

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-NTM/464**
關於申請編號 A/YL-NTM/464 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/YL-NTM/464		
Location/address 位置／地址	Lots 2161 and 2163 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long 元朗牛潭尾丈量約份第 102 約地段第 2161 號及第 2163 號（部分）		
Site area 地盤面積	About 約 1,489.7 sq. m 平方米		
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12		
Zoning 地帶	"Green Belt" 「綠化地帶」		
Type of Application 申請類別	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區的臨時用途/發展為期 3 年		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land 擬議臨時動物寄養所連附屬設施（為期 3 年）及相關填土工程		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 約 546	About 約 0.37
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	4	
Building height/ No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	Not more than 不多於 4	m 米
		-	mPD 米(主水平基準上)
		1	Storey(s) 層
Site coverage 上蓋面積	About 約 36.7 %		

No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數	1
	Private Car Parking Spaces 私家車車位	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Light Goods Vehicle Spaces 輕型貨車車位	1

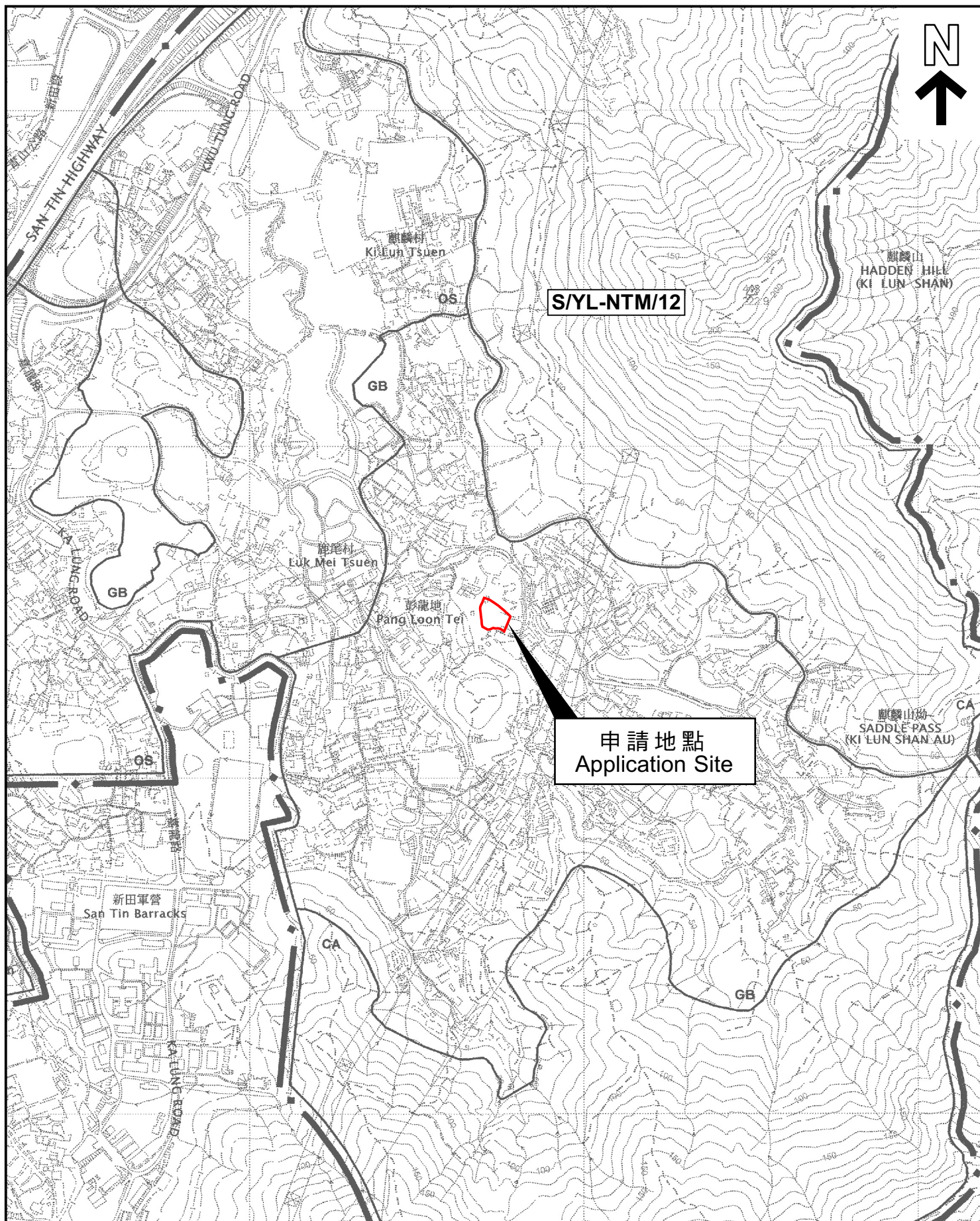
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan 位置圖, Vehicular Access Plan 行車路線圖, Land Filling Plan 填土圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



