

### Executive Summary

1. The application site (the Site) is on Lot Nos. 330RP(Part), 331RP(Part), 332RP(Part), 333RP(Part) and 334RP(Part) in D.D. 121 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 2,809 m<sup>2</sup>, including about 177 m<sup>2</sup> of Government Land.
3. The Site falls within an area zoned “Green Belt” (“GB”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.
4. The applied use is ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)’ 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 23 single-storey temporary structures with building height of 3-5 m are proposed for plant showrooms and workshops, plant nursery, aquaponic farming venue, area for agricultural produce processing, temperature-controlled facilities, and other ancillary uses. The gross floor area is about 1,226.2 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丈量約份第 121 約地段第 330 號餘段(部份)、第 331 號餘段(部份)、第 332 號餘段(部份)、第 333 號餘段(部份)及第 334 號餘段(部份)和毗連政府土地。
2. 申請地點的面積為大約 2,809 平方米，包括大約 177 平方米的政府土地。
3. 申請地點在《唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14》上劃為「綠化地帶」。
4. 申請用途為「擬議臨時康體文娛場所(休閒農場)」（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 23 個單層臨時構築物(高度約 3-5 米)作植物陳列室及工場、植物苗圃、水耕場地、農作物處理區、恆溫設備和其他附屬用途，總樓面面積為大約 1,226.2 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。