

This document is received on 13 JAN 2023
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)

A/TM-LTYY/449

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

STP/TM2
TP/YLW5
TPG5
STO/TM
SSO/TM

16/1

**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/te/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	A/TM - LTYY / 449
	Date Received 收到日期	13 JAN 2023

- 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/tpb/>. 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/tpb/>), 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 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)	
Turbo Ice Co. Ltd.	
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 type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
NA	
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 407A (Part) & 407RP (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun
(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 1817.06 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	91 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	Lam Tei and Yick Yuen Outline Zoning Plan S/TM-LTTY/12
(e) Land use zone(s) involved 涉及的土地用途地帶	R(A)
(f) Current use(s) 現時用途	Edible Ice Manufacturing Plant (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)
	NA	

(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)
	NA	

(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
10/1/2023 (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 10/1/2023 (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	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	(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 type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目
Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積sq.m <input 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)	
.....	
.....	
.....	
.....	
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
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)
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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)

Proposed operating hours 擬議營運時間																																	
.....																																	
(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 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))																														
		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 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／或挖土的細面及／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 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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	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) 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)
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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/ <u>TM-LTYY</u> / <u>394</u>
(b) Date of approval 獲批給許可的日期	<u>06/03/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>07/03/2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Edible Ice Manufacturing Plant
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

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。

There is an existing single storey ice manufacturing plant erected at the subject Site. In order to regularize the existing ice manufacturing plant use, and make use of portion of the existing structure to apply for a food license for edible ice in order to fulfill the new licensing requirements under FEHD's administration, the applicant applied for a S16-4 application for renewal of permission for Temporary Edible Ice Manufacturing Plant in the subject Site. The application was approved by TPB on 06 March 2020 (TPB ref: TPB/A/TM-LTYYY/394).

We would like to seek your acceptance of renewal of permission by TPB on 06 March 2020 (TPB ref: TPB/A/TM-LTYYY/394) in view of the following situation

1. No operation between 8:00pm and 8:00am from Mondays to Sundays on the site during the planning approval period.
2. All the planning conditions under approved S16 application (TPB/A/TM-LTYYY/394) has been complied.

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


LEUNG FUNG HEI



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

President

Position (if applicable)
職位 (如適用)

Name in Block Letters
姓名 (請以正楷填寫)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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

Turbo Ice Co. Ltd.

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

Date 日期

15/12/2022

(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中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

- 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。
- 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。
- 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號北角政府台署15樓。

(By Hand)

15 December 2022

Secretary, Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir / Madam

**Application of Renewal of Permission
Proposed Temporary Edible Ice Manufacturing Plant at
Lot No. 407 (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun
Section 16-4, (TPB Ref: Previous Application No. A/TM-LTYT/394)**

We, Turbo Ice Company Limited, would like to submit an application renewal of the temporary permission before its expiry of the captioned.

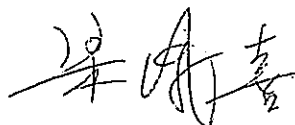
This is informed that all development parameters (i.e. site area, site coverage, no. of structures, no. of storeys, building height and total area of Mechanical Equipment installed in open space) are same at the time of applying the previous application numbered A/TM-LTYT/394. The attached sketch SK-001 and proposed layout plan show the area of installed Mechanical Equipment.

Moreover, the operation area of Temporary Edible Ice Manufacturing Plant that fall within Tuen Mun OZP No. S/TM/33 (TM OZP) is unchanged, approximately 337.66 sq.m. Copy of sketch SK-002 and drawing C13036-D-201 are showing the extent of area being hatched for your easy reference.

In addition, the existing tree conditions of the tree planted in Landscape Approval Conditions and the light goods vehicle parking are maintained within the site, and same at the time of applying the previous application numbered A/TM-LTYT/394. Please find the attached photos for your perusal.

Should you have any query on the above, please feel free to contact our [REDACTED] at [REDACTED]

Yours faithfully
For and on behalf of
Turbo Ice Company Limited



Leung Fung Hei
President



2023年 1月 13日

此文件在 [REDACTED] 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 13 JAN 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

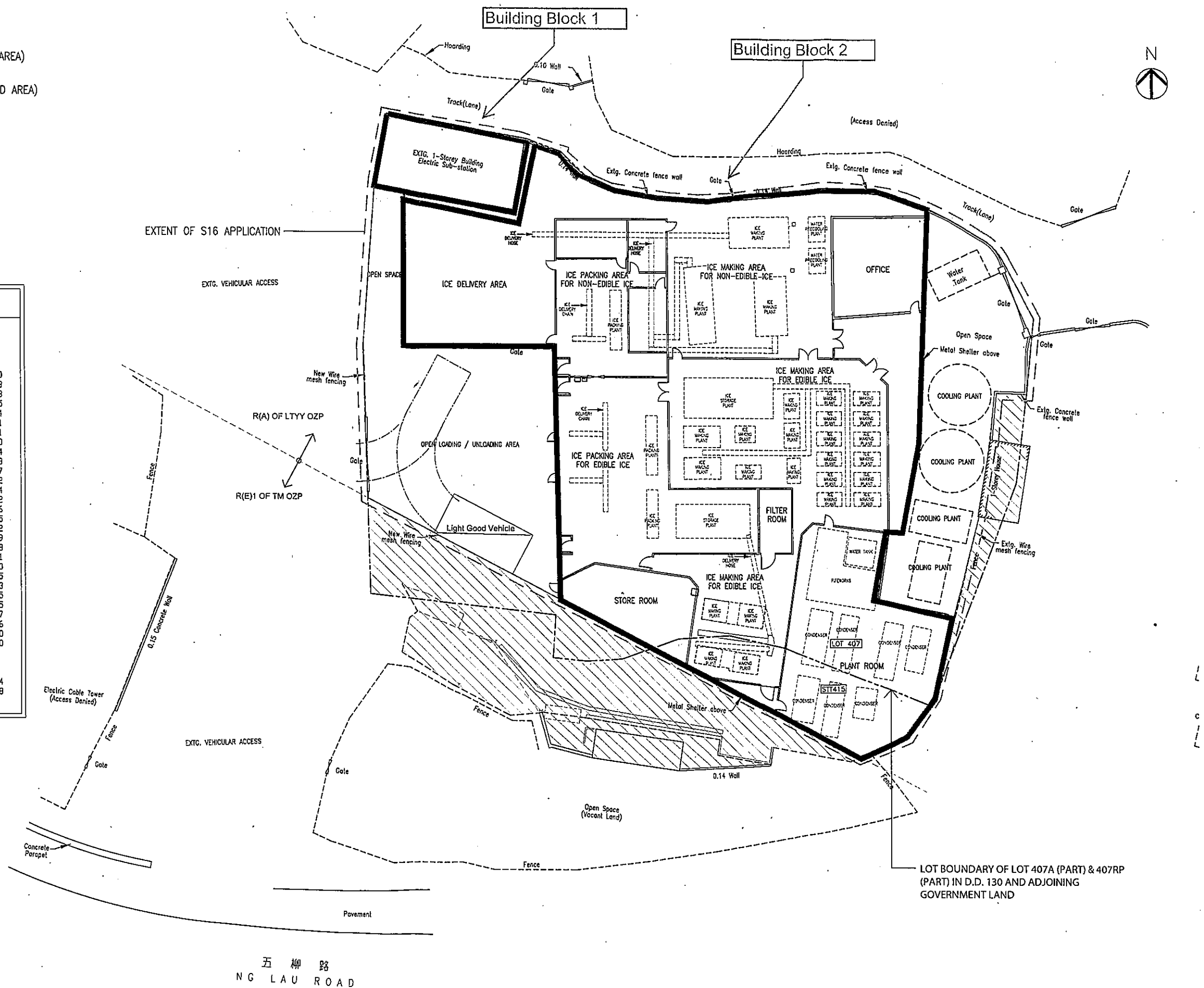
[] EXTENT OF THIS SECTION 16 APPLICATION (COVERED AREA)
 = 1341.05m²
 [] EXTENT OF THIS SECTION 16 APPLICATION (UNCOVERED AREA)
 = 476.01m²

