

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H1/104

- Applicant** : The University of Hong Kong (HKU) represented by Llewelyn-Davies Hong Kong Ltd
- Application Site** : Inland Lot (IL) No. 7704 RP (Part), Pokfield Road, Hong Kong
- Site Area** : About 2,694m²
- Lease** : IL No. 7704 RP (Part)
- Pink Hatched Brown Area which is restricted for the provision of domestic accommodation for the housing of the staff and employees of HKU
- Plan** : Approved Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/24
- Zoning** : “Residential (Group B)” (“R(B)”)
- restricted to a maximum building height (BH) of 150 metres above Principal Datum (mPD), or the height of the existing building, whichever is the greater
- Application** : Proposed Educational Institution (Academic and Ancillary Facilities) with Permitted Flat (Staff Quarters)

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed educational institution (academic and ancillary facilities) on the LG1/F to LG5/F of the podium of the proposed staff quarters (the Site) at the HKU Pokfield Campus, located at the junction of Pokfield Road and Pok Fu Lam Road. The Site is zoned “R(B)” on the approved Kennedy Town & Mount Davis OZP No. S/H1/24 (**Plan A-1**). According to the Notes of the OZP for the “R(B)” zone, ‘Educational Institution’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board), whereas staff quarters are regarded as ‘Flat’ use which is always permitted.
- 1.2 The planned HKU Pokfield Campus (with a total area of about 24,893.8m²) straddles areas zoned “Government, Institution or Community” (“G/IC”) (with an area of about 22,199.8m² or 89.2%) and “R(B)” (with an area of about 2,694m² or

10.8%) on the OZP, and is currently under construction for new academic buildings and a sports centre¹ within the “G/IC” zone, and two staff quarters blocks above a podium for ancillary uses within the “R(B)” zone (**Drawing A-8** and **Plan A-2**). The current application is for proposed academic and ancillary facilities at the podium floors (LG1/F to LG5/F), which were originally designated for ancillary uses supporting the permitted staff quarters above within the “R(B)” zone. The proposed academic and ancillary facilities will serve the HKU community and will connect with the new academic and sports complex in the adjoining “G/IC” zone.

- 1.3 According to the floor plans and sections submitted by the applicant (**Drawings A-1 to A-7**), the major development parameters and floor uses of the permitted staff quarters with proposed academic facilities at the podium are as follows:

Proposed Development	
Site Area ⁽¹⁾⁽²⁾	About 2,694m ²
Proposed Academic Facilities at the Podium Floors (LG1/F to LG5/F) <i>(require planning permission)</i>	
Total Non-domestic Gross Floor Area (GFA) ⁽²⁾	About 7,700m ²
Site Coverage (SC) ⁽³⁾	About 62.5%
Number of Storeys	5
LG1/F -	Staff and students canteen ⁽⁴⁾ , staff common rooms, pantry, back of house (BOH), lift lobbies and E&M facilities
LG2/F -	Society rooms and administration offices, staff and students canteen, pantry, BOH, lift lobbies and E&M facilities
LG3/F -	Student common room, classrooms, staff and students canteen, kitchen, store, BOH, lift lobbies and E&M facilities
LG4/F -	Research laboratories/rooms ⁽⁵⁾ , student activity room, administration offices, waiting room, staff and students canteen, BOH, lift lobbies and E&M facilities
LG5/F -	IT and data room, student activity room, kitchen, BOH, lift lobbies and E&M facilities
Proposed Staff Quarters above the Podium <i>(always permitted)</i> ⁽⁶⁾	
Total domestic GFA ⁽²⁾	About 21,368m ²
SC ⁽³⁾	About 37.5%
Building Height (BH)	Not more than 150mPD (at main roof level)
Number of Blocks	2
Number of Residential Units	373

Notes:

- ⁽¹⁾ The total area of IL No. 7704 RP is about 24,893.8m², comprising about 2,694m² within the “R(B)” zone and about 22,199.8m² within the “G/IC” zone.

