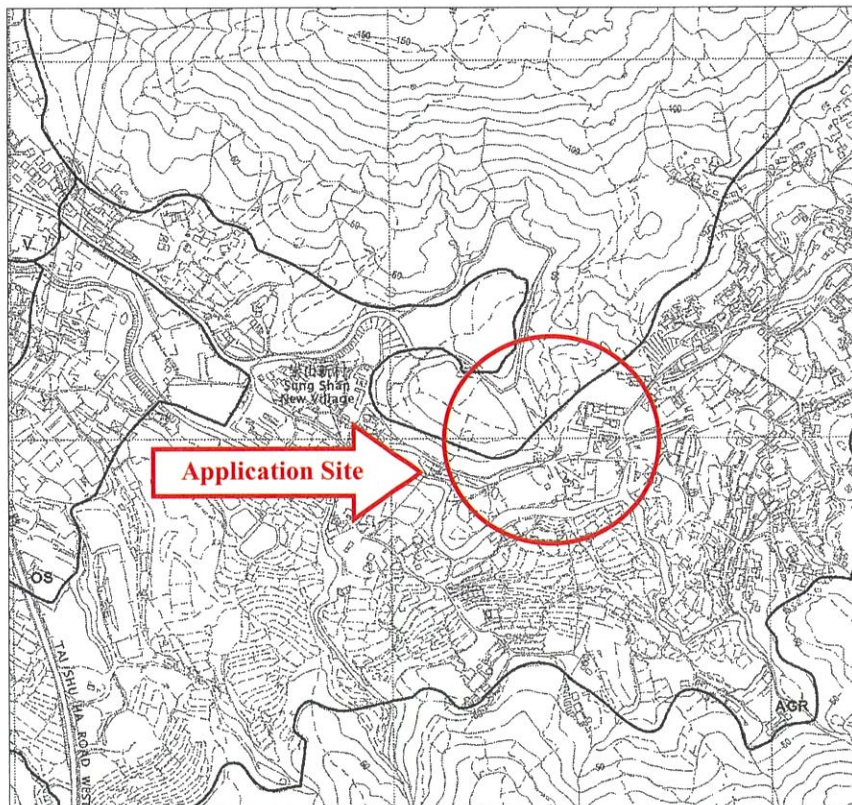


Planning Application  
Under Section 16  
of the Town Planning Ordinance  
(Cap. 131)

**Renewal of Planning Approval for  
Temporary Forklift Training Centre with Ancillary Facilities  
for a Period of 3 Years  
at Lots 2270 S.A RP (Part), 2270 S.A ss.1, 2273 RP, 2273 S.A (Part),  
2273 S.B (Part), 2274 (Part) and 2275 in D.D. 118  
and Adjoining Government Land,  
Sung Shan New Village, Yuen Long, New Territories**



Prepared by

**LANBASE Surveyors Limited**

May 2026

## EXECUTIVE SUMMARY

The Application Site (the Site) comprises Lots 2270 S.A RP (Part), 2270 S.A ss.1, 2273 RP, 2273 S.A (Part), 2273 S.B (Part), 2274 (Part) and 2275 in D.D. 118 and adjoining Government Land, Sung Shan New Village, Tai Tong, Yuen Long, New Territories. The Site is located approximately 2.5 kilometres to the southeast of Yuen Long New Town in close proximity to Tong Tau Po Tsuen and Yau Cha Po, and is easily accessible from a local access road leading from Tai Shu Ha Road East. The Site occupies a total site area of about 833m<sup>2</sup>, including Government Land of about 120m<sup>2</sup>. In accordance with the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 dated 15.12.2023, the Site falls within an area zoned “Agriculture” (“AGR”).

