

**Similar Application for Proposed Residential Institution (Student Hostel)
within “Residential (Group C)” Zone on the Pok Fu Lam Outline Zoning Plan**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Zonings</u>	<u>Date of Consideration (MPC)</u>	<u>Approval Conditions</u>
1	A/H10/94	Proposed Residential Institution (Student Hostel)	“R(C)” & “GB”	16.8.2019	(1) to (3)
2	A/H10/94-1	Amendments to the Approved Proposed Residential Institution (Student Hostel)	“R(C)” & “GB”	14.4.2021 (approved by Director of Planning by delegated authority of the TPB)	(1) to (5)

Approval Conditions:

- (1) The submission of a detailed monitoring proposal for the declared monuments in the vicinity of the proposed development prior to the implementation of works to the satisfaction of the Executive Secretary of the Antiquities and Monuments Office or of the Town Planning Board (TPB).
- (2) The submission of a waterworks impact assessment report and implementation of a monitoring plan and any mitigation measures identified in the assessment report to the satisfaction of the Director of Water Supplies or of the TPB.
- (3) The submission of a Geotechnical Planning Review Report and implementation of the necessary geotechnical remedial works identified therein to the satisfaction of the Director of Civil Engineering and Development or of the TPB.
- (4) The design and provision of internal transport facilities and vehicular access to the satisfaction of Commissioner for Transport or of the TPB.
- (5) The provision of emergency vehicular access, water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260520-073223-25565

提交限期

Deadline for submission:

09/06/2026

提交日期及時間

Date and time of submission:

20/05/2026 07:32:23

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/98

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wong Ching Man

意見詳情

Details of the Comment :

Support

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260520-090502-54178

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

20/05/2026 09:05:02

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Jason Luk

Name of person making this comment:**意見詳情****Details of the Comment :**

I support the application.

Student hostel pricing near Kennedy Town and Sai Yin Pun has become unaffordable for university students from mainland and all around the world.

Demand is high, the universities and Govt should take lead in providing more student accommodations to solve the issue if the Govt is still portraying HK as an education city.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260520-090749-26586

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 20/05/2026 09:07:49

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Kong Kai Chung

意見詳情
Details of the Comment :

The captioned application is supported to solve the student accommodation problem in the University

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260520-094116-42976

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

20/05/2026 09:41:16

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

夫人 Mrs. Sarah Ng

Name of person making this comment:**意見詳情****Details of the Comment :**

The planning application is supported because of Hong Kong Tertiary Students growth, especially the proportion of non-local students increased, hostel places in HKU are in high shortage. The student life and wellness should be considered for enriching students' U-life. This helps to attract more talents to HKU, ensuring the ranking of the top University in HK.

Also the existing Middleton Staff Quarters are not fully utilized, with the location close to the High West Hostel and U-Hall, transport e.g. school bus facilities can be better managed to reduce the vehicular traffic, which will benefit the neighbourhood.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260520-094234-38352

Reference Number:

提交限期

09/06/2026

Deadline for submission:

提交日期及時間

20/05/2026 09:42:34

Date and time of submission:

有關的規劃申請編號

A/H10/98

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Nga Ting Lo

Name of person making this comment:

意見詳情

Details of the Comment :

The planning application is supported because:-

- the proposed land use does not contravene to the existing R(C) zoning, with major intent for residential use. Usage of the land for hostel development is in compliance with the planning intent;
- the existing Middleton Staff Quarters are not fully utilized. Conversion of the existing building into student hostel can ensure higher occupancy and hence better utilization of University resource;
- hostel places in HKU are in high shortage. Hostel beds increase cannot catch up with the student growth, especially the proportion of non-local students increased, which will further increase. These non-local students need local affordable accommodations.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260520-104058-42796

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

20/05/2026 10:40:58

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. TSE PO KING

意見詳情**Details of the Comment :**

I support.

As first, this could mitigate the continuous hostel shortage of HKU. Secondly, the new hostel could bring in modern living and attract more talents to HKU and thus ensure the world ranking of HKU.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260520-125129-40172

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 20/05/2026 12:51:29

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Fan Mei Mary

意見詳情
Details of the Comment :

The planning application is supported because HKU's intent to convert the existing properties into student hostel aligns with the government's initiative to address the shortage of university students' accommodation. This HKU project to convert the existing staff quarters into student hostels has joined the "Hostels in the City Scheme" and is supported by the Education Bureau. The existing Middleton Staff Quarters are not fully utilized. Conversion of the existing buildings into student hostel can ensure higher occupancy and hence better utilization of University's resource. According to the impact assessments, there exists no insurmountable impacts to the neighbourhood.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260521-201140-77063

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

21/05/2026 20:11:40

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Stanley Chau

意見詳情**Details of the Comment :**

I support for the planning application for the below reasons:

- 1) The existing Middleton Staff Quarters are not fully utilized. Conversion of the existing buildings into student hostel can ensure higher occupancy and hence better utilization of University resource.
- 2) The location is close to HKU Main Campus and Sassoon Road Campus, and hence ideal location for student hostels to make up the shortage. Hostel provisions are essential in maintaining the University's branding.

Stanley

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260522-091056-40682

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

22/05/2026 09:10:56

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Ms. Wong

Name of person making this comment:**意見詳情****Details of the Comment :**

The current Middleton Staff Quarters are underutilized. Converting these buildings into student hostels would promote higher occupancy rates and optimize the use of university resources. Also, it is situated near the HKU Main Campus and Sassoon Road Campus, the location is ideal for student accommodations to address the current shortage. Providing hostel facilities is vital for upholding the university's reputation and branding.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260522-092528-02752

Reference Number:

提交限期

09/06/2026

Deadline for submission:

提交日期及時間

22/05/2026 09:25:28

Date and time of submission:

有關的規劃申請編號

A/H10/98

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Brenda Chow

Name of person making this comment:

意見詳情

Details of the Comment :

The proposed project by HKU to convert existing staff quarters into student hostels aligns well with both governmental policies and the university's strategic development. It supports the government's initiative to alleviate the shortage of student accommodation, especially for non-local students, by transforming underutilized properties into vital living spaces. The project has been incorporated into the "Hostels in the City Scheme" and enjoys backing from the Education Bureau, underscoring its compliance and alignment with broader planning objectives. Importantly, the land use for this conversion respects existing zoning regulations, which primarily designate the area for residential purposes, ensuring that the proposed hostel development conforms to the planning intent without contravening land use policies.

Addressing student needs is a core rationale behind this initiative. Currently, HKU faces a significant shortage of hostel beds, with only around 8,000 beds available for a student body exceeding 30,000. This gap is especially pronounced given the increasing number of non-local students, who require affordable and convenient accommodation options. The new hostel, providing approximately 900 beds, aims to partially bridge this gap, offering more affordable housing options and improving students' overall campus experience. Beyond mere accommodation, the project emphasizes enhancing student life and wellness, recognizing that memorable hall experiences contribute significantly to personal growth and university life. The upgraded facilities and modern living standards planned for the new hostel are expected to attract talented students and bolster HKU's reputation as a top-tier university in Hong Kong.

Furthermore, the project exemplifies a more efficient use of university resources. The existing Middleton Staff Quarters are underutilized, and converting these buildings into student hostels ensures higher occupancy rates and better resource utilization. Its strategic location—close to HKU's Main Campus and Sassoon Road Campus—makes it an ideal site for accommodating students, reinforcing the university's capacity to address accommodation shortages effectively while maintaining its branding and appeal. This conversion also aligns with sustainability and urban planning principles, making optimal use of existing infrastructure rather than expanding into new areas.

Importantly, the project is designed to be neighborhood-friendly and minimizes its impact on local

al residents. The current staff quarters benefit from a carpark ratio of 1:1, offering over 90 parking spaces, including visitor spaces. The conversion into hostels will reduce the number of parking spaces, shifting reliance toward shuttle bus services, which are expected to decrease vehicular traffic and alleviate congestion in the neighborhood. Additionally, the project involves only internal modifications—repartitioning of staff quarters into hostel rooms—ensuring that construction disturbances are minimal and can be well-managed through careful planning. External features such as slopes and landscape elements will remain unaffected, preserving the visual environment and aesthetic appeal for neighbors.

In summary, HKU's initiative to convert staff quarters into student hostels is a well-considered plan that aligns with government policies, addresses critical student needs, optimizes existing resources, and maintains a harmonious relationship with the surrounding community. It promises to enhance student life, support university growth, and do so with minimal disruption to the neighborhood, exemplifying responsible and strategic campus development.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260522-094517-74053

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 22/05/2026 09:45:17

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Kelly Lau

意見詳情 Details of the Comment :

I write to express strong support for the planning application for the conversion of Middleton Towers into a student hostel.

Currently, HKU has over 30,000 students, but only around 8,000 hostel beds are available. The proposed project aims to provide approximately 900 additional beds, helping to bridge this gap and offering tangible benefits to students.

The demand for hostel accommodation at HKU is significantly high. The increase in hostel beds has not kept pace with the growth in student enrollment, particularly as the proportion of non-local students continues to rise. These non-local students require affordable, convenient housing options nearby.

The location of Middleton Towers is near HKU's Main Campus and Sassoon Road Campus, the site offers an ideal location for student hostels.

