

Application for Planning Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Temporary Educational Institution (Teaching Farm) for a Period of Three Years and Excavation of Land at Various Lots in D.D. 16, Wo Tong Pui, Tai Po, New Territories

Supporting Planning Statement

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Job number 312796

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Executive Summary

This Planning Statement is submitted under Section 16 of the Town Planning Ordinance (Cap.131) in support of the Proposed Temporary Educational Institution (Teaching Farm) for a Period of Three Years and Excavation of Land at various lots in D.D. 16 in Wo Tong Pui, Tai Po (“the Application Site”).

The Application Site, with an area of about 15,444m², falls within the “Recreation” (“REC”) zone on the Approved Lam Tsuen Outline Zoning Plan (“OZP”) No. S/NE-LT/11. The Application Site consists of (i) the area currently used as a teaching farm (temporary educational institution under the approved planning application (No. A/NE-LT/788) (about 9,274 m²), (ii) an area immediately adjoining the existing teaching farm (about 5,579 m²) and (iii) an area across Ngau Kwu Leng Path (about 591m²). With a view to facilitate teaching and learning of veterinary medicine in Hong Kong, the Applicant aims to expand the existing temporary teaching farm (i.e. Farm1.0) with the two adjoining areas currently left vacant (i.e. Farm2.0) for a combined site development with the provision of new and upgraded facilities (i.e. the “Proposed Development”).

The existing Farm1.0 has been operated by the Jockey Club College of Veterinary Medicine and Life Sciences of the City University of Hong Kong (CityUHK) since 16 November 2022. As Hong Kong’s only working dairy farm, it is an essential facility for veterinary students to gain hands-on experience with the cattle and for promoting one health, public health, research into zoonotic diseases, and animal welfare. With the increasing number of students enrolled in the CityUHK’s Bachelor of Veterinary Medicine (BVM) programme, expansion of the existing Farm1.0 is required to provide much-needed facilities in supporting the farm’s daily operation for teaching and learning in the coming academic years. The Proposed Development, covering the existing Farm1.0 and proposed Farm2.0, will consist of 20 blocks of buildings blocks/ structures (including 1 uncovered overground structure and 2 underground structures) with a total gross floor area (GFA) of about 4,461m². The proposed building height (BH) for non-domestic building will be ranged 3.4-9.5m, with provision of caretaker’s (including both students and staff) accommodation of 3 storeys (9.5m). Excavation of land with a depth ranging from 1.3m-3.6m is also proposed in association with the construction works of the building blocks, as well as the proposed underground facilities, and emergency vehicular access (EVA).

With the Proposed Development, the following planning merits could be achieved:

- Contributing to the development of veterinarian studies in Hong Kong
- Providing sufficient space to accommodate essential components for the farm operation
- Responding to the needs of accommodation for effective farm management
- Ensuring compatibility with the surrounding context
- Would not be bringing adverse impacts to the surrounding environment
- Having proven precedents and operational track record as an operating farm with the highest international standards

In light of the planning merits and justifications put forward, we sincerely seek favourable consideration from the Town Planning Board (TPB) on this Section 16 Application.

行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本規劃綱領乃根據《城市規劃條例》（第 131 章）第 16 條擬備及提交，以支持有關位於大埔禾堂背丈量約份第 16 約多個地段（下稱「申請地點」）的規劃申請，擬議作臨時教育機構（教學農場）（為期三年），以及進行相關的挖土工程。

申請地點面積約 15,444 平方米，位於《林村分區計劃大綱核准圖編號 S/NE-LT/11》中劃為「康樂」的地帶。申請地點包括：(i) 現時用作教學農場的範圍（根據規劃申請（編號 A/NE-LT/788）已獲批准作臨時教育機構用途）（面積約 9,274 平方米）；(ii) 緊接現有教學農場的用地（面積約 5,579 平方米）；以及 (iii) 位於牛牯嶺徑對面的用地（面積約 591 平方米）。為促進香港獸醫學的教學與實習，申請人擬將現有的臨時教學農場（即農場 1.0）擴展至上述兩幅相鄰、目前空置的用地（即農場 2.0），以作整體發展並提供全新及升級的設施（即擬議發展）。

現有的農場 1.0 自 2022 年 11 月 16 日起由香港城市大學賽馬會動物醫學及生命科學院營運。作為香港唯一運作的奶牛場，該農場為獸醫學生提供與牛隻直接接觸的實務培訓機會，對推動同一健康、公共衛生、人畜共通病研究及動物福利均具關鍵作用。隨着香港城市大學獸醫學學士課程的學生人數持續增加，有需要擴展現有的農場 1.0，以提供所需設施支援農場在未來學年的日常營運及教學需要。擬議發展涵蓋現有農場 1.0 及擬議的農場 2.0，將包括 20 座建築物/構築物（包括 1 個露天構築物和 2 個地下結構），總樓面面積約為 4,461 平方米。擬議發展的非住宅建築物高度約從 3.4 - 9.5 米，並提供三層（約 9.5 米）的看守員（包括學生和職員）宿舍。同時，申請人亦擬議進行深度約 1.3 米至 3.6 米的挖土工程，以配合建築物施工、地下設施及緊急車輛通道（EVA）的建設。

擬議發展將就規劃方面帶來以下規劃增益：

- 促進香港獸醫學教育的發展
- 提供充足空間以容納農場運作所需的核心設施
- 回應對有效農場管理所需的住宿設施
- 確保與周邊環境的相容性
- 不會對周圍環境帶來負面影響
- 作為一個已有實際營運經驗及良好運作、並符合最高國際標準的農場

基於上述提出的規劃增益和理據，我們懇請城市規劃委員會批准是次規劃申請。

1. INTRODUCTION

- 1.1.1 This Supporting Planning Statement is submitted to the Town Planning Board (TPB) in support of the Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Temporary Educational Institution (Teaching Farm) for a Period of Three Years and Excavation of Land at various lots in D.D. 16 in Wo Tong Pui, Tai Po (“the Application Site”).
- 1.1.2 The Application Site, with an area of about 15,444m², falls within the “Recreation” (“REC”) zone under the Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11. According to the covering notes of the OZP, except for temporary uses of open storage and port back-up purposes which are prohibited in areas zoned “Site of Special Scientific Interest” or “Conservation Area”, applications for temporary uses of any land or building not exceeding a period of three years can be made to the Board, notwithstanding that they are not “Column 2” uses under the Notes of the Plan.
- 1.1.3 Meanwhile, permanent residential development in excess of a maximum building height (BH) of 2 storeys (6m) and Excavation of Land in in “REC” zone requires planning permission from the TPB.
- 1.1.4 The Application Site consists of (i) the area currently used as a teaching farm (temporary educational institution under the approved planning application (No. A/NE-LT/788) (about 9,274 m²), (ii) an area immediately adjoining the existing teaching farm (about 5,579 m²) and (iii) an area across Ngau Kwu Leng Path (about 591m²). The existing temporary teaching farm (i.e. Farm1.0) has been operated by the Jockey Club College of Veterinary Medicine and Life Sciences of the City University of Hong Kong (CityUHK) since 16 November 2022. As the Hong Kong’s only working dairy farm, it is mainly for the milking of Jersey cows for veterinary students to gain hands-on experience with the cattle and for promoting One Health, public health, research into zoonotic diseases, and animal welfare.
- 1.1.5 Under the approved planning application (No. A/NE-LT/788), the temporary teaching farm (i.e. Farm1.0) consists of a total of 13 single-storey structures of supporting facilities, including Adult Barn, Young Stock Barn, Main Building Office, Changing Room, Caretaker Quarter, Machine Store, Feed Store Barn, Transformer & Generator Room Block, Fire Service, Sprinkler System & Pump Room Blocks, Store, Sewage Treatment Unit and Micro-Filtration Unit, which was instrumental in achieving dual international accreditation of CityUHK’s Bachelor of Veterinary Medicine (BVM) programme. The planning application was approved by the RNTPC on 8.5.2026 and the planning permission will be valid for three years until 15.5.2029.
- 1.1.6 With a view to facilitating the teaching and learning of veterinary medicine in Hong Kong, the Applicant aims to upgrade the existing Farm1.0 with expansion at the two adjoining areas currently left vacant (i.e. Farm2.0), providing much-needed facilities in supporting the farm’s daily operation for more students in the coming academic years. A minor portion of the existing Farm1.0 that falls within the “Green Belt” (“GB”) zone (about 56m²), will be excluded from the Application Site.
- 1.1.7 Under the Proposed Development, Farm1.0 and 2.0 will consist of 18 overground building structures/ blocks (including 1 uncovered and 17 covered with a building height (BH)

ranging from 3.4m to 9.5m), and 2 underground structures with a total gross floor area (GFA) of 4,461m². The buildings blocks will be mainly used for dairy farm operation, such as barns, stores, the main building office and other supporting facilities. In responding to the needs of providing up-to-standard accommodation for caretakers, including both students and staff, a domestic building of not more than 3 storeys (9.5m) is also proposed. Excavation of land with a depth ranging from 1.3m-3.6m is also proposed in association with the construction works of the building blocks, as well as the proposed underground facilities and emergency vehicular access (EVA).

