

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

Ronald Chi Hang CHAN/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月18日星期一 10:01
收件者: Ronald Chi Hang CHAN/PLAND
副本: [REDACTED]
主旨: A_H10_98_HKU Middleton Tower Planning Application
附件: A_H10_98_20260518.zip

類別: Internet Email

Dear Ronald,

Please see the revised application form and planning statement, with the no. of storey revised from a total of 12 to 13 (including G/F), enclosed for your further processing of the application.

Should you require any further information, please do not hesitate to contact the undersigned. Thank you!

Kind Regards,
Winnie

Winnie Hung

Urban Planner,
Urbanism + Planning
[REDACTED]
[REDACTED]

AECOM
[REDACTED]
[REDACTED]
[REDACTED]

aecom.com/hk

Imagine it. Delivered.

[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

* “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

The University of Hong Kong

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

AECOM Asia Company Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Middleton Towers, 140 Pokfulam Road (Rural Building Lot (RBL) No. 825 RP and adjoining Government Land, Pokfulam, Hong Kong Island)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 10,915 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 18,199 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	1,980 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pok Fu Lam Outline Zoning Plan No. S/H10/23
(e) Land use zone(s) involved 涉及的土地用途地帶	Mainly "Residential (Group C)" zone, minor portion in "Green Belt" zone and areas shown as 'Road'
(f) Current use(s) 現時用途	Staff quarters (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上述任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☒ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	18,199 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Residential Institution (Student hostel) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	13	Number of units involved 涉及單位數目	900
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 18,199 sq.m 平方米		☒ About 約
	Non-domestic part 非住用部分..... sq.m 平方米		☐ About 約
	Total 總計 18,199 sq.m 平方米		☒ About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F	Carpark, main lobby and ancillary uses	Main lobby, common area and ancillary uses
	1/F - 12/F	Staff quarters	Student hostel and common areas

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	m 米	☐ About 約
	☐ Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	☐ About 約
	Depth of filling 填土厚度	m 米	☐ About 約
	☐ Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	☐ About 約
	Depth of excavation 挖土深度	m 米	☐ About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展			

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置													
	☐ Utility installation for private project 私人發展計劃的公用設施裝置													
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度													
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至%
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
- From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐About 約
- Proposed plot ratio 擬議地積比率 ☐About 約
- Proposed site coverage 擬議上蓋面積 % ☐About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
- ☐ include 包括storeys of basements 層地庫
- ☐ exclude 不包括storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐About 約
- m 米 ☐About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....		
.....		
.....		
.....		
.....		

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

The tentative completion year of the development proposal is 2028.

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Please refer to the planning statement and layout plan for details. ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 10 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 1 Others (Please Specify) 其他 (請列明) _____ _____

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☒ No 否 ☐	☒ Please provide details 請提供詳情 The development proposal will only involve internal modification of existing buildings. Please refer to the planning statement for details.																													
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 ☐ No 否 ☒	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> _____ _____ Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) N/A _____ _____ _____ _____	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
On drainage 對排水	Yes 會 ☐	No 不會 ☒																													
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

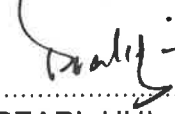
Please refer to the planning statement for justifications in support of the application.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
PEARL HUI
.....

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Executive Director, Urban Planning
.....

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師

Others 其他322.....

on behalf of **AECOM Asia Company Limited**
代表

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 **07/05/2026**

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Middleton Towers, 140 Pokfulam Road (RBL No. 825 RP, Pokfulam, Hong Kong Island)		
Site area 地盤面積	10,915	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	1,980 sq. m 平方米	☒ About 約)
Plan 圖則	Approved Pok Fu Lam Outline Zoning Plan No. S/H10/23		
Zoning 地帶	Mainly "Residential (Group C)" zone, minor portion in "Green Belt" zone and areas shown as 'Road'		
Applied use/ development 申請用途／發展	Proposed Residential Institution (Student Hostel)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 (*based on the development site area of about 8,900 m ²)		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	18,199 ☒ About 約 ☐ Not more than 不多於	2.04 (based on the development site area) ☒ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	3	
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		13	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
(iv) Site coverage 上蓋面積	17.5		% ☐ About 約
(v) No. of units 單位數目	900		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	10
	Private Car Parking Spaces 私家車車位 10 Motorcycle Parking Spaces 電單車車位 / Light Goods Vehicle Parking Spaces 輕型貨車泊車位 / Medium Goods Vehicle Parking Spaces 中型貨車泊車位 / Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 / Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位 / Coach Spaces 旅遊巴車位 / Light Goods Vehicle Spaces 輕型貨車車位 / Medium Goods Vehicle Spaces 中型貨車位 / Heavy Goods Vehicle Spaces 重型貨車車位 1 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☒
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☒
Sewerage impact assessment 排污影響評估	☐	☒
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Water Supply Impact Assessment		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

此為空白頁。
This is a blank page.