Hence, the proposed conversion of Middleton Towers into a student hostel is a timely and strategic initiative that will significantly alleviate accommodation shortages, enrich student life, and reinforce HKU's standing as a premier institution.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260522-122336-35498

提交限期

Deadline for submission:

09/06/2026

提交日期及時間

Date and time of submission:

22/05/2026 12:23:36

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/98

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jason Tai

意見詳情

Details of the Comment :

i totally support the application. it is good for the society.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-135911-96651

提交限期

Deadline for submission:

09/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 13:59:11

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/98

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Laurence Tang

意見詳情

Details of the Comment :

This submission expresses strong support for HKU's application to convert the Middleton Staff Quarters into student hostels, as it aligns with government policy, meets urgent student needs, optimizes university resources, and poses no additional burden on the neighbourhood. The project is supported under the Education Bureau's "Hostels in the City Scheme" and complies with the existing residential (R(C)) zoning, contributing to the government's initiative to alleviate the shortage of student accommodation. With over 30,000 students but only around 8,000 hostel places, the provision of approximately 900 additional beds will help narrow the gap, particularly for non-local students in need of affordable housing, while enhancing student life, wellness, and personal development through improved hall experiences and modern facilities. The proposal also makes effective use of underutilized premises in a prime location near HKU's main campuses, strengthening the University's competitiveness and appeal. Importantly, the project is designed to minimize impacts on the surrounding community by reducing parking demand and vehicular traffic, limiting construction disturbance through minor internal works, and preserving the existing landscape for continued enjoyment by neighbours.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-194841-25327

提交限期

Deadline for submission:

09/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 19:48:41

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/98

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Humphrey HO

意見詳情

Details of the Comment :

I fully support the planning application due to the following considerations:

Alignment with government policy:

- a) HKU's intent to convert the existing properties into student hostel aligns with the government's initiative to address the shortage of university students' accommodation.
- b) This HKU project to convert the existing staff quarters into student hostels has joined the "Hostels in the City Scheme" and is supported by the Education Bureau.
- c) The proposed land use does not contravene to the existing R(C) zoning, with major intent for residential use. Usage of the land for hostel development is in compliance with the planning intent.

Student needs:

- d) Shortage of hostel places in HKU is very critical. Hostel beds increase cannot catch up with the student growth, especially the proportion of non-local students has been increasing. There would be strong demand for local affordable accommodation by the non-local students.
- e) The number of HKU students has reached 30,000+ while the number of hostel beds available is only around 8,000. The project would provide around 900 additional hostel beds. It would help to reduce the gap and benefit the students.
- f) The student life and wellness should be considered for enriching students' U-life. Student hall life is memorable and valuable to students' experience and their personal growth. It's an essential part of student life that should be offered by the HKU.
- g) The new hostel aims to bring in modern living standard with improved hostel ancillary facilities and environment. The conversion project would surely help to attract more talents to the HKU.

Better use of HKU resource:

- h) The existing Middleton Staff Quarters are not fully utilized. Conversion of the existing buildings into student hostel can ensure higher occupancy and hence better utilization of University resource.
- i) The location is close to HKU Main Campus and Sassoon Road Campus, and hence ideal location for student hostels to make up the shortage. Hostel provisions are essential in maintaining the

University's branding.

Minimal impact to the neighbour:

j) The existing staff quarter offers 1:1 carpark ratio and hence over 90 numbers of parking space existed on site, including visitor carparks. The conversion of staff quarters into hostels substantially reduces the number of carpark, with shuttle bus be provided instead. The project would reduce the vehicular traffic, which would benefit the neighbour.

k) The project would only involve internal re-partitioning into hostel rooms from staff quarters. The minor alteration works would not take long to complete, and hence the construction disturbance to the neighbour could be contained.

l) Existing slopes and external landscape would not be affected by the project and would still be properly maintained by the HKU for neighbours' visual enjoyment.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260529-135053-90128

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

29/05/2026 13:50:53

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Arthur Fong

意見詳情**Details of the Comment :**

I support the proposal to convert the existing staff quarters to student hostels to fulfill the growing needs of the University.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260602-112038-57518

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

02/06/2026 11:20:38

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. Velda

Name of person making this comment:**意見詳情****Details of the Comment :**

The initiative could definitely help alleviate the shortage of student hostel places and support the Government's "Hostel in the City" initiative by providing additional accommodation to meet the needs of a growing number of non-local students.

In addition, the site, which is located close to campus, is ideal and highly convenient for students.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260602-112713-10160

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 02/06/2026 11:27:13

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Phoebe Kwok

意見詳情
Details of the Comment :

That's great for students, especially non-local students who need affordable hostel options!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260602-114550-50746

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 02/06/2026 11:45:50

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Ko Ho Yin

意見詳情
Details of the Comment :

This proposal will significantly help alleviate the University of Hong Kong's acute student hostel shortage by providing approximately 900 much-needed beds.

The project is supported by the Government's "Hostels in the City Scheme", which encourages the provision of student accommodation in urban areas.

The conversion represents an optimal and sustainable use of the currently underutilised Middleton Staff Quarters site.

Its prime location, in close proximity to the HKU campus, makes it highly suitable and convenient for students.

The development will have minimal impact on the surrounding neighbourhood, involving only minor renovation works and generating less traffic compared to alternative uses.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260602-120735-45323

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

02/06/2026 12:07:35

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Lee Pou Wan

意見詳情**Details of the Comment :**

This project aligns with the Government's initiative to tackle the shortage of student hostels.

The demand for student hostels is increasing, particularly among non-local students seeking affordable accommodation.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260602-120944-40324

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

02/06/2026 12:09:44

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss YEUNG ON KI

Name of person making this comment:**意見詳情****Details of the Comment :**

- 1) 有效紓緩大學宿位短缺之燃眉之急: 本規劃項目預計可新增約 900 個宿位，能即時且顯著地緩解香港大學長期以來面對的嚴峻學生宿位短缺問題。這對於提升本港高等教育的配套質素、吸引及留住優秀人才具有戰略性意義。
- 2) 積極響應並落實政府青年及土地政策: 該規劃完全符合政府推行的「青年宿舍」或「城市旅舍」等相關政策方針，屬於政府重點支持的範疇。此舉彰顯了官學合作的效益，能有效落實利民便民的青年政策。
- 3) 活化低度利用土地，優化社區資源配置: 方案建議重新發展及活化目前利用率偏低的梅苑舊址。這能將閒置或未獲充分利用的市區土地資源轉化為具社會效益的用途，避免資源浪費，並為舊區注入青年活力。
- 4) 地理位置極佳，優化學生時間成本: 項目選址與香港大學主校園鄰近，具備極高的地理便捷性。此安排能大幅減少學生的日常通勤時間，降低對集體運輸系統的依賴，讓學生能更專注於學術研究與校園生活。
- 5) 規劃與鄰里共融，對周邊環境及交通影響輕微: 方案已充分顧及周邊居民的利益與社區環境。由於工程規模相對有限，且宿舍落成後的營運模式主要以步行通勤為主，預期不會對區內現有的交通網絡帶來額外負荷，能將對鄰近社區的日常干擾減至最低。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260602-122300-10732

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 02/06/2026 12:23:00

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Michelle Ng

意見詳情
Details of the Comment :

As part of the HKU community, I note that HKU currently supports a student population exceeding 30,000, while providing only about 8,000 hostel places, leaving a notable gap in residential accommodation. The proposed urban planning project represents a timely and constructive response to this shortfall, with the provision of approximately 900 additional hostel beds that will meaningfully enhance students' access to university housing. In addition, the planned conversion of the site into student hostels reflects a prudent and efficient use of existing resources, improving occupancy levels and promoting more effective space utilisation. Overall, the project aligns well with the University's commitment to student welfare and will strengthen the residential experience for our student community.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260602-154210-45355

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

02/06/2026 15:42:10

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Roy Yeung

Name of person making this comment:**意見詳情****Details of the Comment :**

supported for HKU's planning application (A/H10/98) for the proposed conversion of the Middleton Staff Quarters into student hostels

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260602-161122-78250

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 02/06/2026 16:11:22

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Man Chi Shun

意見詳情
Details of the Comment :

I support HKU's planning application (A/H10/98) for the proposed conversion of the Middleton Staff Quarters into student hostels.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260602-173557-97568

提交限期

Deadline for submission:

09/06/2026

提交日期及時間

Date and time of submission:

02/06/2026 17:35:57

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/98

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss HO WAI YEE

意見詳情

Details of the Comment :

FULL SUPPORT

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260602-180701-06966

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

02/06/2026 18:07:01

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Luk Po Ling Pauline

Name of person making this comment:**意見詳情****Details of the Comment :**

Support the application of HKU to convert the Middleton Staff Quarters into student hostels

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260602-192527-42728

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 02/06/2026 19:25:27

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Tang

意見詳情 Details of the Comment :

I support the proposed purpose for the following reasons

1. Alignment with government and planning policies

The project supports the Government's initiative to address the shortage of student accommodation.

2. Addressing ongoing unmet student needs at HKU

HKU has over 30,000 students but only around 8,000 hostel places.

Demand is growing, especially from non-local students who require affordable accommodation. Hall life is essential to student well-being, development, and the overall HKU experience.

3. Making better use of university resources

The present Middleton Staff Quarters are underutilised.

Conversion into student hostels will improve occupancy and redistribute resource to a more needy population.