A renewal planning permission is sought to use the Site as ‘Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years’, in support of the existing forklift training centre adjacent to the Site, which was approved under planning application No. A/YL-TT/614. The Site is the subject of 6 previous planning applications Nos. A/YL-TT/67, A/YL-TT/91, A/YL-TT/183, A/YL-TT/404, A/YL-TT/499 and A/YL-TT600, which were approved on 28.1.2000, 22.12.2000, 29.7.2005, 11.8.2017, 1.9.2020 and 25.8.2023 respectively for the same use. All the approval conditions of its previous planning application No. A/YL-TT/600 were complied with to the satisfaction of relevant Government departments.

Since the operation of the existing forklift training centre has been in existence for many years, no additional traffic, drainage and landscape impacts would be newly generated.

The subject application is justified on the following grounds: 1) Essential for Expansion of the Existing Forklift Training Centre; 2) Previous Planning Permissions for the Same Use; 3) Genuine Efforts in Compliance with Planning Approval Conditions; 4) With Support of Construction Industry Training Authority; 5) Unlikely Rehabilitation of Site for Agricultural Use; 6) Compatible with Surrounding Land Uses; and 7) No Additional Traffic, Drainage and Environmental Impacts.

## 申請摘要

申請地點為新界元朗大棠崇山新村丈量約份第118約地段第2270號A分段餘段（部分）、2270號A分段第1小分段、第2273號餘段、第2273號A分段（部分）、第2273號B分段（部分）、第2274號（部分）及第2275號和毗連政府土地。申請地點距離元朗新市鎮東南面約2.5公里，接近塘頭埔村和油渣埔，及可從連接大樹下東路的小路進入。申請地點佔地約833平方米，包括約120平方米的政府土地。申請地點位於大棠分區計劃大綱核准圖編號S/YL-TT/20（於2023年12月15日獲核准）內之「農業」地帶。

是項臨時許可續期申請把場地申請用作「臨時鏟車訓練中心連附屬設施用途的規劃許可（為期3年）」，以支援於規劃申請編號A/YL-TT/614批准之毗鄰現存鏟車訓練中心。申請地點亦分別於2000年1月28日、2000年12月22日、2005年7月29日、2017年8月11日、2020年9月1日及2023年8月25日獲批的規劃申請編號A/YL-TT/67、A/YL-TT/91、A/YL-TT/183、A/YL-TT/404及A/YL-TT/499及A/YL-TT/600，作相同用途。而申請人亦已履行有關申請編號A/YL-TT/600的所有附帶規劃條款。

基於現存鏟車訓練中心已營運多年，相信並不會引致新增的交通流量、不良的渠務及景觀影響。

是項申請的理由如下：1) 有需要擴充現存鏟車訓練中心；2) 跟以前獲批准的用途相同；3) 真心實意地履行規劃條款；4) 獲得建造業訓練局支持；5) 不可能恢復農業用途；6) 符合附近的土地用途；及7) 沒有新增的交通、渠務及環境影響。

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Appendix 2	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/YL-TT/600 dated 11.9.2023
Appendix 3	Location Plan
Appendix 4	Site Plan (Lot Index Plan)
Appendix 5	Proposed Layout Plan
Appendix 6	Approved Drainage Proposal, Condition Record of Existing Drainage Facilities and the Relevant Compliance Letter of Previous Planning Application No. A/YL-TT/600
Appendix 7	Approved Tree Preservation Proposal and the Relevant Compliance Letter of Previous Planning Application No. A/YL-TT/404
Appendix 8	Approved Fire Service Installations Proposal, Fire Certificate FS251 and the Relevant Compliance Letter of Previous Planning Application No. A/YL-TT/404
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## 1. INTRODUCTION