本摘要圖於2023年6月29日擬備，
所根據的資料為於2006年12月5日
核准的分區計劃大綱圖編號 S/YL-NTM/12
EXTRACT PLAN PREPARED ON 29.6.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/12 APPROVED ON 5.12.2006

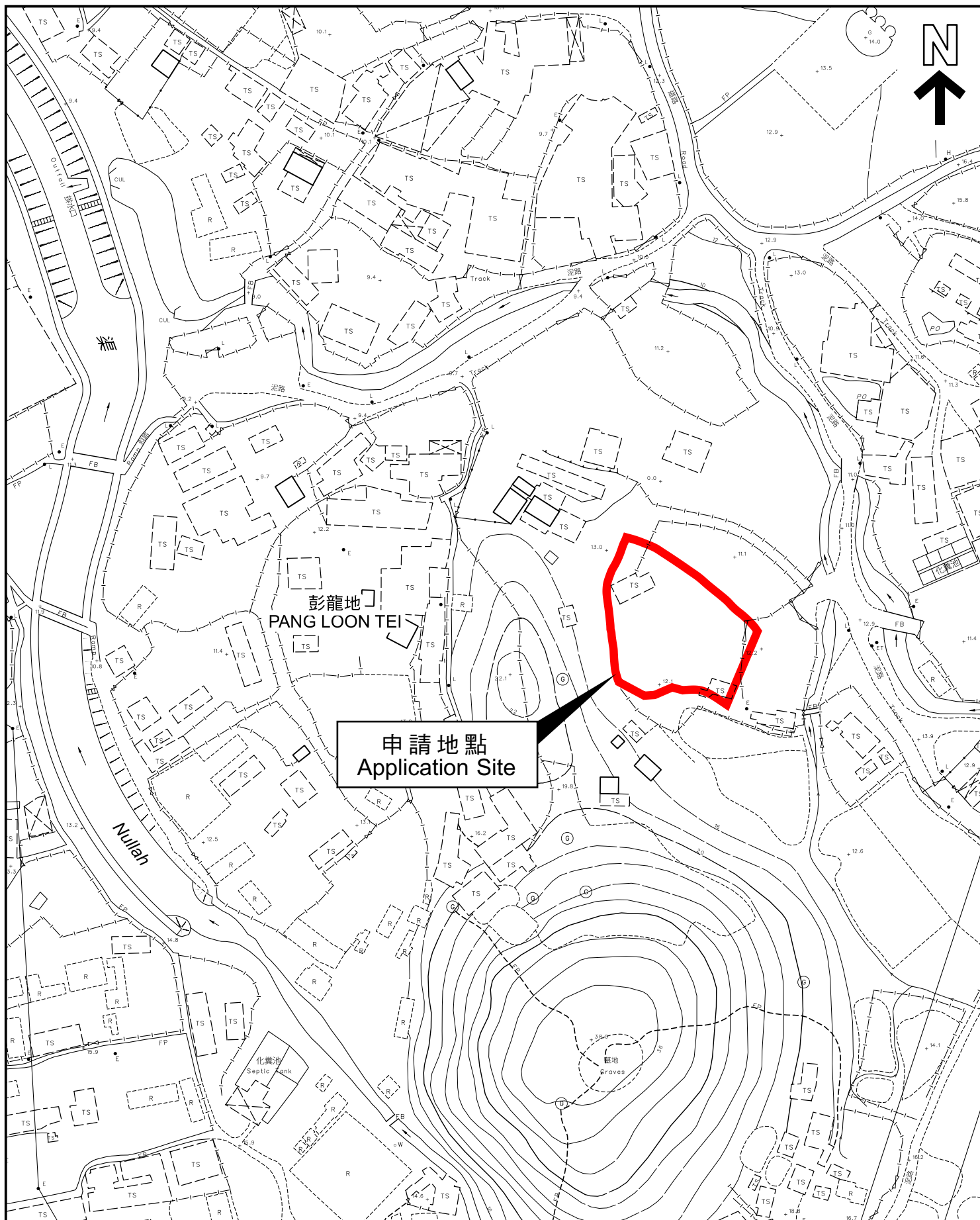
位置圖 LOCATION PLAN

SCALE 1:7 500 比例尺
米 100 0 100 200 300 米
METRES

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-NTM/464



本摘要圖於2023年6月29日擬備，
所根據的資料為測量圖編號
2-SE-13B
EXTRACT PLAN PREPARED ON 29.6.2023
BASED ON SURVEY SHEET No.
2-SE-13B

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-NTM/464

申請編號 Application No. : A/YL-NTM/464

備註 Remarks

申請人要求批給規劃許可，准許在申請地點作擬議臨時動物寄養所連附屬設施（為期 3 年）及相關填土工程。申請地點經小路連接古洞路。申請地點的地盤面積約 1,489.7 平方米。擬議發展包括 4 個一層高（不多於 4 米高）的構築物，作動物寄養所、辦公室、員工休息室及犬隻活動室之用，總樓面面積約 546 平方米。場內將設有 1 個私家車車位及 1 個輕型貨車上落客貨車位。營運時間為星期一至星期日及公眾假期上午 8 時至下午 6 時。

