key Planning Issues and Gravity Collection System (Third Edition)*” published by DSD in 2013, the capacities of respective sewers have been calculated based on Colebrook-White equation for circular pipes:

$$V = -\sqrt{8gDs} \log\left(\frac{k_s}{3.7D} + \frac{2.5 \nu}{D\sqrt{2gDs}}\right)$$

where V = mean velocity (m/s)
 g = gravitational acceleration (m/s²)
 D = pipe diameter (m)
 k_s = hydraulic pipeline roughness (m) ("poor" condition of clayware slimed sewer was assumed)
 ν = kinematic viscosity of fluid (m²/s)
 s = frictional slope (energy gradient due to frictional loss)

- 3.3.1.2 The sewerage impact on various segments of the sewer was evaluated by comparing the estimated peak flow against the capacity of the respective sewer segments. The detailed calculations are provided in **Annex C**.

4 Assessment Results

4.1 Existing Sewerage

- 4.1.1.1 Based on the results of the assessment, the total estimated daily flow of the proposed development will be approximately 37.0 m³/day. The final discharge point from the proposed development will be connected to the existing 300 mm diameter sewer at the manhole B1 (manhole no.: FMH4046424) (refer to **Figure 3-1**).
- 4.1.1.2 The capacity of each segment for the downstream sewers (i.e., from segment X1 to B4 as shown in **Figure 3-1**) between each manhole has been evaluated and are summarised in **Table 4-1**. The percentages of capacity used by the proposed development for the downstream sewers will be ranged from about 3% to 18%. Estimation of the flows and capacities are detailed in **Annex B** and **Annex C**, respectively.

Table 4-1 Estimated Downstream Sewer Capacities

Pipe Segment	Diameter, mm	Gradient	Pipe Capacity, m ³ /s	Estimated Peak Flow, m ³ /s	% of Capacity
X1 - B1	225	0.0517	0.130	0.003	3%
B1 - B2	300	0.0098	0.110	0.003	3%
B2 - B3	300	0.0052	0.063	0.003	5%
B3 - B4	300	0.0072	0.094	0.017	18%

- 4.1.1.3 The assessment results as presented in **Table 4-1** indicates that the sewage flow for segments B1 to B4 with 300 mm diameter will not exceed the capacity under the worst-case scenario. As such, no upgrading works on the existing sewerage network is required.

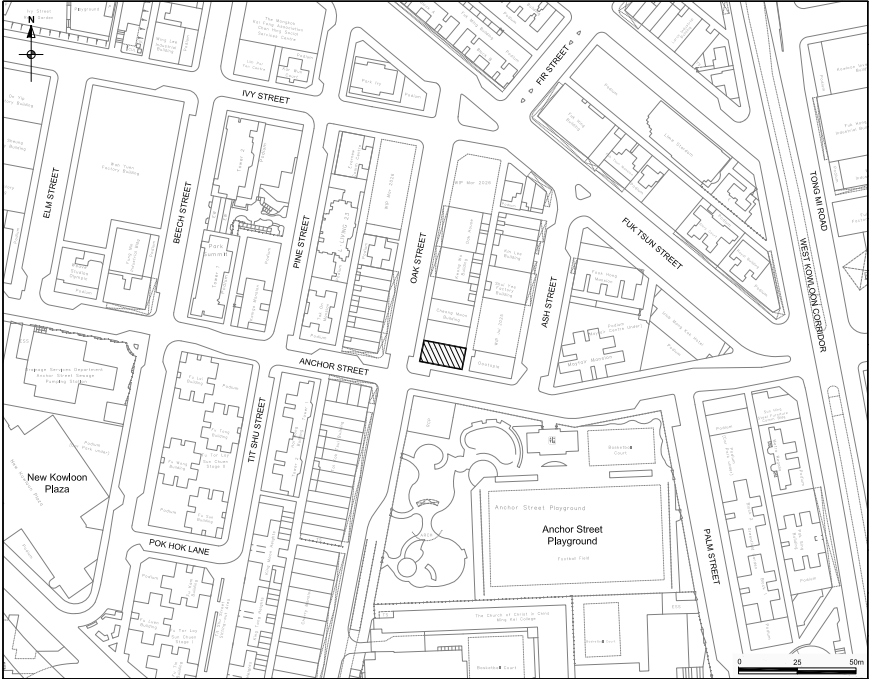
4.2 Proposed Sewerage Works

- 4.2.1.1 A new 225 mm diameter connection pipe between X1 to B1 is proposed and will be constructed with pipe material of HDPE.
- 4.2.1.2 After the proposed sewerage works for new sewer segment between N0 to N1 and proposed backdrop manhole at manhole N1, no adverse sewerage impact arising from the proposed development is anticipated.

