

This document is received on 20 SEP 2023
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT / 614
	Date Received 收到日期	20 SEP 2023

- 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 2269sBss1(PART), 2270sA(PART), 2270sB(PART), 2271(PART), 2272, 2273(PART) IN D.D. 118 AND ADJOINING GOVERNMENT LAND, SUNG SHAN NEW VILLAGE, TAI TONG, YUEN LONG, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,600 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,825.85 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	300 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	DRAFT TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/19
(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" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (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" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

- ☐ 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)".
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」。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」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 _____ (DD/MM/YYYY)^{*}
於 _____ (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on
24/8/2023 (DD/MM/YYYY)^{*} (請見夾附的通知副本)
於 24/8/2023 (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 24/8/2023 (DD/MM/YYYY)^{*}
於 24/8/2023 (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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> 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 <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> 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 <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> 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 No 否	<input type="checkbox"/> 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))																																									
		<input type="checkbox"/> 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)																																									
		<input type="checkbox"/>																																									
(e) 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 No 否	<input type="checkbox"/> Please provide details 請提供詳情																																									
(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 No 否	<input type="checkbox"/> (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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																									
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> <td style="width: 10%;"></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																																									

	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>506</u>
(b) Date of approval 獲批給許可的日期	<u>6/11/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>12/12/2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY FORKLIFT TRAINING CENTRE WITH ANCILLARY FACILITIES
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> 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	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> 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


ROCK K.M. TSANG 曾國鳴
Name in Block Letters
姓名（請以正楷填寫）

DIRECTOR 董事

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ 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

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

12 SEP 2023

(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 2269sBss1(PART), 2270sA(PART), 2270sB(PART), 2271(PART), 2272, 2273(PART) IN D.D. 118 AND ADJOINING GOVERNMENT LAND, SUNG SHAN NEW VILLAGE, TAI TONG, YUEN LONG, N.T.
Site area 地盤面積	4,600 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 300 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	DRAFT TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/19
Zoning 地帶	"AGRICULTURE"
Type of Application 申請類別	<input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY FORKLIFT TRAINING CENTRE WITH ANCILLARY FACILITIES FOR A PERIOD OF THREE 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,825.85sq.m <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.397 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="display: flex; justify-content: space-between;"> 25.49 % <input checked="" type="checkbox"/> About 約 </div>		
(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 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) <hr/> <hr/>		10 10 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 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) <hr/> <hr/>		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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Site Plan (Lot Index Plan) and Extract of Draft Tai Tong OZP</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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)

**Planning Application for
A Temporary Forklift Training Centre with Ancillary Facilities
for a Period of Three Years
Lot Nos. 2269B1(Part), 2270A(Part), 2270B(Part), 2271(Part), 2272,
2273(Part) in DD 118 and Adjoining Government Land,
Sung Shan New Village, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

September 2023

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lots No. 2269B1(Part), 2270A(Part), 2270B(Part), 2271(Part), 2272, 2273(Part) in DD118 and adjoining Government Land, Sung Shan New Village, Tai Tong, Yuen Long, New Territories. The Site is located about 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 is applied for the existing use of "Temporary Forklift Training Centre with Ancillary Facilities" for a period of 3 years. The Site occupies a total site area of about 4,600m², in which 300m² is Government Land. In accordance with the Draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/19 dated 6.1.2023, the Site falls within an area zoned "Agriculture" ("AGR"). According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as Category 3 areas.

A planning permission is sought to continue using the Site as "Temporary Forklift Training Centre with Ancillary Facilities" under its previous planning applications No. 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, 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 and 6.11.2020 respectively. All the approval conditions of its previous planning application No. A/YL-TT/506 were complied with to the satisfaction of relevant Government departments.

Since its operation has been in existence for many years, no additional traffic, drainage and landscape impacts would be newly generated. Existing landscape works and drainage facilities would be properly maintained.

The subject 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) In Line with TPB PG No.13G; 4) With Support of Construction Industry Training Authority; 5) Unlikely Rehabilitation of Site for Agricultural Use; 6) Provision of Noise Buffer; 7) Compatible with Surrounding Land Uses; and 8) No Additional Traffic, Drainage and Environmental Impacts.

申請摘要

申請場地乃新界元朗大棠崇山新村丈量約份118約地段第2269B1(部份)，2270A(部份)，2270B(部份)，2271(部份)，2272，2273(部份)及毗鄰政府土地。申請場地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。現申請用作三年臨時「鏟車訓練中心連附屬設施」用途。申請地段佔地共4,600平方米，包括300平方米的政府土地。是項申請地段位於大棠分區計劃大綱草圖編號S/YL-TT/19(發表於2023年1月6日)內之「農業」地帶。根據城市規劃委員會規劃指引編號13G「擬作露天貯物及港口後勤用途」，申請場地被列作第3類別。

是項臨時許可申請把場地申請繼續用作「鏟車訓練中心連附屬設施」，延續較早前分別於2000年1月28日、2000年12月22日、2005年7月29日、2008年11月7日、2011年12月2日、2014年12月12日、2017年11月24日及2020年11月6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/236、A/YL-TT/293、A/YL-TT/338、A/YL-TT/413及A/YL-TT/506，作相同用途。而申請人亦已履行有關申請編號A/YL-TT/506的所有附帶規劃條款。

基於是項申請地段已營運多年，相信並不會引致新增的交通流量、不良的渠務及景觀影響。場地亦會繼續保持及維修現有的樹木及渠務裝置。

是項申請的理由如下：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)與城規會指引號碼13G相一致；4)獲得建造業訓練局支持；5)不可能恢復農業用途；6)提供噪音緩衝措施；7)符合附近的土地用途；及8)沒有新增的交通、渠務及環境影響。

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3. Town Planning.....	3
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LIST OF APPENDICES

