

This document is received on 2026-06-15
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)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

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By

hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL TT / 793
	Date Received 收到日期	2026-06-15

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

SUN SHING MACHINERY & CONSTRUCTION CO., LTD. (新成機械工程有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

LANBASE SURVEYORS LIMITED (宏基測量師行有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 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
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 833 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 252.335 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 120 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Temporary Forklift Training Centre with Ancillary Facilities (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"^{h&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{h&} (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"^{h&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{h&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^h.
並不是「現行土地擁有人」^h。

- ☐ 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)"^h.
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」^h。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" ^h obtained 取得「現行土地擁有人」 ^h 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)[^]
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[^]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 27/05/2026 (DD/MM/YYYY)[^]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[^] (請見夾附的通知副本)
- ☐ posted notice in a prominent position on or near application site/premises on _____ (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 27/05/2026 (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[^] (請見夾附由郵局發出的收條)

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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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	☐ year(s) 年 ☐ 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 ☐ About 約
Proposed covered land area 擬議有上蓋土地面積	sq.m ☐ 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 ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	sq.m ☐ 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	☐ 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))																															
		☐ 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)																															
	No 否	☐																															
(c) 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	☐ Please provide details 請提供詳情																															
	No 否	☐																															
(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	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☐																															
(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 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☐	On traffic 對交通	Yes 會 ☐	No 不會 ☐	On water supply 對供水	Yes 會 ☐	No 不會 ☐	On drainage 對排水	Yes 會 ☐	No 不會 ☐	On slopes 對斜坡	Yes 會 ☐	No 不會 ☐	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☐	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☐	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☐	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☐	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																															

	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 or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/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>YL-TT</u> / <u>600</u>
(b) Date of approval 獲批給許可的日期	<u>25/08/2023</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>01/09/2026</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☒ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☒ year(s) 年 <u>3</u> ☐ 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。

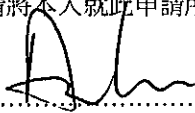
Please refer to the Planning Statement.

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.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Anson Lee

Town Planner

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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 ..PIA.....

on behalf of
代表

LANBASE SURVEYORS LIMITED (宏基測量師行有限公司)



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

Date 日期

27 MAY 2026

..... (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申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 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
Site area 地盤面積	833 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 120 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
Zoning 地帶	"Agriculture"
Type of Application 申請類別	☐ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☒ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Forklift Training Centre With Ancillary Facilities for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	Nil ☐ About 約 ☐ Not more than 不多於	Nil ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	252.335 ☒ About 約 ☐ Not more than 不多於	0.3029 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	m 米 ☐ (Not more than 不多於)
		Nil	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	About 6	m 米 ☐ (Not more than 不多於)
		2	Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	26.78 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	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) _____ _____		1 Nil Nil Nil Nil Nil
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		Nil
	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) _____ _____		Nil Nil Nil Nil Nil Nil

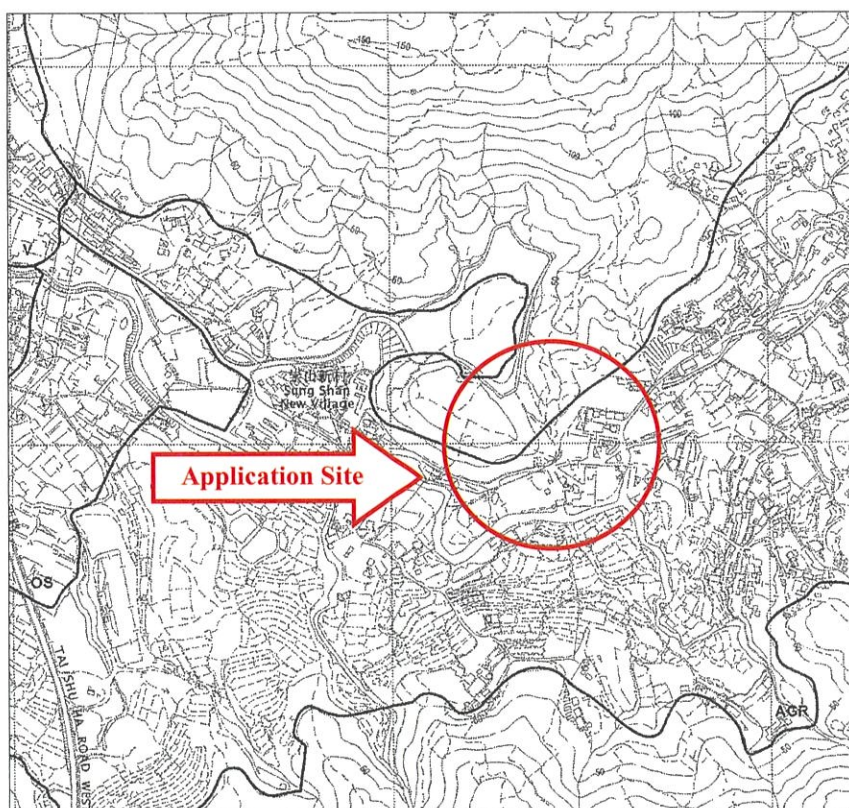
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Location Plan, Site Plan (Lot Index Plan), Site Photo, and Extract of Approved Tai Tong OZP</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Drainage Proposal, Tree Preservation Proposal and Fire Service Installations Proposal</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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 833m², including Government Land of about 120m². 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-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. 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。

CONTENTS	Page
1. Introduction.....	1
2. Site Context.....	2
3. Town Planning.....	4
4. Proposed Development.....	5
5. Justifications.....	7
6. Conclusion.....	9
Appendices	

LIST OF APPENDICES

Appendix 1	Extract of the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 dated 15.12.2023 and its Relevant Notes
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
Appendix 9	Site Photo

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 833m², including Government Land of about 120m². 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 5th 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 Appendix 6)

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.

