

20 APR 2021

document is received on
Planning Board will formally acknowledge
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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-NTM/422
	Date Received 收到日期	20 APR 2021

- 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.info.gov.hk/tpp/>. 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.info.gov.hk/tpp/>)。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	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 LAM Kwong Wing (林光榮)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
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 760 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 760 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 Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group C)' ('R(C)')
(f) Current use(s) 現時用途	Parking of vehicle (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)

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"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (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"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ 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)"[#].
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」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 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)[#]
於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書^{*}

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)^{*}
於 (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on
30/3/2021 (DD/MM/YYYY)^{*}
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^{*}
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on: 31/3/2021 (DD/MM/YYYY)^{*}
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^{*}

Others 其他

- ☐ others (please specify)
其他(請指明)

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

6. Type(s) of Application 申請類別

(For Temporary Use/Development of Land in Rural Areas Not Exceeding 3 Years in Rural Areas)
 (倘於鄉村地區/鄉村地區內使用/發展不超過三年的土地/發展)
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如於鄉村地區/鄉村地區內使用/發展約滿三年時，請參閱(B)部分))

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services (Retail Shop for Selling Automated Home Accessories) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(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
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(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	320sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	440sq.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	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	760sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	760sq.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)

Structure 1: Site office (Not exceeding 6m, 2 storeys); Structure 2: Shop & services (Not exceeding 6m, 2 storeys);
 Structure 3: Water tank (Not exceeding 5m, 1 storey); Structure 4: Pump room (Not exceeding 3.5m, 1 storey);
 Structure 5: Toilet (Not exceeding 3.5m, 1 storey)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
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

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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	
	No 否	<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)	
(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，請另頁表示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。)			
(f) 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

位於鄉郊地區臨時用途/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>Reason(s) for non-compliance: 仍未履行的原因：</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. Similar shop and services in "R(C)" zone such as A/YL-NTM/369 adjacent to the application site was granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant will comply with planning conditions if the Town Planning Board see fits.
8. Minimal traffic impact.
9. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
10. Insignificant drainage impact because surface U-channel will be provided at the application site.
11. The proposed development is a column 2 use in the "R(C)" zone.
12. 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 an application to the Board 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


.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

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

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

1/4/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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獎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。

Gist of Application 申請摘要	
(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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
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, Ngau Tam Mei, Yuen Long, N.T.
Site area 地盤面積	760 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 Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12
Zoning 地帶	'Residential (Group C)' ('R(C)')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/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 Year

(i) Gross floor area and/or plot ratio. 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 NA	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 NA	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	760	<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 block 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 type="checkbox"/> (Not more than 不多於)		
		1-2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)		
(iv) Site coverage 上蓋面積	57.89 % <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				
	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) NA		2 0 0 0 0		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數				
	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) NA		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
Plans and Drawings 圖則及繪圖		
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 plan		
Reports 報告書		
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 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。

**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 <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (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.

Annex 2 Drainage Assessment

2. Existing Situation

A. Site particulars

- 2.1.1 The subject site possesses an area of about 760m².
- 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:

- The area of the entire catchment is approximately 760m²; (Figure 5)
- 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).

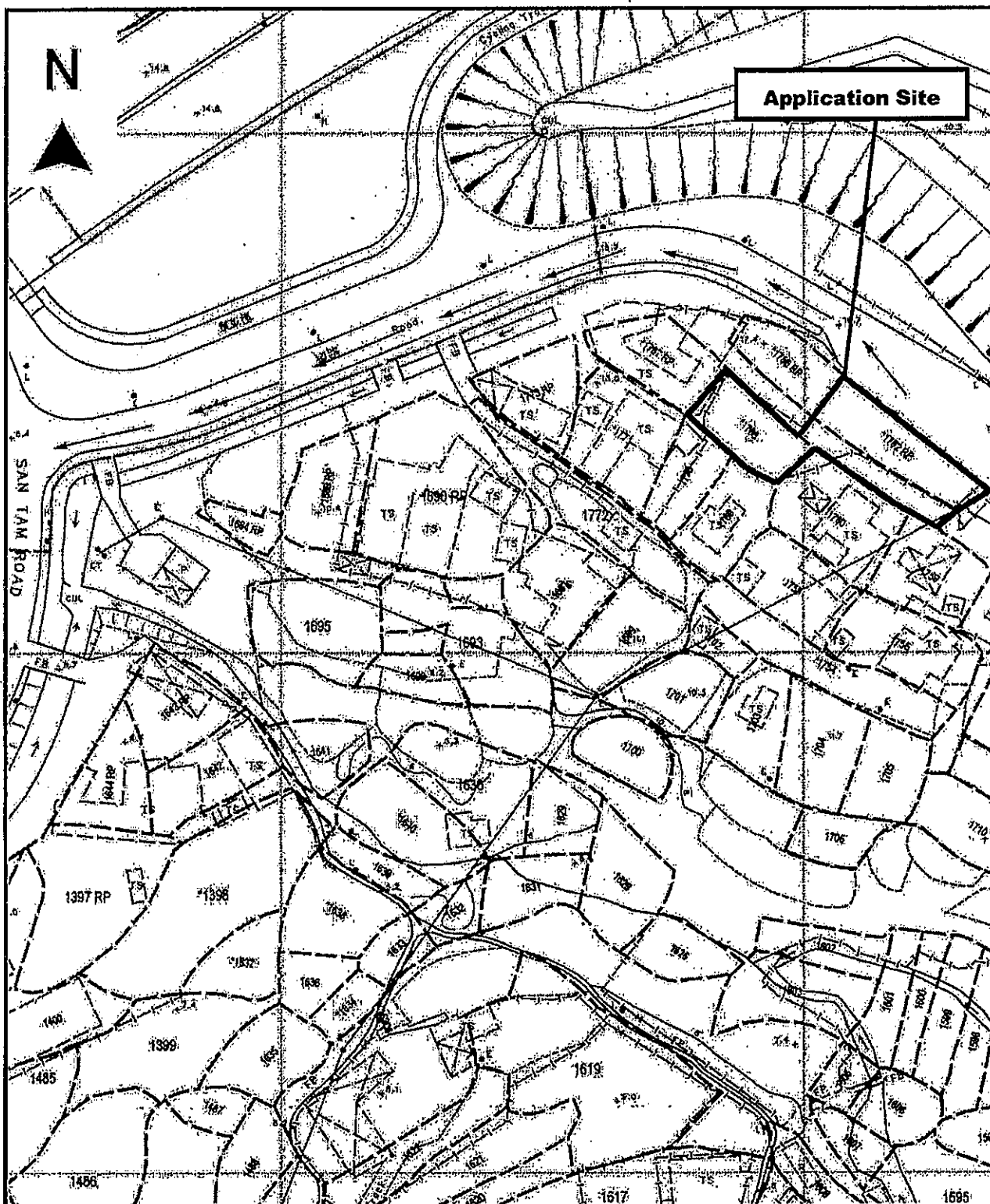
2.3.2 The intercepted stormwater will be discharged to the existing public drain to the northwest of the subject site. (Figure 5)

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.



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

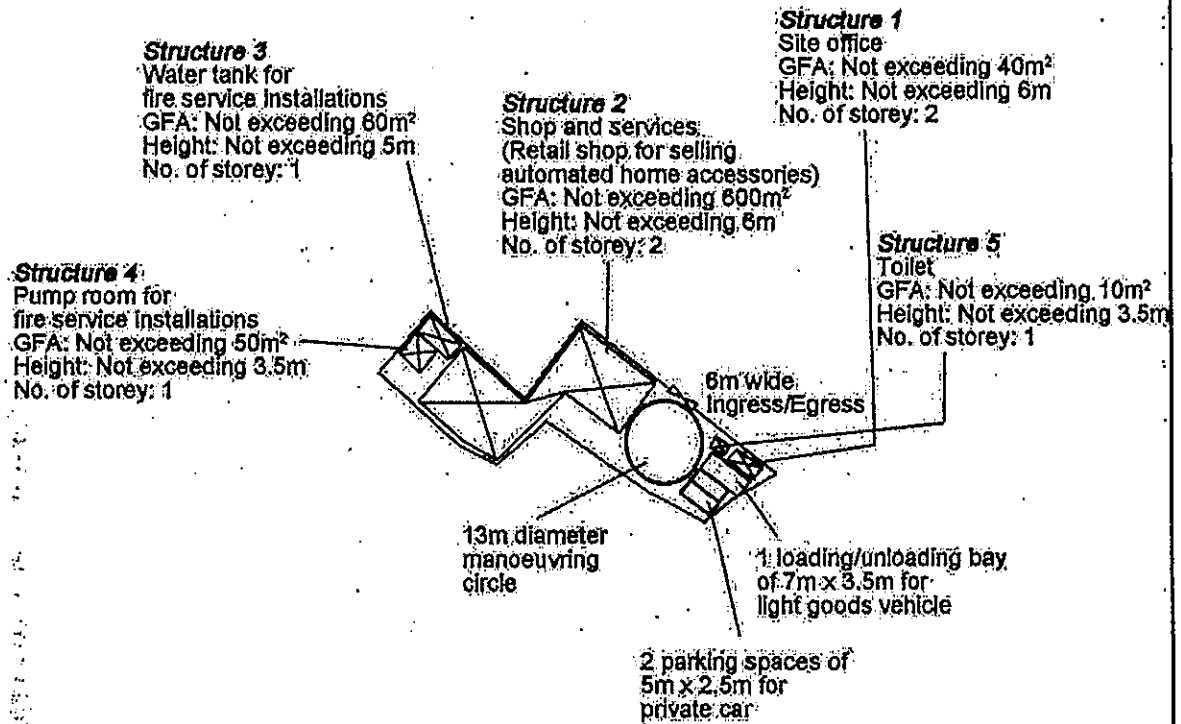
Remarks 備註:

→ Vehicular Access leading to San Tam Road

Scale 比例:

1:1000

N



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:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

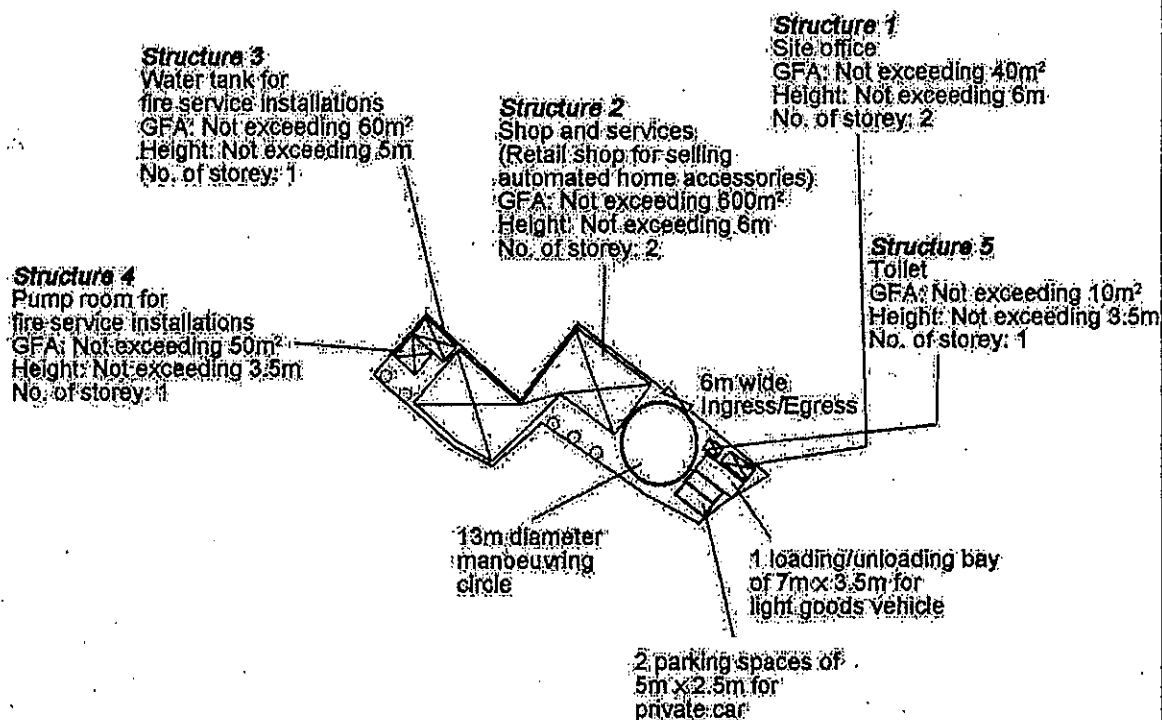
Figure 3

Scale 比例:

1:1000



Tree	Approximate Height	Spacing
○ Proposed <i>Bauhinia blakeana</i>	About 2.75m	4m



Project 项目名称:

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:

Proposed Landscape Plan

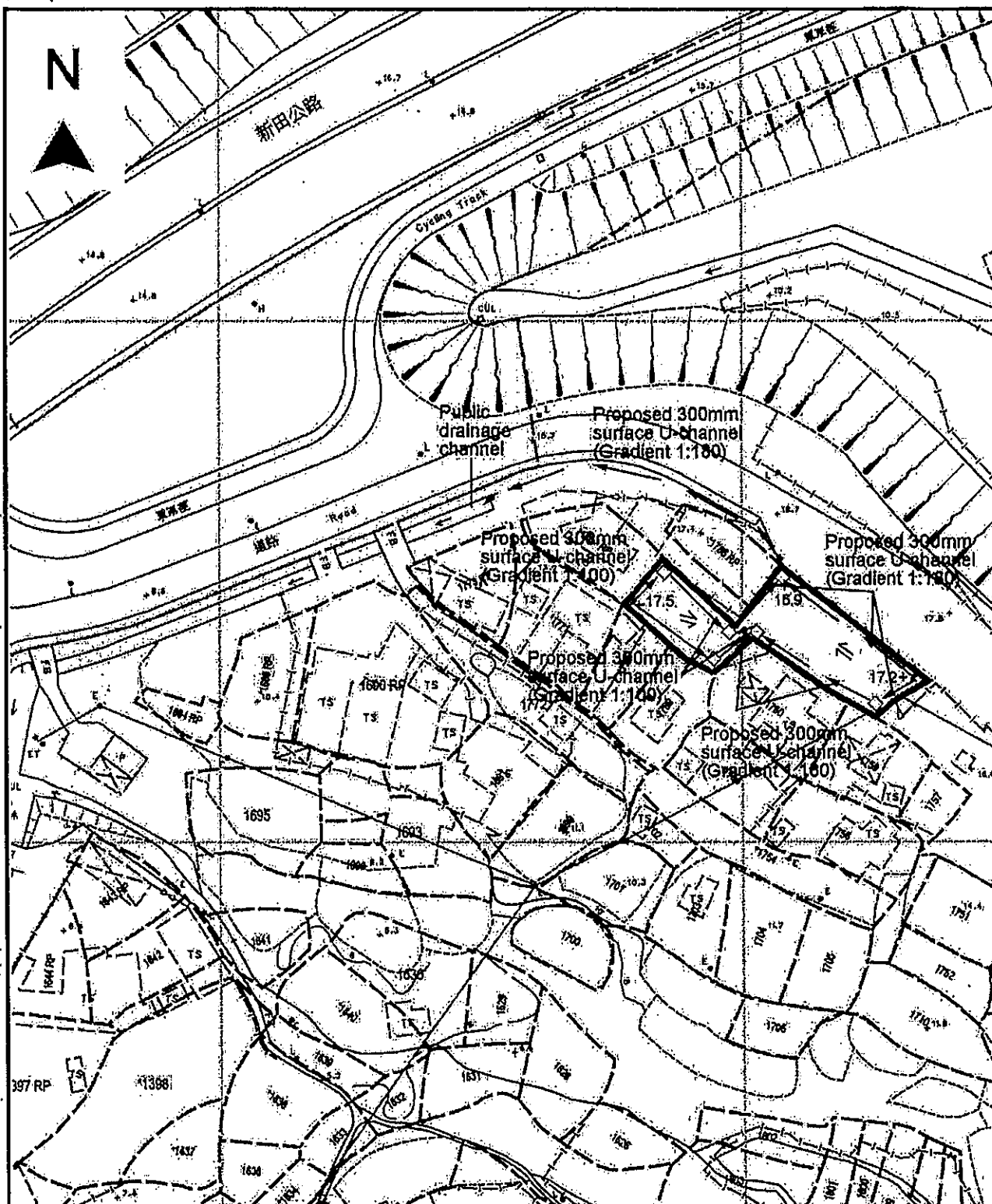
Drawing No. 圖號:

Figure 4

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:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

- ☐ Proposed catchpit
- +17.2 Level (in mPD)
- ← Flow of surface runoff

Scale 比例:

1:1000

展宇科技 智能防盜及智能家居

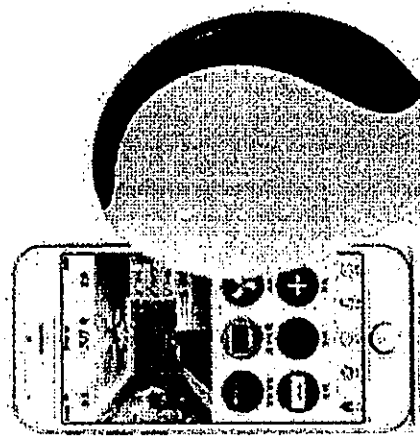
CHINYU產品介紹

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

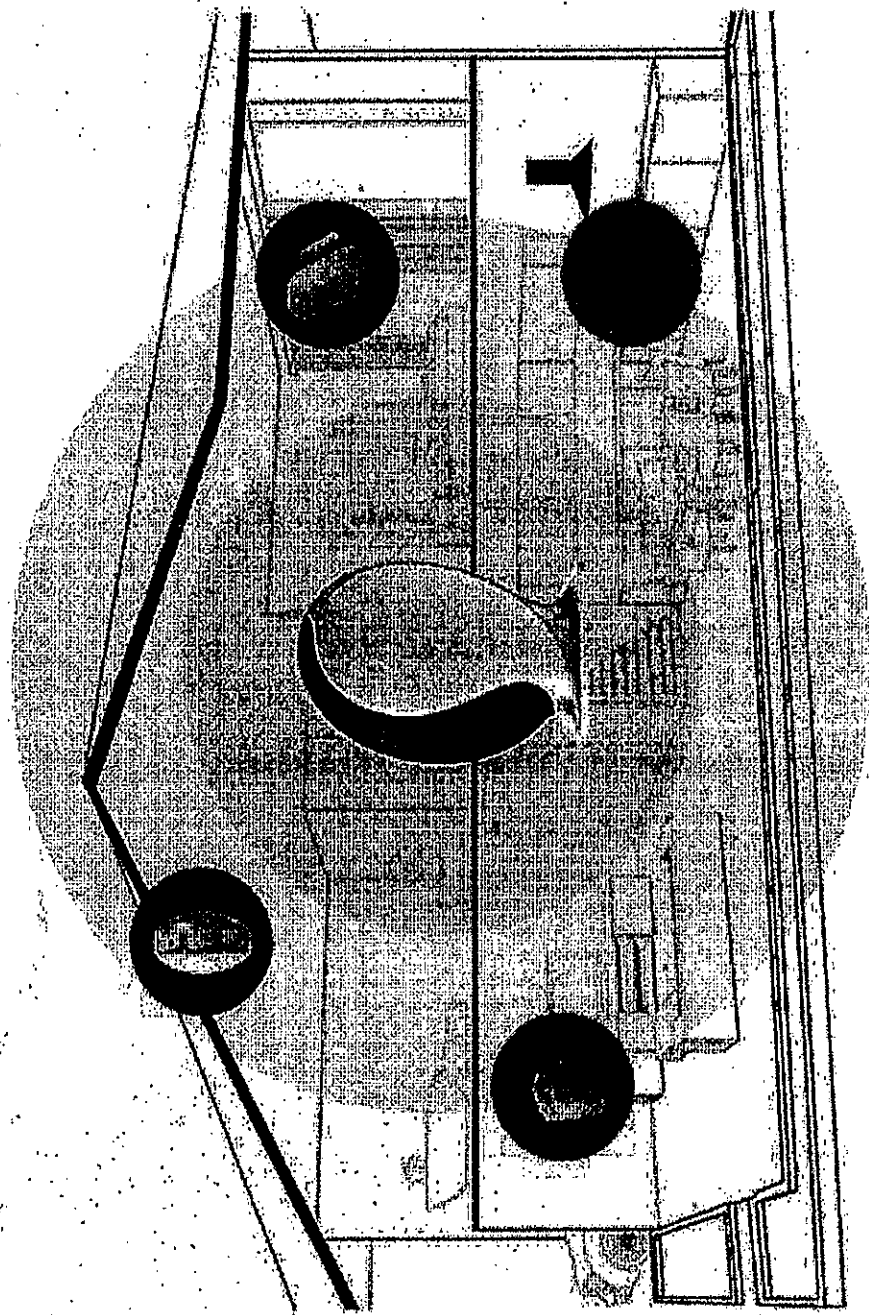
智能控制器

展宇智能控制器，作為家庭智慧控制的開道，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、人腳感應
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



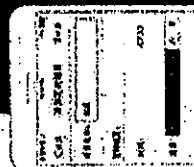
不僅可以隨時隨地控制家中的燈光外，還可以設定一些自己喜愛的條件（如門打開了或檢測到有人時）燈光自動打開，出門在外，可以隨時查看家中是否有燈忘記關上。

安心--遠程監控



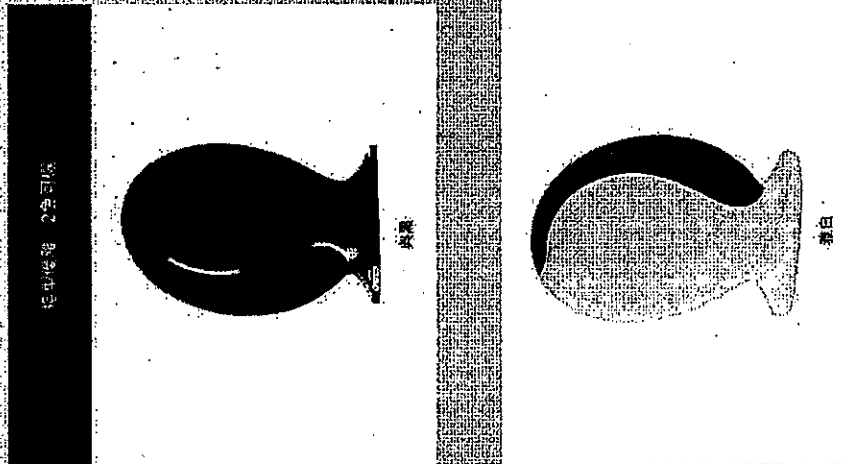
家中裝了監控攝像頭(CCTV)，等於把家帶到身邊，隨時了解家中的情況，遠看監控，放心自在。

舒適--智能場景



通過定時場景設置，早上6:50分，窗簾開；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。

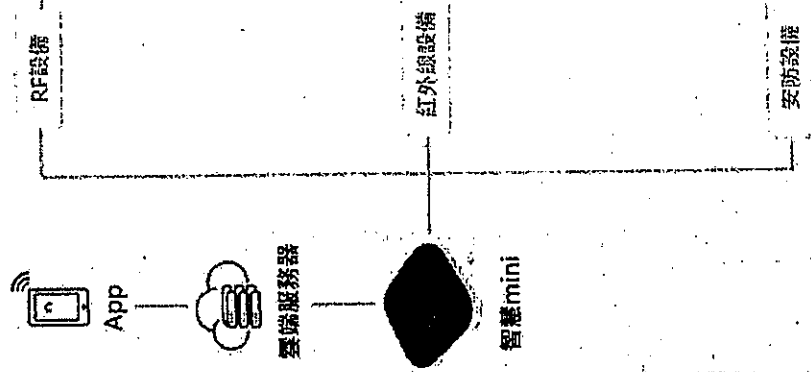
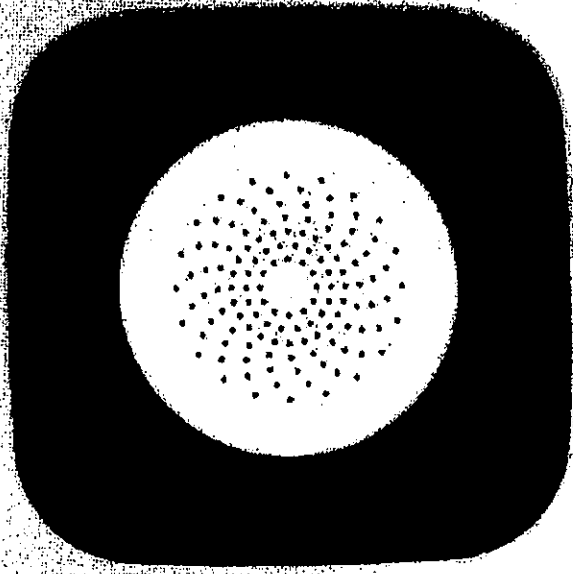
智能控制器

























產品參數		
商品名稱	智能控制器	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) 第三萬315M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.....	
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°C
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

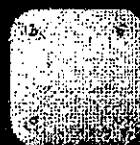
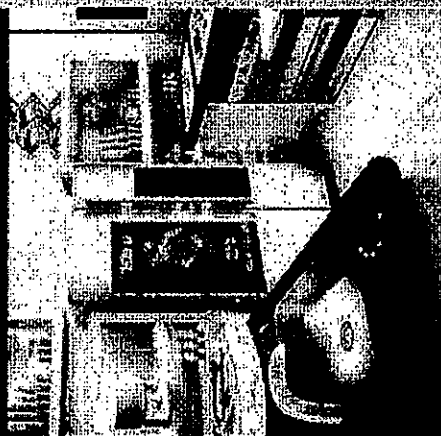
一個創新的 更具性價比的智能家居控制中心



智慧照明  遙控  遙控  遙控 智慧控制  電視  電視  電視  電視	家用電器  冰箱  微波爐  洗衣機 影音娛樂  電視  電視  電視  電視	現代安防  門窗感應  攝像機  攝像機  攝像機 第三方安防  門窗感應  攝像機  攝像機  攝像機
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配備網絡攝像頭
 遠看遠控，仿佛家就在身邊。

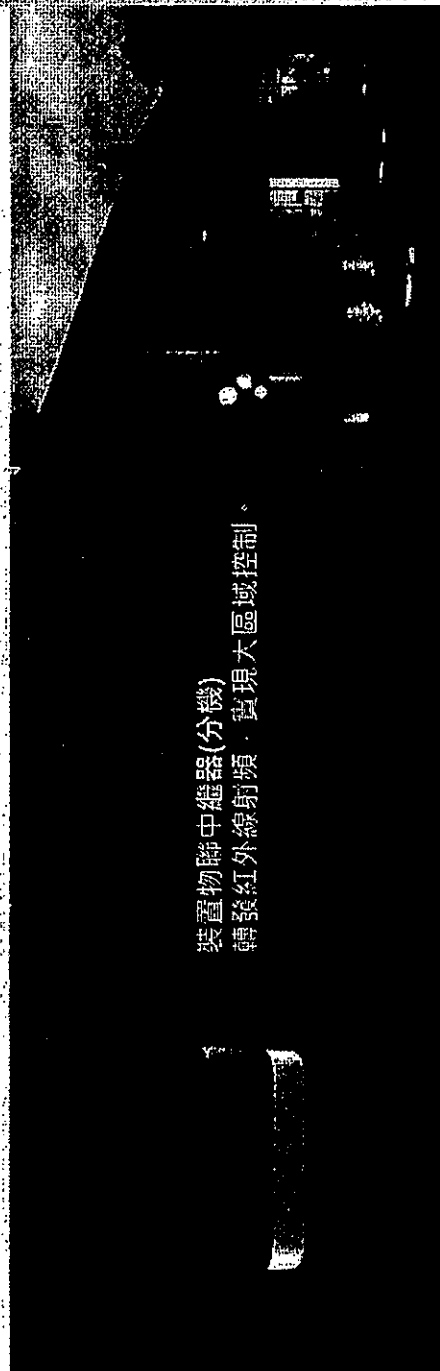


配備情景面板
 一鍵控制一個及多個燈光。

添加回鏡開關
 隨時查看家中的燈光狀態。



裝置物聯中繼器(分機)
 轉發紅外線射頻，實現大區域控制。

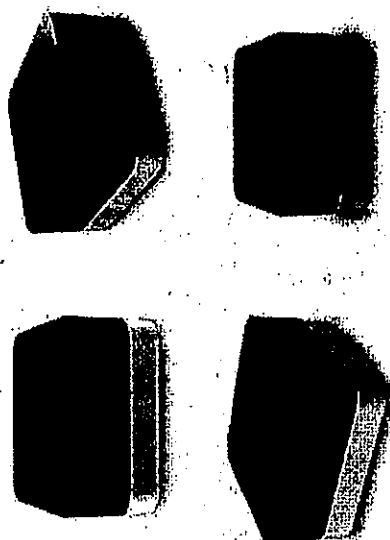


物聯中繼器(分機)

