

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K3/604

- Applicant** : Goldtown Enterprises Limited represented by Vision Planning Consultants Limited
- Site** : 10 Anchor Street, Tai Kok Tsui, Kowloon
- Site Area** : About 167m²
- Land Status** : Kowloon Inland Lot Nos. 9432 and 9433 (the Lots)
(a) held under the Conditions of Regrant Nos. 9809 and 9810 both dated 7.12.1970 (the Conditions)
(b) shall not be used for industrial purposes and no factory building shall be erected thereon
- Plan** : Approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/38
- Zoning** : “Residential (Group A)” (“R(A)”)
(a) maximum domestic/total plot ratio (PR) of 8.5/9, or the PR of the existing building, whichever is the greater
(b) maximum non-domestic PR of 9
(c) maximum building height (BH) of 115 metres above Principal Datum (mPD), or the height of the existing building, whichever is the greater
- Application** : Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building) and Minor Relaxation of Non-domestic PR Restriction

1. The Proposal

- 1.1 The applicant seeks planning permission for partial conversion of an existing commercial building (known as Chow Yin Sum Trust Fund Building) to a proposed student hostel with minor relaxation of non-domestic PR restriction at the application site (the Site) (**Plans A-1 and A-2**). According to the Notes of the OZP for the “R(A)” zone, ‘Hotel’¹ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). Additionally, minor relaxation of the PR restriction may be considered by the Board based on the individual merits of a development proposal. As the partial conversion of the existing commercial building

¹ Student hostels supported by the Government’s policy are subsumed under ‘Hotel’ use under the Revised Definitions of Terms promulgated by the Town Planning Board on 11.7.2025.

will lead to an exceedance of the non-domestic PR restriction of 9 for the “R(A)” zone (despite there being no change to the existing building bulk with a total non-domestic PR of about 11.58), minor relaxation of the PR restriction is also sought.

- 1.2 The subject application for proposed student hostel use is made in pursuant to the “Hostels in the City Scheme” (the Scheme), which was launched by the Government on 21.7.2025 to encourage the conversion of commercial buildings into student hostels, thereby increasing the supply of student accommodation in support of the Government’s policy to develop Hong Kong into an international education hub. With reference to the letter issued by the Education Bureau (EDB) to the current applicant on 11.5.2026, EDB confirms that the proposed student hostel is, *prima facie*, eligible under the Scheme (**Appendix Ia**). The proposed development, if approved, will be closely monitored by EDB and the Development Bureau (DEVB) under the Scheme.
- 1.3 The Site is situated at the corner of Anchor Street and Oak Street in Tai Kok Tsui. According to the applicant, the previous office premises on the 1/F to 14/F (**Drawing A-8**) have recently been vacated with conversion works set to commence shortly should the application be approved by the Board. The G/F retail shop and restaurant with separate entrances fronting Anchor Street will be retained and remain unaffected by the proposed conversion. There are no basement floors and car parking/loading and unloading facilities at the subject building. According to the applicant, the gross floor area (GFA), site coverage (SC), BH, building massing and external building features of the subject building will remain unchanged as a result of the partial conversion.
- 1.4 According to the submission, the 1/F to 14/F of the subject building will be converted into a student hostel with about 83 rooms² accommodating about 112 bed spaces (**Drawings A-1 to A-7**). Each room will be equipped with essential amenities, including en-suite toilet, shower and basin, etc. Common facilities will also be provided to serve the needs of future residents, including exercise room (1/F), study and collaboration room (2/F), storage rooms, laundry machines and vending machines (3/F to 14/F), and common pantry, leisure room, outdoor terrace and management office (4/F). To ensure a safe environment for students and avoid interface issues with tenants/patrons of the existing G/F shop and restaurant, the existing G/F main entrance and the hostel floors will be designated exclusively for use by hostel students with restricted access by way of real-name registration for all visitors upon entry and smart electronic access control. The on-site management office will provide round-the-clock support for all residents, with staff rostered on a 24-hour shift basis to oversee daily hostel operations and carry out patrols. The hostel floors will be segregated by gender and no mixed-gender occupancy will be permitted on any single level. In order to uphold the safety and hygiene of the student hostel, residents will be required to observe various house rules which prohibit open-flame cooking and the placing of clothing, footwear or laundry along corridors or on the building exterior.
- 1.5 The applicant has submitted a sewerage impact assessment (SIA) in support of the application. According to the SIA, with the implementation of a new sewerage

