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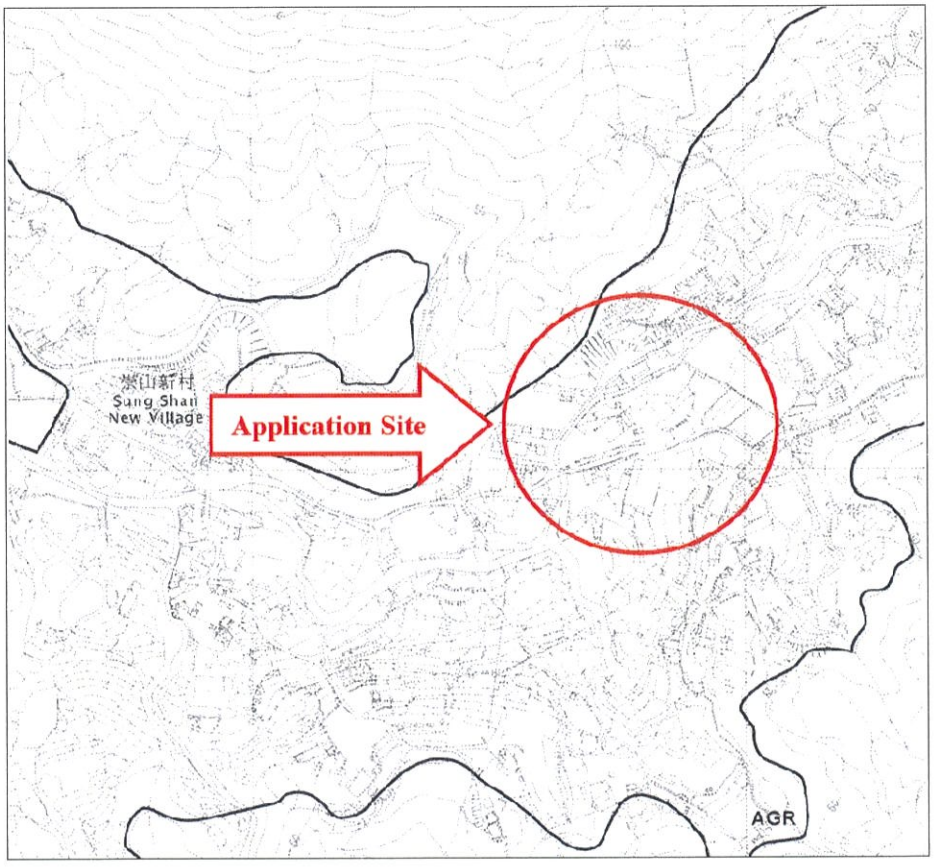
Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

# 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




Prepared by

**LANBASE Surveyors Limited**

August 2026

# EXECUTIVE SUMMARY

The Application Site (the Site) comprises 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. 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 4,600m$^2$, including Government Land of about 300m$^2$. According to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 (the OZP), the Site falls within an area zoned "Agriculture" ("AGR") on the OZP.

The applicant seeks planning permission under Section 16 of the Town Planning Ordinance for temporary forklift training centre with ancillary facilities, which is the current use of the Site with a valid planning permission under planning application No. A/YL-TT/614 until 12.12.2026. The current application is submitted by the same applicant for the same use at the same site, except for changes in layout and development parameters to better meet operational needs. All the approval conditions under the last application No. A/YL-TT/614 have been complied with.

The Site is the subject of 9 previous applications (No. A/YL-TT/67, 91, 183, 236, 293, 338, 413 506 and 614) for the same use approved between 2000 and 2023. Since the operation of the existing forklift training centre has been in existence for many years, no additional traffic, adverse drainage and environmental impacts are anticipated. Existing drainage facilities, fire service installations and landscape works will be properly maintained.

The current application is justified on the following grounds: 1) Previous planning permissions for the same use; 2) Genuine efforts in compliance with planning approval conditions; 3) With support of construction industry training authority; 4) Unlikely rehabilitation of the Site for agricultural use; 5) Provision of noise buffer; 6) Compatible with surrounding land uses; and 7) No additional traffic, drainage and environmental impacts.

# 行政摘要

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2269號B分段第1小分段(部份)、第2270號A分段餘段(部份)、第2270號B分段(部份)、第2271號(部份)、第2272號、第2273號A分段及第2273號B分段(部份)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。申請地點佔地共4,600平方米，包括約300平方米的政府土地。申請地點坐落在《大棠分區計劃大綱草圖編號S/YL-TT/20》上劃為「農業」地帶的地方。

申請人根據《城市規劃條例》第16條申請規劃許可，擬把申請地點用作臨時鏟車訓練中心連附屬設施(為期3年)。該地點目前正用作此用途，並持有按規劃申請編號 A/YL-TT/614 核准的有效規劃許可，有效期至2026年12月12日。是次申請由同一申請人就同一場地及同一用途提出，僅在佈局及發展參數方面作出調整，以更切合運作需要。先前申請編號A/YL-TT/614的所有附帶規劃條款均已妥善履行。

該地點先前曾涉及9宗同類申請（編號 A/YL-TT/67、91、183、236、293、338、413、506 及 614），並於2000年至2023年間獲批。鑑於現有的鏟車訓練中心已運作多年，相信並不會引致額外的交通流量、不良的渠務及環境影響。現有的排水設施、消防裝置及樹木將繼續妥善維護。

是次申請的規劃理據如下：1）跟以前獲批准的用途相同；2）真心實意地履行規劃條款；3）獲得建造業訓練局支持；4）該地點不太可能恢復作農業用途；5）設有噪音緩衝措施；6）與周邊的土地用途兼容；及7）沒有額外的交通、渠務及環境影響。

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## 1. INTRODUCTION

1.1 The Application Site (the Site) comprises 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. 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. According to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 (the OZP), the Site falls within an area zoned "Agriculture" ("AGR") on the OZP. Please refer to an extract of the OZP and its relevant Notes at **Appendix 1**, the Location Plan at **Appendix 2** and the Site Plan at **Appendix 3**.

1.2 The current application seeks planning permission from the Town Planning Board (the Board) for "Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years", which is the current use of the Site with a valid planning permission under planning application No. A/YL-TT/614 until 12.12.2026. The current application is submitted by the same applicant for the same use at the same site, except for changes in layout and development parameters to better meet operational needs.

1.3 The applicant, Sun Shing Machinery & Construction Co., Ltd., has commissioned Lanbase Surveyors Limited to submit a planning application on his behalf for the said temporary use under Section 16 of the Town Planning Ordinance (Cap. 131).

1.4 The 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 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. The Site occupies a total site area of about 4,600m$^2$, including Government Land of about 300m$^2$. Please refer to the Location Plan at **Appendix 2** and the Site Plan at **Appendix 3**.

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/614 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 last application No. A/YL-TT/614.

2.1.3 The Site has been paved and is currently used as a forklift training centre with ancillary facilities.

### 2.2 Lease Particulars

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

### 2.3 Surrounding Land Uses

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 and open storage and port back-up activities can be found near the Site. These include a steel factory and workshop, open storage/storage yards and vehicle parks.

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 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 Approved Tai Tong OZP No. S/YL-TT/20 dated 15.12.2023. An extract of the OZP is 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 According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires permission from the Board.

3.4 The Site is the subject of 9 previous applications including:

a) Application No. A/YL-TT/67 for "Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years", which was approved on 28.1.2000;

b) Application No. A/YL-TT/91 for "Proposed Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years", which was approved on 22.12.2000;

c) Application No. A/YL-TT/183 for "Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years", which was approved on 29.7.2005;

d) Application No. A/YL-TT/236 for "Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years", which was approved on 7.11.2008;

e) Application No. A/YL-TT/293 for "Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years", which was approved on 2.12.2011;

f) Application No. A/YL-TT/338 for "Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years", which was approved on 12.12.2014;

g) Application No. A/YL-TT/413 for "Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years", which was approved on 24.11.2017;

h) Application No. A/YL-TT/506 for "Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years", which was approved on 6.11.2020; and

i) Application No. A/YL-TT/614 for "Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years", which was approved on 10.11.2023. Please refer to the approval letter from the Board dated 24.11.2023 at **Appendix 4**.

## 4. PROPOSED DEVELOPMENT

### 4.1 Applied Use

4.1.1 The applicant proposes to continue using the Site as temporary forklift training centre with ancillary facilities for a period of 3 years. The 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 instructors.

4.1.2 Compared with the last application No. A/YL-TT/614, the current application is submitted by the same applicant for the same use at the same site, except for changes in layout and development parameters to better meet operational needs.

4.1.3 No dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities will be carried out on the Site.

### 4.2 Proposed Layout

4.2.1 There are several existing structures, i.e. administration offices, covered training venues and storage areas, serving as ancilliary facilities to meet the operational needs of the forklift training centre.

4.2.2 To keep up with the industry trends, the current application involves the expansion of existing structures and the erection of new structures to facilitate more efficient operation of the forklift training centre. For details on the proposed dimensions and uses of these structures, please refer to the Proposed Layout Plan at **Appendix 5**.

4.2.3 Identical to the last application No. A/YL-TT/614, 10 private car parking spaces (each measuring 5m x 2.5m) and 1 light goods vehicle loading/unloading space (7m x 3.5m) are provided for operational use.

### 4.3 Provision of Noise Buffer

As provided in the previously approved applications No. A/YL-TT/91, A/YL-TT/183, A/YL-TT/236, A/YL-TT/293, A/YL-TT/338, A/YL-TT/413, A/YL-TT/506 and A/YL-TT/614, the aforementioned structures will continue to serve as noise buffers for the adjacent residential developments.

### 4.4 Operation Hours

Identical to the last application No. A/YL-TT/614, the forklift training centre will be operated from 8:30 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays.

4.5 Drainage

The drainage facilities approved under previous application No. A/YL-TT/91 have been provided and will continue to be maintained within the Site. Please refer to approved as-built drainage plan and the relevant compliance letter for the submission of a record of the existing drainage facilities at **Appendix 6**.

4.6 Traffic

The main purpose of the Site is to provide training to the forklift drivers. The activities are carried out within the Site without heavy vehicles travelling. No forklift truck will be driven into/out of the Site and no dismantling, maintenance, repairing, cleansing, paint-spraying and other workshop activities will be carried out thereat. No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, will be parked/stored or enter/exit the Site. The applied use, therefore, will not generate additional number of vehicles under the current application.

