

**Summary of development parameters of the Sites –  
Expression of Interest for Student Hostel Development**

Table 1: Summary of information of Site A

	<b>Site A</b>
<b>Location</b>	Kai Tak Area 3B Site 4
<b>Site area</b>	0.74 ha
<b>OZP</b>	Approved Kai Tak OZP No. S/K22/8
<b>Zoning</b>	C(1)
<b>Max. PR under OZP</b>	5.8
<b>BHR under OZP</b>	80mPD
<b>Max. SC under OZP</b>	65% (excl. basement(s))
<b>Max. GFA</b>	Around 43 000 sq. m.
<b>Post-secondary education premises and MTR station in the vicinity (measured in approx. direct distance)</b>	<ul style="list-style-type: none"> <li>• Kowloon Bay Station (1 000m)</li> <li>• Kai Tak Station (1 300m)</li> <li>• HKU SPACE Kowloon East campus, 28 Wang Hoi Rd, Kowloon Bay (800m)</li> <li>• HKU SPACE CITA Learning Centre, Tai Yip St, Kowloon Bay (900m)</li> <li>• Hotel and Tourism Institute, VTC, Tai Yip St, Kowloon Bay (900m)</li> <li>• HKBU Kai Tak Campus, Kwun Tong Rd, Ping Shan (1 500m)</li> </ul>
<b>Current Use and Site Availability</b>	<ul style="list-style-type: none"> <li>• Currently Government works areas</li> <li>• Available for land sale through tender in 2026-27 the earliest</li> </ul>

<b>Site conditions<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• According to the information at hand, no insurmountable technical issue has been identified. However, alike other land sale sites, the developer (after handover of the site) will be required to conduct selected technical reviews for areas such as traffic and noise to further ascertain the technical feasibility of proposed development scheme.</li> <li>• One PFS and four LPG cum PFS in the vicinity of the subject site. A QRA will be required before development.</li> <li>• Accessible via the existing footbridge spanning Kai Fuk Road. The public transport services such as buses and mini-buses serving the New Acute Hospital (which would commence operation in 2026) adjacent to Site A may also serve the future hostel tenants.</li> <li>• The developer will be required to build the section of promenade measuring 160m (l) x 20m (w) abutting Site A and hand over to Government for management and maintenance upon completion.</li> </ul>
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<sup>1</sup> These site conditions are based on information and/or estimates available to the Government at the time of issuing this Invitation Document. These conditions are subject to changes and the Government makes no indication on the exhaustiveness of the list. Whether the aforementioned technical requirements will be mandated through incorporation into the land sale conditions eventually is subject to future deliberation by the Government with regard to, among other things, the feedback collected from this EOI exercise.

Table 2: Summary of Site B site information

	<b>Site B</b>
<b>Location</b>	J/O Yuen Shun Circuit and Yuen Hong Street, Siu Lek Yuen, Shatin
<b>Site area</b>	0.11 ha
<b>OZP</b>	Approved Sha Tin OZP No. S/ST/38
<b>Zoning</b>	C(1)
<b>Max. PR under OZP</b>	9.5
<b>BHR under OZP</b>	120mPD
<b>Max GFA</b>	10 000 sq. m.
<b>Post-secondary education premises and MTR station in the vicinity (measured in approx. direct distance)</b>	<ul style="list-style-type: none"> <li>• Shek Mun Station (400m)</li> <li>• City One Station (400m)</li> <li>• HKBU Shek Mun Campus, On Muk St, Sha Tin (500m)</li> <li>• HSUHK, Siu Lek Yuen (600m)</li> <li>• Prince of Wales Hospital, Shatin (i.e. a teaching hospital for CUHK) (800m)</li> <li>• Hong Kong Institute of Information Technology / Hong Kong Institute of Vocational Education (Sha Tin) / School for Higher and Professional Education, VTC, Yuen Wo Rd, Sha Tin (1 200m)</li> <li>• Saint Francis University (proposed Shatin Satellite Campus) (2 700m)</li> </ul>
<b>Current Use and Site Availability</b>	<ul style="list-style-type: none"> <li>• Fee-paying public carpark under STT</li> <li>• Available for land sale through tender in 2026-27 the earliest</li> </ul>
<b>Site conditions<sup>2</sup></b>	<ul style="list-style-type: none"> <li>• According to the information at hand, no insurmountable technical issue has been identified. However, alike other land sale sites, the developer (after handover of the site) will be required to conduct selected</li> </ul>

<sup>2</sup> These site conditions are based on information and/or estimates available to the Government at the time of issuing this Invitation Document. These conditions are subject to changes and the Government makes no indication on the exhaustiveness of the list. Whether the aforementioned technical requirements will be mandated through incorporation into the land sale conditions eventually is subject to future deliberation by the Government with regard to, among other things, the feedback collected from this EOI exercise.