² The average room size for single-bed and twin-bed rooms is about 9.37m² and 14.28m² respectively (inclusive of toilet and bathroom areas). The room sizes and proposed internal layouts may be subject to minor adjustments at the detailed design stage, and the applicant will notify EDB and the Development Projects Facilitation Office (DPFO) of DEVB prior to submitting general building plans for any material changes.

connection (225mm diameter pipe) linking the proposed development with the existing 300mm public sewer mains along Oak Street, no adverse sewerage impact arising from the conversion works is anticipated and no upgrading of the local public sewerage network is required. The proposed student hostel is anticipated to be completed by December 2027 (i.e. within 18 months from the date of EDB's confirmation of eligibility).

- 1.6 The floor plans submitted by the applicant are at **Drawings A-1 to A-7**. The major development parameters of the proposal are summarised in the table below.

Major Development Parameters	Proposed Student Hostel Development (Application No. A/K3/604)
Site Area (about)	167m ²
Non-domestic GFA (about) ^[1]	1,810.194m ²
Non-domestic PR (about) ^[1]	10.84
BH (at main roof level)	49.4mPD
No. of Storeys	15
Total Number of Rooms ^[2]	83
- Single-bed Rooms	54
- Twin-bed Rooms	29
Number of Bed Spaces ^[2]	112
Room Sizes ^[2]	8.03m ² to 21.97m ²
- Single-bed Room	8.03m ² to 12.75m ²
- Twin-bed Room	12m ² to 21.97m ²
Supporting Facilities ^[2]	In-room facilities: • Ensuite-toilet, shower, basin, wardrobe, and mini-fridge, etc. Common facilities: • Exercise room on 1/F • Study and collaboration room on 2/F • Common pantry, leisure room, outdoor terrace, management office on 4/F • Landry/vending machines on 4/F to 14/F • Storage rooms on 3/F to 14/F

Remarks:

^[1] The figures exclude the existing shop and restaurant, escape staircase and toilet on G/F (with a floor space of about 124.15m² (equivalent to a PR of about 0.74), which do not form part of the application and will remain unchanged.

^[2] The internal layout and parameters for the proposed student hostel are indicative only and may be subject to change at the detailed design stage albeit under the close monitoring by EDB and DEVB under the Scheme. Other parameters concerning the subject building will remain unchanged as a result of the partial conversion.

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

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|-----|---|----------------------|
| (a) | Application Form received on 24.7.2026 | (Appendix I) |
| (b) | Supporting Planning Statement (SPS) received on 24.7.2026 | (Appendix Ia) |
| (c) | Further Information (FI) received on 27.8.2026* | (Appendix Ib) |
| (d) | FI received on 2.9.2026 and 4.9.2026* | (Appendix Ic) |

* exempted from publication and recounting requirements

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the SPS and FIs at **Appendices Ia to Ic**, and are summarised as follows:

- (a) the proposal will deliver 112 hostel bed spaces by December 2027, which will help address the shortage of hostel places for post-secondary students in Hong Kong. The proposed student hostel will meet the needs of local and international students pursuing post-secondary education, and is in line with the Government's policy to consolidate Hong Kong as an international hub for post-secondary education;
- (b) located within a 3-km radius of 23 recognised post-secondary institutions and served by a strong public transport network, the Site is highly suitable for student hostel use. EDB has confirmed the eligibility of the existing building for student hostel development under the Scheme;
- (c) the proposed minor relaxation of non-domestic PR from 9 to 11.58 is purely to reflect the PR of the existing building. The massing, BH, number of storeys, GFA, PR and SC of the existing building will remain unchanged. No additional development bulk or new building works are required to facilitate the proposal;
- (d) operational management measures, including daily patrols, CCTV, emergency alarm systems, refuse collection and in-room cleaning, will be implemented by the operator. Residents will be required to observe house rules to uphold the cleanliness, hygiene and quietness of the premises;
- (e) the proposed hostel room layout and potential fresh air intake locations comply with relevant air ventilation, lighting and road buffer distance requirements. All hostel rooms will provide openable windows, and lighting and mechanical ventilation will be provided for those toilets without windows;
- (f) the proposed student hostel will not generate any adverse sewerage, drainage and traffic impacts on the surrounding area; and
- (g) approval of the current application will be consistent with the Metro Planning Committee (the Committee) of the Board's recent decision to approve a similar proposed student hostel (application No. A/K3/601) in Mong Kok, which is located about 450m southeast to the Site within the "R(A)" zone on the same OZP (**Plan A-1**).