1.1.8 The structure of this Supporting Planning Statement is as below:

- **Section 2** describes the context of the Application Site and its surrounding areas;
- **Section 3** explains the planning context of the Application Site;
- **Section 4** discusses the Proposed Development in detail with its key development parameters, and design considerations; and
- **Section 5** presents various planning justifications in support of this Planning Application.

1.1.9 We sincerely seek the favourable consideration from the TPB to grant approval to this well-justified S16 Application.

2. Site Context

2.1 Location

2.1.1 The Application Site, with an area of about 15,444m², is located in Wo Tong Pui, Lam Tsuen. The Application Site is separated into two parts by the Ngau Kwun Leng Path. A site of about 14,853m² is located to the east of the Ngau Kwun Leng Path and is bounded by Hang Kai Lane at its East, a vegetated slope at its South and some temporary structures at its north. Another site of about 591m² is located to the west of the Ngau Kwun Leng Path, which is surrounded by vegetation and some temporary structures. The Application Site falls within an area zoned as “REC” in the Approved Lam Tsuen OZP No. S/NE-LT/11.

2.1.2 Please refer to **Figure 2.1** for the location plan of the Application Site.

2.2 Land status

2.2.1 The Application Site is under the single ownership of the Applicant. They include Lots 175 S.A ss.1, 175 S.B, 176, 179 RP, 333, 334, 335 S.B (Part), 336AB, 336C, 337 S.B, 338, 339, 340, 341, 342 RP, 345 S.A and 346 in D.D. 16, Wo Tong Pui, Tai Po, New Territories.

2.2.2 Please refer to **Figure 2.2** for the lot index plan of the Application Site.

2.3 Existing Land Use

2.3.1 Currently, the Application Site is partly used as a temporary teaching farm with a total of 13 single-storey structures or barns, main building block, sewage treatment unit, and other supporting facilities built on the Site. The remaining part of the Application Site is currently left vacant. It is generally paved and partly covered by grass with some tree clusters, and some temporary structures found scattered in the middle.

2.3.2 Please refer to **Figure 2.3** for the existing condition of the Application Site.

2.4 Surrounding Land Use

2.4.1 The Application Site is located in Wo Tong Pui, Lam Tsuen with the surrounding area predominantly rural in character comprising active and fallow agricultural land, scattered tree groups and village houses.

2.4.2 To the **immediate North** of the Application Site is some temporary structures found in Wo Tong Pui under the same “REC” zone and the Lam Tsuen River. Across the River is the waterworks area of Water Supplies Department (WSD) under “Government, Institution or Community” (“G/IC”) zone. To the **further North** of the Application Site is the natural woodland in Ngau Kwun Leng under “GB” zone.

2.4.3 To the **immediate Northeast** of the Application Site along Hang Kai Lane consists of low-rise, low-density private residential developments, temporary structures and work-in-progress sites under “Village Type Development” (“V”) zone in San Kiu. To the **further**

Northeast of the Application Site along the Lam Tsuen River is agricultural land under “Agriculture” (“AGR”) zone of the Approved Kau Lung Hang OZP No. S/NE-KLH/1.

- 2.4.4 To the **immediate Southeast** of the Application Site is a piece of natural woodlands under “GB” zone. Adjacent to the “GB” zone is the clusters of existing recognised Village- Kau Liu Ha Village and Hang Ha Po Village, under the “V” zone. To the **further South** of the Application Site is a piece of “G/IC” zone, which is occupied by existing facilities including the Hong Kong Award for Young People (HKAYP) Jockey Club Duke of Edinburgh Training Camp, the Lions Club Youth Centre, the Lam Tsuen Rural Committee Building, the Lam Tsuen Public School, and the Lam Tsuen Wishing Square.
- 2.4.5 To the **immediate West** of the Application Site across the Ngau Kwu Leng Path is also under the same “REC” zone, which is currently covered by grass with some tree clusters, temporal structures and agricultural land in Chuen Pei Lung. To the **further West** of the Application Site across the Lam Tsuen River is Tam Shui Keng under “AGR” zone.
- 2.4.6 Please refer to **Figures 2.4a-b** for the surrounding uses of the Application Site.

2.5 Accessibility

- 2.5.1 The Application Site is accessible via Ngau Kwi Leng Path, connecting to Lam Tuen Heung Kung Sho Road to its South. The Application Site is also accessible from Hang Kai Lane in the North which connects to Lam Kam Road.
- 2.5.2 The Application Site is well served by public transport options, with both franchised bus and green minibus services available in the vicinity. Franchised bus routes such as KMB 64K operate daily between Tai Po Market Station and Yuen Long (West), with services running from 05:20 to 00:10 at intervals of 7 to 20 minutes. KMB 64P connects Tai Po Market Station to Kadoorie Farm on weekdays, departing at 18:30 and 19:45. Additional routes, including KMB 65K and T74, provide weekday services linking Ng Tung Chai (Pak Ngau Shek) to Tai Po Central and Kwun Tong Ferry respectively, with regular departures in the morning and evening. The green minibus service GMB 25K operates between Tai Po Market and Lam Tsuen, offering daily services from 04:45 to 01:15 at intervals of 5 to 12 minutes.
- 2.5.3 The bus and green minibus stops are generally identified at Lam Kam Road in the vicinity of the site. The closest bus and minibus stop is found located at near Hang Ha Po at Lam Kam Road, with a walking distance of about 480m and takes about 7 minutes. This comprehensive network ensures access to and from the Site for students and staff.

3. Planning Context

3.1 Land Use Zoning

- 3.1.1 The Application Site (about 15,444m²) falls within the “REC” zone on the Approved Lam Tsuen OZP No. S/NE-LT/11 gazetted on 10 November 2006.
- 3.1.2 According to (12)(b) of the Covering Notes that *“Except as otherwise provided in (12)(a),² and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned “Site of Special Scientific Interest” or “Conservation Area”, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.”*
- 3.1.3 According to the Notes attached to the OZP, the “REC” zone is *“intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission”*.
- 3.1.4 It is also specified in the Notes of the “REC” zone that *“No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)”* and *“Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.”*
- 3.1.5 Furthermore, it is also stated in the Notes of the “REC” zone that *“any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.”*
- 3.1.6 The Proposed Development requires planning permission from the TPB for temporary uses of educational institution (teaching farm) for a period of three years. Excavation of Land in in “REC” zone also requires permission from the TPB.
- 3.1.7 Please refer to **Figure 3.1** for the extracted Covering Notes of the OZP, **Figure 3.2a-b** for the extracted Notes of the “REC” zone on the OZP.

² According to (12) (a) of the OZP covering notes that “Except in areas zoned “Site of Special Scientific Interest” or “Conservation Area”, temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below: structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.”