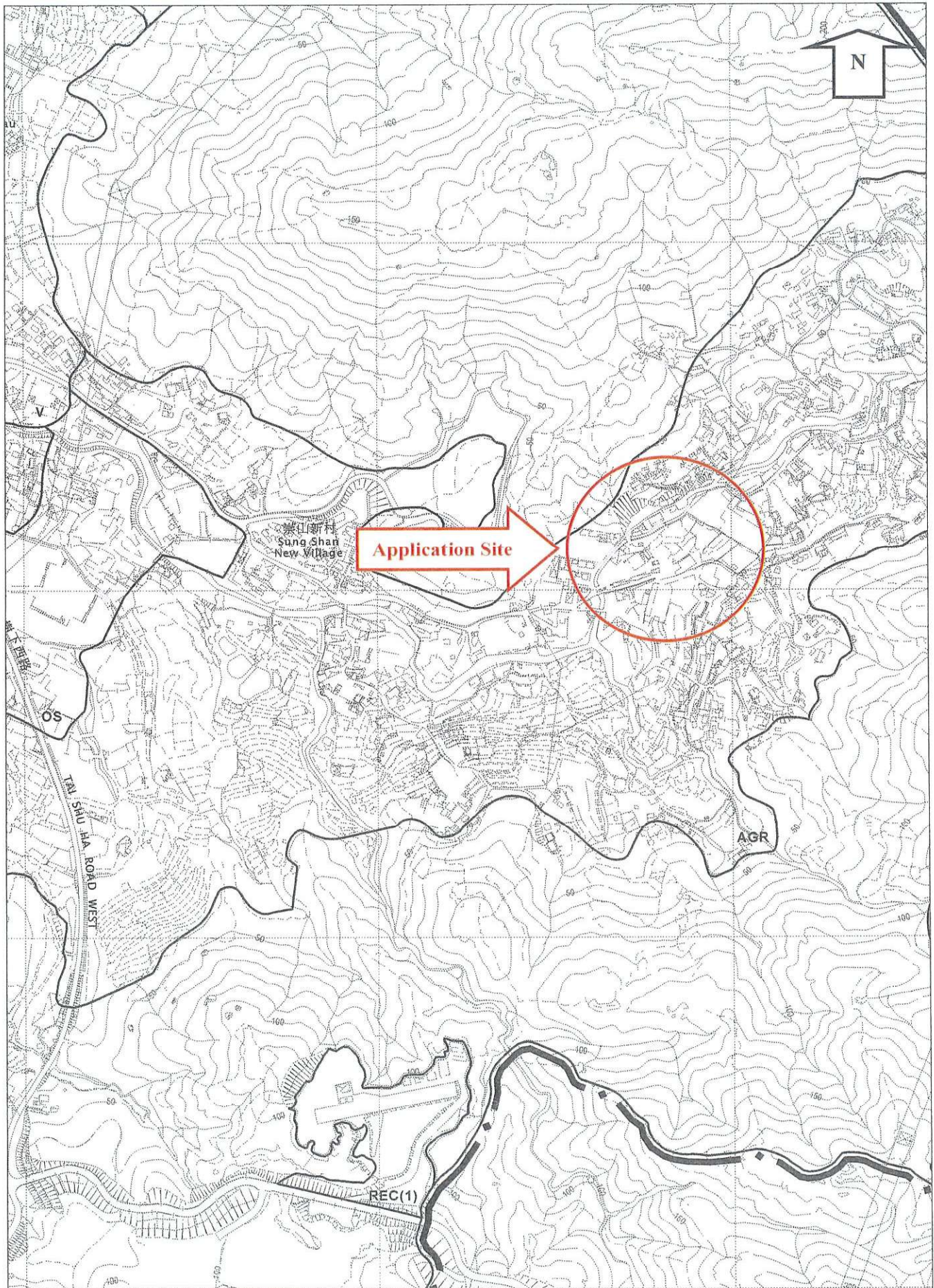
6.2 With regard to the followings:

- 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.

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

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	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)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	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

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/YL-TT/ 600 dated
11.9.2023**

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

RECEIVED 12 SEP 2023

TOWN PLANNING BOARD

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

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/600

By Post & Fax

11 September 2023

Lanbase Surveyors Ltd.



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 2270 S.A (Part), 2273 (Part), 2274 (Part) and 2275 in D.D. 118 and
Adjoining Government Land, Sung Shan New Village, Tai Tong, Yuen Long**

I refer to my letter to you dated 24.8.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance 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 2.9.2023 to 1.9.2026 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) 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 2.12.2023;
- (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (d) if any of the above planning condition (a) or (c) 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
- (e) if the above planning condition (b) 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 and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), 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 2.9.2026. 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. 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 (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/725_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 25.8.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 29.9.2023). 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 Town Planning 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 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 officer is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