The site is ideally located near main campuses, making it highly suitable for student housing.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260602-215130-80044

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

02/06/2026 21:51:30

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Kaimin SHIH

意見詳情**Details of the Comment :**

HKU is seriously short of student residential accommodation, so it is crucially important to have this conversation plan.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260602-221456-94531

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

02/06/2026 22:14:56

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. James Shum

意見詳情**Details of the Comment :**

relieves HKU's serious hostel shortage for students with a new addition of 900 new beds

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260603-034120-17011

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

03/06/2026 03:41:20

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 林建丰

意見詳情**Details of the Comment :**

我们内地学生大部分都因为房租问题搬去了深圳住。希望政府能提供更多的宿舍给内地生和刚毕业的学生。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260603-095153-99928

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 03/06/2026 09:51:53

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Li Wai Kit

意見詳情
Details of the Comment :

Agreed.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260603-095650-15696

Reference Number:

提交限期

09/06/2026

Deadline for submission:

提交日期及時間

03/06/2026 09:56:50

Date and time of submission:

有關的規劃申請編號

A/H10/98

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Li Wai Kit

Name of person making this comment:

意見詳情

Details of the Comment :

1. Alignment with government and planning policies

- The project supports the Government's initiative to address the shortage of student accommodation.

- It forms part of the "Hostels in the City Scheme", with support from the Education Bureau.

- The proposed use is consistent with the Residential (Group C) zoning and planning intent.

2. Addressing urgent student needs

- HKU has over 30,000 students but only around 8,000 hostel places.

- The project will provide approximately 900 additional hostel beds, helping to reduce the shortfall.

- Demand is growing, especially from non-local students who require affordable accommodation.

- Hall life is essential to student well-being, development, and the overall HKU experience.

3. Better use of university resources

- The Middleton Staff Quarters are currently underutilised.

- Conversion into student hostels will improve occupancy and resource efficiency.

- The site is ideally located near main campuses, making it highly suitable for student housing.

4. Minimal impact on the neighbourhood

- The number of parking spaces will be reduced, which is expected to lower traffic.

- Only minor internal alterations are required, minimizing construction disturbance.

- Existing greenery, slopes, and landscape will remain unchanged and well maintained.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260603-101658-87458

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

03/06/2026 10:16:58

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Leung Yu Ming

Name of person making this comment:**意見詳情****Details of the Comment :**

HKU has over 30,000 students but only around 8,000 hostel places. Demand is growing, especially from non-local students who require affordable accommodation. The project will provide approximately 900 additional hostel beds, helping to reduce the shortfall.

Hall life is essential to student well-being, development, and the overall HKU experience.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260603-103838-44456

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

03/06/2026 10:38:38

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Wenkie Koo

Name of person making this comment:**意見詳情****Details of the Comment :**

支持改建為學生宿舍，以支持香港作為國際教育樞紐的整體政策方向，鞏固香港作為國際高等教育樞紐的地位。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260603-104154-88494

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 03/06/2026 10:41:54

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Thiel Lee

意見詳情
Details of the Comment :

I support the TPB Application in view of the shortage of student hostels.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260603-110031-10294

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 03/06/2026 11:00:31

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Lucia

意見詳情
Details of the Comment :

I strongly support the proposed conversion of the Middleton Staff Quarters into student hostels, as it aligns with the Government's "Hostels in the City Scheme" and Residential (Group C) zoning. This project addresses a critical accommodation shortfall at HKU by providing 900 much-needed beds (we have 30,000 students and only 8,000 spots for student accommodation). This would enhance the essential hall-life experience for students, particularly non-local applicants who have been increasing in recent years. Additionally, it represents an efficient repurposing of an underutilised, prime university asset. The proposal ensures minimal disruption to the surrounding neighbourhood through minor internal alterations only and preservation of the existing greenery, and a reduction in local traffic, so it is adding value to the residents of HK beyond the HKU community.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260603-111121-60225

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 03/06/2026 11:11:21

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Alan Cheung

意見詳情
Details of the Comment :

Support TPB Application A/H10/98 – Middleton Student Hostel

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260603-115645-06662

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

03/06/2026 11:56:45

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Shyama Vyas

Name of person making this comment:**意見詳情****Details of the Comment :**

Strongly support this proposal. Converting the Middleton Staff Quarters into student hostels will provide around 900 much-needed beds, helping to relieve HKU's serious hostel shortage. Its close proximity to campus is ideal for students' daily commuting and overall well-being. The proposed minor works and low traffic generation will have minimal impact on the neighbourhood. I hope this initiative is supported, thank you!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260604-112845-93131

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

04/06/2026 11:28:45

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Iris Lau

Name of person making this comment:**意見詳情****Details of the Comment :**

I support Application No. A/H10/98 for the proposed student hostel development, as I believe it would help address the strong demand for student accommodation and provide more suitable housing support for students. In my view, the proposal would make a positive contribution to the area's educational environment, provided that traffic, pedestrian flow, and other local impacts are properly managed.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260604-134553-44632

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

04/06/2026 13:45:53

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Karina Kam

意見詳情**Details of the Comment :**

The project supports the Government's initiative to address the shortage of student accommodation. It will provide more rooms to HKU students who can live near the main campus.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260604-141007-90144

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

04/06/2026 14:10:07

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. George

意見詳情**Details of the Comment :**

2. Addressing urgent student needs :

Demand is growing, especially from non-local students who require affordable accommodation.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260604-165629-56082

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

04/06/2026 16:56:29

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss May WU

意見詳情**Details of the Comment :**

HKU has over 30,000 students but only around 8,000 hostel places. The project will provide approximately 900 additional hostel beds, helping to reduce the shortfall. It makes better use of existing university resources with minimum impact on the neighborhood, in support of the government's latest policy, which is worthy of consideration and implementation.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260604-171455-53618

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

04/06/2026 17:14:55

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. Kay Po

Name of person making this comment:**意見詳情****Details of the Comment :**

The project can help reduce the shortfall of high-demand hostel places, especially for non-local students who require affordable accommodation. Repurposing the underutilized Middleton Staff Quarters into student hostels will optimize both occupancy rates and resource efficiency. Given its prime location near the main campuses, the site is perfectly suited for student accommodation.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260604-173500-86858

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

04/06/2026 17:35:00

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Muhammad Huzaiifa Raza

Name of person making this comment:**意見詳情****Details of the Comment :**

HKU has a significantly large student population, yet the available hostel facilities are insufficient to accommodate many of them. As a result, a considerable number of international students face challenges in securing suitable housing within the city.

I personally support the initiative to convert the Middleton Staff Quarters into student hostels. Although this measure alone will not fully resolve the housing shortage, it is a positive and commendable step toward supporting students.

Moving forward, HKU should take further initiatives with the goal of providing accommodation for at least 50% of its student population.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260605-085049-92308

Reference Number:

提交限期

09/06/2026

Deadline for submission:

提交日期及時間

05/06/2026 08:50:49

Date and time of submission:

有關的規劃申請編號

A/H10/98

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. David S. Lee

Name of person making this comment:

意見詳情

Details of the Comment :

The growing interest from overseas students has provided positive momentum for both Hong Kong's education sector and its broader economy. This rising student population, however, creates an additional need for more student housing.

To address this demand, HKU's plan to convert the underutilized Middleton Staff Quarters into student housing seems to be a logical solution. Doing so will maximize university resources while providing acutely needed accommodation for students who might otherwise struggle to secure a place to live. By expanding access to on-campus housing, the university can also offer more students the enriching benefits of residential life. Additionally, since the project involves renovating an existing structure rather than a new build, the environmental impact on the surrounding neighborhood should be minimal. Given the above, allowing HKU to move forward with this plan seems to be an example of good public policy and an effective use of resources that will positively impact many young people.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260605-100855-73336

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

05/06/2026 10:08:55

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Ng Wai Ka

意見詳情**Details of the Comment :**

Helps relieve HKU's serious hostel shortage

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260605-100931-58830

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 05/06/2026 10:09:31

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Beau Lefler

意見詳情
Details of the Comment :

Re: Support for Planning Application A/H10/98 — Proposed Student Hostel at Middleton Towers, 140 Pok Fu Lam Road

Dear Members of the Town Planning Board,

I am writing in strong support of HKU's planning application (A/H10/98) for the proposed conversion of the Middleton Staff Quarters into student hostels. As the Warden of the neighbouring University Hall (144 Pokfulam Road) and a resident of the Pok Fu Lam area for the past five years, I can speak both to the merits of the proposal and to its positive fit within our local community.

I wish to endorse the following key points:

Alignment with government and planning policies. The project supports the Government's initiative to address the shortage of student accommodation and forms part of the "Hostels in the City Scheme," with support from the Education Bureau. The proposed use is consistent with the Residential (Group C) zoning and the planning intent for the site.

Addressing urgent student needs. HKU has over 30,000 students but only around 8,000 hostel places. This project will provide approximately 900 additional hostel beds, helping to reduce a significant shortfall. Demand continues to grow, particularly among non-local students who require affordable accommodation. Hall life is essential to student well-being, personal development, and the overall HKU experience.

Better use of university resources. The Middleton Staff Quarters are currently underutilised. Conversion into student hostels will improve occupancy and resource efficiency, and the site's location near the main campuses makes it highly suitable for student housing.

Minimal impact on the neighbourhood. The number of parking spaces will be reduced, which is expected to lower traffic. Only minor internal alterations are required, minimising construction disturbance, and the existing greenery, slopes, and landscape will remain unchanged and well maintained.

ntained.

Beyond these points, I want to emphasise something I have witnessed firsthand: the tremendous value that student and faculty residences bring to community building in this neighbourhood. Halls of residence are not isolated dormitories; when done well, they connect students meaningfully with the surrounding community. At University Hall, our residents have maintained relationships with Pokfulam Village for decades. We help with their gardening, lead heritage tours, and join them in the Dragon Dance festivals each year. These ongoing connections enrich the lives of our students and strengthen the social fabric of Pok Fu Lam. Bringing more students into this neighbourhood, in a thoughtfully managed hostel setting, is a genuine positive for everyone—students and long-standing residents alike.