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。

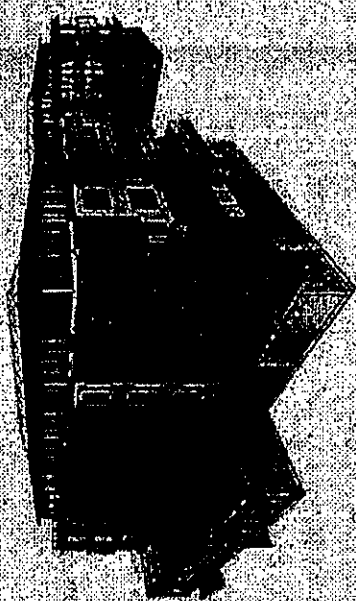
市場上的設備有兩大類，即紅外遙控設備315M/433M射頻設備。這兩大類設備都可以通過物聯中繼器來轉發。

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



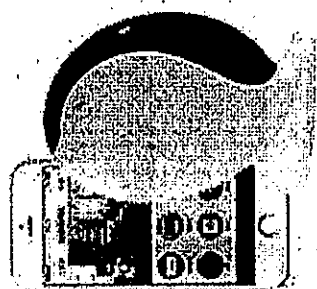
內置溫度傳感器
知冷暖調控易



房間控制信號鎖定
防止他人隨意控制



電池供電，不受電源線的牽絆
電池耐用，長時間待機超半年

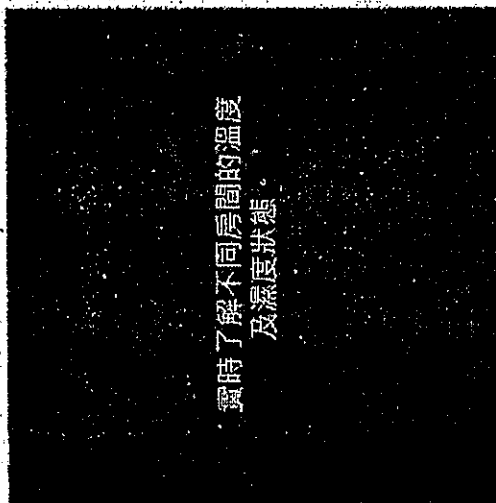


完美組合

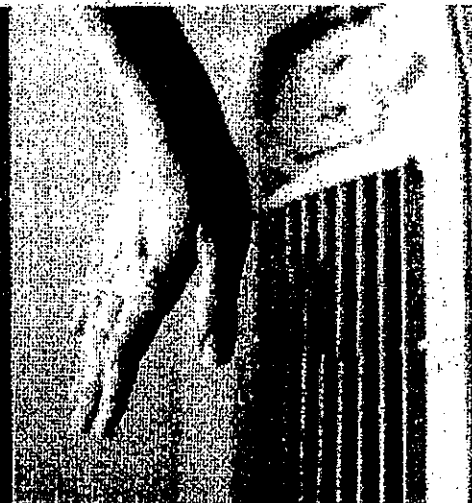
物聯中繼器(分機) + 智能控制器
你可以實現以下智能控制



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。

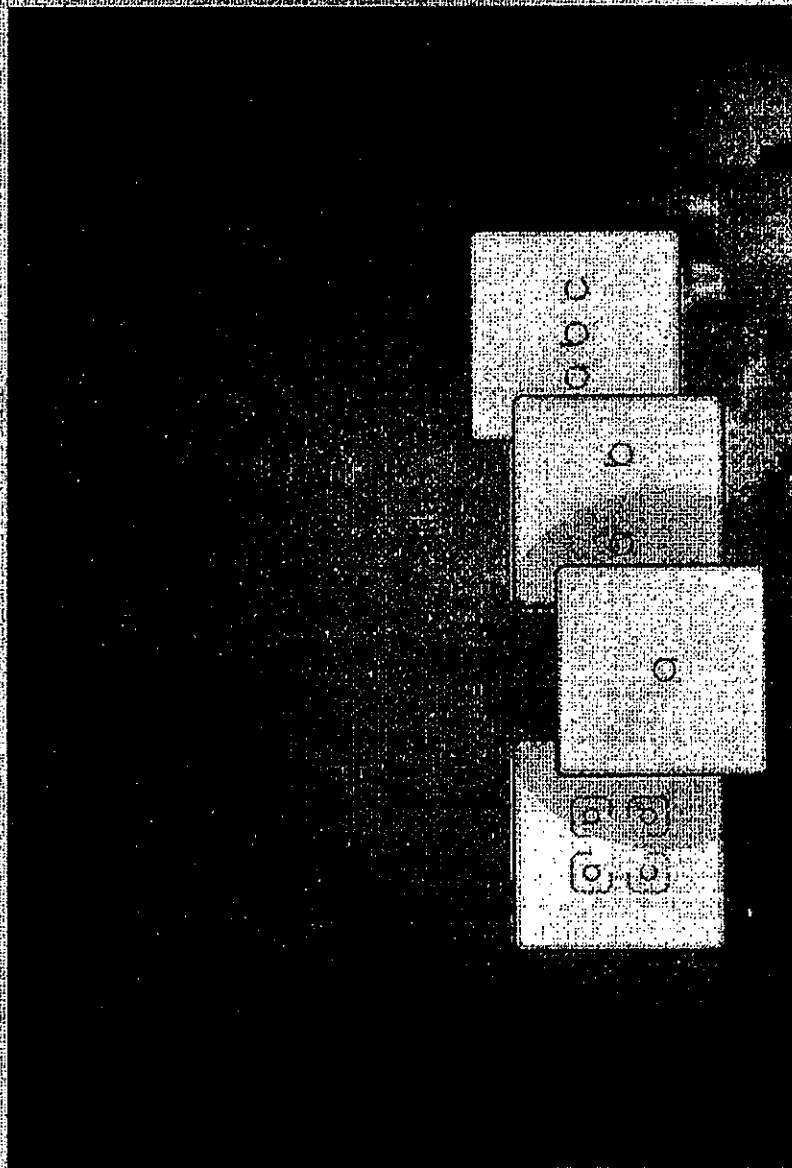


智能開關面板

展宇智慧家居神器智能控制器/遙控實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。

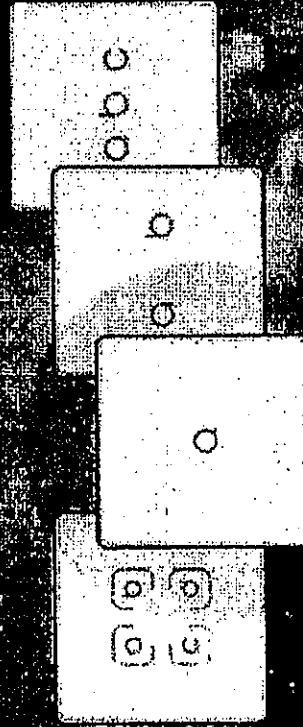
智慧回饋開關可單獨用作觸控開關，亦可組合智慧主機使用，實現智慧控制。



智能開關面板白色

未來燈控方式的智能控制器

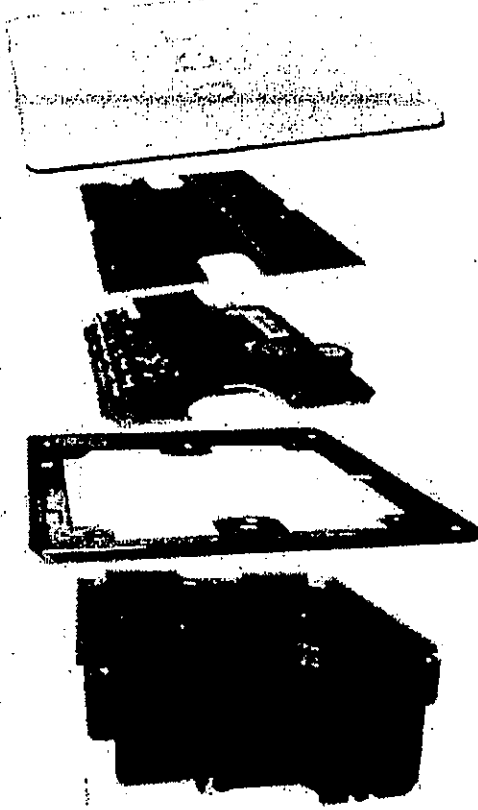
智能開關



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



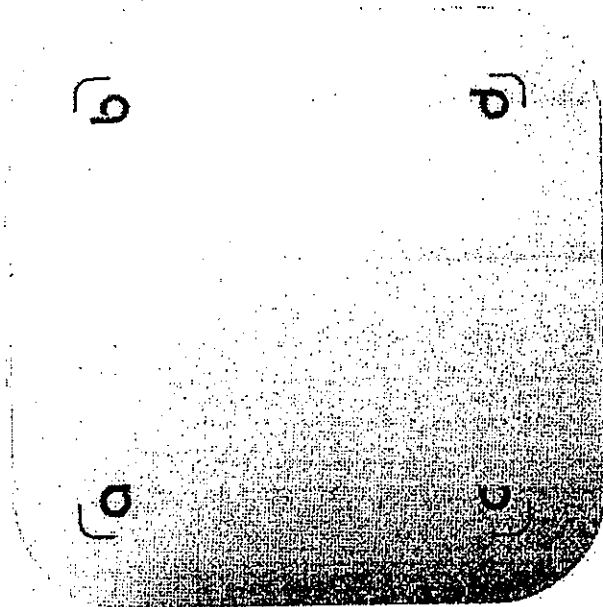
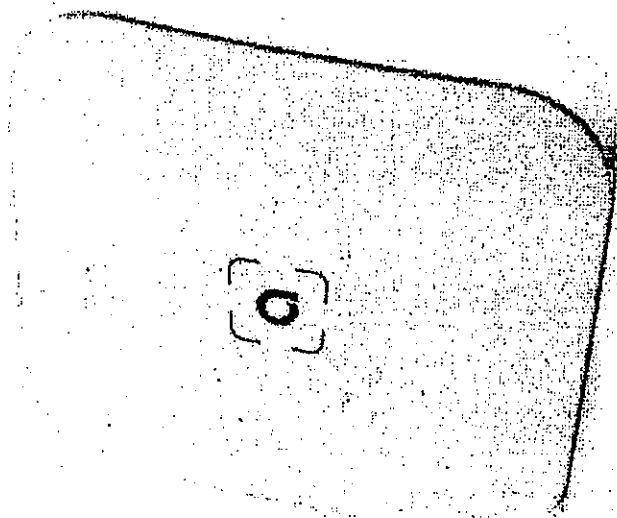
產品參數

商品名稱: 開關面板	
型號: FB2	
工作電壓: AC220V \pm 15%	遙控距離: \geq 10m

額定功率 (阻性負載)		