Appendix 1	Extract of the Draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/19 dated 6.1.2023 and its Relevant Notes
Appendix 2	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/YL-TT/506 dated 20.11.2020
Appendix 3	Location Plan
Appendix 4	Site Plan (Lot Index Plan)
Appendix 5	Proposed Layout Plan
Appendix 6	The Approved As-built Drainage Plan and the Compliance Letter for Submission of a Condition Record of the Existing Drainage Facilities on the Site under Previous Planning Application No. A/YL-TT/506
Appendix 7	The Approved Fire Service Installations Proposal and the Compliance Letters for Submission and Implementation of Fire Service Installations Proposal under Previous Planning Application No. A/YL-TT/413
Appendix 8	The Approved Tree Preservation and Landscaping Proposal and the Compliance Letters for Submission and Implementation of Tree Preservation and Landscaping Proposal under Previous Planning Application No. A/YL-TT/236
Appendix 9	Site Photo

1. INTRODUCTION

- 1.1 The Application Site ('the Site') comprises Lots No. 2269B1(Part), 2270A(Part), 2270B(Part), 2271(Part), 2272, 2273(Part) in DD118 and adjoining Government Land, Sung Shan New Village, Tai Tong, Yuen Long, New Territories. The Site is located about 2.5 km 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 Draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/19 dated 6.1.2023, 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 is applied for the existing use of "Temporary Forklift Training Centre with Ancillary Facilities" approved under previous planning application No. A/YL-TT/506 for a period of 3 years. The current application is identical to its previous planning application. According to the Notes of the OZP, planning permission is required by the Town Planning Board ("the Board") for the subject temporary use.
- 1.3 The Site was the subject of eight previous planning applications No. 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, 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 and 6.11.2020 respectively for the use of "Temporary Forklift Training Centre with Ancillary Facilities". Please refer to the planning approval letter from the Board for Application No. A/YL-TT/506 dated 20.11.2020 at **Appendix 2**.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on his behalf to submit a planning application for the existing use of "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).
- 1.5 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 No. 2269B1(Part), 2270A(Part), 2270B(Part), 2271(Part), 2272, 2273(Part) in DD118 and adjoining Government Land, Sung Shan New Village, Tai Tong, Yuen Long, New Territories. The Site occupies a site area of about 4,600m², including Government Land of about 300m². Please refer to Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.

2.1.2 The Site has been paved and is currently being used for the purpose of a "Temporary Forklift Training Centre with Ancillary Facilities".

2.2 Lease Particulars

The subject lots are all held under Block Government Lease and demised as agricultural land. The lease governing the lots is virtually unrestricted, apart from the standard offensive trade clause, and will expire on 30th June 2047.

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, 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 its 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 Draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/19 dated 6.1.2023. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, a planning permission is required by the Town Planning Board (the “Board”) for the temporary use of “Forklift Training Centre with Ancillary Facilities” in the “AGR” zone.
- 3.3 The Site is the subject of eight previous planning applications including:
- a) Planning 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) Planning 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) Planning 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) Planning Application No. A/YL-TT/236 was approved on 7.11.2008 for “Temporary Forklift Training Centre with Ancillary Facilities” for a period of 3 Years;
 - e) Planning Application No. A/YL-TT/293 was approved on 2.12.2011 for “Temporary Forklift Training Centre with Ancillary Facilities” for a period of 3 Years;
 - f) Planning Application No. A/YL-TT/338 was approved on 12.12.2014 for “Temporary Forklift Training Centre with Ancillary Facilities” for a period of 3 Years;
 - g) Planning Application No. A/YL-TT/413 was approved on 24.11.2017 for “Temporary Forklift Training Centre with Ancillary Facilities” for a period of 3 Years; and
 - h) Planning Application No. A/YL-TT/506 was approved on 6.11.2020 for “Temporary Forklift Training Centre with Ancillary Facilities” for a period of 3 Year. The Board’s Approval Letter dated 20.11.2020 is attached at **Appendix 2**.

- 3.4 In accordance with the Town Planning Board Guidelines No. 13G (TPB PG-NO. 13G) for Application for Open Storage and Port Back-up Uses, the Site is classified as “Category 3” area. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals. In that connection, sympathetic consideration may be given to the application if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to continue using the Site for the existing use of “Temporary Forklift Training Centre with Ancillary Facilities” under the previous planning application No. A/YL-TT/506. 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.

4.2 Site Boundary

The current application is identical to its previous planning application with a site area of about 4,600m² including Government land of 300m².

4.3 Ancillary Facilities

There are a number of existing structures providing administration offices, covered training venues and storage areas to meet the operation needs of the applied use. About 10 private car parking spaces are also provided for operational use.

4.4 Provision of Noise Buffer

As provided in the previously approved Application 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 and A/YL-TT/506, the above-mentioned ancillary structures would continue to provide noise buffer purpose for the adjacent residential development.

4.5. Operation Hour

Identical to previous Planning Application No. A/YL-TT/506, the proposed “Temporary Forklift Training Centre with Ancillary Facilities” would be operated from 9:00am to 5:00pm (e.g. no night-time operation between 5:00pm and 9:00am) from Monday to Saturday during the planning approval period.

4.6 Drainage

The drainage facilities approved under previously Application No. A/YL-TT/91 have been provided and continuously maintained within the Site and no additional requirement from the previous Applications No. 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. 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**. The Applicant will

continue to provide proper maintenance on the drainage facilities.

4.7 Traffic

The Site has come into existence for the use of “Temporary Forklift Training Centre with Ancillary Facilities” for many years. 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 traveling. The Site, therefore, will not generate additional number of vehicles under the current application.

4.8 Fire Precaution Measures

Some fire precaution measures have been adopted on the existing site. The existing fire service installations were approved under previous planning application No. A/YL-TT/413. 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**. The fire precaution measures will be continuously provided on the site.

