

**Application for Renewal of Planning Approval
for Temporary Use
Under Section 16 of the Town Planning Ordinance**

Application No. A/YL-TT/793

1. <u>Proposal</u>	
Applicant	Sun Shing Machinery & Construction Company Limited represented by Lanbase Surveyors Limited
Site (Plan A-1a)	Various Lots in D.D. 118 and Adjoining Government Land, Sung Shan New Village, Tai Tong, Yuen Long
Site Area	About 833 m ² (including Government Land (GL) of about 120 m ² or 14.4%)
Zoning and Outline Zoning Plan (OZP) No.	“Agriculture” (“AGR”) on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
Application	Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years
Site Context and the Current Proposal	The Site is accessible via a local track leading from Tai Shu Ha Road East to its west, with an ingress/egress at the northwest of the Site (Drawing A-1 and Plan A-2). According to the applicant, two one-to-two storey structures (6m in height) with a total floor area of about 252 m ² are used for office, training and storage uses. One parking space for private car (5m x 2.5m) is provided within the Site. The operation hours of the applied use will be between 8:30 a.m. to 6:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. No forklift truck would be driven into/out of the Site and no workshop activities will be carried out thereat. The site layout plan with vehicular access, as-built drainage facilities and fire service installations proposals submitted by the applicant are at Drawings A-1 to A-3 respectively.
Last Previous Relevant Application ¹	Application No. A/YL-TT/600 approved on 25.8.2023 for a period of 3 years until 1.9.2026, which was submitted by the same applicant for the same use at the same site with the same layout and development parameters.

¹ The Site was involved in seven previous applications (i.e. No. A/YL-TT/40, 67, 91, 183, 404, 499 and 600) with the former four applications covering only the southwestern part of the Site

	According to the applicant, the lot owner has executed a deed poll under the previous planning application No. A/YL-TT/600 and subdivided Lot 2270 S.A into Lots 2270 S.A RP and 2270 S.A ss.1, as well as Lot 2273 into Lots 2273 RP, 2273 S.A and 2273 S.B, resulting in a change to the lot numbers. There is no change in the site boundary and site area compared to the previous planning application No. A/YL-TT/600. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-TT_600/A_YL-TT_600_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendix I)	(a) The forklift training centre located adjacent to the Site has been in existence for many years with valid planning permissions. The current application is to provide additional training area and site office in support of the aforesaid training centre in order to cope with the increasing demand for forklift training arising from expansion of the construction industry in recent years. The proposal is supported by the Construction Industry Training Authority. (b) The Site is the subject of seven previous planning applications for the same use as the current application. All the approval conditions imposed under the last application (No. A/YL-TT/600) have been satisfactorily complied with. Favourable consideration should be given to the current application. (c) Agricultural activities on the Site have ceased for more than 20 years. Nearly all the agricultural land immediately surrounding the Site have been converted to other uses or left fallow. Most of the livestock activities in the area have also ceased operation. The Site is unlikely to be rehabilitated for agricultural use. The applied use is generally compatible with the surrounding land uses. (d) No adverse traffic, drainage and environmental impacts are anticipated.
Compliance with the “Owner’s Consent/Notification” requirements ²	Published notices in local newspapers and sent notice to the Shap Pat Heung Rural Committee (For the GL portion, the requirements are not applicable).

² As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)) and detailed information would be deposited at the meeting for Members’ inspection

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG No. 34D³, including: i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 3-year approval period sought does not exceed the duration of the last approval.	✓		The application is for renewal of planning approval for temporary forklift training centre with ancillary facilities for a period of three years at the Site zoned “AGR” on the OZP. Although the applied use is not in line with the planning intention of the “AGR” zone, the Director of Agriculture, Fisheries and Conservation has no strong view on the application from agricultural and nature conservation points of view. The surrounding land uses are predominantly rural in character intermixed with residential dwellings, warehouses, open storage/storage yards, workshop and forklift training centre, etc. (Plan A-2). The applied use is considered not incompatible with the surrounding uses.
(b)	In line with TPB PG-No.13G ⁴			Not applicable
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(d)	Any adverse departmental comments?		✓	Relevant government departments consulted have no objection to or no adverse comment on the application (Appendix II). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below.

³ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development

⁴ TPB Guidelines No. 13G for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance

				<u>PlanD's Assessments</u> To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 4 below. The applicant will also be advised to follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise potential environmental nuisance on the surrounding areas.
(e)	Public comments received during statutory publication period	✓		Total: 1 - Adverse comment: 1 (Appendix III) <u>Major adverse comment</u> - The applied use is not in line with the planning intention of "AGR" zone and would cause nuisance to the surrounding areas (from an individual). <u>Responses</u> - Planning assessments and departmental comments above are relevant.

3. Planning Department's View

- No objection to the application.

4. Decision Sought

- Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years, and be renewed from 2.9.2026 to 1.9.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- 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 Town Planning

Board by **2.12.2026**;

- (c) 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
- (d) 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.

Advisory clauses

The recommended advisory clauses are at **Appendix IV**.

- There is no strong reason to recommend rejection of the renewal application.

Attachments

Appendix I	Application Form with supporting documents received on 15.6.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Public Comment Received During Statutory Publication Period
Appendix IV	Recommended advisory clauses
Drawing A-1	Layout Plan
Drawing A-2	Drainage Proposal
Drawing A-3	Fire Service Installation Proposal
Plan A-1a	Location Plan with Similar Application
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
AUGUST 2026**