

Our Ref : YL/TPN/584L/L03

9th September 2026

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

By Email

Dear Sir/Madam,

**Planning Application for
Temporary Forklift Training Centre with Ancillary Facilities
for a Period of 3 Years
at Lots 2269 S.B ss.1 (Part), 2270 S.A RP (Part), 2270 S.B (Part), 2271 (Part), 2272,
2273 S.A and 2273 S.B (Part) in D.D. 118 and Adjoining Government Land,
Sung Shan New Village, Tai Tong, Yuen Long, New Territories
(Planning Application No. A/YL-TT/809)**

We refer to the captioned planning application.

In response to Planning Department's comment, please be clarified that the increase in proposed GFA is to accommodate the growing number of students, staff and machineries used for training purposes. The justifications are as follows:

Critical Needs for Facility Expansion

There is a critical need for expansion due to facility saturation. As enrollment numbers steadily increase, the training centre's both theoretical classrooms and outdoor practical training grounds are reaching capacity. Since operation training for large machinery such as forklifts must strictly adhere to the Labour Department's Guidance Notes on occupation safety—requiring sufficient safe operating distances between trainees—the limited floor space approved under Planning Application No. A/YL-TT/614 restricts class sizes. Currently, waiting times for several popular machinery operation courses extend to several months. These spatial constraints not only limit the training centre's teaching capacity, but also delay potential construction workers from entering the industry.

The training centre consistently aligns with industry needs by offering a comprehensive and diverse range of courses covering construction machinery operation and occupational safety and health. The Applicant plans to introduce additional forklift and ancillary machinery training courses, which require additional floor area for training centres, training grounds, and storage areas.



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



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Over the past three years, the training centre has trained over 9,000 students, supplying the local construction industry with a large pool of professionals with certified operation skills. The introduction of new training courses is expected to boost enrollment, with an estimated increase of approximately 80 per month. For that reason, the Applicant also plans to recruit an additional 7 to 8 instructors to support this growth.

Revised Layout

Given the exposure to intense sunlight and more frequent rainfall, the proposed weather-proof training grounds, equipped with metal canopies serving as sun and rain shields, are considered essential for outdoor training activities.

Please also be advised that Structures Nos. 3 and 9 will be used as 'training centres and storage areas' rather than 'offices' as originally proposed. I attach herewith the revised layout plan for your reference.

A comparison of the GFA for the structures under the approved scheme (Application No. A/YL-TT/614) and the current proposed scheme is summarised below :

No.	Use	GFA (about) of Approved Scheme (A/YL-TT/614) (a)	GFA (about) of Proposed Scheme (A/YL-TT/809) (b)	Difference (b)-(a)
1	Training Ground	182.91m ²	265.32m ²	+82.41m ² (+45.1%)
2	Training Centre and Office	648m ²	648m ²	--
3@*	Training Centre and Storage Area [#]	--	198m ²	+198m ²
4	Office	112.24m ²	112.24m ²	--
5	Training Centre and Office	546m ²	569.24m ²	+23.24m ² (+4.3%)
6	Storage Area	88m ²	204m ²	+116m ² (+131.8%)
7	Toilet	8.16m ²	8.16m ²	--
8	Security Room	16.66m ²	30.6m ²	+13.94m ² (+83.7%)
9@	Training Centre and Storage Area [#]	--	202.52m ²	+202.52m ²
10@*	Storage Area	223.88m ²	175m ²	-48.88m ² (-21.8%)
11@	Storage Area	--	90m ²	+90m ²
12@	Training Ground	--	345m ²	+345m ²
Total		1825.85m ²	2848.08m ²	+1022.23m ² (+60.0%)

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Note:

- @ The erection of a new structure.
- * Structure No. 3 from the approved scheme under Application No. A/YL-TT/614 has been renumbered as Structure No. 10 under the current application.
- # Structures Nos. 3 and 9 are proposed be used as a 'training centre and storage area', rather than as an 'office', as originally proposed.

Should you have any queries, please feel free to call our Miss Nora Choi at [REDACTED]
Thank you for your attention.