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner". Detailed information will be deposited at the meeting for Members' inspection.

4. Background on the "Hostels in the City" Scheme

- 4.1 To consolidate Hong Kong's position as an international hub for post-secondary education, the Chief Executive announced in the 2024 Policy Address (PA 2024) that DEVB and EDB would launch a pilot scheme to streamline development control procedures, so as to encourage the market to convert commercial buildings

into student hostels, increasing the supply of student accommodation. As such, the Scheme was launched on 21.7.2025. The Chief Executive announced in the PA 2025 that the Scheme will further expand to cover newly built student hostels.

- 4.2 The policy objective of the Scheme is to create a clear and easy-to-follow framework with low compliance cost, while putting in sufficient safeguards to ensure quality hostel accommodation and that the implementation of the Scheme is in line with the policy intention. As part of the facilitation measures under the Scheme, the Board has expanded the definition of ‘Hotel’ use under the planning regime to include eligible student hostels under the Scheme. Various facilitation measures have also been formulated under the building regime³.
- 4.3 Applications under the Scheme must fulfil the eligibility criteria laid down by EDB, *inter alia*: (a) eligible tenants under the Scheme should be full-time local or non-local students enrolled in locally accredited sub-degree or degree programmes operated by specified institutions, while at most 10% of hostel places may be occupied by persons affiliated with eligible institutions (e.g. wardens, visiting scholars, etc.); (b) new hostel construction and conversion works must be completed within 54 and 18 months⁴ respectively; (c) hostel rooms must not be sold off individually; and (d) developers/operators must take all necessary and reasonable measures to ensure that the operation of the hostel complies with relevant statutory and administrative requirements, while also striving to maintain a safe and suitable living environment for the students. EDB reserves the right to revoke the confirmation of the eligibility of the application, having regard to any changes to the application under the Scheme. For effective monitoring, the applicant is required to submit an annual certified audit report to EDB to confirm ongoing compliance with the Scheme’s criteria. In case of non-compliance, the Government will take appropriate enforcement actions based on the statutory declaration, land lease and relevant ordinances.

5. **Previous Application**

The Site is the subject of a previous application (No. A/K3/178) (**Plan A-1**) submitted by the same applicant as the current application for erecting the existing commercial building. The application was approved by the Board in 1989 mainly on the considerations that the proposal was not incompatible with the surrounding area, it could address the increasing demand for office accommodation, and the proposal would not generate any adverse traffic impact. Details of the previous application are at **Appendix II**.

6. **Similar Applications**

- 6.1 There are four similar applications (No. A/K3/543, 549, 550 and 601) for minor relaxation of PR restriction involving conversion of existing building for hotel/student hostel uses within the “R(A)” zone on the OZP. The locations and

³ Details are set out under Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-173.

⁴ Extension may be granted by EDB in consultation with DEVB and relevant departments, having regard to the justifications provided by the applicant.

details of the four applications are shown at **Plan A-1** and **Appendix II** respectively.

- 6.2 The three hotel conversion applications (No. A/K3/543, 549 and 550) were approved with conditions by the Committee in 2013 mainly on the considerations that the proposed hotel uses were not incompatible with the surrounding area, the proposed conversions would not increase the physical bulk and PR of the existing building, and that no adverse impact on the surrounding area was anticipated.
- 6.3 Application No. A/K3/601 for proposed student hostel use under the Scheme was approved with conditions by the Committee in February 2026 mainly on similar considerations as those listed in paragraph 6.2 above, and that the proposal was in line with the policy initiative to increase student accommodation supply.