3.2 Planning History of the Application Site

- 3.2.1 The Application Site was zoned “REC”, with a maximum PR of 0.2 and a maximum BH of 2 storeys (6m) for residential development since the gazettal of the first OZP and the zoning has remained unchanged since then.
- 3.2.2 Part of the Application Site, with an area of about 9,274m², was the subject site of three previous approved planning applications³. The first planning application was seeking planning approval for temporary educational institution (teaching farm) for a period of three years and excavation of land (No. A/NE-LT/662), which was approved by the Rural and New Town Planning Committee (RNTPC) on 15.5.2020. The approved scheme consists of 15 single-storey structures and a covered walkway (with BH ranging from 3.0m to 5.8m) on the Site with a total GFA of 2,871m², which will be mainly used for farm operation/supporting facilities including barns, the main building, the changing room, caretaker’s quarter, transformer room, pump rooms and other associated facilities. In association with these structures, excavation of land with a depth ranging from 0.5m to 2.5m is proposed for the construction of raft footing, underground facilities and EVA.
- 3.2.3 Given that the planning permission will only be valid until 15.5.2023, the same Applicant has submitted a planning application for renewal of planning permission to continue using the Site for the same use for a further period of three years until 15.5.2026 (No. A/NE-LT/756). Compared with the previous application, there were no changes in terms of site area, access arrangement and number of parking spaces, with minor changes to the building layout, reduction in the number of building blocks and GFA in accordance with the approved General Building Plans (GBPs). The planning application is approved by the RNTPC on 5.5.2023 and the planning permission is valid until 15.5.2026.
- 3.2.4 On 9.3.2026, the Applicant has submitted a planning application for renewal of planning permission to continue using the Site for the same use for a further period of three years until 15.5.2029 (No. A/NE-LT/788). The scheme is same as the last approved application (No. A/NE-LT/756) in terms of the applied use, development schedule and access arrangement, in accordance with the approved GBP for the commenced teaching farm. The planning application is approved by the RNTPC on 8.5.2026 and the planning permission will be valid until 15.5.2029.
- 3.2.5 Please refer to **Figure 3.3** for the Application Site boundary for the previously approved planning applications and **Figure 3.4a-b** for the approved GBPs for the existing temporary Farm1.0.

³ To avoid intrusion to the surrounding “GB” zone, a minor portion of the two previous approved planning applications for temporary educational institution (teaching farm) that falls within the “GB” zone (about 56m²), has been excluded from the Application Site of the subject S16 planning application.

4. PROPOSED DEVELOPMENT AT THE APPLICATION SITE

4.1 Facilitating the expansion and operation of CityUHK Farm for Veterinary Medicine study in Hong Kong

- 4.1.1 Since the opening of the existing Farm1.0 in 2022, the BVM program has been highly successful with increasing numbers of students. As the only active dairy farm in Hong Kong for veterinary medicine students to fulfil the programme requirement of achieving day one competencies in all domestic animal species, the Applicant is keen to take forward an expansion of the existing farm1.0 with the development of farm 2.0 on the Application Site, which will provide much-needed facilities to fulfil the operational needs of the teaching farm through a combined site development.
- 4.1.2 Some general planning and design principles have been formulated to determine the development scale and design layout of the Proposed Development. They are presented in **Section 4.2** below.

4.2 Key Planning and Design Principles

- 4.2.1 **Optimising and rationalising the site with an efficient layout for the provision of new and upgraded facilities** - The Proposed Development is intended to optimise the two areas adjoining the existing Farm1.0 but currently left vacant, providing an additional 6,114m² (+ 66%) of developable area under a combined sites approach. The expansion area will accommodate 3 nos. of new non-domestic building blocks of supporting infrastructure for the farm operation (including dairy barn, storage shed and isolation space), 1 new accommodation block with 10 nos. of standard beds, 1 overground uncovered pre-treatment facilities, and 2 nos. of underground facilities (including holding tank and stormwater pump pit) to facilitate effective farm management of the CityUHK Farm.
- 4.2.2 Opportunities will also be taken to upgrade 12 existing building blocks under Farm1.0, including the beef cattle barn, young stock barn, main building office, changing room, machine store, feed store block, transformer & generator room block, fire service, sprinkler system & pump room blocks, store, sewage treatment unit, and micro-filtration unit. In addition, 1 existing building blocks will be further re-purposed with new use, including laboratory & pharmacy (re-purposed from the existing caretaker quarter in Block 5 which will be provided in the new accommodation block).
- 4.2.3 **In line with the internationally recognised best practices in farm design** - The Proposed Development is designed according to the highest possible international standards for sustainable development. State-of-the-art systems will be in place to ensure it is environmentally friendly and uphold the stringent standards of environmental and social responsibility. The design is based on those farms operating overseas with similar climate, ensuring that the waste management systems, hygiene, animal health and welfare,

and management systems and processes are based on a proven and existing fit-for-purpose design.

- 4.2.4 **Ensuring a compatible development intensity with the surroundings** - The Application Site is situated in Wo Tong Pui, Lam Tsuen with the surrounding area predominantly rural in character comprising active and fallow agricultural land, scattered tree groups and village houses. The Proposed Development adopts a predominantly low-rise profile, with most structures designed as single-storey buildings not exceeding 6m in height, thereby minimise visual prominence and maintain compatibility with the existing settlement. The proposed accommodation block is also carefully designed with a appropriate development intensity which is comparable to the village settlements concentrated within the adjoining “V” zone (i.e. village house with a maximum building height of 3 storeys (8.23m)). The proposed accommodation block is incorporated into the northern portion of the Application Site, which achieve a balanced integration with its surroundings while accommodating the necessary facilities to support farm operations.
- 4.2.5 Please refer to **Appendix A** for the Architectural Drawings for the Proposed Development.

4.3 Key Development Parameters

- 4.3.1 The Proposed Development consists of 17 non-domestic building blocks/ structures (including 1 uncovered and 16 covered single-storey with BH ranging from 3.4m to 9.5m), 1 caretaker’s accommodation with not more than three storey (9.5m), and 2 underground structures for the farm operation on the Application Site with a total GFA of 4,461m².
- 4.3.2 Excavation of land with a depth ranging from 1.3m-3.6m is also proposed in association with the construction works of the building blocks, as well as the 2 proposed underground facilities (holding tank and stormwater pump pit) and EVA.
- 4.3.3 The proposed development parameters are summarised in **Table 4.3.1**. Detail of the building blocks are summarised in **Table 4.3.2** below and indicated in **Figure 4.1**.

Table 4.3.1 Key Development Parameters of the Proposed Development

Key Development Parameters		Proposed Development	Existing Development (approved under No. A/NE-LT/788)	Differences (+/-) (%)
Application Site Area (about)		15,444m ²	9,330m ²	+6,114m ² (+66%)
Total Gross Floor Area (GFA) (about) ⁽¹⁾		4,461m ²	2,715m ²	+1,746m ² (+64%)
• Non-domestic GFA (about)		3,992m ²	2,648m ²	+1,344m ² (+51%)
• Domestic GFA (about)		469m ²	67m ²	+402m ² (+60%)
Plot Ratio (PR) (about)		0.29	0.29	No change
• Non-domestic PR (about)		0.26	0.28	-0.02 (-7%)
• Domestic PR (about)		0.03	0.007	0.023 (+23%)
Building Height				
Non-domestic	No. of Storeys	1 storey ⁽³⁾	1 storey	No change
	Building Height	About 3.4- 9.5m ⁽³⁾	About 5.8m	+3.7m (+64%)
Domestic	No. of Storeys	Not more than 3 storeys	1 storey	+ 2 storeys
	Building Height	Not more than 9.5m	Not more than 3.5m	+6m (+157%)
No. of Blocks/ Structures		20 (including 1 uncovered overground structure and 2 underground structures)	13	+7
• Non-domestic		19 (including 1 uncovered overground structure and 2 underground structures)	12	+7
• Domestic		1	1	No change
Site Coverage		About 27%	Not more than 29.1%	-2.1% (-7%)
Ancillary Car Parking Provision ⁽²⁾				
No. of Car Parking Spaces		9 (Including 1 nos. accessible car parking)	3 (Including 1 nos. accessible car parking)	+6
No. of Motorcycle Parking Space		0	0	No change
No. of Loading/Unloading (L/UL) Bay		3	2	+1
Completion Year		2027 (tentative)	2022 (operation)	-

Remarks:

- (¹) In accordance with Building (Planning) Regulation 23(3)(b) and APP-2, uncovered outdoor facilities (about 440 m²) and underground facilities (about 229m²) are proposed to be exempted from GFA calculation.
 (²) The car parking spaces to be provided at ground floor level are not included in the GFA calculation.
 (³) Excluding 1 uncovered ground floor structures – Block 16.