¹ Three blocks of student hostel (collectively known as Jockey Club Student Village II, with a total capacity of 888 places) within the “G/IC” portion of the HKU Pokfield Campus was completed in 2005.

- (2) IL No. 7704 RP is a Class B site under the Building (Planning) Regulations (B(P)R). The permissible domestic and non-domestic plot ratio (PR) are 9 and 15 respectively.
- (3) A maximum permissible SC of 100% is allowed for the non-domestic portion of a building to a height not exceeding 15m above ground level, and 37.5% for domestic portion of a building to a height over 61m according to the B(P)R.
- (4) The staff and students canteen is intended to serve the staff, students and visiting scholars of HKU. It will operate as a canteen within an educational institution and is an ancillary use to the proposed academic facilities.
- (5) The research laboratories will primarily be behavioural laboratories supporting data collection through experimental methods and will be equipped with computers and augmented reality/virtual reality devices, etc. Research rooms will include research centres and research assistant offices. No wet laboratory will be provided.
- (6) The development parameters for the permitted staff quarters are indicative only and may be adjusted during the detailed design phase of the proposed development.

1.4 According to the applicant, there will be no change in the building bulk under the current application compared with the general building plans (GBP) approved by the Building Authority (BA) for the permitted staff quarters with ancillary facilities in the podium². The students who will use the proposed academic facilities in the current application are primarily from the adjoining academic buildings within the Pokfield Campus. Therefore, no additional staff or students are anticipated, i.e. the total of approximately 6,900 staff and students will remain the same as the estimate made for the academic and sports complex development of the planned HKU Pokfield Campus within the adjoining “G/IC” zone assumed under the s.12A application No. Y/H1/2 (the s.12A application), which was agreed by the Metro Planning Committee (the Committee) of the Board on 20.5.2022 (see paragraph 4 below).

1.5 Despite the change of use in the podium under the current application, the applicant confirms that the planned multiple pedestrian connections to Pok Fu Lam Road, Pokfield Road and Smithfield, provided by HKU within the Pokfield Campus and opened for public use to enhance the walking environment, as proposed under the s.12A application, will not be affected (**Drawing A-8**). Within the podium levels, students, staff and the public can use a combination of lifts, escalators and staircase located at various points to access different floors (**Drawings A-9 to A-14**). Three dedicated lifts are reserved for the residents of the staff quarters, and an additional lift (Lift L8) is proposed to connect LG2/F and LG5/F of the podium, providing an alternative pedestrian route along the steep Pokfield Road for students, staff and the general public. A lift lobby with enclosed doors will be provided to contain passengers while they wait for the lift. HKU will implement crowd management control during the operation stage, where necessary, to address concerns about noise nuisance from the lift intended for public use.

1.6 Given that the building bulk remains unchanged and only the internal layout of the podium levels is being altered for the proposed use compared with the approved GBP as well as no additional staff and students are anticipated beyond the figures estimated under the s.12A application, the applicant argues that the

² A set of GBP for two 23-storey staff quarters towers with a BH of 149.65mPD on the main roof level was approved by BA on 27.9.2024. GBPs for the five-storey podium that will house ancillary facilities supporting the staff quarters above, including libraries, residential food and beverage services, staff common rooms, store rooms, plants rooms and other BOH facilities, were approved by BA on 17.5.2024 and 10.12.2024.

proposed development will not affect any of the parameters assumed in the Traffic Impact Assessment (TIA) for the s.12A application. As such, no adverse vehicular or pedestrian impacts are expected. There will not be additional traffic impact in the locality or change in demand for internal transport facilities, i.e. no additional car parking spaces and loading/unloading facilities are required. Regarding environmental impacts, the Preliminary Environmental Statement (PES) prepared for the current application concludes that the proposed staff and student canteen will implement appropriate odour and oily fume control measures in accordance with the Environmental Protection Department (EPD)'s guidelines. Sufficient separation will be maintained between exhaust vents and fresh-air intakes, and the exhaust vent will be positioned away from fresh air intakes and nearby air sensitive receivers (ASRs). Therefore, no adverse air quality impact from odour or oily fumes is anticipated at the proposed development.