5 Conclusion

- 5.1.1.1 This Sewerage Impact Assessment (SIA) aims to evaluate the sewerage impacts on the local sewerage network due to the operation of the proposed development.
- 5.1.1.2 The findings of the assessment have demonstrated that with the provision of the proposed sewerage works, there should be sufficient sewage capacity for the public sewers along Oak Street to handle sewage generation from the proposed development.
- 5.1.1.3 The project proponent will be responsible for the design and construction of the proposed sewerage works which will be further discussed with DSD at the detailed design stage of the project. The detailed technical studies will be submitted to relevant Government Departments for further consideration thereafter.
- 5.1.1.4 Since this SIA is carried out based on the current situation at the early planning stage, it should be taken into account that there may be other future planning or developments in the vicinity resulting in change of the sewerage network and to assess the sewerage impact on the further downstream sewers. Hence, this SIA Report will be updated and re-submitted to EPD and DSD for further review and comment at the detailed design stage of the project.
- 5.1.1.5 Based on the above, it is concluded that the sewerage impact arising from the proposed development should be acceptable.

Figures



PROJECT NO.: P194R_045

PROJECT TITLE: Section 16 Planning Application for the Proposed Partial Conversion of an Existing Building into Student Hostel at 10 Anchor Street, Tai Kok Tsui, Kowloon

Sewerage Impact Assessment

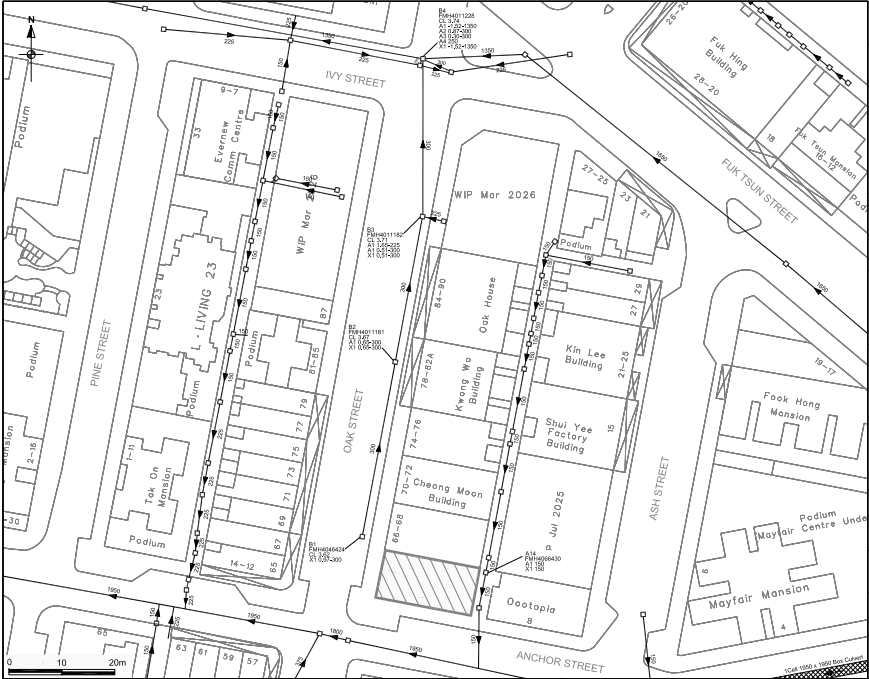
FIGURE TITLE: Site Location

LEGEND: Subject Site

FIGURE NO.: 2 - 1

DATE: 2026-07-07

CONSULTANT: Skyline Consultants Ltd



PROJECT NO.: P194R_045

PROJECT TITLE: Section 16 Planning Application for the Proposed Partial Conversion of an Existing Building into Student Hostel at 10 Anchor Street, Tai Kok Tsui, Kowloon

