

申請概要及理由

申請人要求批給規劃許可，准許申請地點用作臨時康體文娛場所(休閒農場) (為期 3 年)。場內將設有 1 個總樓面面積不超過 200 平方米及高度不超過 6 米高的構築物用作員工辦公室及顧客休息用途 (見夾附的布局設計圖)，並附設 1 個私人輕型貨車停泊車位。

申請人希望發展一個休閒種植農場，開放給予區內外人士、遊客租用，利用空閒時間到農場參與種植的過程，也能與其他人分享種植的樂趣。申請人計劃把耕地分割為 10 塊，平均約 80 平方米耕地面積，並公開分租給不同居民使用，種植品種不限，包括果樹、蔬菜、鮮花或其他農作物。申請人相信租用者多是以城市家庭租客為主，大多數是在假日及公眾假期前到農場種植及遊玩。即使全數耕地租出，最高峰可容納的人數也不超過 80 人。同時，管理員在開放時段協助管理場地，維持農場秩序及登記租戶進出農場，不接受外來非租戶在繁忙時段進入農場範圍。有關場地也不會提供任何泊車停位，只有一個供上落貨的輕型貨車車位。申請人相信不會造成任何交通問題。根據大綱圖的規定，申請用途於「鄉村式用地」及「綠化地帶」屬第二欄的用途，須向城規會提出申請。而申請的人休閒康樂農場符合“康體文娛場所”地帶的規劃意向，希望城規會能夠批出許可。

Application of Summary and Reasons

The applicant requests planning permission to use the application on site as a place of recreational, sport and culture (hobby farm) for a period of three years. The site will include one structure with a total floor area not exceeding 200 square meters and a height not exceeding 6 meters, to be used as staff offices and customer rest areas (see the attached layout plan). Additionally, one private parking space for a light goods vehicle will be provided.

The applicant intends to develop a recreational planting farm open to local residents and visitors, allowing them to view various crops, participate in the planting process, and share the enjoyment of farming. The applicant plans to divide the farmland into 10 plots, each with an average area of about 80 m², and sublease them to different residents for growing various crops, including fruit trees, vegetables, flowers, or other plants. It is expected that most of the lessees will be urban families who mainly visit the farm on holidays. Even if all plots are leased out, the maximum

number of people on site at any one time will not exceed 80. Stewards will be on duty during opening hours to manage the site, maintain order, and register the entry and exit of lessees. Non-lessees will not be allowed to enter the farm during peak hours. No parking spaces will be provided on the site, except for one light goods vehicle loading/unloading space. According to the outline zoning plan, the proposed use falls under Column 2 uses in the "Village Type Development" and "Green belt " zone. It requires applicant on to the Town Planning Board. The proposed use aligns with the planning intention for the "Place of Recreation, Sports or Culture" zone, and the applicant hopes the Town Planning Board will grant the permission.