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

- (a) Application Form received on 25.8.2025 **(Appendix I)**
- (b) Supporting Planning Statement (SPS) received on 25.8.2025 **(Appendix Ia)**
- (c) Further Information (FI) received on 3.10.2025[#] **(Appendix Ib)**
- (d) FI received on 21.10.2025[#] **(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 detailed in the SPS and FIs at **Appendices Ia to Ic** respectively are summarised as follows:

In Line with the Government's Policy Initiatives

- (a) the Chief Executive's 2023 and 2024 Policy Addresses highlighted the vision of developing Hong Kong into an international hub for post-secondary education. It is envisaged that the completion of the proposed academic facilities will enable HKU to continue expanding its capacity and raising its standards through high-quality teaching and supporting facilities;

Supporting HKU's Future Integrated Development

- (b) the existing facilities of the HKU Business School are scattered across various locations, including the HKU main campus, Cyberport and Admiralty. The K.K. Leung Building, where the Business School is currently housed, was built more than 30 years ago. As the Business School aspires to become a premier business school in Asia, it requires modernised teaching and research space with innovative facilities to nurture the new generations of business leaders. To meet the growing demand, a new academic complex (i.e. the planned HKU Pokfield Campus)

adjoining the Site has been approved and is now under construction (**Plans A-4 and A-5, Drawing A-8**);

- (c) the proposed educational institution will add academic floor space and shared-use amenities that serve both the staff quarters and the academic portions, thereby promoting an integrated development;

Uniqueness of the Site

- (d) the Site adjoins the existing HKU Jockey Club Student Village II and the proposed academic and sports complex within the “G/IC” zone (**Plan A-2**). It has long served the HKU community, distinguishing it from other “R(B)” zones that are designated for typical residential use only;

Design Flexibility for Optimising the Utilisation of Academic Facilities

- (e) the proposal links the podium levels of the staff quarters with the planned academic and sports complex in the adjoining site. This allows design flexibility to accommodate a variety of academic facilities as needs evolve, thereby enhancing the university’s research and teaching standards;
- (f) the proposed development aims to optimise space utilisation from LG1/F to LG5/F, reducing the need for additional construction and minimising disruption. By using the existing footprint efficiently, HKU demonstrates its commitment to ‘single site, multiple use’ planning, ensuring that facilities function effectively without unnecessary expansion;

Similar in Nature and Compatible in Land-use Function

- (g) the proposed ‘Educational Institution’ (academic and ancillary facilities), including classrooms, student activity rooms, society rooms, administrative offices, staff and student canteens, IT and data rooms, research laboratories, E&M facilities and BOH, as well as shared-use spaces such as lift lobbies, staircases, corridors and common areas (**Drawings A-3 to A-7**), are non-polluting and do not involve any dangerous goods storage. These uses are of a similar nature to the ancillary uses for the permitted staff quarters development in the approved GBP³ and are compatible with the other G/IC uses within the HKU Pokfield Campus;

³ Proposed uses of the podium levels under the approved GBP and the current application:

Floors	Proposed Uses under the Approved GBP	Proposed Uses under the Current Application
LG1/F to LG5/F	- Libraries, staff common/meeting/ function/ store rooms - Residential F&B services, pantry - IT room - Waiting area - E&M and other ancillary uses - Area for lift lobby, staircase access, corridor and common area	- Academic and ancillary facilities: - classrooms/ student activity rooms/ society rooms and administration offices - staff and students canteen - IT and data rooms - research laboratories/ rooms - E&M and BOH - Area for shared use between residential and academic such as lift lobby, staircase access, corridor and common area

- (h) the proposed use will not alter the development intensity or building bulk of the permitted staff quarters above podium levels under the approved GBP, which complies fully with the development restriction (i.e. a maximum building height not exceeding 150mPD) stipulated on the OZP;
- (i) combining staff/student accommodation with academic facilities is increasingly common in modern universities design because it enhances integration and optimise space utilisation, which has already followed by HKU (e.g. Simon KY Lee Hall and Swire Hall). With careful consideration given to the future management and operation of both the staff quarters and the academic facilities, no nuisance or interface issues are expected;

