

**Application for Renewal of Planning Approval
for Temporary Use
Under Section 16 of the Town Planning Ordinance**

Application No. A/NE-LT/788

1. <u>Proposal</u>	
Applicant	City University of Hong Kong (CityU) represented by Arup Hong Kong Limited
Site (Plan A-1)	Lots 335 S.B (Part), 336 S.AB, 336 S.C, 337 S.B, 338, 339, 340, 341, 345 S.A and 346 in D.D. 16, Wo Tong Pui, Tai Po, New Territories
Site Area	About 9,330m ²
Zoning and Outline Zoning Plan (OZP) No.	“Recreation” (“REC”) ¹ on the approved Lam Tsuen OZP No. S/NE-LT/11
Application	Renewal of Planning Approval for Temporary Educational Institution (Teaching Farm) for a Period of Three Years until 15.5.2029
Site Context and the Current Proposal	The Site is accessible from Lam Kam Road via Ngau Kwu Leng Path, and the ingress/egress is at the southwestern side of the application site (the Site) (Plans A-2). According to the applicant, the teaching farm operated by the Jockey Club College of Veterinary Medicine and Life Sciences of CityU has started operation since September 2022. A total of 13 single-storey structures (for barns, main building block, sewage treatment unit, and other supporting facilities) have been built on the Site in accordance with the approved general building plans (Drawings A-1 and A-2).
Last Previous Relevant Application ²	Application No. A/NE-LT/756 approved on 5.5.2023 for a period of 3 years until 15.5.2026, which was submitted by the same applicant for the same use at the same site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_NE-LT_756/A_NE-LT_756_MainPaper.pdf for details of the last previous relevant application)

¹ A minor portion of the Site (about 56m² or 0.6%) falls within “Green Belt” (“GB”) zone, which could be considered as minor boundary adjustment.

² Two previous related applications include No. A/NE-LT/662 and 756.

<p>Justifications from the Applicant (Appendices I to Ic)</p>	<p>(a) the temporary educational institution (teaching farm) has been in operation since September 2022. Its primary purpose is for students to gain hands-on experience with the cattle, and to teach veterinary students basic cattle handling skills, clinical examination of cattle, ruminant production medicine, food hygiene and safety;</p> <p>(b) the applicant has complied with all the approval conditions under Application No. A/NE-LT/756;</p> <p>(c) there are no material changes to the development parameters in comparison with the approved Application No. A/NE-LT/756;</p> <p>(d) relevant mitigation measures identified in the approved environmental assessment report for air quality, water quality, waste management and land contamination have been fully implemented on the Site to prevent contamination of the local environment and minimize risk of potential impacts on local residents;</p> <p>(e) the herd has exceptionally high health status. The cattle are not used for infectious disease research and are subject to constant surveillance of their health status; and</p> <p>(f) the teaching farm is a critical and essential component of CityU’s Bachelor of Veterinary Medicine course. It is used to demonstrate the highest standards of management, health, safety, and cattle welfare in order to pass accreditation of acclaimed international veterinary experts.</p>
<p>Compliance with the “Owner’s Consent/ Notification” requirements³</p>	<p>The applicant is the sole “current land owner”.</p>

<p>2. <u>Planning Considerations and Assessments</u></p>				
	<p><u>Criteria</u></p>	<p><u>Yes</u></p>	<p><u>No</u></p>	<p><u>Remarks</u></p>
<p>(a)</p>	<p>In line with TPB PG No. 34D⁴, including:</p>	<p>✓</p>		

³ As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)) and detailed information would be deposited at the meeting for Members’ inspection.

⁴ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

	<p>i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas);</p> <p>ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development);</p> <p>iii. all the time-limited approval conditions under the previous approval have been complied with; and</p> <p>iv. the 3-year approval period sought does not exceed the duration of the last approval.</p>			<p>Whilst the proposal is not entirely in line with the planning intention of “REC” zone which is primarily for recreational developments for the use of the general public, there is no known development proposal at the Site. The teaching farm at the Site operated by the Jockey Club College of Veterinary Medicine and Life Sciences of CityU has been in operation since September 2022. In this regard, Secretary of Education has given policy support to the subject renewal application. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the Site.</p>
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(d)	Any adverse departmental comments?		✓	<p>Relevant government departments consulted have no objection to or no adverse comment on the application (Appendix II). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below.</p>
(e)	Public comments received during statutory publication period	✓		<p>Total: 1 - Adverse comment: 1 (Appendix VI)</p> <p><u>Major adverse comment</u></p> <ul style="list-style-type: none"> The operation mode of the teaching farm will cause noise, environmental and hygienic impacts on the surrounding areas. <p><u>Responses</u></p> <ul style="list-style-type: none"> With regard to the noise generated by the tank trucks and skid steer, the applicant explains that external trucks enter around 8:30am and a

				<p>compact size skid steer is required to operate at short periods in the morning and afternoon in order to maintain hygiene standard of the barn.</p> <ul style="list-style-type: none"> • For the concern on environmental and hygienic impact on the surroundings, the operation of the teaching farm is monitored under the relevant legislations by relevant government departments. According to the applicant, additional odour control measures involving biochar application to farm floor and airtight leak-proof waste container for cattle slurry have been implemented to further mitigate potential impacts on the surroundings. • To address the concerns on the possible environmental nuisances or the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 4 below. In addition, advisory clause is recommended to remind the applicant to properly dispose the waste generated by the applied use and make every effort to take precautionary measures to prevent mosquito breeding and rodent infestation.
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3. Planning Department's View

- No objection to the application.

4. Decision Sought

- Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years, and be renewed from 16.5.2026 to 15.5.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the development shall not cause any water pollution to the Water Gathering Grounds at any time during the planning approval period;
- (b) the water monitoring programme implemented and established on the site under application No. A/NE-LT/756 shall be maintained at all times during the planning approval period;

- (c) the environmental mitigation and preventive measures implemented and established on the site shall be maintained at all times during the planning approval period;
- (d) the submission of condition records of the existing drainage facilities implemented on the site within 6 months from the date of *commencement of the renewed* planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 168.11.2026;
- (e) in relation to (d) above, the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (f) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if the above planning condition (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

The recommended advisory clauses are at **Appendix III**.

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

Attachments

Appendix I	Application Form and Attachments received on 9.3.2026
Appendix Ia	Supplementary Information received on 13.3.2026
Appendix Ib	Further Information (FI) received on 27.4.2026 (accepted and exempted from publication and recounting requirements)
Appendix Ic	FI received on 29.4.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comment
Drawings A-1	Layout Plan
Drawings A-2	Sections Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
MAY 2026**