**S.16 Application for Proposed Student Hostel
at Middleton Towers, 140 Pokfulam Road
(RBL No. 825 RP)**

The University of Hong Kong

May 2026

Prepared by:

AECOM Asia Company Ltd.
CYS Associates (HK) Ltd.
Ramboll Hong Kong Ltd.

Executive Summary

This planning application seeks approval from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance for the proposed student hostel uses at Middleton Towers, 140 Pokfulam Road, RBL No. 825 RP (The Application Site). The Application Site has an area of approximately 10,915 m² (development area of about 8,939m²) and mainly falls within “Residential (Group C)” (“R(C)”) zone (99.3% of Application Site) with a minor portion of about 80 m² falls within “Green Belt” (“GB”) zone (0.7% of Application Site) on the approved Pok Fu Lam Outline Zoning Plan No. S/H10/23. The proposed student hostel uses fall under Column 2 use of “R(C)” and “GB” zone, for which permission from the TPB is required. As the project only involves conversion of the existing Middleton Towers with no alteration to the building height, massing, or external façade, the maximum plot ratio of not more than 2.10 and a maximum site coverage of 17.5% shall be maintained.

The project involves internal reconfiguration works to transform the existing staff quarters to student hostels to provide approximately 900 beds. The ground floor will provide common areas and ancillary facilities to serve the future hostel residents. The proposed scheme optimizes the use of the existing building bulk and is considered compatible with the surrounding low- to medium-density residential environment. Technical assessments have been undertaken, and no insurmountable impact on traffic, water supply, drainage and sewerage are anticipated.

The proposed student hostel will help address the timely need for additional student accommodation and directly support the broader policy directive of strengthening Hong Kong’s position as an international education hub. The development will also generate strong synergy with the existing and planned academic and residential facilities of the HKU campus, enhancing the overall functionality and vibrancy of the university environment.

As confirmed by the Secretary for Education on 4 March 2026, the project meets the eligible criteria of the “Hostels in the City Scheme” launched by the Development Bureau and the Education Bureau. The Scheme aims to encourage the market to increase the supply of student accommodation, thereby strengthening Hong Kong’s position as an international hub for post-secondary education.

Givern the project’s alignment with the Government’s policy objective, its demonstrable community benefits, and its positive contribution to the long-term development of Hong Kong’s education ecosystem, Members of the TPB are respectfully invited to give favourable consideration to the application.

行政摘要

本規劃申請乃根據《城市規劃條例》第 16 條，向城市規劃委員會（「城規會」）申請批准於薄扶林道 140 號明德村（地段編號 RBL 825 RP）（「申請地點」）作學生宿舍用途。申請地盤面積約 10,915 平方米（淨發展面積約 8,939 平方米），並主要劃為《薄扶林分區計劃大綱核准圖編號 S/H10/23》上的「住宅（丙類）」地帶（申請地盤面積的 99.3%），另有小部分為於「綠化」地帶，面積約 80 平方米（申請地盤面積的 0.7%）。擬議的學生宿舍用途屬於「住宅（丙類）」及「綠化」地帶的第二欄用途，故須取得城規會的規劃許可。鑒於項目僅涉及改裝現有明德村，並不會改動其建築高度、體量或外牆立面，故現行之最高地積比率不超過 2.10 倍及最大上蓋面積為 17.5%將可維持不變。

擬議發展涉及於現有明德村內進行內部裝修工程，將現有職員宿舍改裝為學生宿舍以提供約 900 個宿位予學生及職員居住，並擬議於地下樓層設置服務未來學生宿舍的共用空間及使用者的配套設施。擬議方案善用現有建築物，並與周邊低至中密度住宅發展環境相容。相關技術評估已完成，預計擬議發展用途不會對附近交通、供水、渠務及排污造成不良的影響。

擬議學生宿舍用途將有助適時提供學生宿舍設施，以回應需求，並直接支持香港作為國際教育樞紐的整體政策方向。是項發展亦將與香港大學現有及規劃中的學術及住宿設施產生良好協同效應，提升整體校園環境之功能與活力。