- 1.1 The Application Site (the Site) comprises Lots 2270 S.A RP (Part), 2270 S.A ss.1, 2273 RP, 2273 S.A (Part), 2273 S.B (Part), 2274 (Part) and 2275 in D.D. 118 and adjoining Government Land, Sung Shan New Village, Tai Tong, Yuen Long, New Territories. The Site is located approximately 2.5 kilometres to the southeast of Yuen Long New Town in close proximity to Tong Tau Po Tsuen and Yau Cha Po, and is easily accessible from a local access road leading from Tai Shu Ha Road East. In accordance with the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 dated 15.12.2023, the Site falls within an area zoned “Agriculture” (“AGR”). Please refer to an extract of the OZP and its relevant Notes at **Appendix 1**, Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.
- 1.2 The current application seeks planning permission from the Town Planning Board (the Board) to continue use the Site for ‘Temporary Forklift Training Centre with Ancillary Facilities’ in support of the adjacent existing forklift training centre, which was approved under planning application No. A/YL-TT/614.
- 1.3 Sun Shing Machinery & Construction Co., Ltd (the Applicant), has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of ‘Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years’, or a period as considered appropriate by the Board, under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 This Planning Statement serves to describe the existing site condition and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

## 2. SITE CONTEXT

### 2.1 Application Site

2.1.1 The Application Site (the Site) comprises Lots 2270 S.A RP (Part), 2270 S.A ss.1, 2273 RP, 2273 S.A (Part), 2273 S.B (Part), 2274 (Part) and 2275 in D.D. 118 and adjoining Government Land, Sung Shan New Village, Tai Tong, Yuen Long, New Territories. The Site occupies a site area of about 833m<sup>2</sup>, including Government Land of about 120m<sup>2</sup>. Please refer to Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.

2.1.2 The lot owner executed a deed poll and subdivided Lots 2270 S.A and 2273 under planning application No. A/YL-TT/600 into Lots 2270 S.A RP and 2270 S.A ss.1, as well as Lots 2273 RP, 2273 S.A and 2273 S.B, respectively, for further transactions, resulting in a change in lot numbers. There is no change in the site boundary or site area compared to the previous planning application No. A/YL-TT/600.

### 2.2 Lease Particulars

The subject lots are all held under Block Government Lease and demised as agricultural land.

### 2.3 Surrounding Land Uses

2.3.1 The Site is located adjacent to the existing forklift training centre, which was approved under planning application No. A/YL-TT/614.

2.3.1 The subject area is rural in nature and mainly comprises of abandoned/fallow agricultural land, and low-rise residential structures. While the area is designated for agricultural purposes, most of the agricultural activities in the area, including those at the Site, have been discontinued for a long time.

2.3.2 Several industrial, open storage and port back-up activities can be found near the Site. These include machinery repair workshops, godowns and container vehicle parks. Some of these uses were in existence prior to gazettal of the Tai Tong Interim Development Permission Area (IDPA) on 5<sup>th</sup> October 1990.

2.3.3 To its west are some residential structures, and further west and north are mostly active/fallow agricultural and vacant land.

### 2.4 Accessibility

2.4.1 The Site can be accessed from a local road leading from Tai Shu Ha Road East.

2.4.2 The Site can also be accessed via an internal walkway from the existing forklift

training centre adjoining to the Site. Please refer to the Proposed Layout Plan at **Appendix 4**.

- 2.4.3 The subject area is served by taxis and green minibus No. 73 (Yuen Long - Fook Hong Street to Sung Shan New Village).

### 3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Agriculture” (“AGR”) on the Draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 dated 15.12.2023. Extract of the OZP are available at **Appendix 1**.
- 3.2 According to the Notes of the OZP, the planning intention of “AGR” zone is “intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”.
- 3.3 As stipulated in the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board.
- 3.4 The Site is the subject of 6 previous planning applications including:
- a) Application No. A/YL-TT/67 was approved on 28.1.2000 for ‘Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years’;
  - b) Application No. A/YL-TT/91 was approved on 22.12.2000 for ‘Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years’;
  - c) Application No. A/YL-TT/183 was approved on 29.7.2005 for ‘Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years’;
  - d) Application No. A/YL-TT/404 was approved on 11.8.2017 for ‘Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years’;
  - e) Application No. A/YL-TT/499 was approved on 1.9.2020 for ‘Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years’; and
  - f) Application No. A/YL-TT/600 was approved on 25.8.2023 for ‘Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years’. Please refer to the approval letter from the Board for application No. A/YL-TT/600 dated 11.9.2023 at **Appendix 2**.

