

2025年 4月 29日

此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 2025-04-29.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

企業投資有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lots 1762 RP & 1768 in D.D. 105 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 730 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 735 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... 165 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses (EFFLUENT POLISHING PLANT AND FOOD WASTE PRE-TREATMENT FACILITIES)
(f) Current use(s) 現時用途	<p>空置</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)"<sup>#</sup> notified 已獲通知「現行土地擁有人」<sup>#</sup>的詳細資料

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	<b>Proposed Temporary Shop and Services (Retail Shop for Selling Automated Home Accessories) for a Period of 3 Years</b>  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 315 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 415 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 5 .....
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 735 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 735 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) ...列於布局設計圖..... ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	..... 2 spaces of 5m x 2.5m .....
Motorcycle Parking Spaces 電單車車位	..... Nil .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... Nil .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... Nil .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... Nil .....
Others (Please Specify) 其他 (請列明)	..... NA .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	..... Nil .....
Coach Spaces 旅遊巴車位	..... Nil .....
Light Goods Vehicle Spaces 輕型貨車車位	..... 1 space of 7m x 3.5m .....
Medium Goods Vehicle Spaces 中型貨車車位	..... Nil .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... Nil .....
Others (Please Specify) 其他 (請列明)	..... NA .....

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays ..... .....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from San Tam Road ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) .....	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

1. The Proposed development is a shop & service which will provide automated home accessories to the nearby residents.
2. The Application site is occupied for parking of vehicle at the moment.
3. The proposed development would benefit the residents in the vicinity by catering their demand for automated home accessories
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including residential developments.
6. The Applicant will comply with the planning conditions if the Town Planning Board see fits.
7. Minimal traffic impact.
8. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
9. Insignificant drainage impact because surface U-channel will be provided at the applicant site.
10. A catalog of the automated home accessories which will be available at the application site is provided herewith.



**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

.....  
CHAN YU HIM  
.....  
Name in Block Letters  
姓名（請以正楷填寫）

.....  
Project Manager  
.....  
Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師  
 Others 其他 .....

on behalf of  
代表

FiBi International Project Consultancy Co. Limited(菲比國際項目顧問有限公司)  
☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

14/03/2025

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1762 RP & 1768 in D.D.105 & Adjoining Government Land, Nagu Tam Mei, Yuen Long, N.T.,
Site area 地盤面積	730 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 165 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/2
Zoning 地帶	Other Specified Uses (EFFLUENT POLISHING PLANT AND FOOD WASTE PRE-TREATMENT FACILITIES)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services(Retail Shop for Selling Automated Home Accessories) for a Period of 3 Years

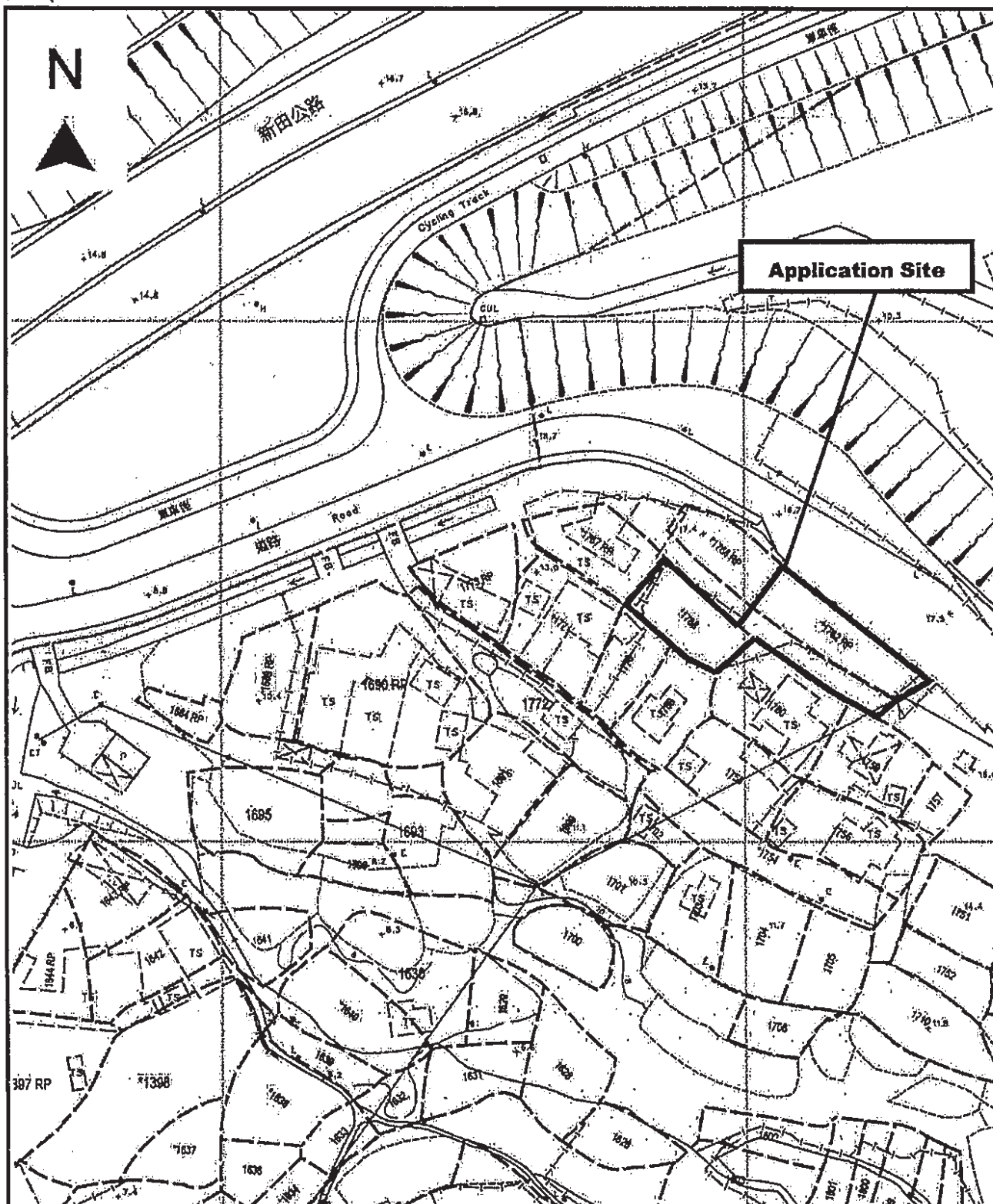
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	735 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3.5-6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1-2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	56.85 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 0 0 0 0 0
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 1 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Drainage Layout & Detail ; Proposed Fire Service Installation Layout Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input 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 checked="" 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。





Project 項目名稱:

Proposed Temporary Shop and Services (Retail Shop for Selling Automated Home Accessories) for a Period of 3 Years at Lots 1762 RP & 1768 in D.D. 105 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

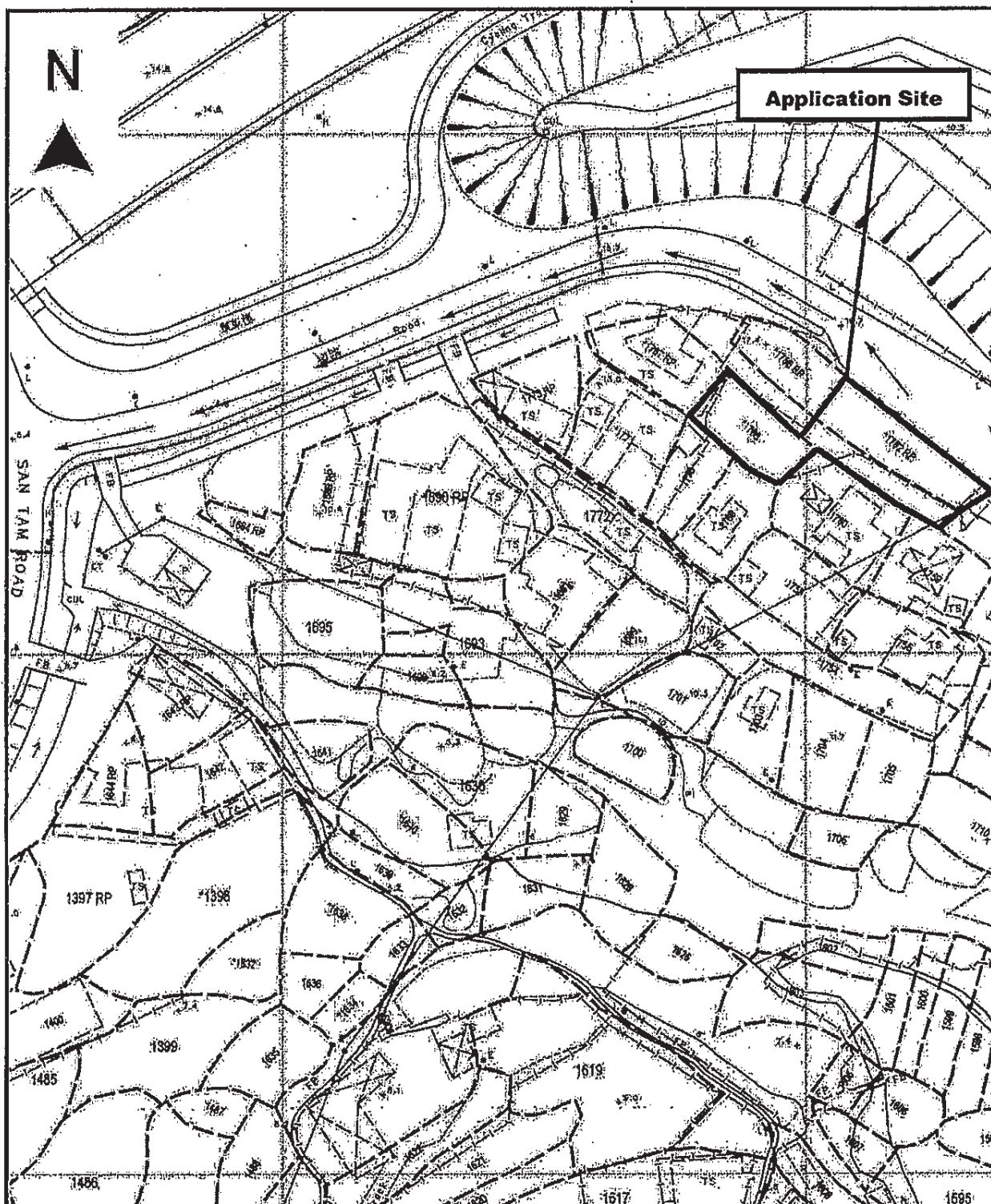
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop and Services (Retail Shop for Selling Automated Home Accessories) for a Period of 3 Years at Lots 1762 RP & 1768 in D.D. 105 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