For these reasons, I respectfully urge the Board to approve this important and well-conceived application.

Yours faithfully,
Beau Lefler
Warden, University Hall

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260605-123444-14199

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

05/06/2026 12:34:44

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. SZE Din Man

Name of person making this comment:**意見詳情****Details of the Comment :**

This project supports government efforts to address the student accommodation shortage, aligning with the "Hostels in the City Scheme" and the Residential (Group C) zoning. HKU has over 30,000 students but only around 8,000 hostel beds, with demand increasing, typically from non-local students seeking affordable options. Providing approximately 900 new beds will significantly reduce this shortfall, improving student well-being, sense of belongings and more enjoyable campus life.

The project also makes efficient use of the underutilized Middleton Staff Quarters, converting it into student housing near main campuses for added convenience. Construction will involve only minor internal changes, minimizing disruption. Additionally, measures such as reduced parking and preservation of existing greenery and landscape ensure minimal impact on the neighborhood. Overall, this development will meet urgent student needs while respecting community and planning policies, supporting sustainable urban growth.

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月08日星期一 11:51
收件者: tpbpd/PLAND
副本: Erica Siu Mee WONG/PLAND
主旨: Submit Comment to Support conversion of Middleton into Student Hostels (A/H10/98)
附件: HKU Middleton_Comment submission to TPB.pdf

類別: Internet Email

Dear Sir/ Madam,

Please find attached the submission by HKU for the captioned for your further processing.

Should you have any further queries, please do not hesitate to contact the undersigned at tel. no. [REDACTED]
[REDACTED] or tel. no. [REDACTED]

Thank you.

Regards,

Bella FAN

Assistant Director of Estates

[REDACTED]

THE UNIVERSITY OF HONG KONG

香

港



大

學

校長辦公室
President's Office

香港薄扶林道
Pokfulam Road, Hong Kong

Town Planning Board Secretariat
15/F North Point Government Offices
333 Java Road, North Point
Hong Kong

Dear Sir/Madam,

Comment to Draft Pok Fu Lam Outline Zoning Plan No. S/H10/98
(Commenter: The University of Hong Kong)

The University of Hong Kong ("HKU") supports Application No. A/H10/98 on the proposed change of usage of the Middleton Towers (at 140 Pok Fu Lam Road (Rural Building Lot 825RP) and Adjoining Government Land, Pok Fu Lam, Hong Kong) to Residential Institution (Student Hostel).

**HKSARG's International Education Hub
and "Study in Hong Kong" Initiatives**

The current term of the Hong Kong Special Administrative Region Government (HKSARG) has set a clear strategic direction to develop Hong Kong into an international post-secondary education hub. Underlining this is the objective of enriching Hong Kong's talent pool and sharpening the economy's competitiveness through attracting outstanding students and scholars to study and work in Hong Kong. Towards this end, the Government has promulgated a number of policy initiatives. The enrolment cap for non-local students in Government-funded post-secondary institutions was raised to 40% and 50% respectively, with effect from the 2024/25 and 2026/27 academic years. In addition, the Chief Executive announced in his 2024 Policy Address the "Study in Hong Kong" initiative.

Mission of HKU

HKU aims to be a leading global institution that fosters excellence in education, research, and community engagement, with a commitment to making a positive societal impact. Attracting quality scholars and students as well as aligning its development closely with that of Hong Kong is therefore its raison d'être. HKU also believes that, as the oldest university in Hong Kong and one of the few institutions with comprehensive discipline offerings, it is uniquely placed to support the Government's education hub initiative.

With the Government's and the community's support, HKU has also achieved landmark recognition in internationally established leagues of higher education institutions. HKU ranks first in Asia by the QS Asia University Rankings 2026. It reaches a historic 11th place globally in the QS World University Rankings 2026. Ingrained in HKU is also a determination to be one of Asia's most global institutions. In recent years, we have stepped up our international admissions strategies by organising more than 800 outreaching activities conducted locally and outside Hong Kong. We received more than 25,000 applications from non-local students in 2025, representing a 19% increase than 2024. Our students come from more than 95 countries and regions. The current academic year also witnesses admission of students from 11 countries for the first time; these include Jordan, Lebanon, United Arab Emirates, Morocco, Cuba, etc. HKU realises that what it has achieved so far would not have been possible without the continued and strong support of the Government and the community. We should therefore remain closely aligned with the Government's development strategy. Our steadfast commitment to internationalisation underlines our ardent support for the HKSARG's international education hub and "Study in Hong Kong" initiatives.

Constraining Factor: Hostel Places

Hostel experience enriches learning experience and makes students better team players and more sensitive to differences from others. Given the high cost of housing in Hong Kong, the provision of hostel places is critical to accruing to Hong Kong the benefits of internationalisation. While this constraining factor is common to most higher education institutions in Hong Kong, the case of HKU is more critical than the rest. HKU has the largest student population and the largest number of non-local students. From approximately 28,700 in 2016/17, our student body has grown to 42,330 in 2024/25 and is now over 45,000 in the current academic year. The numbers of non-local students for the corresponding periods stand at 9,200 in 2016/17, 22,300 in 2024/25, and now at over 25,000 respectively. However, HKU has one of the lowest student-to-hostel places ratios. Accommodation affordable to students in the Pok Fu Lam area is grossly insufficient. As the most internationalised institution, HKU can become the premier platform for forging lifelong friendships and global business partnerships amongst its international student body that would benefit Hong Kong's strategic development worldwide *if* we can provide students with the opportunity for interaction beyond academics and classrooms. Hostel experience offers an unparalleled context for nurturing global perspectives, friendship and cultural sensitivity.

The proposed conversion of Middleton Towers in Pok Fu Lam into student hostels can provide HKU with an imminent though partial relief, thereby supporting HKU's continued quest for internationalisation and alignment with the Government's policy objectives.

Suitability of the Site and Synergy

The three towers of Middleton Towers have not been fully utilised as staff quarters for many years. Located in close proximity to the Main Campus and Sassoon Road Campus of HKU, they are ideal for conversion into student hostels. Reflective of the HKSARG Education Bureau's policy support, the proposed conversion of the Middleton Towers was accepted into the "Hostels in the City Scheme" on 4 March 2026. The current application involves internal reconfiguration works to transform the existing staff quarters into student hostels to provide approximately 900 beds. In addition, common areas and ancillary facilities will be provided to serve future hostel residents. Being close to the Campus and other student hostels (such as the High West and University Hall), the proposed reconfiguration will generate synergy with other student-oriented facilities of HKU.

Results from the consultant team's technical impact assessment, including traffic, water supply, drainage, and sewage, indicate that the implications arising from the proposed conversion, upon completion, will not entail any significant impact on the neighborhood. The proposed scheme will not change the external view of the existing structures and remains compatible with the surrounding low to medium-density residential environment of the Pok Fu Lam area. Most, if not all, of the students will commute either on foot or by public transport and HKU shuttle buses.

Conclusion

The proposed conversion of Middleton Towers into student hostels will help relieve HKU's dire shortage of hostel places. With this proposed conversion, HKU remains hopeful to continue to step up our efforts in attracting more international top-notch students to study in Hong Kong, thereby creating a talent pool to support the continued growth of Hong Kong, the Greater Bay Area and beyond. In sum, our proposal underlines our strong commitment to close alignment with the HKSARG's strategic policy to promote the "Study in Hong Kong" brand and Hong Kong's status as an international education hub.

I submit, on behalf of HKU, our support for the conversion and appeal for favourable consideration by the Town Planning Board.

Yours Sincerely,



Cherry Tse Ling Kit Ching
Executive Vice-President
(Administration & Finance)

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260606-005733-37257

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

06/06/2026 00:57:33

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. li ying lisa

Name of person making this comment:**意見詳情****Details of the Comment :**

这个地点紧邻大学本部（旁边还有游乐场），可切实填补港大宿位的巨大缺口，需求3万宿位目前只有8000，这个缺口比例很大，这块地据说可以达到900个宿位，可有效缓解学生高昂租房压力，同时学生宿舍建设更贴合香港政府扩充高校宿位政策，对薄扶林周边的郊野生态、此区域还可保留原有游乐场公共空间，惠及周边社区全体居民，可以相得益彰。使得整个地区都具有书香气息！也可使得寒门学子有地可住，令他们更好的学习，成为改变这个世界的人！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260606-234749-15419

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

06/06/2026 23:47:49

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss WANG Ningyuan

Name of person making this comment:**意見詳情****Details of the Comment :**

I strongly support the project. The project will provide approximately 900 additional hostel beds, helping to reduce the shortfall. As a residential tutor in the university hall, I have witnessed the situation where non-local students had no choice but to live outside the campus with unacceptable costs. In addition, the project supports the Government's initiative to address the shortage of student accommodation. As for the impact on the neighbourhood, Only minor internal alterations are required, minimizing construction disturbance.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260608-170437-28042

提交限期

Deadline for submission:

09/06/2026

提交日期及時間

Date and time of submission:

08/06/2026 17:04:37

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/98

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Deborah Chung

意見詳情

Details of the Comment :

Letter of Support for the Proposed Student Hostel at Middleton Towers

I am writing to express my full support for the Section 16 planning application regarding the conversion of Middleton Towers into a student hostel. As a resident of the community, I believe this proposal offers a sustainable and efficient solution to local housing needs while respecting the character of the Pok Fu Lam neighborhood.

My support is based on the following key points:

Optimal Use of Existing Resources: The project focuses on the internal modification and repartitioning of existing buildings rather than new large-scale construction. This "wholesale conversion" approach is environmentally responsible and minimizes the visual impact on the surrounding residential area.