Table 4.3.2 Proposed Building Blocks under the Proposed Development

#		Facilities
1	Existing building blocks in Farm1.0 with proposed upgrade	Block 1 – Beef Cattle Barn
2		Block 2 - Young Stock Barn
3		Block 3 - Main Building Block
4		Block 4 - Changing Room Block
5		Block 5 - Laboratory & Pharmacy (¹)
6		Block 6A – Machine Store
7		Block 7- Feed Store Block
8		Block 9 – Transformer & Generation Room Block
9		Block 10 – Fire Service, Sprinkler System & Pump Room Block
10		Block 11- Fire Service, Sprinkler System & Pump Room Block
11		Block 12 – Store
12		Block 13 - Sewage Treatment Unit
13		Block 14 - Micro-Filtration Unit
14	Proposed new building blocks/ structures in Farm2.0	Block 15- Dairy Barn
15		Block 16 – Pre-Treatment Facilities (²)
16		Block 17 – Accommodation Block
17		Block 18- Holding Tank (U/G) (³)
18		Block 19 – Stormwater Pump Pit (U/G) (³)
19		Block 20 - Storage Shed
20		Block 21 – Isolation Space

Remarks:

- (¹) The existing Caretaker Quarter in Block 5 will be re-provided in the new Block 17 Accommodation Block.
 (²) The proposed Block 16 will be uncovered structures on ground floor.
 (³) U/G indicated underground facilities.

4.4 Landscape and Tree Preservation Proposal of the Proposed Development

Landscape Proposal

- 4.4.1 The proposed landscape design integrates high-functioning, durable hard-paved areas with naturalistic perimeter planting to create a cohesive, accessible environment. Key components include a functional roadway for vehicular access, strategically placed planting to blend with surroundings, and connected open spaces designed to support scientific and educational activities.

Tree treatment Proposal

- 4.4.2 **Based on the tree survey, there are a total of 186 nos. of existing trees within the Application Site. Trees that will be felled due to direct conflicts with the layout plan**

will be compensated with a replanting ratio of 1:1 in terms of quantity. Upon review, a total of 99 nos. of new trees will be planted to compensate for the felling of 99 nos. of trees. **8 nos. of trees are proposed to be transplanted due to direct conflicts with the layout plan and the remaining existing trees will be retained.** Please refer to **Appendix B** for the Tree Survey Report.

4.5 Traffic Arrangement and Ancillary Transport Facilities

Vehicular and Pedestrian Access

- 4.5.1 The Application Site is accessible from two proposed ingress/ egress. The first ingress/ egress is located at the south-western side of the Application Site, which connects to Ngau Kwu Leng Path. Another ingress/ egress is located at the north-eastern side of the Application Site, which connects to Hang Kai Lane.

Internal Transport Facilities

- 4.5.2 The internal transport facilities within the Application Site are provided in accordance with the high-end requirements of the Hong Kong Planning Standards and Guidelines (HKPSG). 9 nos. of parking spaces (including 1 accessible space) and 3 nos. of loading/unloading bays would be provided on the ground level. Students and site staff will mostly travel to the Site via public transport, and the farm is not intended for public visit.
- 4.5.3 Please refer to the **Appendix C** for Swept Path Analysis.

4.6 Proposed Programme

- 4.6.1 The proposed temporary teaching farm at the Application Site is intended to be completed by 2027 tentatively.

5. PLANNING JUSTIFICATIONS

5.1 Contributing to the development of veterinarian studies in Hong Kong

- 5.1.1 According to the 2025 Policy Address, the Chief Executive is committed to enhancing the quality of education in Hong Kong, fostering the all-round development of students, and providing more diverse, high-quality learning opportunities and experiences to nurture a broad pool of competent and knowledgeable talents.
- 5.1.2 The BVM degree programme of CityUHK was approved by the University Grants Committee (UGC) in 2018, which aims to educate future leaders in veterinary medicine who are equipped to advance animal health and welfare. It is the first and only professional veterinary medicine degree in Asia with dual accreditation from the Royal College of Veterinary Surgeons (RCVS) and the Australasian Veterinary Boards Council (AVBC). With the UGC's support, CityUHK is able to offer an affordable programme for local students to study veterinary medicine tailored to the local context in areas including animal welfare, aquatic animal health, emerging infectious diseases and food safety etc.
- 5.1.3 Opening in September 2022, the CityUHK Farm is the only active dairy farm in Hong Kong. It is a required facility under the RCVS and AVBC accreditation to fulfil the programme requirement for offering veterinary students the opportunities to gain hands-on experience in bovine medicine, animal husbandry and farm management. With the potential expansion in Farm2.0 to provide much-needed facilities, as well as upgrades and refurbishment of the existing Farm1.0, the Proposed Development will further facilitate teaching and learning of veterinarian study in Hong Kong, with the aim to become the

5.2 Providing sufficient space to accommodate essential components for the farm operation

- 5.2.1 The BVM program has been highly successful and has expanded from 12 students enrolled in the leading cohort in 2017 to 46 students admitted in the last academic year. In the next academic year, this number will increase to 60, and the number may further increase to 80 students over the next 10 years. With the increasing number of students, a larger herd size is required to prevent overuse of the existing cattle for training. Currently, the CityUHK farm is licensed to hold 57 cows, and the number needs to increase to a total of 100 cows.
- 5.2.2 In addition, dairy cows must calve every year to continue to produce milk, however only 20 – 25 % of these calves are required as dairy replacement heifers to maintain the CityUHK Farm dairy herd. Therefore, the remaining 75 – 80% of calves bred at CityUHK Farm need to be raised as beef cattle for slaughter. Nevertheless, the existing buildings at Farm1.0 only have sufficient space for the dairy herd and dairy replacement heifers.
- 5.2.3 The Proposed Development will therefore be crucial for the provision of additional cattle housing. In particular, it will provide sufficient space to rear the surplus beef crossbred calves from the dairy herd to full slaughter weight. As part of the sustainable agriculture initiative developed by the CityUHK Farm with the assistance of Environmental Protection Department (EPD), these calves will be reared using food co-products and vegetable waste, which will otherwise enter the landfill.

5.3 Responding to the needs of accommodation for effective farm management

- 5.3.1 On-site accommodation is vital for the farm's operations for several practical and functional reasons. Firstly, the operation of farm involves early morning milking of cows every day. On-site accommodation would therefore enable caretakers (including both students and staff) to manage the needs of commuting prior to the availability of public transportation. Additionally, the operation of farm will require on-site caretakers 24 hours a day and 7 days a week for immediate attention to potential issues, such as animal health concerns or equipment failures. The workload is particularly intensive during periods such as the calving season, when cattle require close monitoring and support. On-site accommodation thus allows caretakers to effectively manage these long and unpredictable working hours. Furthermore, as the number of cattle and caretakers continues to increase to support the expanding educational and operational needs of the farm, providing appropriate living facilities on-site becomes even more critical to ensure animal welfare and efficient farm management.
- 5.3.2 Currently, the caretaker quarter in Block 5 of Farm1.0 only provides limited space for the caretakers to take a break. The Proposed Development will be able to provide a new three-storey accommodation block (with a GFA of about 469m²) that fits in 10 nos. of standard beds, which will be crucial to improve the caretaker's wellbeing and support operational needs of the CityUHK Farm in the future.

5.4 Ensuring compatibility with the surrounding context

- 5.4.1 The Application Site is situated in an area characterized by a predominantly rural landscape, surrounded by active and fallow agricultural land, clusters of trees, and scattered village houses. A large part of the Application Site (about 60% of the Application Site) comprised of the existing Farm1.0, which the remaining part is fully under the Applicant's land ownership but currently unmaterialised and has with no long term planned use.
- 5.4.2 The Proposed Development therefore will not jeopardise the existing/ planned use of the Site. The Proposed Development intensity, i.e. a maximum total PR of 0.29, is same as the existing development of Farm 1.0 approved under No. A/NE-LT/788. A maximum BH of not more than 3 storeys (9.5m) proposed for the accommodation block at the Application Site has also respected the development intensity (i.e. a maximum building heights of 3 storeys (8.23m)) of the village settlements concentrated within the adjoining "V" zone, which ensures the compatibility with the surrounding context.