Figure 2

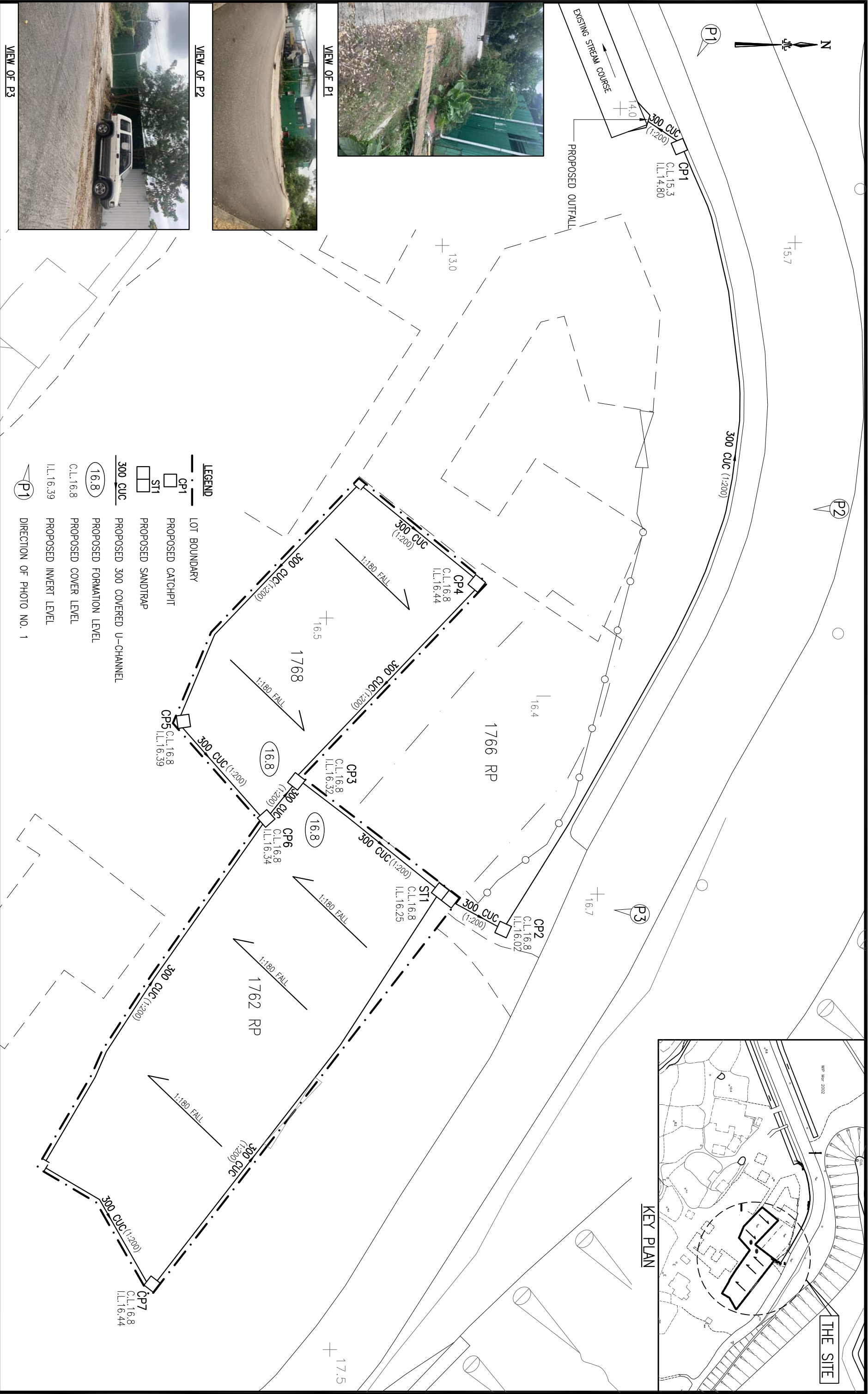
Remarks 備註:


→ Vehicular Access leading to San Tam Road

Scale 比例:

1:1000







利安設計工程有限公司  
LEON Design Engineering Limited

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PROJECT

APPLICATION FOR TEMPORARY SHOP AND SERVICES LOTS 1762RP AND 1768 IN D.D. 105, NGAU TAM MEI, YUEN LONG, N.T.

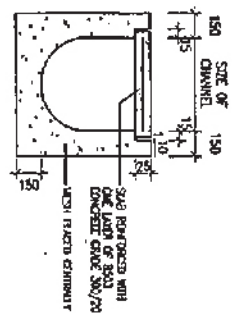
TITLE

PROPOSED DRAINAGE PLAN

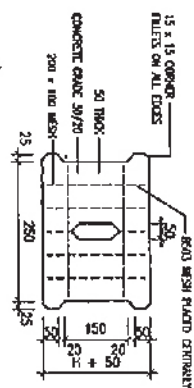
DRAWN BYAMCHECKED BYPTDATE

SCALE1 : 250JOB NO.LD / -

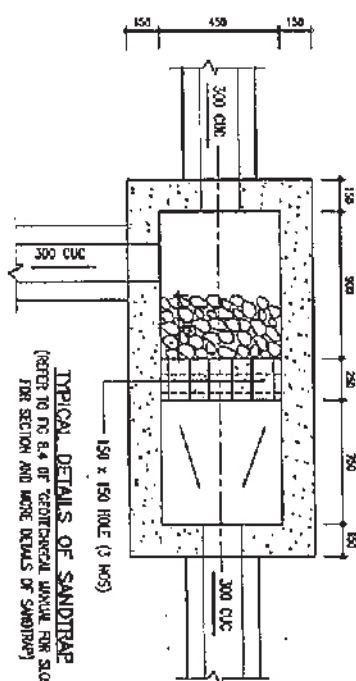
CAD / FILELD-L1768-MP1(R3)LD/L1768/MP1(A)(R3)



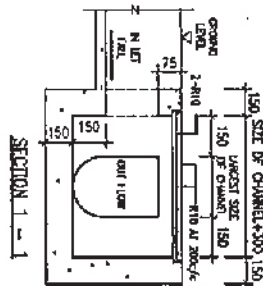
U-CHANNEL WITH CONCRETE COVER



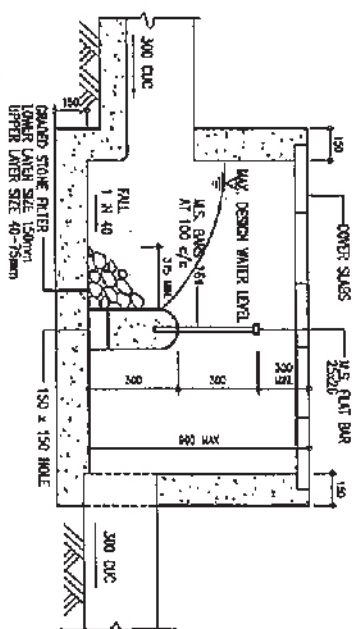
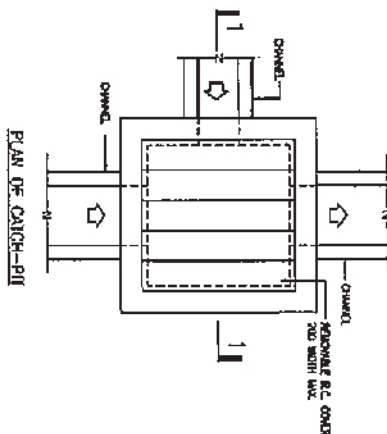
### DETAIL OF CONCRETE COVER



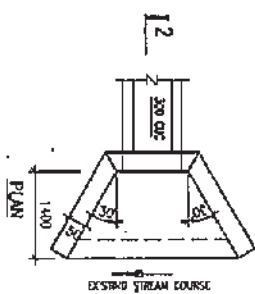
TYPICAL DETAILS OF SANDTRAP  
(REFER TO PG. 8.4 OF "GEOTECHNICAL MANUAL FOR SLOPE  
FOR SECTION AND MORE DETAILS OF SANDTRAP")



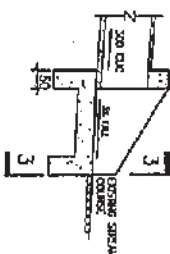
DETAILS OF CATCH-PI  
H.L.S.



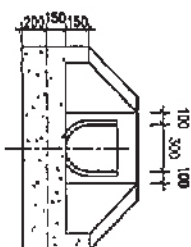
### LONGITUDINAL SECTION



OUTFALL DETAIL  
N.I.S.



SECTION 3 - 3



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LEON Design Engineering Limited

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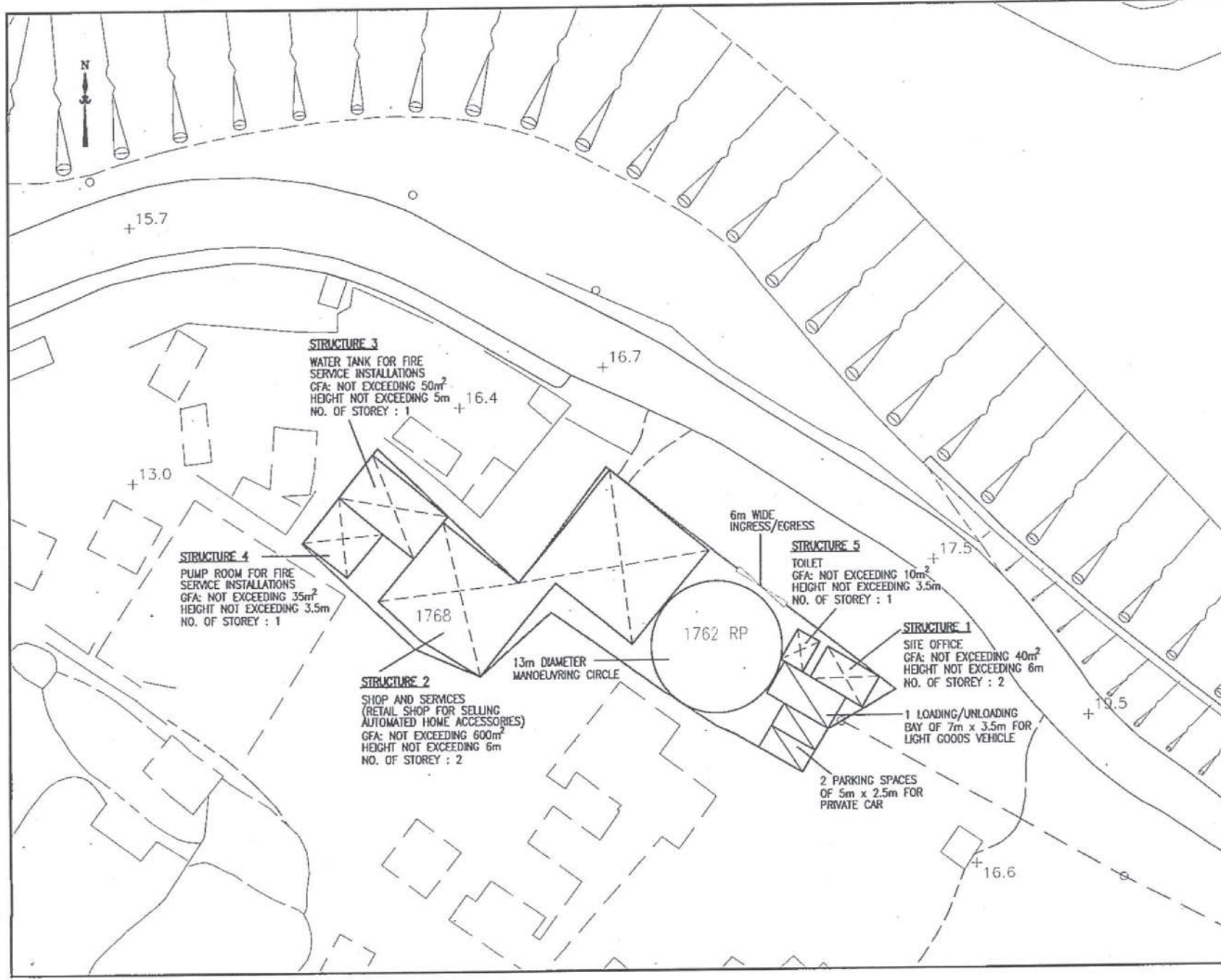
This drawing and design are copyright of the authorized person. No portion may be reproduced without his written permission. Used without dimensional measurement in existing works to be verified on site. This drawing shall be used in conjunction with specification and conditions of contract.