LL/CN/cl

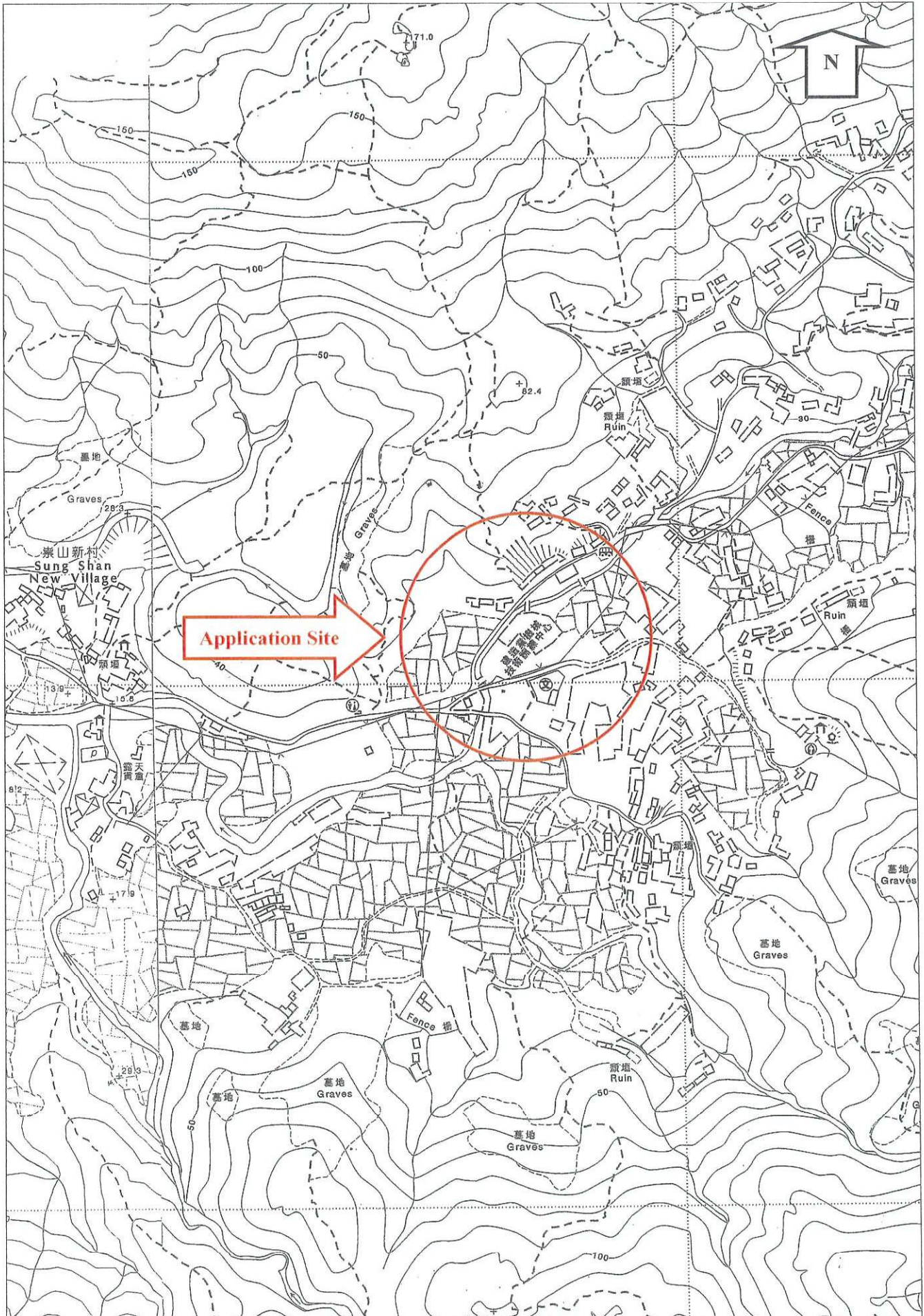
List of Government Department Contacts

(Application No. A/YL-TT/600)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	謝志威先生 Mr. TSE Chi Wai	2300 1627	2770 4761

APPENDIX 3

Location Plan



For Identification Only

APPENDIX 4

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
米 metres 10 0 10 20 30 40 50 米 metres

Locality :

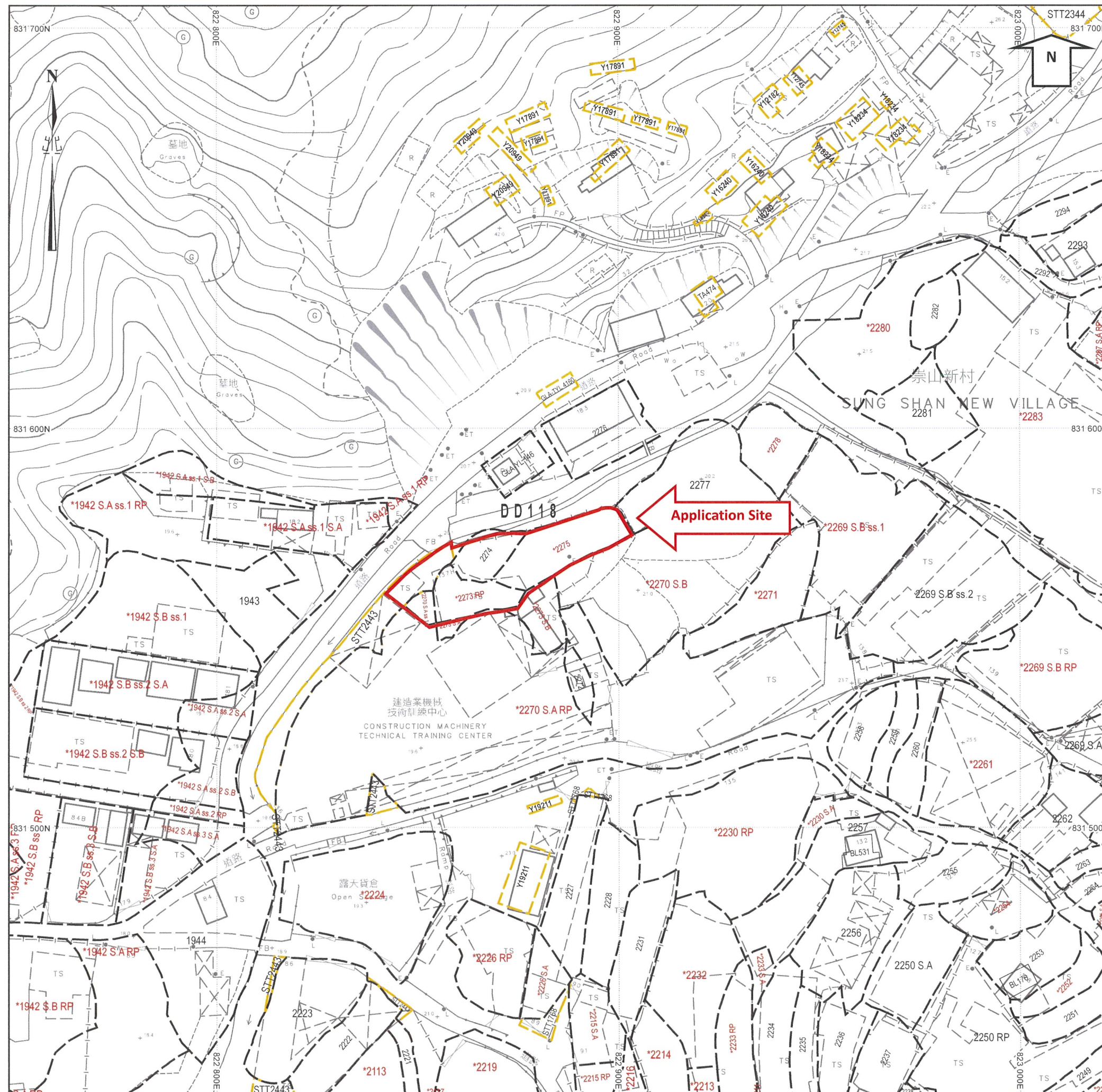
Lot Index Plan No. : ags_S00000158739_0001