5.5 Would not be bringing adverse impacts to the surrounding environment

- 5.5.1 The Proposed Development is designed according to the highest possible international standards for sustainable development. State-of-the-art systems will be put in place to ensure that the farm is environmentally friendly and uphold the stringent standards of environmental and social responsibility. The design is based on those farms operating in the USA with a similar climate, ensuring that the waste management systems, hygiene, animal health and welfare, and management systems and processes are based on a proven and existing fit-for-purpose design. The Proposed Development is proven to not bring adverse impacts to the surrounding environment on the following aspects:

- 5.5.2 **Hygiene and Health Perspective** – In the event of a sick/injured animal, it will be treated within the barn/moved into the isolation unit. All barns will be fully fenced and gated, therefore no animal will be able to cause potential hygiene and health problems, such as outbreaks of infectious diseases, for both human beings and animals in surrounding area.
- 5.5.3 **Environmental Perspective** – For Air Quality, the Application Site complies with the HKPSG buffer distance requirements, involves no chimneys, and will generate negligible additional traffic; hence, no adverse air quality impacts are anticipated. Potential odour impacts will be minimised through the proposed sewerage arrangement and barn deodorisation system, supported by ongoing oversight from specialist consultants. With these measures in place, there would be no adverse odour impact.
- 5.5.4 For Water Quality, sewage and potentially contaminated runoff will be properly collected and managed through the public sewerage and a dedicated drainage system that diverts first-flush runoff to the sewer. With these arrangements and the implementation of relevant best management practices, there would be no adverse water quality impacts during the operational phase.
- 5.5.5 For Waste Management, waste will be collected regularly, no adverse waste impacts from handling, transportation or disposal are anticipated during operation with the mitigation measures implemented.
- 5.5.6 For the details, please refer to **Appendix D** for the Environmental Assessment Report.
- 5.5.7 **Sewerage Perspective** – The existing public sewerage system will be upgraded to connect to the public sewerage network, which have adequate capacity to convey the additional sewage flow generated from the farm. The sewage system will also have spare capacity for conveying the potentially contaminated surface runoff from the farm. For the details, please refer to **Appendix E** for the Drainage and Sewerage Impact Assessment.
- 5.5.8 **Drainage Perspective** – The existing public drainage system do have adequate capacity to convey the additional surface runoff generated from the farm. The potential contaminated surface runoff from carriageway and car park area on site will be stored by a holding tank and gradually discharge to the existing sewers utilizing the sewers' spare capacity. For the details, please refer to **Appendix E** for the Drainage and Sewerage Impact Assessment.
- 5.5.9 **Traffic Perspective** – Majority of students and site staff will travel to the Site via public transport. As the farm is not designed for public visit, no significant traffic impact to the road network will be generated by the Proposed Development.
- 5.5.10 **Geotechnical Perspective** – The Proposed Development will not involve extensive land cutting or excavation, only minimal excavation at a depth of 1.3m to 3.6m is required for the raft footing, EVA construction and for constructing the underground facilities. In addition, following the 'no-build' zone approach of the existing Farm 1.0, a 'no-build' zone is demarcated in the Farm 2.0. For the details, please refer to **Appendix F** for the Geotechnical Planning Review Report.

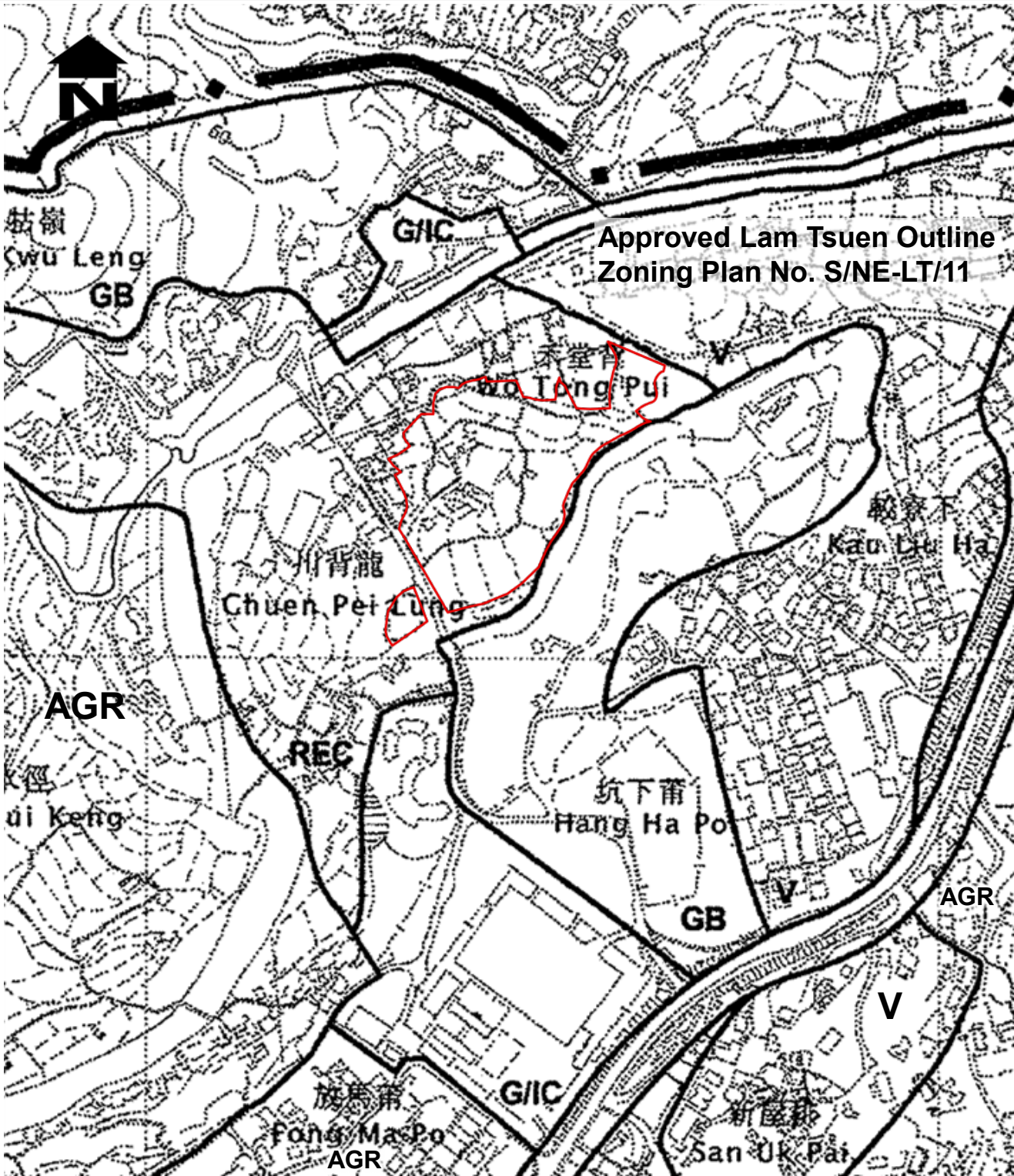
5.6 Having proven precedents and operational track record as an operating farm with the highest possible international standards

- 5.6.1 The Proposed Development consists of the existing temporary educational institution (i.e. Farm 1.0), with an area of about 9,274m² (about 60% of the Application Site). The existing temporary Farm1.0 was first approved by the RNTPC on 15.5.2020 (under planning application No. A/NE-LT/662) for the reasons mainly on: policy support from the Secretary of Education as it is mainly in support of the teaching and learning activities of UGC-funded programmes, not yet any programme or known intention to implement the zoned use, considered not incompatible with the land uses in the surrounding areas, technically feasible with no adverse impacts to the surrounding area from landscape, traffic, drainage, sewerage, environmental and geotechnical aspects. All the approval conditions have been complied with and the planning applications for renewal of planning permission to continue using the site a further period of three years (i.e. No. A/NE-LT/756 and No. A/NE-LT/788) were later approved by the RNTPC on similar grounds.
- 5.6.2 The two previously approved planning applications demonstrate the Applicant's ability to operate Farm 1.0 effectively, maintain high standards in farm management, and fulfil all regulatory requirements, thereby providing a solid precedent and operational track record for supporting the Proposed Development.