APPLICATION FOR TEMPORARY SHOP  
AND SERVICES LOTS 1762RP AND  
1768 IN D.D. 105, NGAU TAM MEI,  
YUEN LONG, N.T.

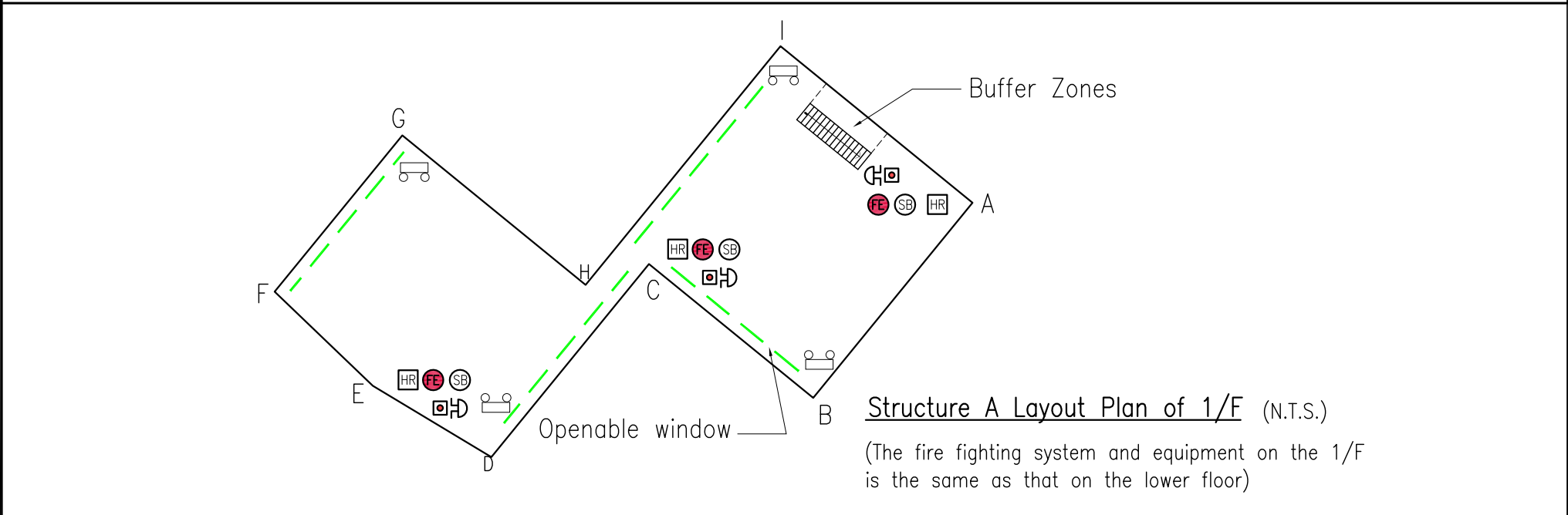
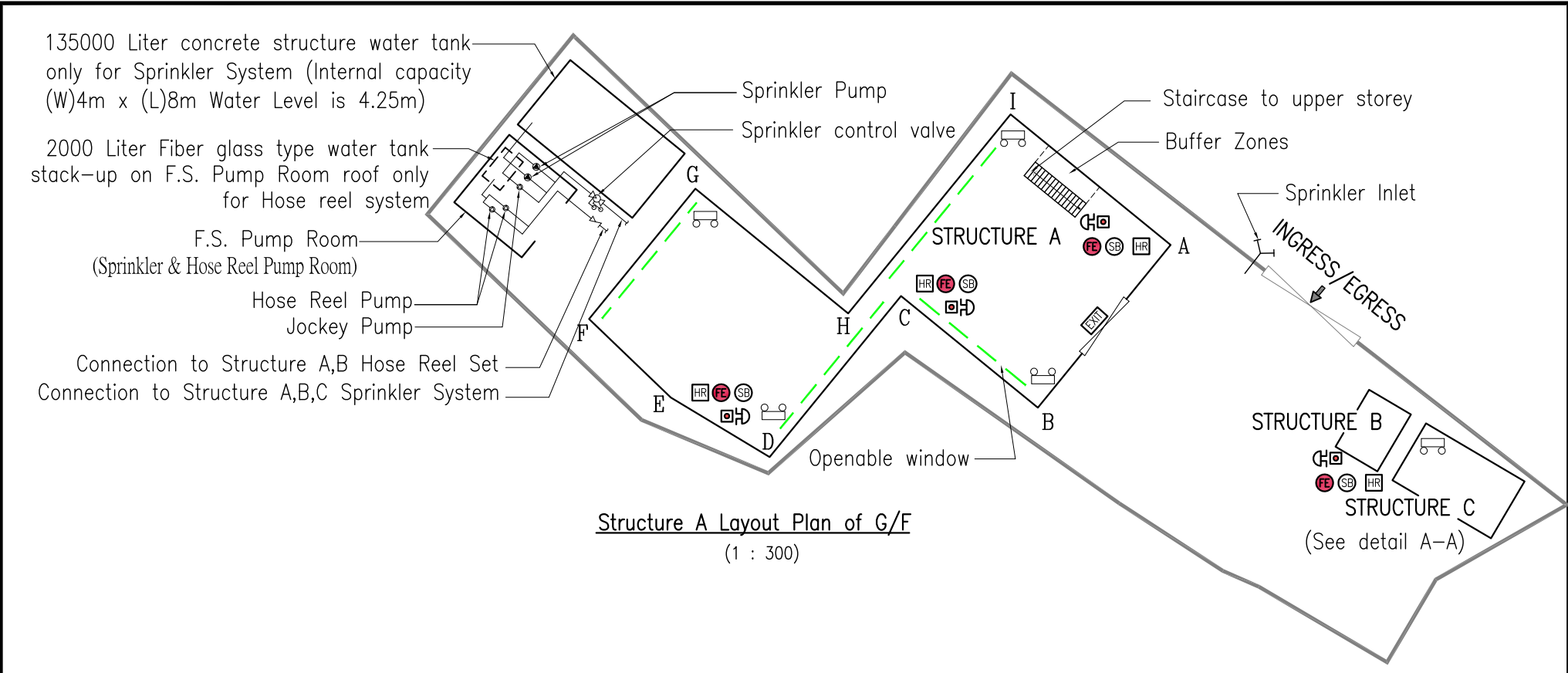
## PROPOSED DRAINAGE DETAILS

DOWN BY	CHECKED BY	DATE
PT	PT	July 2022
SPOKE	AS SHOWN	APR NL
COG / FILE	LD / -	
LD-L1768-WP1(1)		LD/L1768/WP2(A)





Project	PROPOSED LAYOUT PLAN				LD/NTM/SK01	
	Title	Drawn by	PT	Job No.		
PROPOSED TEMPORARY SHOP & SERVICES LOTS 1762RP AND 1768 IN D.D. 105, NGAU TAM MEI, YUEN LONG		Checked	PH	Date	MAY 2023	
		Cad Ref.	LD-NTM-SK01(R1)	Scale	1 : 500	



Pump Schedule:			
Designation	Flow Rate (Liter/min)	Discharge Head (kPa)	Motor Rating (kW)
S.P 1 & S.P 2	2250/1350/1100	140/290/320	18.5
J.P	60	450	2.2

**Detail A-A (Structure C) (N.T.S.)**

G/F

Cockloft

The fire reel hose can be stretch out to the entire site office & cockloft

Nature of Occupance								
Strucrure A		Structure A Side					Structure B	Structure C
<u>Shop and Service</u> (Retail shop for selling automatic home accessories) GFA: Not Exceeding 600m² Hight: Not Exceeding 6m No. of Storey : 2 The aggregate area of openable windows 40m² Exceed 6.25% of the floor area of that compartment (G/F&1/F) All the fire reel hose can be stretching out to the entire area	Side	Distance in meters	Side	Distance in meters	Side	Distance in meters	<u>Toilet</u> GFA: Not Exceeding 10m² Hight: Not Exceeding 3.5m No. of Storey : 1	<u>Site Office</u> GFA: Not Exceeding 40m² Hight: Not Exceeding 6m No. of Storey : 2
	A – B	12	D – E	6.5	G – H	9		
	B – C	9	E – F	5.5	H – I	14		
	C – D	11.5	F – G	10	I – A	12.5		

**LEGENDS**

HOSE REEL	EXIT SIGN	SAND BUCKET	WATER ALARM BELL	PRESSURE GAUGE	SUBSIDIARY VALVE/FLOW SWITCH
MANUAL FORE ALARM CALL POINT	EMERGENCY LIGHT	PRESS SWITCH	NON-RETURN VALVE	PROVING PIPE ASSEMBLY	OPENABLE WINDOW
FIRE ALARM BELL	5kg CO <sub>2</sub> GAS TYPE FIRE EXTINGUISHER	GATE VALVE (WITH MONITORING)	GATE VALVE (NORMAL CLOSE)	FLOW METER	15kw SPRINKLER PUMP
		GATE VALVE (WITH MONITORING)	GATE VALVE (WITH MONITORING)	SPRINKLER INLET	2.2kw JOCKEY PUMP / HOSE REEL PUMP

Planning Application No.:		Drawing No.:	
Application Address:		YT-510m/FS(R4)	
Drawing Title:		Land, Ngau Tam Mei, Yuen Long, N.T.	
PROPOSED FIRE SERVICE INSTALLATION LAYOUT PLAN		Drawn by: PT	Date: 28 JUNE 2024
		Cad Ref.: NTM-FS01(R4)	Scale: 1 : 300 (A3)

## APPENDIX I

### PLANNING NO.:

#### F.S. NOTES

- A. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845:2015 AND FSD CIRCULAR LETTER 5/2020.
  1. AN AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY 135,000 LITER SPRINKLER TANK, SINGLE END WATER SUPPLY WILL BE FEED FROM TOWN MAIN AND.
  2. THE SPRINKLER WATER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLAN AND.
  3. THE HAZARD CLASS OH3 SHALL BE PROVIDED TO STRUCTURE 'A' OF 2-STOREY, STRUCTURE 'B' TOILET AND STRUCTURE 'C' SITE OFFICE AND COCKLOFT,
  4. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND THE SITE OFFICE G/F & 1/F IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
  5. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266:PART 1 AND FSD CIRCULAR LETTER 5/2008.
  6. SUFFICIENT PORTABLE FIRE EXTINGUISHER TO BE PROVIDED AT LOCATION CLEARLY INDICATED ON PLAN AND PUMP ROOM.
  7. THE SECONDARY SOURCE OF ELECTRICAL SUPPLY SHOULD BE PROVIDED.
  8. FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE STRUCTURE IN ACCORDANCE WITH BS 5839:PART 1:2017 AND FSD CIRCULAR LETTER 6/2021.
  9. NO SMOKE EXTRACTION SYSTEM WILL BE PROVIDE FOR THE STRUCTURE AS ALL COMPARTMENTS' VOLUME IS NOT EXCEEDING 7,000 CUBIC METRES.
  10. THE LOCATION OF THE OPENABLE WINDOWS SHALL BE DELINEATED ON PLANS.
  11. NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED SUPPLIES FOR ALL FIRE INSTALLATION COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAIN DIRECTLY BEFORE THE MAIN SWITCH OF THE STRUCTURES.
- B. HOSE REEL SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
  1. THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
  2. AN MODIFIED HOSE REEL SYSTEM WITH 2000 LITER F.S. WATER TANK SHALL BE PROVIDED. THERE SHALL BE SINGLE END WATER SUPPLY WILL BE FEED FROM TOWN MAIN. THE LOCATION OF THIS F.S. WATER TANK AND F.S. PUMP ROOM ARE CLEARLY MARKED ON PLAN.
  3. NO F.S. INLET TO PROVIDED IN THIS AREA.
  4. AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

## **Annex 2 Drainage Assessment**

### **2. Existing Situation**

#### **A. Site particulars**

- 2.1.1 The subject site possesses an area of about 760m<sup>2</sup>.
- 2.1.2 The site is occupied by some movable temporary structures and vehicles. Some temporary structures were found to the west and south of the application site and a Road is found to the north of the application site.
- 2.1.3 The application site has been hard paved and so no infiltration is assumed.