	<p>technical reviews for areas such as traffic and noise to further ascertain the technical feasibility of proposed development scheme.</p> <ul style="list-style-type: none"> <li>• A Noise Impact Assessment will be required. Subject to assessment findings, mitigation measures may be needed (e.g. a central ventilation system similar to that commonly used in hotel operations)</li> <li>• Well-set up at grade pedestrian network with bus service available around the block.</li> </ul>
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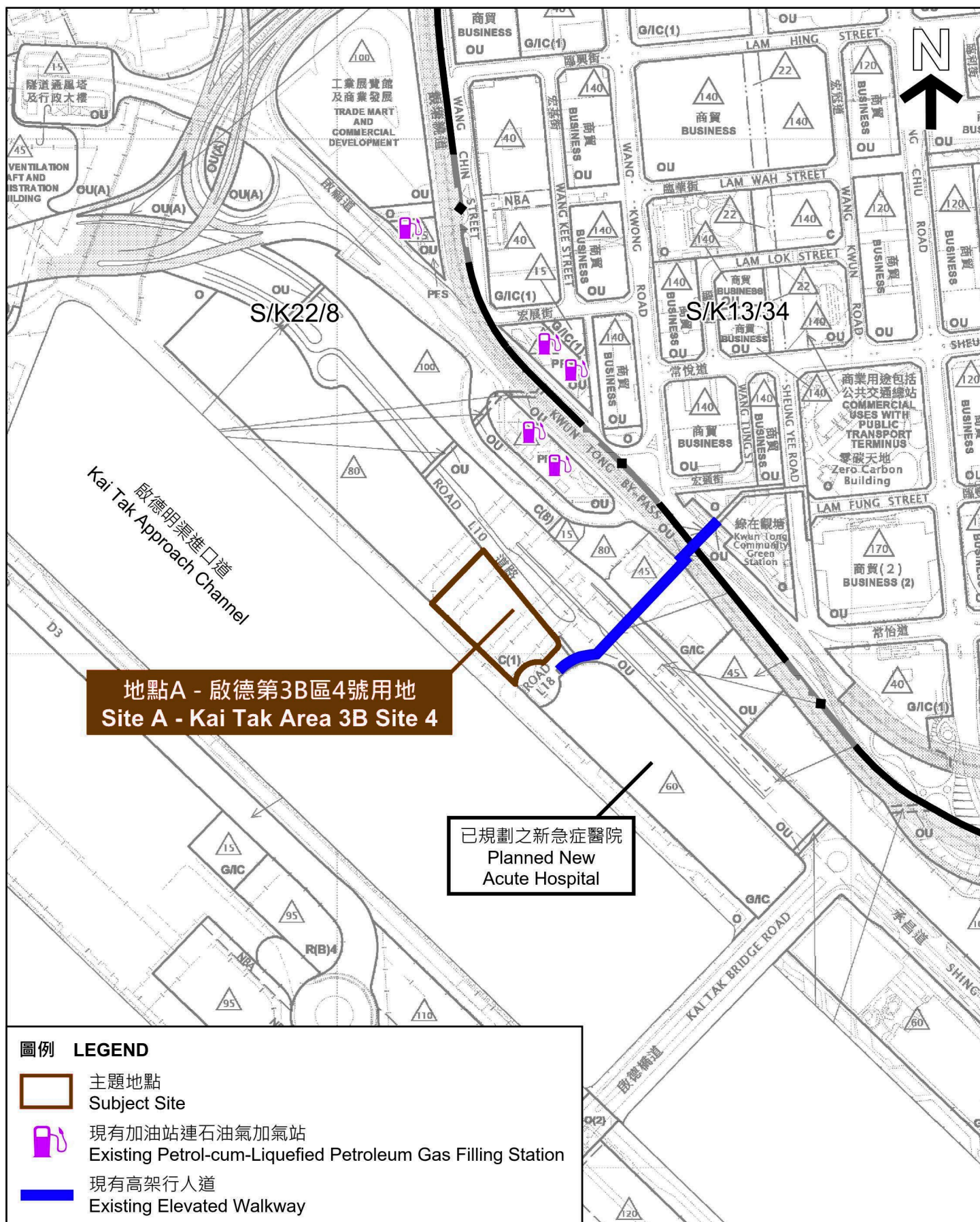