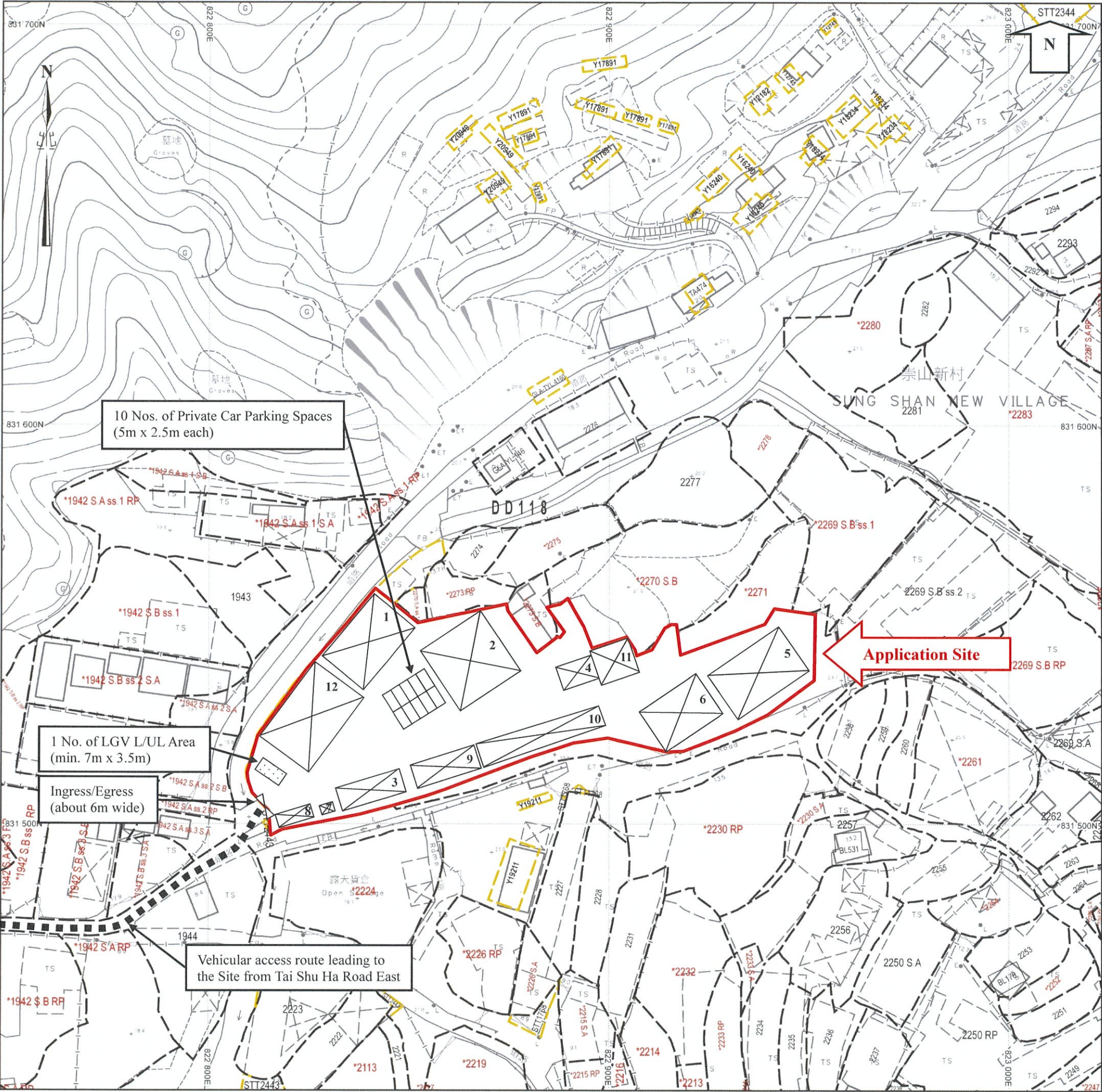
Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
AL/NC

Encl.

c.c. Client (by Email)
DPO/ TM&YLW - Ms. Sandi TANG (by Email)

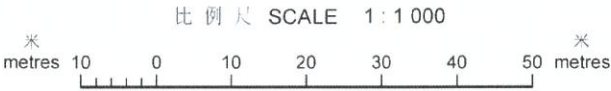


No.	No. of Storey	Covered Area (about)	GFA (about)	Height	Use
1	1	265.32m ² (13.2m(W) x 20.1m(L)) (Metal Canopy)	265.32m ² (9.1m(W) x 20.1m(L))	9m	Training Ground
2	2	324m ² (18m(W) x 18m(L))	648m ² (18m(W) x 18m(L) x 2)	8m	Training Centre and Office
3	2	99m ² (6m(W) x 16.5m(L))	198m ² (6m(W) x 16.5m(L) x 2)	8m	Training Centre and Storage Area
4	2	56.12m ² (6.1m(W) x 9.2m(L)) (Metal Canopy)	112.24m ² (6.1m(W) x 9.2m(L) x 2)	12m	Office
5	2	284.62m ² (13.3m(W) x 21.4m(L)) (Metal Canopy)	569.24m ² (13.3m(W) x 21.4m(L)) x 2)	8m	Training Centre and Office
6	1	204m ² (12m(W) x 17m(L)) (Metal Canopy)	204m ² (12m(W) x 17m(L))	8m	Storage Area
7	1	8.16m ² (2.4m(W) x 3.4m(L))	8.16m ² (2.4m(W) x 3.4m(L))	4m	Toilet
8	1	30.6m ² (3.4m(W) x 9.0m(L))	30.6m ² (3.4m(W) x 9.0m(L))	4m	Security Room
9	2	101.26m ² (6.1m(W) x 16.6m(L))	202.52m ² (12m(W) x 15m(L))	8m	Training Centre and Storage Area
10	1	175m ² ((5m(W) + 6.1m(W)) x 31.536m(L) ÷ 2) (Metal Canopy)	175m ² ((5m(W) + 6.1m(W)) x 31.536m(L) ÷ 2) (Metal Canopy)	8m	Storage Area
11	1	90m ² (9m(W) x 10m(L)) (Metal Canopy)	90m ² (9m(W) x 10m(L))	12m	Storage Area
12	1	345m ² (15m(W) x 23m(L)) (Metal Canopy)	345m ² (15m(W) x 23m(L))	12m	Training Ground
Total		1983.08m ²	2848.08m ²		

Lands Department

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Revised Layout Plan



Locality :
Lot Index Plan No. :ags_S00000158739_0001
District Survey Office : Land Information Centre
Date :21-May-2026
Reference No. : 6-NE-16C

For Identification Only