4.7 Fire Precaution Measures

Some fire precaution measures have been provided and will continue to be maintained within the Site. The existing fire service installations were approved under the last application No. A/YL-TT/614. Please refer to the approved fire service installations proposal and the relevant compliance letters for the submission and implementation of fire service installations proposal at **Appendix 7**.

4.8 Landscape

The landscape and tree plantings approved under previous application No. A/YL-TT/236 have been provided and will continue to be maintained within the Site. Please refer to the approved landscape and tree preservation proposal and the relevant compliance letters for submission and implementation of landscape and tree preservation proposal at **Appendix 8**.

## 5. JUSTIFICATIONS

### 5.1 Previous Planning Permissions for the Same Use

The Site was granted planning permissions for the same use of "Temporary Forklift Training Centre with Ancillary Facilities" under 9 previous applications No. A/YL-TT/91, A/YL-TT/183, A/YL-TT/236, A/YL-TT/293, A/YL-TT/338, A/YL-TT/413, 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 submitted by the same applicant for the same use at the same site, except for changes in layout and development parameters to better meet operational needs. As there is no major change of planning circumstances, the applied use should be allowed to continue operate at the Site.

### 5.2 Genuine Efforts in Compliance with Approval Conditions

5.2.1 All the approval conditions imposed on the last application No. A/YL-TT/614 have been satisfactorily complied with, as follows:

| Item | Approval Condition | Compliance Date(s) |
|---|---|---|
| **(b)** | The submission of a condition record of the existing drainage facilities on the site. | 2.8.2024<br>(Please refer to the Compliance Letter at **Appendix 6**) |
| **(c)** | The submission of a fire service installations proposal. | 16.4.2024<br>(Please refer to the Compliance Letter at **Appendix 7**) |
| **(d)** | The implementation of the fire service installations proposal. | 23.4.2024<br>(Please refer to the Compliance Letter at **Appendix 7**) |

5.2.2 Based on the above information, the applicant has demonstrated genuine efforts to comply with the approval conditions under the last application No. A/YL-TT/614. As there is no major change in planning circumstances, favourable consideration should be given to the application.

### 5.3 With Support of Construction Industry Training Authority

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

5.4 Unlikely Rehabilitation of the Site for Agricultural Use

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

5.5 Provision of Noise Buffer

As provided in previous applications No. A/YL-TT/91, A/YL-TT/183, A/YL-TT/236, A/YL-TT/293, A/YL-TT/338, A/YL-TT/413, A/YL-TT/506 and A/YL-TT/614, the previously introduced brick structures within the Site will continue to provide buffer to minimise noise nuisance to the adjacent residential developments.

5.6 Compatible with Surrounding Land Uses

The locality of the Site has generally been occupied by a steel factory and workshop, open storage/storage yards and vehicle parks. The existing forklift training centre with ancillary facilities is considered compatible with the neighbouring industrial, open storage and port back-up activities. Moreover, to its immediate north is the expansion part of the existing forklift training centre, with valid planning permission under planning application No. A/YL-TT/600, was approved on 25.8.2023. Therefore, the applied use is considered compatible with the surrounding uses in the area.

5.7 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as a "Temporary Forklift Training Centre with Ancillary Facilities" for many years, with valid planning permission under 9 previous applications (No. A/YL-TT/67, 91, 183, 236, 293, 338, 413, 506 and 614) approved between 2000 and 2023. Since the applicant has demonstrated genuine efforts to comply with all the approval conditions imposed on the last application No. A/YL-TT/614, the as-built drainage facilities, fire service installations and landscape works are provided to the satisfaction of relevant Government departments. In this regard, no additional traffic, adverse drainage and environmental impacts are anticipated.

## 6. CONCLUSION

6.1 The Site has been used as "Temporary Forklift Training Centre with Ancillary Facilities" for many years. The applicant seeks planning permission to continue operating the applied use under Section 16 of the Town Planning Ordinance.

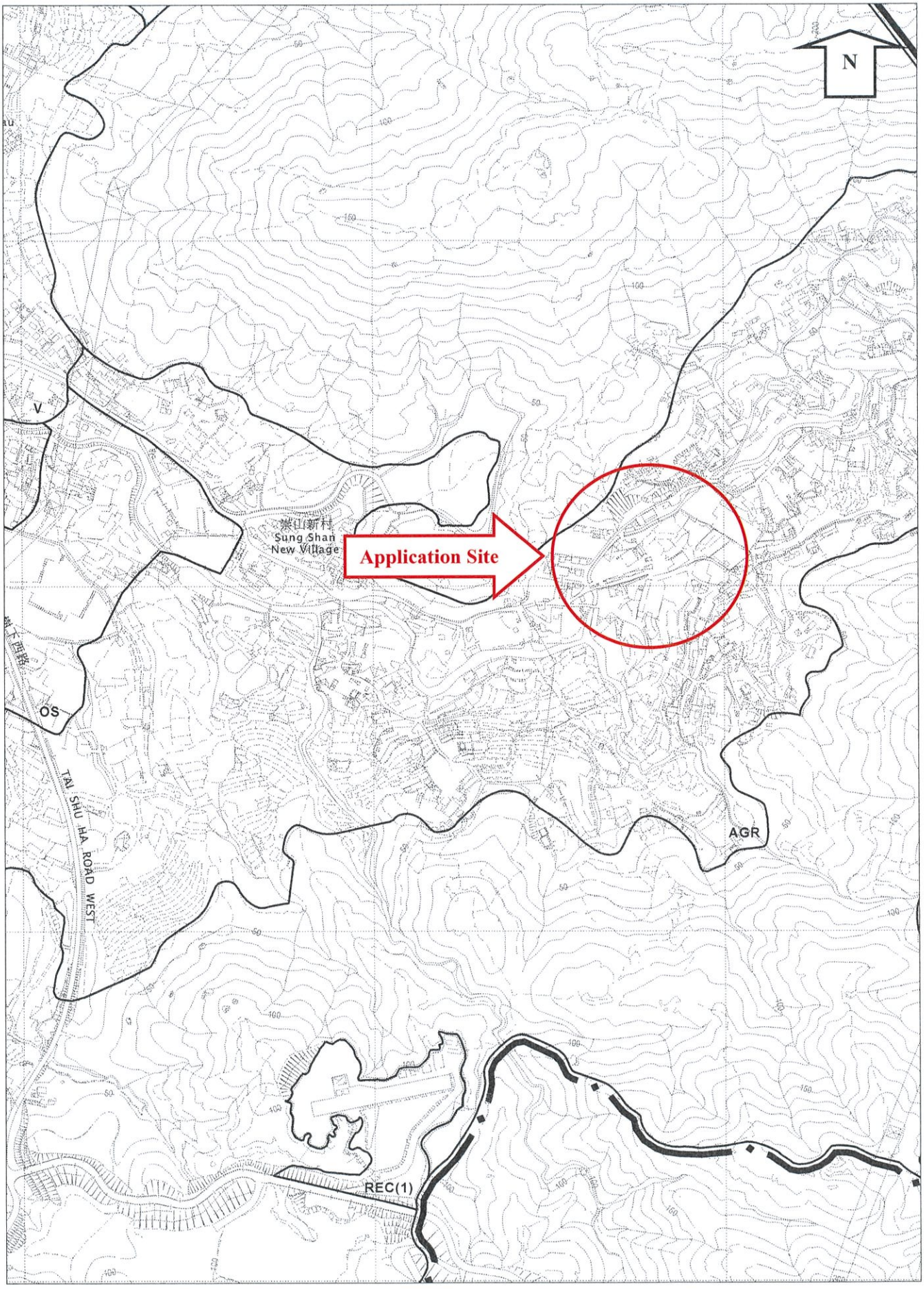
6.2 With regard to the following justifications:

- 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 the Site for agricultural use;
- provision of noise buffer;
- compatible with surrounding land uses; and
- no additional traffic, drainage and environmental impacts.

the Board is requested to approve the current 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.

# APPENDIX 1

## Extract of the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 dated 15.12.2023 and its Relevant Notes




For Identification Only

(b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

(10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

(11) (a) Except in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

(b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

(c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

(12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

(13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

## AGRICULTURE

| Column 1<br>Uses always permitted | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Agricultural Use<br>Government Use (Police Reporting Centre only)<br>On-Farm Domestic Structure<br>Public Convenience<br>Religious Institution (Ancestral Hall only)<br>Rural Committee/Village Office | Animal Boarding Establishment<br>Barbecue Spot<br>Burial Ground<br>Field Study/Education/Visitor Centre<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)<br>Picnic Area<br>Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)<br>Public Utility Installation<br>Religious Institution (not elsewhere specified)<br>School<br>Utility Installation for Private Project |

### Planning Intention

This 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.

### Remarks

(a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

AGRICULTURE (cont'd)