Table 3: Summary of Site C site information

<b>Site C</b>	
<b>Location</b>	Area 129 (Part), Tung Chung East
<b>Site area</b>	0.25 ha
<b>OZP</b>	Approved Tung Chung Extension Area OZP No. S/I-TCE/2
<b>Zoning</b>	“C(1)”
<b>Max. PR under OZP</b>	9
<b>BHR under OZP</b>	160mPD
<b>Max GFA</b>	22 500 sq. m.
<b>Post-secondary education premises and MTR station in the vicinity (measured in approx. direct distance)</b>	<ul style="list-style-type: none"> <li>Planned post-secondary institution development at TC Area 137 (300m)</li> <li>Planned TCE MTR Station (400m)</li> <li>Lingnan University (13km)</li> <li>Hong Kong Chu Hai College (9km)</li> </ul>
<b>Current Use and Site Availability</b>	<ul style="list-style-type: none"> <li>Temporary works area for reclamation and advance works</li> <li>Available for land sale through tender in 2026-27 the earliest</li> </ul>
<b>Site conditions<sup>3</sup></b>	<ul style="list-style-type: none"> <li>According to the information at hand, no insurmountable technical issue has been identified. However, alike other land sale sites, the developer (after handover of the site) will be required to conduct selected technical reviews for areas such as traffic and noise to further ascertain the technical feasibility of proposed development scheme.</li> <li>Footbridge(s) will be provided to link up the TCE MTR Station and Tung Chung</li> </ul>

<sup>3</sup> These site conditions are based on information and/or estimates available to the Government at the time of issuing this Invitation Document. These conditions are subject to changes and the Government makes no indication on the exhaustiveness of the list. Whether the aforementioned technical requirements will be mandated through incorporation into the land sale conditions eventually is subject to future deliberation by the Government with regard to, among other things, the feedback collected from this EOI exercise.

	Area 129. Furthermore, TCE, including Site C, will be served by an extensive cycling track network, addressing the in-town transport needs.
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界線只作識別用  
Boundary for identification purpose only