No Insurmountable Impacts on the Surroundings

- (j) because there is no change to the building bulk and the proposed use is of similar nature to that in the approved GBP, and because no additional staff or students are anticipated beyond those assumed in the s.12A application, technical findings from previous assessments and additional assessments for the current application conclude that the proposed academic facilities are acceptable from traffic, environmental, infrastructural and geotechnical perspectives;
- (k) regarding traffic, all proposed pedestrian enhancements and arrangements, internal transport facilities (car parking spaces and loading/unloading provisions), and the anticipated vehicular and pedestrian trip generations used in the TIA for the s.12A application would remain unchanged. As such, no adverse vehicular or pedestrian traffic impacts are anticipated;
- (l) for the environmental impact, the fixed-plant noise of the proposed development will be designed to meet the noise standards as stipulated in Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG) during the operational phase. The staff and students canteen's exhaust vent will be positioned as far as possible from fresh air intakes and nearby representative ASRs. By strictly following the EPD's Guidelines on 'Control of Oily Fume and Cooking Odour from Restaurant and Food Business', the expected oily fume and odour impact is insignificant, and no adverse air quality impact is anticipated. HKU will strictly adhere to the relevant licence requirements for the proposed canteen and will monitor the operator closely during the operational stage to prevent any air, noise, smell and hygiene issues;
- (m) concerning gas leakage, explosion, and fire safety concerns related to the provision of research laboratories/rooms, the proposed laboratories are primarily behavioural laboratories equipped with computers and augmented reality/virtual reality devices. They will not function as wet/chemical laboratories. Therefore, the concerns about gas leakage, explosion, or fire safety are not applicable.
- (n) with proper waste management and mitigation measures in accordance with relevant legislative requirements, no adverse waste or water quality impacts are expected. The Sewerage Impact Assessment (SIA) demonstrates that the proposed development will not adversely affect the existing sewerage system.

The Geotechnical Planning Review Report (GPRR) also confirms that the proposed development, which is already under construction, is geotechnically feasible.

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

- 4.1 On 20.5.2022, the Committee agreed to the s.12A application No. Y/H1/2 mainly to amend the BH restriction (BHR) of the adjoining “G/IC” zone, which was previously occupied by low-rise HKU sports facilities and limited to four storeys (excluding basement), to 115mPD and 155mPD⁴ to facilitate the development of an integrated academic and sports complex at the HKU Pokfield Campus. To confirm the feasibility of the proposed development at the Pokfield Campus, which would accommodate about 7,000 staffs and students, HKU conducted relevant technical assessments, including Traffic Impact Assessment (TIA), Visual Impact Assessment (VIA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Environmental Assessment, in support of the s.12A application.
- 4.2 On 18.11.2022, the draft Kennedy Town & Mount Davis OZP No. S/H1/23, which incorporated the above proposed amendment, was exhibited for public inspection. After giving consideration to the representations and comments on 16.6.2023, the Board decided not to uphold the representations and determined that no amendment should be made to the draft OZP to meet the representations. On 13.10.2023, the approved Kennedy Town & Mount Davis OZP No. S/H1/24 was exhibited for public inspection.

5. Previous Application

The private lot (IL No. 7704 RP) on which the Site is located was the subject of a previous application (Application No. A/H1/64) submitted by the same applicant for a ‘Residential Institution’ development (i.e. three blocks of 16 and 17 storeys student hostels now known as the HKU Jockey Club Student Village II) situated in the southwestern part of it (**Plan A-2**). The Committee approved the application with conditions on 26.7.2002, mainly on the consideration that the proposed student hostel development was in line with the planning intention of the “G/IC” zone; the scale and height were considered not excessive in the locality; the proposed development intensity (PR of 3) was not incompatible with the surrounding residential developments in areas zoned “R(A)” and “R(B)”; the visual impact of the medium-rise student hostels on nearby residential developments was considered not unacceptable; and the canteen proposed was designed to serve the hostels’

⁴ The paper for the s.12A application No. Y/H1/2 considered by the Committee on 20.5.2022 are available at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/695_mpc_agenda.html.

students.