#### **B. Level and gradient of the subject site & proposed surface channel**

- 2.1.4 The application site is lowest at the centre of the site whereas the western end and eastern end of the site is higher than the centre portion of the application site.
- 2.1.5 In order to follow the topography of the subject site, the proposed surface U-channel will be constructed following the gradient of the site. As demonstrated in the calculation in succeeding paragraphs, 300mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the said passing through the site from adjacent area.

#### **C. Catchment area of the proposed drainage provision at the subject site**

- 2.1.6 The level of the site is basically higher than the adjacent land except to the north which is a road. However, the land to the northwest of the site falls steeper than the application site so that the surface runoff from the north of the site will fall along with the road instead of falling onto the site. As such, no external catchment has been identified.

#### **D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site**

- 2.1.7 According to recent site inspection, there is a public drain to the northwest of the application site (Figure 5).



## 2.2 Runoff Estimation for the Catchment

2.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times I \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 760m<sup>2</sup>; (Figure 5)
- ii. The catchment is hard paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 17.2\text{m} - 16.9\text{m} = 0.3\text{m}$$

$$L = 33\text{m}$$

$$\therefore \text{Average fall} = 0.3\text{m in } 33\text{m} \text{ or } 1\text{m in } 110\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual - Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [33 / (0.59^{0.2} \times 640^{0.1})]$$

$$t_c = 2.87 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (I) for 1 in 50 recurrent flooding period is found to be 320 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 320 \times 760 / 3,600$$

$$\therefore Q_1 = 67.56 \text{ l/s} = 4,053.33 \text{ l/min}$$

2.2.2 In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of 1:100 and 1:180, the proposed 300mm surface channel is considered adequate to dissipate all the stormwater accrued by the application site.

## 2.3 Proposed Drainage Facilities

2.3.1 Subject to the above calculations, it is determined that 300mm surface U-channel along the inner site periphery is adequate to intercept storm water passing through and generate at the subject site (Figure 5).

2.3.2 The intercepted stormwater will be discharged to the existing public drain to the northwest of the subject site. (Figure 5)

2.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.

2.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.

2.3.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:

- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
- (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
- (c) Neither leveling work nor site formation works will be carried at the subject site. As such, the proposed development would neither alter nor obstruct the flow of surface runoff from adjacent areas.
- (d) Adequate reserve, say, 10cm, will be provided at the toe of the site hoarding to be provided at the application site.

**Proposed Temporary Shop and Services (Retail Shop for Selling Automated Home Accessories) for a Period of 3 Years  
at  
Lots 1762 RP & 1768 in D.D. 105 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.**

**Annex 1 Estimated Traffic Generation**

- 1.1 The application site is served by a vehicular track leading from San Tam Road.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.4	0.4	2	2
Light Goods Vehicle	0.15	0.15	1.5	0
Total	0.55	0.55	3.5	2

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays;

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of San Tam Road especially that the application site is actually limited in size. The negligible increase in traffic would not aggravate the traffic condition of San Tam Road and nearby road networks.

## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : LD/M240202-NTM  
本署檔號 Our Reference : ( ) in TPB/A/YL-NTM/463  
電話號碼 Tel. No. :  
傳真機號碼 Fax No. :

14 March 2024

Dear Sir/Madam,

### Compliance with Approval Condition (a) - Submission of a Revised Drainage Proposal

**Proposed Temporary Shop and Services (Retail Shop of Automated Home Accessories)  
for Period of 3 Years in "Residential (Group C)" Zone, Lots 1762 RP and 1768  
in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long  
(Planning Application No. A/YL-NTM/463)**

I refer to your letter dated 8.2.2024 regarding the submission of a revised drainage proposal and response to comments for compliance with approval condition (a) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.**



Should you have any queries, please contact Mr. LEONG Cheung Ching [REDACTED] of DSD directly.

Yours faithfully,



( K W N G )

District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

c.c.  
CE/MN, DSD  
CTP/TPB(3)

(Attn.: Mr. LEONG Cheung Ching)

GL/mw

# 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : LD/M240702-NTM  
本署檔號 Our Reference : ( ) in TPB/A/YL-NTM/463  
電話號碼 Tel. No. :  
傳真機號碼 Fax No. :

Dear Sir,

### Submission for Compliance with Approval Condition (d) - the submission of a fire service installations proposal

**Proposed Temporary Shop and Services  
(Retail Shop of Automated Home Accessories) for a Period of 3 Years,  
Lots 1762 RP and 1768 in D.D. 105 and Adjoining Government Land,  
Ngau Tam Mei, Yuen Long**  
**(Planning Application No. A/YL-NTM/463)**

This letter supersedes the previous letter dated 13.8.2024 on the same captioned. I refer to your submission dated 15.7.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detail comment of Director of Fire Services (D of FS) at **Appendix**.
- ☐ Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries, please contact Mr. CHEUNG Wing-hei or Mr. YUEN Tsz-fung of the Fire Services Department directly.

Yours faithfully,

( Josephine LO )  
District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

C.C.

D of FS (Attn: Mr. CHEUNG Wing-hei)  
CTP/TPB(3)

JL/lc

## **Appendix**

### **Detailed comments of D of FS**

The installation /maintenance/ modification/ repair work of fire service installations (FSIs) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

**Timothy Yuet Sang CHAN/PLAND**

---

寄件者: PROJECT CONSULTANCY FBI <[REDACTED]>  
寄件日期: 2025年04月30日星期三 15:58  
收件者: tpbpd/PLAND  
副本: Timothy Yuet Sang CHAN/PLAND  
主旨: 有關申請編號A/STT/22更改文件及補充文件  
附件: 更改文件.pdf; ZY智能家居系統介紹.pdf  
  
類別: Internet Email



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the “Guidance Notes” carefully before you fill in this form. The document can be downloaded from the Board’s website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

企業投資有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lots 1762 RP & 1768 in D.D. 105 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 730 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 735 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... 165 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	<b>Proposed Temporary Shop and Services (Retail Shop for Selling Automated Home Accessories) for a Period of 3 Years</b>  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 315 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 415 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 5 .....
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 735 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 735 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) ...列於布局設計圖..... ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	..... 2 spaces of 5m x 2.5m .....
Motorcycle Parking Spaces 電單車車位	..... Nil .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... Nil .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... Nil .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... Nil .....
Others (Please Specify) 其他 (請列明)	..... NA .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	..... Nil .....
Coach Spaces 旅遊巴車位	..... Nil .....
Light Goods Vehicle Spaces 輕型貨車車位	..... 1 space of 7m x 3.5m .....
Medium Goods Vehicle Spaces 中型貨車車位	..... Nil .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... Nil .....
Others (Please Specify) 其他 (請列明)	..... NA .....

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

1. The Proposed development is a shop & service which will provide automated home accessories to the nearby residents.
2. The Application site is occupied for parking of vehicle at the moment.
3. The proposed development would benefit the residents in the vicinity by catering their demand for automated home accessories
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including residential developments.
6. The Applicant will comply with the planning conditions if the Town Planning Board see fits.
7. Minimal traffic impact.
8. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
9. Insignificant drainage impact because surface U-channel will be provided at the applicant site.
10. A catalog of the automated home accessories which will be available at the application site is provided herewith.



<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1762 RP & 1768 in D.D.105 & Adjoining Government Land, Nagu Tam Mei, Yuen Long, N.T.,
Site area 地盤面積	730 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 165 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/2
Zoning 地帶	Other Specified Uses (EFFLUENT POLISHING PLANT AND FOOD WASTE PRE-TREATMENT FACILITIES)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services(Retail Shop for Selling Automated Home Accessories) for a Period of 3 Years



(i) 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	735 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3.5-6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1-2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	56.85 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 1 0 0

展宇科技 智能防盜及智能家居

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# CHINYU 產品介紹

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# CHINYU 產品目錄

1. 智能控制器
2. 智能控制器 Mini
3. 物聯中繼器 (分機)
4. 智能開關面板
5. 情景面板 1 鍵 /4 鍵
6. 觸摸情景面板 4 鍵
7. 網絡攝像頭
8. 門窗感應器
9. 人體探測器
10. 聲光報警器
11. 漏水傳感器
12. 智能 SOS 求救器
13. 全屋區域解決方案



# 智能控制器

展宇智能控制器，作為家庭智慧控制的閘道，可連接開關，插座，感測器等各種智慧設備，並通過手機 App 對其進行控制。使用免費的 “App” 對智能控制器進行設置，可實現各種功能： 1. 輕鬆學習各種品牌紅外，射頻遙控器，更有海量碼庫，方便快捷 2. 遠端控制，隨時隨地瞭解家裡的狀況 3. 配合紅外人體感應，門磁感應器，聲光警報器等安防配件實現安防報警 4. 設置各種不同場景，營造各種生活氛圍。 更多功能，等你來用！