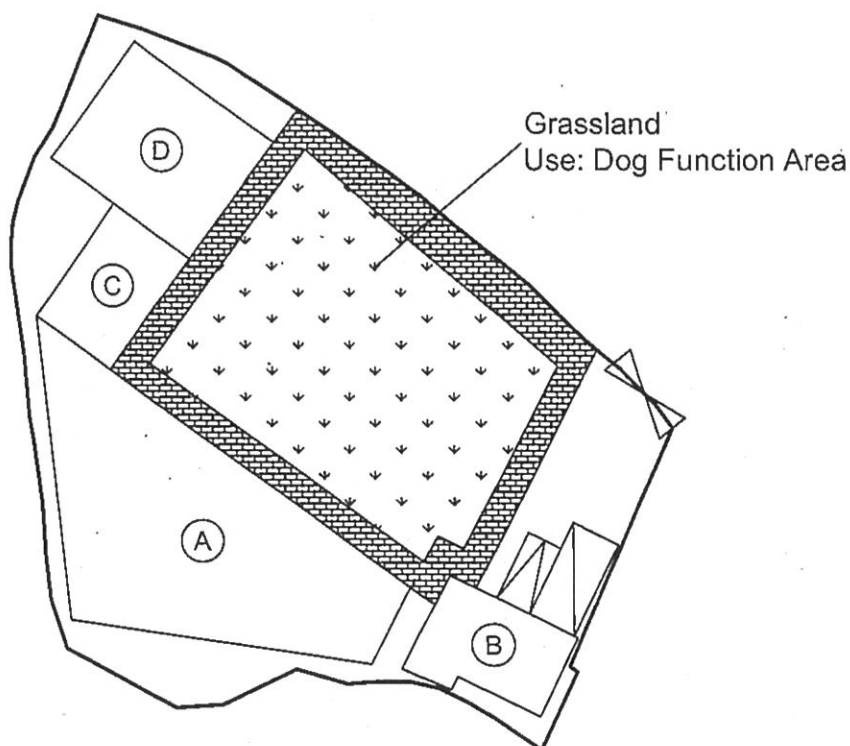
The applicant seeks planning permission for proposed temporary animal boarding establishment with ancillary facilities for a period of 3 years and associated filling of land at the application site (the Site). The site can be accessed from Kwu Tung Road via a local access. The site area is about 1,489.7m². The proposal includes 4 one-storey (not more than 4m high) structures for animal boarding establishment, site office, staff lounge and dog function room uses, with a total gross floor area of about 546m². There will be 1 private car parking space and 1 light goods vehicle loading/unloading space. The operation hours are from 8:00 a.m. to 6:00 p.m. from Mondays to Sundays and public holidays.