7. The Site and its Surrounding Areas (Plans A-1 to A-4c)

7.1 The Site has the following characteristics:

- (a) occupied by a 15-storey commercial building, known as Chow Yin Sum Trust Fund Building, which was completed in 1998;
- (b) situated at the junction of Anchor Street and Oak Street; and
- (c) the current floor uses of the commercial building are as follows:

Floor	Main Uses
G/F	Entrance lobby, shop and restaurant (all with separate entrances fronting Anchor Street)
1/F to 14/F	Vacant premises
R/F	Flat roof

7.2 The surrounding areas have the following characteristics:

- (a) mixed-use in nature, predominantly occupied by composite residential/commercial developments with shops and services and eating places on the G/F and lower floors, intermixed with open spaces and government, institution or community (GIC) facilities;
- (b) to the immediate east of the Site is a commercial/serviced apartment building (known as Oootopia), and to the south across Anchor Street are Anchor Street Playground and various low-rise GIC facilities (including a refuse collection point, a public toilet and a public bathhouse); and
- (c) well-served by public transport with MTR Olympic Station located approximately 370m to the southwest and MTR Mong Kok Station located approximately 600m to the southeast, alongside franchised buses and green minibuses operating along the major thoroughfares of Tai Kok Tsui Road, Fuk Tsun Street and Mong Kok Road.

8. **Planning Intention**

The planning intention of the “R(A)” zone is 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.

9. **Comments from Relevant Government Bureaux/Departments (B/Ds)**

9.1 The following B/Ds have been consulted and their views on the application are summarised as follows:

Policy Perspective

9.1.1 Coordinated comments of the Secretary for Education (SED) and the Head of DPFO, DEVB:

- (a) no adverse comment on the application;
- (b) the Site is the subject of the Scheme received by the EDB. On 11.5.2026, EDB issued a letter to the applicant confirming the eligibility of the application under the Scheme;
- (c) the eligible Scheme covers G/F (part) and 1/F to 14/F. Shop A and Shop B on the G/F shown on **Drawing A-1** do not form part of the eligible Scheme. The proposed layout shown in the subject planning application is generally in line with that under the Scheme; and
- (d) their advisory comments are at **Appendix III**.

Land Administration

9.1.2 Comments of the District Lands Officer/Kowloon West, Lands Department:

- (a) no objection to the application; and
- (b) under the Conditions governing the Lots, the premises shall not be used for industrial purposes and no factory building shall be erected thereon.

Environment

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

- (a) no adverse comment on the application;
- (b) adverse noise impact is not anticipated taken into account that the existing split-type air-conditioning system will be retained to serve all hostel floors and the proposed hostel does not rely on open window for ventilation under normal operating conditions;

- (c) adverse air quality impact is not anticipated noting that the applicant has demonstrated that the fresh air intake locations for air-conditioning (with 10.48m and 8.2m buffer distances from Anchor Street and Oak Street respectively) will fulfill the buffer distance requirement for nearby roads as stipulated in the Hong Kong Planning Standards and Guidelines; and
- (d) considering sewerage system is available in the vicinity, the proposed student hostel is unlikely to generate insurmountable impact on the existing sewerage system from sewerage planning perspective. However, in view of the anticipated increase of sewage flow due to the change of population and usage of the building, an approval condition on the submission of a revised SIA should be imposed requiring the applicant to evaluate the potential impact on the existing public sewerage system and implement suitable mitigation measure if needed.

9.1.4 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

- (a) no objection to the application;
- (b) the applicant shall submit a revised SIA and carry out the necessary sewerage works under the proposed development if necessary. An approval condition requiring the applicant to implement the local sewerage upgrading/sewerage connection works identified in the revised SIA should be imposed; and
- (c) his advisory comments are at **Appendix III**.

9.2 The following Government departments have no objection to/no comment on the application, and their advisory comments, if any, are at **Appendix III**:

- (a) Commissioner for Traffic (C for T);
- (b) Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD);
- (c) Chief Engineer/Construction, Water Supplies Department;
- (d) Chief Highway Engineer/Kowloon, Highways Department;
- (e) Project Manager (South), Civil Engineering and Development Department;
- (f) Director of Fire Services (D of FS);
- (g) Commissioner of Police;
- (h) Director of Food and Environmental Hygiene; and
- (i) District Officer (Yau Tsim Mong), Home Affairs Department.

10. **Public Comment Received During Statutory Publication Period**

During the statutory publication period, one public comment from an individual was received raising concerns on the adequacy of ventilation and natural lighting for the hostel rooms on the podium level (**Appendix IV**).