## 4. PROPOSED DEVELOPMENT

### 4.1 Proposed Use

- 4.1.1 The subject application is to support expansion of the existing forklift training centre adjacent to the Site, which was approved under planning application No. A/YL-TT/614 and operated by the same organization. The proposed forklift training centre serves to provide an alternative outlet for existing and potential forklift operators to acquire theoretical knowledge and hands-on technique in forklift operation and safety measures from qualified instructions.
- 4.1.2 The current expansion is to provide additional training area and site office in support to the existing forklift training centre.
- 4.1.3 There is no change in the proposed use, layout and development parameters compared to the previous planning application No. A/YL-TT/600.

### 4.2 Operation Hours

Identical to previous planning application No. A/YL-TT/600, the proposed use would be operated from 8:30am to 6:00pm (i.e. no night-time operation between 6:00pm and 8:30am) from Monday to Saturday during the planning approval period. There would be no operation on Sundays and public holidays.

### 4.3 Drainage

The drainage facilities approved under previous planning application No. A/YL-TT/404 have been provided and would be continuously maintained within the Site. Please refer to the approved drainage proposal, condition record of existing drainage facilities and the relevant compliance letter at **Appendix 6**.

### 4.4 Tree Preservation

Tree preservations have been implemented on the Site under previous planning application No. A/YL-TT/404. Please refer to the approved tree preservation proposal and the relevant compliance letter at **Appendix 7**. The Applicant would continue to properly maintain the existing tree plantings on the Site.

### 4.5 Fire Precaution Measures

Some fire precaution measures have been adopted on the Site. The existing fire service installations (FSIs) were approved under previous planning application No. A/YL-TT/404. Please refer to the approved FSIs proposal, fire certificate FS251 and the relevant compliance letter at **Appendix 8**. Provided that this is a renewal application with the same use and proposed layout plan, the FSIs and precaution

measures will be continuously provided on the site and remain unchanged.

#### 4.6 Traffic

- 4.6.1 The subject forklift training centre has come into existence for many years. The main purpose of the application is to provide support to expansion of the existing forklift training centre. The activities are carried out within the Site without heavy vehicles traveling. The students would only make use of an existing mini-bus routing to provide vehicular access route leading to the Site from Tai Shu Ha Road East, as shown on the Proposed Layout Plan at **Appendix 5**.
- 4.6.2 Since the Site is an expansion of the existing forklift training centre, the students would only make use of the internal walkway between the Site and the adjoining forklift centre for getting access into the Site.
- 4.6.3 The Site would provide one private car parking space for administrative convenience. The frequency of vehicular trips is very limited. Adequate vehicular maneuvering space would be provided, and no vehicle queuing and reverse movement of vehicles on public road would occur.
- 4.6.4 Only 1 to 2 staff would sit in the office and they mainly take mini-bus to return to office through entrance of the main centre and internal walkway between two sites. The students/trainees also mainly take mini-bus to get access into the adjoining main centre and make use of the internal walkway between the Site and the adjoining main centre for getting access into the Site. Therefore, the Site would only provide one private car parking space for administrative convenience. There would be only two trips in the morning and evening respectively per day at maximum when necessary.
- 4.6.5 The loading/unloading need for repairing and delivery of the forklifts would not take place at the Site but only at the adjacent main centre.
- 4.6.6 Therefore, no adverse traffic impact is anticipated.

**5. JUSTIFICATIONS**

5.1 Essential for Expansion of the Existing Forklift Training Centre

The forklift training centre located adjacent to the Site has been in existence for many years under planning application Nos. A/YL-TT/67, A/YL-TT/91, A/YL-TT/183, A/YL-TT/236, A/YL-TT/293, A/YL-TT/338, A/YL-TT/413 and A/YL-TT/506 and A/YL-TT/614, which were approved on 28.1.2000, 22.12.2000, 29.7.2005, 7.11.2008, 2.12.2011, 12.12.2014, 24.11.2017, 6.11.2020 and 10.11.2023 respectively. The current application is to support expansion of the existing forklift training centre in order to cope with the increasing demand for the training arising from uprising construction works in recent years.