6. CONCLUSION

- 6.1.1 This Application is to seek approval from the TPB under Section 16 of the Town Planning Ordinance for Proposed Temporary Educational Institution (Teaching Farm) for a Period of Three Years and Excavation of Land at various lots in D.D. 16 in Wo Tong Pui, Tai Po (“the Application Site”).
- 6.1.2 This Supporting Planning Statement demonstrates the genuine intention of the Applicant, CityUHK to expand the existing temporary teaching farm (i.e. Farm1.0) with the two adjoining areas currently left vacant (i.e. Farm2.0) for a combined site development with upgraded facilities for a period of three years (i.e. the Proposed Development) to facilitate teaching and learning of veterinary medicine in Hong Kong.
- 6.1.3 The Applicant has demonstrated sincerity to optimise the Application Site with an efficient layout for the provision of new and upgraded facilities in supporting the daily operation and management of the farm as an essential component to fulfil the programme requirement. The Proposed Development will consist of 20 buildings blocks/ structures (including 1 uncovered overground structure and 2 blocks of underground structures) mainly used for dairy farm operation and other supporting facilities, with a total GFA of 4,461m². A domestic building of not more than 3 storeys (9.5m) To support much-needed accommodation for the caretakers (including both students and staff). In association with these structures, excavation of land with a depth ranging from 1.3m to 3.6m is also proposed for the construction works of the building blocks, as well as the 2 proposed underground facilities (holding tank and stormwater pump pit) and EVA.
- 6.1.4 The approval of this S16 planning application will be crucial to accommodate the much-needed facilities, in particular barns and care-takers accommodation, in views of the increasing number of students in the coming academic years. The Proposed Development is considered not incompatible with the existing rural landscape, with careful consideration on the proposed BH. Technical assessments have been conducted to ascertain feasibility of the Proposed Development, including environmental assessment, drainage and sewerage impact assessment, tree survey report, swept path analysis for the vehicle’s movement during the operation and geotechnical planning review report. The approval of this S16 planning application will not set an undesirable precedent with track record of the farm operating with the highest possible international standards to promote the development of veterinarian studies in Hong Kong.
- 6.1.5 We therefore sincerely seek the support from members of the TPB to approve this well-justified Planning Application.

Figures



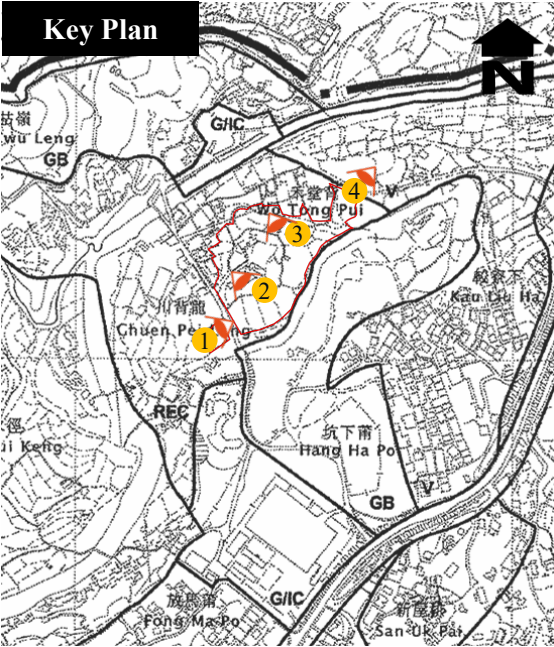
LEGEND

Application Site

ZONES

- AGR** Agriculture
- GB** Green Belt
- G/I/C** Government, Institution or Community
- REC** Recreation
- V** Village Type Development

Figure No. 2.1	Scale As Indicated	Figure Title Location Plan
ARUP	Date Mar 2026	Source Extracted from Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 (gazetted on 10.11.2006)

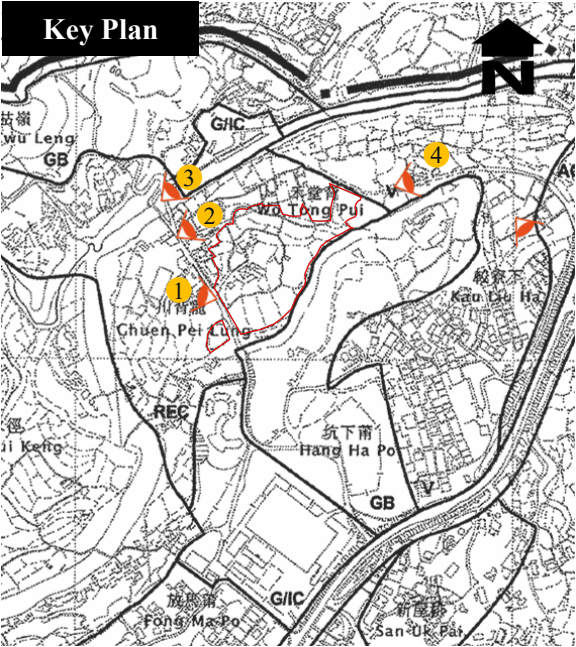


LEGEND

Application Site



Figure No. 2.3	Scale -	Figure Title Existing Site Conditions
ARUP	Date Feb 2026	Source Site Photo taken on 11 February 2026



LEGEND

 Application Site



Chuen Pei Lung under “REC” zone



Temporary Structure in Wo Tong Pui next to the Lam Tsuen River under “REC” zone

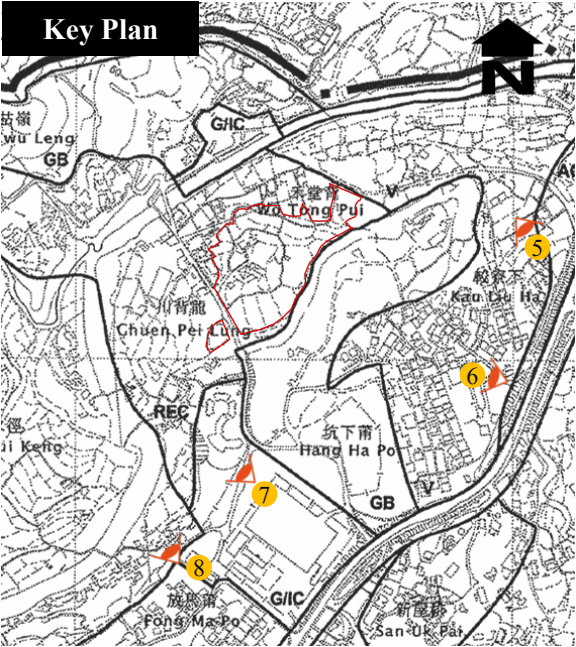


Waterworks area of Water Supplies Department under “G/IC” zone



Residential Development along Hang Kai Lane in San Kiu under “V” zone

Figure No.	Scale	Figure Title
2.4a	-	Surrounding Context of the Application Site (Sheet 1 of 2)
ARUP	Date	Source
	Feb 2026	Site Photo taken on 11 February 2026



LEGEND

 Application Site



Residential Development and commercial farming activity in Liu Ha Village under “V” zone



Hang Ha Po Village under “V” zone



HKAYP Jockey Club Duke of Edinburgh Training Camp under “G/IC” zone



Tam Shui Keng under “AGR” zone

Figure No. 2.4b	Scale -	Figure Title Surrounding Context of the Application Site (Sheet 2 of 2)
ARUP	Date Feb 2026	Source Site Photo taken on 11 February 2026

facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

(iii) provision of amenity planting by Government; and

(b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

(11) In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

(12) (a) Except in areas zoned "Site of Special Scientific Interest" or "Conservation Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below :

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

(b) Except as otherwise provided in paragraph (12)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Site of Special Scientific Interest" or "Conservation Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

(c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

(13) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

(14) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

Figure No. 3.1	Scale -	Figure Title Extracted Covering Notes - Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 (P.3)
ARUP	Date Mar 2026	Source Extracted from Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 (gazetted on 10.11.2006)

RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Place of Entertainment Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

(Please see next page)

Figure No. 3.2a	Scale -	Figure Title Notes of “Recreation” Zone - Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 (P.5) (Sheet 1 of 2)
ARUP	Date Mar 2026	Source Extracted from Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 (gazetted on 10.11.2006)

RECREATION (Cont'd)

