

VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

Our Ref.: K3-AS/PA/GEL/26-09
Your Ref.: TPB/A/K3/604
Date: 27 August, 2026

By Hand and Email
(tpbpd@pland.gov.hk)

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Dear Sirs,

Planning Application for Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building) with Minor Relaxation of Plot Ratio Restriction in “Residential (Group A)” Zone, at Kowloon Inland Lots Nos. 9432 and 9433, 10 Anchor Street, Tai Kok Tsui, Kowloon (Application No. A/K3/604)

– Further Information (1)

Further to our letter (Ref.: K3-AS/PA/GEL/26-04 dated 22 July, 2026), we would like to submit herewith, four sets of the following materials to respond to comments raised by the Planning Department (“**PlanD**”), the Environmental Protection Department (“**EPD**”), the Secretary for Education and the Head of Development Projects Facilitation Office (“**DPFO**”):

- i. Response-to-Comments (“**R-to-C**”) Table dated 27.8.2026 (**Table A**);
- ii. Detailed Breakdown Tables for GFA of the Building; Room Space; and Communal Facilities respectively (**Annex A**);
- iii. Updated Floor Layout Plans (i.e., **Figures 6a to 12a**) (**Annex B**);
- iv. Original Section Diagram extracted from Building Record Plan (i.e., **Figure 13**) (**Annex C**); and
- v. Possible Location of Fresh Air Intake Points (i.e., **Figure 14**) (**Annex D**).

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Nora WONG or the undersigned at [REDACTED]

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.



Kim On CHAN
Managing Director

[K3-AS/PA/GEL/26-09]

KC/NW

Table A

Responses-to-Comments (“R-to-C”) Table dated 27.8.2026

Table A: Response-to-Comments (27.8.2026)

Departmental Comments		Applicant's Responses
A.	Tsuen Wan and West Kowloon District Planning Office, Planning Department (“PlanD”) (received on 29.7.2026)	
1. Hostel Room Layout and Living Environment		
a.	Whether the room layouts and flat sizes (currently from 8.032 to 21.972m²) can be refined or enlarged at the detailed design stage to enhance student living conditions. If such adjustments are not considered feasible, what is the planning/design rationale - In this connection, please clarify whether the average room size for single-bed room (8.032m² to 12.745m²) and twin-bed room (12m² to 21.972m²) has taken into account the size of toilet/bathroom.	The proposed floor layouts are the outcome of thorough planning, formulated with full regard for each hostel floor’s constrained usable floor area, statutory building regulations and guidelines, on-suite ancillary amenities, communal facilities, student’s habitable space and day-to-day operational zones. After thorough assessment of functional and operational practicalities, the proposed layouts satisfy all core, essential, functional and operational requirements under the “Hostels in the City” Scheme (“the Scheme”), with particular attention to the long-term operational cost efficiency of the entire premises. The Education Bureau (“EDB”) has no adverse comments on the room sizes. All rooms have taken into account of the space of toilet and bathroom as shown as on Figures 6a to 12a (with colours added) at Annex B. Single-bed rooms have an average room size of 9.372m², while twin-bed rooms have an average room size of 14.275m². The room sizes and proposed internal layouts may be slightly changed subject to the detailed design at the building plan submission stage. The applicant will notify EDB and the Development Projects Facilitation Office under the Development Bureau (“DPFO”) prior to submitting general building plans to the Buildings Department for any subsequent material changes, if any.

Departmental Comments		Applicant's Responses
b.	What is the approximate area of communal space and its per capita provision?	A breakdown table of the communal spaces together with per capita space allocation is set out at Annex A .
c.	Please clarify whether the proposed room layout comply with the requirement for air ventilation and natural lighting applicable to domestic building. - For air ventilation, please clarify whether the windows are openable and the contingency arrangement in the event of technical issues arising from the split unit air-conditioning. - For natural lighting, please clarify the range of distance between the window and the hostel rooms.	The proposed room layouts have already taken into account the prescribed window requirements under the Buildings Ordinance (see Figures 7a – 12a at Annex B). All student rooms will provide openable windows. However, when the air-conditioning system is switched on, all windows shall be closed and securely latched for energy saving purpose. For toilet without windows, provision of artificial lighting and mechanical ventilation will be provided.
2. Management and Operation of the Proposed Student Hostel		
a.	What specific operational measures, house rules, and management mechanisms will be implemented by the future operator to regulate laundry drying (e.g., prohibiting items on window sills and external facades) to prevent adverse visual impacts on the surrounding streetscape?	Subject to EDB's consent and its further checklist requirements, if any, operational management measures include, but not limited to, daily patrols with formal inspection logs covering communal areas: laundry washing and drying equipment, vending machines, lighting installations, internal building utilities, CCTV surveillance systems, emergency alarm systems, daily refuse collection, weekly in-room cleaning services. Management Office will be in operation 24-hour daily.

Departmental Comments		Applicant's Responses
		Core house rules are set out as follows (non-exhaustive): all bedrooms, communal zones, facilities and equipment must be kept clean, hygienic and quiet at all times. No clothing or footwear may be placed or hung externally to rooms, including along corridors and outside window sills. All visitors must complete real-name registration upon entry. When the air-conditioning system is switched on, all windows within the room should be closed and securely latched. Open-flame cooking is strictly prohibited anywhere within the hostel premises at all times. Any damage caused by tenant negligence shall be compensated in full at the assessed replacement cost, following formal verification. Visitors are not permitted overnight stays; the operator reserves the right to terminate the tenancy agreement for any breach of this clause. A dedicated team of 3 to 4 on-site staff will run the hostel on a rotating shift roster.
b.	According to para. 1.4 of planning statement, “two G/F shop units and the main entrance will be retained in their current layout and operational function”; and para. 5.1 of planning statement, “the existing G/F main entrance will be designated exclusively for the hostel students”. Please elaborate the how the access control, circulation and security function of the student hostel can be properly maintained given the G/F layout will remain unchanged.	Subject to EDB’s consent and its further checklist requirements, if any, all auxiliary security installations- including CCTV systems and smart electronic access control hardware – will be fitted. All these installations will not alter the existing G/F layout or requiring any substantial modifications to the building’s structural fabric. The original G/F structural configuration will therefore remain largely unaltered. The updated Figure 6a is appended at Annex B.
c.	Please justify how the provision of only 1 common pantry at 4/F is sufficient to cater the needs of all student residents.	The proposed shared pantry space at 4/F is designed to accommodate informal small-group leisure gatherings of 2 to 3 students, with limited seating and table provision, on a “first-come, first-served” basis (see

Departmental Comments		Applicant's Responses
		Figure 10a at Annex B). No cooking appliances or hot food service will be provided within the pantry; bottled drinking water or soft drinks will be available via vending machines distributed across 4/F – 14/F.
d.	Please clarify whether the use of open flames for cooking would be permitted and its associated fire safety/hygiene implication.	Open-flame cooking is prohibited throughout the hostel at all times.
3. Proposed Development		
a.	Based on Table 1 and Appendix 2 of planning statement, please clarify the size of the canopy feature of the existing building and whether it was taken into account of the plot ratio/site coverage calculation.	From the record plan, the area of G/F canopy feature is approximately 49.369m ² and was exempted from both site coverage and GFA calculation.
b.	Please add a row for ‘building height (main roof) (mPD)’ in Table 2 of the planning statement.	Please note that this application involves only internal conversion works. As requested, the main roof level of the existing building on the Subject Site stands at 49.4mPD/45.35m, in accordance with the Record Plan as shown at Annex C .
c.	Please amend ‘... partial internal conversion...’ from the project title, executive summary, and the main text of planning statement.	For clarity, this planning application solely covers internal layout conversion across the 1/F to 14/F floors. No structural alterations or substantial modification works will be undertaken on the G/F. Please refer to Item No. 2b above.

Departmental Comments		Applicant's Responses
4. Drawings/Plans		
a.	Please supplement a section plan for the proposed student hostel.	Please note that this application involves only internal conversion works. As requested, a Section Record Plan is added as Figure 13 (Annex C).
b.	Please use hatched pattern or grey colour to indicate the shops on G/F which will not form part of the conversion to student hostel.	Figure 6a has been revised accordingly, as requested (Annex B).
c.	For ease of identification, please colour and label the layout plan by floor uses (e.g. private room space, toilet, communal space (study, pantry, leisure room, outdoor terrace), office, lift/circulation space, etc.)	Figures 6a to 12a have been revised accordingly as requested at Annex B .
d.	Please clarify whether the storage on 3/F is to be used by student residents or back-of-house facilities.	The storage space located on the 3/F will be allocated for student tenants' use.
e.	Please differentiate the space designated for office and those for common pantry/leisure room on 4/F plan.	Figure 10a has been revised accordingly at Annex B .
B. Tsuen Wan and West Kowloon District Planning Office, PlanD (received on 10.8.2026)		
1. Planning Statement		
a.	Please clarify the operation and management of the proposed student hostel and incorporate into para. 5.7: Operational Management Plan: Details covering house rules/student conduct, noise control measures (especially	Please refer to responses stated in Item 2a above.

Departmental Comments	Applicant's Responses
during late-night hours), visitor access, and waste management arrangements; elaborate on how the operator will prevent nuisance to surrounding residents and businesses. Management Office Arrangements: Details on the proposed 24-hour management office on 4/F, including shift staffing levels, security arrangements, and emergency handling protocols (if any).	
b. Para. 6.1 to 6.3 and Appendix 6: the proposed number of hostel bedspaces may not constitute a significant increase in addressing the overall shortfall of hostel places in the territory. Please review whether it is appropriate in using ‘<i>Addressing the Shortfall in Student Hostel Supply</i>’ as the justification sub-heading.	Do not agree.
c. Para. 6.7: Please further substantiate the anticipated traffic impact of the proposed student hostel with reference to the non-provision of parking/loading & unloading facilities and the means of transportation used by students.	After reviewing thoroughly the location of the Subject Site, including but not limited to its accessibility, the EDB has recognised the Subject Site as an eligible student hostel under the Scheme. Indeed, the Subject Site is widely served by two MTR Stations (the Olympic Station to the west, and the Mong Kok Station to the east), and a variety of franchised bus routes as shown in Figure 5 of the Planning Statement.

Departmental Comments		Applicant's Responses
2. Others		
a.	According to our site inspection on 31.7.2026, the premises above G/F of the existing building are locked. Please clarify the nature of use and occupancy status of 1/F to 14/F of the subject building.	All existing tenants shall vacate the premises unconditionally on or before 31 August this year. All conversion works shall be carried out in a timely manner and without undue delay.
b.	Please provide response to our previous comments conveyed to you on 29.7.2026.	See Part A of this table.
C. Environmental Protection Department (received on 19.8.2026)		
a.	The planning statement confirmed that “<i>the 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.</i>” It is noted from the Figures that the existing building is away from 2.5m from Anchor Street and 3.05m from Oak Street. Before his office can provide views on the application, please explain and demonstrate with drawing(s) that the location of each fresh air intake would meet the minimum buffer distance under Table 3.1 at Chapter 9 of the HKPSG for nearby emissions sources, e.g. Anchor Street (District Distributor; > 10m) and Oak Road (Local Distributor; > 5m).	The proposed locations of fresh air intake as shown in Figure 14 at Annex D .