Remarks

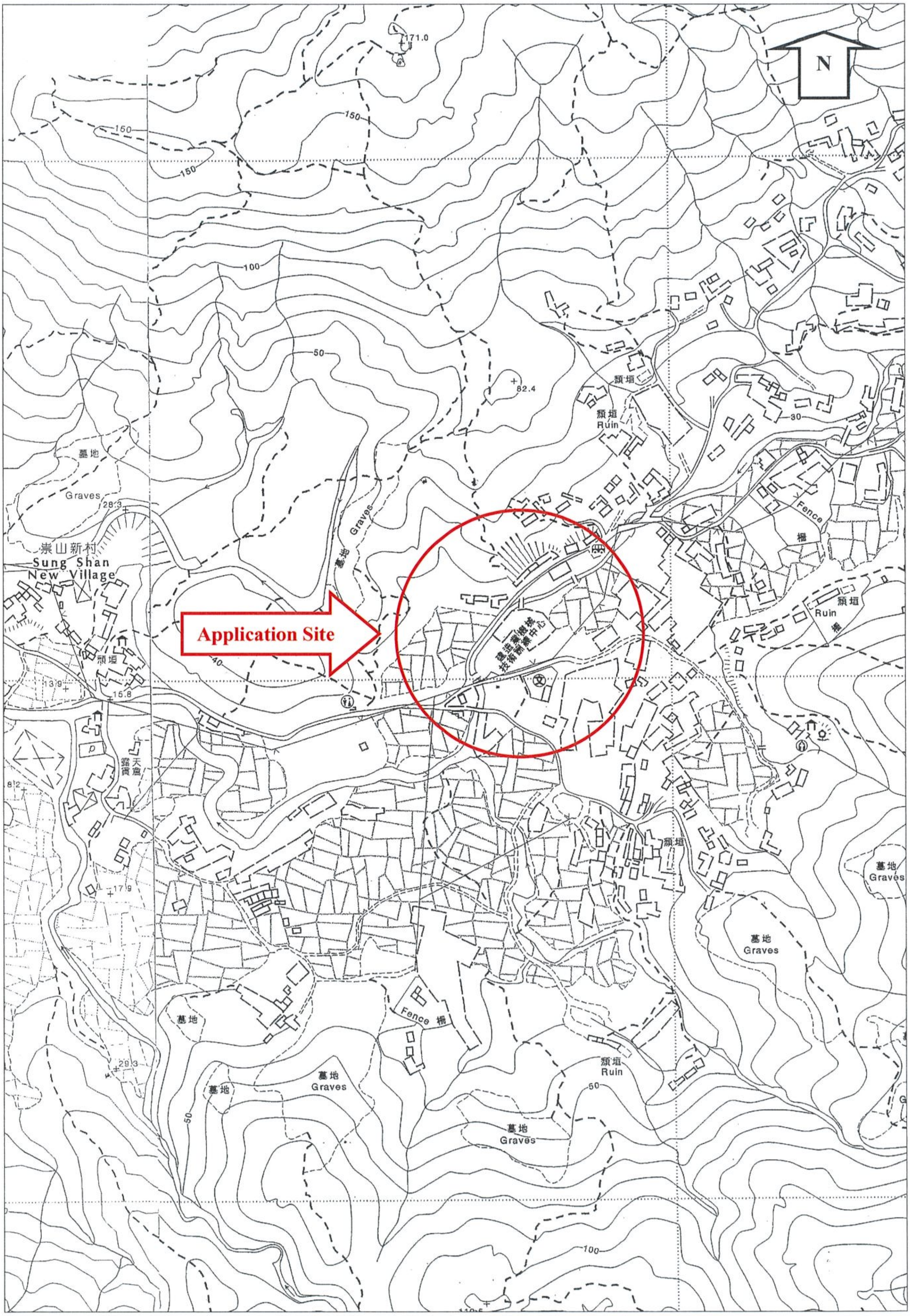
(b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tai Tong Outline Zoning Plan No. S/YL-TT/12 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

(i) laying of soil not exceeding 1.2m in thickness for cultivation; or

(ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

# APPENDIX 2

## Location Plan




**For Identification Only**

# APPENDIX 3

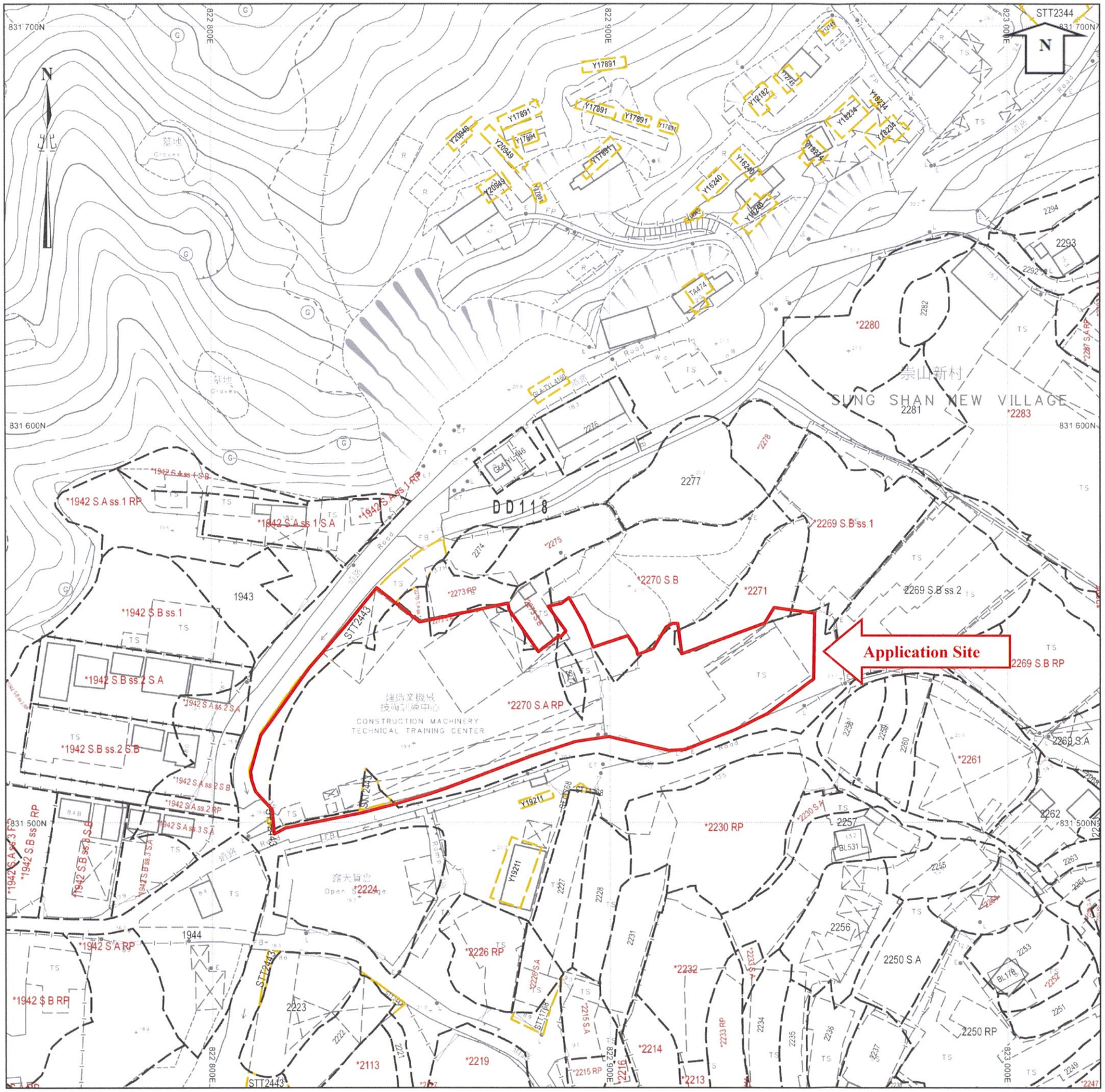
## Site Plan (Lot Index Plan)

# 地段索引圖
# LOT INDEX PLAN

**摘要說明**：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

**免責說明**：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

**Explanatory notes :** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. **Disclaimer :** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.




地政總署測繪處
**Survey and Mapping Office**
**Lands Department**

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**Site Plan**

比例尺 SCALE 1 : 1 000

metres 10 0 10 20 30 40 50 metres

| | |
|---|---|
| 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**

# APPENDIX 4

## Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/YL-TT/614 dated 24.11.2023

城市規劃委員會
香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD
15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

RECEIVED 27 NOV 2023

傳 真 Fax: 2877 0245 / 2522 8426
電 話 Tel: 2231 4810
來函檔號 Your Reference:
覆函請註明本會檔號
In reply please quote this ref.: TPB/A/YL-TT/614

By Post & Fax (2739 1913)

24 November 2023

Lanbase Surveyors Ltd.
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn.: Rock K.M. Tsang)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years in "Agriculture" Zone, Lots 2269 S.B ss.1 (Part), 2270 S.A (Part), 2270 S.B (Part), 2271 (Part), 2272 and 2273 (Part) in D.D. 118 and Adjoining Government Land, Sung Shan New Village, Tai Tong, Yuen Long**

I refer to my letter to you dated 6.11.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 13.12.2023 to 12.12.2026 and is subject to the following conditions :

(a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

(b) in relation to (a) above, the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.3.2024;

(c) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.6.2024;

(d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.9.2024;

(e) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

(f) if any of the above planning condition (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D (https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG-No_34D_eng.pdf) and 36B (https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_36.pdf). The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (https://www.tpb.gov.hk/en/resources/index.html), the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 13.12.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D (https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG-No_34D_eng.pdf). However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/730_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 10.11.2023 is enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Ordinance, an applicant aggrieved by a decision of the TPB may in writing apply to the TPB for a review of the decision and set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for the review within 21 days from the date of this letter (on or before 15.12.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. L.C. Cheung of the Tuen Mun & Yuen Long West District Planning Office at 2158 6000. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