6. Similar Application

There is no similar application for ‘Educational Institution’ use within the “R(B)” zone on the OZP.

7. The Site and Its Surrounding Areas (Plans A-1 to A-3 and site photos on Plans A-4 to A-7)

7.1 The Site is:

- (a) situated in the northwestern part of the HKU Pokfield Campus, which is currently under construction for two 23-storeys staff quarters blocks set on a five-storey podium; and
- (b) accessible via a vehicular ingress/egress at Pokfield Road through the adjoining academic and sports complex (**Plans A-2 and A-6**).

7.2 The surrounding areas have the following characteristics:

- (a) to the immediate west is the high-rise residential development named University Heights falling within an area zoned “R(A)” subject to a BHR of 170mPD;
- (b) to the north and northeast across Pokfield Road is a vegetated slope zoned “Green Belt” (“GB”), and a high-rise residential development at 18 Pokfield Road and medium-rise residential buildings at 10-16 Pokfield Road, all falling within an area zoned “R(A)” with a BHR of 160mPD;
- (c) to the immediate east and south are the construction sites for the proposed academic and sports complex, the existing vehicular drum building and the HKU Jockey Club Student Village II falling within the “G/IC” zone (**Plans A-2 and A-3**);
- (d) to the southwest is a cluster of G/IC facilities, including Our Lady of The Rosary Church St. Charles School, Caritas Mok Cheung Sui Kun Community Centre, and Kennedy Town Telephone Exchange, which fall within areas zoned “G/IC” and are subject to different BHR ranging from 5 to 11 storeys to reflect the as-built condition; and
- (e) the entrances to MTR HKU Station and Kennedy Town Station are located at walking distances of about 600m to the northeast and 400m to the southeast of the Site respectively.

8. Planning Intention

The “R(B)” zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

9. Comments from the Relevant Government Departments

9.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

9.1.1 Comments of the District Lands Officer/Hong Kong West and South, Lands Department (DLO/HKW&S, LandsD):

- (a) no objection to the application; and
- (b) the Site mainly falls within the Pink Hatched Brown Area (PHBA) of IL 7704 RP (**Plan A-2**), which is restricted to the provision of domestic accommodation for housing the staff and employees of HKU under lease. As such, the proposed educational institution within the Site would contravene the lease conditions. In the event that the subject application for the proposed educational institution within the PHBA is approved by the Board, the applicant is required to pursue a lease modification to give effect to the proposal subject to policy support from the relevant bureau, no adverse comments from relevant departments, and such terms and conditions as may be imposed by the government. However, there is no guarantee that the proposed lease modification will be eventually approved by the government.

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

- (a) the applicant clarified in the SPS (**Appendix Ia**) and the submitted FI (**Appendix Ib**) that the proposed change of use at the podium of the residential towers (i.e. LG1/F to LG5/F of the HKU staff quarter) would not render any change in the development parameters assumed in the TIA under the s.12A planning application No. Y/H1/2 (for the HKU Pokfield Campus Development), and therefore would not create additional traffic impact or change the demand for internal transport facilities of the subject development;
- (b) the applicant clarified in the FI submitted on 21.10.2025 (**Appendix Ic**) that the Lift L8 and the adjacent staircase will be opened for public use. The internal common circulation (including common corridor, stairs, lifts and escalators at the podium levels (**Drawings A-10 to A-14**)) will also be opened for public use during the opening hours of the campus for the

pedestrian access between the Landscape Avenue (LG5/F) and the Landscape Terrace (LG2/F). In particular, the three lifts connecting among all podium levels, with access open to external area, will be opened for public use with operation time same as the proposed escalator connection to Smithfield Road. Other stairs and escalators at the podium levels will be opened for public use during the opening hours of the buildings within the campus; and

- (c) based on the above, he has no further comment from traffic engineering viewpoint.