TOTAL SITE AREA : 1341.05 + 476.01 = 1817.06SQ.M

PROPOSED SITE COVERAGE : 1341.05 / 1817.06 = 0.738

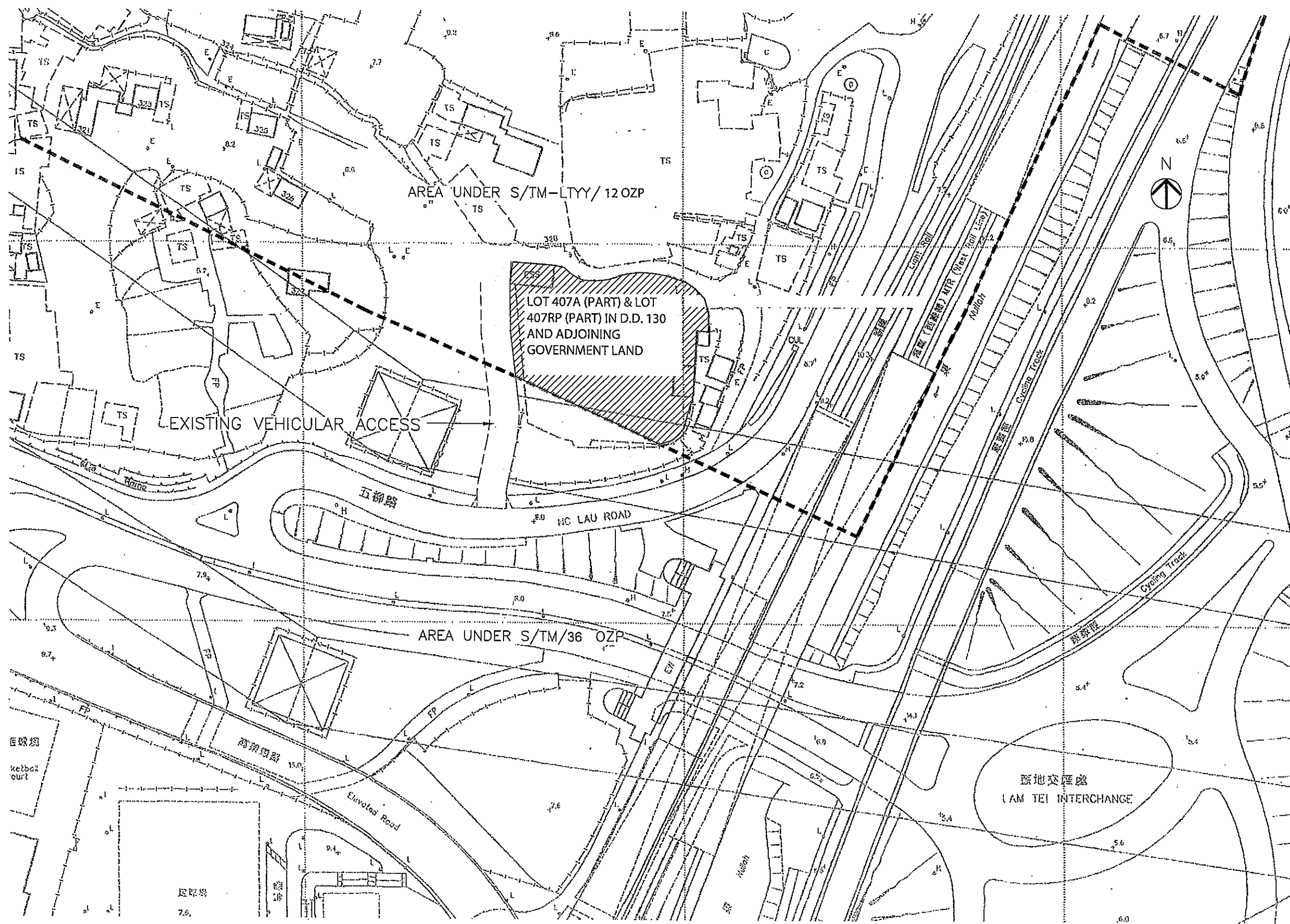
PROPOSED PLOT RATIO : 1341.05 / 1817.06 = 0.738

BOUNDARY DATA					
Notes:					
SUBJECT LOT CO-ORDINATES & DIMENSIONS:					
Boundary Point	Bearing	Distance	N	E	
LOT No. 407 IN D.D.130					
A			830795.366	815954.900	
B	95° 08' 21"	11.253	830794.358	815966.108	
C	105° 10' 25"	2.896	830793.600	815968.903	
D	129° 54' 31"	3.275	830791.499	815971.415	
E	107° 50' 03"	1.659	830790.991	815972.994	
F	94° 20' 37"	4.701	830790.635	815977.681	
G	88° 47' 47"	2.391	830790.685	815980.061	
H	92° 28' 10"	2.541	830791.018	815982.580	
J	76° 15' 44"	0.838	830791.217	815983.394	
K	77° 45' 57"	5.545	830792.392	815988.813	
L (Chord)	90° 44' 57"	7.495	830792.294	815996.307	
M	109° 38' 13"	3.859	830790.997	815999.942	
N	117° 17' 43"	2.737	830789.742	816002.374	
P (Chord)	131° 08' 19"	2.693	830787.970	816004.402	
Q	147° 25' 36"	5.022	830783.738	816007.106	
R	180° 41' 04"	5.971	830777.758	816007.035	
S	182° 12' 12"	7.094	830770.680	816006.762	
T	195° 33' 44"	18.907	830752.465	816001.689	
U	286° 31' 40"	12.456	830756.009	815989.748	
V	278° 09' 56"	4.411	830756.636	815985.381	
W	261° 11' 15"	4.090	830756.009	815981.340	
X	245° 10' 15"	4.711	830754.031	815977.065	
Y	261° 30' 32"	2.894	830753.604	815974.203	
Z	271° 09' 51"	2.588	830753.656	815971.615	
AA	358° 38' 55"	3.400	830757.055	815971.535	
AB	271° 22' 04"	14.782	830757.408	815956.757	
AC	353° 30' 28"	19.640	830776.922	815954.536	
AD	359° 22' 45"	12.595	830789.516	815954.400	
A	4° 53' 07"	5.871	830795.366	815954.900	
Curve Data:					
Arc	Arc Len.	Radius	Incl.Angle	N (Centre)	E
K - L	7.533	21.401	20° 10' 10"	830771.275	815992.284
N - P	2.746	4.018	39° 09' 34"	830786.005	816000.898
Surveyed Area: 1851.7 m ² (about)					