( Leticia LEUNG )
for Secretary, Town Planning Board

LL/CN/cl

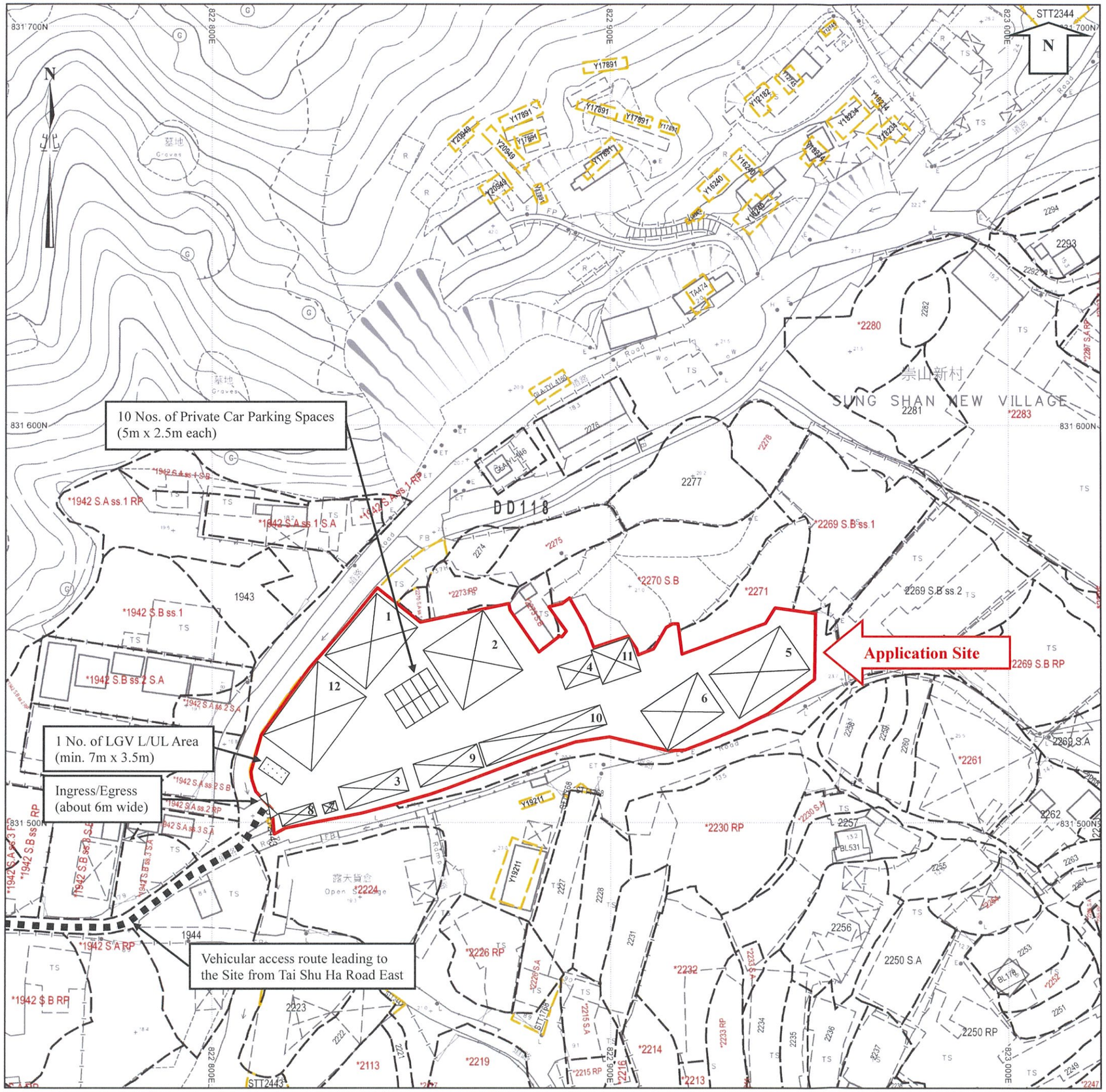
## List of Government Department Contacts

(Application No. A/YL-TT/614)

| 部門<br>**Department** | 辦事處<br>**Office** | 聯絡人姓名<br>**Name of Contact Person** | 電話號碼<br>**Telephone No.** | 傳真號碼<br>**Facsimile No.** |
|---|---|---|---|---|
| 渠務署<br>Drainage Services Department | 新界北渠務部<br>Mainland North Division | 謝志威先生<br>Mr. TSE Chi Wai | 2300 1627 | 2770 4761 |
| 消防處<br>Fire Services Department | 策劃組<br>Planning Group | 張永熹先生<br>Mr. CHEUNG Wing Hei | 2733 7737 | 2739 8775 |

# APPENDIX 5

## Proposed Layout Plan




| No. | No. of Storey | Covered Area (about) | GFA (about) | Height | Use |
|---|---|---|---|---|---|
| 1 | 1 | 265.32m² (13.2m(W) x 20.1m(L)) (Metal Canopy) | 265.32m² (9.1m(W) x 20.1m(L)) | 9m | Training Ground |
| 2 | 2 | 324m² (18m(W) x 18m(L)) | 648m² (18m(W) x 18m(L) x 2) | 8m | Training Centre and Office |
| 3 | 2 | 99m² (6m(W) x 16.5m(L)) | 198m² (6m(W) x 16.5m(L) x 2) | 8m | Office |
| 4 | 2 | 56.12m² (6.1m(W) x 9.2m(L)) (Metal Canopy) | 112.24m2 (6.1m(W) x 9.2m(L) x 2) | 12m | Office |
| 5 | 2 | 284.62m² (13.3m(W) x 21.4m(L)) (Metal Canopy) | 569.24m² (13.3m(W) x 21.4m(L)) x 2) | 8m | Training Centre and Office |
| 6 | 1 | 204m² (12m(W) x 17m(L)) (Metal Canopy) | 204m² (12m(W) x 17m(L)) | 8m | Storage Area |
| 7 | 1 | 8.16m² (2.4m(W) x 3.4m(L)) | 8.16m² (2.4m(W) x 3.4m(L)) | 4m | Toilet |
| 8 | 1 | 30.6m² (3.4m(W) x 9.0m(L)) | 30.6m² (3.4m(W) x 9.0m(L)) | 4m | Security Room |
| 9 | 2 | 101.26m² (6.1m(W) x 16.6m(L)) | 202.52m² (12m(W) x 15m(L)) | 8m | Office |
| 10 | 1 | 175m² ((5m(W) + 6.1m(W)) x 31.536m(L) ÷ 2) (Metal Canopy) | 175m² ((5m(W) + 6.1m(W)) x 31.536m(L) ÷ 2) (Metal Canopy) | 8m | Storage Area |
| 11 | 1 | 90m² (9m(W) x 10m(L)) (Metal Canopy) | 90m² (9m(W) x 10m(L)) | 12m | Storage Area |
| 12 | 1 | 345m² (15m(W) x 23m(L)) (Metal Canopy) | 345m² (15m(W) x 23m(L)) | 12m | Training Ground |
| Total | | 1983.08m² | 2848.08m² | | |

**Lands Department**

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**Proposed Layout Plan**

比例尺 SCALE 1 : 1 000

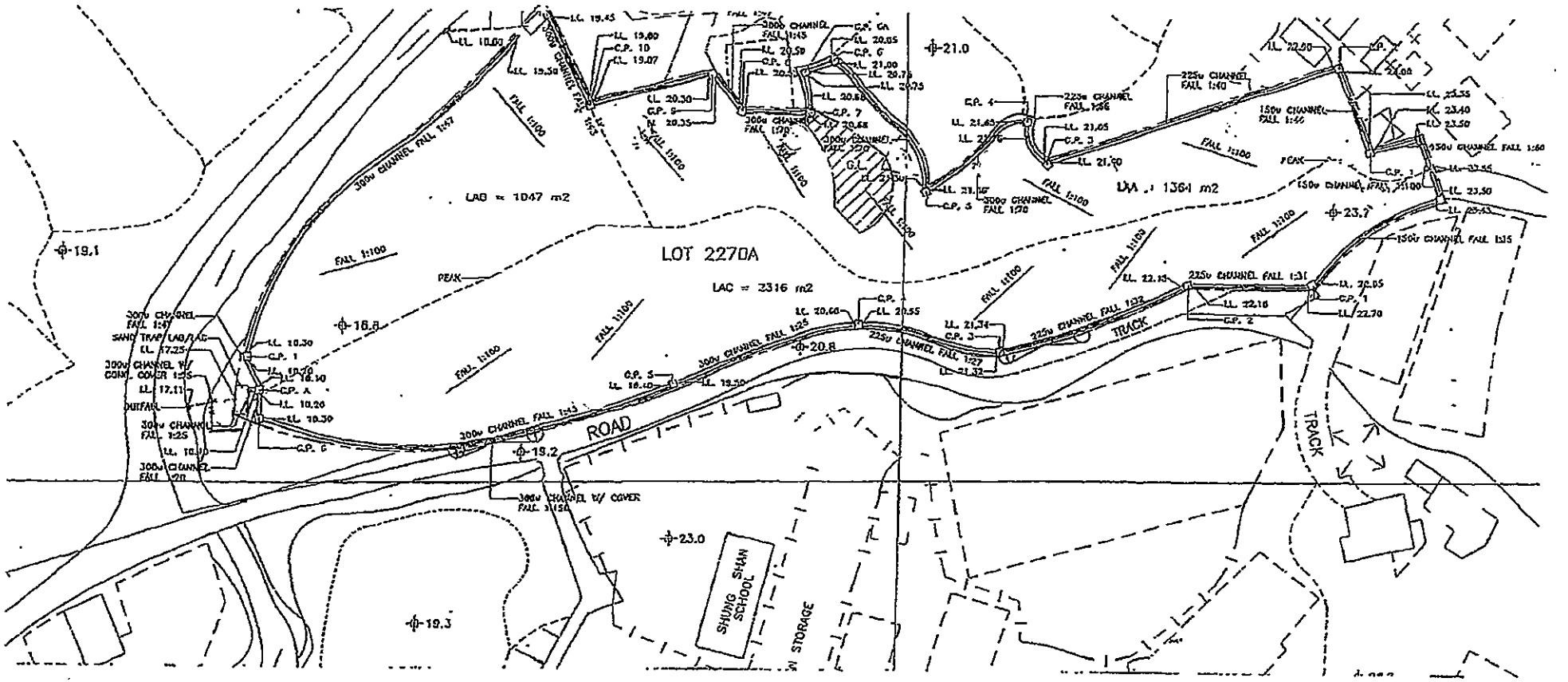
米 metres 10 0 10 20 30 40 50 米 metres

| | |
|---|---|
| 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**

# APPENDIX 6

## Approved As-built Drainage Plan and the Relevant Compliance Letter of Previous Planning Application No. A/YL-TT/614


LOT 2270A
LAC = 2316 m2
LAC = 1047 m2
LAC = 1364 m2
ROAD
TRACK
TRACK
SHUNG SHAN SCHOOL
STORAGE
PEAK
PEAK
FALL 1:100
300ø CHANNEL FALL 1:57
300ø CHANNEL FALL 1:25
300ø CHANNEL FALL 1:43
300ø CHANNEL FALL 1:20
300ø CHANNEL W/ COVER
SAND TRAP
OUTFALL
225ø CHANNEL FALL 1:40
225ø CHANNEL FALL 1:31
150ø CHANNEL FALL 1:55
150ø CHANNEL FALL 1:35
19.1
19.2
19.3
18.8
20.8
21.0
23.0
23.7

規劃署

屯門及元朗西規劃處
香港新界沙田上禾輋路一號
沙田政府合署 14 樓

By Post & Fax (2739 1913)
**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin , N.T.
Hong Kong

| | | |
|---|---|---|
| 來函檔號 | Your Reference | |
| 本署檔號 | Our Reference | ( ) in TPB/A/YL-TT/614 |
| 電話號碼 | Tel. No. : | 2158 6286 |
| 傳真機號碼 | Fax No. : | 2489 9711 |

2 August 2024

Lanbase Surveyors Ltd.
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn: Rock K.M. Tsang)

Dear Sir/Madam,

**Compliance with Approval Condition (b)**
**Planning Application No. A/YL-TT/614**

I refer to your submission dated 2.7.2024 for compliance with the captioned approval condition (b) on the submission of a condition record of the existing drainage facilities on the site. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **APPENDIX**.