11. Planning Considerations and Assessments

- 11.1 The subject application seeks planning permission for a proposed hotel (student hostel) with minor relaxation of non-domestic PR restriction (i.e. from PR 9 to PR 11.58, i.e. the PR of the existing building) at the Site. The proposal involves partial conversion of an existing 15-storey commercial building for student hostel use. Although the proposed hotel (student hostel) development is not entirely in line with the planning intention of the “R(A)” zone, the application is made in pursuant to the Scheme, which facilitates such conversions for student hostel use. While minor relaxation of the non-domestic PR restriction is sought, the proposal only involves partial conversion of an existing building, with no physical change to the GFA, PR, BH and physical bulk of the existing building. The proposed student hostel will provide 112 bed spaces to help address the shortage of student accommodation in Hong Kong, and is consistent with the Government’s policy to encourage conversion of commercial buildings into student hostels.

Policy Perspective

- 11.2 The proposed student hostel is in line with a key initiative of the PA 2024 to develop Hong Kong into an international education hub by increasing the supply of student accommodation through conversion of the existing 15-storey commercial building into a student hostel. The Scheme, launched on 21.7.2025, aims to streamline procedures to encourage the conversion of commercial buildings into student hostels. EDB has confirmed the eligibility of the proposed student hostel under the Scheme on 11.5.2026, and SED and Head of DPFO, DEVB advise that the proposed layout in the application is generally in line with that under the Scheme. The proposed student hostel, if approved by the Committee, will be closely monitored by the EDB and DEVB under the Scheme as mentioned in paragraphs 4.3 and 9.1.1 above.

Land Use Compatibility

- 11.3 The Site is located in a vibrant, well-established urban area with active street-level commercial activities and residential uses above. To ensure a safe environment for students and avoid interface issues with tenants/patrons of the G/F shop and restaurant, the applicant has proposed operational and management measures, including exclusive use of the G/F main entrance and hostel floors for students with smart electronic access control and mandatory visitor registration; 24-hour staffing, daily patrols, CCTV and emergency alarm systems; refuse collection and in-room cleaning; gender-segregated accommodation; and house rules prohibiting open-flame cooking and laundry placement along corridors or building exterior. The existing accesses to the G/F shop and restaurant will not be affected. Overall, the proposed student hostel is considered not incompatible with the surrounding area predominated by a diversity of residential and commercial uses.

Technical Aspects

- 11.4 Relevant government departments consulted, including C for T, CBS/K of BD, D of FS, CE/MS of DSD and DEP, have no objection to/no adverse comment on the application. In view of the anticipated increase in sewage flow, should the application be approved by the Committee, DEP and CE/MS, DSD recommend that approval conditions for submission of revised SIA and implementation of any

necessary upgrading works identified therein should be stipulated. Relevant advisory clauses are also recommended in paragraph 12.2 below to address the comments of other departments.

Similar Applications

- 11.5 There are four similar applications for minor relaxation of PR restriction involving conversion of existing building for hotel/student hostel uses within the “R(A)” zone on the OZP, including one application for proposed student hostel submitted in pursuant to the Scheme. All four applications were approved with conditions by the Committee. Approval of the current application is generally in line with the past decisions of the Committee.

Public Comment

- 11.6 Regarding the public concern on natural lighting and ventilation for the hostel rooms, the proposed student hostel layout and fresh air intake locations will have to comply with relevant requirements and be scrutinised by relevant department(s) at the detailed design stage. The departmental comments in paragraph 9 and the planning assessment set out in paragraphs 11.1 to 11.5 above are also relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 11.9.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members’ reference:

Approval conditions

- (a) the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (b) in relation to (a) above, the implementation of the local sewerage upgrading/sewerage connection works identified in the revised sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix III**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members’ reference:

the proposed use is not in line with the planning intention of the “R(A)” zone which is primarily for high-density residential developments. There is no strong justification in the submission for a departure from the planning intention.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form received on 24.7.2026
Appendix Ia	SPS received on 24.7.2026
Appendix Ib	FI received on 27.8.2026
Appendix Ic	FI received on 2.9.2026 and 4.9.2026
Appendix II	Previous and Similar Applications
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comment
Drawings A-1 to A-7	Floor Plans
Drawing A-8	Section extracted from Record Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**