Addressing the Shortage of Student Accommodation: The conversion will provide approximately 900 bed spaces, which is crucial for supporting the needs of the university community. Providing dedicated housing for students helps reduce the pressure on the private local rental market.

Minimal Environmental and Technical Impact: I am encouraged by the technical assessments provided, which indicate:

Traffic: A Traffic Impact Assessment (TIA) has been conducted, and management plans are in place to ensure that pick-up/drop-off activities occur within the site boundary to avoid roadside congestion on Pok Fu Lam Road.

Infrastructure: The Water Supply Impact Assessment (WSIA) and Sewerage Impact Assessment (SIA) confirm that existing systems are adequate or can be managed without insurmountable impacts.

Heritage Conservation: The project team has committed to ensuring the structural stability of the nearby Pok Fu Lam Conduit (a proposed Grade 2 historic structure) by avoiding piling or vibrations.

on-intensive activities.

The University of Hong Kong has a proven track record of managing multiple hostels. I trust that their established guidelines for communal spaces and event organization will ensure the hostel integrates smoothly into our quiet neighborhood.

In conclusion, this application represents a balanced development that provides essential student housing through the thoughtful repurposing of existing infrastructure. I urge the Town Planning Board to approve Application A/H10/98.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260608-173726-12889

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

08/06/2026 17:37:26

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss LAM WAI YIN MICHELLE

Name of person making this comment:**意見詳情****Details of the Comment :**

Supportive Submission for S.16 Planning Application for Proposed Student Hostel at Middleton Towers, 140 Pokfulam Road (Planning Application A/H10/98)

Dear Members of the Town Planning Board,

I am writing to submit this support for the University of Hong Kong (HKU) planning application (A/H10/98) concerning the proposed conversion of the Middleton Staff Quarters into student hostels. This initiative aligns with government policies of promoting "Study in Hong Kong", addresses urgent student accommodation needs, optimises existing university resources, and ensures minimal impact on the local community. I respectfully present the following points in support of the application:

[Alignment with Government and Planning Policies]

The project actively supports the Government's strategic initiative to alleviate the shortage of student accommodation in Hong Kong.

It is part of the "Hostels in the City Scheme," which enjoys support from the Education Bureau, reflecting its importance and alignment with broader educational development policies.

The proposed use is consistent with the Residential (Group C) zoning and adheres to the planning intent of promoting sustainable, well-integrated urban development

[Addressing Urgent Student Needs]

The University of Hong Kong currently hosts over 30,000 students but has only approximately 8,000 hostel beds, highlighting a significant shortfall.

The proposed conversion will add approximately 900 new hostel beds, significantly easing the accommodation shortage.

The demand for affordable student housing is increasing, particularly among non-local students, making this development vital for supporting a diverse and inclusive student body.

On-campus hall life is integral to student well-being, personal development, and the overall university experience, fostering community engagement and academic success

[Better Use of University Resources]

The Middleton Staff Quarters are currently underutilized, representing an opportunity for more efficient land use.

Transforming these quarters into student hostels will improve occupancy rates and resource utilization, maximizing the value of existing university assets.

The site's strategic location near main campus facilities makes it highly suitable for student accommodation, facilitating convenient access to academic and support services.

[Minimal Impact on the Neighbourhood]

The project proposes a reduction in parking spaces, which is expected to decrease traffic congestion in the vicinity.

Construction will involve only minor internal alterations, minimizing disturbance to neighboring residents and businesses.

The existing greenery, slopes, and landscape features will be preserved and maintained, ensuring the site's visual and environmental harmony with the surrounding area.

In conclusion, this application represents a responsible, sustainable, and beneficial development that supports the government's educational and urban planning objectives while providing much-needed student accommodation for HKU.

I support the application and trust it will contribute positively to the community and developing Hong Kong into an International Education Hub.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260608-174248-11380

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

08/06/2026 17:42:48

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Amy

Name of person making this comment:**意見詳情****Details of the Comment :**

HKU has over 30,000 students but only around 8,000 hostel places, leaving a significant shortfall in accommodation. The proposed project will provide approximately 900 additional hostel beds, which will meaningfully reduce this gap. These new places will not only ease the pressure on existing facilities but also ensure that more students—particularly non-local students who often face challenges in securing affordable housing—can benefit from a safe and supportive living environment.

Beyond simply adding capacity, the project will strengthen the university's ability to foster hall life, which is a cornerstone of the HKU experience. Hall life contributes to students' personal growth, cultural exchange, and overall well-being, offering opportunities for leadership, community engagement, and lifelong friendships. By expanding hostel provision, HKU can better meet the urgent demand for accommodation while enhancing the holistic development of its student body.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260608-174508-10875

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 08/06/2026 17:45:08

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Yu

意見詳情 Details of the Comment :

Supportive Submission for S.16 Planning Application for Proposed Student Hostel at Middleton Towers, 140 Pokfulam Road (Planning Application A/H10/98)

Dear Members of the Town Planning Board,
I am writing to submit this support for the University of Hong Kong (HKU) planning application (A/H10/98) concerning the proposed conversion of the Middleton Staff Quarters into student hostels. This initiative aligns with government policies of promoting "Study in Hong Kong", addresses urgent student accommodation needs, optimises existing university resources, and ensures minimal impact on the local community. I respectfully present the following points in support of the application:

[Alignment with Government and Planning Policies]

The project actively supports the Government's strategic initiative to alleviate the shortage of student accommodation in Hong Kong.

It is part of the "Hostels in the City Scheme," which enjoys support from the Education Bureau, reflecting its importance and alignment with broader educational development policies.

The proposed use is consistent with the Residential (Group C) zoning and adheres to the planning intent of promoting sustainable, well-integrated urban development

[Addressing Urgent Student Needs]

The University of Hong Kong currently hosts over 30,000 students but has only approximately 8,000 hostel beds, highlighting a significant shortfall.

The proposed conversion will add approximately 900 new hostel beds, significantly easing the accommodation shortage.

The demand for affordable student housing is increasing, particularly among non-local students, making this development vital for supporting a diverse and inclusive student body.

On-campus hall life is integral to student well-being, personal development, and the overall university experience, fostering community engagement and academic success

[Better Use of University Resources]

The Middleton Staff Quarters are currently underutilized, representing an opportunity for more efficient land use.

Transforming these quarters into student hostels will improve occupancy rates and resource utilization, maximizing the value of existing university assets.

The site's strategic location near main campus facilities makes it highly suitable for student accommodation, facilitating convenient access to academic and support services.

[Minimal Impact on the Neighbourhood]

The project proposes a reduction in parking spaces, which is expected to decrease traffic congestion in the vicinity.

Construction will involve only minor internal alterations, minimizing disturbance to neighboring residents and businesses.

The existing greenery, slopes, and landscape features will be preserved and maintained, ensuring the site's visual and environmental harmony with the surrounding area.

In conclusion, this application represents a responsible, sustainable, and beneficial development that supports the government's educational and urban planning objectives while providing much-needed student accommodation for HKU.

I support the application and trust it will contribute positively to the community and developing Hong Kong into an International Education Hub.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260608-174522-78923

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

08/06/2026 17:45:22

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Winky Leung

Name of person making this comment:**意見詳情****Details of the Comment :**

I support HKU's planning application (A/H10/98) to convert the Middleton Staff Quarters into student hostels.

This proposal is a practical way to provide much-needed student accommodation. HKU has more than 30,000 students but only around 8,000 hostel places, so there is a clear shortage of student housing. The conversion would add about 900 hostel beds, which would greatly help students, especially non-local students who need affordable and convenient accommodation.

The project also makes better use of existing university resources. The Middleton Staff Quarters are currently not fully used, and their location near the main campus makes them very suitable for student hostels.

I also believe the impact on the neighbourhood will be limited. The works mainly involve internal changes, so major disturbance is unlikely. The reduction in parking spaces may help reduce traffic, and the existing greenery and landscape will be preserved as far as possible.

Overall, I think this is a responsible and useful proposal. It supports the Government's "Study in Hong Kong" initiative, helps develop Hong Kong as an international education hub, and provides much-needed accommodation for HKU students. I therefore support the application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260608-175007-37533

提交限期

Deadline for submission:

09/06/2026

提交日期及時間

Date and time of submission:

08/06/2026 17:50:07

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/98

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Au Yeung Tsz Ying

意見詳情

Details of the Comment :

Supportive Submission for S.16 Planning Application for Proposed Student Hostel at Middleton Towers, 140 Pokfulam Road (Planning Application A/H10/98)

Dear Members of the Town Planning Board,

I am writing to submit this support for the University of Hong Kong (HKU) planning application (A/H10/98) concerning the proposed conversion of the Middleton Staff Quarters into student hostels. This initiative aligns with government policies of promoting "Study in Hong Kong", addresses urgent student accommodation needs, optimises existing university resources, and ensures minimal impact on the local community. I respectfully present the following points in support of the application:

[Alignment with Government and Planning Policies]

- The project actively supports the Government's strategic initiative to alleviate the shortage of student accommodation in Hong Kong.
- It is part of the "Hostels in the City Scheme," which enjoys support from the Education Bureau, reflecting its importance and alignment with broader educational development policies.
- The proposed use is consistent with the Residential (Group C) zoning and adheres to the planning intent of promoting sustainable, well-integrated urban development

[Addressing Urgent Student Needs]

- The University of Hong Kong currently hosts over 30,000 students but has only approximately 8,000 hostel beds, highlighting a significant shortfall.
- The proposed conversion will add approximately 900 new hostel beds, significantly easing the accommodation shortage.
- The demand for affordable student housing is increasing, particularly among non-local students, making this development vital for supporting a diverse and inclusive student body.
- On-campus hall life is integral to student well-being, personal development, and the overall university experience, fostering community engagement and academic success

[Better Use of University Resources]

- The Middleton Staff Quarters are currently underutilized, representing an opportunity for more efficient land use.
- Transforming these quarters into student hostels will improve occupancy rates and resource utilization, maximizing the value of existing university assets.
- The site's strategic location near main campus facilities makes it highly suitable for student accommodation, facilitating convenient access to academic and support services.