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

☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of DSD or the undersigned.

Yours faithfully,

( Ms. Eva TAM )
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
CE/MN of DSD (Attn.: Mr. Jeff TSE)

Internal
CTP/TPB (2)
ET/BY/by

**APPENDIX**

Comments of the Chief Engineer/Mainland North of Drainage Services Department (CE/MN of DSD)

The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

# APPENDIX 7

## Approved Fire Service Installations Proposal and the Relevant Compliance Letters of Previous Planning Application No. A/YL-TT/614

## LEGEND

- NEW WATER PIPE
- GATE VALVE
- CHECK VALVE
- CHECK METER POSITION
- STRAINER
- PUMP
- FLEXIBLE CONNECTOR
- LEVEL SWITCH (ELECTRODE TYPE)
- BALL VALVE
- FIRE HYDRANT OUTLET / DRAIN C/W PLUG
- HR — HOSEREEL WITH 30m HOSE LENGTH
- P — PRESSURE SWITCH
- PRESSURE GAUGE
- AIR VENT
- 150mm DIA. ALARM BELL
- W — WEATHER PROOF 150mm DIA. ALARM BELL
- 250mm DIA WEATHERPROOF MASTER ALARM BELL
- VDDA ALARM AND INDICATION LIGHT
- BREAKGLASS UNIT
- W — WEATHER PROOF BREAKGLASS UNIT
- EXIT / ←EXIT — EXIT SIGN COMPLETE WITH 1x14W 550mm LONG T5 LAMP TUBE, BATTERY PACK AND CONVERSION KIT FOR 2 HOUR DURATION (SINGLE FACE / DOUBLE FACE)
- F.E. — FIRE EXTINGUISHER
- F.B. — FIRE BLANKET
- A.A.V. — AUTOMATIC AIR VENT
- STAR-DELTA MOTOR STARTER
- DOL — DIRECT-ON-LINE MOTOR STARTER
- A.C. POWER SUPPLY
- ORIFICE PLATE
- M — MOTOR
- EMERGENCY PUSH BUTTON
- ISOLATOR
- FUSE SWITCH
- FUSE
- MOTOR CONTROL PANEL
- VISUAL FIRE ALARM (SYNCHRONIZED TYPE)
- MFA — MANUAL FIRE ALARM PANEL
- BOUNDARY LINE (FENCED OFF AREA WITHOUT COVER) FOR EACH UNIT
- ENTRANCE FOR UNIT
- (6m x 2.6m) METAL CONTAINER USED FOR STORAGE
- (12m x 2.6m) METAL CONTAINER USED FOR STORAGE
- P — 3kg DRY POWER FIRE EXTINGUISHER
- F — 9L AFFF FOAM FIRE EXTINGUISHER
- $P_5$ — 5kg DRY POWER FIRE EXTINGUISHER
- C — 5kg $CO_2$ FIRE EXTINGUISHER
- SB — SAND BUCKET
- STREET FIRE HYDRANT
- SPRINKLER HEAD UNDER STRUCTURAL SLAB
- SPRINKLER HEAD (DOUBLE LAYERS)
- SPRINKLER SYSTEM ALARM VALVE SET
- F — FLOW SWITCH
- SPRINKLER SUBSIDIARY VALVE
- SPRINKLER PROVING PIPE
- SPR. INLET — SPR. INLET
- SPRINKLER ZONE TEST AND DRAIN VALVE ASSEMBLY
- EMERGENCY LIGHT FITTING C/W 2 HOURS DURATION BATTERY

## ABBREVIATION

| | | | |
|---|---|---|---|
| FS | FIRE SERVICES PIPE | U/G | UNDERGROUND |
| FR | FRESH WATER | SPI | SPRINKLER INLET |
| FH | FIRE HYDRANT | FSI | FIRE SERVICES INLET |
| HR | HOSEREEL | NO | NORMALLY OPEN |
| LPC | LOSS PREVENTION COUNCIL | NC | NORMALLY CLOSE |
| S.B. | SAND BUCKET | EX. | EXISTING |
| W.P. | WEATHER PROOF | VFA | VISUAL FIRE ALARM |
| H/L | HIGH LEVEL | MCP | MOTOR CONTROL PANEL |
| M/L | MID LEVEL | W/ | WITH |
| L/L | LOW LEVEL | AFA | AUTOMATIC FIRE ALARM |
| F/A | FROM ABOVE | MFA | MANUAL FIRE ALARM |
| F/B | FROM BELOW | AAV | AUTOMATIC AIR VENT |
| T/A | TO ABOVE | | |
| T/B | TO BELOW | | |

## F.S. NOTES

### CLASSROOM BUILDING

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266 : PART 1 AND BS EN 1838.
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2008.
3. FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839 : PART 1 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO. 1/2009. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
4. MODIFIED HOSE REEL SYSTEM SUPPLIED BY A $2M^3$ F.S. WATER TANK SHALL BE PROVIDED. THERE SHALL BE PROVIDED. SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING FOR THE ENTIRE BUILDING.
5. PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSTIONS AS INDICATED ON LAYOUT PLANS IN ACCORDING TO CODES OF PRACTICE FOR MINIMUN FIRE SERVICES INSTALLATIONS AND EQUIPMENT.
6. SPRINKLER SYSTEM SHALL BE PROVIDED TO THE CLASSROOM BUILDING AND TRAINING BUILDING IN ACCORDANCE WITH BS EN 12845 : 2003 AND FSD CIRCULAR LETTER 3-2006. THE CLASSIFICATION OF OCCUPANIES SHALL BE CLASSIFIED AS ORDINARY HAZARD 1 (OH1) FOR THE ENTIRE CLASSROOM BUILDING AND TRAINING BUILDING. THE WATER SUPPLY FOR SPRINKLER SYSTEM WILL BE SUPPLIED FROM THE U/G $37M^3$ SPRINKLER WATER TANK AS SHOWN ON THE LAYOUT PLAN. SPRINKLER PUMP ROOM, CONTROL VALVE SET AND SPRINKLER INLET WILL BE PROVIDED AT POSITION AS INDICATED ON PLAN.
7. ESSENTIAL POWER SUPPLY SUPPLIED BEFORE CONSUMER MAIN SWITCH.

## SCHEDULE OF PIPE MATERIALS

ABOVE GROUND PIPEWORK :

| | |
|---|---|
| 1. FIRE HYDRANT/HOSEREEL/SPRINKLER PIPEWORK UP TO & INCLUDING ø150mm | GALVANIZED MILD STEEL PIPES TO BS1387 MEDIUM GRADE FOR SCREWING TO BS21 PIPE THREADS. |

BELOW GROUND PIPEWORK :

| | |
|---|---|
| 1. FIRE HYDRANT/HOSEREEL/SPRINKLER PIPEWORK UP TO & INCLUDING ø150mm | GALVANIZED MILD STEEL PIPES TO BS1387 HEAVY GRADE (WRAPPED WITH BITUMENT FELT) |

## PUMP SCHEDULE

| EQUIPMENT | EQUIPMENT REF. | MODE OF OPERATION | DUTY FLOW (L/min.) | DUTY HEAD (kPa) | MOTOR RATING (kW) | PUMP SPEED (rpm) | PUMP TYPE |
|---|---|---|---|---|---|---|---|
| FS PUMPS | FSP-1 | DUTY | 60 | 600 | 1.5 | 2900 | VERTICAL MULTI-STAGE |
| | FSP-2 | STANDBY | 60 | 600 | 1.5 | 2900 | VERTICAL MULTI-STAGE |
| SPR. PUMPS | SP-1 | DUTY | 900/540/375 | 120/220/250 | 7.5 | 2900 | HORIZONTAL END-SUCTION |
| | SP-2 | STANDBY | 900/540/375 | 120/220/250 | 7.5 | 2900 | HORIZONTAL END-SUCTION |
| SPR. JOCKEY PUMP | SJP-01 | - | 30 | 300 | 0.55 | 2900 | VERTICAL MULTI-STAGE |

B.D. REF.

FSD REF.:

PD REF.: TBP/A/YL-TT/614

LOCATION PLAN

| REV. | DATE | DESCRIPTION |
|---|---|---|
| B | FEB 24 | FOR PD APPLICATION NO. A/YL-TT/614 |
| B | MAR 15 | REVISION B |
| A | 9/1/2010 | PCSUBMISSION |

CLIENT :
POWER HONG KONG LIMITED

ARCHITECTS & ENGINEERS:
-
-

F.S. CONTRACTOR
KAM TIN FIRE ENGINEERING CO LTD

JOB TITLE :
A TEMPORARY FORKLIFT TRAINING CENTRE WITH ANCILLARY FACILITIES AT LOT NOS. 2278R1(PART), 2270(PART), 2278R(PART),2271(PART), 2272, 2273(PART) IN DD118 AND ADJOINING GOVERNMENT LAND, SUNG SHAN NEW VILLAGE,YUEN LONG, NEW TERRITORIES.
(PLANNING APPLICATION NO. A/YL-TT/614)

DRAWING TITLE :
F.S. NOTES, LEGEND, ABBREVIATION & SCHEDULES

| | |
|---|---|
| SCALE: NTS | DRAWN DATE: MAR., 2010 |
| DRAWN BY: CAD | CHECKED BY: - |
| DRAWING NO.: FS-01 | REV. NO.: B |

DRAWING FILE :

