

Supplementary Statement

1) Background

- 1.1 The applicant seeks permission for renewal of planning approval from the Town Planning Board (the Board) for **'Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) with Ancillary Eating Place and Associated Filling of Land for a Period of 3 Years'** (the development) on *Lot 1372 RP (Part) in D.D. 100, Tsiu Keng, Kwu Tung South, New Territories* (the Site) (**Plan 1**).
- 1.2 The applicant intends to continue to operate the development at the Site, which has been operating thereon under the planning application Nos. A/NE-KTS/498 and 530. The development involves the provision of horticultural courses for the interested groups/individuals in pursuing horticultural techniques. It has also served as a hub for community engagement by offering opportunities for visitors to experience sustainable planting and gardening practices. The development could also facilitate the development of Agricultural Park by providing courses on sustainable gardening practices and horticultural techniques.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22 (**Plan 2**). According to the Notes of the OZP, the applied use is neither a Column 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The vicinity of the Site is predominantly rural in character comprising agricultural land, farm, nursery, scattered domestic structures, and unused/vacant land. The applied use is considered not incompatible with surrounding land uses and would benefit nearby residents and business operators. Given the scale and nature of the development, it is considered not incompatible with the surrounding area. Being similar to the always-permitted agricultural use and possessing the potential for agricultural rehabilitation, approval of the current renewal application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise fallow agricultural land in the New Territories.
- 2.3 The Site is subject of 2 previously approved application Nos. A/NE-KTS/498 and 530 for the same applied use submitted by the same applicant, which were both approved by the Board on a temporary basis in 2021 and 2023 respectively. All planning conditions imposed under

the last approved application No. A/NE-KTS/530 have been considered complied with. The planning permission will lapse on 12.9.2026. Comparing to the last approved application, all development parameters, including the applied use, site area and boundary, layout, gross floor area (GFA), and nos. of structure, remain unchanged.

2.4 Apart from the previously approved applications, a similar application No. A/NE-KTS/542 for 'Place of Recreation, Sports or Culture' was approved by the Board in the past 5 years within the same "AGR" zone on the OZP. Therefore, approval of the current application for renewal of planning permission is in line with the previous decision of the Board and would not set an undesirable precedent within the "AGR" zone.

2.5 In support of the current renewal application, the applicant has also submitted the accepted drainage and fire service installations (FSIs) proposals, and the accepted drainage condition records and F.S.251 Certificates under the previous application (**Appendices I to IV**).

3) Development Proposal

3.1 The Site occupies an area of 631 m² (about) (**Plan 3**). There are 6 single-storey temporary structures for horticultural learning rooms, and ancillary office, washroom, rain shelter and eating place with total GFA of 239 m² (about) (**Plan 4**). The operation hours are 09:00 to 18:00 daily, including Sunday and public holidays. The Site can accommodate 5 nos. of staff and it shall attract a maximum of 20 visitors daily. Detailed development parameters are shown at **Table 1** below.

Table 1 – Major development parameters

Site area	631 m ² (about)
Covered area	239 m ² (about)
Uncovered area	392 m ² (about)
Plot ratio	0.38 (about)
Site coverage	38% (about)
No. of structure	6
GFA	239 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	239 m ² (about)
Building height	3 m to 5 m (about)
No. of storey	1

- 3.2 The Site is partially hard-paved with concrete (about 404 m²; 64% of the Site) of not more than 0.2 m in depth for site formation of structures and circulation space to meet the operational need of the development (**Plan 5**). The current site level with existing hard-paving is at +26.2 mPD. The remaining unpaved area is reserved for plant nursery (about 146 m²; 23% of the Site) and landscaping area (about 81 m²; 13% of the Site). The extent of filling has been kept to a minimum and no further filling will be carried out beyond the current scheme. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.3 The Site is accessible from Fan Kam Road via Tsiu Keng Road and a local access (**Plan 1**). No parking and loading/unloading spaces are provided at the Site. Staff and visitors will get access to the development via the Green Minibus service No. 57K available along Tsiu Keng Road, which is approximately 20 m from the Site.
- 3.4 Under the arrangement of previous applications, light goods vehicle is deployed for the transportation of large items into/out of the Site once a week between 10:00 and 11:00, for a period of about 10 minutes. Other goods and tools to support the daily operation of the development are transported by trolleys or hand-carried by staff. Such loading/unloading arrangement has been working well under the previous applications and has not been affecting the traffic flow of Tsiu Keng Road and the local access. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at any time during the approval period of the planning permission.
- 3.5 No open storage, storage of dangerous and dusty goods, storage of unlicensed vehicle, car beauty, washing, cleansing, paint spraying, repairing, dismantling or other workshop activities will be allowed at the Site at any time during the approval period of the planning permission.
- 3.6 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the approval period of the planning permission. No public announcement system or any form of audio amplification system will be used during the approval period of the planning permission. The applicant will also continue to follow relevant mitigation measures and requirements in the latest "*Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites*" and "*Professional Persons Environment Consultative Committee Practice Notes*" issued by the Environmental Protection

Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

- 3.7 The applicant will also follow the '*Control of Oily Fume and Cooking Odour from Restaurants and Food Business*' issued by EPD to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control will be provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.

4) Conclusion

- 4.1 The development is not anticipated to create significant nuisance to the surrounding areas. Adequate mitigation measures, including the provision of effective drainage facilities and FSIs have been provided by the applicant to mitigate the potential adverse impacts arising from the development (**Appendices I to IV**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for renewal of planning approval for '**Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) with Ancillary Eating Place and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

July 2026

LIST OF APPENDICES

Appendix I	Drainage proposal accepted under the previous application
Appendix II	Drainage condition records accepted under the previous application
Appendix III	FSIs proposal accepted under the previous application
Appendix IV	F.S. 251 Certificates accepted under the previous application

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Filling of land at the Site