

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H10/98
(for 1st Deferment)

- Applicant** : The University of Hong Kong (HKU) represented by AECOM Asia Company Limited
- Site** : Middleton Towers, 140 Pok Fu Lam Road (PFLR) (Rural Building Lot (RBL) 825 RP) and Adjoining Government Land, Pok Fu Lam
- Site Area** : About 10,915m²
- Land Status** : RBL 825 RP (about 8,939m² or 81.9%)
- restricted to housing the staff and employees of the Lot owner and dependent members of the families of such staff and employees, non-paying guests and domestic servants employed by them or by the Lot owner
- not exceeding 12 storeys in height (properly accessible car ports at ground floor level could be exempted)
- not exceeding 17.5% of roofed-over area for 12 storey building
- car park provision of not less than one car per flat
- a non-building area at the red hatched black area
- Government Land (GL) (about 1,976m² or 18.1%)
- non-exclusive right-of-way (ROW) for access from PFLR to RBL 852 RP
- Plan** : Approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/23
- Zoning** : “Residential (Group C)” (“R(C)”) [about 99.3%]
- restricted to a maximum plot ratio (PR) and site coverage (SC) of 1.95 and 15% respectively for a building with 13 storeys used for domestic purposes, or the PR and SC of the existing building, whichever is the greater

“Green Belt” (“GB”) [about 0.7%]
- Application** : Proposed Residential Institution (Student Hostel)

1. Background

On 11.5.2026, the applicant submitted the current application to seek planning permission for the wholesale conversion of three existing HKU staff quarters, known as Middleton

Towers, at 140 PFLR (the Site) into a proposed student hostel. The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 9.7.2026, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month in order to allow sufficient time for the applicant to prepare further information (FI) to respond to departmental comments (**Appendix I**)

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within one month upon receipt of FI from the applicant. If the FI submitted by the applicant are not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed one month for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter from the applicant's representative received on 9.7.2026
Location Plan

PLANNING DEPARTMENT
JULY 2026