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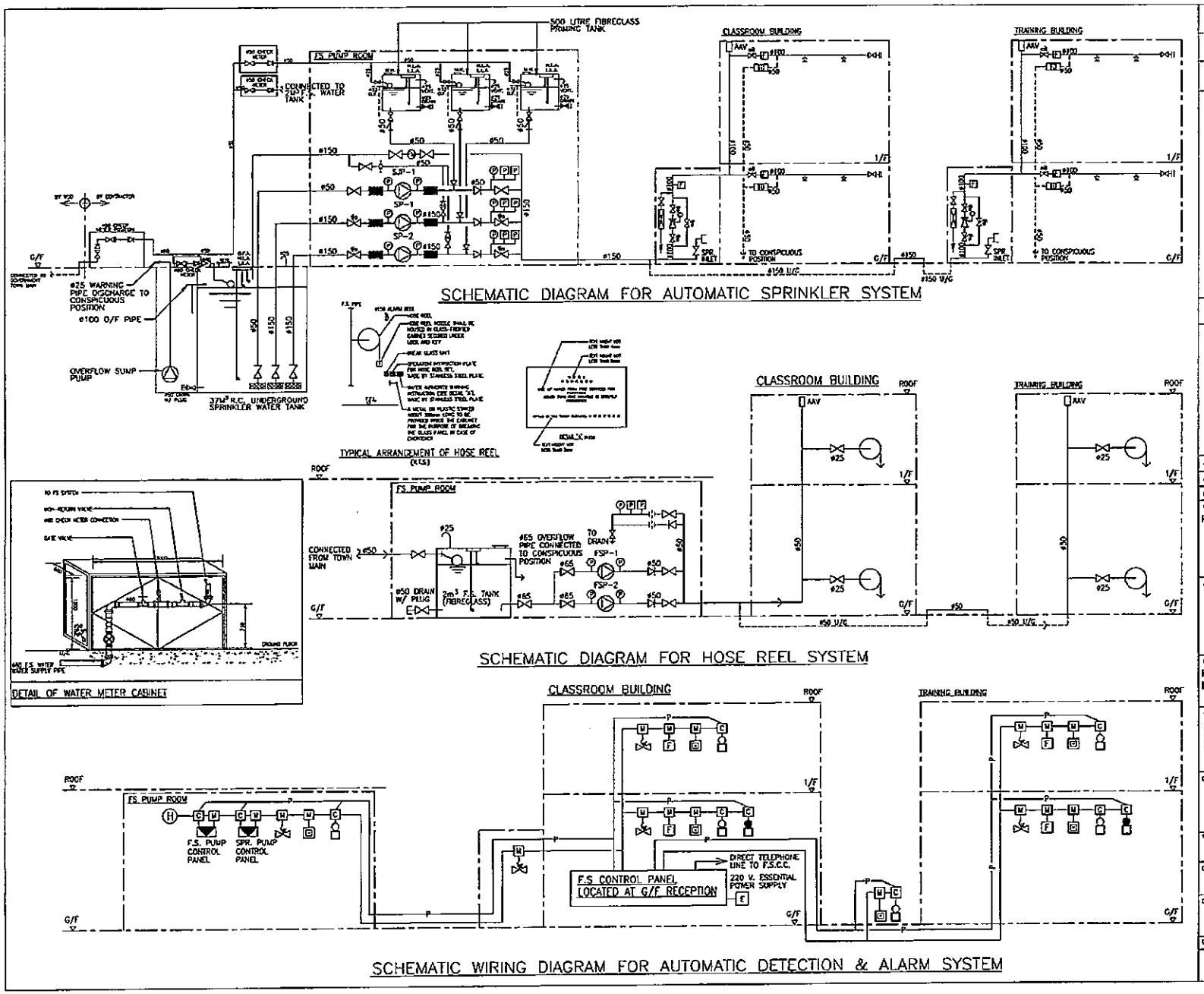


B.D. REF.

FSD REF.:

PD REF.: TBP/A/YL-TT/614

LOCATION PLAN

| REV. | DATE | DESCRIPTION |
|---|---|---|
| A | FEB 24 | FOR PD APPLICATION NO. A/YL-TT/614 |
| A | 05/2010 | RESUBMISSION |

CLIENT :
POWER HONG KONG LIMITED

ARCHITECTS & ENGINEERS:
-
-

F.S. CONTRACTOR
KAM TIN FIRE ENGINEERING CO LTD

JOB TITLE :
A TEMPORARY FORKLIFT TRAINING CENTRE WITH ANCILLARY FACILITIES AT LOT NOS. 2164R1(PART), 2270A(PART), 2270B(PART), 2271(PART), 2272, 2273(PART) IN DD118 AND ADJOINING GOVERNMENT LAND, SANG SHAN MUN VILLAGE, YUEN LONG, NEW TERRITORIES
(PLANNING APPLICATION NO. A/YL-TT/614)

DRAWING TITLE :
SCHEMATIC DIAGRAM FOR HOSEREEL SYSTEM, AUTOMATIC SPRINKLER SYSTEM AND FIRE DETECTION & ALARM SYSTEM

| SCALE | DRAWN DATE |
|---|---|
| NTS | MAR., 2010 |
| DRAWN BY | CHECKED BY |
| CAD | - |
| DRAWING NO. | REV. NO. |
| FS-02 | A |

DRAWING FILE :

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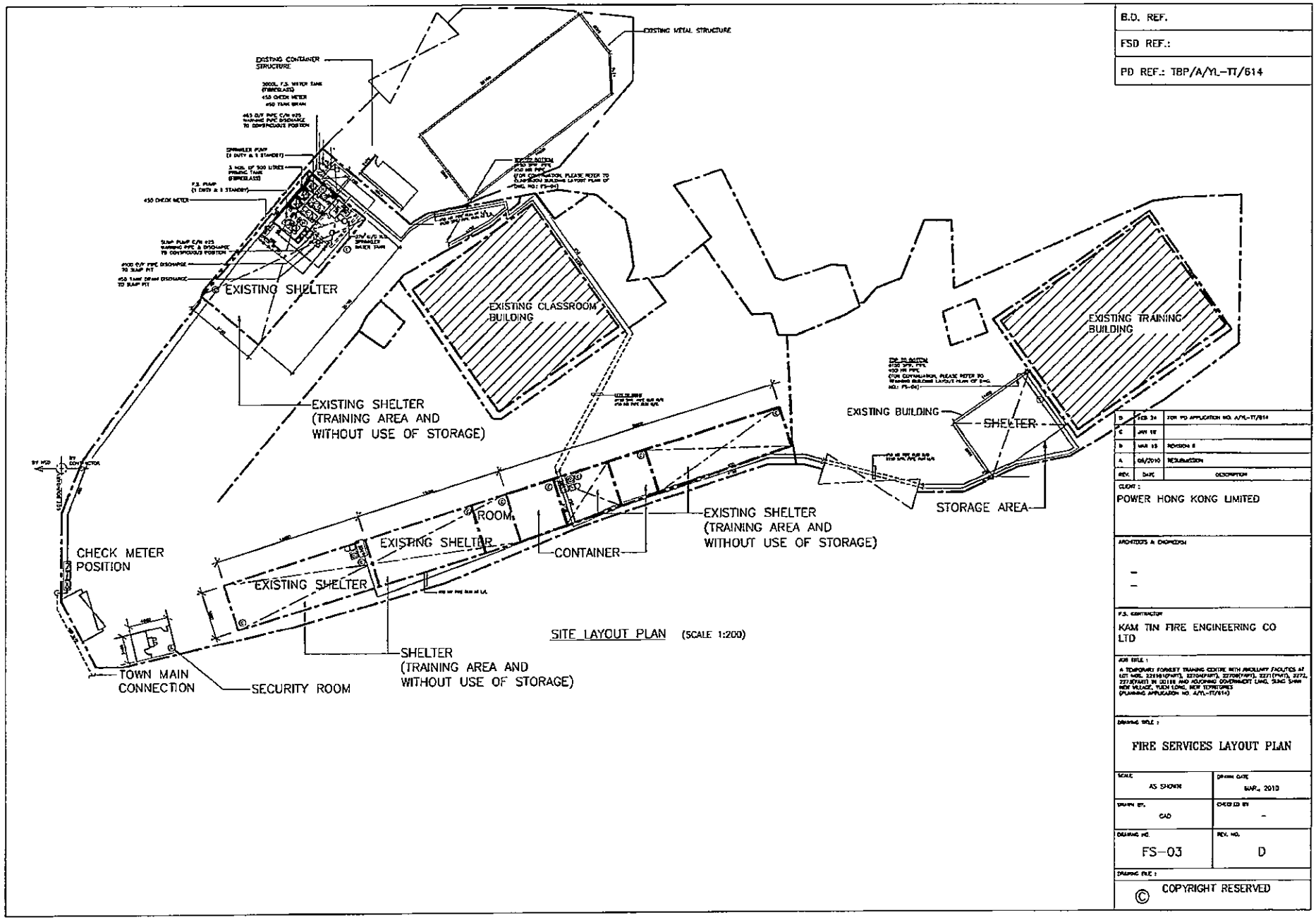


B.D. REF.

FSD REF.:

PD REF.: TBP/A/YL-TT/614

| REV. | DATE | DESCRIPTION |
|---|---|---|
| D | FEB 24 | FOR PD APPLICATION NO. A/YL-TT/614 |
| C | JAN 18 | |
| B | MAR 15 | REVISION B |
| A | 08/2010 | RESUBMISSION |

CLIENT :
POWER HONG KONG LIMITED

ARCHITECTS & ENGINEERS
–
–

F.S. CONTRACTOR
KAM TIN FIRE ENGINEERING CO LTD

JOB TITLE :
A TEMPORARY FORREST TRAINING CENTRE WITH ANCILLARY FACILITIES AT LOT NOS. 2269(PART), 2270(PART), 2270(PART), 2271(PART), 2272, 2273(PART), IN DD118 AND ADJOINING GOVERNMENT LAND, SUNG SHAN NEW VILLAGE, YUEN LONG, NEW TERRITORIES (PLANNING APPLICATION NO. A/YL-TT/614)

DRAWING TITLE :
FIRE SERVICES LAYOUT PLAN

| SCALE | DRAWN DATE |
|---|---|
| AS SHOWN | MAR. 2010 |
| DRAWN BY | CHECKED BY |
| CAD | – |
| DRAWING NO. | REV. NO. |
| FS-03 | D |

