

Annex A

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

Table 1: Summary of information of Site A

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

Site conditions¹	<ul style="list-style-type: none"> 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. One PFS and four LPG cum PFS in the vicinity of the subject site. A QRA will be required before development. 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. 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.
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¹ 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

	Site B
Location	J/O Yuen Shun Circuit and Yuen Hong Street, Siu Lek Yuen, Shatin
Site area	0.11 ha
OZP	Approved Sha Tin OZP No. S/ST/38
Zoning	C(1)
Max. PR under OZP	9.5
BHR under OZP	120mPD
Max GFA	10 000 sq. m.
Post-secondary education premises and MTR station in the vicinity (measured in approx. direct distance)	<ul style="list-style-type: none"> • Shek Mun Station (400m) • City One Station (400m) • HKBU Shek Mun Campus, On Muk St, Sha Tin (500m) • HSUHK, Siu Lek Yuen (600m) • Prince of Wales Hospital, Shatin (i.e. a teaching hospital for CUHK) (800m) • 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) • Saint Francis University (proposed Shatin Satellite Campus) (2 700m)
Current Use and Site Availability	<ul style="list-style-type: none"> • Fee-paying public carpark under STT • Available for land sale through tender in 2026-27 the earliest
Site conditions²	<ul style="list-style-type: none"> • 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

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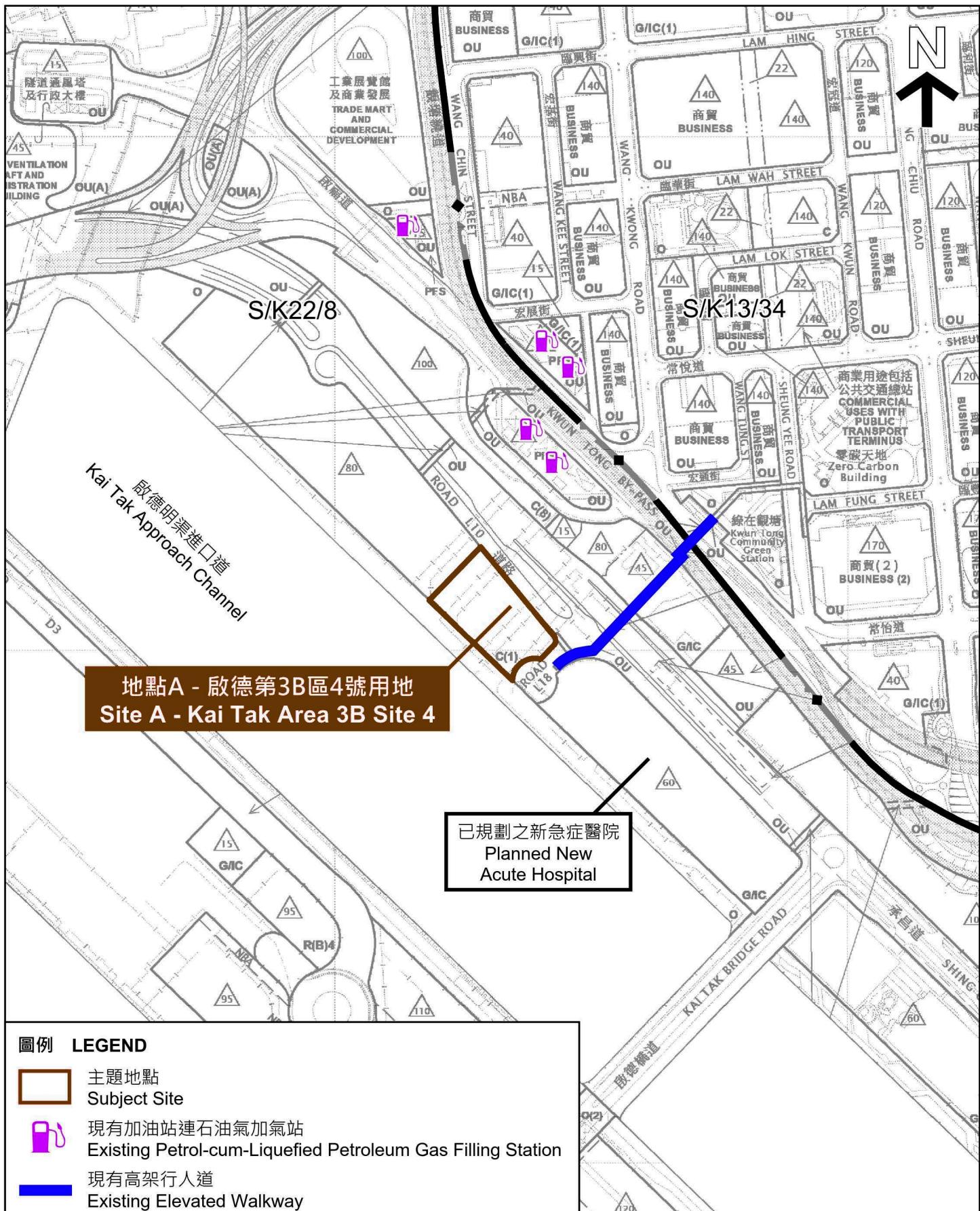
	<p>technical reviews for areas such as traffic and noise to further ascertain the technical feasibility of proposed development scheme.</p> <ul style="list-style-type: none">• A Noise Impact Assessment will be required. Subject to assessment findings, mitigation measures may be needed (e.g. a central ventilation system similar to that commonly used in hotel operations)• Well-set up at grade pedestrian network with bus service available around the block.
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Table 3: Summary of Site C site information