Kai Tak Area 3B Site 4



規劃署  
Planning Department

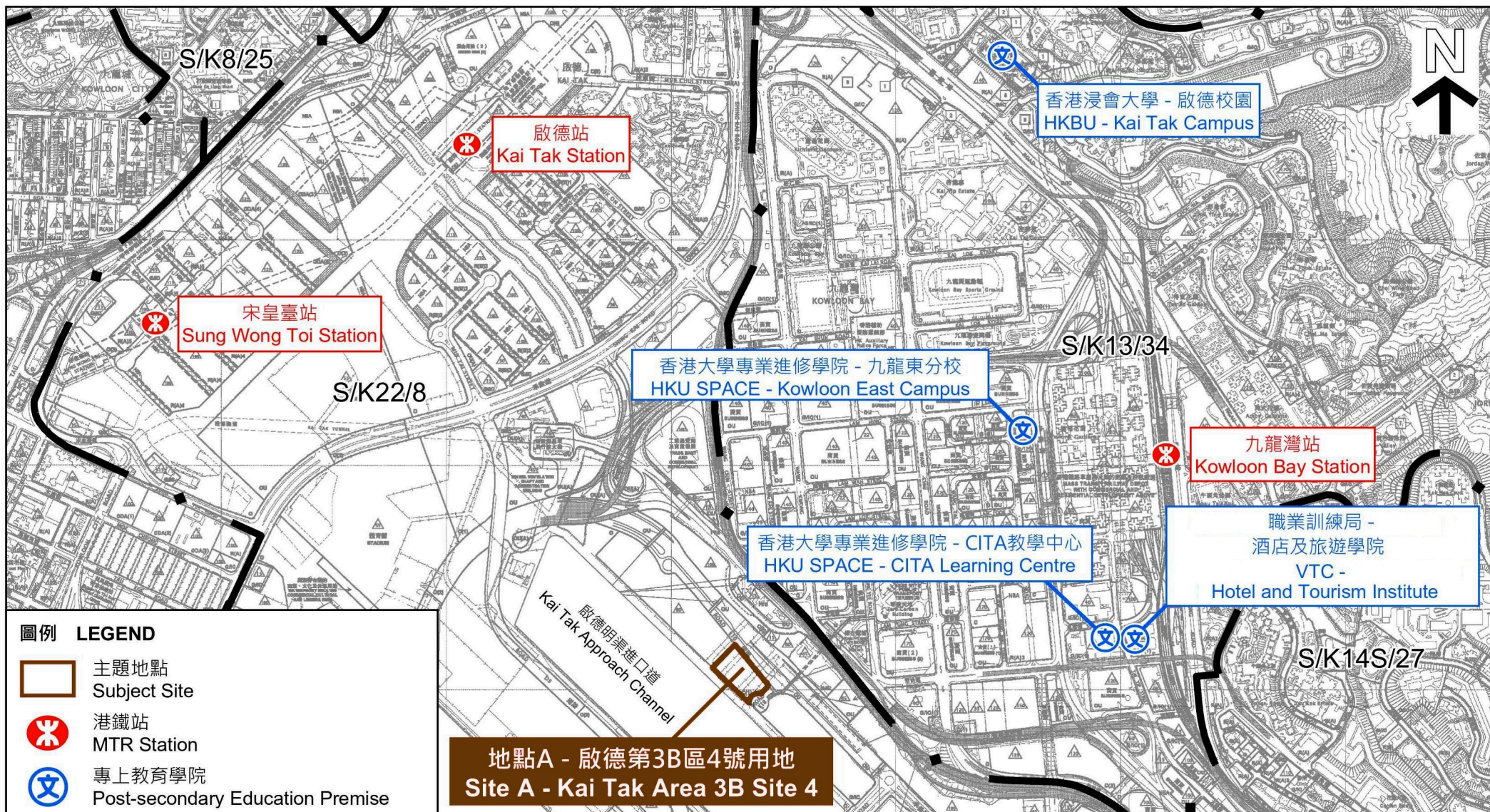