[Minimal Impact on the Neighbourhood]

- The project proposes a reduction in parking spaces, which is expected to decrease traffic congestion in the vicinity.
- Construction will involve only minor internal alterations, minimizing disturbance to neighboring residents and businesses.
- The existing greenery, slopes, and landscape features will be preserved and maintained, ensuring the site's visual and environmental harmony with the surrounding area.

In conclusion, this application represents a responsible, sustainable, and beneficial development that supports the government's educational and urban planning objectives while providing much-needed student accommodation for HKU.

I support the application and trust it will contribute positively to the community and develop Hong Kong into an International Education Hub.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260608-175445-32790

Reference Number:**提交限期**

09/06/2026

Deadline for submission:**提交日期及時間**

08/06/2026 17:54:45

Date and time of submission:**有關的規劃申請編號**

A/H10/98

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss CHEUNG HOI LING JENNIFER

Name of person making this comment:**意見詳情****Details of the Comment :**

Supportive Submission for S.16 Planning Application for Proposed Student Hostel at Middleton Towers, 140 Pokfulam Road (Planning Application A/H10/98)

Dear Members of the Town Planning Board,

I am writing to submit this support for the University of Hong Kong (HKU) planning application (A/H10/98) concerning the proposed conversion of the Middleton Staff Quarters into student hostels. This initiative aligns with government policies of promoting "Study in Hong Kong", addresses urgent student accommodation needs, optimises existing university resources, and ensures minimal impact on the local community. I respectfully present the following points in support of the application:

[Alignment with Government and Planning Policies]

- The project actively supports the Government's strategic initiative to alleviate the shortage of student accommodation in Hong Kong.
- It is part of the "Hostels in the City Scheme," which enjoys support from the Education Bureau, reflecting its importance and alignment with broader educational development policies.
- The proposed use is consistent with the Residential (Group C) zoning and adheres to the planning intent of promoting sustainable, well-integrated urban development

[Addressing Urgent Student Needs]

- The University of Hong Kong currently hosts over 30,000 students but has only approximately 8,000 hostel beds, highlighting a significant shortfall.
- The proposed conversion will add approximately 900 new hostel beds, significantly easing the accommodation shortage.
- The demand for affordable student housing is increasing, particularly among non-local students, making this development vital for supporting a diverse and inclusive student body.
- On-campus hall life is integral to student well-being, personal development, and the overall university experience, fostering community engagement and academic success

[Better Use of University Resources]

- The Middleton Staff Quarters are currently underutilized, representing an opportunity for more efficient land use.
- Transforming these quarters into student hostels will improve occupancy rates and resource utilization, maximizing the value of existing university assets.
- The site's strategic location near main campus facilities makes it highly suitable for student accommodation, facilitating convenient access to academic and support services.

[Minimal Impact on the Neighbourhood]

- The project proposes a reduction in parking spaces, which is expected to decrease traffic congestion in the vicinity.
- Construction will involve only minor internal alterations, minimizing disturbance to neighboring residents and businesses.
- The existing greenery, slopes, and landscape features will be preserved and maintained, ensuring the site's visual and environmental harmony with the surrounding area.

In conclusion, this application represents a responsible, sustainable, and beneficial development that supports the government's educational and urban planning objectives while providing much-needed student accommodation for HKU.

I support the application and trust it will contribute positively to the community and developing Hong Kong into an International Education Hub.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260608-184312-28508

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

08/06/2026 18:43:12

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Iris Loo

意見詳情**Details of the Comment :**

I am writing to show my support for HKU's plan to turn the Middleton Staff Quarters into student hostels. It's clear that there is a real shortage of student housing, and this project will help provide more beds for students who need them. It makes good use of space that already exists and supports Hong Kong's goal of welcoming more students to study here.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260609-092004-14686

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

09/06/2026 09:20:04

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Sam Chan

意見詳情**Details of the Comment :**

I submit this support for HKU's planning application (A/H10/98) concerning the proposed conversion of the Middleton Staff Quarters into student hostels. This initiative addresses urgent student accommodation needs and ensures minimal impact on the local community.

The application represents a responsible, sustainable, and beneficial development that supports the government's educational and urban planning objectives while providing much-needed student accommodation for HKU.

Given that HKU hosts over 30,000 students but has only approximately 8,000 hostel beds, the proposed conversion will add approximately 900 new hostel beds, significantly easing the accommodation shortage.

I support the application and trust it will contribute positively to the community and developing Hong Kong into an International Education Hub.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260609-092133-44039

提交限期

Deadline for submission:

09/06/2026

提交日期及時間

Date and time of submission:

09/06/2026 09:21:33

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/98

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong

意見詳情

Details of the Comment :

I am writing to express my support for the University of Hong Kong (HKU) planning application (A/H10/98) regarding the proposed conversion of the Middleton Staff Quarters into student hostels. This initiative is well aligned with the Government's policy of promoting "Study in Hong Kong", addresses the pressing demand for student accommodation, optimizes the use of existing university resources, and is expected to have minimal impact on the surrounding community. I respectfully submit the following points in support of the application:

The Middleton Staff Quarters are currently underutilized, presenting a valuable opportunity for more efficient and sustainable land use.

Demand for affordable student housing continues to rise, particularly among non-local students, making this development essential for supporting a diverse, vibrant, and inclusive student community.

In conclusion, this application represents a responsible, sustainable, and forward-looking development that supports the Government's educational and urban planning objectives while addressing the critical need for student accommodation at HKU. I fully support the application and trust that it will contribute positively to the community, as well as to Hong Kong's development as an international education hub.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260609-092442-35054

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

09/06/2026 09:24:42

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. W S Wong

意見詳情**Details of the Comment :**

I support the University of Hong Kong planning application (A/H10/98) regarding the proposed conversion of the Middleton Staff Quarters into student hostels. This project actively supports the Government's strategic initiative to alleviate the shortage of student accommodation in Hong Kong. The demand for affordable student housing is increasing, particularly among non-local students, making this development vital for supporting a diverse and inclusive student body.

I believe that this project will contribute positively to the community and developing Hong Kong into an International Education Hub.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260609-092842-12652

提交限期

Deadline for submission:

09/06/2026

提交日期及時間

Date and time of submission:

09/06/2026 09:28:42

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/98

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Herman Leung

意見詳情

Details of the Comment :

Dear Members of the Town Planning Board,
I am writing to submit this support for the University of Hong Kong (HKU) planning application (A/H10/98) concerning the proposed conversion of the Middleton Staff Quarters into student hostels. This initiative aligns with government policies of promoting "Study in Hong Kong", addresses urgent student accommodation needs, optimises existing university resources, and ensures minimal impact on the local community. I respectfully present the following points in support of the application:

1. The project actively supports the Government's strategic initiative to alleviate the shortage of student accommodation in Hong Kong.
2. The demand for affordable student housing is increasing, particularly among non-local students, making this development vital for supporting a diverse and inclusive student body. The proposed conversion will add approximately 900 new hostel beds, significantly easing the accommodation shortage.
3. Construction will involve only minor internal alterations, minimizing disturbance to neighboring residents and businesses.

In conclusion, this application represents a responsible, sustainable, and beneficial development that supports the government's educational and urban planning objectives while providing much-needed student accommodation for HKU.

I support the application and trust it will contribute positively to the community and developing Hong Kong into an International Education Hub.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260609-094210-11337

提交限期

Deadline for submission:

09/06/2026

提交日期及時間

Date and time of submission:

09/06/2026 09:42:10

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/98

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. WONG

意見詳情

Details of the Comment :

Dear Members of the Town Planning Board,

I am writing to submit this support for the University of Hong Kong (HKU) planning application (A/H10/98) concerning the proposed conversion of the Middleton Staff Quarters into student hostels. This initiative aligns with government policies of promoting "Study in Hong Kong", addresses urgent student accommodation needs, optimises existing university resources, and ensures minimal impact on the local community. I respectfully present the following points in support of the application:

[Better Use of University Resources]

- The Middleton Staff Quarters are currently underutilized, representing an opportunity for more efficient land use.
- Transforming these quarters into student hostels will improve occupancy rates and resource utilization, maximizing the value of existing university assets.
- The site's strategic location near main campus facilities makes it highly suitable for student accommodation, facilitating convenient access to academic and support services.

[Minimal Impact on the Neighbourhood]

- The project proposes a reduction in parking spaces, which is expected to decrease traffic congestion in the vicinity.
- Construction will involve only minor internal alterations, minimizing disturbance to neighboring residents and businesses.
- The existing greenery, slopes, and landscape features will be preserved and maintained, ensuring the site's visual and environmental harmony with the surrounding area.

In conclusion, this application represents a responsible, sustainable, and beneficial development that supports the government's educational and urban planning objectives while providing much-needed student accommodation for HKU.

I support the application and trust it will contribute positively to the community and developing Hong Kong into an International Education Hub.