如教育局局長於 2026 年 3 月 4 日確認，本項目符合由發展局及教育局推出的「城中學舍計劃」的申請資格。該計劃旨在鼓勵市場增加學生住宿供應，從而進一步鞏固香港作為國際高等教育樞紐的地位。

鑑於本項目與政府政策目標高度一致，並具備明顯的社會效益，以及對香港教育生態的長遠發展具正面貢獻，謹請城市規劃委員會各委員惠予積極及正面考慮本申請。

Table of Contents

1. Introduction

- 1.1. Objective of the Application
- 1.2. Project Background

2. Site Context

- 2.1. The Application Site
- 2.2. Existing Context
- 2.3. Site Accessibility
- 2.4. Statutory Context
- 2.5. Land Status
- 2.6. Previous Planning Application

3. Development Proposal

- 3.1. Proposed Student Hostel
- 3.2. Accessibility
- 3.3. Traffic Impact
- 3.4. Sewage and Drainage Impact
- 3.5. Water Supply Impact
- 3.6. Visual and Landscape Impact

4. Planning Justifications

- 4.1. Align with the Policy Directive to Increase Student Hostel Supply
- 4.2. Utilise Existing Built Resources for Hostel Provision
- 4.3. Synergise with University Facilities in Proximity to Enhance Campus Growth
- 4.4. Conform with Planning Intention of “Residential (Group C)”
- 4.5. No Insurmountable Impact on Technical Aspects

5. Conclusion

List of Tables

Table 3-1 Proposed Parameter of the Application Site

List of Figures

Figure 1.1 Location Plan

Figure 1.2 Site Plan

Figure 2.1 Surrounding Context

List of Appendices

Appendix I Master Layout Plan

Appendix II Typical Floor Plans

Appendix III Traffic Impact Assessment

Appendix IV Drainage and Sewerage Impact Assessment

Appendix V Water Supply Impact Assessment

Appendix VI Response to Departmental Comments

Appendix VII Reply Letter from Education Bureau confirming Eligibility for “Hostels in the City Scheme”

1. Introduction

1.1. Objective of the Application

- 1.1.1. On behalf of The University of Hong Kong (HKU), AECOM Asia Company Limited submits this S.16 planning application in seeking permission from the Town Planning Board (TPB) for the proposed conversion of existing staff quarters to student hostel at the Middleton Tower, 140 Pokfulam Road (RBL No. 825 RP) (the Application Site/the Site) (Refer to **Figure 1.1**).

1.2. Project Background

- 1.2.1. With the continued increase in non-local student enrollment and the shortfall in hostel provision, the need to expand student accommodation has become increasingly pressing. The 2025 Policy Address continues to identify the enhancement of hostel supply as a key component in advancing Hong Kong's development as an International Education Hub. In support of this objective, the Government is actively encouraging the conversion or redevelopment of suitable buildings for student accommodation purposes. This includes the launching of the "Hostels in the City Scheme" ("the Scheme") in July 2025, which streamlines development control procedures to encourage market participation in increasing the supply of student accommodation.
- 1.2.2. Against this background, and in support of the Government's policy objective, the University of Hong Kong is exploring various means, including cost-effective and time efficient approaches, to expand its hostel provision. One such initiative is the collaboration with a private partner for the joint re-development of the Middleton Towers in Pokfulam to transform the existing staff quarters into modern student hostels. The project is restricted to a modification of the existing buildings internally, without alterations to the bulk of the existing the buildings, landscaping or external works. It aims to provide about 900 beds for students by internal re-partitioning to unleash the architectural and strategic locational potential. In parallel, HKU has submitted an application under the "Hostels in the City Scheme" to support and facilitate the implementation of the project, and the project is considered eligible under the Scheme by the Education Bureau (EDB) on 4 March 2026 (see **Appendix VII** for letter from EDB).
- 1.2.3. The Application Site has an area of about 10,915 m² and is located along Pokfulam Road in close proximity to HKU main campus. Currently, the Site is occupied by the Middleton Tower, a staff quarter constructed in 1965 comprising three 13-storey residential blocks providing 72 flats in total (Refer to Figure 1.2). The Site is mainly zoned "Residential (Group C)" ("R(C)") with a minor portion zoned "Green Belt" ("GB") on the approved Pok Fu Lam Outline Zoning Plan No. S/H10/23 (the Pok Fu Lam OZP). According to the

Notes of the “R(C)” and “GB” zone, the proposed student hostel use fall under Column 2. As such, a section 16 planning application is required to seek approval from the Town Planning Board.