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Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Unit(s)
A	Animal Boarding Establishment	About 306.7 m ²	4m	1
B	Ancillary Office	About 62.9 m ²	4m	1
C	Ancillary Staff Lounge	About 60 m ²	4m	1
D	Dog Function Room	About 116.4 m ²	4m	1
	Total	546 m²		
	Private Car Parking Space			1
	LGV L/UL Space			1



申請編號 Application No. : A/YL-NTM/464

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Legend:

- | | |
|----------------------------------|-------------------------------|
| Ingress/egress (Width: About 6m) | Animal Boarding Establishment |
| Proposed Structures | Ancillary Office |
| Private Car Parking Space | Ancillary Staff Lounge |
| LGV L/UL Space | Dog Function Room |
| Grassland | Brick Road |

Total Area: 1,489.7 m² (About)
 Covered Area: 546 m² (About)
 Uncovered Area: 943.7 m² (About)
 Non-Domestic GFA: 546 m² (About)
 Nos. of Proposed Structures: 4

Appendix 2

Location: DD 102 Lot 2161
 DD 102 Lot 2163 (Part)

OZP: S/YL-NTM/12
 District: Ngau Tam Mei
 Zoning: Green Belt

Date: 28 June 2023

Proposed Layout Plan

擬議平面圖

擬議臨時動物寄養所連附屬設施
 (為期3年)及填土

Proposed Temporary Animal Boarding
 Establishment with Ancillary Facilities
 For a Period of 3 Years and Filling of Land

SCALE

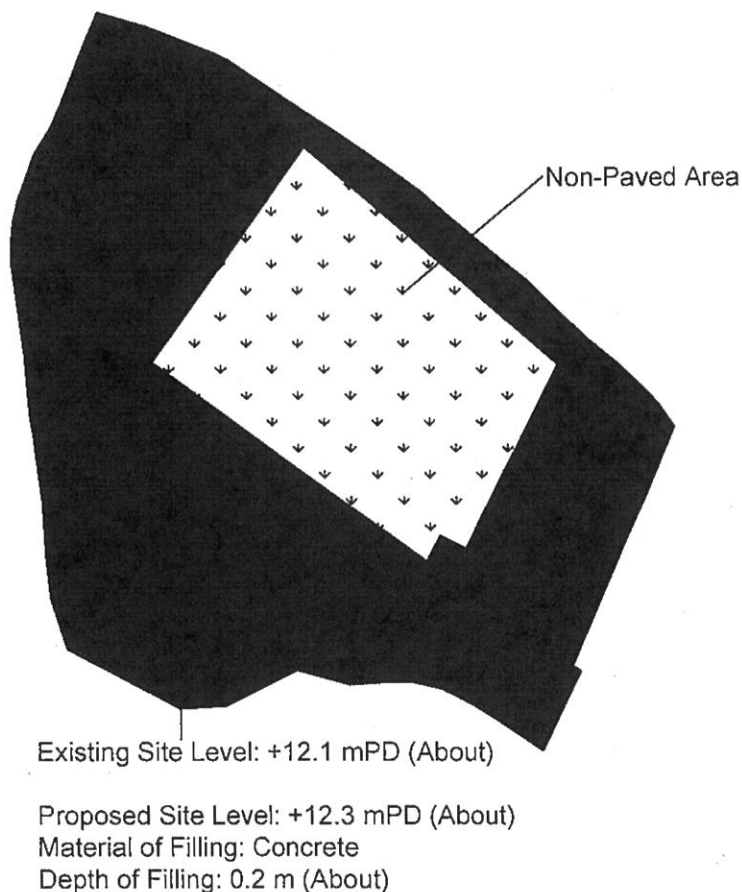
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@A4

For Identification Only

Drawing No.:

2-01



申請編號 Application No. : A/YL-NTM/464

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Paved Ratio

Non-Paved Area: 407.6 m² (About 27.4%)

Paved Area: 1,082.1 m² (About 72.6%)

Legend:



Paved Area 平整範圍



Non-Paved Area 不平整範圍

Appendix 4

Location: DD 102 Lot 2161
DD 102 Lot 2163 (Part)

OZP: S/YL-NTM/12
District: Ngau Tam Mei
Zoning: Green Belt

Date: 14 June 2023

Paved Area

平整位置圖

擬議臨時動物寄養所連附屬設施
(為期3年)及填土

Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities
For a Period of 3 Years and Filling of Land

SCALE

1:500

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For Identification Only

Drawing No.:

4-01