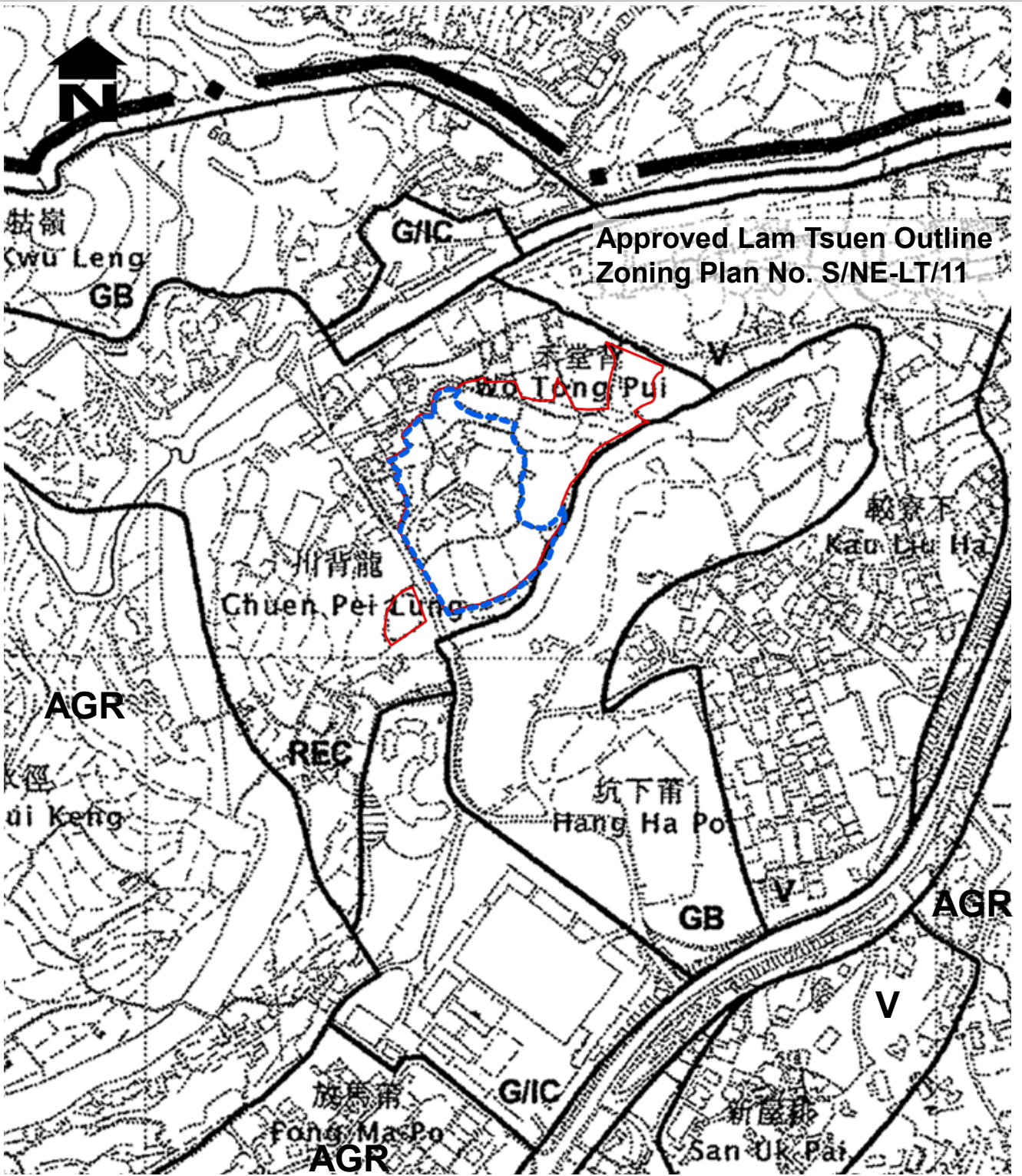
Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

Remarks

- (a) No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Figure No. 3.2b	Scale -	Figure Title	Notes of "Recreation" Zone - Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 (P.5) (Sheet 2 of 2)
ARUP	Date Mar 2026	Source	Extracted from Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 (gazetted on 10.11.2006)



LEGEND

- Application Site
- Existing Temporary CityUHK Farm 1.0

(approved under Planning Application No. A/NE-LT/662, 756 and 788)

ZONES

- AGR** Agriculture
- GB** Green Belt
- G/IC** Government, Institution or Community
- REC** Recreation
- V** Village Type Development

0 40 80 120 160 200 meters

Figure No. 3.3	Scale As Indicated	Figure Title Location of Existing CityUHK Farm 1.0 (approved under Planning Application No. A/NE-LT/662, 756 and 788)
ARUP	Date Mar 2026	Source Extracted from Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 (gazetted on 10.11.2006)