Sewerage Impact Assessment

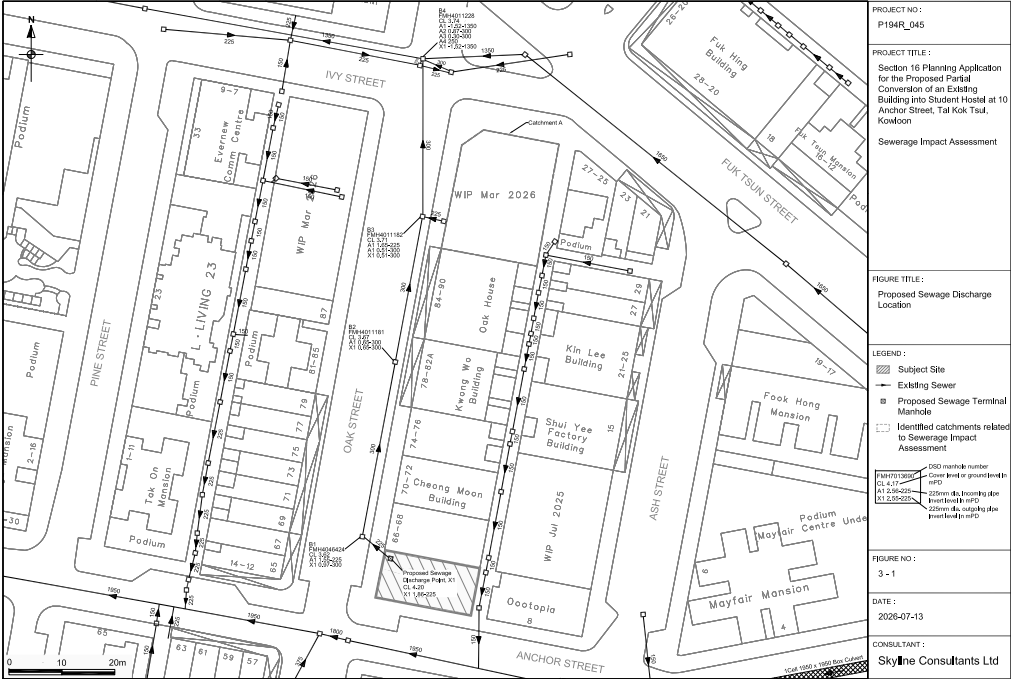
FIGURE TITLE: Existing Sewerage

LEGEND: Subject Site, Public Sewer

FIGURE NO.: 2 - 2

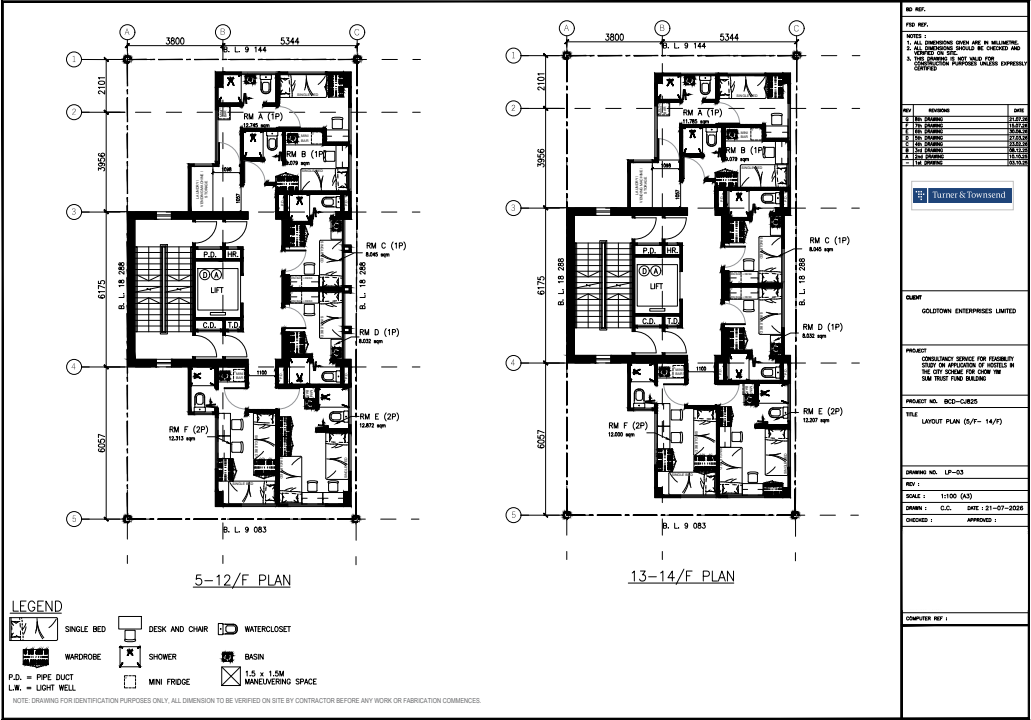
DATE: 2026-07-13

CONSULTANT: Skyline Consultants Ltd



Annex A

Development Plans



Annex B

Calculations of Sewage Generation

Sewerage Impact Assessment		Calculation of Sewage Generation
1 Estimation of Sewage Flow from the Proposed Development		Notes
a) Generation from Residents Total number of residents 112 persons Unit flow 0.190 m ³ /person/day Estimated daily flow 21.3 m ³ /day		Refer to total no. of bedspaces. Refer to the planning unit flow for "Institutional and Special Class" in Table T-1 of GESF ^(a) .
b) Generation from Employees Activities for Property Management Max. number of employees 6 persons Unit flow 0.280 m ³ /person/day Estimated daily flow 1.7 m ³ /day		Advised by the project operators. Refer to the planning unit flow factor for "Commercial Employee" + "Commercial Activities: General-territorial average" in Table T-2 of GESF ^(a) .
c) Generation from Employees Activities for Eating Place Total eating place area (GFA) 61 m ² Assumed worker density 5.1 workers per 100 m ² Total number of employees 3.1 persons Unit flow 1.58 m ³ /person/day Estimated daily flow 4.9 m ³ /day		Refer to building plans from the Buildings Department. Refer to worker density for "Restaurants" in Table 8 of CIFSUS ^(b) . Refer to the planning unit flow factor for "Commercial Employee" + "Commercial Activities J10 - Restaurants & Hotels" in Table T-2 of GESF ^(a) .