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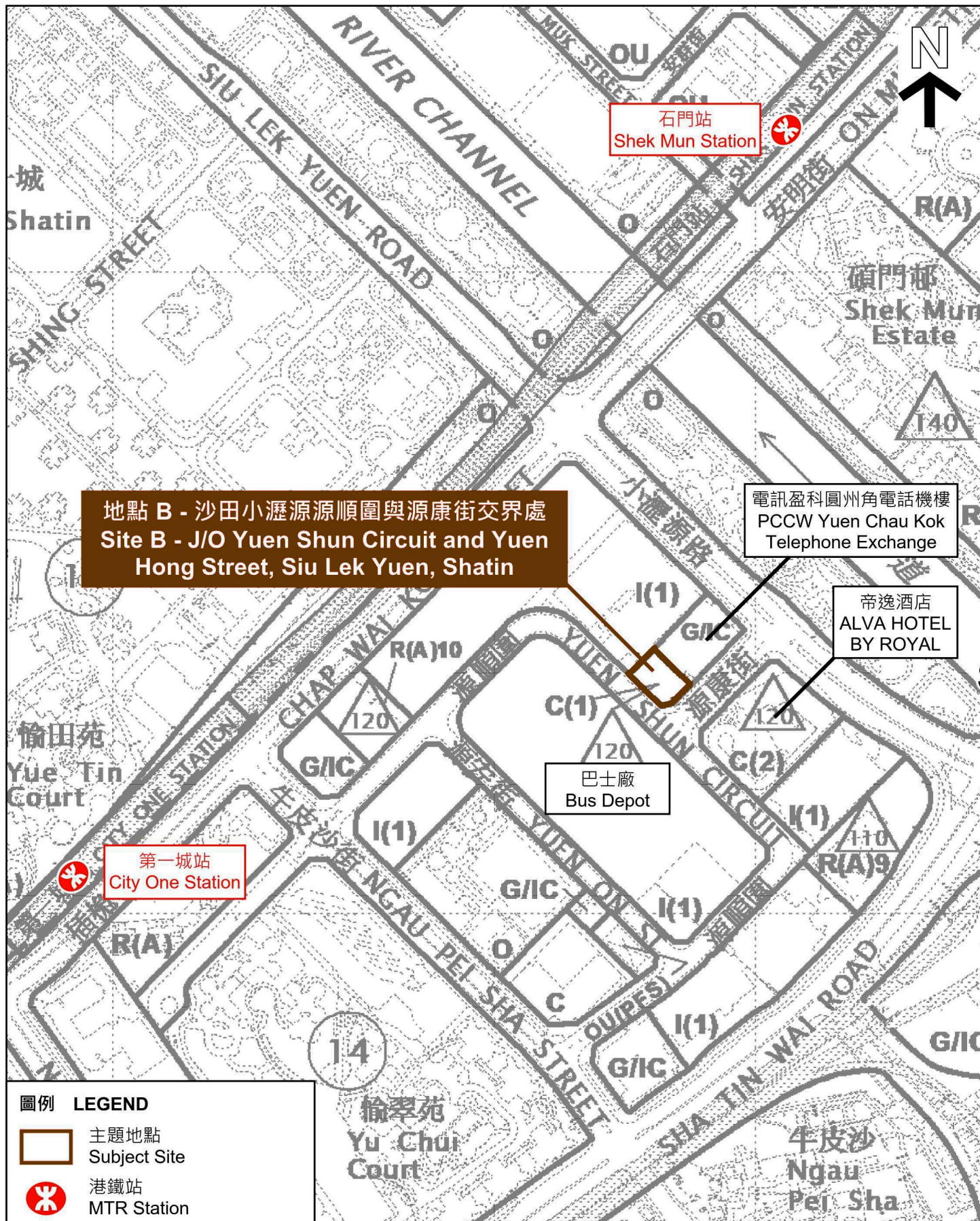
Reference No.  
M/HOLS/25/79