PROPOSED LAYOUT PLAN

SCALE: 1:300



LOCATION PLAN

SCALE 1:1000

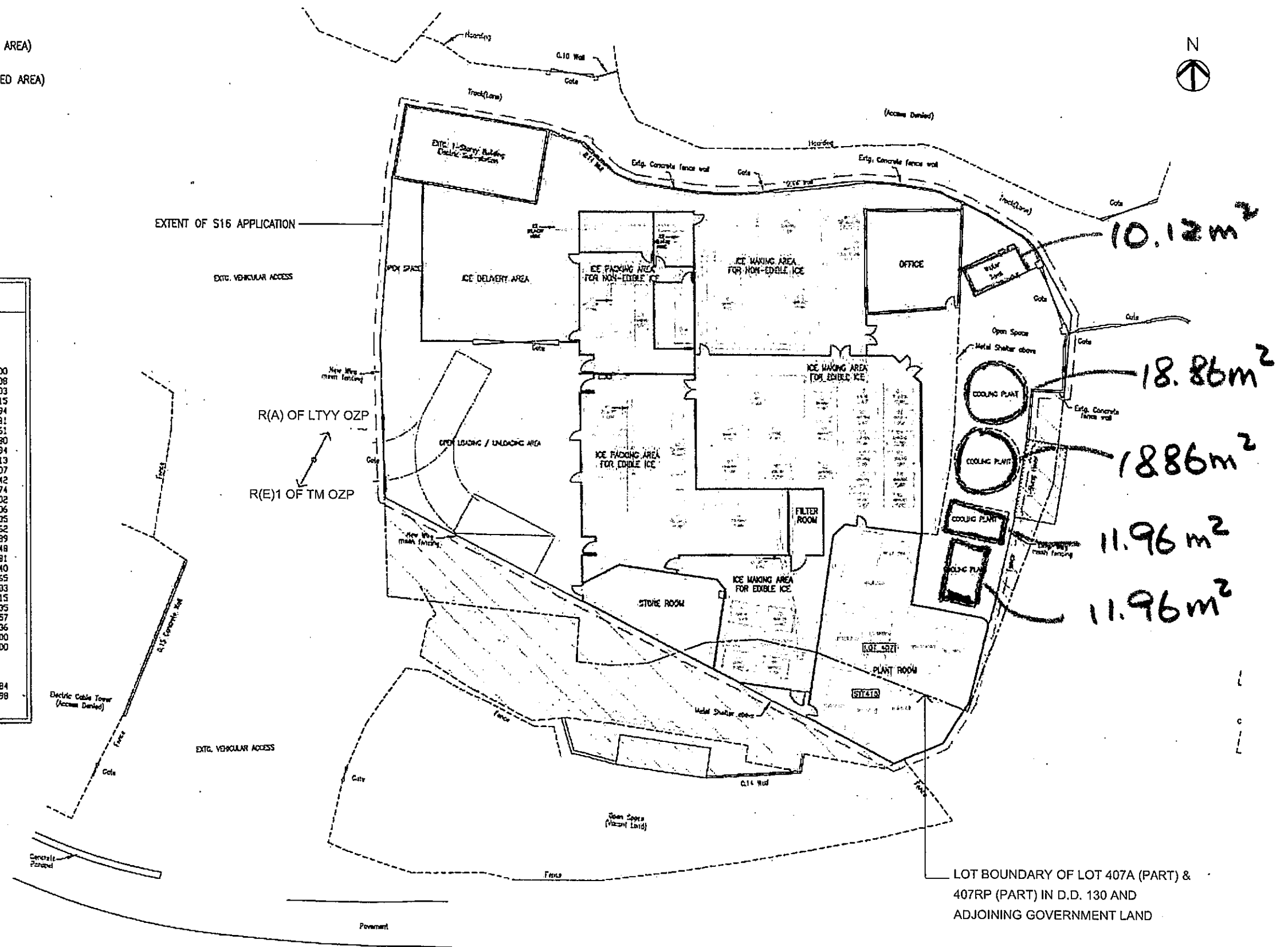
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V	245° 10' 15"	4.711	830754.031	815977.065	
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Surveyed Area: 1851.7 m ² (about)					



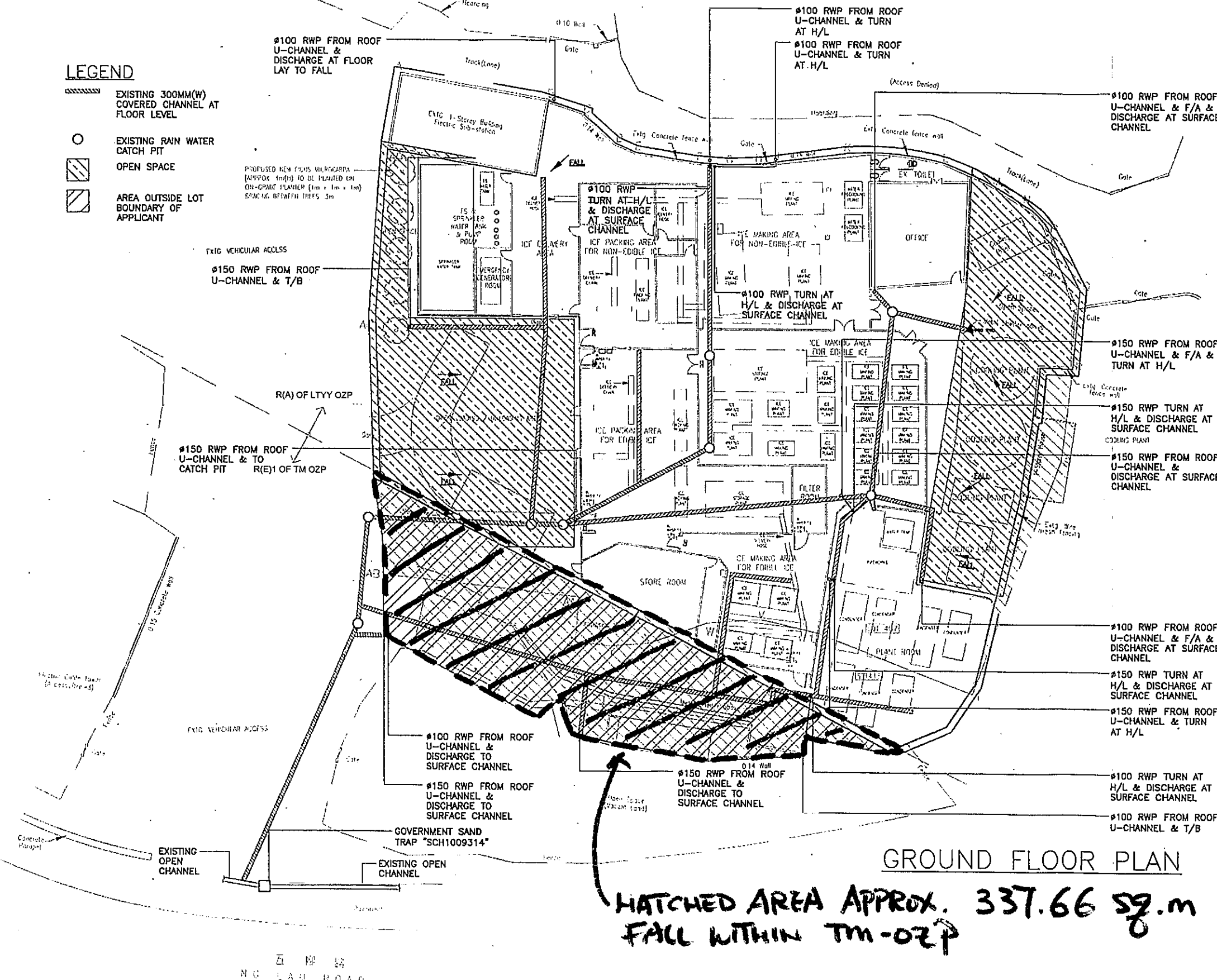
SK-001

五柳路
NG LAU ROAD

PROPOSED LAYOUT PLAN

SCALE: 1:300

SK-002



CLIENT:

Topic	Page
1. Introduction	1
2. Literature Review	2
3. Methodology	3
4. Results	4
5. Discussion	5
6. Conclusion	6
7. References	7
8. Appendix	8
9. Bibliography	9
10. Index	10

Abstract

Consulting Limited

Chu Chi Ming, Samson

PROJECT TITLE:

MANUFACTURING PLANT AT LOT
407A (PART) & LOT 407RP (PART) II

LAM, TEI, TUEN MUN, N.T.

EXISTING DRAINAGE LAYOUT

• **What is the purpose of the study?**

CONTRACT REFERENCE:

6416

1:300 0A3 NOV 2013

CAD	KKL
-----	-----

047070 D-551

C13036-D-201

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Re: Application No. A/TM-LTYT/449 - Departmental Comments

31/01/2023 15:15

From: [REDACTED]
To: ekytam@pland.gov.hk
Cc: awymak@pland.gov.hk

History: This message has been forwarded.

4 attachments



Letter 20230131_FS_TPB - Signed.pdf



Letter 20230131_TPB-Supplementary - Signed.pdf



Letter 20230131_Transport_TPB - Signed.pdf



Group_30.jpg

Dear Eva

We attached supplementary information for your perusal. Original letter has been dispatched to North Point.

Best Regards

K.K.Lam

Director

M: (852) [REDACTED]

T: (852) [REDACTED]

F: (852) [REDACTED]

E: [REDACTED]

W: www.pine-bridge.com.hk

A: Office B, 10/F, Kings Tower, 111 King Lam Street, Cheung Sha Wan,
Kowloon

*** Email Disclaimer ***

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*** End of Disclaimer ***

(By Hand)

31 January 2023

Secretary, Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir / Madam

**Application of Renewal of Permission – Fire Services Proposal and FS 251
Proposed Temporary Edible Ice Manufacturing Plant at
Lot No. 407 (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun
Section 16-III, (TPB Ref: Application No. A/TM-LTTY/449)**

We, Turbo Ice Company Limited, would like to submit the following for your processing of the captioned

- 1) The Fire Services Proposal (Drawing C13036-FS-901, 902 & 903) for the captioned attached for your perusal and further processing. Please note that there is no change of them compare with previous application wherer the associated planning condition has been compiled.
- 2) The Firefighting and Fire Services Installations in the captioned premise were maintained in working condition and copy of FS251 (Ref A8587188, A85871896, A8587190, A8990521, A8990799, A9028747, A9206042 & A9206135) for Fire Alarm System, Fire Detection System, Hose Reel System, Sprinkler System, E-Light & EXIT Sign and Emergency Generator and Fire Extinguishers showing FSI maintained in working conditions attached for your easy reference.

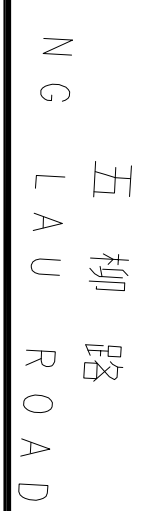
Should you have any query on the above, please feel free to contact our [REDACTED] at [REDACTED]

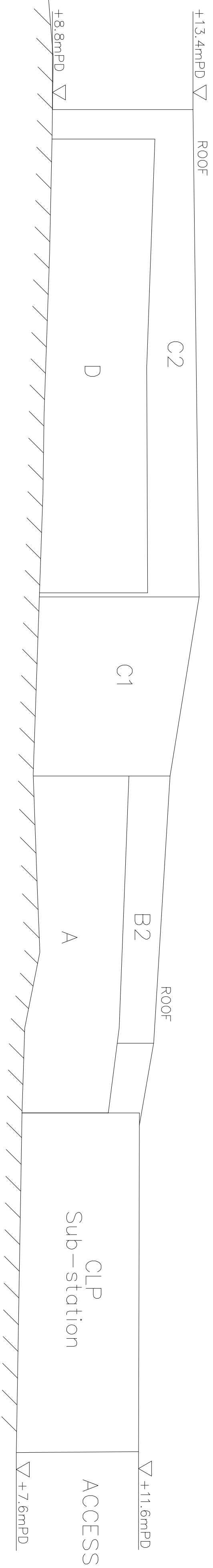
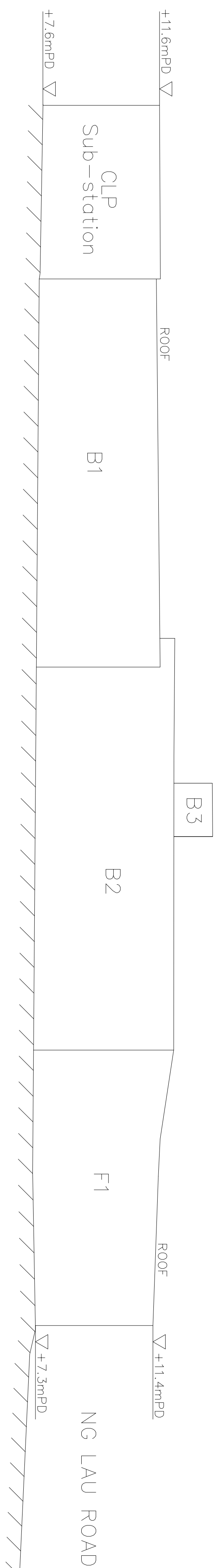
Yours faithfully
For and on behalf of
Turbo Ice Company Limited