4.9 Landscape

The landscape and tree plantings have been provided at the site under previous planning application No. A/YL-TT/236. Please refer to the approved landscape and tree plantings proposal and the relevant compliance letters of the previous approval conditions for submission and implementation of landscape and tree plantings proposal at **Appendix 8**. The Applicant would continue to properly maintain the existing landscape and tree plantings.

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 eight previous planning applications No. 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, 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 and 6.11.2020 respectively. The site condition is identical to its previous planning application in terms of site use and site boundary. Without major change of planning circumstances, it is considered that the Site should be allowed to continue the applied use of “Temporary Forklift Training Centre with Ancillary Facilities”.

5.2 Genuine Efforts in Compliance with Approval Conditions

All the approval conditions imposed on the previous planning application No. A/YL-TT/506 have been satisfactorily complied with, as follows:

Item	Approval Condition	Compliance Date(s)
(h)	The submission of a condition record of the existing drainage facilities on the site.	24.2.2021 (Please refer to the Compliance Letter at Appendix 6)

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.

5.3 In Line with TPB PG No. 13G

With reference to the TPB PG No. 13G – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses, the Site is designated as Category 3 areas. The Site has been granted previous planning approval in which the Applicant had paid genuine effort in compliance with all the imposed planning conditions. The Board is thus recommended to give sympathetic consideration to the subject application. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

5.4 With Support of Construction Industry Training Authority

Following the expansion of construction industry, there is a continuous demand for the forklift drivers in Hong Kong. It is necessary to keep providing formal forklift training. The proposed temporary development 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 Provision of Noise Buffer

As provided in the 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 and A/YL-TT/506, the previously introduced brick structures within the Site would continue to provide buffer to minimize noise nuisance to the adjacent residential development.

5.7 Compatible with Surrounding Land Uses

The existing “Temporary Forklift Training Centre with Ancillary Facilities” is considered compatible with the neighbouring industrial, open storage and port back-up activities. In fact, the locality of the Site has been generally occupied by machinery repair workshops, godowns and container vehicle parks. In addition, the expansion part of the existing “Temporary Forklift Training Centre with Ancillary Facilities” under Planning Application No. A/YL-TT/600 was approved on 25.8.2023. Therefore, the applied use is compatible with the surrounding uses in the area.

5.8 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as “Temporary Forklift Training Centre with Ancillary Facilities” under previous eight planning applications No. 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 for many years. Since the Applicant has provided genuine efforts to comply with the approval condition imposed on the previous application No. A/YL-TT/506, it is considered that the proposed development

generally reflects the existing Site conditions for providing forklift training service. In this respect, no additional traffic, 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 the Board’s permission to approve his planning permission to continue the current use under S.16 of the Town Planning Ordinance.

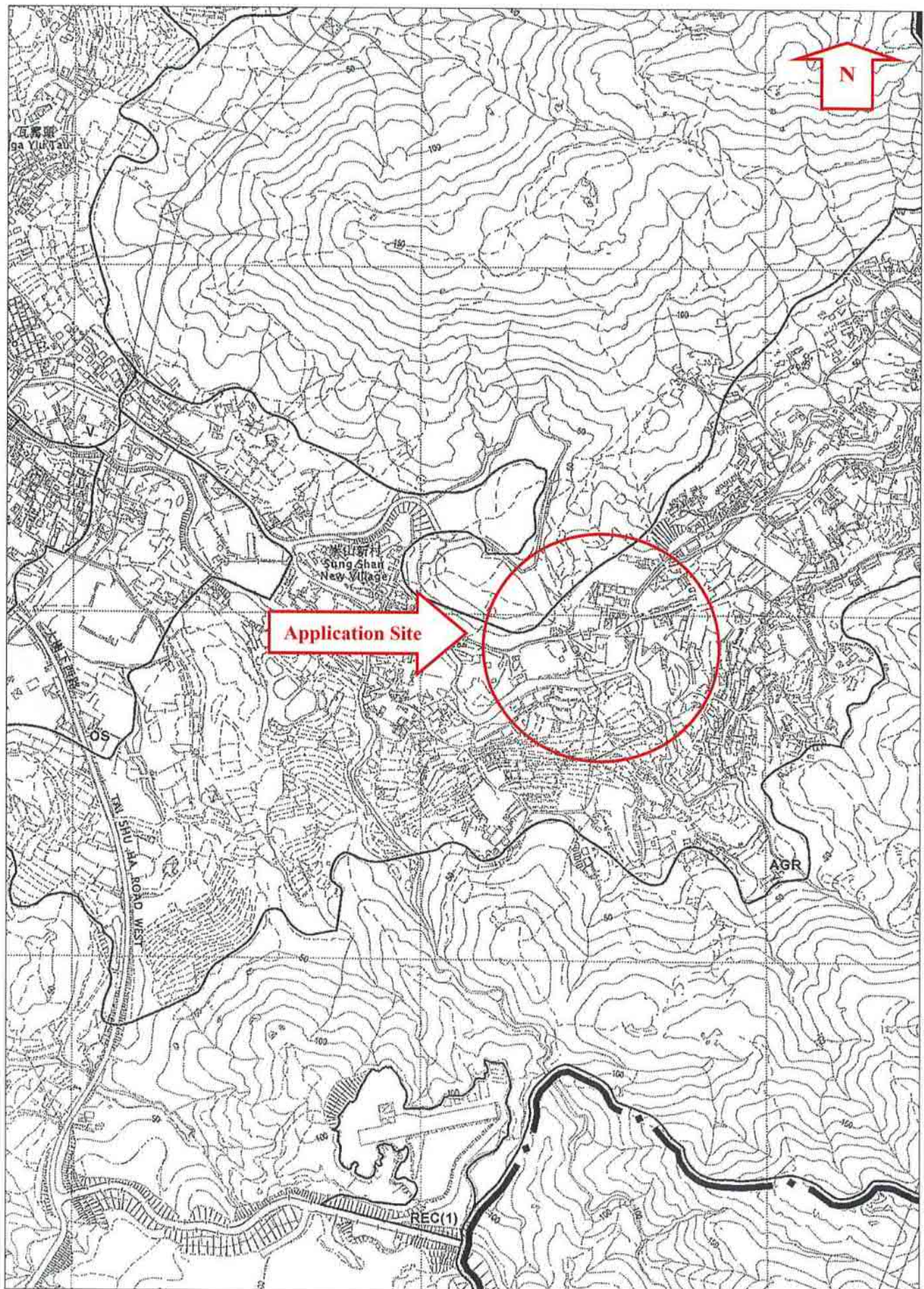
6.2 With regard to the followings:

- previous planning permissions for the same use;
- genuine efforts in compliance with previous approval conditions;
- in line with TPB PG No.13G;
- with support of Construction Industry Training Authority;
- unlikely rehabilitation of site for agricultural use;
- provision of noise buffer;
- compatible with surrounding land uses; and
- no additional traffic, drainage and environmental impacts.

the Board is recommended to approve the planning application for the existing use of “Temporary Forklift Training Centre with Ancillary Facilities” on the Site for another 3 years or a period considered appropriate.

APPENDIX 1

**Extract of the Draft Tai Tong Outline Zoning Plan (OZP)
No. S/YL-TT/19 dated 6.1.2023
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/506 dated
20.11.2020**

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2739 1913)

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/506

20 November 2020

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 4.11.2020.

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 13.12.2020 to 12.12.2023 and is subject to the following conditions :

- (a) no operation between 6:00 p.m. and 8:30 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no forklift truck is allowed to be driven into/out from the site, as proposed by you, at any time during the planning approval period;
- (d) no dismantling, maintenance, repairing, cleansing, paint-spraying and other workshop activities, as proposed by you, shall be carried out on the site at any time during the planning approval period;
- (e) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by you, is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (g) all existing trees within the site shall be maintained at all times during the planning approval period;
- (h) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) 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 13.3.2021;
- (j) the existing fire service installations implemented on the site should be maintained in efficient working order at all times during the planning approval period;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h) or (j) 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
- (l) if the above planning condition (i) 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 VI 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, please refer to the TPB Guidelines No. 34C 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 13.12.2023. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

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

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 6.11.2020 are 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 11.12.2020). 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 Mr. Steven Siu 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,



(Raymond KAN)
for Secretary, Town Planning Board

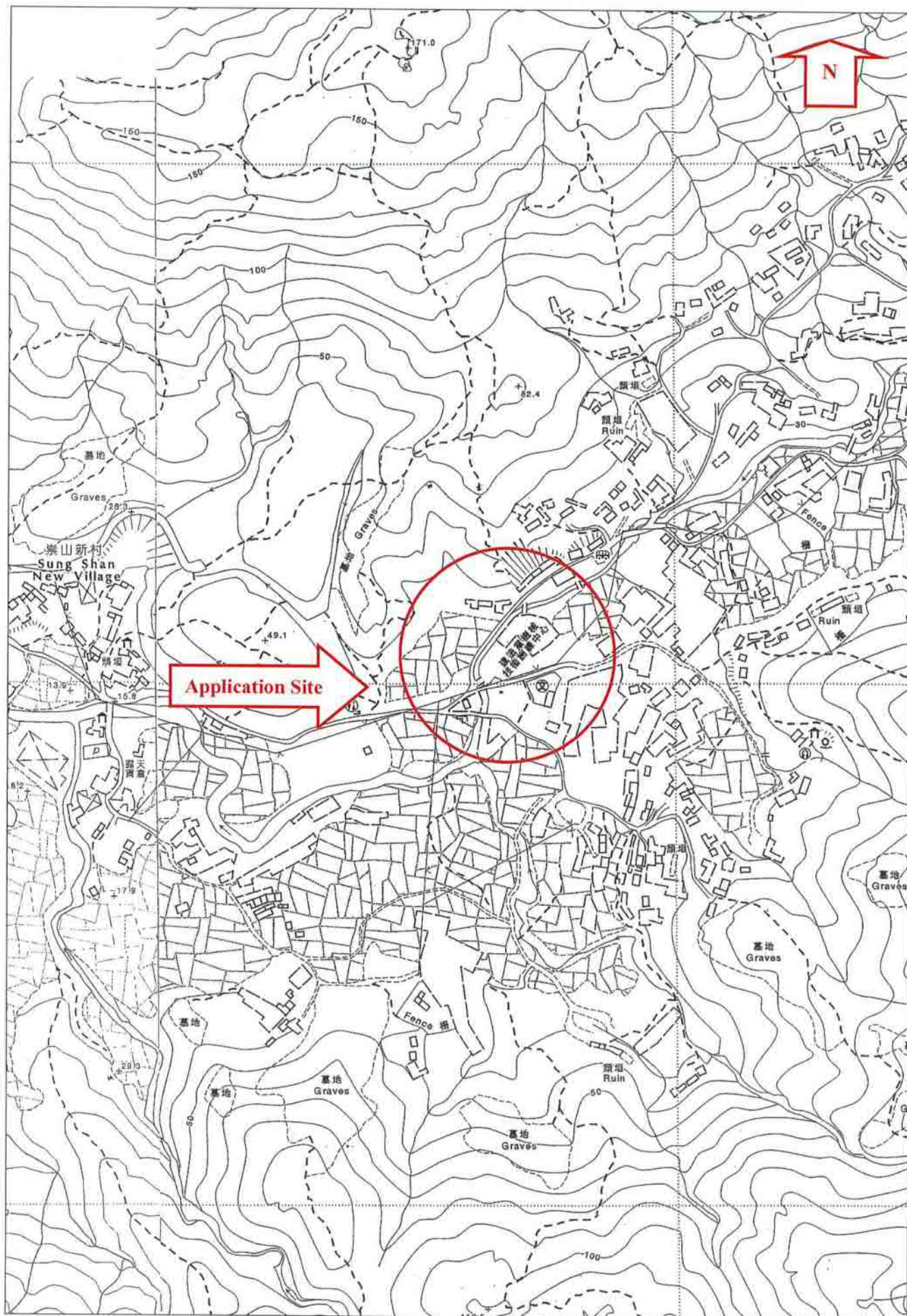
List of Government Department Contacts

(Application No. A/YL-TT/506)