類型 額定功率 位數	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)

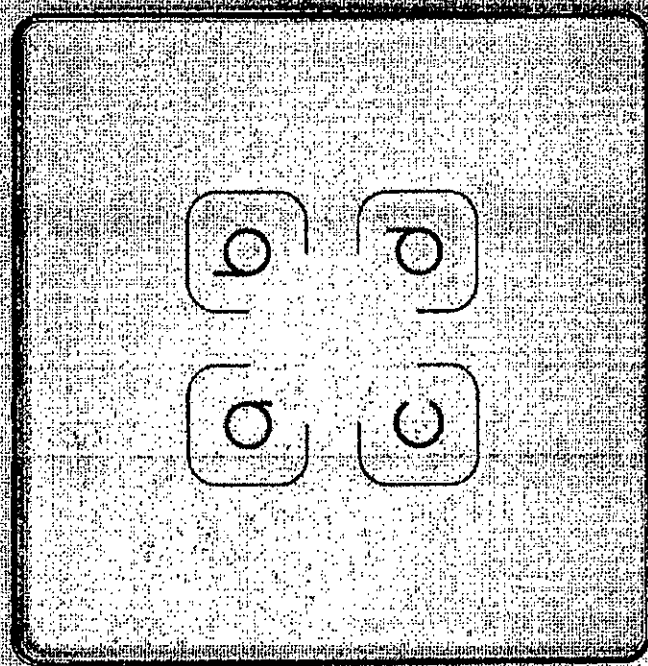
情景面板1鍵/4鍵

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、小孩皆可上手。



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。

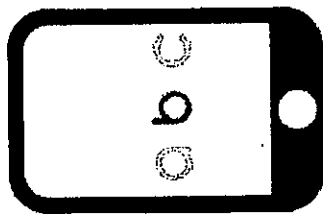


220V供電

統一的風格

更加細膩的觸摸感受

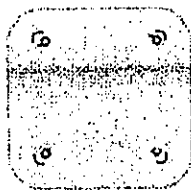
配合主機場景聯動，實現智能場景觸發。



手機APP



智能開關面板



情景面板

有了情景面板，觸發點擊場景時，不再每次都需拿出手機、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

回饋電動窗簾



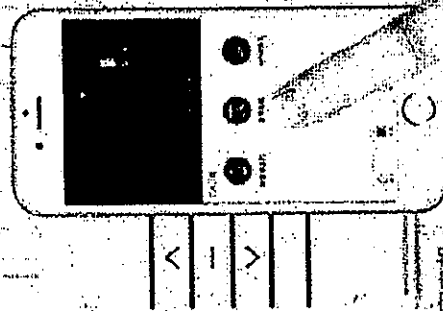
手机遙控



联动保控



行程反馈



*需配思想者系列主机才能使用手机控制窗帘电机。

• 貼心的行程回饋功能

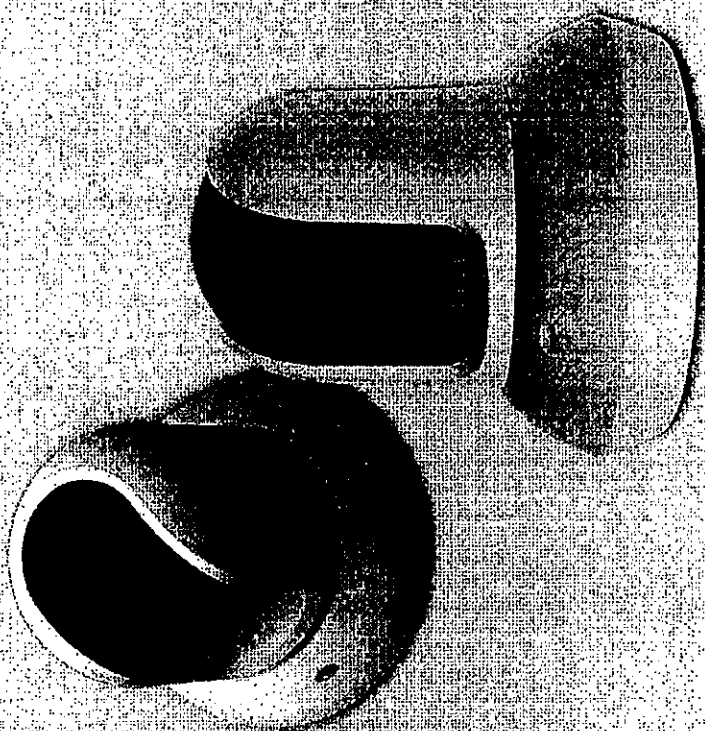
• 自定義停位點

• 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；



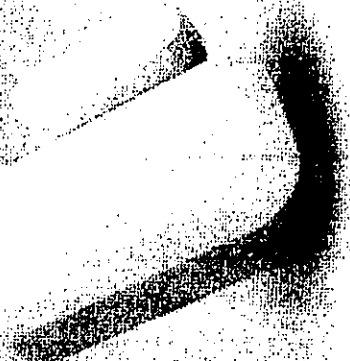
門窗感應器

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。

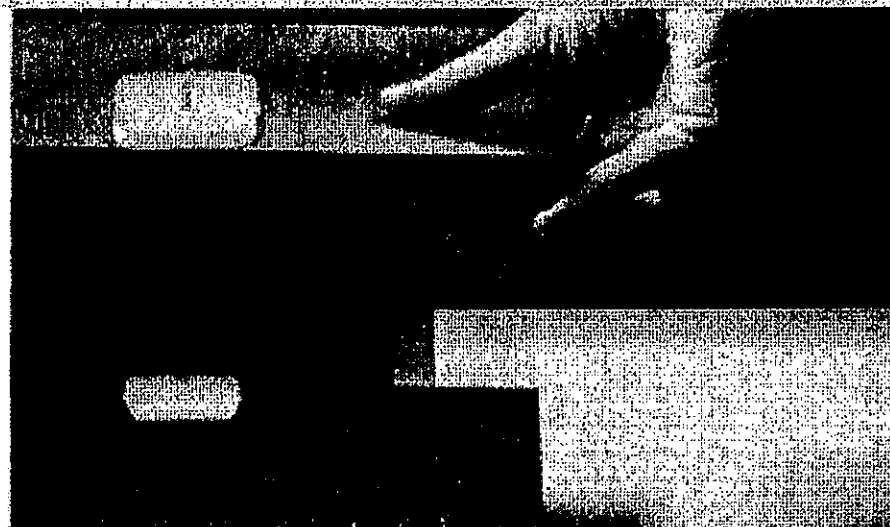
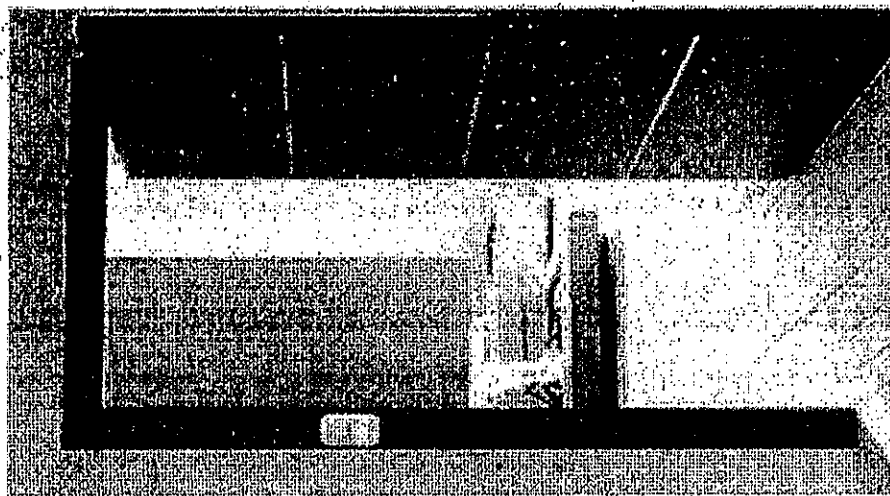
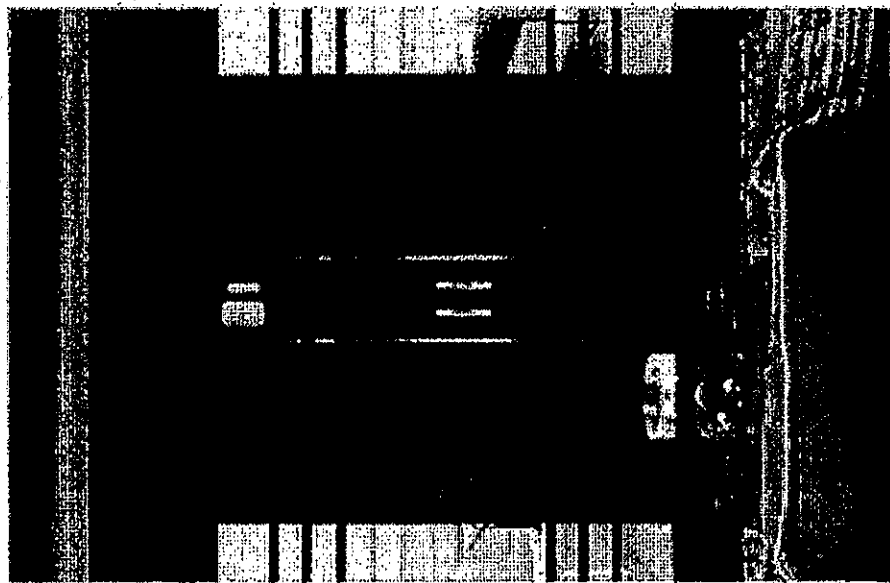
配合智能控制器安防報警，即時監測家裡的防盜情況：
當家中門窗被異常打開，回饋門磁立即將資訊回饋給智能控制器，智能控制器將報警資訊推送到使用者手機。