9.1.3 Comments of the Commissioner of Police (C of P):

- (a) the proposed multiple pedestrian linkages open to the public, together with the future use of facilities for public events and external student functions, etc., may have crowd-management and public-order implications, especially during late hours; and
- (b) sufficient parking spaces and pick-up/drop-off points must be provided for students, staff, and visitors to avoid blockage of the public carriageway. To prevent temporary traffic obstructions, illegal parking, or site disputes, the Site may require monitoring during both construction and initial-operation phases.

Environment

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

he has no objection to the planning application from environmental planning perspective, noting that the applicant has committed to following the guideline on ‘Control of Oily Fume and Cooking Odour from Restaurants and Food Business’ as stated in the revised PES (**Appendix Ib**).

9.1.5 Comments of the Director of Food and Environmental Hygiene (DFEH):

according to Section 4 of the Food Business Regulation (Cap. 132, Sub. leg. X), the expression ‘food business’ does not include premises specified therein, such as canteens provided in any school or work place (except factory canteens) for the exclusive use of the pupils of the school and the persons employed in the workplace respectively. Therefore, the proposed student canteen is not required to obtain a food business licence.

Building Matters

9.1.6 Comments of the Chief Building Surveyor/Hong Kong West, Building Department (CBS/HKW, BD):

- (a) no in-principle objection to the proposal; and
- (b) as the proposed ‘Educational Institution’ is classified as non-domestic under

the Buildings Ordinance (BO) (Cap.123), which tallies the latest approved GBP (under BD reference 2/2021/20(P)) indicating that the podium from LG1/F to LG5/F is all for non-domestic use. Thus, there is no implication for the gross floor area calculation under the BO.

Fire Safety

9.1.7 Comments of the Director of Fire Services (D of FS):

- (a) no specific comment on the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction;
- (b) should the application be confirmed to fall under the regulatory regimes, i.e. lands, buildings, licensing and other control regimes, there will be no objection to removing the relevant approval conditions without further consultation from D of FS; and
- (c) advisory clauses are detailed at **Appendix III**.

Others

9.1.8 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no comment on the application; and
- (b) advisory clauses are detailed at **Appendix III**.

9.1.9 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

no objection to the planning application. With reference to Section 4.2 of the SPS regarding assessment of drainage and sewerage aspects, it is noted that the proposed development would not induce any adverse impact on the existing drainage and sewerage system.

9.2 The following government bureaux/departments have no comment/no objection on the application:

- (a) Secretary for Education
- (b) District Officer/Central & Western, Home Affairs Department;
- (c) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (d) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD);
- (e) Director of Electrical and Mechanical Services;
- (f) Chief Highway Engineer/Hong Kong, Highways Department (CHE/HK, HyD);
- (g) Chief Highway Engineer/Railway Development Office, HyD (CHE/RDO, HyD); and

- (h) Chief Town Planner/ Urban Design and Landscape, PlanD.

10. Public Comments Received During Statutory Publication Period

- 10.1 During the statutory publication period, 49 public comments (**Appendix II**) from individuals were received, including 46 supporting comments, 2 objecting comments, and 1 comment providing views.

Supporting Comments

- 10.2 The supporting comments are submitted by HKU professors, staff members, researchers, students, alumni, a resident of the Central and Western District, and individual members of the public. Their supporting reasons are mainly as follows:
- (a) the current campus facilities are often operating at near-maximum capacity. The addition of the proposed academic ancillary facilities is essential to support HKU Business School's further growth, and will help to nurture business talent that drives Hong Kong's economic vitality, extends its influence globally, and maintains its top-tier ranking;
 - (b) the application represents a well-considered, practical enhancement to campus infrastructure, supporting both the immediate and long-term needs of HKU and the wider community;
 - (c) the application for the proposed academic ancillary facilities aligns with Hong Kong's higher education policy and Policy Address to increase non-local university student intake while maintaining local student numbers. It will also benefit future generations of HKU Business School students, graduates and partners;
 - (d) HKU has always been a landmark of the district. The subject "R(B)" zone is part of the site granted to HKU from the very beginning and has been associated with HKU's functions;
 - (e) the current application allows flexibility in the internal spatial planning of the podium of the proposed staff quarters, which is not bound by the notional boundary of the demolished staff quarters buildings. The academic and ancillary facilities can be provided and integrated with the overall design of the new HKU Business School. Utilisation of the podium space for academic use is a more reasonable and appropriate alternative to staff quarters' ancillary use;
 - (f) the proposed use aligns with the educational goals and sustainable design principles of the OZP, and the change primarily involves internal space usage while enhancing planning flexibility to promote academic exchange and innovation at the Pokfield Campus;
 - (g) the proposed ancillary facilities would directly bolster the Faculty's growth by providing state-of-the-art environments for interdisciplinary research in

