

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/794

<u>Applicant</u>	:	City University of Hong Kong (CityUHK) represented by Arup Hong Kong Limited
<u>Site</u>	:	Various Lots in D.D. 16, Wo Tong Pui, Tai Po
<u>Site Area</u>	:	About 15,444m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
<u>Zoning</u>	:	“Recreation” (“REC”)
<u>Application</u>	:	Proposed Temporary Educational Institution (Teaching Farm) and Associated Excavation of Land for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary educational institution (teaching farm) and associated excavation of land for a period of three years at the application site (the Site) falling within an area zoned “REC” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding three years requires planning permission from the Town Planning Board (the Board). Excavation of land within the “REC” zone also requires planning permission from the Board. The Site is divided into eastern and western parts by the Ngau Kwu Leng Path. A major part of the Site (i.e. the eastern part) located to the east of Ngau Kwun Leng Path is partly occupied by the applied use with a valid planning permission granted under application No. A/NE-LT/788 and partly vacant with vegetation and some temporary structures; while the western part located to the west of Ngau Kwun Leng Path is currently largely vacant, paved and partly occupied by containers, rubbish bins and water tanks (**Plans A-4a to A-4c**).
- 1.2 The Site is accessible via Ngau Kwu Leng Path to its south and Hang Kai Lane to its north, both connecting to Lam Kam Road (**Plan A-2**). According to the applicant, the existing temporary teaching farm (i.e. Farm1.0) has been operated by the Jockey Club College of Veterinary Medicine and Life Sciences of CityUHK since September 2022, and is the only working dairy farm in Hong Kong providing essential facilities for veterinary students to conduct learning and

research activities. With the increasing number of students enrolled in CityUHK's veterinary medicine programme, the applicant aims to upgrade the existing Farm1.0 with expansion at the two adjacent parcels of vacant land (i.e. Farm2.0) to provide much needed facilities in support of the farm's daily operation.

- 1.3 The proposed development (Farm1.0 and Farm2.0 combined) with a site area of about 15,444m² consists of 20 blocks of structures with a total gross floor area (GFA) of about 4,461m². As shown on the block plan (**Drawing A-4**), all 13 existing structures of Farm1.0 comprising the beef cattle barn, young stock barn, building services, sewerage treatment, farm operational and storage facilities will be retained. The existing caretaker quarter (Block 5) is proposed to be re-purposed for laboratory and pharmacy uses, and the other 12 existing structures will also be refurbished. Seven new structures are proposed, comprising a dairy barn, animal isolation space, a new caretaker's accommodation block with 10 standard beds and a building height (BH) of not more than three storeys (not more than 9.5m), drainage facilities and a storage shed. Nine private car parking spaces (including one accessible car parking space) and three light goods vehicle (LGV) loading/unloading (L/UL) spaces are proposed. The remaining uncovered area (about 11,242m² or 63% of the Site) is mainly proposed for greenery area and vehicular accesses. Excavation of land of about 3,302m² (about 21.4% of the Site) with a depth ranging from 1.3m to 3.6m is proposed in association with the construction works of the proposed structures, underground drainage facilities and emergency vehicular access (EVA) (subject to detailed design).
- 1.4 The proposed development will be operated 24 hours daily with staff and students staying on-site overnight as cattle caretakers. 10 staff members will work at the Site, and up to 60 additional students will be present on-site at any one time on teaching days. According to the applicant, students and staff will travel to the Site via public transport. For community outreach purposes, pre-arranged guided tours with a maximum 40 participants per visit may be organised by the applicant upon request for local school children and community members for a maximum of three visits per month. The proposed number of cattle will be increased from 56 to 100 in response to the increase in students enrolled. The teaching herd consists of Jersey dairy cattle for dairy management education, and Wagyu and Angus genetics will be used to produce beef-cross offspring for local food sustainability and livestock research. The proposed temporary teaching farm at the Site is intended to be completed by 2027 tentatively.
- 1.5 Part of the Site is the subject of three previous applications (No. A/NE-LT/662, 756 and 788) for temporary educational institution (teaching farm) use submitted by the same applicant, which were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board between 2020 and 2026 with validity period up to 15.5.2029.¹ Details of the previous applications are set out in paragraph 5 below. A comparison of the last previous application No. A/NE-LT/788 with the current application is as follows:

¹ A minor portion of the Site (about 56m²) falling within "Green Belt" ("GB") zone, which was considered as minor boundary adjustment under the three previous applications, is excluded from the current application.