d) Generation from Employees Activities for Shop & Services Total shop & services area (GFA) 61 m ² Assumed worker density 3.5 workers per 100 m ² Total number of employees 2.1 persons Unit flow 0.28 m ³ /person/day Estimated daily flow 0.6 m ³ /day Total estimated daily flow 28.5 m ³ /day Catchment inflow factor 1.30 Estimated daily flow including catchment inflow factor 37.0 m ³ /day		Refer to building plans from the Buildings Department. Refer to worker density for "Retail Trade" in Table 8 of CIFSUS ^(b) . Refer to the planning unit flow factor for "Commercial Employee" + "Commercial Activities: J4 Wholesale & Retail" in Table T-2 of GESF ^(a) . Refer to the Catchment Inflow Factor for "North West Kowloon" in Table T-4 of GESF ^(a) .
2 Generation from Catchment A (Assumed residential development at 31 Fuk Tsun Street) Generation from Residents Site Area 409 m ² Plot ratio 9 Total floor area 3681 m ² Assumed flat size 20 m ² Total number of units 184 units Assumed number of person in each unit 2.3 persons Total number of residents 423 persons Unit flow 0.270 m ³ /person/day Estimated daily flow 114.3 m ³ /day Total estimated daily flow 114.3 m ³ /day Catchment inflow factor 1.30 Estimated daily flow including catchment inflow factor 148.6 m ³ /day		Refer to the Approved Mong Kok Outline Zoning Plan No. S/K3/25. Refer to smallest flat size category of private domestic flat in the Rating and Valuation Department. Refer to average domestic household size in "2021 Population Census - Household Characteristics of Population in Tai Kok Tsui South District Council Constituency Area". Refer to the planning unit flow for "Private R2" in Table T-1 of GESF ^(a) . Refer to the Catchment Inflow Factor for "North West Kowloon" in Table T-4 of GESF ^(a) .
Note: (a) GESF - "Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning" published by Environmental Protection Department (EPD). (b) CIFSUS - "Commercial and Industrial Floor Space Utilization Survey" published by Planning Department (PlanD).		