District Survey Office : Land Information Centre

Date :21-May-2026

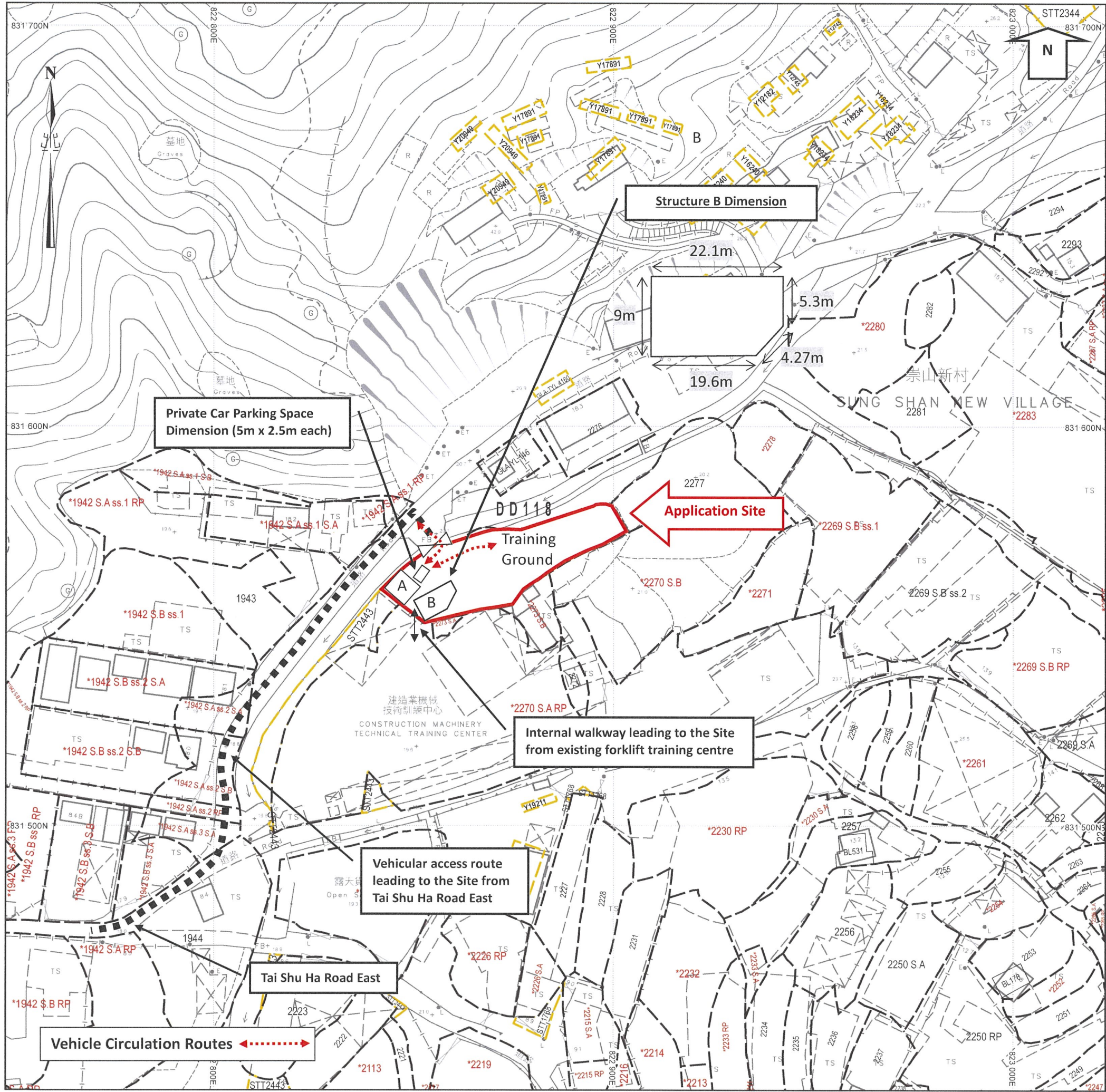
Reference No. : 6-NE-16C

For Identification Only



APPENDIX 5

Proposed Layout Plan



No.	No. of Storey	Covered Area (m ²)	GFA (about)	Height	Use
A	2	29.28m ² (6.1m(L) x 2.4m(W)) (Container Structure)	58.56m ² (29.28m ² x 2)	6m	Office
B	1	193.775m ² (Metal Structure)	193.775m ²	6m	Office, Training and Storage Area
Total		223.055m ²	252.335m ²		

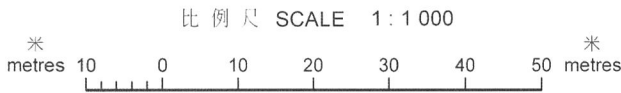
permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without 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.