Major Development Parameters	Existing Development Approved under application No. A/NE-LT/788 (a)	Current Application No. A/NE-LT/794 (b)	Differences (b) – (a)
Site Area (m ²) (about)	9,330	15,444	+6,114 / +66%
Total GFA (m ²) (about) ^[1]	2,715	4,461	+1,746 / +64%
- Non-domestic	2,648	3,992	+1,344 / +51%
- Domestic	67	469	+402 / +600%
Plot Ratio (PR) (about)	0.29	0.29	no change
- Non-domestic	0.28	0.26	-0.02 / -7%
- Domestic	0.007	0.03	+0.023 / +329%
Site Coverage	not more than 29.1%	about 27%	-2.1% / -7%
No. of Blocks	13	20	+7 / +54%
Maximum BH (m)			
- Non-domestic (about)	5.8	9.5 ^[2]	+3.7 / +64%
- Domestic	3.5	9.5	+6 / +171%
Maximum BH (No. of Storeys)			
- Non-domestic	1	1 ^[2]	no change
- Domestic	1	3	+2 / +200%
No. of Parking Spaces for Private Cars	3 (including 1 accessible car parking)	9 (including 1 accessible car parking)	+6 / +200%
No. of L/UL Spaces for LGV	2	3	+1 / +50%

Notes:

[1] In accordance with the Building (Planning) Regulation 23(3)(b) and PNAP APP-2, an uncovered structure (Block 16) (about 440m²), an underground structure (Block 19) (about 108m²) and an underground/uncovered overground structure (Block 18, subject to detail design) (about 174m²) are proposed to be exempted from GFA calculation.

[2] Excluding an uncovered ground floor structure (Block 16).

1.6 In support of the application, the applicant has submitted a tree survey and landscape proposal (LP), environmental assessment (EA) report, drainage and sewerage impact assessment (DSIA) and geotechnical planning review report (GPRR) to demonstrate that the proposed development will not induce adverse landscape, environmental, drainage, sewerage and geotechnical impacts on the surrounding areas. According to the submitted GPRR, the applicant proposes a “no-build” zone in Farm2.0, following the previous approach adopted in Farm1.0 under previous planning applications to address the Geotechnical Engineering Office of Civil Engineering and Development Department’s concerns that the south-eastern part of the Site is overlooked by steep natural terrain. Besides, the master layout plans, section plan, block plan and landscape master plan submitted by the applicant are shown in **Drawings A-1 to A-5** respectively.

1.7 According to the submitted tree survey and LP, 186 trees were found within the Site. Among them, 64 trees including six Trees of Particular Interest with diameter at breast height over 1m are proposed to be retained and nine trees to be transplanted. Whilst 113 trees of common species are proposed to be felled, the same number of new trees will be reprovioned within the Site to achieve a compensatory tree planting ratio of 1:1 in quantity. The development will be equipped with barn deodorization system to mitigate potential adverse odour impact. The Site is located at the upper indirect water gathering ground (WGG).

To prevent water pollution to the WGG, the applicant proposed connect the proposed development's sewerage system to the public sewerage network and constructed a new holding tank (Block 18) to collect contaminated surface runoff from carriageway and car parking area on-site and discharge to the existing sewers.

1.8 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with Supplementary Planning Statement (SPS) received on 27.7.2026 **(Appendix I)**
- (b) Further Information (FI) received on 9.9.2026* **(Appendix Ia)**
- (c) FI received on 11.9.2026* **(Appendix Ib)**
- (d) FI received on 18.9.2026* **(Appendix Ic)**
- (e) FI received on 22.9.2026* **(Appendix Id)**

** accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SPS and FIs at **Appendices I to Id**, as summarised below:

- (a) according to the 2025 Policy Address, the Chief Executive committed to enhance the quality of education in Hong Kong and nurture a broad pool of competent and knowledgeable talents. The Bachelor of Veterinary Medicine (BVM) degree programme of CityUHK was approved by the University Grants Committee (UGC) in 2018 which aims to educate future leaders in veterinary medicine, 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. The BVM degree programme is the first and only professional veterinary programme in Asia with dual accreditation from the Royal College of Veterinary Surgeons (RCVS) and the Australasian Veterinary Boards Council (AVBC). The teaching farm is a required facility under RCVS and AVBC accreditation requirement for veterinary competency training, and since veterinarians to be registered in Hong Kong must hold a veterinary degree accredited by AVBC and/or RCVS, it is essential to provide teaching activities at the Site which is the only active dairy farm in Hong Kong. The proposed expansion (Farm2.0) and refurbishment of the existing teaching farm (Farm1.0) can further facilitate teaching and learning of veterinarian study in Hong Kong;
- (b) to support an expanding veterinary student body projected to reach an annual intake of up to 80 students over the next 10 years, and to prevent the overuse of cattle for training, the farm herd size is required to increase from 56 to 100 cows. The increase in herd size supports the expanding educational clinical and research requirements of CityUHK's veterinary undergraduate and postgraduate programmes, and the capacity aligns with international benchmarks for veterinary teaching institutions. Dairy cows calving annually also generates surplus crossbred beef calves that require dedicated rearing facilities at Farm2.0 until they reach slaughter weight. Furthermore, in collaboration with the Environmental Protection Department, these calves will be fed using food co-products and vegetable waste, supporting CityUHK Farm's sustainable agriculture initiatives and reducing landfill waste;

- (c) since the farm operates 24 hours daily, including early morning milking of cows, animal care and equipment maintenance, the proposed three-storey accommodation block (with a gross floor area of about 469m²) with 10 standard beds for caretakers (including both staff and students) is crucial to improve their wellbeing and support operational needs of the proposed use;
- (d) the proposed development is situated in an area predominantly by rural landscape characteristic. A large part of the Site (about 9,287m² or 60%) comprises the existing Farm1.0, while the remaining part (about 6,157m² or 40%) is fully under the applicant's land ownership but currently unmaterialized and has no long term planned use, thus the proposed use will not jeopardise the existing/planned use of the Site. Besides, the maximum total PR of 0.29 remains unchanged by comparing with the latest previous application No. A/NE-LT/788, and the maximum BH of not more than three storeys (not more than 9.5m) is compatible with the maximum BH of small house developments (not more than 8.23m) within the adjoining "Village Type Development" ("V") zone;
- (e) the proposed development adopts internationally recognised standards for sustainable development, incorporating appropriate operational systems to minimise environmental impact and meet standard environmental and social responsibility requirements. The design is based on those farms operating in the United States of America 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. Sick or injured animals will be treated or moved into the isolation unit. All barns will be fully fenced and gated to minimise potential hygiene and health problems to human beings and animals in the surrounding areas; and
- (f) as all approval conditions under the previous planning application No. A/NE-LT/662 and 756 have been complied with, the applicant has demonstrated the ability to operate a teaching farm effectively, fulfil all regulatory requirements and maintain high standards in farm management, thereby providing a solid precedent and operational track record to support the proposed development.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner". Detailed information would be deposited at the meeting for Members' inspection.

4. Background

The Site is currently not subject to any active enforcement action.

5. Previous Applications

- 5.1 Part of the Site is the subject of three previous applications (No. A/NE-LT/662, 756 and 788) submitted by the same applicant for the same use as the current application.

- 5.2 Application No. A/NE-LT/662 for proposed temporary educational institution (teaching farm) for a period of three years and excavation of land was approved with conditions by the Committee on 15.5.2020 mainly on the considerations that the temporary nature of the proposed use would not frustrate the long-term planning intention of the “REC” zone. All approval conditions of the application have been complied with. Subsequently, the applicant submitted application No. A/NE-LT/756 and 788 for renewal of planning approvals for the same use for a period of three years each, which were approved with conditions by the Committee on 5.5.2023 and 8.5.2026 respectively, mainly on the considerations similar to the previous applications. Compared with the last previous application No. A/NE-LT/788, the current application involves increase in site area (about +6,114m² or +66%), total GFA (about +1,746m² or +64%), increase in number of blocks (+7) and building heights (+6m or +171%), with a reduction in site coverage (-2.1%) and the plot ratio remains unchanged.
- 5.3 Details of the previous applications are at **Appendix II** and their locations are shown on **Plans A-1 and A-2**.