- 1.2.4. A preliminary enquiry was submitted to the Planning Department in January 2026 on the requirements for the s.16 application. Initial departmental comments were received in February 2026 on the proposed hostel use at the Middleton Towers. Subsequently, a draft section 16 submission package was prepared in which the departmental comments received on the preliminary enquiry were addressed, and the package was submitted to the Planning Department in March 2026 to seek initial departmental comments. Based on the comments received during the pre-submission stage, the Railway Development Office (RDO), Agriculture, Conservation and Fisheries Department (AFCD), Geotechnical Engineering Office and Urban Design and Landscape (UD/L) of Planning Department and other departments indicated no concerning views or adverse comments on the project. Requirements/comments raised relating to technical assessments on traffic, sewage and water supply by the relevant departments have been incorporated and addressed in this application. For detailed responses to departmental comments, please refer to **Appendix VI**.
- 1.2.5. This planning application seeks approval for internal modifications to the existing Middleton Towers to provide a student hostel. The proposal fully aligns with current policy directives and makes efficient use of the existing built structure, thereby expediting delivery of much-needed hostel spaces. By increasing off-campus accommodation capacity in a timely manner, the project will support HKU’s long-term development, strengthen its ability to attract and retain talent, and address the growing accommodation needs associated with future student intake.

2. Site Context

2.1. The Application Site

- 2.1.1. The Application Site, with an area approximately 10,915 m² (development area of about 8,939m²), is located at 140 Pokfulam Road in close proximity to the HKU main campus. The Site is known as the Middleton Tower, comprises three 13-storey residential blocks constructed in 1965, providing a total of 72 staff quarters units. The Application Site has two platforms at different levels (~159mPD and ~163mPD respectively) and are connected via a vehicular ramp (Refer to **Figure 2.1**).

2.2. Existing Context

- 2.2.1. Immediately northeast of the Application Site are vegetated slopes zoned “Green Belt” (“GB”) under the Pok Fu Lam OZP, which form a natural buffer leading toward the Pok Fu Lam Reservoir and the Pok Fu Lam Country Park, both zoned “Country Park.” Directly north of the Application Site lies a river/stream and the Alberose (a senior staff quarters managed by HKU). To the west, the Site abuts Pok Fu Lam Road 138, a private residential building, while to the south it adjoins the High West development, an upcoming student hostel scheduled for completion in the second half of 2026.
- 2.2.2. The nearby context is predominantly characterised by low to medium-density private residential developments, including Woodbury Court, University Hall, Baguio Villa, Jessville, etc. These developments typically range between 15 and 23 storeys in height, establishing a consistent residential scale in the locality. Further southeast of the Site are various “Government, Institution or Community” (“G/IC”) uses, including the Hong Kong PHAB Association Jockey Club PHAB Camp, Pok Fu Lam Public Riding School. Across Pok Fu Lam Road are several educational and institutional facilities, including the planned Global Innovation Centre (GIC) of the University of Hong Kong, Ebenezer New Hope School, the planned new academic building expansion of No.3 Sasson Road and the proposed Clinical Training Amenities Centre at No.6 Sasson Road by HKU.
- 2.2.3. In the broader context, the neighbourhood is closely integrated with HKU, accommodating a mix of residential and educational facilities. These include the Queen Mary Hospital School of Nursing, numerous HKU research buildings, and several existing residential halls administered by HKU. Collectively, this mix contributes to a diverse yet compatible community environment that reflects the long-established academic character of the area (Refer to **Figure 2.1**).

2.3. Site Accessibility

- 2.3.1. There is a direct vehicular access from Pok Fu Lam Road leading to the Application Site via a private road under the management of HKU. The area is well served by public transport, with a range of bus and minibus routes operating along Pok Fu Lam Road, providing convenient connections within the Southern District as well as to other parts of Hong Kong Island, Kowloon and the Airport.
- 2.3.2. The Application Site is currently served by HKU's internal shuttle bus services, with Route No. 3 providing direct connection to the HKU Main Campus and a designated shuttle bus stop located at Middleton Towers.
- 2.3.3. For pedestrian access, the Site is connected to Pok Fu Lam Road by an existing footpath, which provides a continuous connection between the public footpath network, the private access road, and the Application Site.