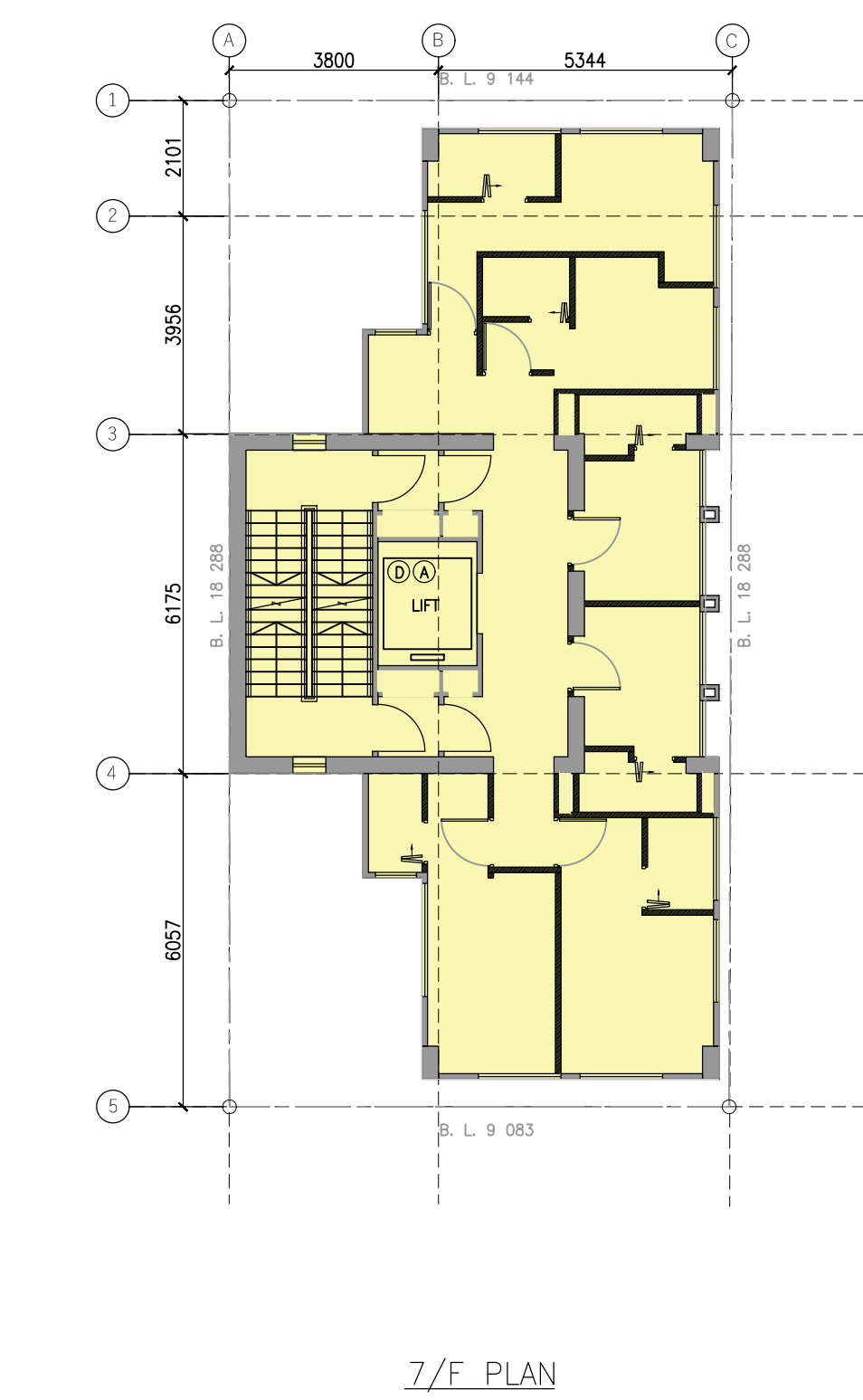
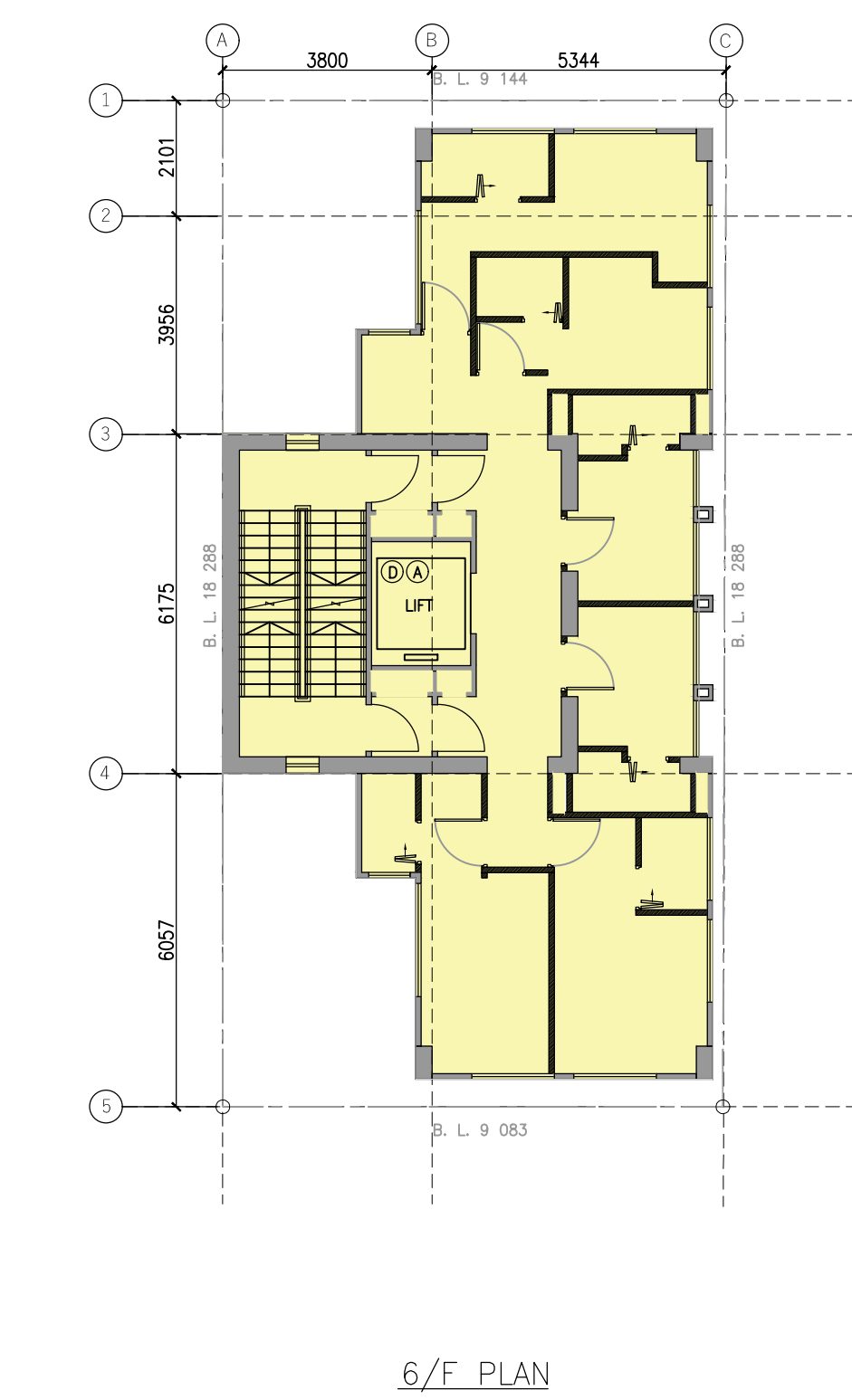
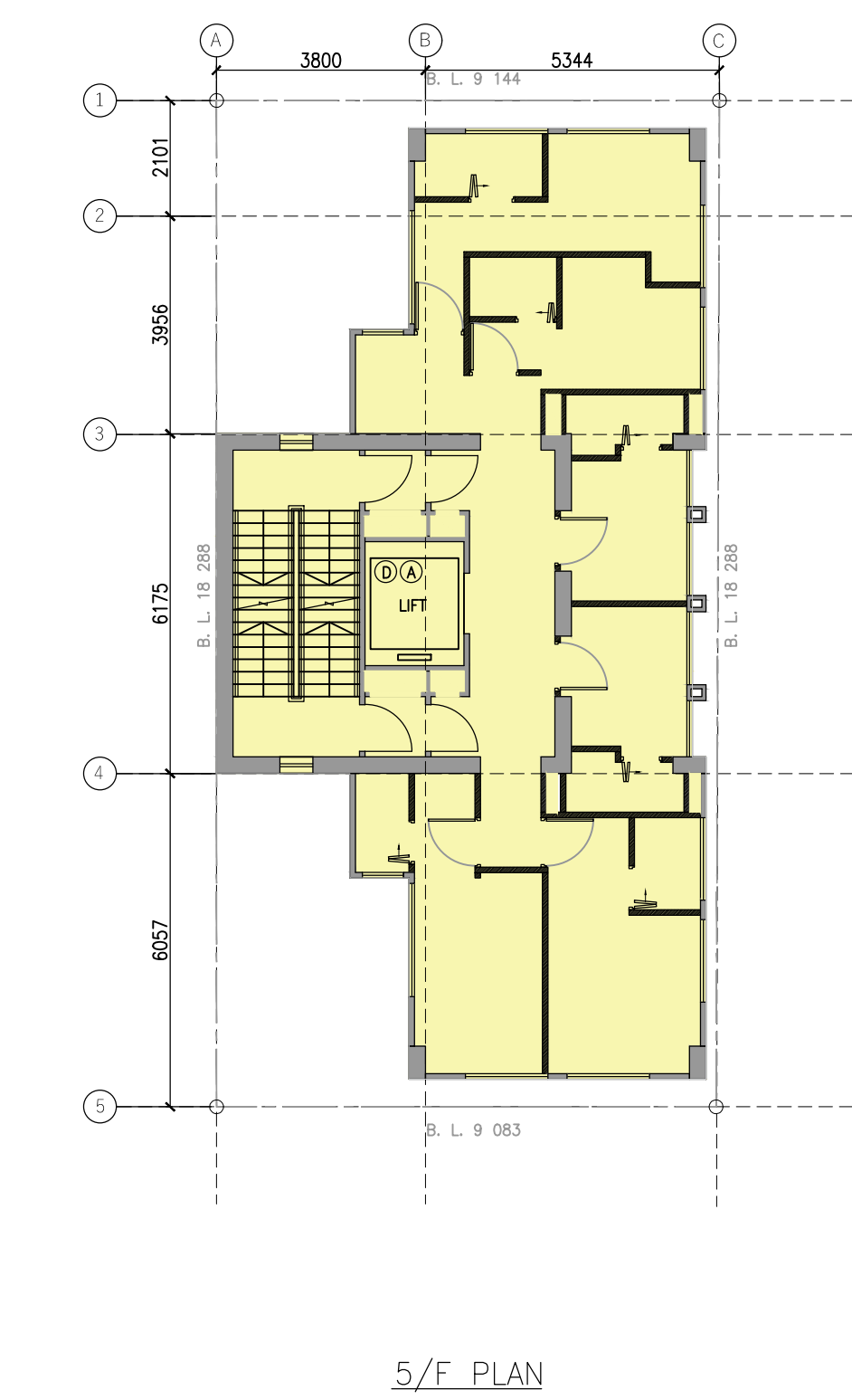
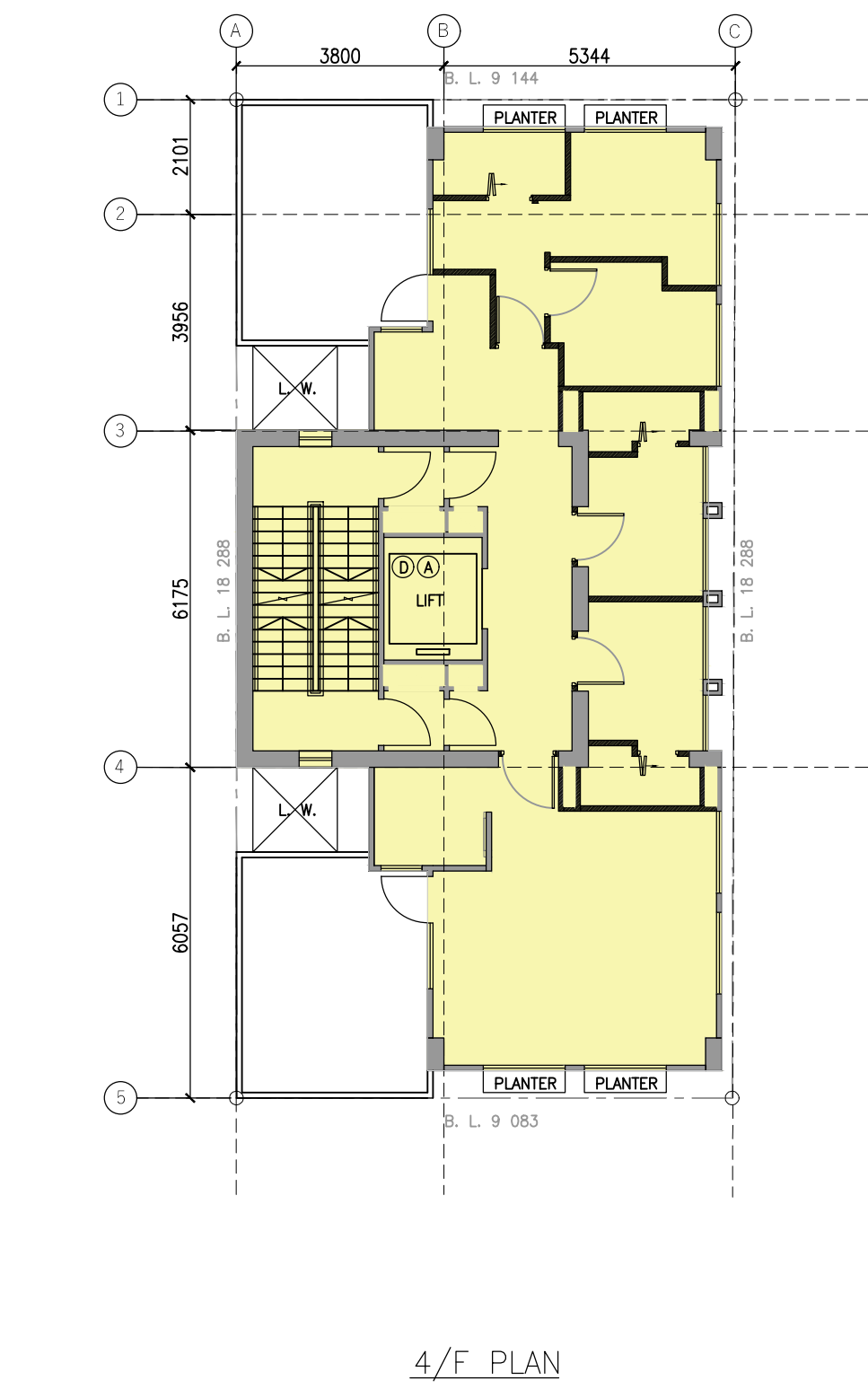
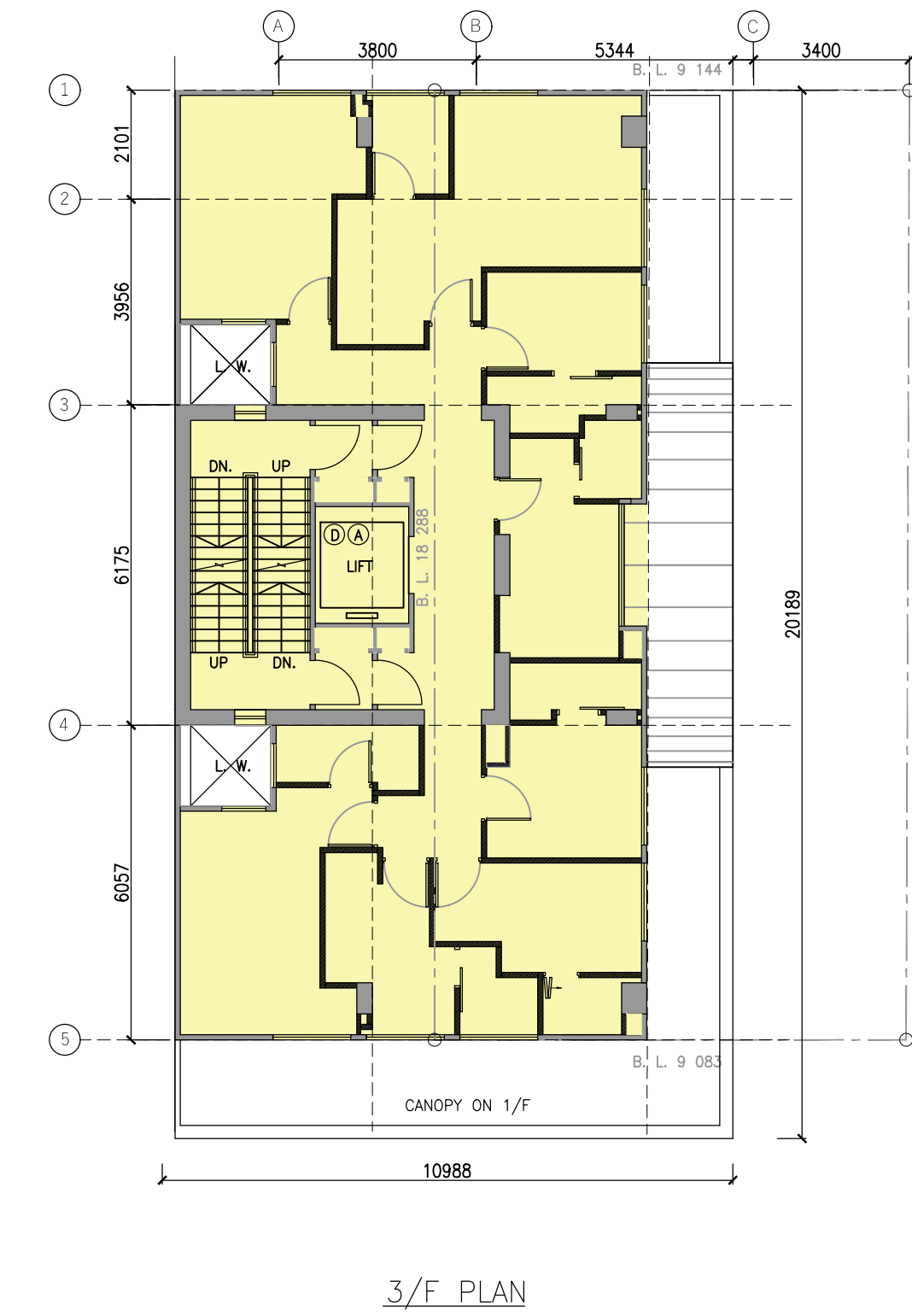
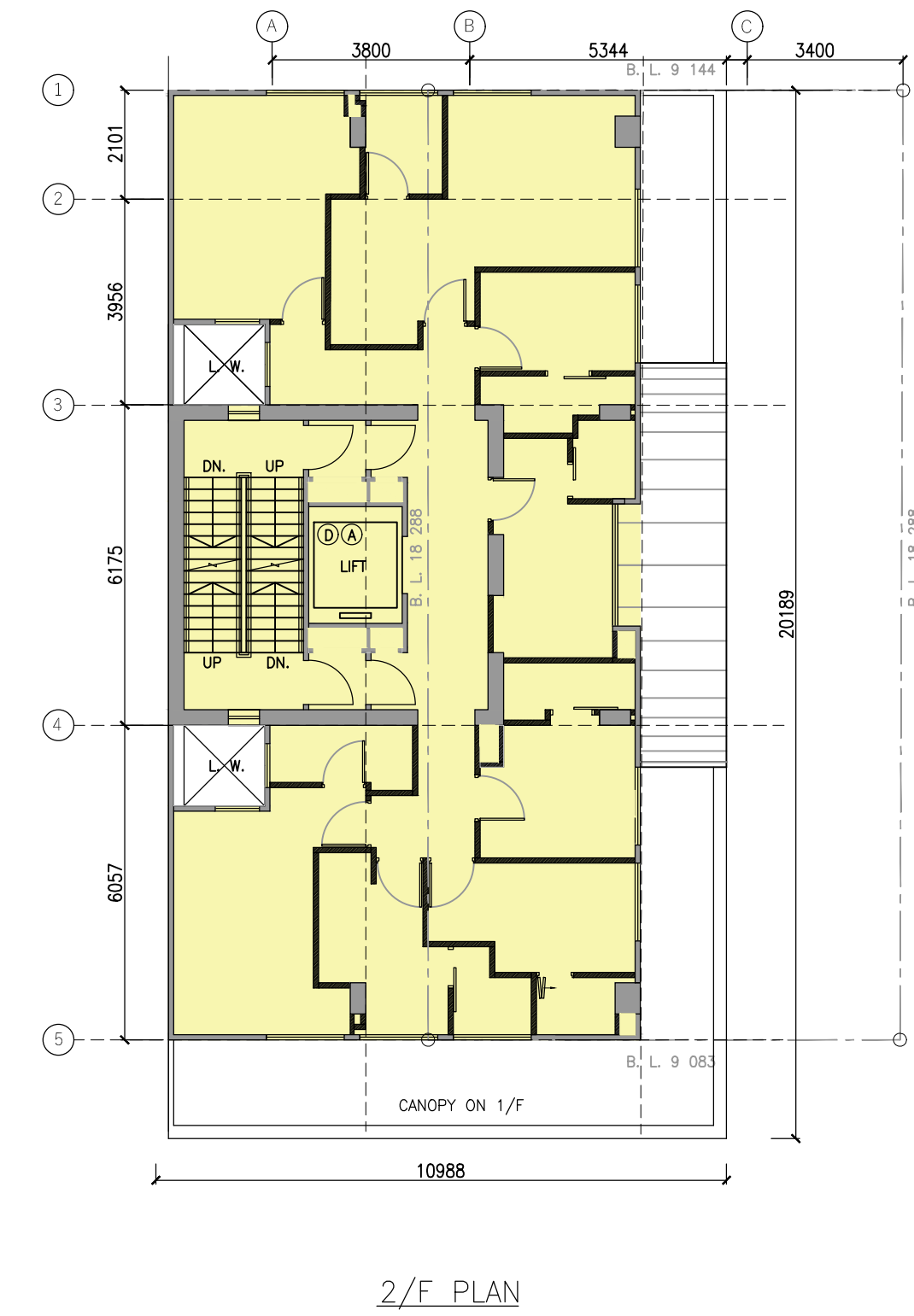
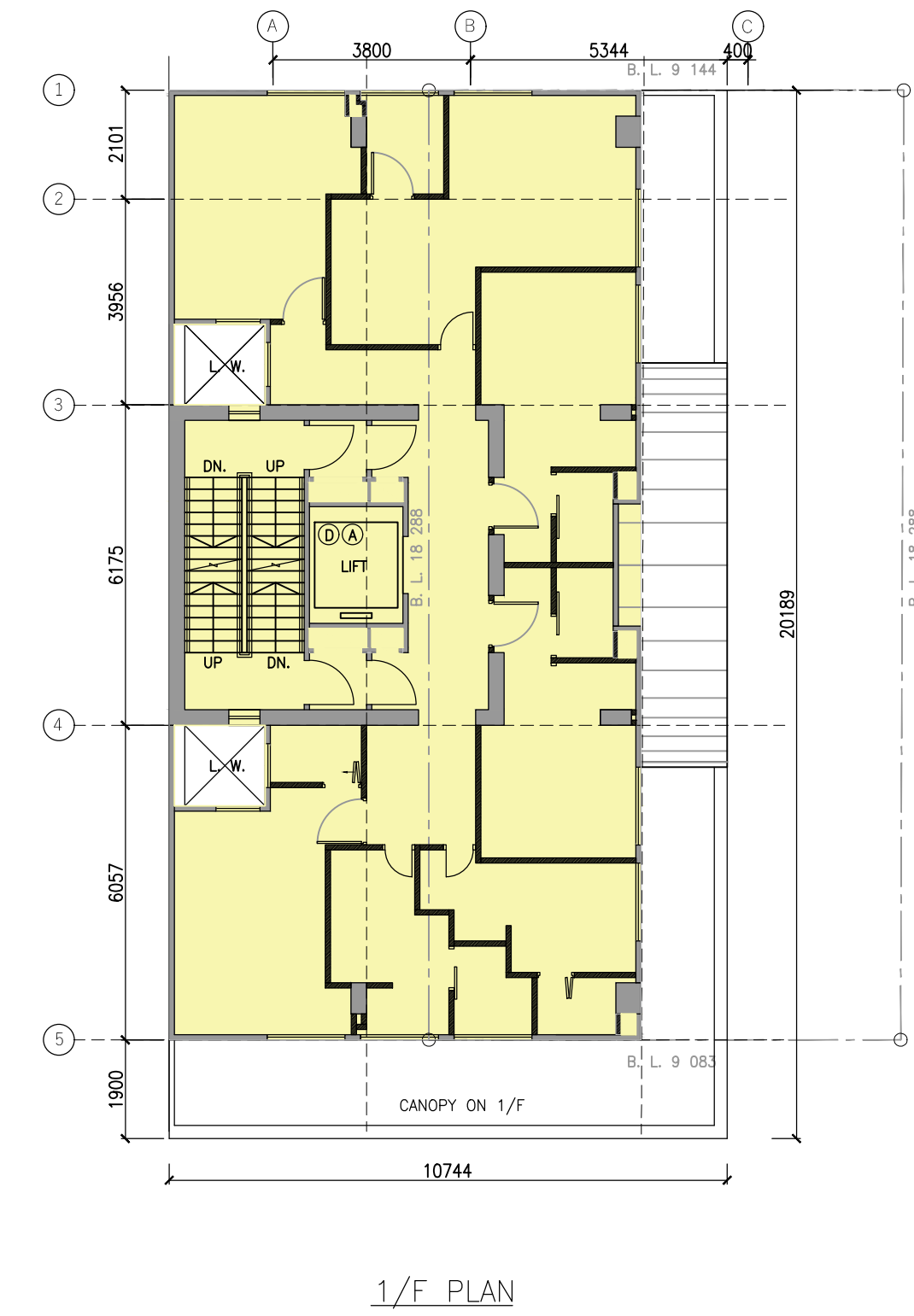
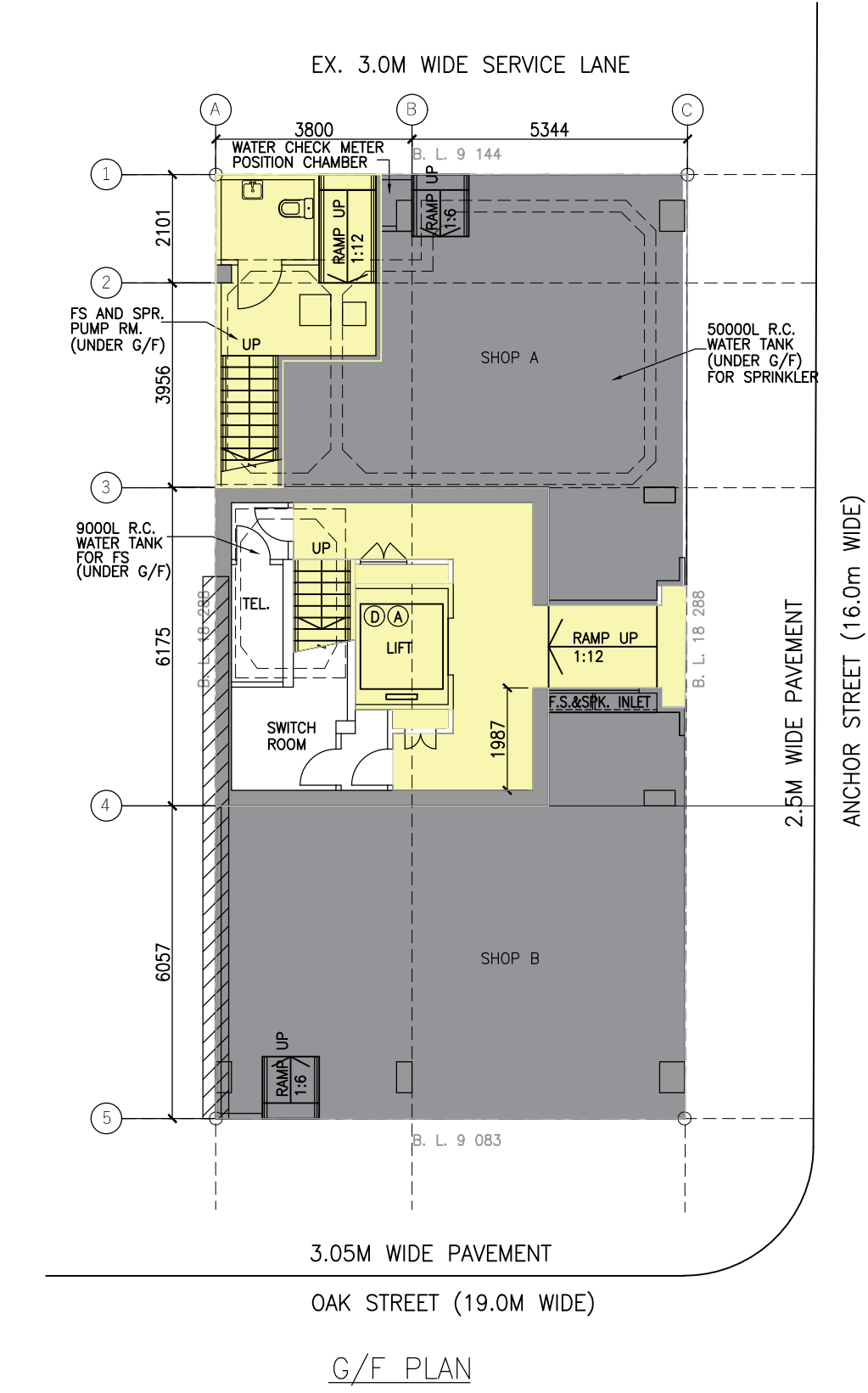
Departmental Comments		Applicant's Responses
D.	Secretary for Education and the Head of Development Projects Facilitation Office, Development Bureau (received on 24.8.2026)	
2.	The application site is the subject of the “Hostels in the City Scheme” (the Scheme) received by the Education Bureau (EDB). On 11 May 2026, EDB issued a letter (Ref: EDB/FHE/SH/AP-0038(R)) to the applicant confirming the eligibility of the application under the Scheme.	Noted.
3.	The eligible Scheme covers G/F (part) and 1/F to 14/F. To be specific, Shop A and Shop B on the G/F shown on Figure 6 in the subject planning application do not form part of the eligible Scheme. <u>For clarity, the applicant should be asked to highlight the boundary of the eligible Scheme and provide a schedule of accommodation (i.e. no. of single and twin rooms, and bedspaces by floor) for easy reference.</u>	An updated Figure 6a is provided at Annex B accordingly. Annex A provides a summary of schedule of accommodation as requested.
4.	The proposed layout shown in the subject planning application is generally in line with that of the eligible Scheme. We have no adverse comments on the subject planning application.	Noted.
5.	The applicant should be advised that for any subsequent change(s) to the information provided under the Scheme, the applicant should notify EDB and the Development Projects Facilitation Office under the Development Bureau (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. EDB also reserves the	Noted.