Site C	
Location	Area 129 (Part), Tung Chung East
Site area	0.25 ha
OZP	Approved Tung Chung Extension Area OZP No. S/I-TCE/2
Zoning	“C(1)”
Max. PR under OZP	9
BHR under OZP	160mPD
Max GFA	22 500 sq. m.
Post-secondary education premises and MTR station in the vicinity (measured in approx. direct distance)	<ul style="list-style-type: none"> Planned post-secondary institution development at TC Area 137 (300m) Planned TCE MTR Station (400m) Lingnan University (13km) Hong Kong Chu Hai College (9km)
Current Use and Site Availability	<ul style="list-style-type: none"> Temporary works area for reclamation and advance works Available for land sale through tender in 2026-27 the earliest
Site conditions³	<ul style="list-style-type: none"> 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. Footbridge(s) will be provided to link up the TCE MTR Station and Tung Chung

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	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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規劃署
Planning Department

Reference No.
M/HOLS/25/79

PLAN
1a



圖例 LEGEND



主題地點
Subject Site



現有加油站連石油氣加氣站
Existing Petrol-cum-Liquefied Petroleum Gas Filling Station



現有高架行人道
Existing Elevated Walkway

界線只作識別用
Boundary for identification purpose only

Kai Tak Area 3B Site 4

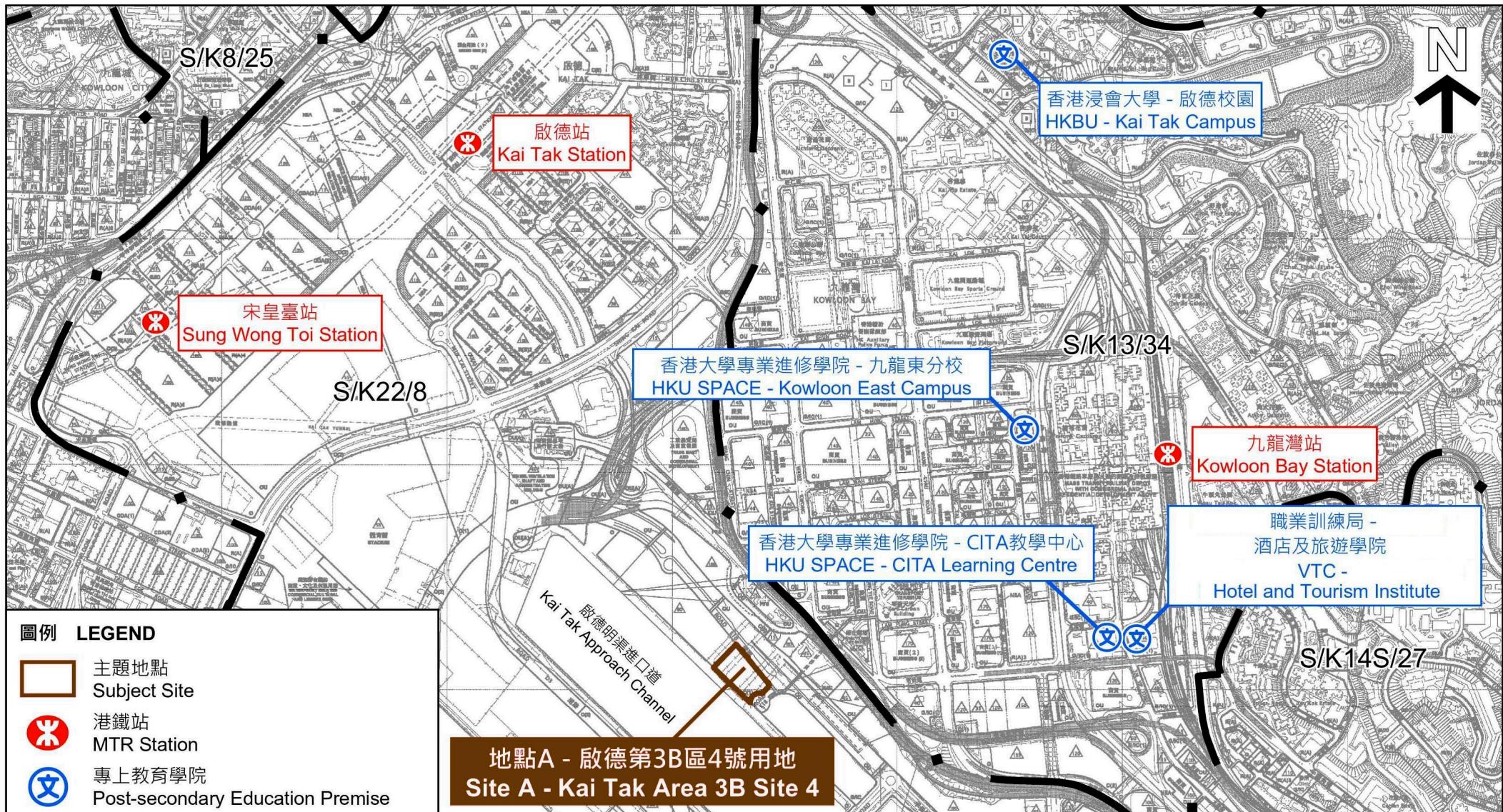
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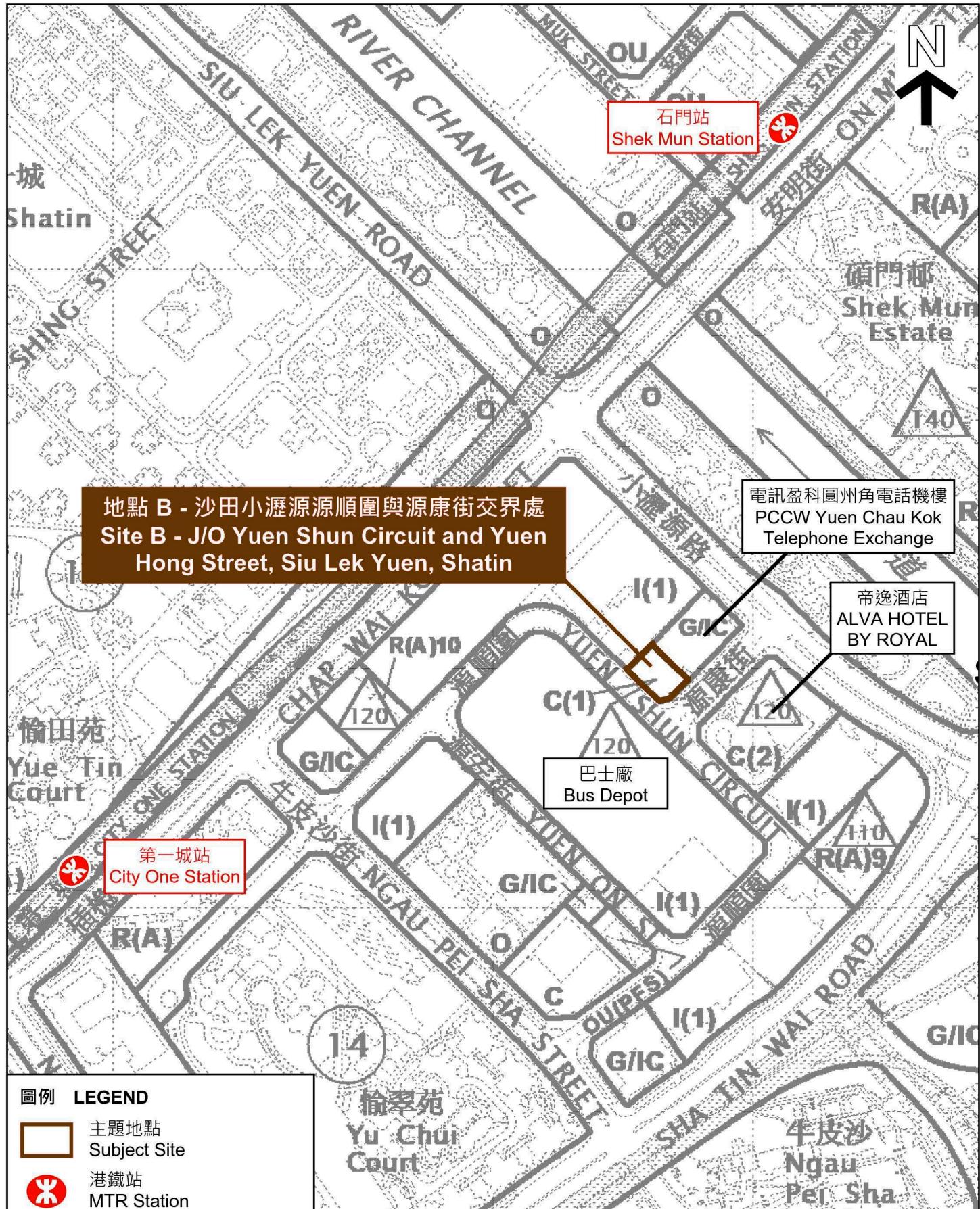
規劃署
Planning Department