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。



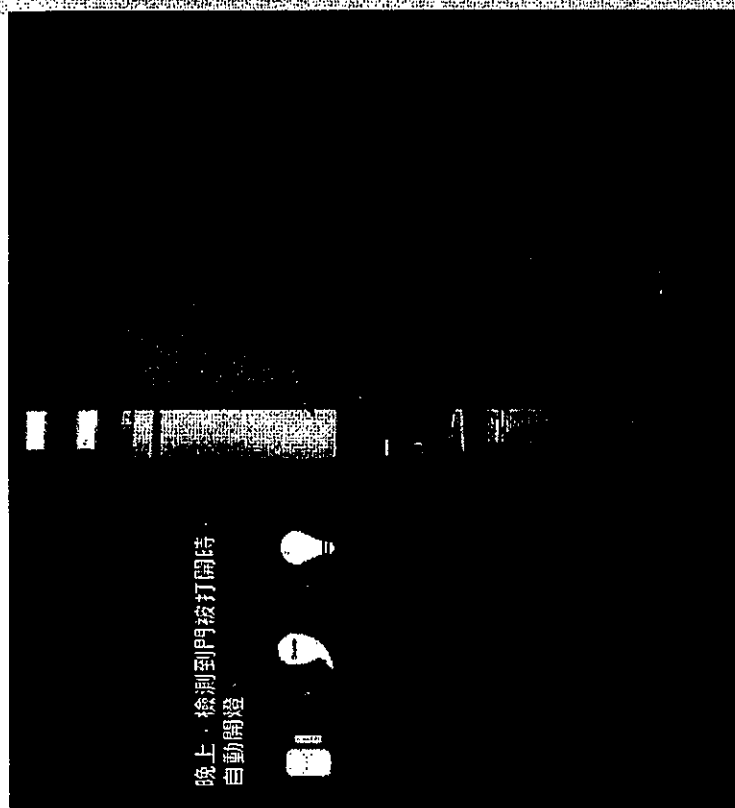
雙向回饋門磁可以快速、靈敏地檢測門窗開關狀態，並將狀態實時回饋給智能控制器。

配合主機安防警報，實時檢測家中防盜情況。



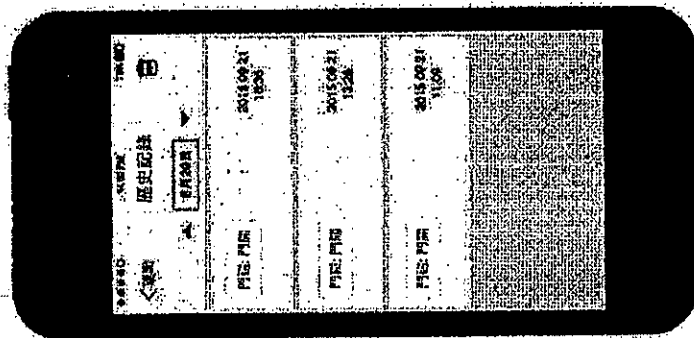
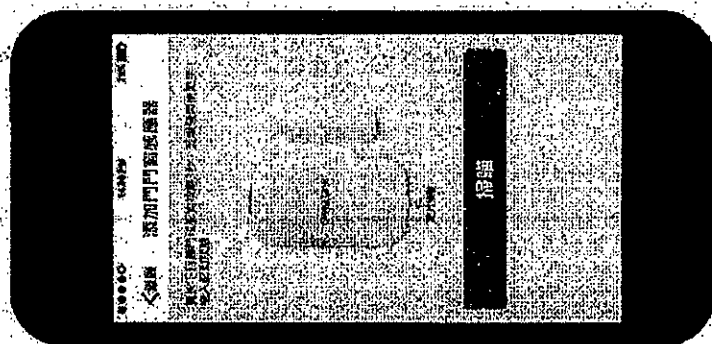
當家中門窗被異常打開，回饋門磁立即將信息回饋給智能控制主機，智能控制主機將警報信息推送到用戶手機。

配合主機場景聯動，自動觸發智能場景。



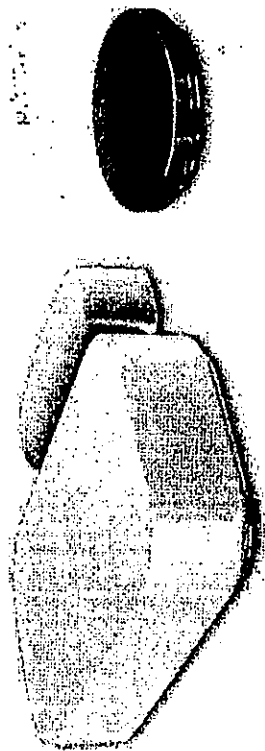
頂級用戶體驗。

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。



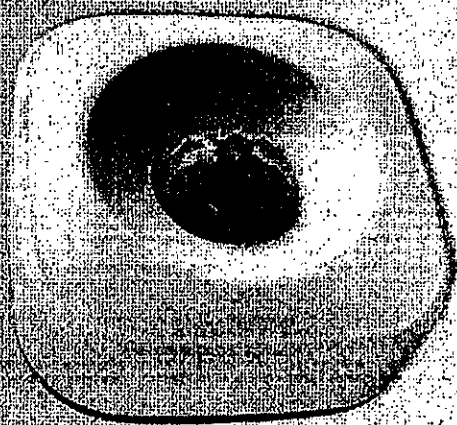
一顆電池正常可使用兩年以上。

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°C
工作濕度: 10%RH-90RH(不凝固)
產品尺寸: 82 X 82 X 12

人體探測器

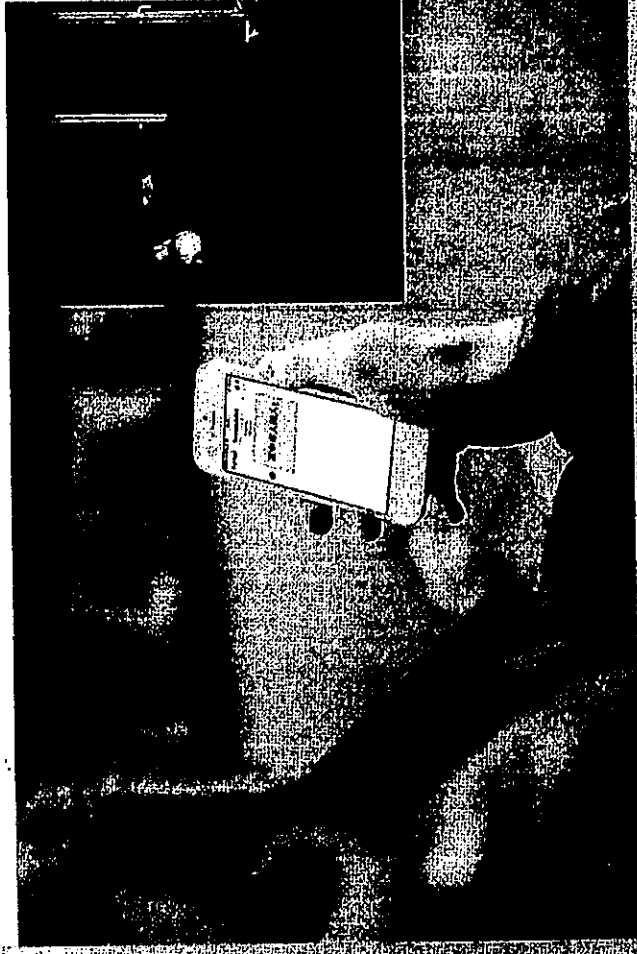
- 一、即時監測：紅外線探測器可以快速、靈敏地檢測人體紅外信號，有人沒人心裡清楚。
- 二、配合主機安防報警：即時監測家裡防盜情況
- 三、配合主機場景聯動：自動觸發智慧場景
檢測到廚房有人時：自動開燈
室內溫度高：檢測到房間有人時：自動開冷氣機
家裡出現不明移動時：及時收到警告通知
房間監測到有人開燈：監測無人時關燈
夜間睡覺：小偷闖入盜竊：聯動聲光報警器：嚇跑小偷
- 四、更多場景：由你設置