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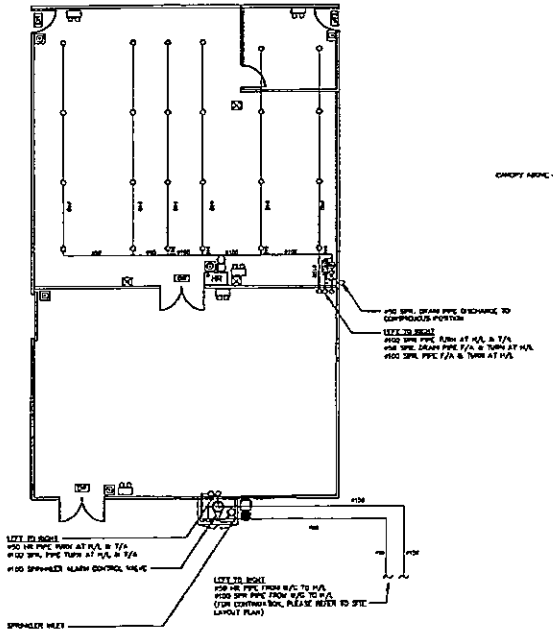
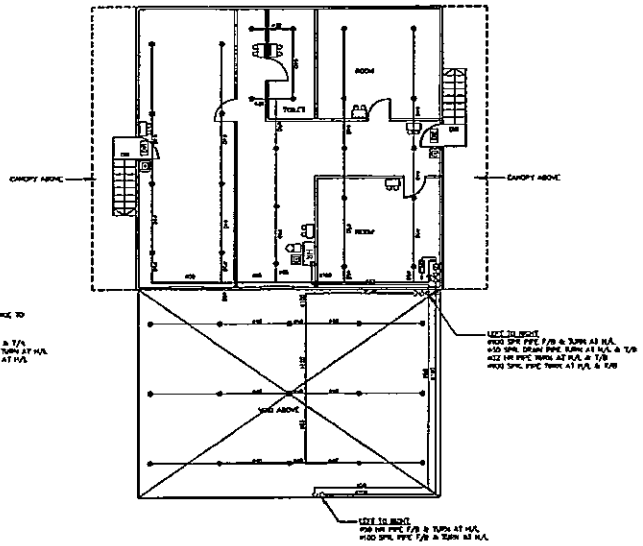
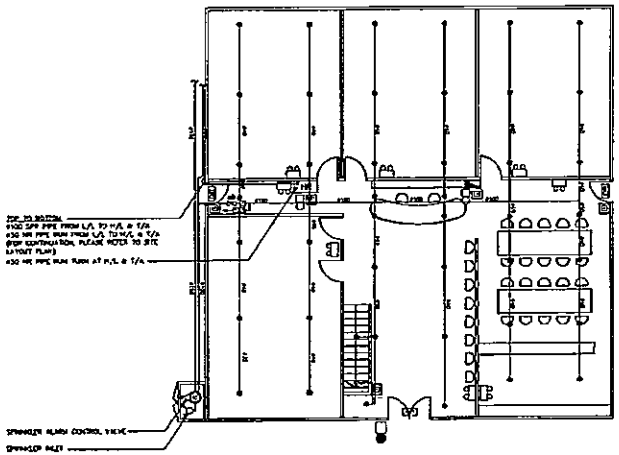


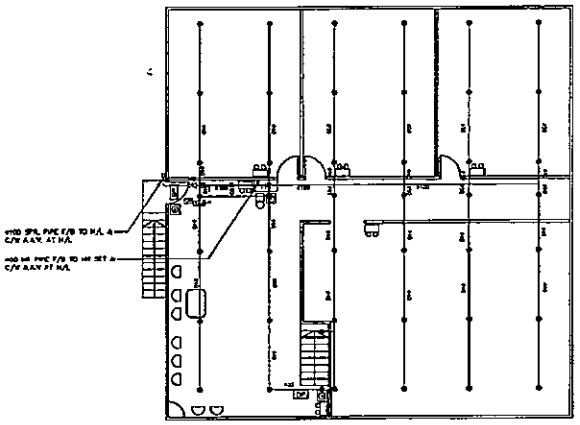
TRAINING BUILDING
GROUND FLOOR (SCALE 1:100)



TRAINING BUILDING
FIRST FLOOR (SCALE 1:100)



CLASSROOM BUILDING
GROUND FLOOR (SCALE 1:100)



CLASSROOM BUILDING
FIRST FLOOR (SCALE 1:100)

B.D. REF.

FSD REF.:

PD REF.: TBP/A/YL-TT/614

| REV. | DATE | DESCRIPTION |
|---|---|---|
| B | FEB 24 | FOR PD APPLICATION NO. A/YL-TT/614 |

CLIENT :
POWER HONG KONG LIMITED

ARCHITECTS & ENGINEERS:
–
–

F.S. CONTRACTOR
KAM TIN FIRE ENGINEERING CO LTD

JOB TITLE :
A TEMPORARY FORESTS TRAINING CENTRE WITH ANCILLARY FACILITIES AT LOT NOS. 2216(PART), 2770(PART), 2780(PART), 2771(PART), 2772, 2773(PART) IN DD116 AND ADJOINING GOVERNMENT LAND, SUNG SHAN NEW VILLAGE, YUEN LONG, NEW TERRITORIES
(PLANNING APPLICATION NO. A/YL-TT/614)

DRAWING TITLE :
FIRE SERVICES LAYOUT PLAN FOR CLASSROOM BUILDING & TRAINING BUILDING

| | |
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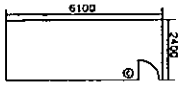
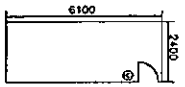


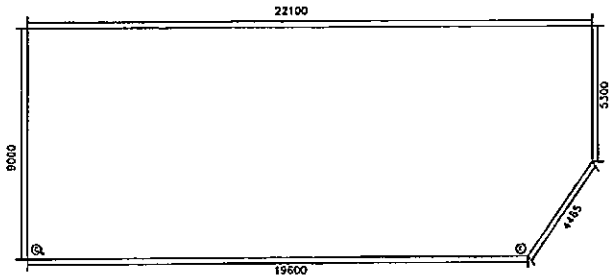

G/F. OFFICE (CONTAINER STRUCTURE)

(SCALE 1:100)




1/F. OFFICE (CONTAINER STRUCTURE)

(SCALE 1:100)




OFFICE, TRAINING AND STORAGE AREA (METAL STRUCTURE)

(SCALE 1:100)

B.D. REF.

FSD REF.:

PD REF.: TBP/A/YL-TT/614

| REV. | DATE | DESCRIPTION |
|---|---|---|
| A | FEB 24 | FOR PD APPLICATION NO. A/YL-TT/614 |
| A | JAN 18 | FIRST SUBMISSION |

CLIENT :

POWER HONG KONG LIMITED

ARCHITECTS & ENGINEERS:

–

–

F.S. CONTRACTOR

KAM TIN FIRE ENGINEERING CO LTD

JOB TITLE :

A TEMPORARY FORKLIFT TRAINING CENTRE WITH ANCILLARY FACILITIES AT LOT NOS. 2269R(PART), 2270A(PART), 2270B(PART), 2271(PART), 2272, 2273(PART) IN DD110 AND ADJOINING GOVERNMENT LAND, SUNG SHAN NEW VILLAGE, YUEN LONG, NEW TERRITORIES
(PLANNING APPLICATION NO. A/YL-TT/614)

DRAWING TITLE :

FIRE SERVICES LAYOUT PLAN FOR CLASSROOM BUILDING & TRAINING BUILDING

| SCALE | DRAWN DATE |
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| FS-06 | A |

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屯門及元朗西規劃處
香港新界沙田上禾輋路一號
沙田政府合署 14 樓

By Post & Fax (2739 1913)
**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

| | | |
|---|---|---|
| 來函檔號 | Your Reference | |
| 本署檔號 | Our Reference | ( ) in TPB/A/YL-TT/614 |
| 電話號碼 | Tel. No. : | 2158 6286 |
| 傳真機號碼 | Fax No. : | 2489 9711 |

RECEIVED 17 APR 2024

16 April 2024

Lanbase Surveyors Ltd.
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn: Rock K.M. Tsang)

Dear Sir,

**Compliance with Approval Condition (c)**
**Planning Application No. A/YL-TT/614**

I refer to your submission dated 26.3.2024 for compliance with the captioned approval condition (c) on the submission of a fire service installations proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied** with.

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

☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of FSD.

Yours faithfully,

( Ms. Eva TAM )
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn.: Mr. CHEUNG Wing-hei )

Internal
CTP/TPB (2)
ET/BY/by

By Post & Fax (2739 1913)

規劃署

屯門及元朗西規劃處
香港新界沙田上禾輋路一號
沙田政府合署 14 樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

| | | |
|---|---|---|
| 來函檔號 | Your Reference | |
| 本署檔號 | Our Reference | ( ) in TPB/A/YL-TT/614 |
| 電話號碼 | Tel. No.: | 2158 6286 |
| 傳真機號碼 | Fax No.: | 2489 9711 |

23 April 2024

Lanbase Surveyors Ltd.
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn: Rock K.M. Tsang)

Dear Sir,

**Compliance with Approval Condition (d)**
**Planning Application No. A/YL-TT/614**

I refer to your submission dated 17.4.2024 for compliance with the captioned approval condition (d) on the implementation of a fire service installations proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied** with.

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

☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of FSD or the undersigned.