Leung Fung Hei
President

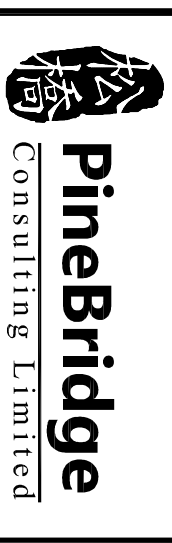


- 1) AN INDEPENDENT EMERGENCY GENERATOR OF SUFFICIENT CAPACITY TO BE PROVIDED TO MEET THE ESSENTIAL SERVICES (i.e. THE ALARM SYSTEM, SPRINKLER SYSTEM, HOSE REL SYSTEM, EMERGENCY LIGHT AND THE PUMPS) IN EVENT OF MAIN POWER FAILURE OR THE INCIDENT.
- 2) THE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE FACTORY AND ALL EXITS ROUTES LEADING TO OPENED IN ACCORDANCE WITH SRS 5066PART 1 AND SRS 1838.
- 3) ANY DIFFERENCE IN THE FACTORY ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF THE EXIT DOOR SERVING THE FACTORY.
- 4) THE FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH THE LPC RULES FOR ALARM, THE DETECTION AND ALARM INSTALLATIONS AND BS 5839 - PART 1 : 2002 + K2 : 2008 AND BS 5839 - PART 2 : 2002 + K2 : 2008.
- 5) ONE MAIN FIRE ALARM INDICATOR PANEL TO BE PROVIDED AT F.S. CONTROL CABINET TO RECEIVE ALL FIRE ALARM SIGNALS OF THE ENTIRE FACTORY.
- 6) ONE DIRECT TELEPHONE LINE WILL BE PROVIDED IN FIRE SERVICES CONTROL ROOM AND CONNECTION TO THE F.S. COMMUNICATION CENTRE FOR AUTOMATIC FIRE ALARM AND SPRINKLER ALARM SYSTEM.
- 7) AN AUTOMATIC DETECTION SYSTEM TO BE PROVIDED IN AREA NOT COVERED BY AUTOMATIC SPRINKLER SYSTEM INCLUDING EXAM PLANT ROOM AND TRANSFORMER ROOM IN ACCORDANCE WITH BS 5839 : PART 1 : 2002 + K2 : 2008.
- 8) A HOSE REL SYSTEM TO BE PROVIDED FOR THE ENTIRE FACTORY, THE SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICES, INSTALLATIONS AND EQUIPMENT. HOSE RELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE FACTORY CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF THE FIRE SERVICES HOSE OR HOSE REL TUBING.
- 9) ONE 200 LITRES F.S. WATER TANK IS PROVIDED AT POSITION AS INDICATED ON PLAN.
- 10) AN INDEPENDENT F.S. METER TO BE PROVIDED FOR HOSE REL SYSTEM.
- 11) ONE ACTUATING POINT OF MANUALLY OPERATED FIRE ALARM SYSTEM TO BE PROVIDED AT EACH HOSE REL POINT, WHEN THE ACTUATING POINT IS ACTIVATED, THE PRESSED FIRE PUMP SHALL START AND THE ALARM FIRE ALARM SHALL BE ACTIVATED AUTOMATICALLY.
- 12) PORTABLE FIRE EXTINGUISHERS / SAND BUCKETS/ FIRE BLANKETS TO BE PROVIDED AT ALL E/M PLANTS ROOMS, GENERATOR ROOM, TRANSFORMER ROOM, PLANT ROOMS FOR CLP'S TRANSFORMERS AND CAR PARKING AREAS AS INDICATED ON PLANS.
- 13) ALL EXITS TO BE PROVIDED WITH SUFFICIENT AND INSTALLED IN ACCORDANCE WITH THE LPC RULES INCORPORATING BS 5266 PART 1 AND TSO CIRCULAR LETTER NO. 3/2006. THE CLASSIFICATION OF THE COMPARTMENTS TO BE GRANTED HAZARD GROUP 3.
- 14) SPRINKLERS TO BE PROVIDED OF ENTIRE FACTORY EXCEPT E/M PLANT ROOMS, GENERATOR ROOMS, NEW 92 CL M SPRINKLER PLAN WILL BE PROVIDED AT POSITION AS INDICATED ON PLAN C/M DUTY, STANDBY AND 126862003 AND TSO CIRCULAR LETTER NO. 3/2006.
- 15) INCORPORATING BS 67 126862003 AND TSO CIRCULAR LETTER NO. 3/2006.
- 16) A SPRINKLER ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE FACTORY AS INDICATED ON PLANS.
- 17) ALL SPRINKLER ALARM SIGNALS ARE TRANSMITTED TO THE FIRE SERVICES CONTROL PANEL.
- 18) (SPRINKLER ALARMING PANEL) LOCATED AT F/S F.S. CONTROL CABINET.
- 19) FOR THE FACTORY, SMOKE EXTRACTION SYSTEM WILL, NOT BE PROVIDED AS ANY FIRE COMPARTMENT NOT EXCEED 2000 cu.m. (SEE DMG. NO. A-9 FOR THE COMPARTMENT CALCULATION).
- 20) WHEN A VENTILATION / ARE CONTINUING CONTROL SYSTEM TO BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY.
- 21) ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF FIRE CODE TO BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
- 22) FIRE CONTROL REQUIREMENTS FOR CONSUMER SITES-STATIONS USING SILICON FLUID THE TRANSFORMER AND STANDARD REQUIREMENTS IN THE FORM OF CABLE PROVIDED AT FACTORY ENTRANCE AS INDICATED ON PLAN.
- 23) SMOKE EXTRACTOR FOR CONSUMER SITE-STATIONS USING SILICON FLUID THE TRANSFORMER AND SMOKE EXTRACTOR IN BUILDING (AP/107) SHALL BE COMPLIED WITH WHERE APPLICABLE.
- 24) ONE 1500WVA SILICON FLUID TRANSFORMER INSTALLED UNDER THE SUB-STATION.

[illegible]

[illegible]

LEAD CONSULTANT:



AUTHORIZED PERSON:

Chu Chi Ming, Samson
B Sc., M Sc., MHKS, RPS (BS), AP

PROJECT TITLE:

TEMPORARY EDIBLE ICE
MANUFACTURING PLANT AT
LOT 407 (PART) IN D.D. 130 AND
ADJOINING GOVERNMENT LAND,
LAM TEI, TUEEN MUN, N.T.

DRAWING TITLE:

ELEVATIONS

CONTRACT REFERENCE:

C13036

SCALE: _____ DATE: _____

AS SHOWN	OCT 2014
AS SHOWN	OCT 2014

DESIGN: APPROVED

CAD	KKL
-----	-----

DRAWING NUMBER:

C13036-FS-903

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:

消防處檔號

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8587188

Name of Client:

顧客姓名

德保雪粒廠

Name of Building:

樓宇名稱

藍地新慶村丈量約份等 130 約地段第 407 號 A 分段及相連政府地

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

屯門

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	E-Lighting	G/F	Conforms with FSD Requirements	04-Mar-2022	03-Mar-2023
12	Exit Sign				
	9nos Exit Sign				

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			Nil		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			Nil	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

授權人簽署

Ng Sui Keung

Name:

姓名

FSD/RC No.:

消防處註冊號碼

RC 1/240 2/232

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

04-Mar-2022

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8587189

Name of Client:

顧客姓名

德保雪粒廠

Name of Building:

樓宇名稱

藍地新慶村丈量約份等 130 約地段第 407 號 A 分段及相連政府地

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

屯門

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款,擁有裝置在任何處所內的任何消防裝置或設備的人,須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
15	Fire Detection System 1 no 2 zone panel 3 nos smoke detector (machine rm.) 2 nos smoke detector (workshop)	G/F	Conforms with FSD Requirements	04-Mar-2022	03-Mar-2023

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			Nil		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			Nil	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗,證明性能良好,符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格,損壞事項列於第三部。

如證書涉及年檢事項,應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Ng Sui Keung

RC 1/240 2/232

04 Mar 2022

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

A 8587190

Name of Client:

顧客姓名

德保雪粒廠

Name of Building:

樓宇名稱

藍地新慶村丈量約份等 130 約地段第 407 號 A 分段及相連政府地

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

屯門

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
10	Emergency Generator 1No 100kVA Powerco E-Generator model: NG100C	G/F (E-Gen-set room)	Conforms with FSD Requirements	04-Mar-2022	03-Mar-2023

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			Nil		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			Nil	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

Authorized
Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only:

Inspected

Key-in

Verified

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:

消防處檔號

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8990521

Name of Client:

顧客姓名

德保雪粒廠

Name of Building:

