

### Executive Summary

1. The application site (the Site) is on Lot No. 635 in D.D. 94, New Territories.
2. The site area is about 363 m<sup>2</sup>. No Government Land is involved.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Draft Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/21.
4. The applied use is ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities’ for a period of 5 years and associated Filling of Land. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. 3 single-storey temporary structures are proposed on site for meter room, multi-function room, office, toilet and storage uses. The gross floor area is about 82.1 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.
8. The proposed development promotes agricultural activities and green lifestyle to the public, improves environmental quality in the vicinity and benefits the local community.

### 行政摘要

1. 申請地點位於新界丈量約份第 94 約地段第 635 號。
2. 申請地點的面積為大約 363 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《古洞南分區計劃大綱草圖編號 S/NE-KTS/21》上劃為「農業」地帶。
4. 申請用途為「擬議臨時康體文娛場所（休閒農場）連附屬設施」（為期 5 年），並進行相關填土工程。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點擬議提供 3 個單層臨時構築物作電錶房、多功能活動室、辦公室、洗手間及儲物室用途，總樓面面積為大約 82.1 平方米。
6. 營運時間為每日上午 9 時至下午 6 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。
8. 擬議發展可促進農業活動，向大眾推廣綠色生活並改善附近環境及為當地社區帶來益處。