Departmental Comments		Applicant's Responses
	right to revoke the confirmation of the eligibility of the Scheme having regard to any changes to the Scheme.	
E.	Tsuen Wan and West Kowloon District Planning Office, PlanD (received on 24.8.2026)	
a.	Planning Statement paragraph 2.4 (Table 1): Please provide the GFA breakdown of the building in terms of: Student Hostel (G/F lobby and 1/F - 14/F) – _____m² Existing shop and restaurant at G/F (not forming part of application) – _____m²	Please note that the GFA breakdowns of the Building are: Student Hostel Portion (G/F Lobby and 1 to 14/F): 1,829.839m² Commercial Portion (Existing Shops A & B at G/F) 104.507m²

Annex A

*Detailed Breakdown Tables for GFA of the Building; Room Space; and
Communal Facilities respectively*

Breakdown - GFA



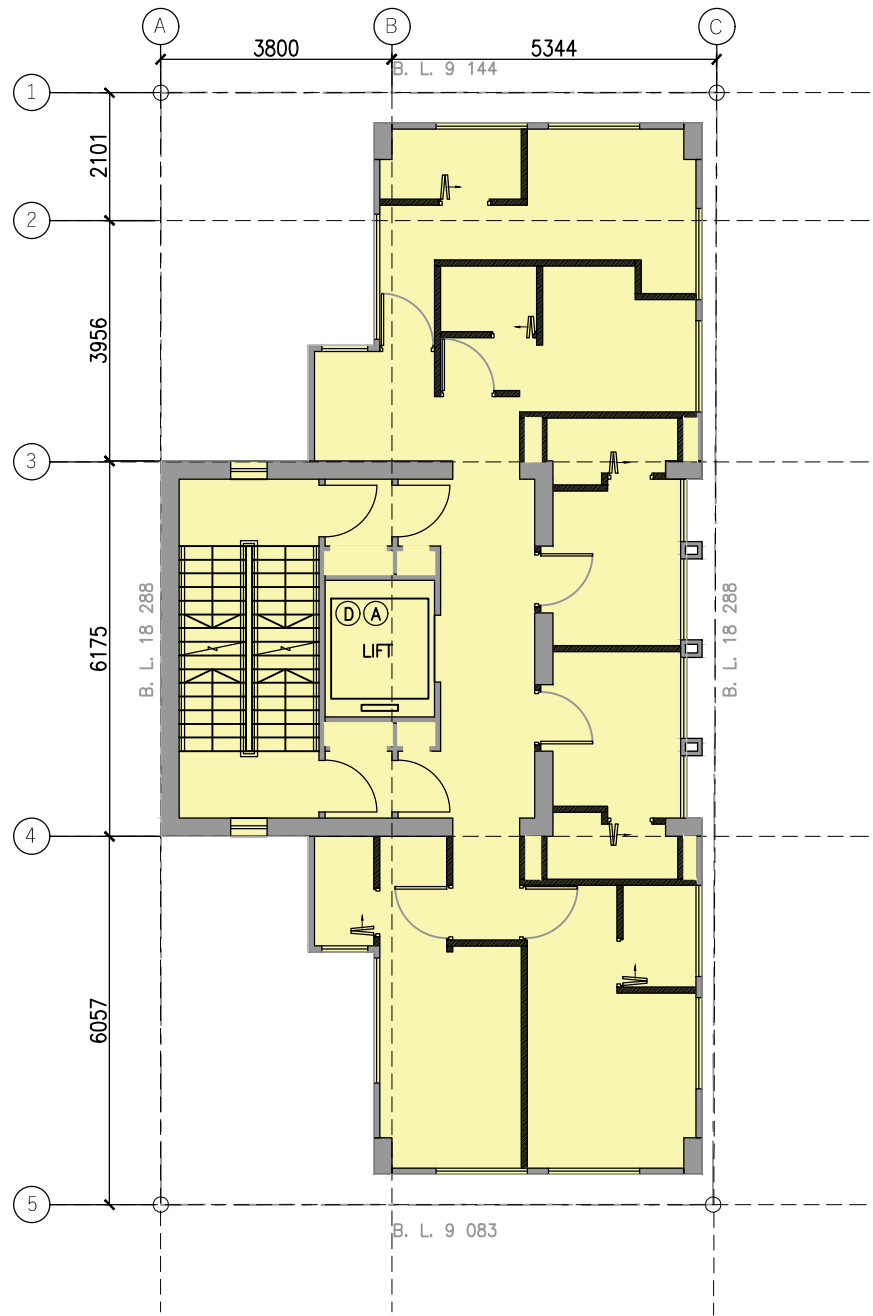
TOTAL FLOOR INVOLVED	
FLOOR	(sq.m.)
G/F	55.230
1/F	161.505
2/F	161.505
3/F	161.505
4/F	117.674
5/F	117.674
6/F	117.674
7/F	117.674
8/F	117.674
9/F	117.674
10/F	117.674
11/F	117.674
12/F	117.674
13/F	115.514
14/F	115.514
ROOF TOP	
SUBTOTAL	1829.839

(<EXISTING ACCOUNTABLE GFA = 1934.346 sq.m)