Reference No.
M/HOLS/25/79

PLAN
1b



<p>Kai Tak Area 3B Site 4</p> <p>Scale 1:12,000</p> <p>METRES 190 0 190 380 570 760 METRES</p>		 <p>規劃署 Planning Department</p>
<p>Reference No. M/HOLS/25/79</p>		<p>PLAN 1c</p>



圖例 LEGEND

The logo consists of a red circle containing a white stylized 'X' shape, with the text 'Subject Site' above it and 'MTR Station' below it.

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

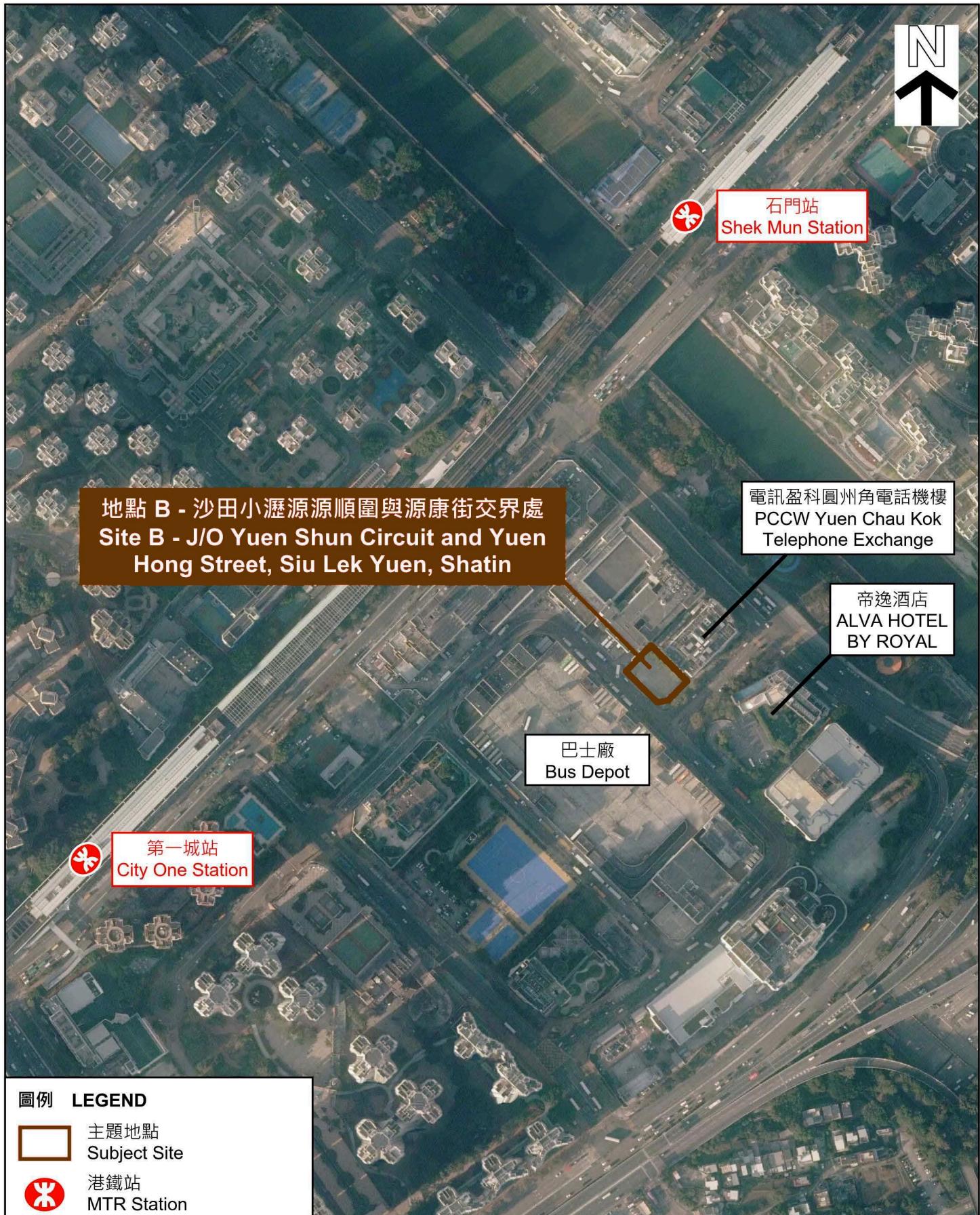
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規劃署 Planning Department

Reference No.
M/HOL S/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

Scale 1:4,000
METRES 40 0 40 80 120 160 METRES



規劃署
Planning Department

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

Reference No.
M/HOLS/25/79

PLAN
2c



規劃署
Planning Department



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



規劃署
Planning Department

Reference No.
M/HOLS/25/79

PLAN
3a



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

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

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

擬建東涌東站
Proposed Tung Chung East Station

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

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

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

圖例 LEGEND

主題地點
Subject Site

擬建港鐵站
Proposed MTR Station

G/IC
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
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Area 129 (Part),
Tung Chung East