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。

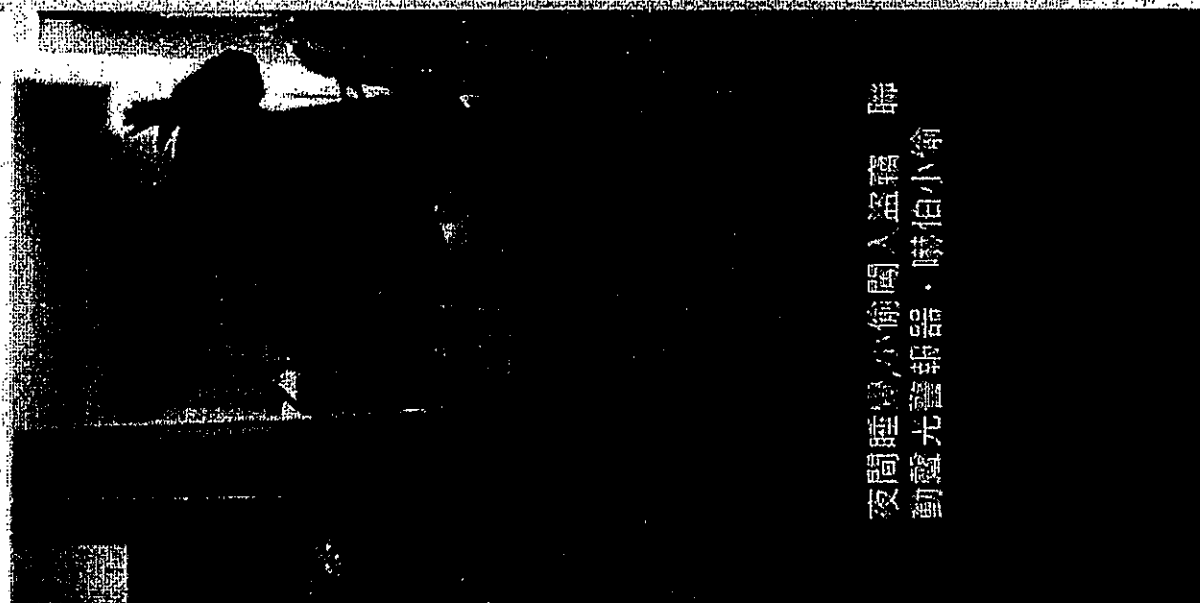




家中出現不明黑影
 及時發現並通知

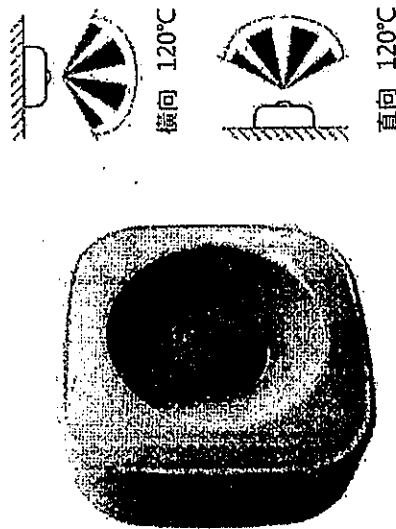


房間靜則到有人時鬧
 監視器人時鬧

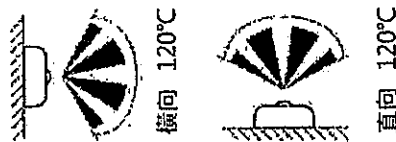


夜間睡覺小偷闖入盜竊
 動聲尤響報器，嚇怕小偷

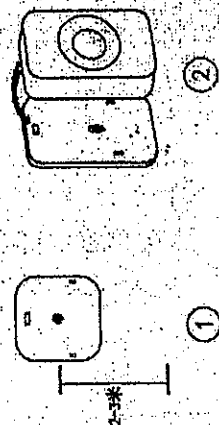
Geeklink 人體探測器 2.0



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



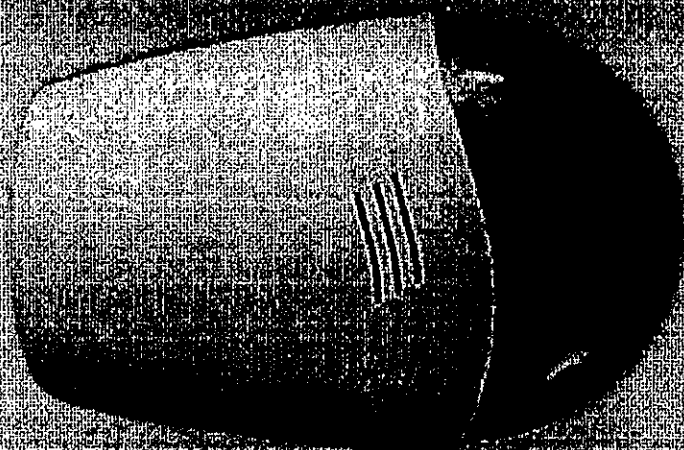
1. 將底座貼在安全處
2. 探測器扣上底座，即完成安裝。取下探測器即可更換電池。

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°C	
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，多種鈴聲。



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°C
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	

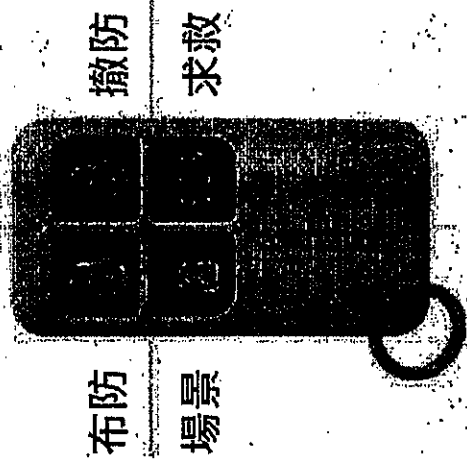
智能SOS求救器

- (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。

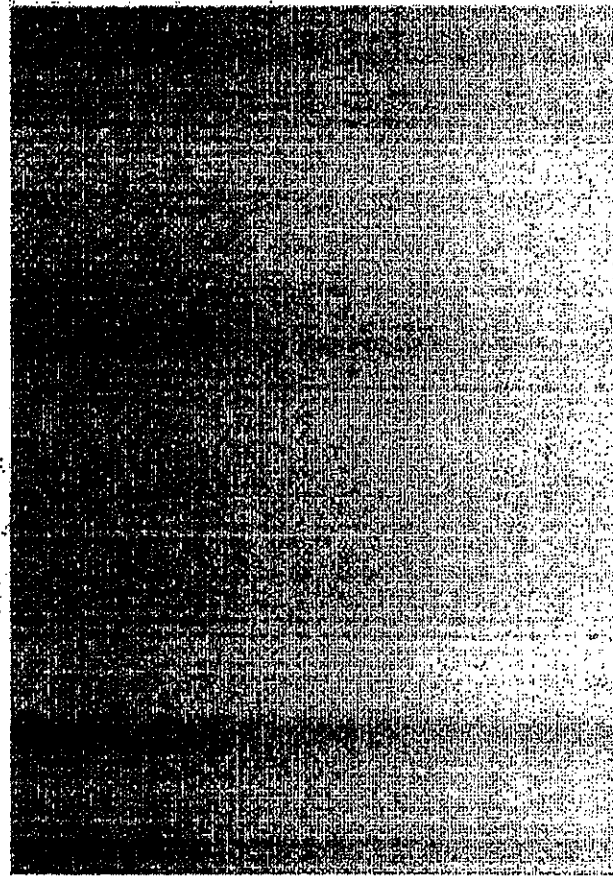
智能遙控器
隨身攜帶 方便快捷



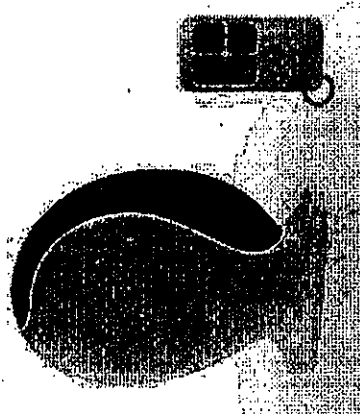
隨身遙控器，脫離手機，直接控制



通過智能遙控器上的布防、撤防按鈕，可以快速設置主機，使主機進入有撤防狀態。



震宇物業管理 & 科技有限公司
CHEN YU PROPERTIES MANAGEMENT & TECHNOLOGY CO., LIMITED



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





精緻小巧 · 隨身攜帶

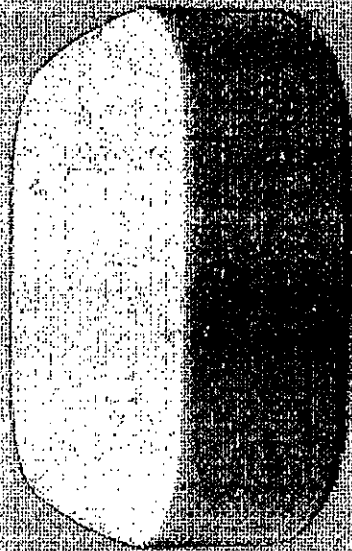
產品參數

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°C	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