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Survey and Mapping Office
Lands Department

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Proposed Layout Plan

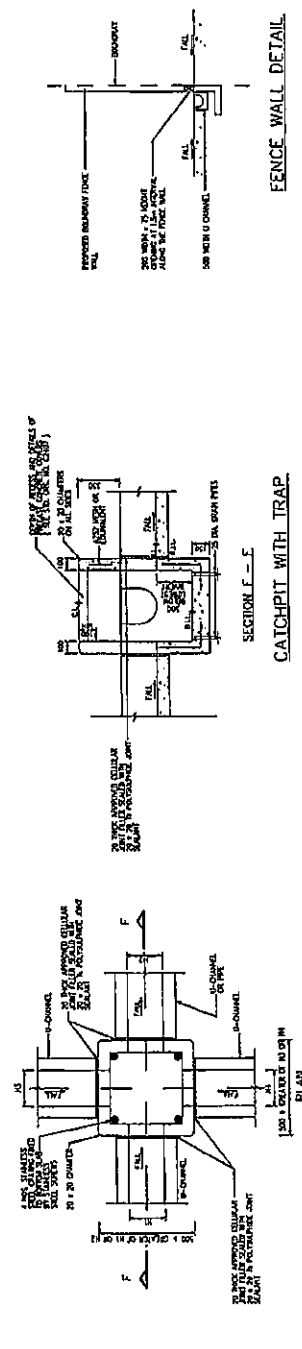
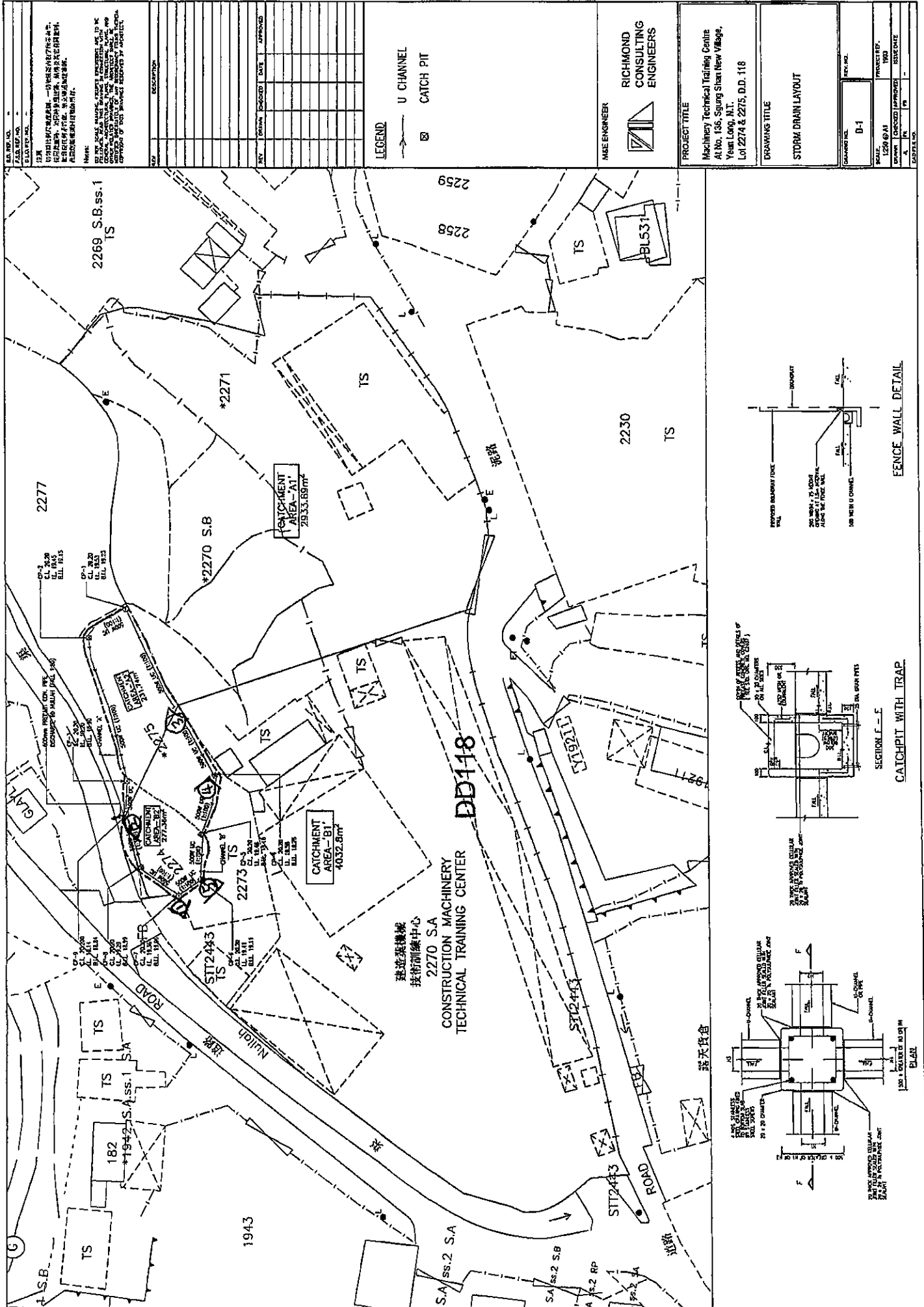


Locality :
Lot Index Plan No. : ags_S00000158739_0001
District Survey Office : Land Information Centre
Date : 21-May-2026
Reference No. : 6-NE-16C

For Identification Only

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**



LEGEND
 U CHANNEL
 CATCH PIT

RICHMOND
 CONSULTING
 ENGINEERS

PROJECT TITLE
 Machinery Technical Training Center
 At No. 135, Siquing Shan New Village,
 Yantai Long, N.T.
 Lot 2274 & 2275, D.D. 118

DRAWING TITLE
 STORM DRAIN LAYOUT

SCALE
 1:250 @ A1

DATE
 1990

REVISION NO. 1
 DATE 1990
 BY [Signature]
 CHECKED [Signature]
 APPROVED [Signature]

Site Photos

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



RECEIVED 05 DEC 2023

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

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/600
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax.No. : 2489 9711

1 December 2023

Lanbase Surveyors Ltd.

Dear Sir/Madam,

Compliance with Approval Condition (b)
Planning Application No. A/YL-TT/600

I refer to your submission dated 13.10.2023 for compliance with the captioned approval condition (b) on the submission of a condition record of the existing drainage facilities. 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.

Yours faithfully,

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

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

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

APPENDIX

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

The applicant should 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 Tree Preservation Proposal and the Relevant
Compliance Letter of Previous Planning Application
No. A/YL-TT/404**

Tree Care Measures

The Applicant would provide a growing environment for trees by:

- allowing adequate space for future growth both above and below ground;
- regularly pruning tree crowns and remove dead / broken branch;
- monitoring the health conditions of trees within the site; and
- keeping a suitable distance between trees and the structures on site.