5.2 Previous Planning Permissions for the Same Use

The Site is the subject of 6 previous planning application Nos. A/YL-TT/67, A/YL-TT/91, A/YL-TT/183, A/YL-TT/404, A/YL-TT/499 and A/YL-TT/600, which were approved on 28.1.2000, 22.12.2000, 29.7.2005, 11.8.2017, 1.9.2020 and 25.8.2023 respectively, for the same use of ‘Temporary Forklift Training Centre with Ancillary Facilities’. It is therefore considered that the Site should be allowed for the proposed use.

5.3 Genuine Efforts in Compliance with Approval Conditions

5.3.1 All the approval conditions imposed on the previous planning application No. A/YL-TT/600 have been satisfactorily complied with, as follows:

Item	Approval Condition(s)	Compliance Date(s)
(b)	The submission of a condition record of the existing drainage facilities on the Site.	1.12.2023 (Please refer to the Compliance Letter at <b>Appendix 6</b> )

5.3.2 With reference to the above information, it was demonstrated that the Applicant had provided genuine efforts to comply with the approval conditions in the previous planning application, favourable consideration should be given to the application.

5.4 With Support of Construction Industry Training Authority

Following expansion of construction industry in recent years, there is a continuous demand for the forklift drivers in Hong Kong. It is necessary to keep providing formal forklift training. The retaining of the extended part of the centre is therefore able to cater for the demand for forklift training and is supported by the Construction Industry Training Authority (CITA).

#### 5.5 Unlikely Rehabilitation of the Site for Agricultural Use

The agricultural activities on the Site have been terminated for more than 20 years as early as 1979. As evidenced by on-site observation, nearly all the agricultural land immediately surrounding the Site have also been either converted to other uses or left fallow. In addition, most of the livestock activities in the area, i.e. poultry and pig farming, have ceased operations. With the surrounding land uses being predominantly non-agricultural in nature, it is unlikely that the Site will be rehabilitated for agricultural use.

#### 5.6 Compatible with Surrounding Land Uses

The Site is located immediately next to the existing ‘Temporary Forklift Training Centre with Ancillary Facilities’ and the locality of the Site has been generally occupied by machinery repair workshops, godowns and other industrial activities. The proposed use is therefore compatible with the surrounding uses in the area.

#### 5.7 No Additional Traffic, Drainage and Environmental Impacts

The existing ‘Temporary Forklift Training Centre with Ancillary Facilities’ has been operating for many years under several planning applications. The current application only seeks renewal of planning approval under planning application No. A/YL-TT/600 for maintaining a minor expansion of the existing training centre. In addition, no forklift truck would be driven into/out from the Site; no workshop activities would be carried out; and no medium or heavy goods vehicle exceeding 5.5 tonnes would be parked/stored or enter/exit the Site at any time during the planning approval period. It is considered that no additional traffic, drainage and environmental impacts are anticipated.

## 6. CONCLUSION

6.1 The Applicant seeks the Board's permission to renew the planning approval for Temporary Forklift Training Centre with Ancillary Facilities for a period of 3 years under Section 16 of the Town Planning Ordinance, to support the adjacent existing training centre under the same operator.

6.2 With regard to the followings:

- essential for expansion of the existing forklift training centre;
- previous planning permissions for the same use;
- genuine efforts in compliance with previous approval conditions;
- with support of Construction Industry Training Authority;
- unlikely rehabilitation of site for agricultural use;
- compatible with surrounding land uses; and
- no additional traffic, drainage and environmental impacts.

the Board is requested to approve the current application for 'Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years' at the Site.