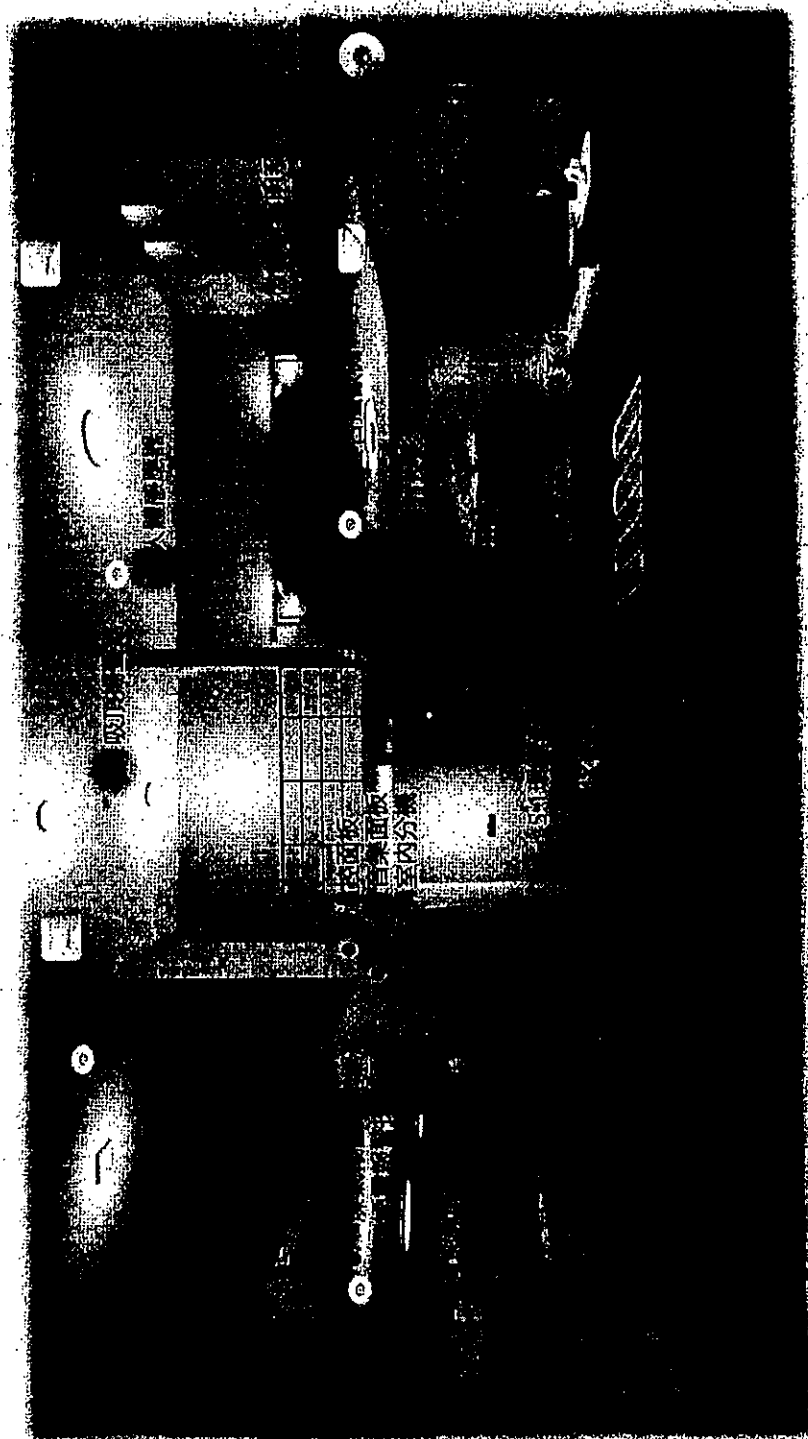
檢測器底部有兩支探針，一正一負，利用水的導電性形成通路，當兩支探針都檢測到漏水後將上報險情，推送報警信息到APP

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



謝 謝 觀 看

THANK YOU FOR YOUR ATTENTION!

 展宇物業管理及科技有限公司
CHIN YU PROPERTIES MANAGEMENT & TECHNOLOGY CO., LIMITED

聯絡電話

官網：

郵箱：

地址：

網頁/網店 Facebook專頁

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Re: Departmental Comments- Planning Application No.A/YL-NTM/422
24/05/2021 12:30

From: king king
To: "wwklau@pland.gov.hk" <wwklau@pland.gov.hk>
Cc: "cchyuen@pland.gov.hk" <cchyuen@pland.gov.hk>, TPB <tpbpd@pland.gov.hk>
FileRef:

1 attachment



NTM422-ltr-03.pdf

Dear Wilken,
Please see our response in the attachment. Thank you.
Best Regards,
Patrick Tsui
Mobile:

Total: 2 pages

Date: 24 May 2021

TPB Ref.: A/YL-NTM/422

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

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.

Our response to the comments of Transport Department is as follow:

Transport Department's comment	Response
(a) The subject site is connected to San Tam Road via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant land and maintenance authorities accordingly.	Noted. It is noted that the local access entirely falls upon Government land. The applicant will follow up with DLO/YL.
(b) The applicant should provide details of trip generation to justify the provision of 1 loading/unloading and 2 parking spaces within the subject site.	<p>Noted. The loading/unloading bay will be occupies by light goods vehicle delivering automated home accessories for retail purpose to the application site. It is noted that there will be one vehicular trip of light goods vehicle to and from the site every three days. As such, one loading/unloading bay for light goods vehicle would be adequate for the proposed development.</p> <p>The other two parking spaces for private car will be reserved for visitors with prior booking. As such, two parking spaces would be adequate to meet the demand for visitors with prior booking.</p>

(c) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.	Noted.
--	--------

Yours faithfully,




Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Wilken LAU) – By Email

**Similar s.16 Applications for Temporary Shop and Services Use
within the “R(C)” Zone on the Ngau Tam Mei OZP**

Approved s.16 Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1.	A/YL-NTM/369	Proposed Temporary Shop and Services (Sales of Building Materials) for a Period of 3 Years	6.7.2018 Approved by RNTPC [revoked on 6.12.2020]
2.	A/YL-NTM/375	Proposed Temporary Shop and Services (Metalware Shop) for a Period of 3 Years	7.12.2018 Approved by RNTPC [revoked on 7.5.2021]
3.	A/YL-NTM/381	Proposed Temporary Shop and Services (Sales of Building Materials) for a Period of 3 Years	17.5.2019 Approved by RNTPC
4.	A/YL-NTM/419	Temporary Shop and Services (Sales of Gardening and Building Materials) for a Period of 3 Years	14.5.2021 Approved by RNTPC

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

210507-155745-22507

提交限期**Deadline for submission:**

18/05/2021

提交日期及時間**Date and time of submission:**

07/05/2021 15:57:45

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-NTM/422

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. LAM KA HING

意見詳情**Details of the Comment :**

反對，住屋過於密集地方設臨時商店及服務行業（智能家居配件零售商店），必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

5-2.
tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年05月17日星期一 4:14
收件者: tpbpd
主旨: A/YL-NTM/422 DD 105 Ngau Tam Mei
附件: Ngau Tam Mei - Google Maps.pdf

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

5/17/2021

Shek Wu Wai Rd - Google Maps

Google Maps Shek Wu Wai Rd



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 m

5-3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210518-170309-45478

提交限期

Deadline for submission:

18/05/2021

提交日期及時間

Date and time of submission:

18/05/2021 17:03:09

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/422

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Basil Wan

意見詳情

Details of the Comment :

敬啟者：

本人是牛潭尾區居民，現反對A/YL-NTM/422的申請，由於上址的營運時間為星期一至星

期日及公眾假期上午9時至下午7時。不但在平日加重新潭路的車輛使用道路情況，該路段亦與單車徑相連接，容易對使用單車徑的市民構成危險。申請地點過往並沒有相關申請，因此亦不應該批准相關申請。此致

Recommended Advisory Clauses

- (a) The planning permission is given to the developments/uses under application. It does not condone any other developments/uses which currently occur on the Site but is not covered by the application. The applicant is requested to take immediate action to discontinue such developments/uses not covered by the permission;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Government Land (GL) and Old Schedule Agricultural Lots 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. No permission is given for occupation of GL of about 165m² in area (subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is not allowed. The registered lot owner(s) will need to immediately apply to his office to permit the structures to be erected or regularise any irregularity on the Site, if any. The applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to San Tam Road via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the proposed access arrangement of the Site from San Tam Road should be approved by TD. HyD shall not be responsible for the maintenance of any access connecting the Site and San Tam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) to provide at least 1m wide soil corridor and 1.2m soil depth for the new tree plantings;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the drainage submission should demonstrate how the

applicant will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included.

(For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf).

Approval of the drainage proposal must be sought prior to the implementation of drainage works on site. The applicant should make re-submission of the drainage proposal to address his comments:

- (a) The drainage plan submitted is too small, unclear and without the required detailed information as mentioned above.
- (b) All manholes should be numbered and marked with invert levels to demonstrate that there is no backflow effect.
- (c) The last manhole should be specified on plan. Details of the manhole with sump pit should be provided.
- (d) For the proposed discharge point & flow path: (i) Please provide a cross sectional plan showing details of the discharge point with invert level. Please verify that there will not be any backflow effect with the use of invert levels. (ii) Photos showing the existing condition of the proposed discharge point & flow path should be submitted.

After completion of the required drainage 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. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. The proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. No public sewerage maintained by his office is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained. The applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure unobstructed discharge from the Site in future. 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 facilities on the Site under proper maintenance at all times;

- (h) to note the comments of the Director of Fire Services (D of FS) that the applicant shall submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the use proposed in the application. If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorised building works (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 BO. 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 UBW. An Authorised 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. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of B(P)R. Detailed checking under BO will be carried out at building plan submission stage.