Yours faithfully,

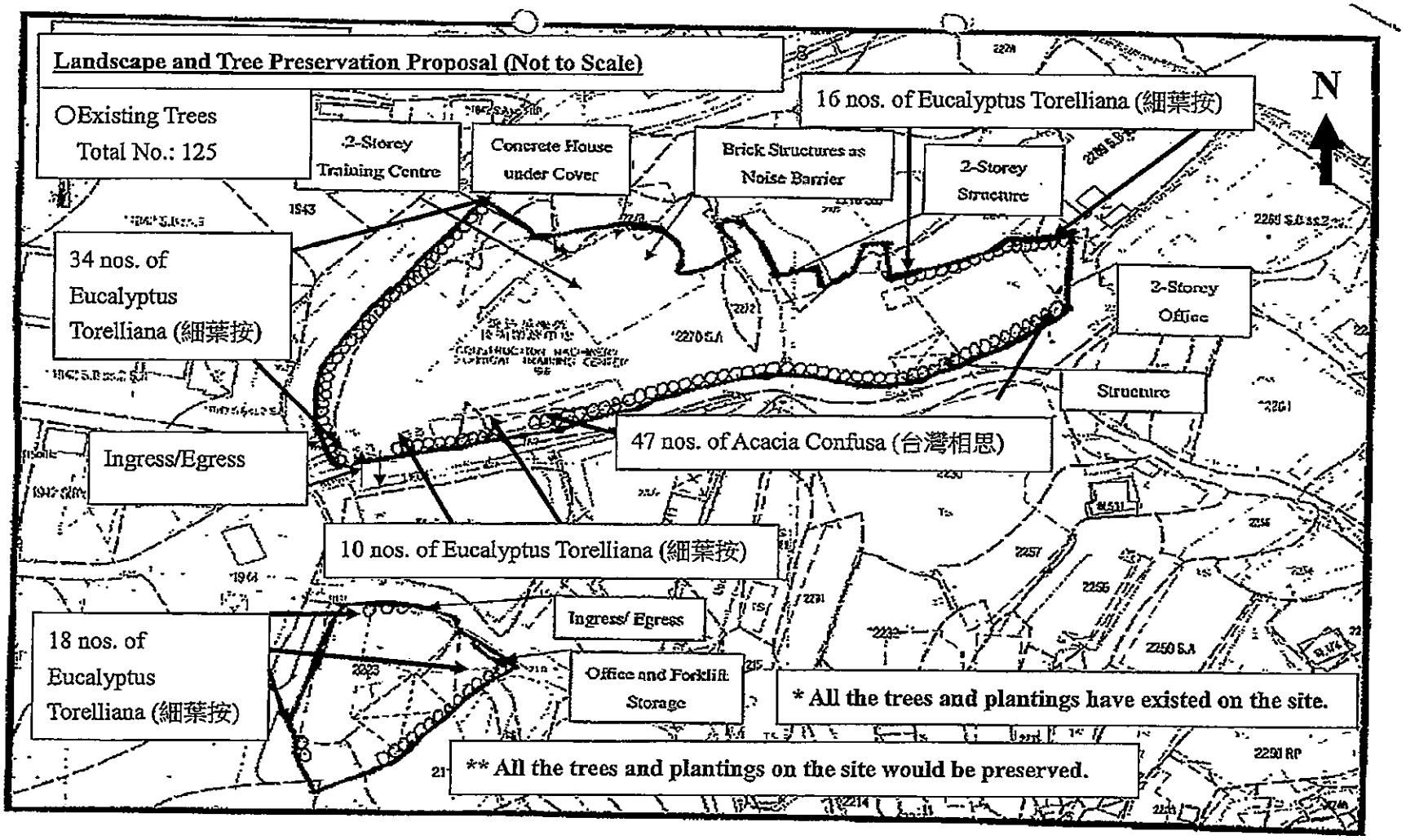
( Ms. Eva TAM )
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
D of FS (Attn.: Mr. CHEUNG Wing-hei )

Internal
CTP/TPB (2)
ET/BY/by

# APPENDIX 8

## Approved Landscape and Tree Preservation Proposal and the Relevant Compliance Letters of Previous Planning Application No. A/YL-TT/236


Landscape and Tree Preservation Proposal (Not to Scale)
○Existing Trees
Total No.: 125
2-Storey Training Centre
Concrete House under Cover
Brick Structures as Noise Barrier
2-Storey Structure
16 nos. of Eucalyptus Torelliana (細葉按)
N
34 nos. of Eucalyptus Torelliana (細葉按)
2-Storey Office
Structure
47 nos. of Acacia Confusa (台灣相思)
Ingress/Egress
10 nos. of Eucalyptus Torelliana (細葉按)
Ingress/ Egress
18 nos. of Eucalyptus Torelliana (細葉按)
Office and Forklift Storage
* All the trees and plantings have existed on the site.
** All the trees and plantings on the site would be preserved.

劃 署
朗規劃處
禾輋路一號
合署 14 樓

By Post / Fax (2739 1913)

**Planning Department**
Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

our Reference: YL/TPN/584F/L12 & L13
ur Reference: ( ) in TPB/A/YL-TT/236
el. No.: 2158 6297
ax No.: 2489 9711

30 November 2009

andbase Surveyors Limited
nit 1402, Hang Seng Tsimshatsui Building,
Carnarvon Road,
imshatsui, Kowloon
ong Kong
ttn.: Rock K.M. Tsang)

ear Sir,

**Submission for Compliance with Approval Conditions (h) & (i)**

**Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years in "Agriculture" Zone, Lots 1945 (Part), 2221 (Part), 2222, 2223, 2269 S.B ss.1 (Part), 2270 S.A (Part), 2270 S.B (Part), 2271 (Part), 2272 and 2273 (Part) in D.D. 118 and Adjoining Government Land, Sung Shan New Village, Tai Tong, Yuen Long, New Territories**
**(Application No. A/YL-TT/236)**

I refer to your submission dated 7.10.2009 for compliance with approval conditions and (i) in relation to the implementation of landscape and fire services installations (FSIs) osals.

For approval condition (i), the Director of Fire Services (D of FS) considers that proposal is unacceptable. His comments on your FSIs proposal are at Annex I for your ence. Please revise your proposal accordingly and re-submit it for compliance with the ition (g).

As regards condition (i), the Chief Town Planner/Urban Design and Landscape of department (CTP/UD&L, PlanD) considers that your submission is acceptable. You are nded to maintain the existing trees and landscape plantings throughout the remaining ning approval period.

Should you have any question, please feel free to contact the undersigned.

Yours faithfully,

(Ray P.M. OR)
for District Planning Officer/TMYL
Planning Department

郵遞/傳真函件(2470 0079)

規劃署
屯門及元朗規劃處
新界沙田上禾輋路一號
沙田政府合署14樓

Planning Department
Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函檔號 Your Reference:
本署檔號 Our Reference: ( ) in TPB/A/YL-TT/236
電話號碼 Tel. No.: 2158 6286
傳真機號碼 Fax No.: 2489 9711

新界元朗大棠
崇山新村136號
林煒月先生

林先生

履行規劃許可附帶條件(g)

在劃爲「農業」地帶的
新界元朗大棠崇山新村丈量約份第118約地段第1945號(部分)、第124號餘段、第2221號(部分)、第2222號、第2223號、第2269號B分段第1小分段(部分)、第2270號A分段(部分)、第2270號B分段(部分)、第2271號(部分)、第2272號及第2273號(部分)和毗連政府土地
臨時鏈車訓練中心及附屬設施(爲期三年)
(規劃申請編號 A/YL-TT/236)

就閣下於本年七月三日就履行規劃許可附帶條件提交有關信函，本處於同日收到並已轉交本署總城市規劃師/城市設計及園境及相關部門作考慮。

就附帶條件(g)而言，總城市規劃師/城市設計及園境認爲閣下所提的美化環境及樹木建議可以接受，故此，從園境規劃觀點上規劃許可附帶條件(g)項已經履行。另外，總城市規劃師/城市設計及園境認爲閣下需將樹木的根部埋藏於泥土下以履行規劃許可附帶條件(h)(意見之英文原文請參照附件一)。

請閣下跟進以上的意見以符合規劃許可條件(h)的要求，並於工程完成後提交照片及通知書，以便考察審核。如對美化環境及樹木建議有任何疑問，請聯絡李浩雯小姐(電話:2231 4747)或本信代行人。

規劃署屯門及元朗規劃專員

(陳樂怡 陳樂怡 代行)

二零零九年七月二十八日

附件一

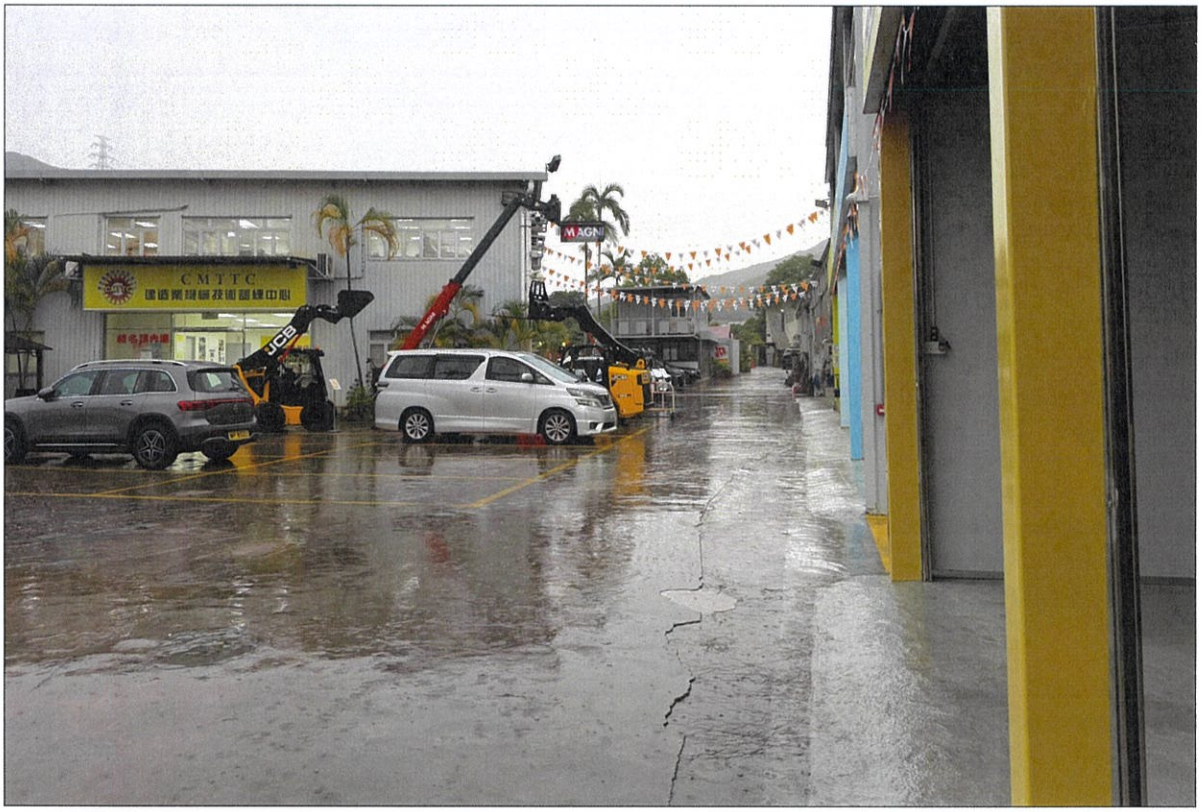
## 本處總城市規劃師/城市設計及園境意見之英文原文

(a) The landscape submission is considered acceptable, thus, the condition for submission of landscape and tree preservation proposal has been complied with form the landscape planning point of view.

(b) The applicant is required plant the replacement trees into the ground with the root ball section of the trees buried in soils for compliance with approval condition (h).

# APPENDIX 9

## Site Photos

# Site Photos

## Application Site