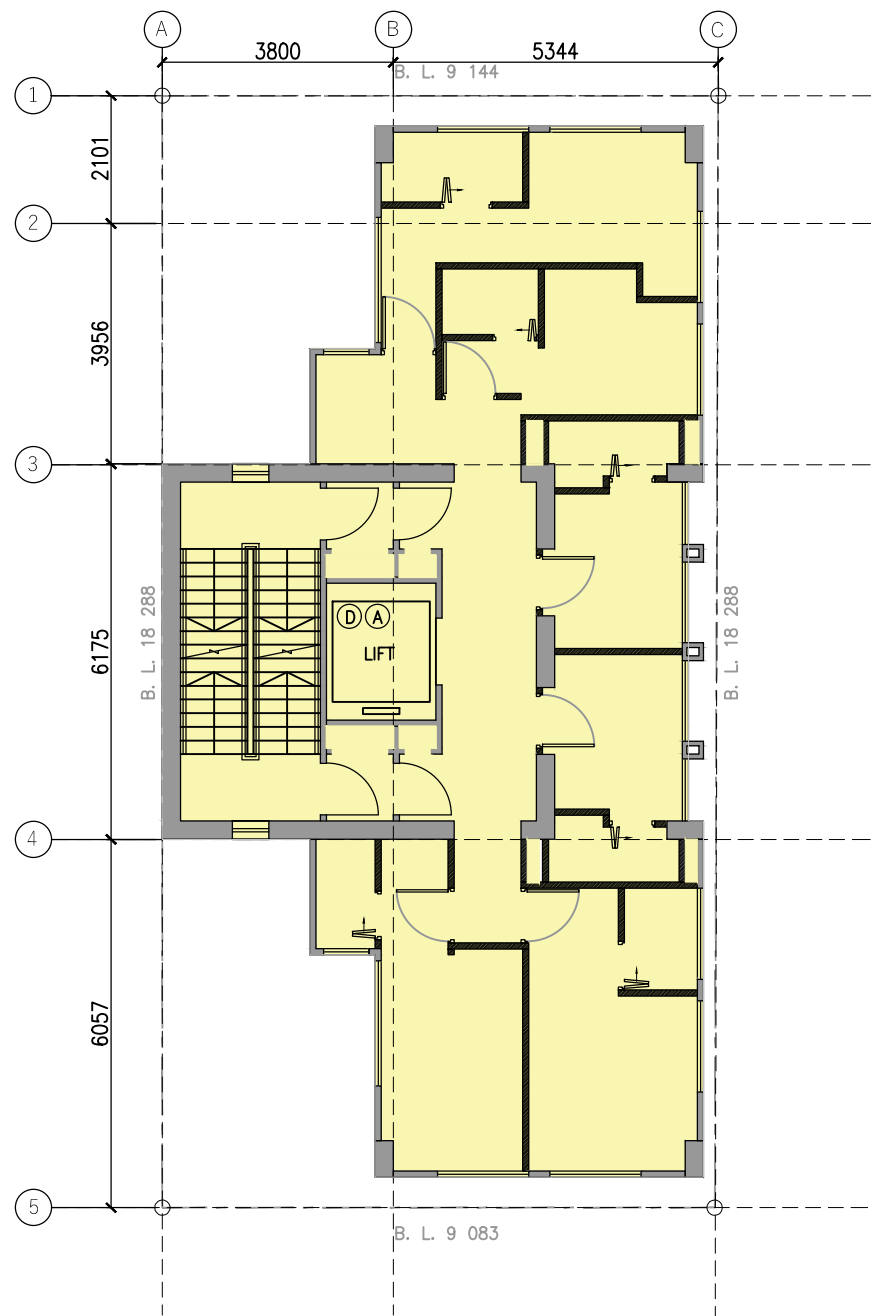
AREA INVOLVED IN APPLICATION

COMMERCIAL PORTION OF THE BUILDING

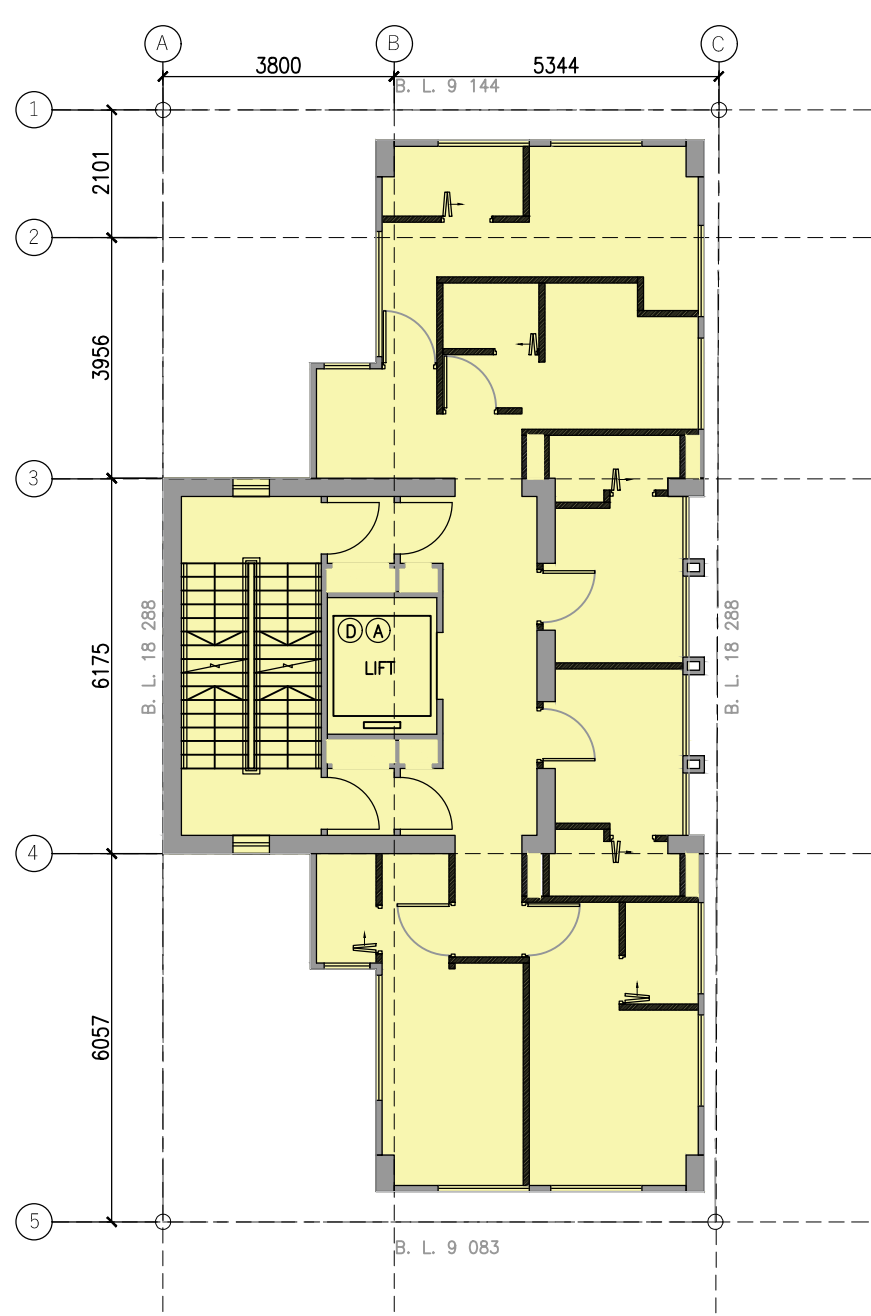
Breakdown - GFA



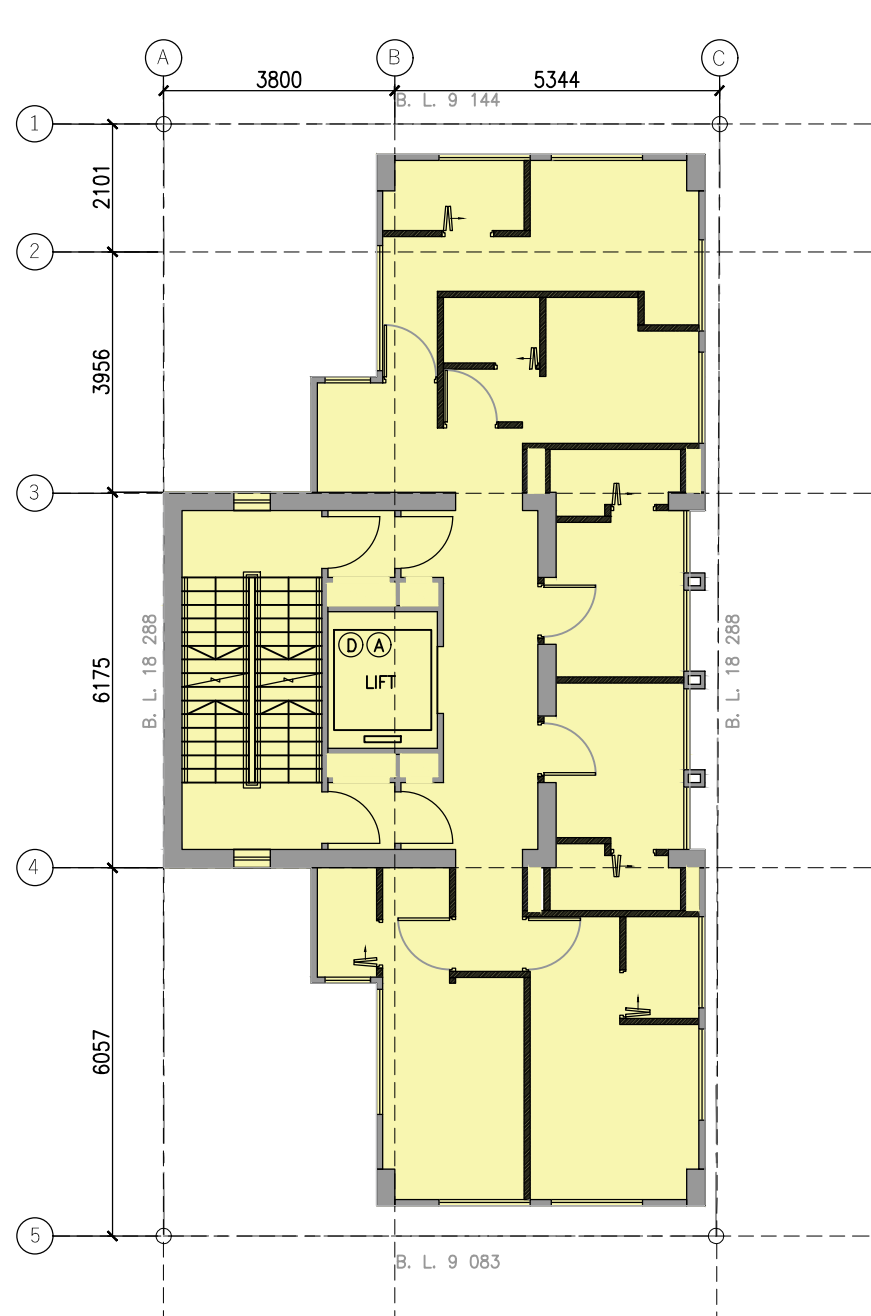
8/F PLAN



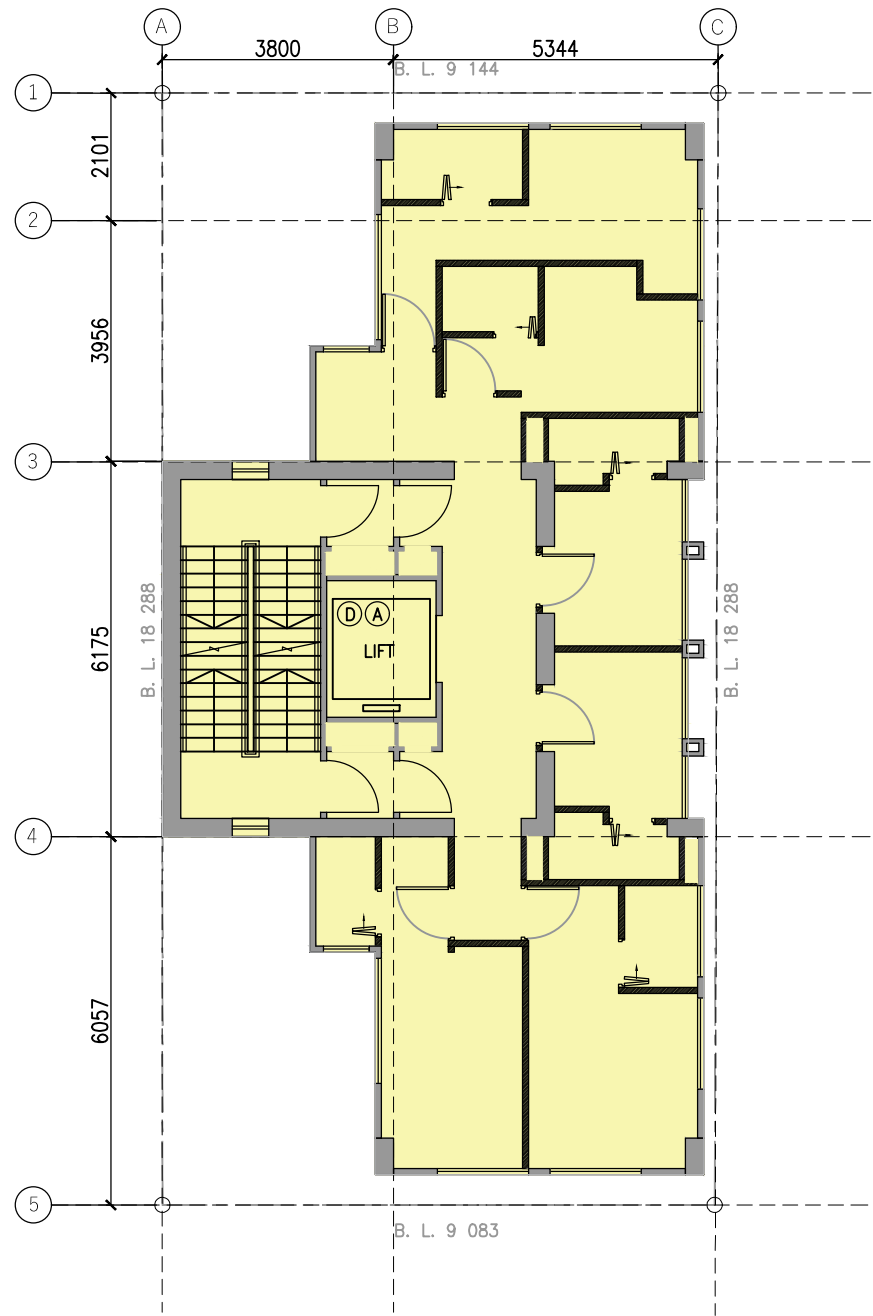
9/F PLAN



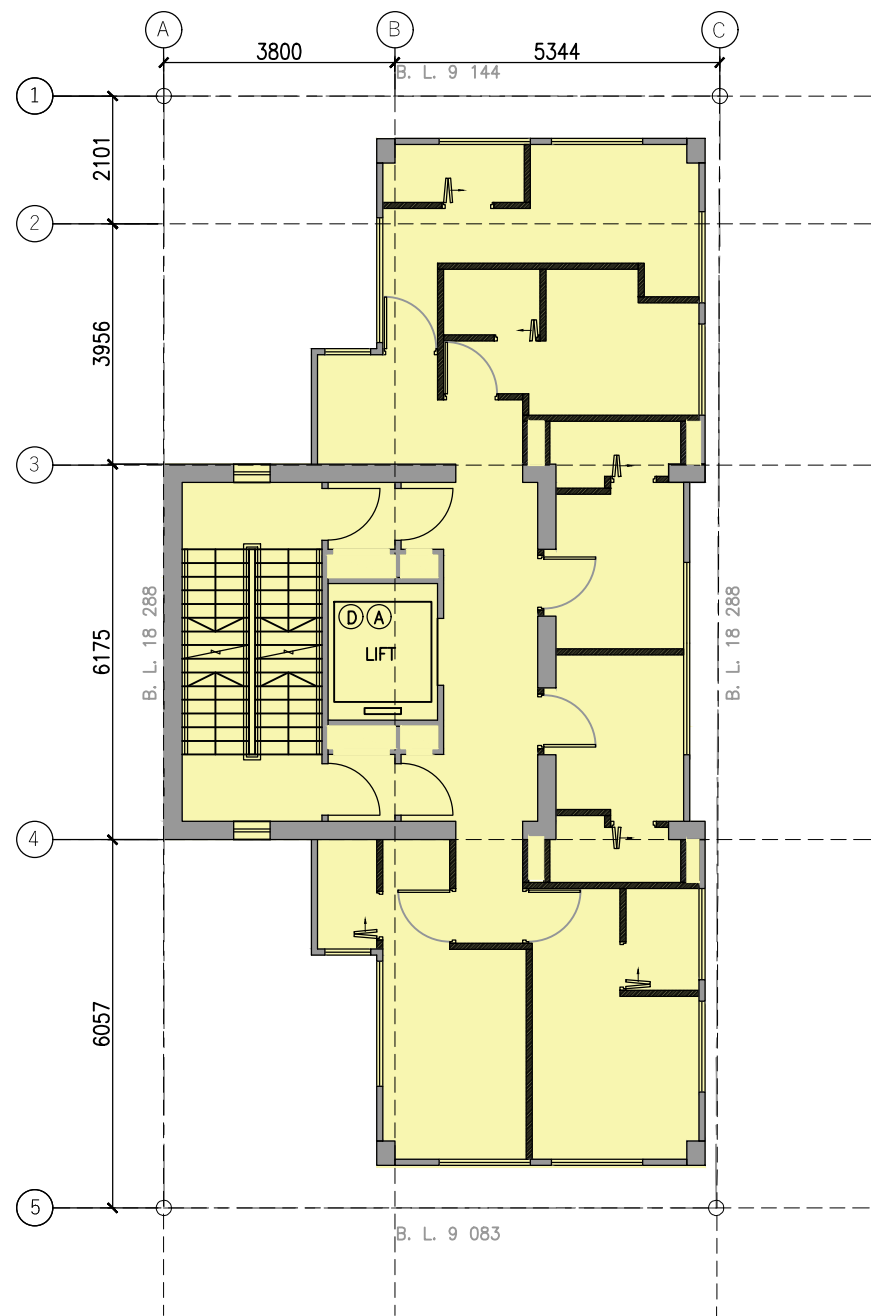
10/F PLAN



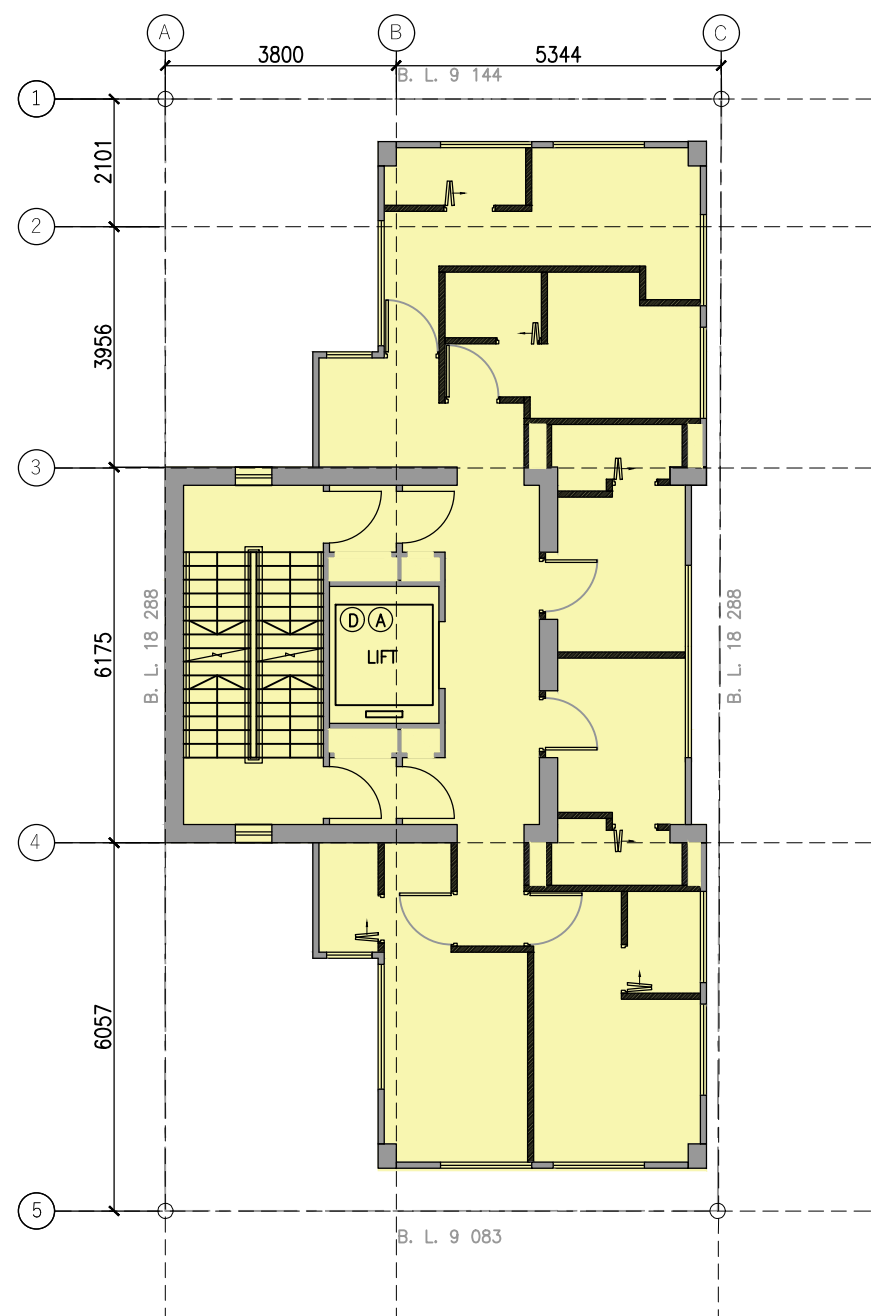
11/F PLAN



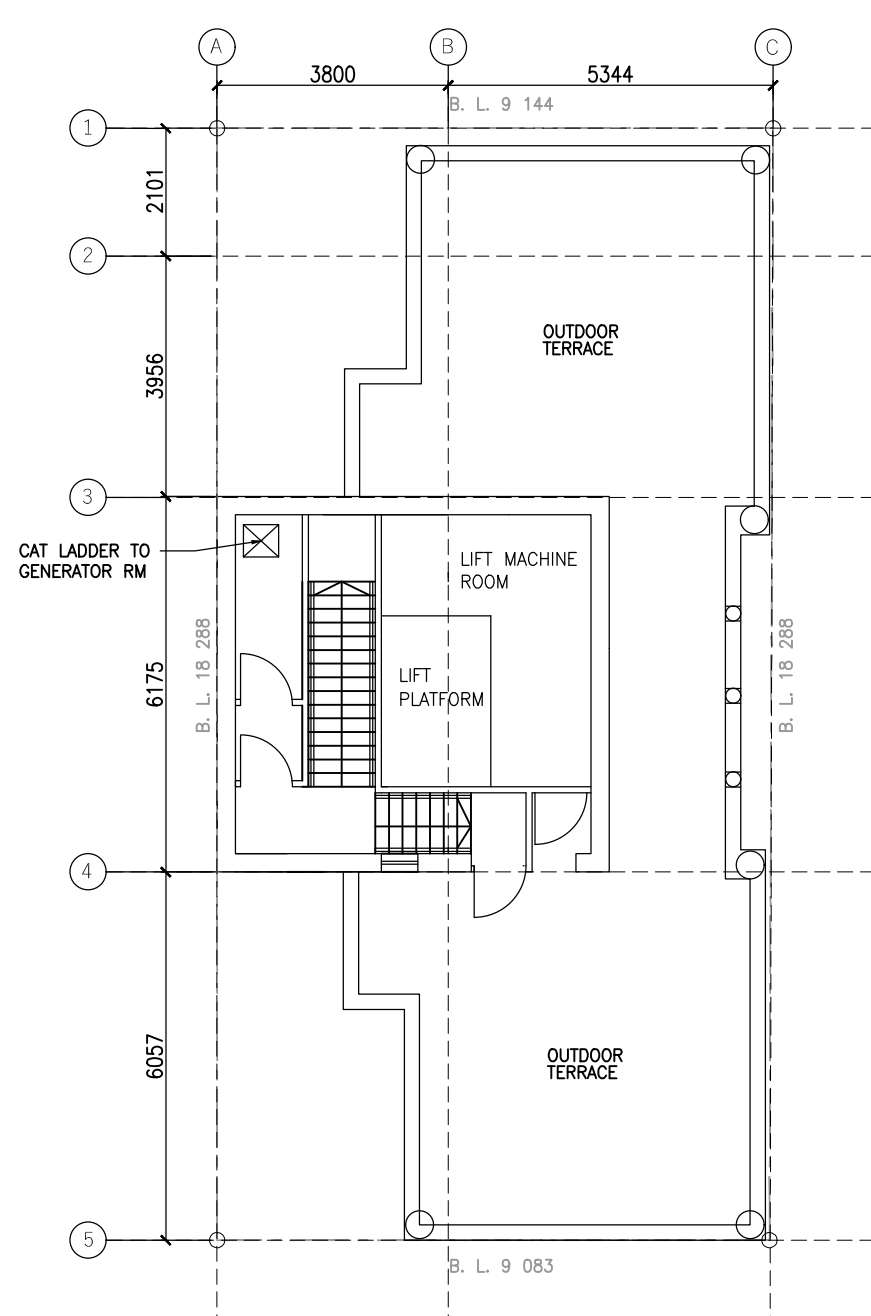
12/F PLAN



13/F PLAN



14/F PLAN



R/F PLAN

TOTAL FLOOR INVOLVED	
FLOOR	(sq.m.)
G/F	55.230
1/F	161.505
2/F	161.505
3/F	161.505
4/F	117.674
5/F	117.674
6/F	117.674
7/F	117.674
8/F	117.674
9/F	117.674
10/F	117.674
11/F	117.674
12/F	117.674
13/F	115.514
14/F	115.514
ROOF TOP	
SUBTOTAL	1829.839

(<EXISTING ACCOUNTABLE GFA = 1934.346 sq.m)

AREA INVOLVED IN APPLICATION

COMMERCIAL PORTION OF THE BUILDING

Breakdown - Room Space

Room Space (sqm) (including toilet & bath area)															
Floor/ Room	G/F	1/F	2/F	3/F	4/F	5/F	6/F	7/F	8/F	9/F	10/F	11/F	12/F	13/F	14/F