樓宇名稱

藍地新慶村丈量約份等 130 約地段第 407 號 A 分段及相連政府地

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

屯門

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable F. E. 8 x 9-lit Water 7 x 5-kg Co2 1 x 5-kg Co2 1 x 5-kg Co2	G/F E-Generator Room FS & Spr. Water Tank & Pump Room	Conforms with FSD Requirements	04-Mar-2022	03-Mar-2023

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			Nil	Reserved	

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			Nil	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:
受權人簽署

Name:

姓名

Lee Kam Leung

FSD/RC No.:

消防處註冊號碼

RC 3/527

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

04-Mar-2022

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

20415 009889

Name of Client 顧客姓名

Turbo Ice Factory Company Limited

Address 地址

No. DD130 Lot 407, Tuen Mun

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☒ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Maintenance ONLY****第一部 只適用於年檢事項**

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
10	Emergency Generator	G/F	Conforms with FSD requirements	14/05/2022	13/05/2023

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

Supersede the previous FS251 certificate 20415009795

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或
處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 01/2012)

35cc-b846-1d1f-d9b7-0616-2366-01ec-81c6

Authorized

Signature:

受權人簽署

Name:

姓名

NGAN CHOR NAM

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

09/06/2022

For FSD
use only

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 8990799

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

德保雪粒廠

Name of Building:

樓宇名稱

藍地新慶村丈量約份等130約地段第407號A分段及相連政府地

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

屯門

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable F. E. 2 x 9-lit Water	G/F	Conforms with FSD	14-Oct-2022	13-Oct-2023
24	3 x 5-kg Co2		Requirements		
35	2 x Sand Bucket				

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Portable F. E. 2 x 9-lit Water	G/F	To replace	Conforms with FSD	14-Oct-2022
	3 x 5-kg CO2			Requirements	

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			Nil	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

授權人簽署

Name:

姓名

Lee Kam Leung

FSD/RC No.:

消防處註冊號碼

RC 3/527

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

07-Oct-2022

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9028747

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Turbo Ice Co. Ltd

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 407 (Part) in D.D.130

Street/Road/Estate Name:

街道/屋苑名稱

San Hing Tsuen

Block:

座

District:

分區

Lam Tei, Tuen Mun

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Lighting	G/F	Conforms with FSD Requirements	18/08/2022	17/08/2023
12	Exit Sign	G/F	Conforms with FSD Requirements	18/08/2022	17/08/2023
13	Fire Alarm System (MFA)	G/F	Conforms with FSD Requirements (Defects see part 3)	18/08/2022	17/08/2023
15	Fire Detection System	G/F	Conforms with FSD Requirements (Defects see part 3)	18/08/2022	17/08/2023
28	Sprinkler System	G/F	Conforms with FSD Requirements (Defects see part 3)	18/08/2022	17/08/2023
33	Water Supply	G/F	Conforms with FSD Requirements (Defects see part 3)	18/08/2022	17/08/2023

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
	N.A.				

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	Fire Alarm System (MFA)	See Appendix A	See Appendix A	See Appendix A
15	Fire Detection System	See Appendix A	See Appendix A	See Appendix A
28	Sprinkler System	See Appendix A	See Appendix A	See Appendix A
33	Water Supply	See Appendix A	See Appendix A	See Appendix A

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only:

Inspected

Key-in

Verified

消防裝置及設備證書

☐ Institutional 社團

Verified

F.S. 251 (Rev. 1/2016)

(By Hand)

10 January 2023

Secretary, Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir / Madam

**Application of Renewal of Permission
Proposed Temporary Edible Ice Manufacturing Plant at
Lot No. 407 (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun
Section 16-4, (TPB Ref: Application No. A/TM-LTYT/449)**

We, Turbo Ice Company Limited, would like to submit an application renewal of the temporary permission before its expiry of the captioned.

This is informed that all development parameters (i.e. site area, site coverage, no. of structures, no. of storeys, building height and total area of Mechanical Equipment installed in open space) are same at the time of applying the previous application numbered A/TM-LTYT/394. Copy of drawing showing the above attached for your easy reference.

Moreover, the operation area of Temporary Edible Ice Manufacturing Plant that fall within Tuen Mun OZP No. S/TM/33 (TM OZP) is unchanged, approximately 337.66 sq.m. Copy of sketch SK-002 and drawing C13036-D-201 are showing the extent of area being hatched for your easy reference.

In addition, the existing tree conditions of the tree planted in Landscape Approval Conditions and the light goods vehicle parking are maintained within the site, and same at the time of applying the previous application numbered A/TM-LTYT/394. Please find the attached photos for your perusal.

Should you have any query on the above, please feel free to contact our [REDACTED] at [REDACTED]

Yours faithfully
For and on behalf of
Turbo Ice Company Limited


Leung Fung Hei
President



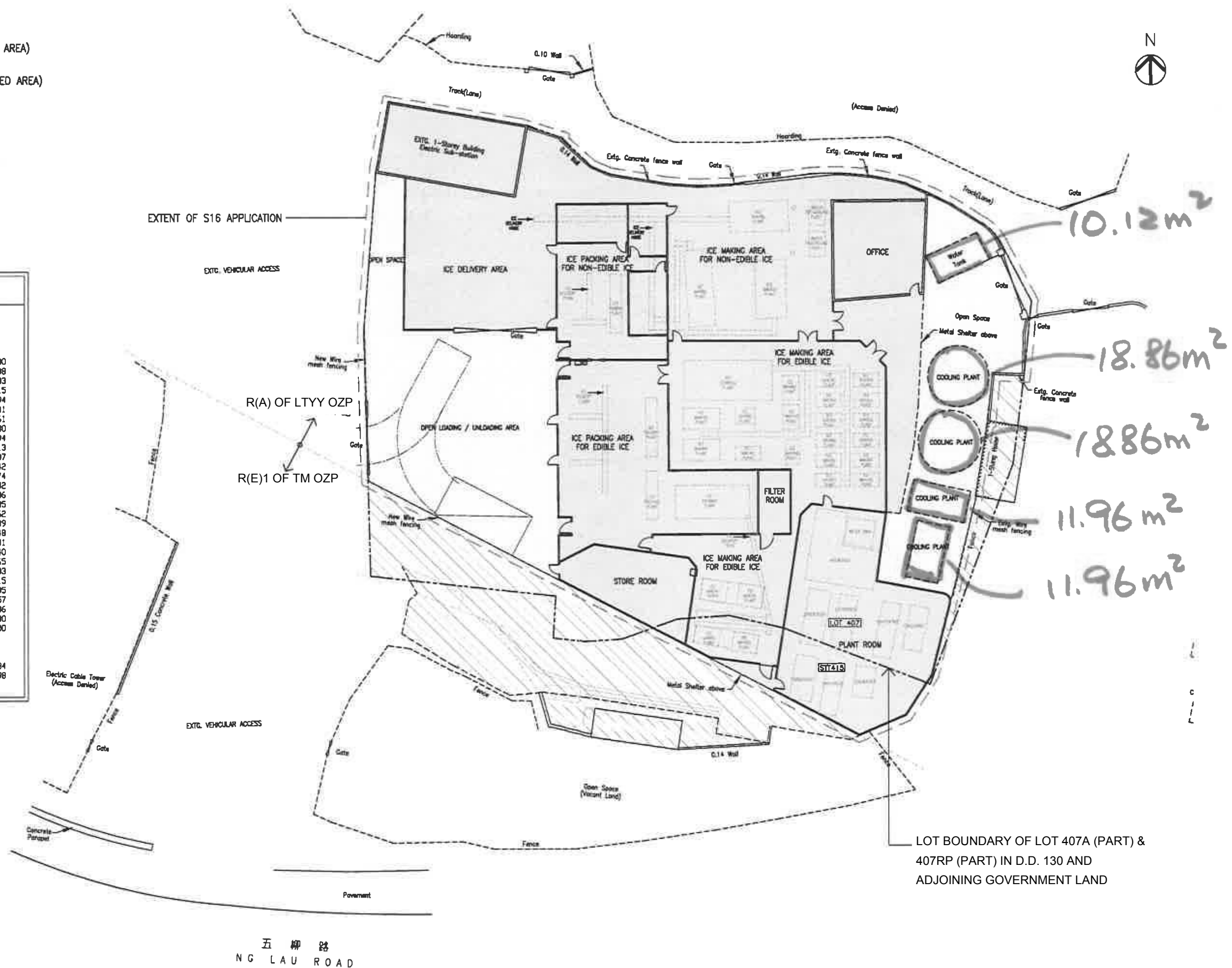
EXTENT OF THIS SECTION 16 APPLICATION (COVERED AREA)
 = 1341.05m²
 EXTENT OF THIS SECTION 16 APPLICATION (UNCOVERED AREA)
 = 476.01m²