Best Regards,
Ms WONG

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260609-110522-21822

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

09/06/2026 11:05:22

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss WU JIEWEN

意見詳情**Details of the Comment :**

It will be great to renovate this building to student hostel as the University is lack of student hotels.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260609-113256-83410

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

09/06/2026 11:32:56

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Chan Chun Chung

意見詳情**Details of the Comment :**

I support the proposal.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260609-115547-86785

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

09/06/2026 11:55:47

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Paul Wong KY

意見詳情**Details of the Comment :**

Support the application which is good for HK education development and the student.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260609-131547-01407

提交限期

Deadline for submission:

09/06/2026

提交日期及時間

Date and time of submission:

09/06/2026 13:15:47

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/98

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sunnty Yeung

意見詳情

Details of the Comment :

Supportive Submission for S.16 Planning Application for Proposed Student Hostel at Middleton Towers, 140 Pokfulam Road (Planning Application A/H10/98)

Dear Members of the Town Planning Board,

I am writing to submit this support for the University of Hong Kong (HKU) planning application (A/H10/98) concerning the proposed conversion of the Middleton Staff Quarters into student hostels. This initiative aligns with government policies of promoting "Study in Hong Kong", addresses urgent student accommodation needs, optimises existing university resources, and ensures minimal impact on the local community. I respectfully present the following points in support of the application:

[Alignment with Government and Planning Policies]

- The project actively supports the Government's strategic initiative to alleviate the shortage of student accommodation in Hong Kong.
- It is part of the "Hostels in the City Scheme," which enjoys support from the Education Bureau, reflecting its importance and alignment with broader educational development policies.
- The proposed use is consistent with the Residential (Group C) zoning and adheres to the planning intent of promoting sustainable, well-integrated urban development

[Addressing Urgent Student Needs]

- The University of Hong Kong currently hosts over 30,000 students but has only approximately 8,000 hostel beds, highlighting a significant shortfall.
- The proposed conversion will add approximately 900 new hostel beds, significantly easing the accommodation shortage.
- The demand for affordable student housing is increasing, particularly among non-local students, making this development vital for supporting a diverse and inclusive student body.
- On-campus hall life is integral to student well-being, personal development, and the overall university experience, fostering community engagement and academic success

[Better Use of University Resources]

- The Middleton Staff Quarters are currently underutilized, representing an opportunity for more efficient land use.
- Transforming these quarters into student hostels will improve occupancy rates and resource utilization, maximizing the value of existing university assets.
- The site's strategic location near main campus facilities makes it highly suitable for student accommodation, facilitating convenient access to academic and support services.

[Minimal Impact on the Neighbourhood]

- The project proposes a reduction in parking spaces, which is expected to decrease traffic congestion in the vicinity.
- Construction will involve only minor internal alterations, minimizing disturbance to neighboring residents and businesses.
- The existing greenery, slopes, and landscape features will be preserved and maintained, ensuring the site's visual and environmental harmony with the surrounding area.

In conclusion, this application represents a responsible, sustainable, and beneficial development that supports the government's educational and urban planning objectives while providing much-needed student accommodation for HKU.

I support the application and trust it will contribute positively to the community and developing Hong Kong into an International Education Hub.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260609-133419-39446

提交限期

Deadline for submission:

09/06/2026

提交日期及時間

Date and time of submission:

09/06/2026 13:34:19

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/98

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Raymond Kong

意見詳情

Details of the Comment :

Dear Members of the Town Planning Board,

I support for HKU's planning application (A/H10/98) concerning the proposed conversion of the Middleton Staff Quarters into student hostels. This project support the Government's policy of promoting "Study in Hong Kong" and addresses urgent student accommodation needs, while ensures minimal impact on the local community. Below is my elaboration:

a. In line with Government's policies

The project supports the Government's initiative to alleviate the shortage of student accommodation in Hong Kong. It is part of the "Hostels in the City Scheme," which garners support from the education community and citizens at large. The proposed usage conforms with the Residential (Group C) zoning and the planning intent of promoting sustainable, well-integrated urban development

b. Addressing Urgent Student Needs

HKU currently has over 30,000 students but only approximately 8,000 hostel beds, highlighting a significant shortfall. The proposed conversion will add approximately 900 new hostel beds, which help ease the accommodation shortage. The demand for affordable student housing is particularly acute among non-local students, making this development vital for supporting a diverse and inclusive student body. The proposed conversion encourages on-campus hall life, which is foster student development and sense of belonging.

c. Optimise the usage of university resources

The Middleton Staff Quarters are currently underutilized. The project will make better use of resources and enhance the value of university assets. The site's proximity to the main campus makes it ideal for connecting to our students, thus supporting their academic and other needs

d. Minimal Impact on the Neighbourhood

The project proposes a reduction in parking spaces, which would decrease traffic congestion in the vicinity. Construction would involve only minor internal alterations, thus minimizing disturbance to neighboring residents and businesses. The existing greenery, slopes, and landscape features would be preserved and maintained, ensuring the site's visual and environmental harmony with the surrounding area.

In conclusion, this application represents a best option to support the university's needs and the government's educational objectives. I thus give my unreserved support to the application and trust the TPB would come to a likewise conclusion.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260609-134105-14683

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

09/06/2026 13:41:05

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. CHAN Siu Yuen

意見詳情**Details of the Comment :**

I support the planning application based on the following reasons:

1. there is significant shortage of student hostels for HKU students and this application can mitigate the issue.
2. there is a net reduction of car parking spaces and therefore the change to student hostels will not have adverse impact to the traffic conditions in the region.

Regards,
SY Chan

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260609-143215-37143

提交限期

Deadline for submission:

09/06/2026

提交日期及時間

Date and time of submission:

09/06/2026 14:32:15

有關的規劃申請編號

The application no. to which the comment relates:

A/H10/98

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kengi Lo

意見詳情

Details of the Comment :

Dear Members of the Town Planning Board,

I am writing to submit this support for the University of Hong Kong (HKU) planning application (A/H10/98) concerning the proposed conversion of the Middleton Staff Quarters into student hostels. This initiative aligns with government policies of promoting "Study in Hong Kong", addresses urgent student accommodation needs, optimises existing university resources, and ensures minimal impact on the local community. I respectfully present the following points in support of the application:

- The University of Hong Kong currently hosts over 30,000 students but has only approximately 8,000 hostel beds, highlighting a significant shortfall.
- On-campus hall life is integral to student well-being, personal development, and the overall university experience, fostering community engagement and academic success
- Construction will involve only minor internal alterations, minimizing disturbance to neighboring residents and businesses.

In conclusion, this application represents a responsible, sustainable, and beneficial development that supports the government's educational and urban planning objectives while providing much-needed student accommodation for HKU.

I support the application and trust it will contribute positively to the community and developing Hong Kong into an International Education Hub.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260609-173846-71280

提交限期
Deadline for submission: 09/06/2026

提交日期及時間
Date and time of submission: 09/06/2026 17:38:46

有關的規劃申請編號
The application no. to which the comment relates: A/H10/98

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Jade Tsu

意見詳情 Details of the Comment :

Supportive Submission for S.16 Planning Application for Proposed Student Hostel at Middleton Towers, 140 Pokfulam Road (Planning Application A/H10/98)

Dear Members of the Town Planning Board,

I am writing to submit this support for the University of Hong Kong (HKU) planning application (A/H10/98) concerning the proposed conversion of the Middleton Staff Quarters into student hostels. This initiative aligns with government policies of promoting "Study in Hong Kong", addresses urgent student accommodation needs, optimises existing university resources, and ensures minimal impact on the local community. I respectfully present the following points in support of the application:

[Alignment with Government and Planning Policies]

- The project actively supports the Government's strategic initiative to alleviate the shortage of student accommodation in Hong Kong.
- It is part of the "Hostels in the City Scheme," which enjoys support from the Education Bureau, reflecting its importance and alignment with broader educational development policies.
- The proposed use is consistent with the Residential (Group C) zoning and adheres to the planning intent of promoting sustainable, well-integrated urban development

[Addressing Urgent Student Needs]

- The University of Hong Kong currently hosts over 30,000 students but has only approximately 8,000 hostel beds, highlighting a significant shortfall.
- The proposed conversion will add approximately 900 new hostel beds, significantly easing the accommodation shortage.
- The demand for affordable student housing is increasing, particularly among non-local students, making this development vital for supporting a diverse and inclusive student body.
- On-campus hall life is integral to student well-being, personal development, and the overall university experience, fostering community engagement and academic success

[Better Use of University Resources]

- The Middleton Staff Quarters are currently underutilized, representing an opportunity for more efficient land use.
- Transforming these quarters into student hostels will improve occupancy rates and resource utilization, maximizing the value of existing university assets.
- The site's strategic location near main campus facilities makes it highly suitable for student accommodation, facilitating convenient access to academic and support services.

[Minimal Impact on the Neighbourhood]

- The project proposes a reduction in parking spaces, which is expected to decrease traffic congestion in the vicinity.
- Construction will involve only minor internal alterations, minimizing disturbance to neighboring residents and businesses.
- The existing greenery, slopes, and landscape features will be preserved and maintained, ensuring the site's visual and environmental harmony with the surrounding area.

In conclusion, this application represents a responsible, sustainable, and beneficial development that supports the government's educational and urban planning objectives while providing much-needed student accommodation for HKU.