Room A		21.972	20.929	20.929	20.532	12.745	12.745	12.745	12.745	12.745	12.745	12.745	12.745	11.785	11.785
Room B		14.592	8.456	8.456	8.040	9.079	9.079	9.079	9.079	9.079	9.079	9.079	9.079	9.079	9.079
Room C		14.581	10.206	10.206	8.069	8.045	8.045	8.045	8.045	8.045	8.045	8.045	8.045	8.045	8.045
Room D		9.463	10.090	10.090		8.032	8.032	8.032	8.032	8.032	8.032	8.032	8.032	8.032	8.032
Room E		9.031	9.518	9.518		12.872	12.872	12.872	12.872	12.872	12.872	12.872	12.872	12.207	12.207
Room F		16.347	8.923	8.923		12.313	12.313	12.313	12.313	12.313	12.313	12.313	12.313	12.000	12.000
Room G			17.098	17.098											
Sub-total	0	85.986	85.22	85.22	36.641	63.086	63.086	63.086	63.086	63.086	63.086	63.086	63.086	61.148	61.148
Total	920.051														
No. of Rooms	83			Average Space	Single-bed Space		9.372		Single-bed Rooms		54				
					Twin-bed Space		14.275		Twin-bed Rooms		29				
No. of Occupants	112				Average space/occupant	8.215									