PLAN  
1b









地點 B - 沙田小瀝源源順圍與源康街交界處  
Site B - J/O Yuen Shun Circuit and Yuen Hong Street, Siu Lek Yuen, Shatin

電訊盈科圓州角電話機樓  
PCCW Yuen Chau Kok Telephone Exchange

帝逸酒店  
ALVA HOTEL BY ROYAL

巴士廠  
Bus Depot

第一城站  
City One Station

圖例 LEGEND



主題地點  
Subject Site



港鐵站  
MTR Station

界線只作識別用  
Boundary for identification purpose only

J/O Yuen Shun Circuit and  
Yuen Hong Street, Siu Lek Yuen, Shatin



規劃署  
Planning Department

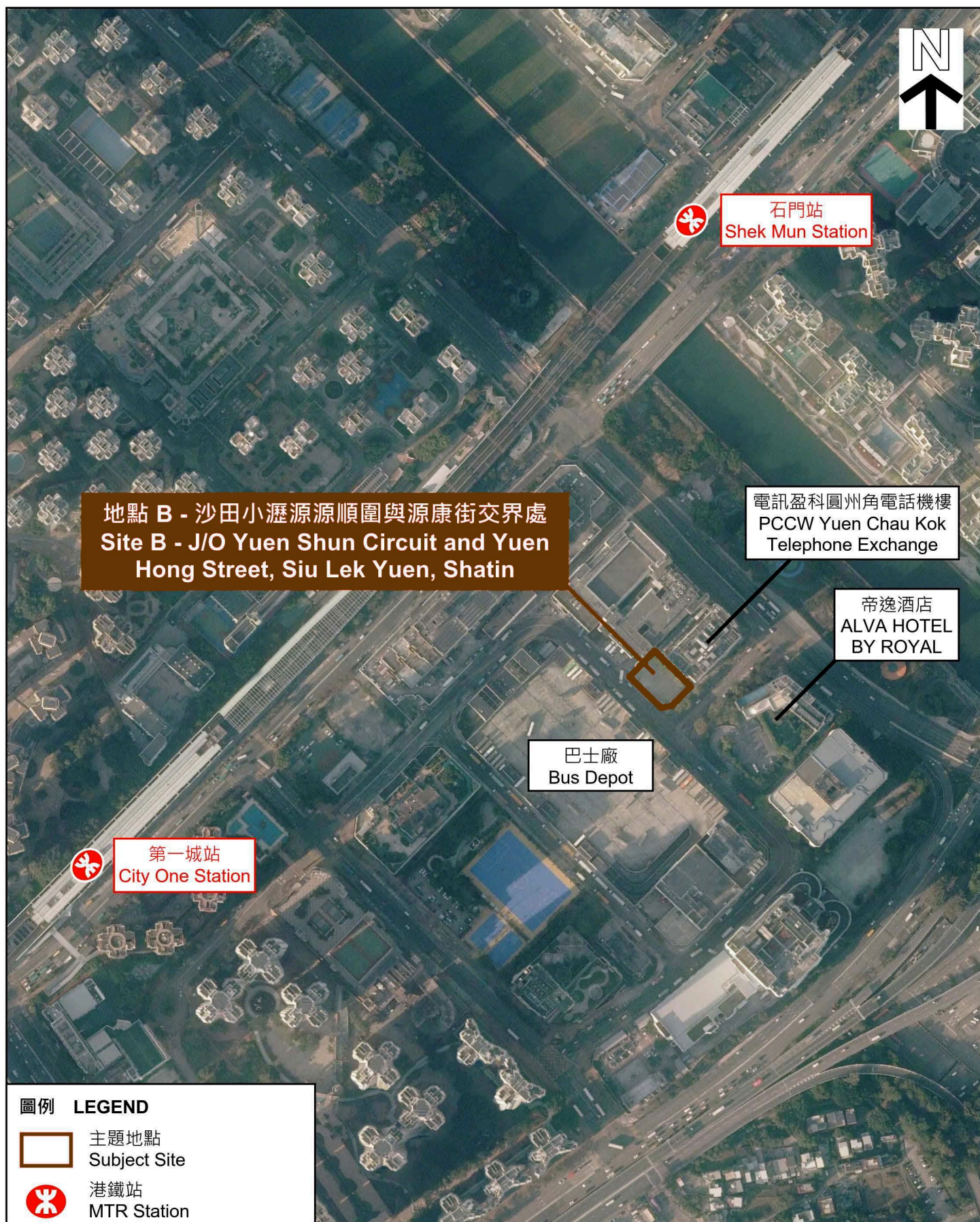
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Reference No.  
M/HOLS/25/79

PLAN  
2a





**圖例 LEGEND**

-  主題地點  
Subject Site
-  港鐵站  
MTR Station

界線只作識別用  
Boundary for identification purpose only

J/O Yuen Shun Circuit and  
Yuen Hong Street, Siu Lek Yuen, Shatin



規劃署  
Planning Department

Scale 1:4,000

METRES 40 0 40 80 120 160 METRES

Reference No.  
M/HOLS/25/79

PLAN  
2b





界線只作識別用  
Boundary for identification purpose only

J/O Yuen Shun Circuit and  
Yuen Hong Street, Siu Lek Yuen, Shatin

Scale 1:13,000

METRES 210 0 210 420 630 840 METRES



規劃署  
Planning Department

Reference No.  
M/HOLS/25/79

PLAN  
2c









預留作體育館的用地  
Site Reserved for Sports Centre

G/I/C

預留作運動場的用地  
Site Reserved for Sports Ground

G/I/C

預留作街市的用地  
Site Reserved for Public Market

預留作警察宿舍的用地  
Site Reserved for Police  
Staff Quarters

預留作分區消防局、  
救護站及宿舍的用地  
Site Reserved for Sub-  
divisional Fire Station,  
Ambulance Depot and  
Departmental Quarters

G/I/C

G/I/C

G/I/C

地點 C - 東涌東第129區(部分)  
Site C - Area 129 (Part),  
Tung Chung East

G/I/C

預留作地區警察總部及分區警署的用地  
Site Reserved for District Police  
Headquarters and Divisional Police Station

擬建東涌東站  
Proposed Tung Chung East Station

圖例 LEGEND



主題地點  
Subject Site



擬建港鐵站  
Proposed MTR Station



預留作政府、機構或社區設施的用地  
Site Reserved for Government, Institution  
or Community Facility

界線只作識別用  
Boundary for identification purpose only

Area 129 (Part),  
Tung Chung East

Scale 1:6,000

METRES 60 0 60 120 180 240 METRES



規劃署  
Planning Department

Reference No.  
M/HOLS/25/79

PLAN  
3b