Tree Protection Measures

The Applicant would NOT:

- excavate near tree roots;
- step on tree roots;
- place or store heavy objects near trees (including no parking near trees);
- place liquids such as chemicals near trees;
- damage tree bark (including no graffiti or bark removal); and
- hang nor attach items on trees permanently.

Tree Maintenance Measures

The Applicant would:

- not make a flush cut;
- not make a wound dressing;
- not make a large pruning cut;
- not leave stub;
- avoid bark tearing;
- not nail items on trees;
- store materials or chemicals near trees;
- not raise or lower soil level;
- not top trees;
- not hang or attach items on trees;
- not leave stake for too long;
- not let guy wire girdle trunk; and
- not leave wrap around trunk for too long.

RECEIVED

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屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax

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/404
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

30 August 2018

Lanbase Surveyors Limited

Dear Sir/Madam,

Compliance with Approval Condition (j)

Planning Application No. A/YL-TT/404

I refer to your submission dated 17.7.2018 for compliance with the captioned approval condition on the submission of tree preservation proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed advisory 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.

I regret that due to staff shortage, we are not able to provide you with a translation of the detailed departmental comments. Should you have any queries on the departmental comments, please contact Mr. Marco YIP (Tel: 2231 4348) of our Department or the undersigned.

Yours faithfully,

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

C.C.

CTP/UD&L

(Attn.: Mr. Marco YIP)

(Ref: UD A/YL-TT/404 dated 29.8.2018)

Internal

CTP/TPB

APPENDIX

Comments of the Chief Town Planner/ Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD)

- a. Upon implementation of the approved tree preservation proposal site photographs shall be submitted to our office for our consideration.
- b. With reference to the Response-to-Comments, while the approved use is not categorized as open storage or port back-up use, the tree preservation principles in "Technical Note on the Submission and implementation of landscape Proposal for Compliance with Conditions for Approved Applications for Open Storage and Port Back-up Uses" are still broadly applicable.
- c. You are reminded that a minimum of 1m (W) x 1m (L) x 1.2m (D) soil provision shall be provided.
- d. You are reminded that approval of the tree preservation proposal does not imply approval of tree works such as pruning, transplanting or felling under lease. Tree work applications should be submitted directly to District Lands Officer for approval.
- e. Useful information on general tree maintenance is available for reference in 護養樹木的簡易圖解 (https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf) and the Handbook of Tree Management (Chinese Version: https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html) published by the Greening, Landscape and Tree Management Section, Development Bureau.

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax

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/404

電話號碼 Tel. No. : 2158 6200

傳真機號碼 Fax No. : 2489 9711

RECEIVED 19 FEB 2019

8 January 2019

Lanbase Surveyors Limited



Dear Sir/Madam,

Compliance with Approval Condition (k)

Planning Application No. A/YL-TT/404

I refer to your submission dated 19.11.2018 for compliance with the captioned approval condition on the implementation of the landscape and tree preservation proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed advisory 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.

I regret that due to staff shortage, we are not able to provide you with a translation of the detailed departmental comments. Should you have any queries on the departmental comments, please contact Mr. Marco YIP (Tel: 2231 4348) of our Department or the undersigned.

Yours faithfully,

(Mr. TM KONG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CTP/UD&L

(Attn.: Mr. Marco YIP)

(Ref: UD A/YL-TT/404 dated 4.1.2019)

Internal

CTP/TPB

APPENDIX

Comments of the Chief Town Planner/ Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD)

- a. You are reminded to maintain the existing vegetation within the site in good condition for the duration of the approval period. Regular tree maintenance and inspection, in particularly Tree 1 (*Ficus microcarpa*), should be undertaken with appropriate remedial measures as necessary.
- b. You are advised that approval of the S.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/ government department(s) direct to obtain the necessary approval on tree works.
- c. There shall be no storage or stacking of materials within 1m of any tree.
- d. You are reminded of the importance of undertaking proper tree care for existing trees within the site. Useful information is available for reference in the following information/guideline published by the Greening, Landscape and Tree Management Section, Development Bureau:

- 護養樹木的簡易圖解:

http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf

- 樹木管理手冊:

https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html

- 樹木風險評估及管理安排:

https://www.greening.gov.hk/tc/tree_care/tra_arrangements.html

- 護養樹木 保障安全:

http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Chinese_Leaflet_Big_font_size_v1_2012_03_29.pdf

- 減低樹木風險的樹木護養簡易圖解:

[http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)

APPENDIX 8

**Approved Fire Service Installations Proposal, Fire
Certificate FS251 and the Relevant Compliance Letters of
Previous Planning Application No. A/YL-TT/404**

FS NOTES

1. PORTABLE FIRE EXTINGUISHER APPLIANCES SHALL BE PROVIDED AT POSITION AS INDICATED ON LAYOUT PLAN IN ACCORDING TO CODES OF PRACTICES FOR MINIMUM FIRE SERVICES INSTALLATION AND EQUIPMENT

LEGEND

5KG CO2 TYPE FIRE EXTINGUISHER

REV	DATE	BY	APP	DESCRIPTION
A	FEB-18	LW	VT	

CLIENT
POWER HONG KONG LIMITED

SS CONTRACTOR

金田消防工程有限公司
KAM TIN FIRE ENGINEERING COMPANY LTD.

[illegible]

STATUS

DRAWING TITLE

FS NOTES AND LEGENDS

FORMS	DATE	APPROVED	REV
LW	WT	YT	A
N.T.S.	DATE	FEB-18	
FORM	DATE	SSN-VFS-W-001	

...



METAL STRUCTURE

—CONTAINER

HOSE REEL SET OUTSIDE
PUMP ROOM ON THIS
SIDE

POWER HONG KONG LIMITED

71 金華城工務有限公司



金田消防工程有限公司
KAM TIN FIRE ENGINEERING COMPANY LTD.