TOTAL SITE AREA : 1341.05 + 476.01 = 1817.06SQ.M

PROPOSED SITE COVERAGE : 1341.05 / 1817.06 = 0.738

PROPOSED PLOT RATIO : 1341.05 / 1817.06 = 0.738

BOUNDARY DATA					
Notes:					
SUBJECT LOT CO-ORDINATES & DIMENSIONS:					
Boundary Point	Bearing	Distance	N	E	
LOT No. 407 IN D.D.130					
A			830795.366	815954.900	
B	95° 08' 21"	11.253	830794.358	815966.108	
C	105° 10' 25"	2.896	830793.600	815968.903	
D	129° 54' 31"	3.275	830791.499	815971.415	
E	107° 50' 03"	1.659	830790.991	815972.994	
F	94° 20' 37"	4.701	830790.635	815977.681	
G	88° 47' 47"	2.381	830790.685	815980.061	
H	82° 28' 10"	2.541	830791.018	815982.580	
I	76° 15' 44"	0.838	830791.217	815983.394	
J	77° 45' 57"	5.545	830792.392	815988.813	
K	90° 44' 57"	7.495	830792.294	815996.307	
L (Chord)	109° 38' 13"	3.859	830790.997	815999.942	
M	117° 17' 43"	2.737	830789.742	816002.374	
N	131° 08' 19"	2.693	830787.970	816004.402	
O (Chord)	147° 25' 36"	5.022	830783.738	816007.106	
P	180° 41' 04"	5.971	830777.768	816007.025	
Q	182° 12' 12"	7.094	830770.680	816006.762	
R	195° 33' 44"	18.907	830752.465	816001.689	
S	286° 31' 40"	12.456	830756.009	815989.748	
T	278° 09' 56"	4.411	830756.636	815985.381	
U	261° 11' 15"	4.090	830756.009	815981.340	
V	245° 10' 15"	4.711	830754.031	815977.065	
W	261° 30' 32"	2.894	830753.604	815974.203	
X	271° 09' 51"	2.588	830753.656	815971.615	
Y	358° 38' 55"	3.400	830757.055	815971.535	
AA	271° 22' 04"	14.782	830757.408	815956.757	
AB	353° 30' 28"	19.640	830776.922	815954.536	
AD	359° 22' 45"	12.595	830789.516	815954.400	
A	4° 53' 07"	5.871	830795.366	815954.900	
Curve Data:					
Arc	Arc Len.	Radius	Incl.Angle	N (Centre)	E
K - L	7.533	21.401	20° 10' 10"	830771.275	815992.284
N - P	2.746	4.018	39° 09' 34"	830786.005	816000.898
Surveyed Area: 1851.7 m ² (about)					







SK-001

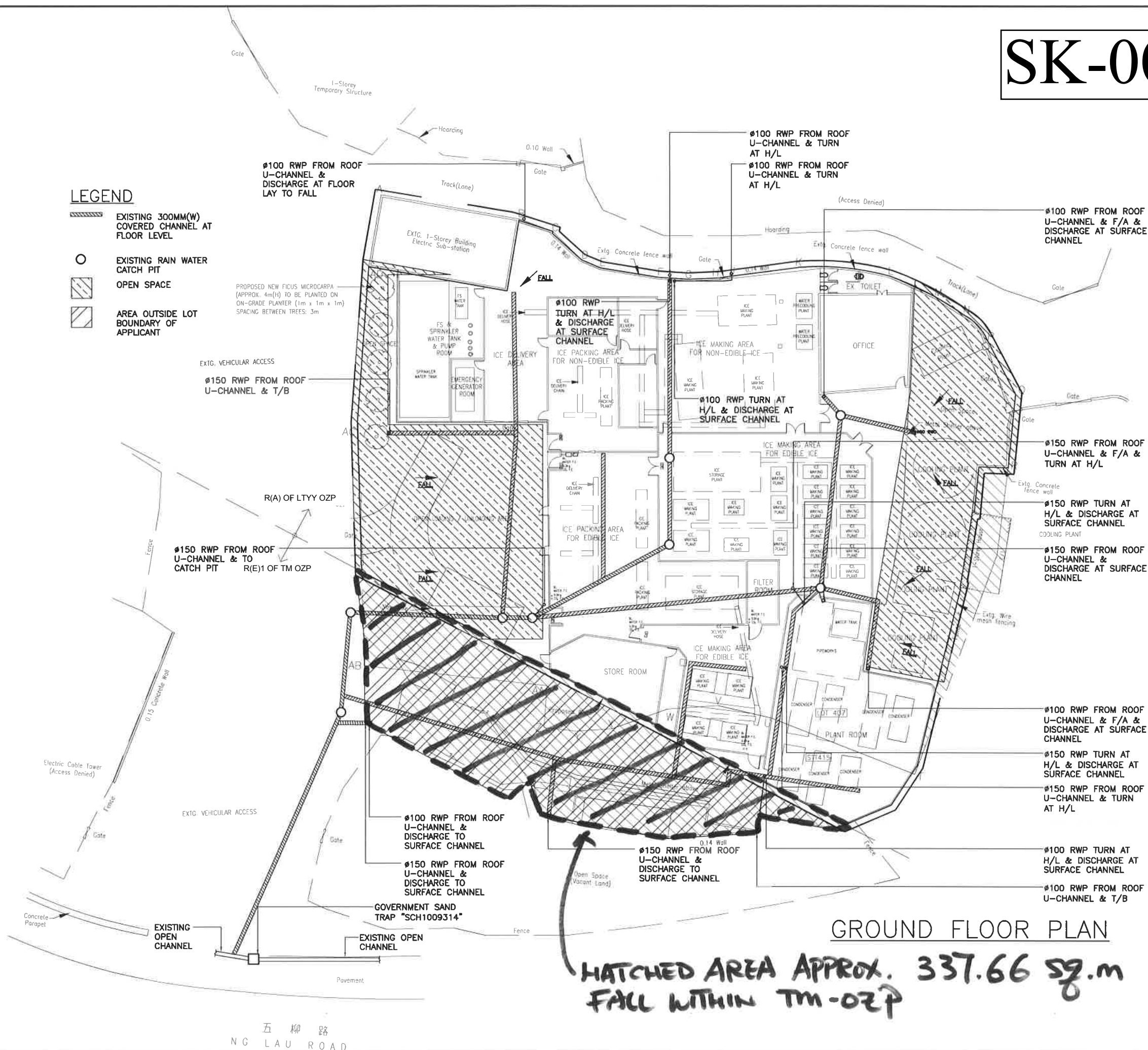
PROPOSED LAYOUT PLAN

SCALE: 1:300

SK-002

LEGEND

-  EXISTING 300MM(W) COVERED CHANNEL AT FLOOR LEVEL
-  EXISTING RAIN WATER CATCH PIT
-  OPEN SPACE
-  AREA OUTSIDE LOT BOUNDARY OF APPLICANT