Annex C

Calculations of Sewer Capacities

Sewer Pipe	Manhole no.		Length m	level (out) mPD	Level (in) mPD	d m	A _w m ²	k _s ⁽¹⁾ m	ν m ² /s	s -	g m/s ²	V m/s	Q _c m ³ /s	Q _s m ³ /day	PF ⁽²⁾ -	Q _p m ³ /s	Is Q _c > Q _p ? Y/N	Utilization of the Sewer Pipe %	Notes
	Upstream	Downstream																	
Downstream Sewer																			
X1 - B1	Terminal Manhole	FMI14046424	6.0	1.86	1.55	0.225	0.040	0.0003	1.14E-06	0.0517	9.806	3.259	0.130	37.0	8	0.003	Y	3%	Qd = estimated daily flow of the proposed development.
B1 - B2	FMI14046424	FMI14011181	32.8	0.97	0.65	0.300	0.071	0.0006	1.14E-06	0.0098	9.806	1.551	0.110	37.0	8	0.003	Y	3%	Qd = estimated daily flow of the proposed development.
B2 - B3	FMI14011181	FMI14011182	27.1	0.65	0.51	0.300	0.071	0.0000	1.14E-06	0.0052	9.806	0.892	0.063	37.0	8	0.003	Y	5%	Qd = estimated flow of former segment B1-B2.
B3 - B4	FMI14011182	FMI14011228	29.0	0.51	0.30	0.300	0.071	0.0006	1.14E-06	0.0072	9.806	1.334	0.094	185.6	8	0.017	Y	18%	Qd = Sum of the flow of former segment B2-B3 and the Catchment A.
Note: (1) Assume ks is for HDPE at "Poor" condition for the proposed 225 mm connection pipe and slotted covers of diameter at "Poor" condition for the existing sewers. (2) Adopted Peaking Factor (PF) is based on the contributing population of the upstream development(s) and referred to Table T-5 of CSESF.																			
Legend A_w = wetted area, m² k_s = equivalent sand roughness, m ν = kinematic viscosity of fluid, m²/s s = slope of the total energy line g = gravitational acceleration, m/s² V = velocity of flow calculated based on Colebrook-White Equation, m/s Q_c = flow capacity, m³/s Q_s = estimated daily flow, m³/day PF = Peaking factor Q_p = estimated peak flow, m³/s																			

Appendix 6

Legislative Council Paper No. CB(1)1068/2025(03) dated 24.6.2025

to come¹, and time is of the essence for our effort to increase student hostel supply.

3. Currently, there are individual student hostels conversion developments in the market. However, the trade has expressed that the successful conversion of these hostel developments depended on the individual factors of the relevant sites or commercial buildings, which cannot similarly be applicable to other commercial buildings. Furthermore, there are also a number of difficulties pertaining to the conversion. For example, under the existing planning regime, student hostel is categorised as ‘Residential Institution’ (‘RI’)² but ‘RI’ is not a Column 1 use (i.e. “always permitted use”) in commercial-related zonings³. Therefore, currently, in order to properly convert commercial buildings into student hostels, planning applications to the Town Planning Board (TPB) or even rezoning are required. As for the buildings regime, hotels and commercial buildings are currently regarded as non-domestic buildings while student hostels are regarded as domestic buildings. Since the PR and GFA allowed under the Buildings Ordinance (Cap. 123)(BO) for the former are greater than those of the latter, conversion of the former into the latter would give rise to “excessive GFA”. If developers are hence required to demolish certain floor areas, not only may it not be technically feasible, the cost would be exorbitant as well.

FACILITATION MEASURES

4. We now recommend to create a **clear and easy-to-follow policy and regulatory framework with low compliance cost** so as to leverage the market to supply more SFPF student hostels. Meanwhile, we will put in place safeguards to ensure that the relevant student hostels are in line with policy objectives as well as providing quality hostel accommodation which complies with safety and health standards and can suitably cater for students’

¹ According to the latest estimate, the total number of hostel units are only around 44 000 places as opposed to the 192 000 full-time local and non-local undergraduate and postgraduate students in the 2024/25 AY. Taking into account the increasing trend of full-time non-local students enrolment (i.e. doubling between four years to 79 300 students in 2024/25 AY), there is an obvious shortage of hostel places for post-secondary students in Hong Kong.

² ‘RI’ includes hostels which are not provided as social services. Hence, ‘RI’ includes student hostels.

³ Commercial-related zonings mainly include sites zoned as “Commercial” (“C”) or “Other Specified Use (Business)” (“OU(B)”).