PROJECT
A PROPOSED TEMPORARY OFF-ROUTE TRADING CENTER WITH
ANCELUPT FACILITIES (LOT 1005, 22520 PARKWAY, 22520 PARKWAY,
22775 RYDING AND JOHNSON COUNTRY LANE, 20705 BURNING
WILLAGE, MICHIGAN, 48110-1005)

STATUS

THESE SERVICES ARE AVAILABLE

DRAWING TITLE
FIRE SERVICES LAYOUT
PLAN

Q9101	Q9102	Q9103	Q9104	Q9105	Q9106	Q9107	Q9108	Q9109	Q9110	Q9111	Q9112	Q9113	Q9114	Q9115	Q9116	Q9117	Q9118	Q9119	Q9120	Q9121	Q9122	Q9123	Q9124	Q9125	Q9126	Q9127	Q9128	Q9129	Q9130	Q9131	Q9132	Q9133	Q9134	Q9135	Q9136	Q9137	Q9138	Q9139	Q9140	Q9141	Q9142	Q9143	Q9144	Q9145	Q9146	Q9147	Q9148	Q9149	Q9150	Q9151	Q9152	Q9153	Q9154	Q9155	Q9156	Q9157	Q9158	Q9159	Q9160	Q9161	Q9162	Q9163	Q9164	Q9165	Q9166	Q9167	Q9168	Q9169	Q9170	Q9171	Q9172	Q9173	Q9174	Q9175	Q9176	Q9177	Q9178	Q9179	Q9180	Q9181	Q9182	Q9183	Q9184	Q9185	Q9186	Q9187	Q9188	Q9189	Q9190	Q9191	Q9192	Q9193	Q9194	Q9195	Q9196	Q9197	Q9198	Q9199	Q9200	Q9201	Q9202	Q9203	Q9204	Q9205	Q9206	Q9207	Q9208	Q9209	Q9210	Q9211	Q9212	Q9213	Q9214	Q9215	Q9216	Q9217	Q9218	Q9219	Q9220	Q9221	Q9222	Q9223	Q9224	Q9225	Q9226	Q9227	Q9228	Q9229	Q9230	Q9231	Q9232	Q9233	Q9234	Q9235	Q9236	Q9237	Q9238	Q9239	Q9240	Q9241	Q9242	Q9243	Q9244	Q9245	Q9246	Q9247	Q9248	Q9249	Q9250	Q9251	Q9252	Q9253	Q9254	Q9255	Q9256	Q9257	Q9258	Q9259	Q9260	Q9261	Q9262	Q9263	Q9264	Q9265	Q9266	Q9267	Q9268	Q9269	Q9270	Q9271	Q9272	Q9273	Q9274	Q9275	Q9276	Q9277	Q9278	Q9279	Q9280	Q9281	Q9282	Q9283	Q9284	Q9285	Q9286	Q9287	Q9288	Q9289	Q9290	Q9291	Q9292	Q9293	Q9294	Q9295	Q9296	Q9297	Q9298	Q9299	Q9300	Q9301	Q9302	Q9303	Q9304	Q9305	Q9306	Q9307	Q9308	Q9309	Q9310	Q9311	Q9312	Q9313	Q9314	Q9315	Q9316	Q9317	Q9318	Q9319	Q9320	Q9321	Q9322	Q9323	Q9324	Q9325	Q9326	Q9327	Q9328	Q9329	Q9330	Q9331	Q9332	Q9333	Q9334	Q9335	Q9336	Q9337	Q9338	Q9339	Q9340	Q9341	Q9342	Q9343	Q9344	Q9345	Q9346	Q9347	Q9348	Q9349	Q9350	Q9351	Q9352	Q9353	Q9354	Q9355	Q9356	Q9357	Q9358	Q9359	Q9360	Q9361	Q9362	Q9363	Q9364	Q9365	Q9366	Q9367	Q9368	Q9369	Q9370	Q9371	Q9372	Q9373	Q9374	Q9375	Q9376	Q9377	Q9378	Q9379	Q9380	Q9381	Q9382	Q9383	Q9384	Q9385	Q9386	Q9387	Q9388	Q9389	Q9390	Q9391	Q9392	Q9393	Q9394	Q9395	Q9396	Q9397	Q9398	Q9399	Q9400	Q9401	Q9402	Q9403	Q9404	Q9405	Q9406	Q9407	Q9408	Q9409	Q9410	Q9411	Q9412	Q9413	Q9414	Q9415	Q9416	Q9417	Q9418	Q9419	Q9420	Q9421	Q9422	Q9423	Q9424	Q9425	Q9426	Q9427	Q9428	Q9429	Q9430	Q9431	Q9432	Q9433	Q9434	Q9435	Q9436	Q9437	Q9438	Q9439	Q9440	Q9441	Q9442	Q9443	Q9444	Q9445	Q9446	Q9447	Q9448	Q9449	Q9450	Q9451	Q9452	Q9453	Q9454	Q9455	Q9456	Q9457	Q9458	Q9459	Q9460	Q9461	Q9462	Q9463	Q9464	Q9465	Q9466	Q9467	Q9468	Q9469	Q9470	Q9471	Q947
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LD REF.:...

REV	DATE	BY	APP	DESCRIPTION
A	FEB-18	LW	YT	

POWER HONG KONG LIMITED

PS CONTRACTOR

 **SHIPAN I. H. (212)-J**
NAM TIN FIRE ENGINEERING COMPANY LTD.

PROJECT

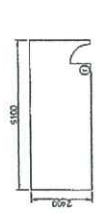
TRANSFORMER FOUNDATION FOR POWER CABLE WITH
ACCOMMODATION FOR ELECTRICAL EQUIPMENT, STORAGE, AND
WORKSPACE. THIS DRAWING IS A PART OF THE PROJECT
DRAWINGS. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER
PURPOSE.