sustainable finance, digital transformation, and global economics;

- (h) committed to sustainability and community integration as set out in the Pokfield Campus masterplan, the proposed development is a practical enhancement of ongoing success. The proposal will not change the previously approved development parameters at the Site, and has already undergone comprehensive technical assessments and will have no impact to the surroundings;
- (i) the academic podium, with proper management, will not generate a nuisance to nearby developments while providing access to open space within the campus development for the benefit of the public; and
- (j) one individual supports the application in principle but notes that the proposed pedestrian facilities, specifically Lift L8 for public use, may be inadequate and can be completely out of service during maintenance. Moreover, an increasing number of HKU students may use this passageway to access Kennedy Town for its food-and-beverage and shopping offerings, adding to the current overcrowding at HKU station, particularly after the completion of the proposed footbridge linking the Pokfield Campus, St John's College and the Centennial Campus. HKU should consider to provide/assign more elevators for public use on this passageway and commit to maintaining public access in the future.

Objecting Comments

10.3 The objecting comments are submitted by two individuals (i.e. an owner and a resident of the University Heights). The grounds for objection and concerns are mainly summarised as follows:

- (a) the proposed staff and student canteens at the Site will have adverse impacts on environmental hygiene and generate noise to the University Heights, which is located only 10.5m away. Oily fumes and cooking odour emitted from the kitchens of the staff and student canteen will adversely affect the University Heights. Food waste from the canteens and the placement of refuse bins will cause odour, sewage problems and environmental hygiene issues, such as rodent/mosquito infestations;
- (b) possible safety hazards associated with the laboratories, such as odourless gas leaks, explosions, fire risks, etc.; and
- (c) the provision of a lift from Pokfield Road to the university residences will create noise nuisance from passers-by and visitors, and will adversely affect residents' privacy and the tranquility of the neighbourhood.

Providing Views

10.4 One individual opined that HKU should make better use of the 18 residential blocks its owns in the district, given a significant number of which are vacant. The Site should be used for educational purposes and student accommodation to

reduce the need for a mega development that will involve extensive tree felling within the “GB” zone on the Pok Fu Lam OZP.

11. Planning Considerations and Assessments

- 11.1 The application seeks planning permission for proposed educational institution (academic and ancillary facilities) on the LG1/F to LG5/F of the podium beneath two permitted staff quarters towers within the “R(B)” zone on the OZP. According to the applicant, the proposal aims to optimise the podium’s space utilization by converting the ancillary uses originally planned for supporting the staff quarters into academic and ancillary facilities under the current application, without altering the physical footprint, development intensity or building bulk of the staff quarters development approved in the GBP. Because the students who will use the proposed academic facilities are primarily from the adjoining academic and sports complex, the number of staff and students will remain the same as the estimate made for the academic and sports complex development in the planned HKU Pokfield Campus under the s.12A application which was agreed by the Committee on 20.5.2022.

Planning Intention and Land Use Compatibility

- 11.2 According to the submission, converting the podium of the permitted staff quarters to academic and ancillary facilities will enable integration with the academic facilities on the podium floors of the planned academic and sports complex in the adjoining “G/IC” zone, thereby creating a new academic complex development within the HKU Pokfield Campus for the HKU community. Whilst the planning intention of the “R(B)” zone is primarily for medium-density residential developments, the proposed academic and ancillary facilities are considered not incompatible with the staff quarters above, the nearby government, institution and community facilities and the surrounding residential neighbourhood. Certain uses, such as the staff and students canteen, are shared and can coexist with the academic, sports and student hostel uses in the adjoining “G/IC” zone. The Secretary for Education has no objection to the current application.