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	陳子謙先生 Mr. CHAN Chi Him, Bill	2781 4107	2770 4761

APPENDIX 3

Location Plan



For Identification Only

APPENDIX 4

Site Plan (Lot Index Plan)

地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



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

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For Identification Purposes Only

Application Site

比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres

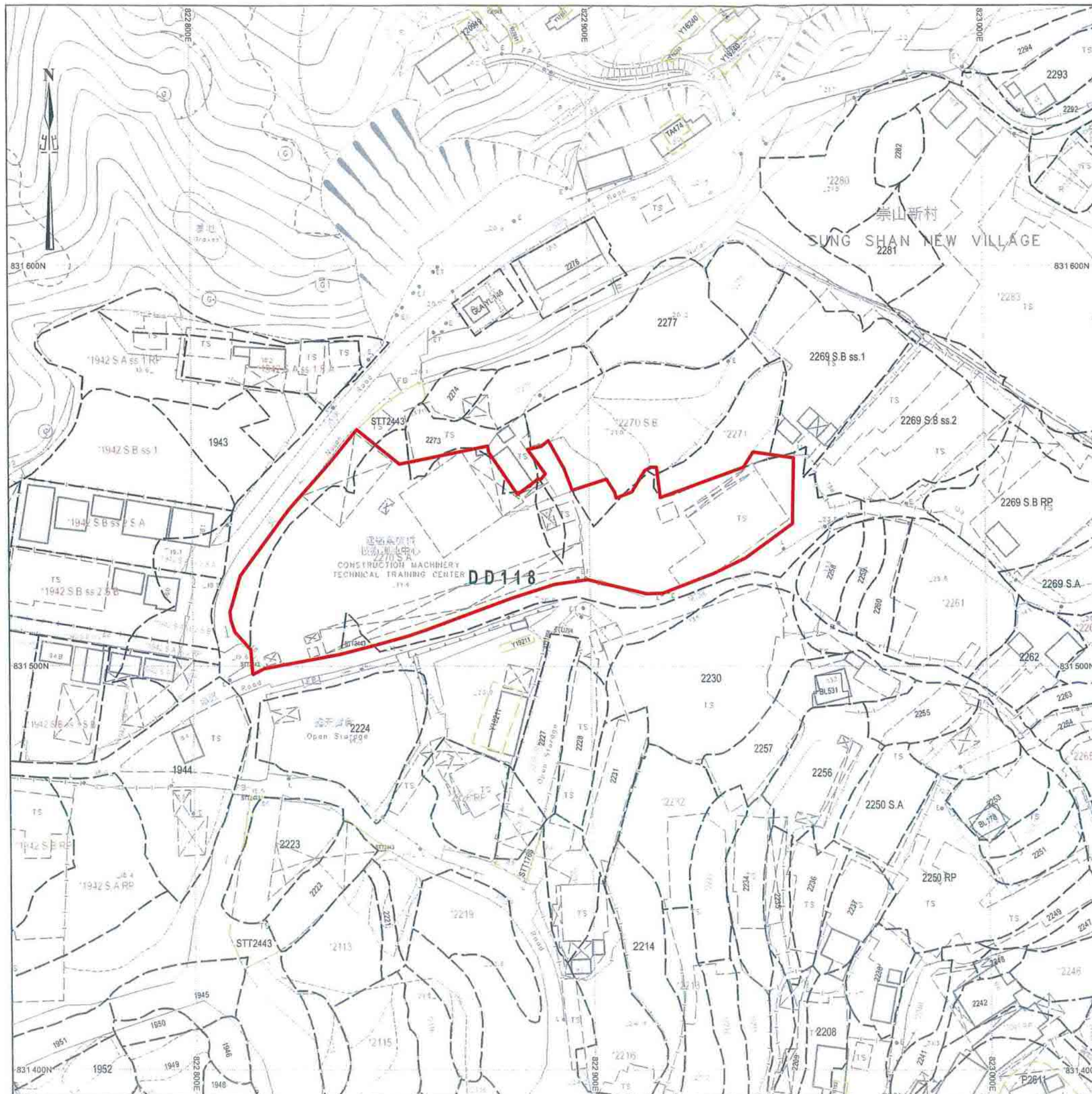
Locality : DD118

Lot Index Plan No. : MH0248072014

District Survey Office : MPC, HK

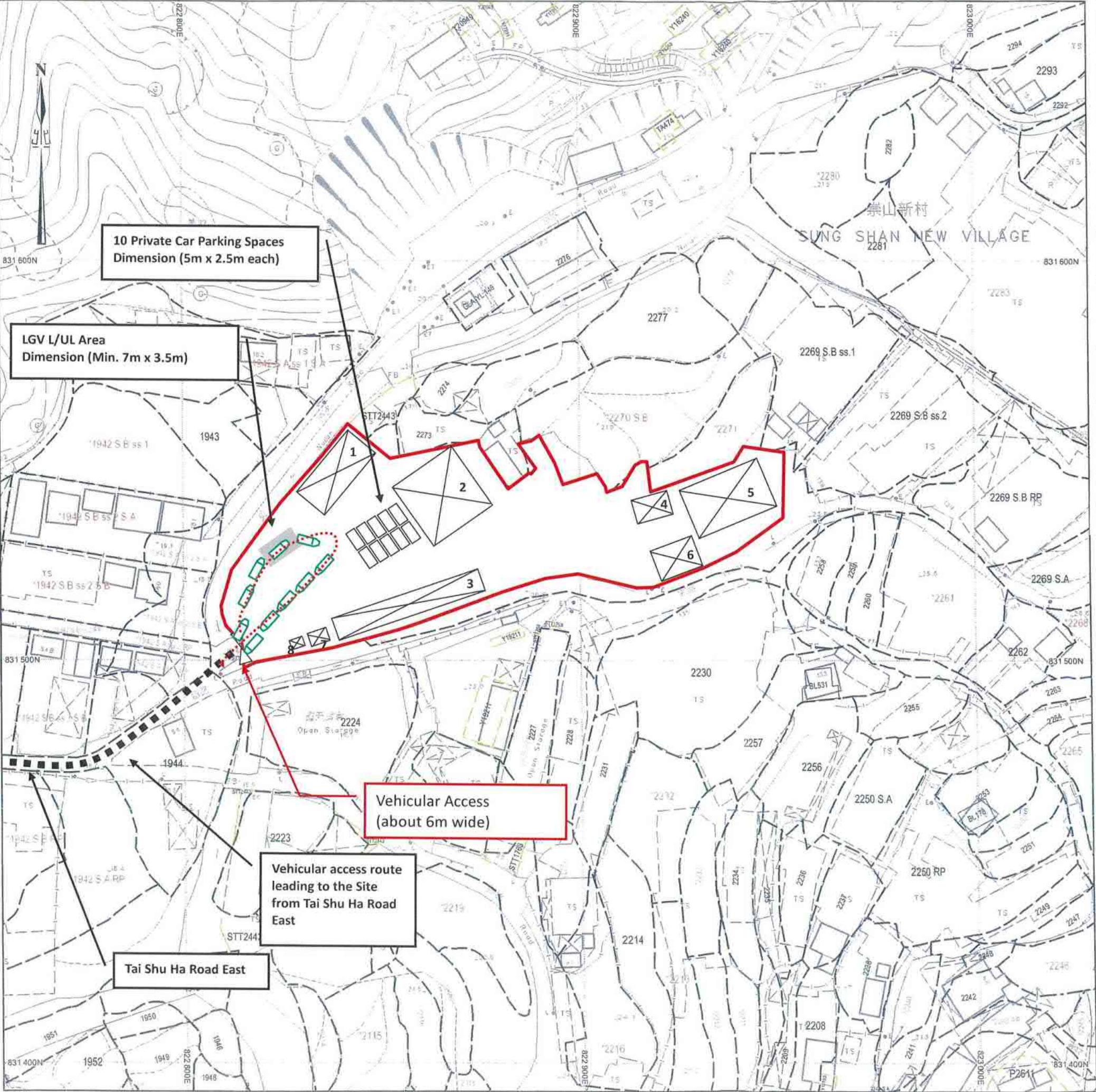
Date : 22-Jul-2014

Reference No. : 11-NW-14B, 11-NW-15A



APPENDIX 5

Proposed Layout Plan



No.	No. of Storey	Covered Area (m ²)	GFA (about)	Height	Use