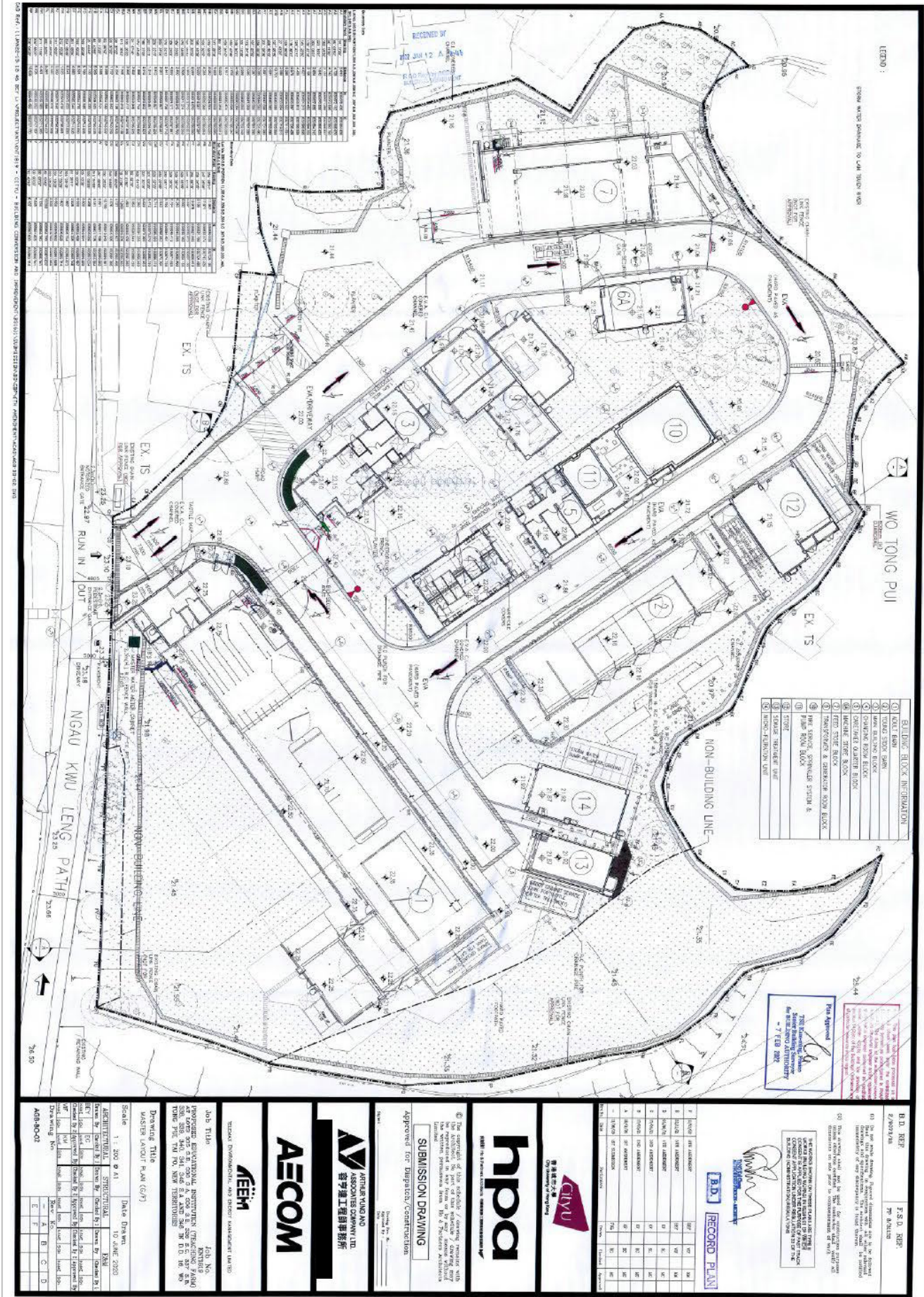


Figure No. 3.4a

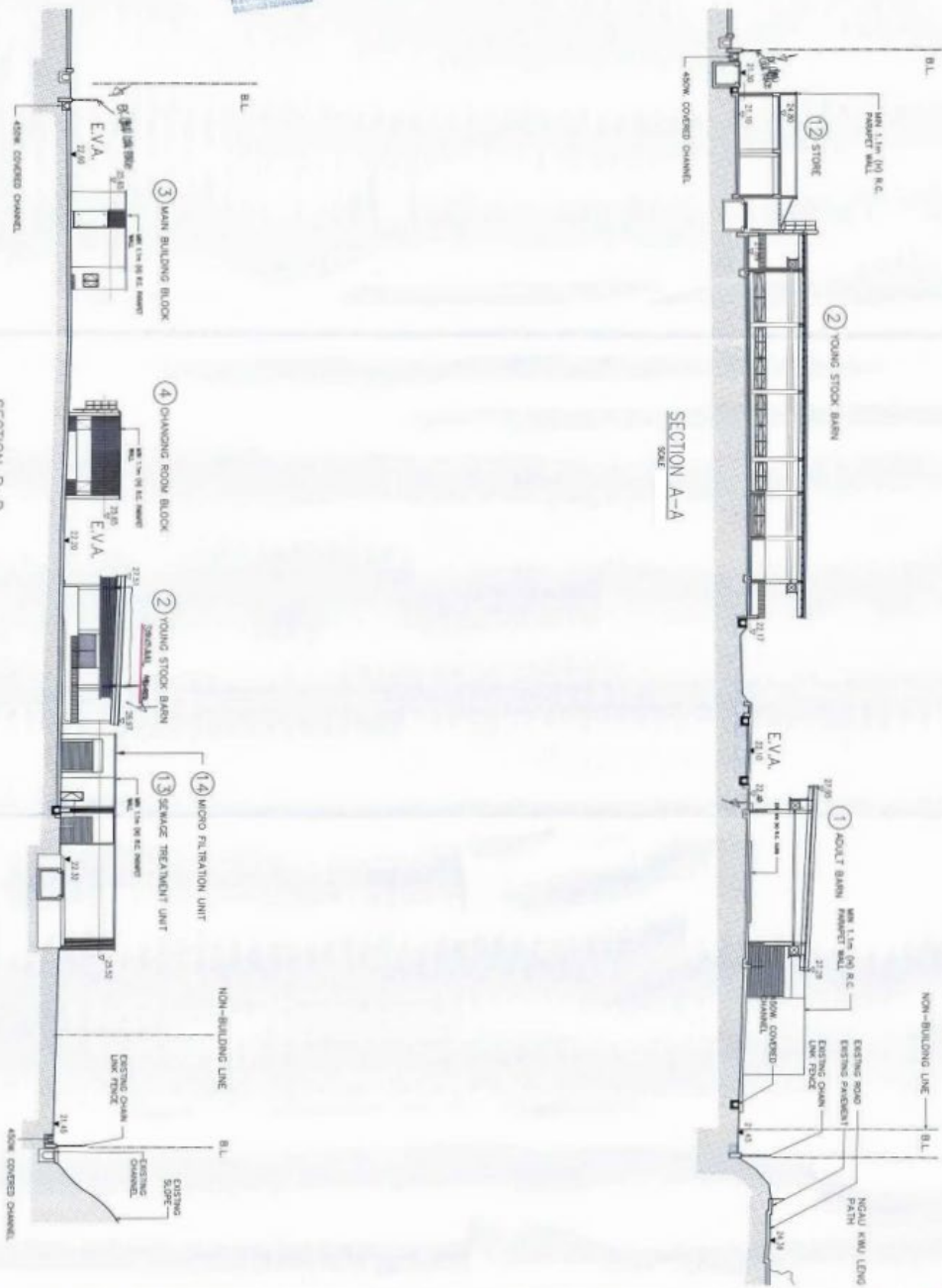
Scale -

Figure Title Approved General Building Plans (Sheet 2 of 2)

Source

Date Mar 2026

ARUP



NOTES: 1. The site is located in the vicinity of the existing road and the proposed building is to be constructed on the site. 2. The site is located in the vicinity of the existing road and the proposed building is to be constructed on the site. 3. The site is located in the vicinity of the existing road and the proposed building is to be constructed on the site.

RECORD PLAN

APPROVED FOR SUBMISSION

21 DEC 2020

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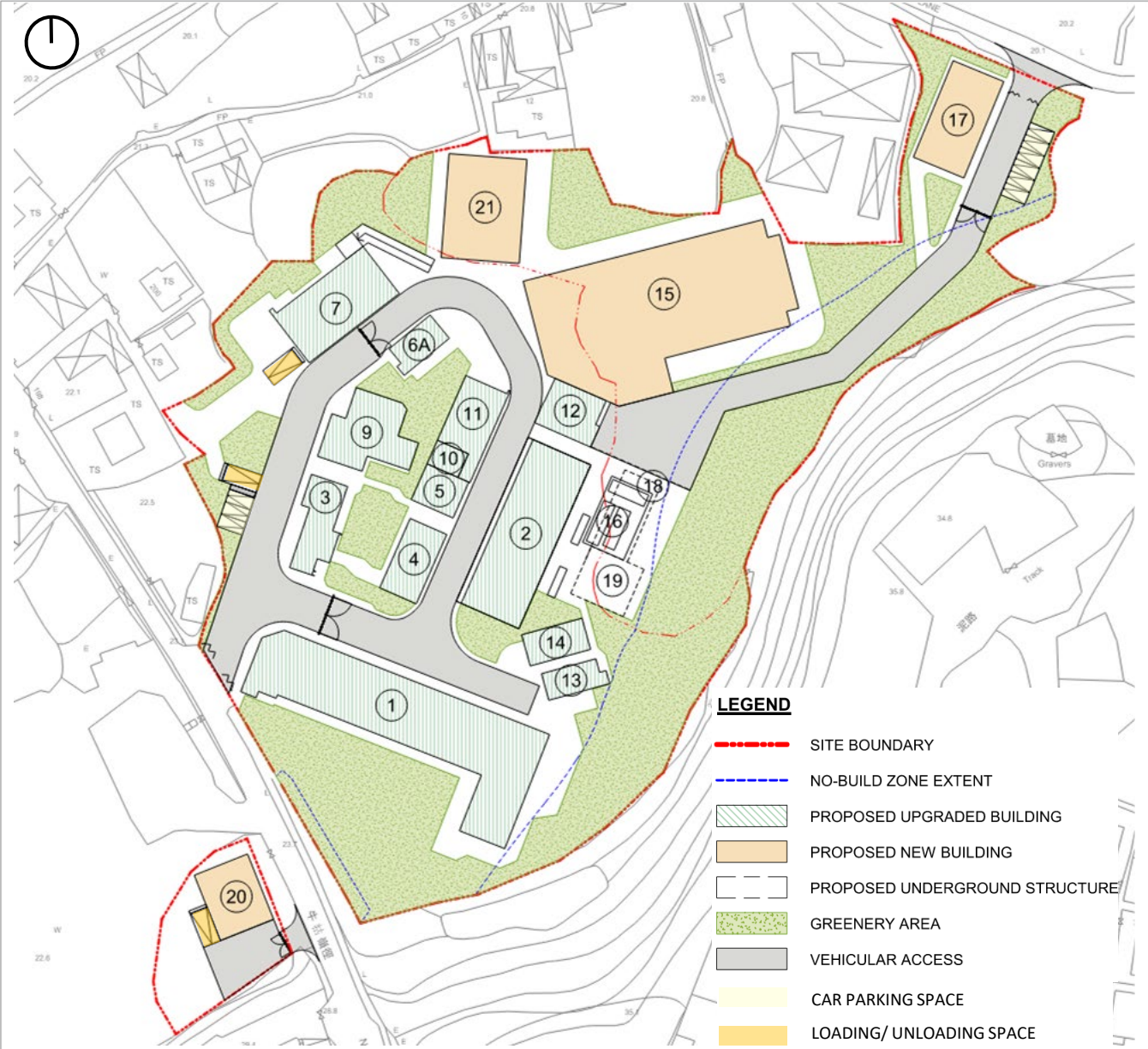
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Figure No.	Scale	Figure Title
3.4b	-	Approved General Building Plans (Sheet 2 of 2)
ARUP	Date	Source
	Mar 2026	



# Existing building blocks in Farn1.0 with proposed upgrade		#	Proposed new building blocks/ structures in Farm2.0
1	Beef Cattle Barn	15	Dairy Barn
2	Young Stock Barn	16	Pre-treatment facilities (uncovered)
3	Main Building Block	17	Accommodation Block
4	Changing Room Block	18	Holding Tank (U/G)
5	Laboratory & Pharmacy	19	Stormwater Pump Pit (U/G)
6A	Manure Store Block	20	Storage Shed
7	Feed Store Block	21	Isolation Space
9	Transformer & Generation Room Block		
10	Fire Service, Sprinkler System & Pump Room Block		
11	Fire Service, Sprinkler System & Pump Room Block		
12	Store		
13	Sewage Treatment Unit		
14	Micro-Filtration Unit		

Figure No. 4.1	Scale -	Figure Title Proposed Building Blocks under the Proposed Development
ARUP	Date Jul 2026	Source