2.4. Statutory Context

- 2.4.1. The Application Site mainly falls within an area zoned "R(C)" on the Pok Fu Lam OZP (Refer to **Figure 1.1**). The planning intention of the "R(C)" zone is primarily for low to medium-rise and low to medium-density residential developments. A small area of approximately 80 m² with vegetated slope, accounting for approximately 0.7% of the Application Site, falls within the "GB" zone. The existing development does not encroach upon the "GB" zone. The proposed use involves only internal repartitioning works would likewise not result in any encroachment into this area. The proposed student hostel use falls under the broad term use of 'Residential Institution', which is a Column 2 use under the Schedule of Uses of the Notes of the Pok Fu Lam OZP. To support the conversion of the existing buildings for the proposed student hostel use, submission of a planning application under section 16 of the Town Planning Ordinance (TPO) to seek approval from the TPB shall be required.
- 2.4.2. As stipulated in the Notes of the OZP for "R(C)" zone, the maximum plot ratio and site coverage shall be limited based on the number of storeys used for domestic purposes. For the existing Middleton Towers of 13-storey, it is subject to a plot ratio (PR) of not more than 2.10 and a maximum site coverage (SC) of 17.5%. In determining the maximum PR and SC, *"any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded."*

2.5. Land Status

- 2.5.1. The Application Site is governed by the lease conditions under RBL No. 825. According to the lease, the permitted use for the lot is restricted to housing the staff and employees and their dependent family members, non-paying guests and domestic servants employed by them or by the lease. A “Right of Way” is delineated on the lease plan to provide access to and egress from Pok Fu Lam Road. Lease modification will be separately arranged.

2.6. Previous or Similar Planning Application

- 2.6.1. There is no previous planning application in respect of the Application Site. A comparable case is the proposed residential institution (student hostel) development at High West, locating to the immediate southeast of the Application Site, which is zoned predominantly “R(C)” with a portion zoned “Green Belt” (“GB”) (Application No. A/H10/94). This application was approved by the TPB on 16 August 2019. Approval was granted on the basis that the proposed use was generally in line with the planning intention of the “R(C)” zone, compatible with the surrounding residential and institutional developments, and would not give rise to adverse traffic, landscape, or visual impacts. In light of the demonstrated shortfall in student accommodation for HKU, the TPB considered the proposal acceptable and decided to approve the application.

3. Development Proposal

3.1. Proposed Student Hostel

- 3.1.1. The Application Site has an area of 10,915 m² (development area of about 8,939m²) and is currently used for staff quarter purposes. The existing three towers will be transformed into modern hostels by internal re-partitioning to provide approximately 900 beds, intended for (i) student tenants who are full-time local or non-local (including exchange students) of the University of Hong Kong¹; (ii) Other tenants who are affiliated with the University of Hong Kong and in relation to the hostel operation, such as wardens / tutors and visiting fellows and scholars. To support the operation of the proposed student hostel, common areas and ancillary facilities will be provided solely for use by the future residents. Since the project is limited to internal modification of existing buildings, existing internal roads, footpaths, landscaping and building bulk shall be maintained.
- 3.1.2. Each of the three towers will have 12 domestic floors above ground level. The typical domestic floors will have student hostel units aligned along the common corridor. Each hostel unit will have window providing natural lighting and natural ventilation. Due to no change to the external perimeter, some units will be able to have shared use of the existing balconies. Most of the units will have shared bathroom between each pair of adjoining student units. Warden units and Tutor units may be provided on domestic floors, subject to future detail design stage.
- 3.1.3. The typical floor corridor has appropriate width as such to be able to provide student common areas/ sitting areas on each floor. The two existing passenger lifts have been proposed to be upgraded to two larger lift car sizes and grouped together at a central lift lobby. This will enhance the daily lift traffic and well-being of the students.
- 3.1.4. The proposed development parameters for the application site with the proposed student hostel are as follows:

¹ Operating publicly-funded or self-financing locally-accredited post-secondary programmes at the sub-degree (i.e. Associate Degree and Higher Diploma) or degree (including undergraduate, master, and doctorate) levels, and summer institutes. (Source: [Hostels in the City Scheme Application Guideline](#), September 2025)

Table 3-1 Proposed Parameter of the Application Site

	Existing Staff Quarters	Proposed Student Hostel
Application Site Area (m ²)	10,915	
Development Site Area (m ²)	8,939	
Plot Ratio	Not more than 2.1	
Site Coverage (%)	Not more than 17.5	
Gross Floor Area (GFA) (m ²)	- Total GFA: approx. 18,199 m² - Domestic GFA: approx. 17,070 m² (include ancillary uses) - Non-domestic GFA: approx. 1,128 m²	- Total GFA: approx. 18,199 m² - Domestic GFA: approx. 18,199 m² (include ancillary uses)
Building Height (No. of Storey)	12 domestic storeys above ground level for car parking spaces / ancillary uses.	12 domestic storeys above ground level for common areas / ancillary uses for all three buildings <i>(unchanged from the existing use)</i>
No. of Carparks & Loading/ Unloading Bays	Car parking space: 93 nos.	- Car parking space: 10 nos. - Loading/Unloading Bays: 1 no.