1	1	182.91m ² (9.1m(W) x 20.1m(L)) (Metal Canopy)	182.91m ² (9.1m(W) x 20.1m(L))	8m	Training Ground
2	2	324m ² (18m(W) x 18m(L))	648m ² (18m(W) x 18m(L) x 2)	8m	Training Centre and Office
3	1	223.88m ² (5.8m(W) x 38.6m(L)) (Metal Canopy)	223.88m ² (5.8m(W) x 38.6m(L))	8m	Storage Area
4	2	56.12m ² (6.1m(W) x 9.2m(L)) (Metal Canopy)	112.24m ² (6.1m(W) x 9.2m(L) x 2)	8m	Office
5	2	273m ² (13m(W) x 21m(L))	546m ² (13m(W) x 21m(L) x 2)	8m	Training Centre and Office
6	1	88m ² (8m(W) x 11m(L)) (Metal Canopy)	88m ² (8m(W) x 11m(L))	8m	Storage Area
7	1	16.66m ² (3.4m(W) x 4.9m(L))	16.66m ² (3.4m(W) x 4.9m(L))	4m	Security Room
8	1	8.16m ² (2.4m(W) x 3.4m(L))	8.16m ² (2.4m(W) x 3.4m(L))	4m	Toilet
Total		1172.73m ²	1825.85m ²		

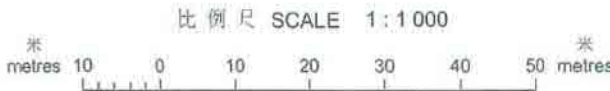
LGV: 5.5m x 2m Circulation Route

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Survey and Mapping Office
Lands Department

