

Executive Summary

1. The application site is on Lot Nos. 1464 (Part), 1466 (Part), 1486 (Part), 1489 (Part) and 1494 (Part) in D.D. 107 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 5,330 m², including Government Land of about 996 m².
3. The application site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Temporary Place of Recreation, Sports or Culture and Temporary Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land and Pond’ for a period of 3 years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 8 temporary structures are provided for multi-function rooms, open shed and toilet uses. The gross floor area is about 1,389 m².
6. Operation hours are from 9 a.m. to 11 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.

行政摘要

1. 申請地點位於新界元朗丈量約份第 107 約地段第 1464 號（部份）、第 1466 號（部份）、第 1486 號（部份）、第 1489 號（部份）及第 1494 號（部份）和毗連政府土地。
2. 申請地點的面積約 5,330 平方米，包括約 996 平方米的政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「臨時康體文娛場所及臨時動物寄養所連附屬設施及相關填土及填塘工程」（為期 3 年）。根據有關分區計劃大綱圖的《注釋》，在「農業」地帶的任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點提供 8 個臨時構築物作多用途活動室、開放式蔭棚及洗手間用途，總樓面面積約 1,389 平方米。
6. 營運時間為每日上午 9 時至下午 11 時（包括星期日及公眾假期）。
7. 申請用途不會對鄰近地區的渠道、交通、消防及環境方面帶來潛在負面影響。