3.1.5. For Master Layout Plan please refer to **Appendix I**. For typical floor plans of the three towers, please refer to **Appendix II**.

3.2. Accessibility

3.2.1. The future Student Hostel will continue to be accessed via the existing access road connecting to Pok Fu Lam Road. Technical constraints, including the presence of slopes, existing retaining walls and the proximity of the High West Development, have been identified as significant barriers to widening the existing access road. To enhance future traffic safety, convex mirrors will be proposed at tight bends in accordance with the standards outlined in Vol. 3, Chapter 2.3.4 of the Transport Planning and Design Manual (TPDM) in later design stages.

3.2.2. A short section of this access road at the southern end will be shared with the High West Development and will be converted from a 2-way to a 1-way southbound to align with the planned road network of the High West Development, serving as the egress for both the Application Site and the High West Development. The ingress for these developments will be located approximately 50 m east of the egress and will be

internally connected to both the egress and the access road. Consequently, ingress traffic to the Application Site will be slightly rerouted via the new ingress, the internal road of the High West Development, and the access road to reach the site. Swept path analysis of 11m lorry and two-way private cars are done to ensure adequate maneuvering space, which is attached to **Appendix III (Appendix E)**.

3.3. Traffic Impact

- 3.3.1. A Traffic Impact Assessment (TIA) was undertaken to evaluate traffic impact due to the changes of use of Middleton Tower, including the operational and construction stage of key junctions assessments and public transport demand assessments. The TIA report is enclosed as **Appendix III**.
- 3.3.2. The assessments on key junctions include 8 junctions along Pok Fu Lam Road on 3 scenarios, namely year 2026 observed case, year 2031 reference and design case. Although currently the units at the existing staff quarter is not fully occupied, full intake for both the existing and proposed uses was adopted for reference and design case respectively to ensure a like-for-like comparison and fair assessment of traffic impact.
- 3.3.3. Trip generation surveys were conducted at Tam Towers & Gardens, an existing HKU staff quarters in the vicinity with 79% occupancy rate, and University Hall to understand the traffic conditions of the existing staff quarters and the proposed student hostel respectively.
- 3.3.4. As shuttle services will be provided for the increased resident population, it is assumed that the students from the proposed student hostel travelling by non-private modes (i.e transport modes other than private car and taxi) would primarily use HKU shuttle bus rather than public transport.
- 3.3.5. As detailed in the TIA, the junction assessments for all 8 junctions along Pok Fu Lam Road are within capacity, taken into account eight planned developments in the vicinity up to 2031. In view of this, the proposed change to student hostel is considered acceptable from traffic point of view.
- 3.3.5. During construction stage, it is expected to generate minimal construction traffic (15 pcu/hr 1-way) as the construction works will mainly involve internal re-partitioning and only a limited amount of construction materials and waste is anticipated. Moreover, internal re-partitioning works for Middleton Tower are anticipated to be completed in 2028, well in advance of the commencement of construction for the adjacent Global

Innovation Centre. Therefore, insignificant impact on the surrounding road network is anticipated.

3.4. Sewage and Drainage Impact

Sewage System

- 3.4.1. Upon review, the capacity of existing sewers are sufficient to cater for the sewage generated from the proposed student hostel. No upgrading works on the existing public sewers are required and therefore there would not have any adverse impact on the public sewerage system.

Drainage System

- 3.4.2. Surface runoff is mainly from rainfall and it will be directed to existing public storm drains. As the existing site is currently on hard-paved ground and only internal re-partitioning works on the existing Middleton Towers will be involved, it is anticipated that the proposed hostel development will not affect the drainage path or lead to any changes in the runoff behaviour.
- 3.4.3. Since there will be no change or abandonment of existing drains, no additional stormwater discharge will be resulted. As such, adverse impact on the existing drainage system is not anticipated and a detailed drainage impact assessment is therefore considered not necessary.
- 3.4.4. The detailed drainage and sewerage impact assessment can be found in **Appendix IV**.