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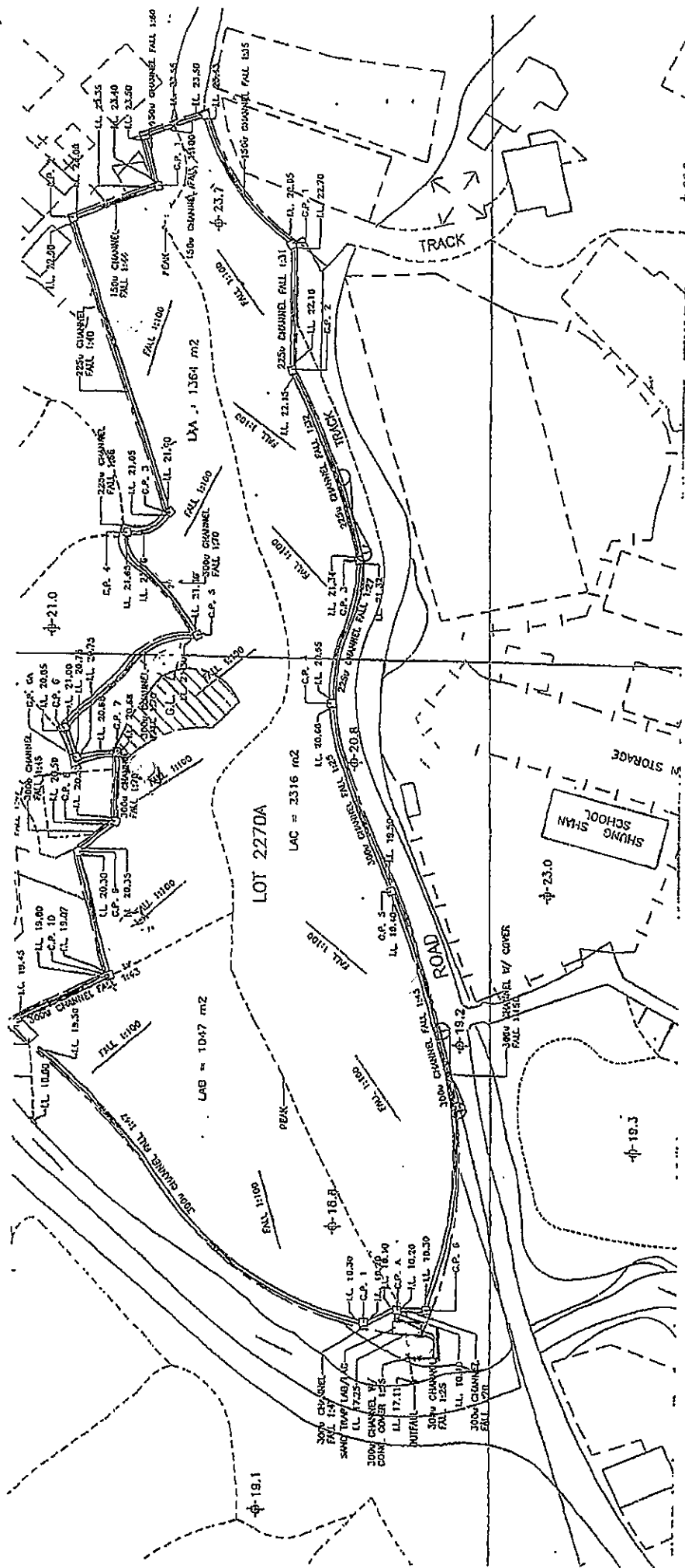
Application Site



Locality : DD118
Lot Index Plan No. : MH0248072014
District Survey Office : MPC, HK
Date : 22-Jul-2014
Reference No. : 11-NW-14B,11-NW-15A

APPENDIX 6

**The Approved As-built Drainage Plan and the Compliance
Letter for Submission of a Condition Record of the Existing
Drainage Facilities on the Site under Previous Planning
Application No. A/YL-TT/506**



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 Post and 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 YL/TPN/584J/L07
本署檔號 Our Reference () in TPB/A/YL-TT/506
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

24 February 2021

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

Dear Mr. TSANG,

Compliance with Approval Condition (i) Planning Application No. A/YL-TT/506

I refer to your submission received on 11.12.2020 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities on the site. 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 find detailed advisory departmental comments at **Appendix**.

Should you have any queries on the departmental comments, please contact Mr. Bill C H CHAN (Tel: 2781 4107) of the Drainage Services Department.

Yours faithfully,

(K. K. NG)

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

c.c.

CE/MN, DSD (Attn.: Mr. Bill C H CHAN)

Internal

CTP/TPB (2)

KKN/hw

APPENDIX

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

You are 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. You are required to rectify the drainage system at your own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