安裝容易、使用簡單



可連接煤氣感應、門窗感應、人牘感應  
等傳感設備，控制冷氣機、電視、  
燈光、窗簾、門鎖等設備



智能控制器可以兼容連接百種設備，你可以根據  
自己的喜好自定義一個自己專屬的智能家居系統



## 智能 -- 靈活控制

不僅可以隨時隨地控制家中的燈光外，還可以設定一些自己喜歡的條件（如門打開了或檢測到有人的時候）燈光自動打開。出門在外，可以隨時查看家中是否有燈忘記關上。



## 安心 -- 遠程監控



家中裝了監控攝像頭 (CCTV)，等於把家帶到身邊，實時了解家中的情況。邊看邊控，舒心自在。



## 舒適 -- 智能場景

通過定時場景設置：早上 6:50 分，智慧鬧鐘；6:55 分，窗簾自動拉開；7:00 分，背景音樂緩緩響起，美好的一天由此開始。





# 智能控制器

造型優雅 2 色可選



典黑



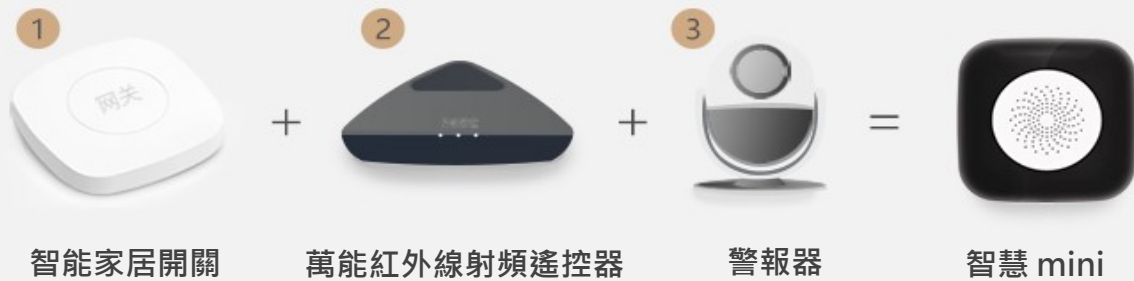
雅白

## 產品參數

商品名稱	智能控制器	產品型號	GT-1
連線方式	無線 wifi / 網路連接		
網絡標準	無線標準 : IEEE802.11n IEEE802.11g IEEE802.11b 有線標準 : IEEE802.3 IEEE802.3u		
支持安防設備	安裝配件 ( 門窗感應器、人體探測器等 ) 第三方 315M 無線警報器 )		
支持遙控類型	射頻遙控 (315/433MHz ASK) 、紅外線遙控 (26K-64K 載波 )		
支持紅外線	冷氣機、電視、影音產品等等.....		
功能擴展	智能家居、安防設備擴展、合作廠商設備擴展、 第三方紅外線、射頻控制設備擴展		
電源電壓	DC5V/1A	工作溫度	0-40℃
工作濕度	10% ~90%RH( 不凝結 )		
手機 App	Android 2.3 以上、ios 7.0 以上		

# 智能控制器 Mini

一個創新的 更具性價比的智能家居控制中心



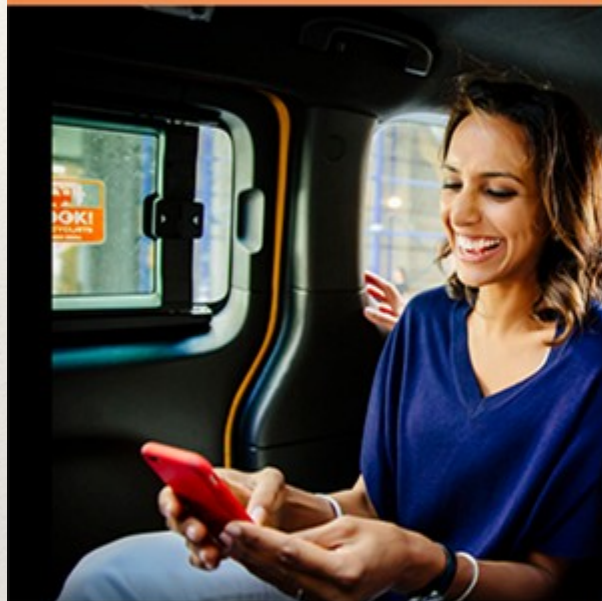




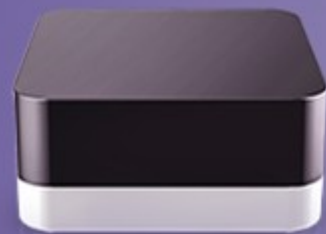
添加回饋開關  
隨時查看家中的燈光狀態。



配備網絡攝像頭  
邊看邊控，仿佛家就在身邊。



配備情景面板  
一鍵控制一個及多個燈光。



裝置物聯中繼器（分機）  
轉發紅外線射頻，實現大區域控制。





# 物聯中繼器（分機）

**物聯中繼器（分機）**集紅外轉發、射頻轉發為一體。延長、增強主機的紅外、射頻控制信號。相容智能控制器，可射頻中繼，射頻轉紅外，溫濕度感應。

市場上的設備有兩大類，即紅外遙控設備 315M/433M 射頻設備。這兩大類設備都可以通過物聯中繼器來轉發。

外觀簡約，造工優良





## 信號穿牆，不會再有隔牆問題

實現紅外線和射頻穿牆和其他阻礙物，  
增強信號，實現多區域控制。



並且.. 物聯轉發器是可以實現智能系統的大範圍覆蓋的高性價比工具，  
例如現代化農業、住宅、制製造業工廠和酒店等。

## 具備三項 貼心小功能



內置溫濕度傳感器  
知冷暖調控易



房間控制信號鎖定，  
防止他人隨意控制。



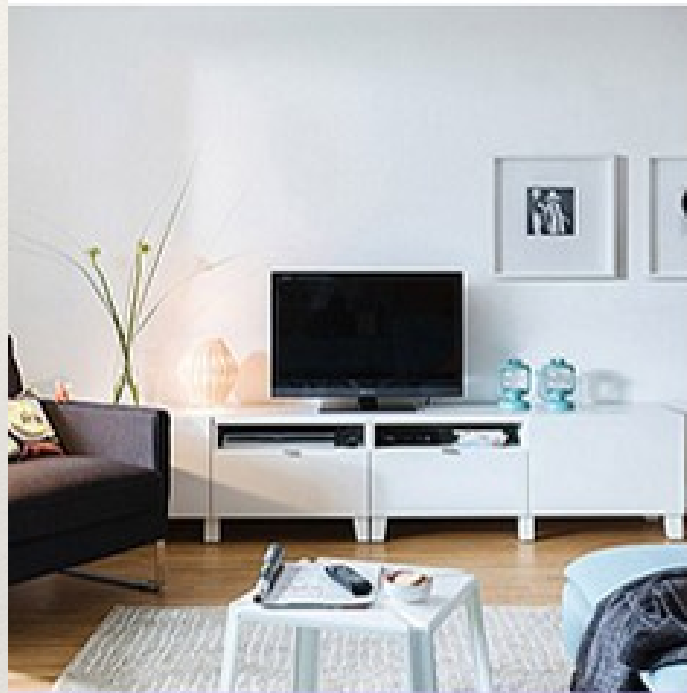
電池供電，不受電源綫的牽絆；  
電池耐用，長時間待機超半  
年。



## 完美組合

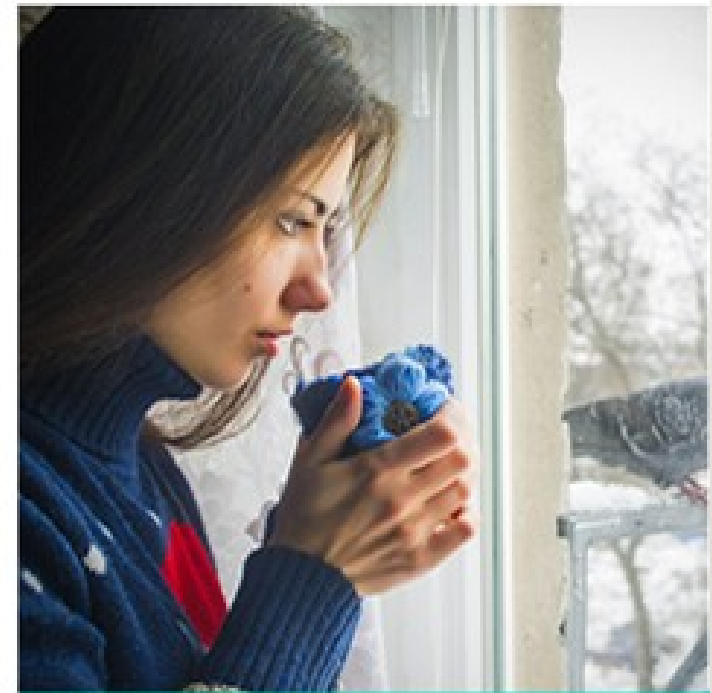
物聯中繼器 (分機) + 智能控制  
器

你可以實現以下智能控制



實現不同房間的冷氣、電視  
的控制管理。

實時了解不同房間的溫度  
及濕度狀態。



聯動控制冷氣，將室溫固定在  
舒適範圍內。



# 智能開關面板

展宇智慧家居神器智能控制器 / 遙控寶配套手機遠程控制帶回饋單（零）火線觸摸開關面板。

智慧回饋開關與傳統 86 壁式開關制式（標準制式）相同，可以直接置換，換掉傳統開關無壓力。

智慧回饋開關可單獨用作觸控開關，亦可組合智慧主機使用，實現智慧控制。





# 智能開關面板白色

未來燈控方式的智能控制器

**精工製造，外觀  
工藝強勢升級**



鋅合金一體化鑄造成型邊框，細膩的磨砂面與高光斜邊處理，內嵌鋼化玻璃，簡約時尚，適應多種不同裝修風格。

硬件軟件雙重優化升級，更穩定更可靠

開關外殼

鋅合金  
邊框

電源  
PCB  
板

觸摸  
PCB  
板

鋼化玻璃  
面板





產品參數

商品名稱：開關面板		
型號：FB2		
工作電壓：AC220V ±15%	遙控距離：	≥ 10m
額定功率（阻性負載）		
類型 位數 額定功率	單火	零火
一位開關	1500W	1500W
二位開關	750W( 每路 )	1000W( 每路 )
三位開關	500W( 每路 )	1000W( 每路 )

# 情景面板 1 鍵 / 4 鍵

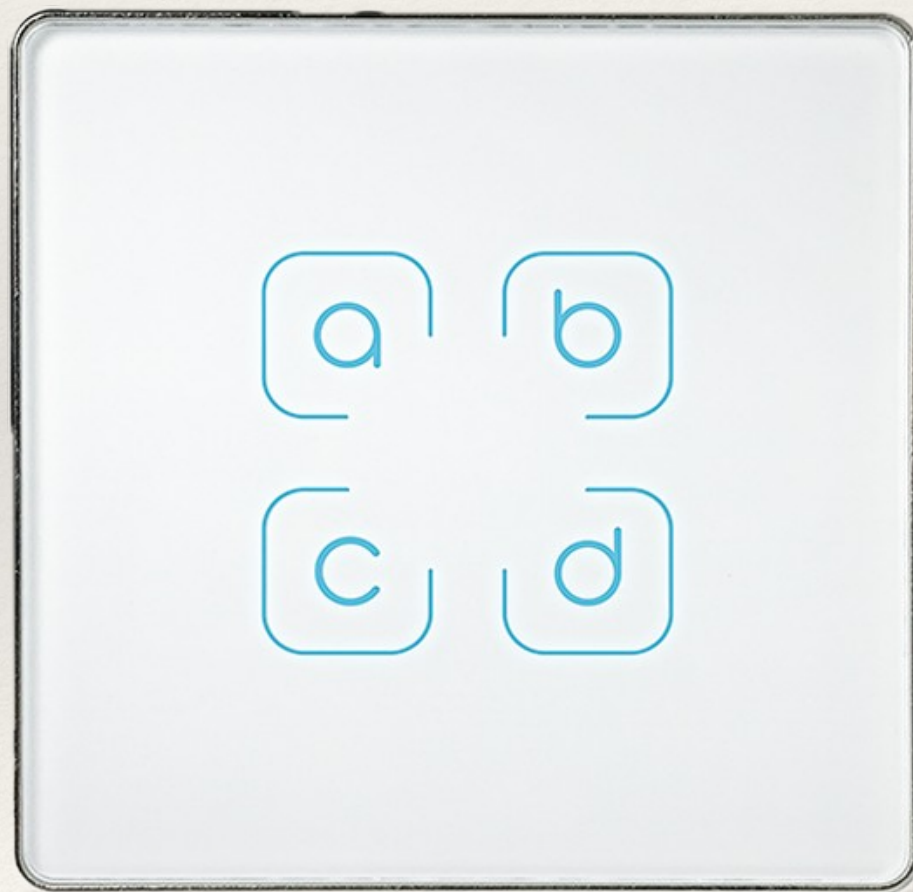
設置好情景面板，多個家電設備一鍵控制。觸發點擊場景時，不再需要拿出手機、打開 APP 等操作，只要輕輕一點就可以觸發場景，老人、小孩皆可上