I support the application and trust it will contribute positively to the community and developing Hong Kong into an International Education Hub.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260609-184836-02885

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

09/06/2026 18:48:36

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. MAK Ka Wai

意見詳情**Details of the Comment :**

My whole family are closely connected with HKU. I support this application as the new development is for students use as hostel, which is so lacking for HKU students. I have always been in support of the idea that university students' life in hostel or residential hall of the university would greatly benefit the students, in terms of learning, social and inter-personal experience, team spirits, personal exposure and the like. I support the application also because of its general compliance of the planning intention and parameters as stated in the approved OZP, and its being not causing unacceptable burden to the traffic, environment and various water and other infrastructure.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260609-222100-24664

Reference Number:

提交限期

09/06/2026

Deadline for submission:

提交日期及時間

09/06/2026 22:21:00

Date and time of submission:

有關的規劃申請編號

A/H10/98

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss M

Name of person making this comment:

意見詳情

Details of the Comment :

Dear Members of the Town Planning Board,

I am writing to submit this support for HKU's planning application (A/H10/98) concerning the proposed conversion of the Middleton Staff Quarters into student hostels. This initiative aligns with government policies of promoting "Study in Hong Kong", addresses urgent student accommodation needs, optimises existing university resources, and ensures minimal impact on the local community. I respectfully present the following points in support of the application:

[Alignment with Government and Planning Policies]

The project actively supports the Government's strategic initiative to alleviate the shortage of student accommodation in Hong Kong.

It is part of the "Hostels in the City Scheme," which enjoys support from the Education Bureau, reflecting its importance and alignment with broader educational development policies.

The proposed use is consistent with the Residential (Group C) zoning and adheres to the planning intent of promoting sustainable, well-integrated urban development

[Addressing Urgent Student Needs]

The University of Hong Kong currently hosts over 30,000 students but has only approximately 8,000 hostel beds, highlighting a significant shortfall.

The proposed conversion will add approximately 900 new hostel beds, significantly easing the accommodation shortage.

The demand for affordable student housing is increasing, particularly among non-local students, making this development vital for supporting a diverse and inclusive student body.

On-campus hall life is integral to student well-being, personal development, and the overall university experience, fostering community engagement and academic success

[Better Use of University Resources]

The Middleton Staff Quarters are currently underutilized, representing an opportunity for more efficient land use.

Transforming these quarters into student hostels will improve occupancy rates and resource utilization, maximizing the value of existing university assets.

The site's strategic location near main campus facilities makes it highly suitable for student accommodation, facilitating convenient access to academic and support services.

[Minimal Impact on the Neighbourhood]

The project proposes a reduction in parking spaces, which is expected to decrease traffic congestion in the vicinity.

Construction will involve only minor internal alterations, minimizing disturbance to neighboring residents and businesses.

The existing greenery, slopes, and landscape features will be preserved and maintained, ensuring the site's visual and environmental harmony with the surrounding area.

In conclusion, this application represents a responsible, sustainable, and beneficial development that supports the government's educational and urban planning objectives while providing much-needed student accommodation for HKU.

I support the application and trust it will contribute positively to the community and developing Hong Kong into an International Education Hub.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260609-235042-87648

提交限期**Deadline for submission:**

09/06/2026

提交日期及時間**Date and time of submission:**

09/06/2026 23:50:42

有關的規劃申請編號**The application no. to which the comment relates:**

A/H10/98

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. LEUNG YIU KI

意見詳情**Details of the Comment :**

I am a past student of HKU graduated at 1973. I support the provision of student hostel project.
--

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月09日星期二 23:54
收件者: tpbpd/PLAND
主旨: A/H10/98 Middleton Towers HKU Student Hostel
類別: Internet Email

A/H10/98

Location/address: Middleton Towers, 140 Pok Fu Lam Road (Rural Building Lot 825 RP) and Adjoining Government Land, Pok Fu Lam

Site area: About 10,915sq.m (Includes Government Land of about 1,980sq.m)

Zoning: "Res (Group C)" and "Green Belt"

Applied development: 900 Units Student Hostel / PR 2.4 / 13 Storeys / 11 Vehicle Parking

Dear TPB Members,

So while HKU was applying to chop down hundreds of trees in another part of the district to develop, among other facilities, residential units for staff, it turns out that less than a quarter of the large residential units it operates as staff accommodation at Middleton were actually occupied. Members would be well advised to question the rationale of the many statements trotted out for this development.

Of concern is the issue of SHARED BATHROOMS. Dodgy. This raises serious questions about privacy. Is the accommodation be provided for both male and female students on the same floor?

This is a most unusual arrangement and certainly a ruse to squeeze as many units as possible into the development. HKU will charge market rates for the accommodation so members must look into issues from a commercial rather than altruistic perspective. There are many scandals associated with student accommodation, HKU has the responsibility to ensure that the interests of the students come before its own for profit focus.

With almost 2,000sq.m of GL involved, govt depts also have a duty to examine the potential issues.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the Secretary for Education and the Head of Development Projects Facilitation Office (DPFO) of Development Bureau (DEVB) that they reserve their comments on the details of the subject proposed student hostel development at the building plan submission stage. For any subsequent change(s) to the information provided under the “Hostels in the City Scheme” (the Scheme), the Education Bureau (EDB) and DPFO under DEVB should be notified as soon as possible. EDB reserves the right to revoke the confirmation of the eligibility of the Scheme having regard to any changes to the Scheme;
- (b) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) detailed fire safety requirements will be formulated upon receipt of the formal submission of short-term tenancy/short-term waiver application, general building plans or referral of application via relevant licensing authority; and
 - (ii) the provision of emergency vehicular access in the subject works shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to revise the Drainage and Sewerage Impact Assessment (DSIA) that:
 - (i) for section 2.5.3, the applicant should revise table 17a-b which is assessing sewerage system from FMH7022565 instead of FMH7022550 to FMH7020223;
 - (ii) for section 2.6 and tables 16a-b and 17a-b, agreement from DSD on the calculation of freeboard should be sought;
 - (iii) for figures 2.1 and 2.2, since sewerage system from FMH1 to FMH3 were constructed as mentioned in section 2.5.1, the legends of the associated pipework should be revised;
 - (iv) for tables 14 and 15, the hydraulic assessment of segment from proposed terminal manhole i.e. FMH7002765 to existing public manhole i.e. FMH1 should be included; and
 - (v) the applicant should undertake the upgrading works if surcharged condition is anticipated with the estimated sewage flow from the proposed development.
- (d) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD) that:
 - (i) the applicant is advised to revise the DSIA that:
 - 1. for clarity and consistency, the applicant is advised to present the corresponding catchment of each sewer section in tables similar to those in previous revision of the DSIA report;

2. as the backwater effect in the existing 300mm diameter sewer may impact upstream hydraulic conditions, the applicant is advised to include the upstream sewer sections in the freeboard assessments;
 3. the freeboard assessment has revealed that a section of existing 300mm diameter sewers does not meet the necessary freeboard requirements. Mitigation measures should be proposed and implemented by the project proponent prior to any population in-take from the development;
- (ii) it is the developer's responsibility to identify / locate the existing government sewers and stormwater drains to which drainage connections from his site are to be proposed. The Authorised Person (AP) should verify the existence of any drains/sewers/utilities and also their exact locations, levels and alignments on site in order to ascertain the positions and levels of the proposed manholes and the associated connection works. The AP should also verify that the existing government drains / sewer, to which connections are proposed, are in normal working conditions and capable of taking the discharge from the site. Besides, for any excavation works over or in close vicinity to existing government drains / sewers, the AP should notify DSD in writing at least 14 working days before backfilling the excavation works and arrange joint site inspection with DSD prior to covering up;
- (iii) the AP is also reminded that any person willfully, except with the permission in writing of the Authority, or negligently damages, alters, disconnects or otherwise interferes with any public sewer or drain or any connection therewith, shall be guilty of an offence under Section 6 of Public Health and Municipal Services Ordinance (Cap 132);
- (iv) this Department will only take over those public drainage facilities constructed on government land (except for right of way) with proper access, located downstream of the terminal manholes and falling outside the boundary of private lots/other facilities owned by other parties;
- (v) the AP is required to liaise with relevant utility undertakers to obtain the latest records, plans and alignments of their utilities in order to ensure the feasibility of the proposed drainage works. The AP is also required to excavate inspection pits and conduct utility detection to verify the alignments of utilities shown in such utility records if considered necessary;
- (vi) appropriate sedimentation tanks for proper treatment of site discharge should be provided, properly maintained and operated;
- (vii) should any undue settlement or damage of the existing public drainage installations be detected, the piling / foundation / excavation works should be stopped immediately by the developer who shall report the matter to the Building Authority and this Department as soon as possible. In the event of any damage caused to the existing public drainage installations by the above works, the developer should be responsible for making good the damage at his own cost and to our satisfaction; and

- (viii) under the Water Pollution Control Ordinance (Cap 358), discharge of wastewater into stormwater drains is not permitted. The AP shall ensure that the proposed sewerage works shall convey all wastewater, including but not limited to those wastes generated by the domestic use of toilets, water closets, baths, showers, sinks, basins and other sanitary and kitchen fitments, through the sewage terminal manhole(s) to the public sewers. Besides, to ensure the sustainability of the public sewerage network, the AP shall ensure that the surface runoff within the development site will be collected and discharged via a stormwater drainage system and not be drained to the public sewerage network; and
- (e) to note the comments of the Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office (AMO) that:
 - (i) the project proponent should be reminded that the Pok Fu Lam Conduit (Conduit Bridges and Inverted Syphon Piers), which was confirmed a Grade 2 status by the Antiquities Advisory Board (AAB) on 12 March 2026, is located in close vicinity of the project area. The project proponent should ensure that the proposed works will not cause any physical damages to the graded item. The grading boundary of the item concerned is available at the AAB's website (<https://www.aab.gov.hk/en/historic-buildings/searchfor-informationon-individual-buildings/index.html>).