6. Similar Application

There is no similar application within the same “REC” zone on the OZP.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4c)

7.1 The Site is:

- (a) divided into eastern and western parts by the Ngau Kwu Leng Path:
 - (i) the eastern part of the Site is currently partly occupied by an educational institution (teaching farm) with a total of 13 single-storey structures with valid planning permission. The remain portion is partly paved and partly covered by vegetation, and partly occupied by temporary structures; and
 - (ii) the western part of the Site is generally paved and covered with dirt and gravel, and partly occupied by containers, rubbish bins and water tanks;
- (b) accessible via Ngau Kwu Leng Path to its south and via Hang Kai Lane to its north which both connect to Lam Kam Road; and
- (c) located at the upper indirect WGG.

7.2 The surrounding areas are predominantly rural in character with a mix of village houses, farmlands and scattered tree clusters. Kau Liu Ha and Hang Ha Po, which are zoned “V”, are located to the further northeast and further southeast respectively. HKAYP Jockey Club Duke of Edinburgh Training Camp is located to the south of the Site, and Lam Tsuen River is located about 50m to the north (**Plans A-2 and A-3**).

8. Planning Intention

The planning intention of the “REC” zone is 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.

9. Comments from Relevant Government Bureau/Departments

9.1 Apart from the government bureau/department as set out in paragraphs 9.2 and 9.3 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and the recommended advisory clauses are provided at **Appendices III and IV** respectively.

9.2 The following government bureau supports the application.

Policy Aspect

9.2.1 Comments of the Secretary of Education (SED):

she supports the application for the proposed expansion to the existing teaching farm at the Site.

9.3 The following government department objects to the application.

Land Administration

9.3.1 Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) he objects to the application;
- (b) the Site comprises 17 Old Schedule Agricultural Lots, i.e. 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 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) only 10 private lots, i.e. Lots 335 S.B (Part), 336AB, 336C, 337 S.B, 338, 339, 340, 341, 345 S.A and 346 in D.D. 16 within the Site are covered by Short Term Waiver (STW) No. 789 to permit erection of 13 structures for the purpose of temporary educational institution (teaching farm) use for a term of one year from 15.9.2020 and thereafter quarterly subject to three months' termination notice by either party. Education Bureau supports the continuation of the said STW at nominal fee;
- (d) there are unauthorised structures on Lot 334 in D.D. 16 which are not included in the application. The lot owner should

immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (e) there is no guarantee to the grant of a right of way to the Site or approval of the EVA thereto; and
- (f) his advisory comments are at **Appendix IV**.

10. Public Comments Received During Statutory Publication Period

- 10.1 On 4.8.2026, the application was published for public inspection. During the statutory public inspection period, three public comments from individuals were received (**Appendix V**).
- 10.2 An individual indicates support for the application on the considerations that the proposed use will foster top-tier local educational infrastructure while respecting the surrounding environment, provided that appropriate environmental and operational approval conditions are imposed.
- 10.3 Two comments objects to the application mainly on the grounds that the proposed development density is too high, the proposed development is not in line with the planning intention of the “REC” zone and it deprives the public from enjoying the recreation value of the Site; the proposed cattle rearing would create negative environmental impacts; the proposed excavation of land and farm development would have an adverse impact on the rural landscape; the capacity of the local track is unable to handle the high volume of traffic generated by the proposed development and there are pedestrian safety concerns; and approving the application in the “REC” zone would set an undesirable precedent for other similar planning applications. One of the comments also provides views that the applicant should justify the proposed increase in cattle population which does not align with the training focus of the CityUHK’s veterinary programme and the main focus of local vets is on treating pets.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary educational institution (teaching farm) and associated excavation of land for a period of three years at the Site falling within an area zoned “REC” on the OZP (**Plan A-1**). The teaching farm is currently operated by the Jockey Club College of Veterinary Medicine and Life Sciences of CityUHK, 13 existing structures are proposed to be upgraded and refurbished with expansion of seven additional structures. Although the proposed development is not in line with the planning intention of the “REC” zone which is primarily for recreational developments for the use of the general public, there is no known proposal for recreational development at the Site. SED has given policy support to the proposed development. Taking into account the above and planning assessments below, there is no objection to the proposed development on a temporary basis of three years.