# 觸摸情景面板 4 鍵

更多的情景控制方式，更快捷的使用習慣，  
更舒服的人機交互。



220V 供電  
統一的風格  
更加細膩的觸摸感受



配合主機場景聯動，實現智能場景觸發。



有了情景面板，觸發點擊場景時，不再每次都需要拿出手機、打開 APP 等操作，設置好以後只要輕輕一點就可觸發場景，只需一步操作，老人、小孩皆可上手





一鍵遙控燈光，老人或小孩皆可輕鬆使用。



其他功能：一鍵啟動，回家、離家等模式。做門鈴按鍵，搭配聲光報警器實現門鈴安防功能，或者搭配其他產品實行更多場景功能。



# 回饋電動窗簾



- 貼心的行程回饋功能
  - 自定義停位點
- 通過主機進行定時設置
  - 輕拉啟動



# 網絡攝像頭



- 200W 圖元超清畫面
- WiFi/ 網線連接雙重選擇
- 最大支持 128G 記憶體卡  
全天錄影輕鬆無壓力
- 邊看邊控：查看即時畫面的同時，可以控制攝像頭調整畫面；
- 感應警報：攝像頭捕抓到活動影像，就會向手機推送警報；



# 門窗感應器

雙向回饋門磁，即時監測門窗的開關狀態：

回饋門磁可以快速、靈敏地檢測門窗的開關狀態，並將狀態即時回饋給智能控制器。

配合智能控制器安防報警，即時監測家裡的防盜情況：

當家中門窗被異常打開，回饋門磁立即將資訊回饋給智能控制器，智能控制器將報警資訊推送到使用者手機。

配合主機場景聯動，自動觸發智慧場景：

夜間，檢測到門被打開時，自動開燈。

天氣熱，門窗自動關閉時，自動打開空調降溫。

更多場景，由您設置。





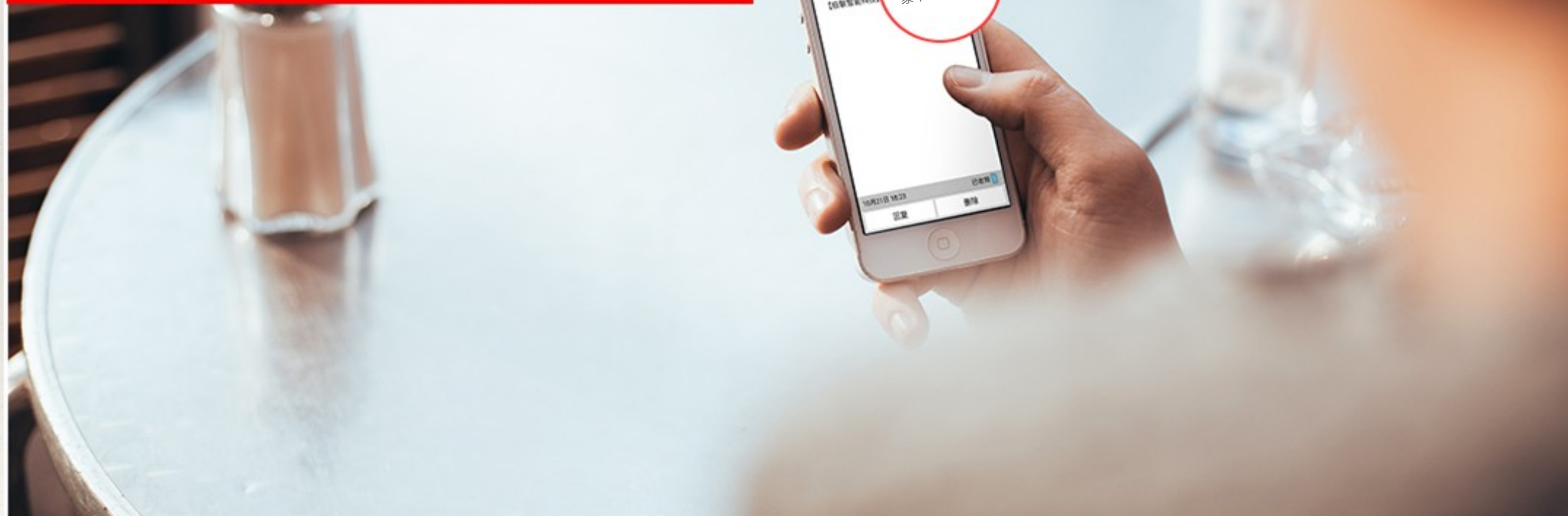
# 雙向回饋門磁，實時監測門窗的開關狀況。



雙向回饋門磁可以快速？靈敏地檢測門窗開關狀態，  
並將狀態實時回饋給智能控制器。



配合主機安防警報，實時檢測家中防盜情況。



當家中門窗被異常打開，回饋門磁立即將信息回饋給智能控制主機，智能控制主機將警報信息推送到用戶手機。



配合主機場景聯動，自動觸發智能場景。



# 頂級用戶體驗。



設計人性化，即使是首次使用，也不用依賴說明書。



歷史記錄隨時隨地查詢。

## 電池供電，極低功耗。



一顆電池正常可使用兩年以上。

## 產品參數

商品名稱：情景面板
型號：GM-1
支持主機：智能控制 器
供電方式：CR-2-32 鈕扣電池
工作溫度：0-40℃
工作濕度：10%RH-90RH( 不凝固 )
產品尺寸：82 X 82 X 12



# 人體探測器

- 一、即時監測：紅外線探測器可以快速、靈敏地檢測人體紅外信號，有人沒人心裡清楚。
- 二、配合主機安防報警，即時監測家裡防盜情況
- 三、配合主機場景聯動，自動觸發智慧場景
  - 檢測到廚房有人時，自動開燈
  - 室內溫度高，檢測到房間有人時，自動開冷氣機
  - 家裡出現不明移動時，及時收到警告通知
  - 房間監測到有人開燈，監測無人時關燈
  - 夜間睡覺，小偷闖入盜竊，聯動聲光報警器，嚇跑小偷
- 四、更多場景，由你設置





配合主機場景聯動，自動觸發智能場景。



配合主機安防警報，實時檢測家中防盜情況。







房間監測到有人時開燈，  
監測無人時關燈。



家中出現不明移動時，  
及時收到警告通知。

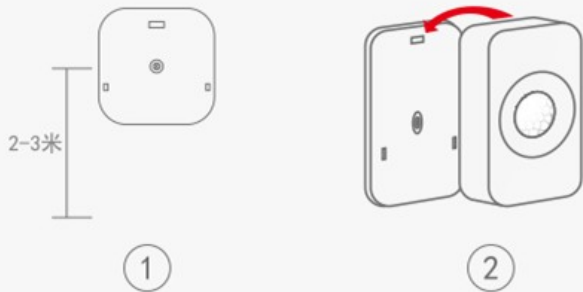


夜間睡覺,小偷闖入盜竊，聯  
動聲光警報器，嚇怕小偷。



120° 超擴角紅外探測，  
覆蓋範圍更寬闊，監測更安全。

一貼、一扣  
安裝與維護超簡單



1. 將底座貼在安全處 2. 探測器扣上底座，  
即完成安裝。取下探測器即可更換電池。

產品參數

商品名稱：人體探測器		型號：GP-2
支持主機：智能控制器		
通訊方式：433M GFSK( 無線加密 )		
電池型號：7 號電池 (AAA) x 3		
工作溫度：0-40℃		
工作濕度：10%RH-90RH( 不凝固 )		
產品尺寸 (mm): 65 x 65 x 30		
室內通訊：距離 >20 米		
電池壽命：標準環境 >2 年		



# 聲光警報器



- 高分貝報警音，報警效果更直觀。
- 多維配合，門磁，紅外人體感應，協力廠商安防配件都能觸發。
- 一物兩用，配合情景面板，實現門鈴功能，多種

產品參數	
商品名稱：人體探測器	型號：GP-2
支持主機：智能控制器	通訊方式：433M GFSK(無線加密)
工作壓力：220V	工作溫度：0-40℃
工作濕度：10%RH-90RH(不凝固)	產品尺寸：110 X 70 X 68mm
通訊距離：室內 >30 米，室外 >50 米(具體距離視環境而定)	
產品特色：工作狀態感知；警報音、門鈴音多曲目可自定議；鈴聲聲量可調	



# 智能 SOS 求救器

- (一) 隨身攜帶，方便快捷，脫離手機，直接控制；
- (二) 通過智慧遙控器上的佈防、撤銷按鈕，可以快捷設置主機，使主機進入布撤防狀態；
- (三) 配合主機場景聯動，一鍵觸發智能場景；
- (四) SOS 緊急求救，關愛老人小孩，一鍵緊急求救。

智能遙控器  
隨身攜帶 方便快捷





## 隨身遙控器，脫離手機，直接控制



通過智能遙控器上的布防、撤防按鈕，可以快捷設置主機，使主機進入有撤防狀態。



配合主機場景聯動  
一鍵觸發智能場景

電池供電 極低功耗  
一粒電池，正常使用一年以上



SOS緊急求救  
關愛老人及小孩，一鍵緊急求救。



精緻小巧，隨身攜帶。

### 產品參數

商品名稱：智能遙控器	型號：YSR-1
支持主機：智能控制器	通訊方式：433M GFSK( 無線加密 )
工作溫度：0-40℃	工作濕度：10%RH-90RH( 不凝固 )
室內通訊：距離 >20 米	產品尺寸 (mm): 58 x 32 x 12



檢測器底部有兩支探針，一正一負，利用水的導電性形成通路，當兩支探針都檢測到漏水後將上報險情，推送報警信息到 APP。

# 漏水傳感器



- 檢測器底部有兩支探針，一正一負，利用水的導電性形成通路，當兩支探針都檢測到漏水後將上報險情，推送報警信息到 APP。
- 搭配聲光報警器和機械手使用，在檢測到漏水後將聯動聲光報警器響起，並採取措施自動關閉水閥，保障家庭安全。
- 無需安裝，擺放靈活，平放在需要防水的地方即可。低功耗
- 工作，可持續工作一年，無需頻繁更換電池。



# 全屋區域解決方案







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THANK YOU FOR YOUR ATTENTION!