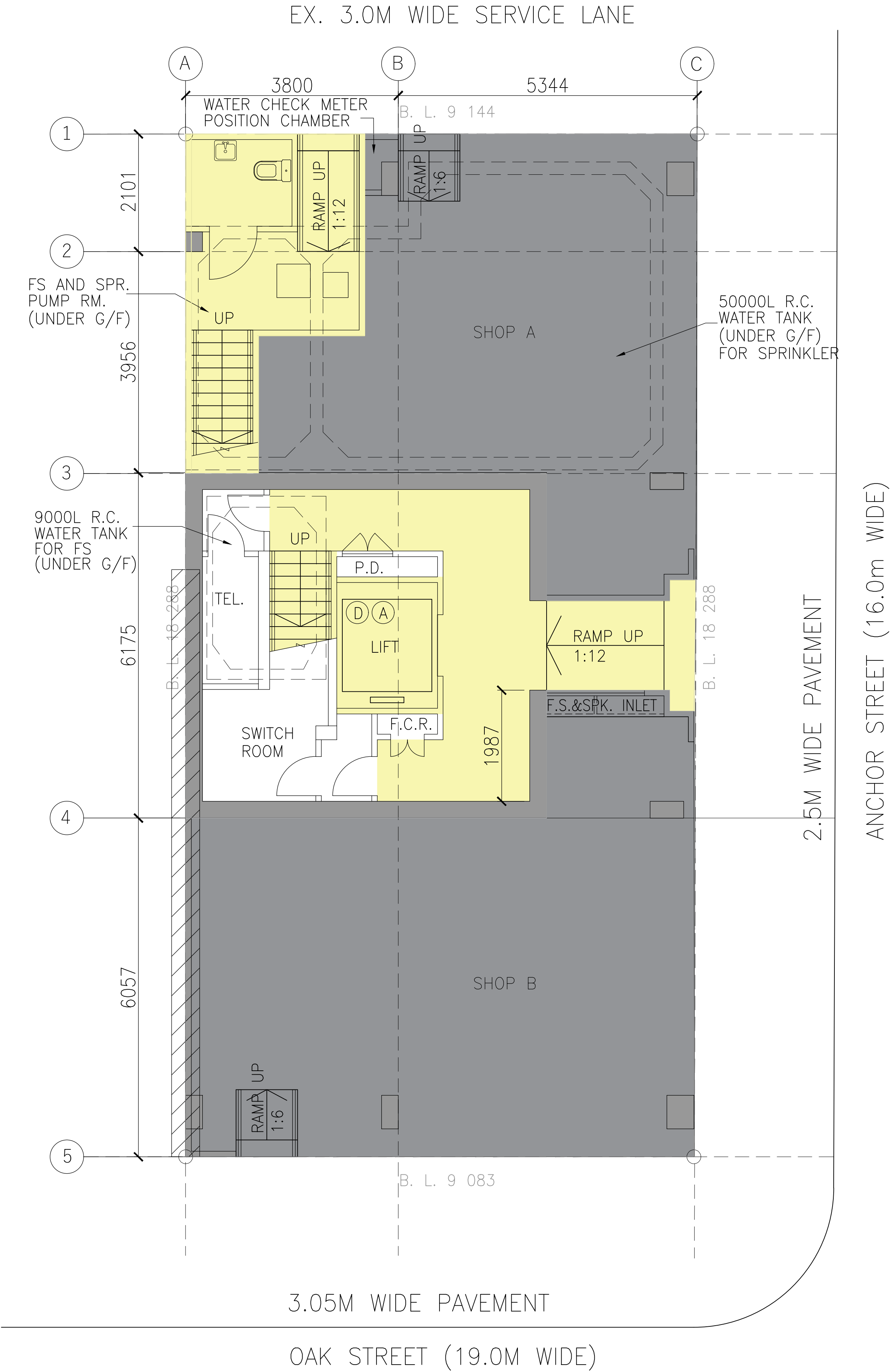
Breakdown - Communal Facilities

Space for Communal Facilities (sqm)				
Floor/ Facilities	Study Room/ Collaboration Room	Common Pantry/ Leisure Room	Exercise Room	Outdoor Terraces
14/F				
13/F				
12/F				
11/F				
10/F				
9/F				
8/F				
7/F				
6/F				
5/F				
4/F		19.273		28.760
3/F				
2/F	13.834			
1/F			13.611	
G/F				
Sub-total	13.834	19.273	13.611	28.760
Total	75.478			
Total Capaciy	112			
Communal space per capita	0.674			

Annex B

Updated Floor Layout Plans

Figure 6a – FLOOR PLAN OF G/F



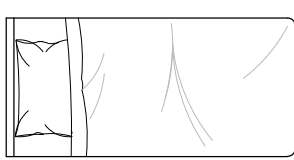
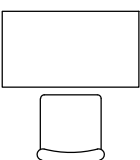
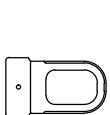
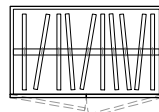
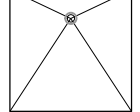
LEGEND:

AREA INVOLVED IN APPLICATION

COMMERCIAL PORTION OF THE BUILDING

Scale: 1: 50 (A1)

LEGEND

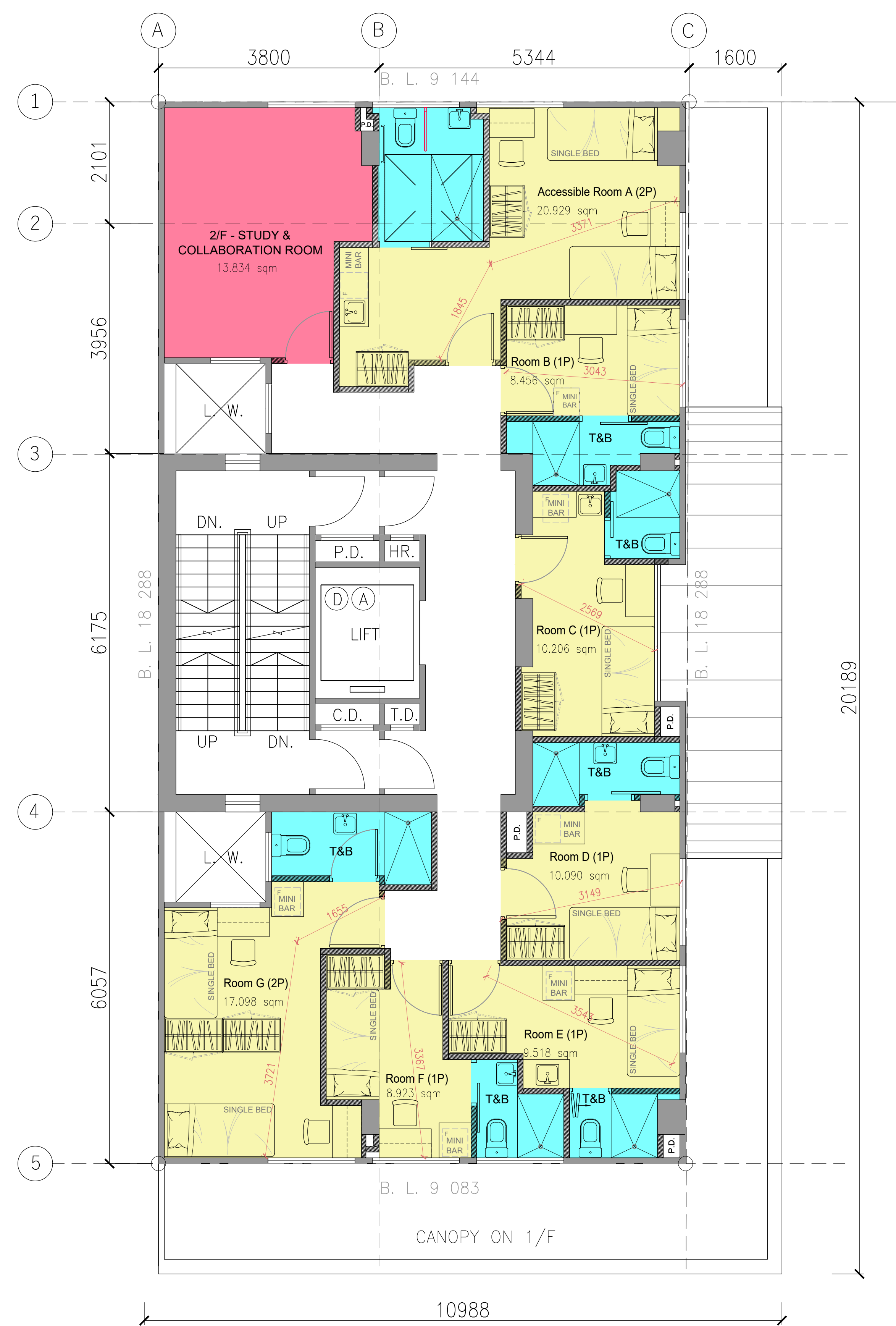
	SINGLE BED		DESK AND CHAIR		WATERCLOSET
	WARDROBE		SHOWER		BASIN
P.D. = PIPE DUCT			MINI FRIDGE (W440 D470 H532)		

G/F Plan (Layout Unchanged)

Figure 7a – FLOOR PLAN OF 1/F



Figure 8a – FLOOR PLAN OF 2/F



**2/F Plan (7 Rooms)
(5 x single-bed + 2 x twin-bed)**

- HOSTEL LIVING SPACE
- TOILET & BATH (T&B)
- STUDY ROOM

Scale: 1: 50 (A1)

LEGEND

- | | | | | | |
|------------------|------------|--|------------------------------|--|-------------|
| | SINGLE BED | | DESK AND CHAIR | | WATERCLOSET |
| | WARDROBE | | SHOWER | | BASIN |
| P.D. = PIPE DUCT | | | MINI FRIDGE (W440 D470 H532) | | |

Figure 9a – FLOOR PLAN OF 3/F



3/F Plan (7 Rooms)
(5 x single-bed + 2 x twin-bed)

Figure 10a – FLOOR PLAN OF 4/F



- HOSTEL LIVING SPACE
- TOILET & BATH (T&B)
- OFFICE SPACE
- OUTDOOR TERRACES
- COMMON PANTRY + LEISURE ROOM
- LAUNDRY /VENDING MACHINE / STORAGE

Scale: 1: 50 (A1)

LEGEND

- | | | | | | |
|------------------|------------|------------------------------|----------------|--|-------------|
| | SINGLE BED | | DESK AND CHAIR | | WATERCLOSET |
| | WARDROBE | | SHOWER | | BASIN |
| P.D. = PIPE DUCT | | MINI FRIDGE (W440 D470 H532) | | | |

4/F Plan (3 Rooms)
(2 x single-bed + 1 x twin-bed)

Figure 11a – FLOOR PLAN OF 5-12/F



- HOSTEL LIVING SPACE
- TOILET & BATH (T&B)
- LAUNDRY /VENDING MACHINE /STORAGE

Scale: 1: 50 (A1)

LEGEND

- | | | | | | |
|------------------|------------|------------------------------|----------------|--|-------------|
| | SINGLE BED | | DESK AND CHAIR | | WATERCLOSET |
| | WARDROBE | | SHOWER | | BASIN |
| P.D. = PIPE DUCT | | | | | |
| | | MINI FRIDGE (W440 D470 H532) | | | |

5-12/F Plan (48 Rooms)
(32 x single-bed + 16 x twin-bed)

Figure 12a – FLOOR PLAN OF 13-14/F



- HOSTEL LIVING SPACE
- TOILET & BATH (T&B)
- LAUNDRY /VENDING MACHINE / STORAGE

Scale: 1: 50 (A1)

LEGEND

- | | | | | | |
|------------------|------------|--|------------------------------|--|-------------|
| | SINGLE BED | | DESK AND CHAIR | | WATERCLOSET |
| | WARDROBE | | SHOWER | | BASIN |
| P.D. = PIPE DUCT | | | MINI FRIDGE (W440 D470 H532) | | |

13-14/F Plan (12 Rooms)
(8 x single-bed + 4 x twin-bed)

Annex C

Original Section Diagram extracted from Building Record Plan

Annex D

Possible Location of Fresh Air Intake Points

Figure 14 - POSSIBLE LOCATION OF FRESH AIR INTAKE POINTS