- 11.2 The Site which is currently partly used as a teaching farm (Farm1.0) with valid planning permission is situated in an area being predominantly rural in character with a mix of village houses, farmlands and scattered tree clusters (**Plans A-3, A-4a to A-4c**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comments on the application from visual and landscape planning perspective, and considers that the proposed development is not incompatible with the surrounding rural setting whereas significant adverse visual and landscape impacts arising from the application are not anticipated.
- 11.3 The Site is located within the upper indirect WGG. According to the applicant, various measures have been/will be implemented to prevent water pollution in the upper indirect WGG as mentioned in paragraph 1.7 above and in the submitted EA report. The Chief Engineer/Construction of Water Supplies Department has no objection to the application on conditions that the applicant should follow and implement the preventive, control and mitigation measures as identified in the submission and the proposed development should not cause any water pollution to the upper indirect WGG. The applicant has undertaken to implement various mitigation/preventive measures and water monitoring programme to ensure the proposed development would not cause water pollution to the WGG.
- 11.4 The applicant also applies for excavation of land of about 3,302m² (about 21.4% of the Site) with a depth ranging from 1.3m to 3.6m. Excavation of land within the “REC” zone requires planning permission from the Board. The DSIA submitted reveals that the public sewerage and drainage systems have adequate capacity to convey the additional flow generated by the proposed development, and adverse sewerage and drainage impacts induced by the proposed development are not anticipated. According to the applicant, the existing public sewerage system will be upgraded to connect to the public sewerage network, with a new structure as pre-treatment facilities (Block 16) proposed to be constructed (**Drawing A-5**). Moreover, the EA report submitted proposes mitigation measures on air and water quality, and waste management measures and demonstrates that the proposed development will not cause adverse noise, air quality, water quality, waste management and land contamination impacts to the surroundings. The Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection (DEP) have no objection to or no adverse comment on the application from public drainage and environmental perspectives respectively.
- 11.5 Other relevant government departments consulted, including the Director of Agriculture, Fisheries and Conservation, Commissioner for Transport, Director of Fire Services and Director of Food and Environmental Hygiene have no objection to or no adverse comment on the application. DEP also advises that no substantiated environmental complaint in relation to the Site was received in the past three years. To address the technical requirements of concerned government departments, relevant approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix IV** respectively. Should the application be approved, the applicant will be advised to follow the relevant mitigation measures and requirements in ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’, and to meet the statutory requirements under relevant pollution control ordinances to minimise any potential environmental nuisance. Regarding DLO/TP, LandsD’s concerns on the unauthorized structures erected within the Site, the applicant will be advised

to liaise with LandsD on the land administration matters should the Committee approve the application.

- 11.6 The Site is part of the subject of three approved previous applications (No. A/NE-LT/662, 756 and 788) for temporary educational institution (teaching farm) use submitted by the same applicant as detailed in paragraph 5 above (**Plans A-1 and A-2**). All approval conditions under application No. A/NE-LT/662 and 756 have been complied with, and the planning permission of last previous planning application No. A/NE-LT/788 is up to 15.5.2029. The planning circumstances of the current application are similar to those of the approved previous applications. Approval of the current application is in line with the Committee's previous decisions.
- 11.7 Regarding the public comments as detailed in paragraph 10 above, the government departments' comments and planning assessments above are relevant. For the concerns whether the proposed increase in cattle population at the Site aligns with the training focus of the veterinary programme, the justifications from the applicant in paragraph 2 above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, PlanD has no objection to the application.
- 12.2 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 until 25.9.2029. The following approval conditions and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the proposed 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/788 shall be maintained at all times during the planning approval period;
- (c) the implementation of preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or contamination to the Water Gathering Grounds within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 25.6.2027;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 25.3.2027;

- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 25.6.2027;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 25.3.2027;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 25.6.2027;
- (i) if any of the above planning condition (a), (b) or (f) 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
- (j) if any of the above planning condition (c), (d), (e), (g) or (h) 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 IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use with associated excavation of land is not 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 strong justification in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with SPS received on 27.7.2026
Appendix Ia	FI received on 9.9.2026
Appendix Ib	FI received on 11.9.2026
Appendix Ic	FI received on 18.9.2026
Appendix Id	FI received on 22.9.2026
Appendix II	Previous Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawings A-1 and A-2	Master Layout Plans
Drawing A-3	Section Plan
Drawing A-4	Block Plan
Drawing A-5	Landscape Master Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**