REV.	DESCRIPTION	DATE
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CLIENT:

Turboice

LEAD CONSULTANT:



AUTHORIZED PERSON:

Chu Chi Ming, Samson
B Sc., M Sc., MHKIS, RPS (BS), AP

PROJECT TITLE:
TEMPORARY EDIBLE ICE
MANUFACTURING PLANT AT LOT
407A (PART) & LOT 407RP (PART) IN
D.D. 130 AND ADJOINING
GOVERNMENT LAND,
LAM TEI, TUN MUN, N.T.

DRAWING TITLE:

EXISTING DRAINAGE LAYOUT
FOR GROUND FLOOR PLAN

CONTRACT REFERENCE:

C13036

SCALE:	DATE:
1:300 OA3	NOV 2013
DESIGN:	APPROVED:
CAD	KKL

DRAWING NUMBER:

C13036-D-201

(By Hand & By Fax: 2877-0245)

31 January 2023

Secretary, Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir / Madam

**Application of Renewal of Permission
Proposed Temporary Edible Ice Manufacturing Plant at
Lot No. 407 (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun
Section 16-III, (TPB Ref: Application No. A/TM-LTYT/449)**

We, Turbo Ice Company Limited, would like to advise the average trip generation is 15 vehicle per day and within the operating time of operation from 8am to 8pm.

In addition, there is no adverse effect or complain received from neighborhoods during the past three years.

Should you have any query on the above, please feel free to contact our [REDACTED] at [REDACTED]

Yours faithfully
For and on behalf of
Turbo Ice Company Limited



Leung Fung Hei
President



(By Hand & By Fax: 2877-0245)

6 February 2023

Secretary, Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir / Madam

Application of Renewal of Permission

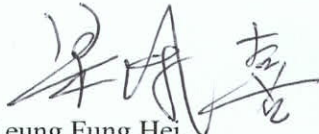
**Proposed Temporary Edible Ice Manufacturing Plant at
Lot No. 407 (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun
Section 16-III, (TPB Ref: Application No. A/TM-LTYT/449)**

We, Turbo Ice Company Limited, would like to clarify the dimension of the LGV loading / unloading space provided within the proposed site is 7000mm x 3500mm which is located at open area.

The proposed LGV loading / unloading space is for temporary transit of goods where scheduled loading / unloading as adopted in the past demonstrate it is adequate for our operation.

Should you have any query on the above, please feel free to contact our [REDACTED] at [REDACTED]

Yours faithfully
For and on behalf of
Turbo Ice Company Limited


Leung Fung Hei
President



Relevant Extracts of Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development”
(TPB-PG No. 34D)

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Applications covering the Application Site

Approved Applications

<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
A/TM-LTY Y/229	Proposed Temporary Edible Ice Manufacturing Plant for a Period of 3 Years	24.2.2012 [Revoked 24.8.2012]
A/TM-LTY Y/253	Temporary Edible Ice Manufacturing Plant for a Period of 3 Years	8.2.2013 [Revoked 8.8.2014]
A/TM-LTY Y/275	Temporary Edible Ice Manufacturing Plant for a Period of 3 Years	7.3.2014
A/TM-LTY Y/325	Renewal of Temporary Edible Ice Manufacturing Plant for a Period of 3 Years	3.2.2017
A/TM-LTY Y/394	Renewal of Temporary Edible Ice Manufacturing Plant for a Period of 3 Years	6.3.2020

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

No adverse comment on the application.

2. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No adverse comments on the application that adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- no environmental complaint concerning the Site received in the past three years.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

No objection in principle to the renewal proposal subject to the existing fire service installations implemented on the site being maintained in efficient working order at all times.

5. Long-term Development

Comments of the Chief Engineer/Housing Projects 2 Division, Civil Engineering and Development Department (CE/HP2, CEDD):

No adverse comment.

Comments of the Director of Housing (D of Housing):

No adverse comment.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application; and

- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in position to offer comments on their suitability for the use related to the application.

7. District Officer's Comments

Comments of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

- no adverse comment; and
- she trusts that the relevant departments will continue to find suitable sites for the affected business operator to reprovision of operation.

8. Comments of the Director of Food and Environmental Hygiene (DFEH)

- no adverse comment; and
- a Food Factory Licence (Manufacture of edible ice for wholesale) issued at Section A of Lot. No. 407 in DD 130 & adjoining GL, San Hing Tsuen, Lam Tei, TM is still valid till 28.6.2023. The licence is subject to renewal annually if no statutory cancellation be warranted or granted.

9. Other Departments

the following government departments have no comment on the application:

- Commissioner for Transport (C for T)
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Director of Leisure and Cultural Services (DLCS);
- Director of Electrical and Mechanical Services (DEMS);
- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD);
- Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the Site falls within Lot Nos. 407 S.A (Part) and 407 RP (Part) in DD.130 (“the Lots”) and adjoining GL. The Lots are Old Schedule Lot 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;
 - (ii) a Short Term Wavier (“STW”) was granted to permit the erection of structures on Lot No 407 S.A in D.D. 130 with built-over area not exceeding 1,313m² and height not exceeding 7m. A Short Term Tenancy (“STT”) was granted to permit the erection of structures on the adjoining Government land with build-over area not exceeding 277m² and height not exceeding 7m. Both the STW and STT are for the purpose of edible ice manufacturing plant and both may be terminated by giving three months prior notice;
 - (iii) the Site is accessible via a strip of GL designated as a right-of-way for STW leading from the Ng Lau Road. The waivee of STW is responsible for carrying out maintenance works for the said right-of-way leading to the Site; and
 - (iv) his office reserves the right to take enforcement actions as considered appropriate against any unauthorized erection/extensions/alterations of structures on the site or any unauthorized occupation of GL at any time and irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structures or structures be found erected without prior approval given by his office or be in breach of the approval given;
- (b) 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 the Environmental Protection Department;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Buildings Department (BD), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary;
 - (iv) the granting of any planning approval should not be construed as an acceptance

oof any existing building works or UBW on the Site under the BO;

- (v) if the proposed use under application is subject to the issue of a license, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (vi) 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 respectively;
 - (vii) if the site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage; and
 - (viii) detailed comments under the BO will be provided at the building plan submission stage; and
- (d) to note the comments of Chief Engineer/Housing Projects 2, Civil Engineering and Development Department (CE/HP2, CEDD) that the Site might be subject to land resumption for the implementation of the San Hing Road and Hong Po Road Public Housing Development which might take place at any time before the expiry of the temporary planning permission.