3.5. Water Supply Impact

- 3.5.1. Based on the assessment (see **Appendix V** for the report on Water Supply Impact Assessment), the existing water main are adequate to serve the future hostel development. No upgrading works of the existing pumping stations, service reservoirs and water mains are required.
- 3.5.2. The responsibility for operation and maintenance of the proposed waterworks will be discussed and agreed with Water Supplies Department (WSD) and relevant departments during detailed design stage.
- 3.5.3. It is concluded that the proposed student hostel can be implemented without insurmountable water supply impact.

3.6. Visual and Landscape Impact

- 3.6.1. The project is restricted to internal modification of the existing buildings, without alterations to the bulk of the existing buildings, landscaping or external works. Given the internal nature of works, no visual or landscape impact is anticipated.

4. Planning Justifications

4.1. Align with the Policy Directive to Increase Student Hostel Supply

- 4.1.1. In the 2024 Policy Address, the Government reiterated that “education nurtures our future, technology denotes our strength, and talents lead our development,” highlighting Hong Kong’s strategic position as an international education hub. With five local universities ranked among the global top 100, Hong Kong possesses clear competitive advantages to attract and retain high-calibre students and academic talent. To sustain this momentum, it is essential not only to provide high-quality post-secondary education, but also to ensure that adequate supporting facilities, including sufficient and well-located student accommodation, are available to meet growing demand.
- 4.1.2. In support of this policy direction, the Development Bureau and the Education Bureau jointly launched the “Hostels in the City Scheme” (the Scheme) in July 2025 to streamline development control procedures, so as to encourage the market-led conversion of commercial buildings into student hostels, thereby increasing the supply of student accommodation. Also announced in the 2025 Policy Address, the Scheme has expanded to cover new hostel developments. Under the enhanced arrangement, planning approval is in general not required for the construction of new student hostels or for conversion on most commercial sites². The Government has recently earmarked three commercial sites in Kai Tak, Siu Lek Yuen and Tung Chung East for the development of new hostels and has invited the market to submit expression of interest. These policy initiatives underscore the Government’s commitment to increasing hostel capacity through diverse development models.
- 4.1.3. Further to HKU’s application, the Education Bureau (EDB) confirmed in its letter on 4 March 2026 (see **Appendix VII**) that the proposed student hostel at the Middleton Towers is eligible under the Scheme. The EDB’s confirmation indicates clear alignment of the proposed use with the prevailing policy directives and affirms that the project is supported within the Government’s education framework. This institutional endorsement also underscores the recognized public benefits of expanding student accommodation provision and strengthening accommodation support for tertiary education.

² The Town Planning Board has expanded the definition of ‘hotel’ use under the planning regime to include eligible student hostels under the Scheme. As a result, commercial sites zoned “Commercial” (“C”) with ‘hotel’ under Column 1 will be always permitted. For sites zoned “Other Specified Use (Business)” (“OU(B)”), planning permission is required.

4.1.4. HKU anticipates that non-local students will account for approximately 66% of all its undergraduate, taught postgraduate and research postgraduate population, representing more than 22,300 non-local students in the 2024/25 academic year³. HKU recognizes that maintaining full accommodation coverage will be increasingly challenging if enrolment continues to grow at this scale. With the anticipated substantial rise in student enrolment in the coming years, coupled with a shortfall in on-campus and off-campus student housing, HKU is actively exploring opportunities to leverage existing infrastructure to enhance and expand its student accommodation provision. The proposed internal refabrication of Middleton Towers as student hostel therefore directly supports the broader policy directive to strengthen Hong Kong's position as an international education hub, by ensuring that adequate, high-quality hostel facilities are in place timely to meet future demand.

4.2. Utilise Existing Built Resources for Hostel Provision

4.2.1. To address HKU's projected increase in student enrolment and the associated shortfall in hostel places, the Application adopts an adaptive-reuse approach by converting the existing staff quarters into modern student accommodation. The conversion will be achieved through internal re-partitioning only, with no changes to the building bulk, façades, or internal landscaping.

4.2.2. This approach enables the effective utilisation of the existing buildings, transforming the three towers into student hostels providing approximately 900 bed spaces. By leveraging existing building stock and infrastructure, the proposal significantly shortens project delivery time while minimising construction costs and material waste. It therefore represents a resource-efficient and sustainable solution that aligns with HKU's long-term development goals.