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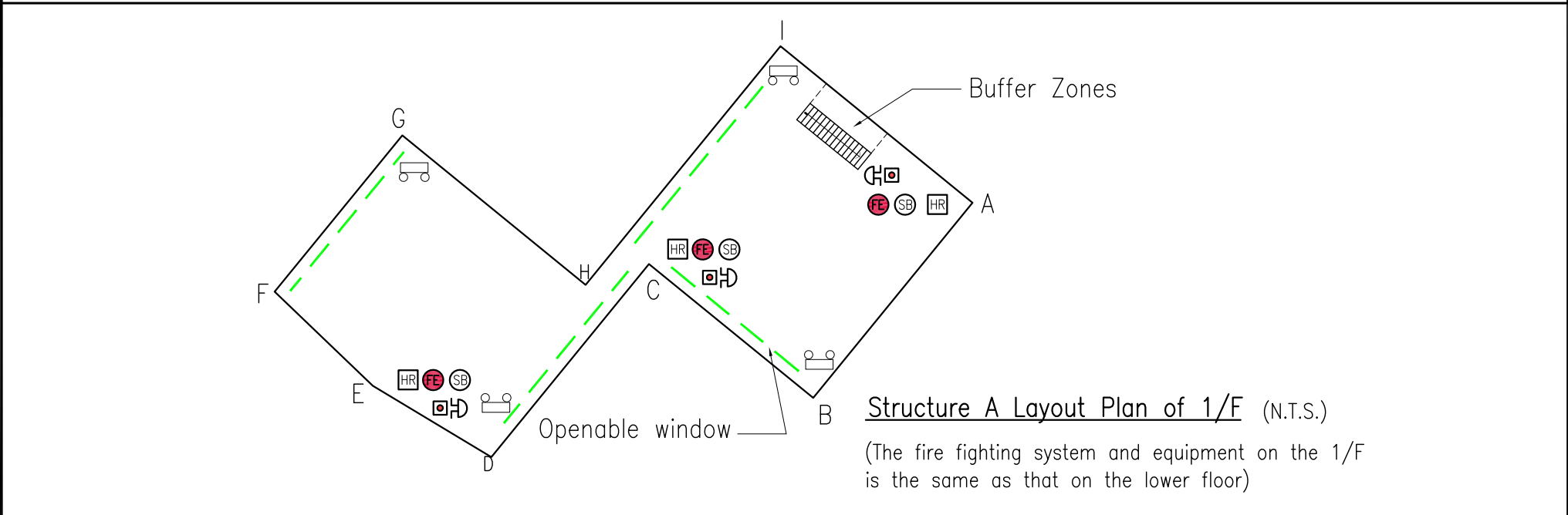
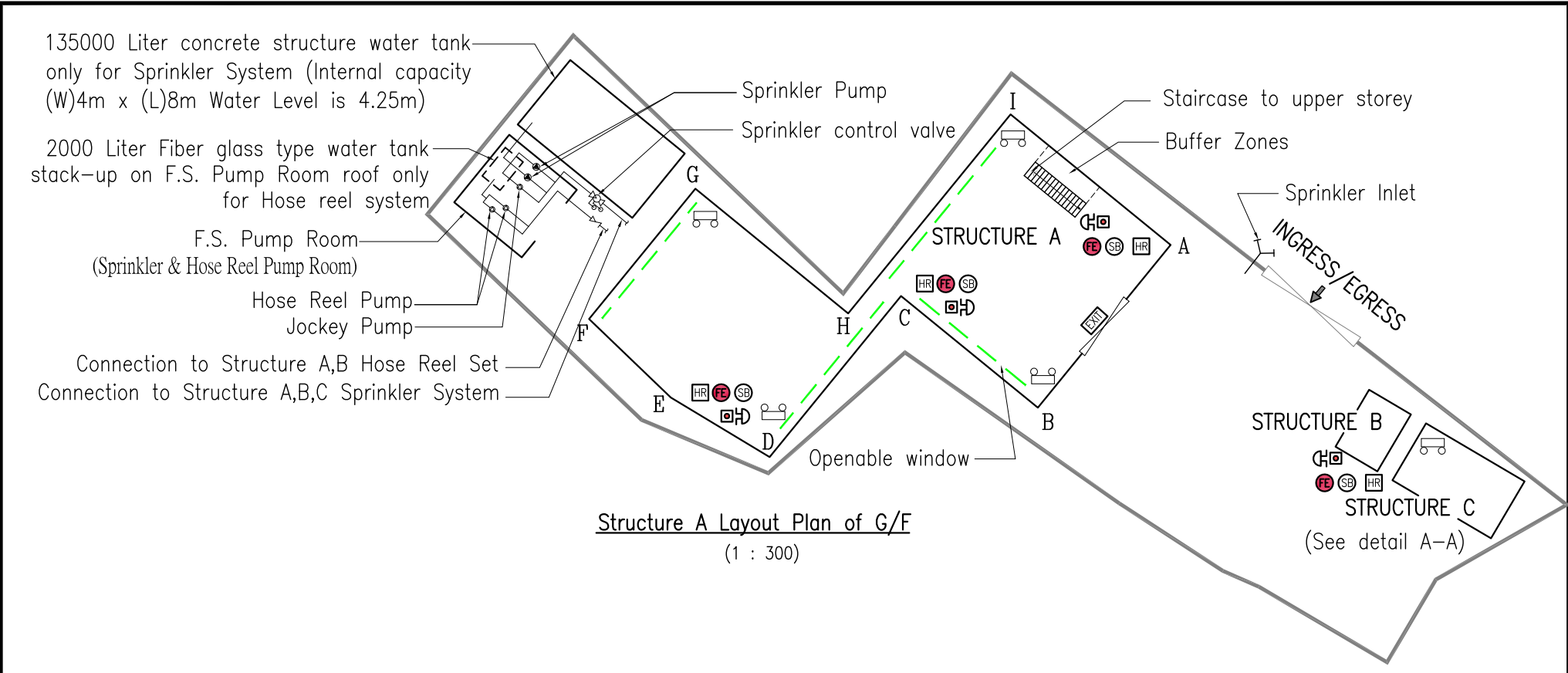
**Timothy Yuet Sang CHAN/PLAND**

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寄件者: PROJECT CONSULTANCY FBI <[REDACTED]>  
寄件日期: 2025年05月02日星期五 9:11  
收件者: tpbpd/PLAND  
副本: Timothy Yuet Sang CHAN/PLAND  
主旨: 有關申請編號A/STT/22更改文件及補充文件  
附件: PROPOSED LAYOUT PLAN.pdf; PROPOSED FIRE SERVICE INSTALLTION LAYOUT PLAN.pdf  
  
類別: Internet Email

以這份 2023 年 5 月 LAYOUTPLAN 作準並取代之之前 LAYOUTPLAN





Pump Schedule:

Designation	Flow Rate (Liter/min)	Discharge Head (kPa)	Motor Rating (kW)
S.P 1 & S.P 2	2250/1350/1100	140/290/320	18.5
J.P	60	450	2.2

**Detail A-A (Structure C)** (N.T.S.)

G/F

Cockloft

The fire reel hose can be stretch out to the entire site office & cockloft

Nature of Occupance								
Strucrure A		Structure A Side					Structure B	Structure C
<u>Shop and Service</u> (Retail shop for selling automatic home accessories) GFA: Not Exceeding 600m² Hight: Not Exceeding 6m No. of Storey : 2 The aggregate area of openable windows 40m² Exceed 6.25% of the floor area of that compartment (G/F&1/F) All the fire reel hose can be stretching out to the entire area	Side	Distance in meters	Side	Distance in meters	Side	Distance in meters	<u>Toilet</u> GFA: Not Exceeding 10m² Hight: Not Exceeding 3.5m No. of Storey : 1	<u>Site Office</u> GFA: Not Exceeding 40m² Hight: Not Exceeding 6m No. of Storey : 2
	A – B	12	D – E	6.5	G – H	9		
	B – C	9	E – F	5.5	H – I	14		
	C – D	11.5	F – G	10	I – A	12.5		

**LEGENDS**

HOSE REEL	EXIT SIGN	SAND BUCKET	WATER ALARM BELL	PRESSURE GAUGE	SUBSIDIARY VALVE/FLOW SWITCH
MANUAL FIRE ALARM CALL POINT	EMERGENCY LIGHT	PRESS SWITCH	NON-RETURN VALVE	PROVING PIPE ASSEMBLY	OPENABLE WINDOW
FIRE ALARM BELL	5kg CO <sub>2</sub> GAS TYPE FIRE EXTINGUISHER	GATE VALVE (WITH MONITORING)	GATE VALVE (NORMAL CLOSE)	FLOW METER	15kw SPRINKLER PUMP
			GATE VALVE (WITH MONITORING)	SPRINKLER INLET	2.2kw JOCKEY PUMP / HOSE REEL PUMP

Planning Application No.:		Drawing No.:	
Application Address:		YT-510m/FS(R4)	
Drawing Title:		Land, Ngau Tam Mei, Yuen Long, N.T.	
PROPOSED FIRE SERVICE INSTALLATION LAYOUT PLAN		Drawn by: PT	Date: 28 JUNE 2024
		Cad Ref.: NTM-FS01(R4)	Scale: 1 : 300 (A3)

