

## Executive Summary

1. The application site (the Site) is on Lot Nos. 60 S.C (Part) and 60 S.D (Part) in D. D. 135, Pak Nai, Yuen Long, New Territories.
2. The site area is about 2,319 m<sup>2</sup>. No Government Land is involved.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9.
4. The applied use is ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities’ for a period of 5 years. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 51 single-storey temporary structures are proposed on site for indoor agricultural rooms, temperature-controlled facilities, meter rooms and other ancillary uses. The gross floor area is about 1,443 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 provides job opportunities and passive recreational outlet and promotes agricultural activities in the area.

## 行政摘要

1. 申請地點位於新界元朗白泥丈量約份第 135 約地段第 60 號 C 分段（部份）及第 60 號 D 分段（部份）。
2. 申請地點的面積為大約 2,319 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《上白泥及下白泥分區計劃大綱核准圖編號 S/YL-PN/9》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）。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 51 個單層臨時構築物作室內種植、恆溫設備、電錶房及其他附屬用途，總樓面面積為大約 1,443 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. 擬議發展提供工作機會及作靜態康樂場地，並可促進地區農業活動。