Technical Considerations

- 11.3 The applicant confirms that the proposed academic facilities are non-polluting in nature. No dangerous goods or storage facilities nor wet laboratory, including the use or testing of organic, inorganic, or volatile chemicals, will be involved at the Site.
- 11.4 Given that the building bulk remains unchanged and only the internal layout of the podium levels will be altered for the proposed use compared with the approved GBP, as well as no additional staff and students are anticipated beyond the figures estimated under the s.12A application, the applicant confirms that the proposed development will not affect any of the parameters assumed and mitigation measures/ traffic arrangements proposed in the TIA for the s12A application. The planned multiple pedestrian connections to Pok Fu Lam Road, Pokfield Road and Smithfield, provided by HKU within the Pokfield Campus and opened for public

use to enhance the walking environment as proposed under the s.12A application, will not be affected. As such, no additional car parking spaces and loading/unloading facilities are required for the proposed development, and no adverse vehicular or pedestrian impacts are expected. C for T has no comment on the current application from traffic engineering viewpoint.

- 11.5 Other technical assessments submitted by the applicant under the current application also demonstrate that the proposed academic and ancillary facilities will not induce adverse impacts on the surroundings from noise, air quality, water quality, waste management, land contamination, drainage, sewerage and geotechnical perspectives. The applicant has committed in the submitted revised PES (**Appendix Ib**) that the staff and student canteen will adopt proper odour and oily fume control measures in accordance with EPD's guidelines. DEP and DFEH have no adverse comment on the application. Other relevant departments consulted, including CBS/HKW of BD, FSD, CE/C of WSD, CE/HK&I of DSD and H(GEO) of CEDD, have no objection to or no adverse comment on the application.

Public Comments

- 11.6 Regarding the public comments on cooking odour and environmental hygiene issues associated with the staff and student canteen, the applicant explains that the proposed canteen will be the same as other canteens currently operating at HKU in that HKU will strictly adhere to the requirements of the relevant licences, closely monitor the future operators, enforce the house-rules in the tenancy agreements with the operators, and maintain close liaison with local residents. All exhaust from the proposed canteen will be properly treated and will comply with the relevant regulations as well as EPD's guidelines. Sufficient separation will be maintained between exhaust vents and fresh-air intakes, and the exhaust vent will be positioned away from fresh air intakes and nearby ASRs. The current proposed staff and student canteen is of similar nature as the residential F&B uses for the permitted staff quarters development in the approved GBP, and no adverse air quality impact is anticipated.
- 11.7 Regarding other concerns on gas leakage, explosion and fire safety issues associated with the research laboratories, as well as pedestrian noise nuisance and crowd management matters arising from the proposed multiple pedestrian connections to Pok Fu Lam Road, Pokfield Road and Smithfield, the planning assessment in paragraphs 11.1 to 11.6, the departmental comments in paragraph 9 and the applicant's justifications in paragraph 2 above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments as 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 24.10.2029, 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 recommended advisory clauses for the application are attached at **Appendix III**.

12.3 There is no strong reason to recommend rejection of the application.

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 clauses(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 25.8.2025
Appendix Ia	SPS received on 25.8.2025
Appendix Ib	FI received on 3.10.2025
Appendix Ic	FI received on 21.10.2025
Appendix II	Public Comments
Appendix III	Recommended Advisory Clauses
Drawings A-1 and A-2	Indicative Section Plans
Drawings A-3 to A-7	Indicative Floor Plans
Drawings A-8 and A-9	Master Layout Plan and Pedestrian Facilities under s.12A Application No. Y/H1/2
Drawings A-10 to A-14	Floor Plans for Locations and Arrangements of Pedestrian Facilities
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4 to A-7	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2025**