## APPENDIX I

### PLANNING NO.:

#### F.S. NOTES

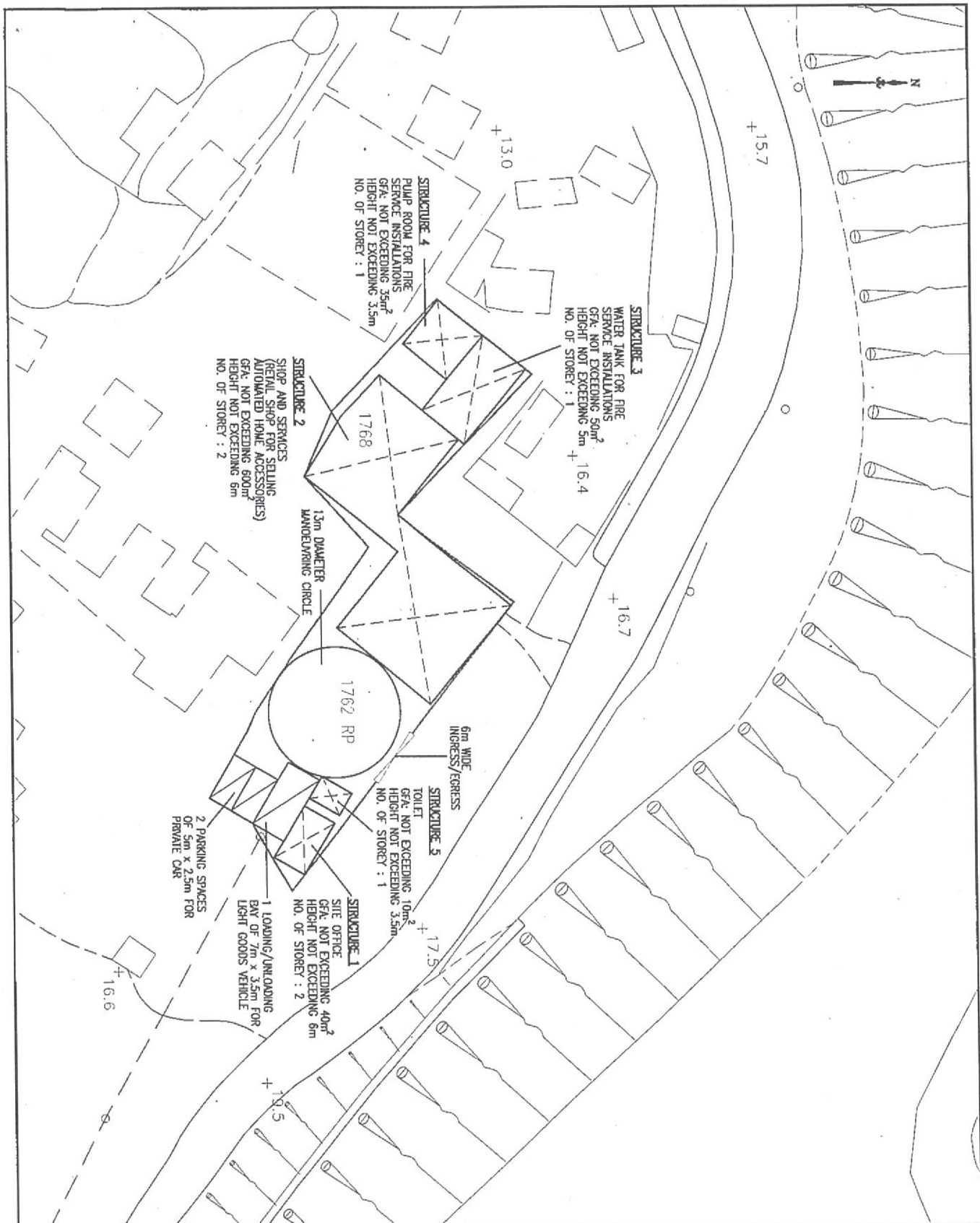
- A. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845:2015 AND FSD CIRCULAR LETTER 5/2020.
  1. AN AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY 135,000 LITER SPRINKLER TANK, SINGLE END WATER SUPPLY WILL BE FEED FROM TOWN MAIN AND.
  2. THE SPRINKLER WATER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLAN AND.
  3. THE HAZARD CLASS OH3 SHALL BE PROVIDED TO STRUCTURE 'A' OF 2-STOREY, STRUCTURE 'B' TOILET AND STRUCTURE 'C' SITE OFFICE AND COCKLOFT,
  4. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND THE SITE OFFICE G/F & 1/F IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
  5. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266:PART 1 AND FSD CIRCULAR LETTER 5/2008.
  6. SUFFICIENT PORTABLE FIRE EXTINGUISHER TO BE PROVIDED AT LOCATION CLEARLY INDICATED ON PLAN AND PUMP ROOM.
  7. THE SECONDARY SOURCE OF ELECTRICAL SUPPLY SHOULD BE PROVIDED.
  8. FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE STRUCTURE IN ACCORDANCE WITH BS 5839:PART 1:2017 AND FSD CIRCULAR LETTER 6/2021.
  9. NO SMOKE EXTRACTION SYSTEM WILL BE PROVIDE FOR THE STRUCTURE AS ALL COMPARTMENTS' VOLUME IS NOT EXCEEDING 7,000 CUBIC METRES.
  10. THE LOCATION OF THE OPENABLE WINDOWS SHALL BE DELINEATED ON PLANS.
  11. NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED SUPPLIES FOR ALL FIRE INSTALLATION COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAIN DIRECTLY BEFORE THE MAIN SWITCH OF THE STRUCTURES.
- B. HOSE REEL SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
  1. THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
  2. AN MODIFIED HOSE REEL SYSTEM WITH 2000 LITER F.S. WATER TANK SHALL BE PROVIDED. THERE SHALL BE SINGLE END WATER SUPPLY WILL BE FEED FROM TOWN MAIN. THE LOCATION OF THIS F.S. WATER TANK AND F.S. PUMP ROOM ARE CLEARLY MARKED ON PLAN.
  3. NO F.S. INLET TO PROVIDED IN THIS AREA.
  4. AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.



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寄件者: PROJECT CONSULTANCY FBI <[REDACTED]>  
寄件日期: 2025年05月28日星期三 13:40  
收件者: tpbpd/PLAND  
副本: Timothy Yuet Sang CHAN/PLAND  
主旨: 有關申請編號A/STT/22補充文件  
附件: LAYOUT PLAN.pdf  
類別: Internet Email

申請位置員工人數約 4 人。



Project	Title		LD/NTM/SK01
	PROPOSED LAYOUT PLAN		
	Drawn by	PT	Job No. —
	Checked	PH	Date MAY 2023
PROPOSED TEMPORARY SHOP & SERVICES LOTS 1762RP AND 1768 IN D.D. 105, NGAU TAM MEI, YUEN LONG		Cad Ref. LD-NTM-SK01(R1)	Scale 1 : 500



**Previous s.16 Applications covering the Application Site**

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>
1.	A/YL-NTM/422*	Proposed Temporary Shop and Services (Retail Shop of Automated Home Accessories) for a Period of 3 Year	11.6.2021 [revoked on 11.6.2022]
2.	A/YL-NTM/463*	Proposed Temporary Shop and Services (Retail Shop for Selling Automated Home Accessories) for a Period of 3 Years	11.8.2023 [revoked on 11.11.2024]

\* denotes permission revoked

**Similar s.16 Applications within the same “Other Specified Uses” annotated “Effluent Polishing Plant and Food Waste Pre-Treatment Facilities zone on the San Tin Technopole OZP in the Past Five Years**

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>
1.	A/YL-NTM/425*	Temporary Shop and Services for a Period of 3 Years	24.9.2021 [revoked on 24.3.2023]
2.	A/YL-NTM/457*	Proposed Temporary Eating Place, Shop and Services with Ancillary Facilities for a Period of 3 Years	5.5.2023 [revoked on 5.5.2024]
3.	A/YL-NTM/458*	Proposed Temporary Shop and Services and ancillary Site Office for a Period of 3 Years	11.9.2023 [revoked on 11.3.2024]

\* denotes permission revoked



**Government Departments' General Comments**

**1. Land Administration**

Comments from the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lots 1762 RP and 1768 in D.D. 105 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the GL within the Site (about 165m<sup>2</sup> as mentioned in the application form) has been fenced off/unlawfully occupied without any permission. Any occupation of GL without Government's prior approval is an offence under Cap.28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
- advisory comments are detailed in **Appendix IV**.

**2. Environment**

Comments of the Director of Environmental Protection:

- having considered the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, it is noted that the proposed use would not involve traffic of heavy vehicle and dusty operations. Based on the above, he has no objection to the application from environmental planning perspective;
- no environmental complaints relating to the Site was recorded in the past three years; and
- advisory comments are detailed in **Appendix IV**.

**3. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site falls within an area zoned “Other Specified Uses” annotated “Effluent Polishing Plant and Food Waste Pre-Treatment Facilities” on the approved San Tin Technopole Outline Zoning Plan No. S/STT/2, and no significant landscape impact arising from the proposed use is anticipated.

**4. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD):

- no in-principle objection to the application from drainage operation and maintenance

point of view;

- it is noted that the submitted drainage proposal was approved under planning application No. A/YL-NTM/463, and the current application maintains the same use and site boundary as the previous application. The drainage proposal is therefore considered acceptable;
- after the completion of the required works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments are detailed in **Appendix IV**.

## **5. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided on the Site;
- the FSIs proposal is considered acceptable to his Department; and
- advisory comments are detailed in **Appendix IV**.

## **6. Other Departments**

The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- (a) Commissioner for Transport;
- (b) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (c) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (d) Director of Agriculture, Fisheries and Conservation;
- (e) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (f) Head of Geotechnical Engineering Office, CEDD;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Chief Building Surveyor/New Territories West, Buildings Department;
- (i) Commissioner of Police;
- (j) Director of Leisure and Cultural Services; and
- (k) District Officer (Yuen Long), Home Affairs Department.



**Recommended Advisory Clauses**

- (a) The application site (the Site) falls within the boundary of the San Tin Technopole (the Technopole). The Site may be resumed by the Government and the applied use at the Site may be terminated at any time during the planning approval period for implementation of Government projects;
- (b) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (CEDD) that:
  - the Site falls within the boundary of Phase 1 Stage 1 Development of the Technopole. The Site is scheduled to be resumed and handed over to CEDD for works under San Tin Technopole Phase 1 Stage 1 (West) – Contract 1 – Site Formation and Associated Works (Contract No. ND/2024/09) in Q4 2025. The current application clashes with the proposed works under the contract; and
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit structure(s) erected within the private lot(s) and the occupation of Government Land. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
  - sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
  - the pavement near the vehicular ingress/egress of the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing department of the pavement for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - HyD shall not be responsible for the maintenance of the proposed access, if any, connecting the Site to a local road adjoining San Tam Road; and

- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the environmental mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department; and
  - the applicant is advised that sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23. All effluent discharges from the proposed use are subject to control under Water Pollution Control Ordinance;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent area. As existing drains are running through the Site, the applicant shall ensure that the flow remains unobstructed during the period;
  - the applicant is reminded that the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
  - no public sewerage maintained by DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from the DEP shall be obtained;
  - the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
  - all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised that the installation/maintenance/modification/repair work of Fire Service Installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS; and



- the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site;
  - it is noted that five structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - if the existing structure is erected on leased land without the approval of the BA, it is UBW under BO and should not be designated for any proposed use under the application;
  - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:** [REDACTED]  
**Sent:** 2025-05-23 星期五 03:35:57  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/STT/22 DD 105 Ngau Tam Mei

A/STT/22

Lots 1762 RP and 1768 in D.D. 105 and Adjoining Government Land, Ngau Tam Mei

Site area: 730sq.m including Government land of 165sq.m

Zoning: "Other Specified Uses" annotated "Effluent Polishing Plant and Food Waste PreTreatment Facilities"

Applied use: Retail Shop of Automated Home Accessories/ 3 Vehicle Parking

Dear TPB Members,

A/YL-NTM/422 approved 11 Aug 2023. Revoked AGAIN on 11 Nov 2024 for failure to fulfil Drainage and Fir conditions.

IF PLAND RECOMMENDS AND STREAMLINES THIS APPLICATION AND MEMBERS APPROVE IT THEN BOTH PARTIES ARE EFFECTIVELY DISPLAYING MALFEASANCE IN OFFICE.

The applicant has had sufficient time over many years to implement these conditions.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Thursday, 20 July 2023 2:30 AM HKT  
**Subject:** A/YL-NTM/463 DD 105 Ngau Tam Mei

Dear TPB Members,

422 REVOKED ON 11.6.2022:

As the applicant had failed to comply with conditions (b) & (d) satisfactorily by 11.6.2022, the planning permission for the subject application had already been revoked on the same date. Drainage and fire, both important considerations when it comes to the safety and good health of the community.

But obviously the operation was not terminated. Another example of the inability or unwillingness of government depts to implement regulations.



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Application back with a slightly smaller footprint, 730sq.m, Will members reward him with a roll over?

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Monday, 17 May 2021 4:14 AM CST  
**Subject:** A/YL-NTM/422 DD 105 Ngau Tam Mei

A/YL-NTM/422

Lots 1762 RP and 1768 in D.D. 105 and Adjoining Government Land, Ngau Tam Mei

Site area : 760sq.m including Government land of 165sq.m

Zoning : "Res (Group C)"

Applied use : Retail Shop of Automated Home Accessories/ 3 Vehicle Parking

Dear TPB Members,

No previous history of approval for brownfield use.

Few residences close by so not serving any local market. This appears to be an application to legitimize unapproved activities.

Mary Mulvihill