STATUS

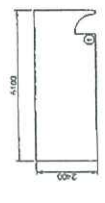
DRAWING TITLE

FIRE SERVICES LAYOUT
FOR TRAINING GROUND

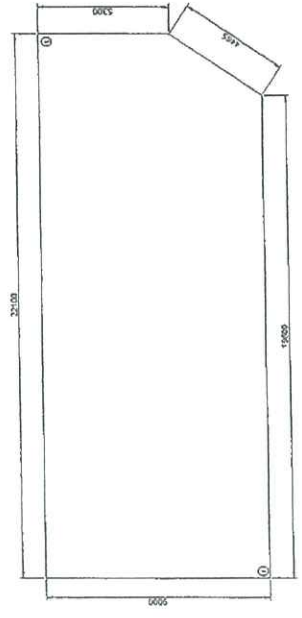
Drawn	Checked	Approved
LW	WT	YT
Scale	Scale	Scale
1:1 (1:100)		FEB-18
Sheet No.	SSM-FS-WJ203	Rev
23/12		A



1/F OFFICE CONTAINER STRUCTURE



G/F OFFICE CONTAINER STRUCTURE



OFFICE, TRAINING AND STORAGE AREA (METAL STRUCTURE)

消防處檔號: _____
FSD Ref.

消防(裝置及設備)規例(第九條(1)款)消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
(REGULATION 9(1))
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

序號 Serial Number

顧客姓名
Name of Client

POWER HONG KONG LIMITED

樓宇地址
Address of Building

座 Block

樓宇名稱
Name of Building

區/鄉村名稱
Name of Estate/Village

門牌號數及街道/地段
Number and Name of Street/Lot

Lot Nos. 2270A(part), 2273(part), 2274(part), 2275 in DD118 & Adjoining Government Land, Sung Shan New Village

地區 District

Yuen Long

☐ 香港 HK

☐ 九龍 K

☒ 新界 NT

持牌/註冊處所類型
(如適用)
Type of Licensed/
Registered Premises
(If applicable)

☐ 簡樸房 Basic Housing Unit

☐ 危險品倉 Dangerous Goods Store

☐ 食物業處所 Food Premises

☐ 校舍 School Premises

☐ 幼兒中心 Child Care Centre

☐ 酒店 Hotel

☐ 會社 Club

☐ 木料倉 Timber Store

☐ 電器廢物處置 E-waste Disposal

☐ 改建校舍 Non-designed School

☐ 私營骨灰安置所 Private Columbaria

☐ 賓館 Guesthouse

☐ 床位寓所 Bedspace Apartment

☐ 危險品車輛 Dangerous Good Vehicle

☐ 公眾娛樂場所 Place of Public Entertainment

☐ 安老院舍 Residential Care Home for the Elderly

☐ 殘疾院舍 Residential Care Home for Persons with

☐ 卡拉 OK 場所 Karaoke Establishment

請在合適空格內填
上「X」號
Please tick the
appropriate "box"

第一部 只適用於年檢事項
Part 1 Annual Inspection ONLY

根據《消防(裝置及設備)規例》第八條(1)(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。
In accordance with Regulation 8(1)(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.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
24	Portable fire extinguisher (5kg CO2 F.E. x 2)	G/F, storage area	Conforms with FSD requirements	19/05/2026	18/05/2027
24	Portable Fire Extinguisher (5kg CO2 F.E. x 1)	G/F, container	Conforms with FSD requirements	19/05/2026	18/05/2027
24	Portable Fire Extinguisher (5kg CO2 F.E. x 1)	1/F, container	Conforms with FSD requirements	19/05/2026	18/05/2027

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
	N/A					

第三部 Part 3 欠妥事項 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「+」註明主要系統嚴重損壞 Please indicate major defects in major system with a "+" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
	Nil				

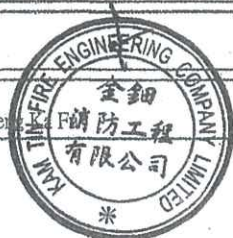
本人/我們特此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該處建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項（如有）。
I/we hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous place in the building or premises for FSD's inspection.

獲授權簽署人簽署
Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

Chen



註冊編號
Registration No.

註冊消防裝置承辦商名稱
Name of Registered Fire
Service Installation Contractor

聯絡電話
Telephone

電郵地址
Email address

日期
Date
19/05/2026

備註
Remark

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax [REDACTED]

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/404
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

6 March 2018

Lanbase Surveyors Limited
[REDACTED]

RECEIVED 07 MAR 2018

Dear Sir/Madam,

Compliance with Approval Condition (I)

Planning Application No. A/YL-TT/404

I refer to your submission dated 8.2.2018 for compliance with the captioned approval condition on the submission of a fire service installations (FSIs) proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed advisory 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.

Please implement the accepted FSIs proposal and report completion of works to our Department as soon as possible for compliance with approval condition (I). Please note that the time limit of condition (m) is 11.5.2018. Should you have any queries on the departmental comments, please contact Mr. Mr. CHOW Yin-hei (Tel: 2733 7758) of Fire Services Department or the undersigned.

Yours faithfully,

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

C.C.

D of FS

(Attn.: Mr. CHOW Yin-hei)

(Ref: Email correspondence dated 27.2.2018)

Internal

CTP/TPB

APPENDIX

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

- (a) You are advised that the installation/maintenance/modification/repair work of FSI shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to our Department.

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax

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/404
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

31 July 2018

Lanbase Surveyors Limited

RECEIVED - 2 AUG 2018

Dear Sir/Madam,

Compliance with Approval Condition (m)

Planning Application No. A/YL-TT/404

I refer to your submission dated 13.6.2018 for compliance with the captioned approval condition on the implementation of fire service installations (FSIs) proposal. The relevant department 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.

You are reminded that the implemented FSIs shall be properly maintained during the planning approval period. Should you have any queries on the departmental comments, please contact Mr. CHAN Ming-chung (Tel: 2733 7737) of Fire Services Department or the undersigned.

Yours faithfully,


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

C.C.

D of FS

(Attn.: Mr. CHAN Ming-chung)

(Ref: Email correspondence dated 26.7.2018)

Internal

CTP/TPB

APPENDIX 9

Site Photo

Site Photo

Application Site