4.3. Synergise with University Facilities in Proximity to Enhance Campus Growth

4.3.1. Located directly opposite the planned Global Innovation Centre (GIC) and well connected to HKU's main campus by public transport and shuttle services, the future hostels at the revitalized Middleton Towers will form an integral component of a well-integrated and cohesive university environment. Their proximity to major teaching and research facilities ensures convenient and integrated accommodation that supports HKU's academic expansion and talent-development goals.

4.3.2. The Application Site, together with the planned High West Student Hostel and the GIC, will reinforce the area's emerging identity as a university-oriented community. The

³ Annual Report – The University of Hong Kong <https://annualreport.hku.hk/2025/the-university-profile.html>

proposed student hostel complements the established residential setting and supports HKU's ongoing academic expansion, while enhancing HKU's capacity to attract and retain high-calibre students and fostering a more connected and vibrant campus environment.

- 4.3.3. To support the day-to-day needs of users at both Middleton Towers and High West student hostels, neighbourhood-serving facilities, such as a convenience store or small-size supermarket are proposed within the Site. These will provide convenient and proximate amenities for hostel users and help foster a well-supported and liveable student environment.

4.4. Conform with Planning Intention of "Residential (Group C)"

- 4.4.1. The "R(C)" zone is intended for low- to medium-rise, low- to medium-density residential developments. The proposed use as a student hostel is residential in nature and is broadly comparable to conventional residential developments in terms of occupancy and living patterns. The proposal involves internal re-partitioning of existing buildings only, with no alteration to the external built form of the three towers. As a result, the visual appearance, building bulk, height and overall development density of the Site will remain unchanged. In view of the compatible hostel use and the absence of any changes to the existing development bulk and built form, the proposed student hostel development is considered fully in line with the planning intention of the "R(C)" zone.

4.5. No Insurmountable Impact on Technical Aspects

- 4.5.1. As the proposal does not involve any alteration to the existing building bulk or overall development intensity, the relevant technical assessments have confirmed that the project is acceptable. From a traffic perspective, the proposed student hostel use is not anticipated to result in adverse traffic impact or reduce junction performance below capacity.
- 4.5.2. With respect to drainage and sewerage, the proposal does not necessitate any upgrading works to the existing public sewers, and no adverse impact on the public sewerage system is expected. Similarly, as there will be no modification, diversion, or abandonment of the existing drains, the proposed development will not result in any additional stormwater discharge. Therefore, adverse impact on the existing drainage system is not anticipated. In terms of water supply, the proposed student hostel can be accommodated without imposing any insurmountable impact on the existing water supply network.

5. Conclusion

- 5.1. The proposed conversion of Middleton Towers into a residential institution (student hostel) is considered appropriate and compatible with the surrounding context of Pok Fu Lam. By repurposing and optimising the existing buildings through internal re-partitioning works only, the proposal enables more efficient utilisation of the Site while supporting HKU's projected growth in student numbers. This approach aligns with Government policy directions to strengthen Hong Kong's position as an international education hub, where the timely provision of sufficient, high-quality student accommodation is essential to attracting and retaining a diverse and international student body.
- 5.2. Consistent with these policy objectives, HKU anticipates a more internationalised student profile and remains committed to exploring opportunities in expanding hostel capacity. This project contributes meaningfully to this broader objective, delivering additional student beds with minimal external impact and without altering the existing building bulk or character. The reliance on internal modifications only ensures that traffic, water supply, drainage and sewerage implications are limited.
- 5.3. This project will help strengthen the living-and-learning environment within the Pok Fu Lam area, creating synergies with nearby educational and "G/IC" facilities, including the planned GIC development across Pok Fu Lam Road. This will further reinforce a cohesive academic community in the district.
- 5.4. Moreover, the EDB's endorsement of this project under the "Hostel in the City Scheme" affirms that the proposed conversion of Middleton Towers aligns with the government policy objective of encouraging market-led conversions to increase the supply of student accommodation. The project also broadens the potential sources of student housing by introducing the option of refabricating existing university accommodation facilities, thereby enriching the range of approaches in support of the Scheme.
- 5.5. Overall, the proposed development conforms with the planning intention of the "R(C)" zone, is compatible with surrounding residential and institutional uses, and represents a sustainable and well-justified approach to meeting HKU's accommodation needs. Members of the Town Planning Board are therefore respectfully invited to consider the application favourably.