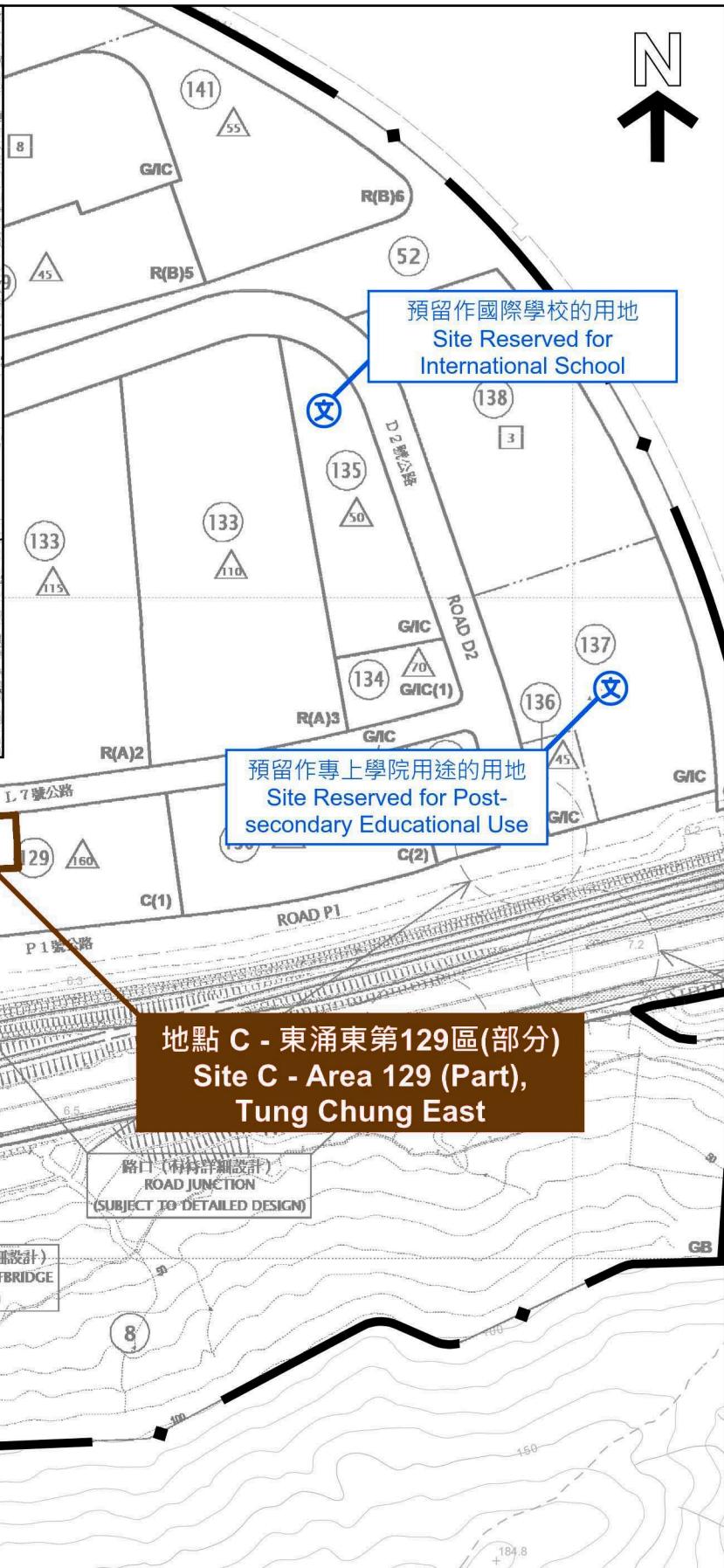
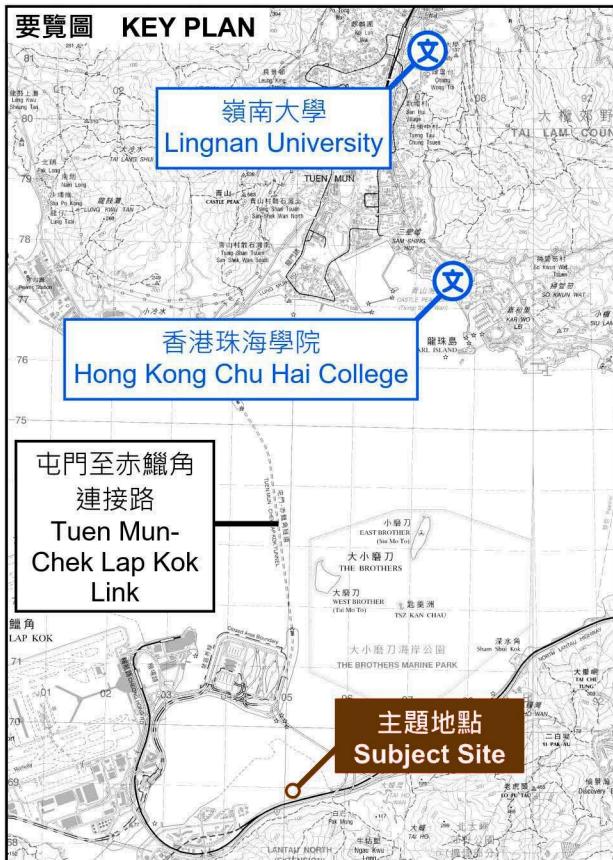
規劃署
Planning Department

Scale 1:6,000
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Reference No.
M/HOLS/25/79

PLAN
3b

要覽圖 KEY PLAN



界線只作識別用
Boundary for identification purpose only

Area 129 (Part),
Tung Chung East

Scale 1:5,000
METRES 50 0 50 100 150 200 METRES



規劃署
Planning Department

Reference No.
M/HOLS/25/79

PLAN
3c