

Executive Summary

1. The application site is on Lots 432 (Part), 433 (Part), 434 (Part), 435 S.A, 435 RP and 2073 in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 16,407 m² which includes 16,155 m² of private land and 252 m² of Government Land.
3. The site falls within “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.
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 Filling of Land. It is a Column 2 use under the OZP which requires planning permission from the Town Planning Board.
5. 10 nos. of 1-storey temporary structures are proposed on site for reception with ancillary office, sitting area, function room and agricultural works area and storage of farm tools and materials uses. Total floor area is about 2,250 m².
6. Operation hours are from 8 a.m. to 7 p.m. every day (including Sundays and public holidays).
7. 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. 申請地點位於新界元朗丈量約份第 106 約地段第 432 號 (部分)、第 433 號 (部分)、第 434 號 (部分)、第 435 號 A 分段、第 435 號餘段及第 2073 號和毗連政府土地。
2. 申請面積為大約 16,407 平方米。當中大約 16,155 平方米為私人土地，252 平方米為政府土地。
3. 申請地點處於錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 的『農業』用途地帶。
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)及填土工程。該用途為大綱圖第二欄用途，需得城市規劃委員會批准。
5. 申請人擬議提供 10 個一層高的臨時構築物作接待處連附屬辦公室、休息處、活動室及農用工作間和農用工具及農作物貯存室用途。總樓面面積為約 2,250 平方米。
6. 營業時間為每天上午 8 時至晚上 7 時 (星期日及公眾假期照常營業)。
7. 擬議發展能向大眾推廣農業活動及綠色生活並改善附近環境及為當地社區帶來益處。