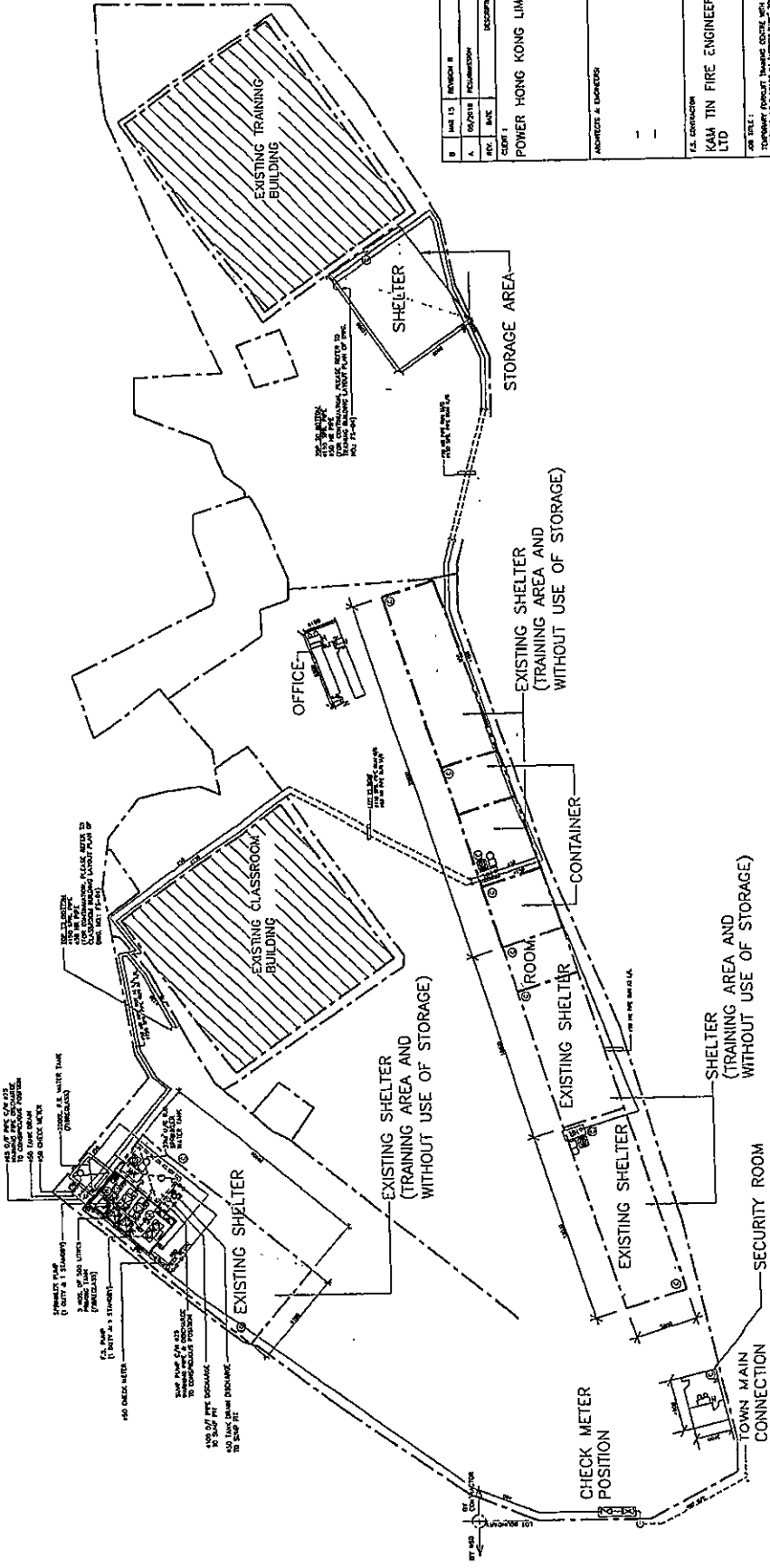
APPENDIX 7

**The Approved Fire Service Installations Proposal and the
Compliance Letters for Submission and Implementation of
Fire Service Installations Proposal under Previous Planning
Application No. A/YL-TT/413**

B.D. REF.

FSD REF.:

PD REF.: TBP/A/M-T/413



REVISION		REVISION
NO.	DATE	DESCRIPTION
1	01/2014	FOUNDATION
2	01/2014	FOUNDATION
3	01/2014	FOUNDATION
4	01/2014	FOUNDATION
5	01/2014	FOUNDATION
6	01/2014	FOUNDATION
7	01/2014	FOUNDATION
8	01/2014	FOUNDATION
9	01/2014	FOUNDATION
10	01/2014	FOUNDATION
11	01/2014	FOUNDATION
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95	01/2014	FOUNDATION
96	01/2014	FOUNDATION
97	01/2014	FOUNDATION
98	01/2014	FOUNDATION
99	01/2014	FOUNDATION
100	01/2014	FOUNDATION

POWER HONG KONG LIMITED

CEEST 1

ADVISED & APPROVED

DATE

PROJECT

DATE

PROJECT

DATE

PROJECT

DATE

PROJECT

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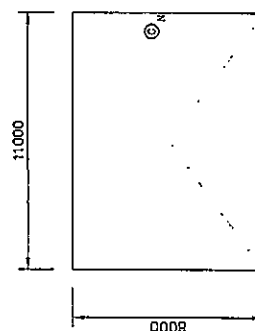
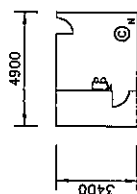
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PD REF.: TBP/A/UL-IT/4.15

[illegible]B.O. REF.FSD REF.:PD REF.: TBP/A/L-IT/338

A	MAR 15	FIRST SUBMISSION	0000
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EX.	DATE	DESCRIPTION
POWER HONG KONG LIMITED		

CONTACTS & DISCOUNTS

CONTRACTOR
SAM TIN F
TO

4 TEL: 1
LABORATORY FORENSIC TRAINING CENTRE WITH AUXILIARY FACILITIES FOR
PERIOD OF 5 YEARS AT "ADHUNANUR" ROAD, LOTS 1943 (PART),
2271 (PART), 2272, 2273, 2274 & 68-1 (PART), 2275 & 6 (PART),
2276 & 7 (PART), 2277 (PART), 2278 AND 2279 (PART) IN D.B. 118
OF AGRICULTURE GOVERNMENT LAND, SANGI SANGI NEAR NEW VILLAGE, TAL THANE,
DIST. LONAR.

NAME: _____

**FIRE SERVICES LAYOUT PLAN
FOR CLASSROOM BUILDING &
TRAINING BUILDING**

CLAIM DATE

1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	1612	1611	1610	1609	1608	1607	1606	1605	1604	1603	1602	1601	1600	1599	1598	1597	1596	1595	1594	1593	1592	1591
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TOX. Ques.	mg/v. no.
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WORKING FILE :

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 (2739 1913) & Post
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/413
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

10 May 2018

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

RECEIVED 12 MAY 2018

Dear Sir/Madam,

Compliance with Approval Condition (j)

Planning Application No. A/YL-TT/413

I refer to your submission dated 13.4.2018 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 (k). Please note that the time limit of condition (k) is 13.9.2018. Should you have any queries on the departmental comments, please contact Mr. CHAN Ming-chung (Tel: 2733 7737) or 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. CHAN Ming-chung)

(Ref: Email correspondence dated 27.4.2018)

Internal

CTP/TPB

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 (2739 1913) & Post
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/413
電話號碼 Tel. No.: 2158 6298
傳真機號碼 Fax No.: 2489 9711

RECEIVED - 2 AUG 2018

31 July 2018

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

Dear Sir/Madam,

Compliance with Approval Condition (k)

Planning Application No. A/YL-TT/413

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)

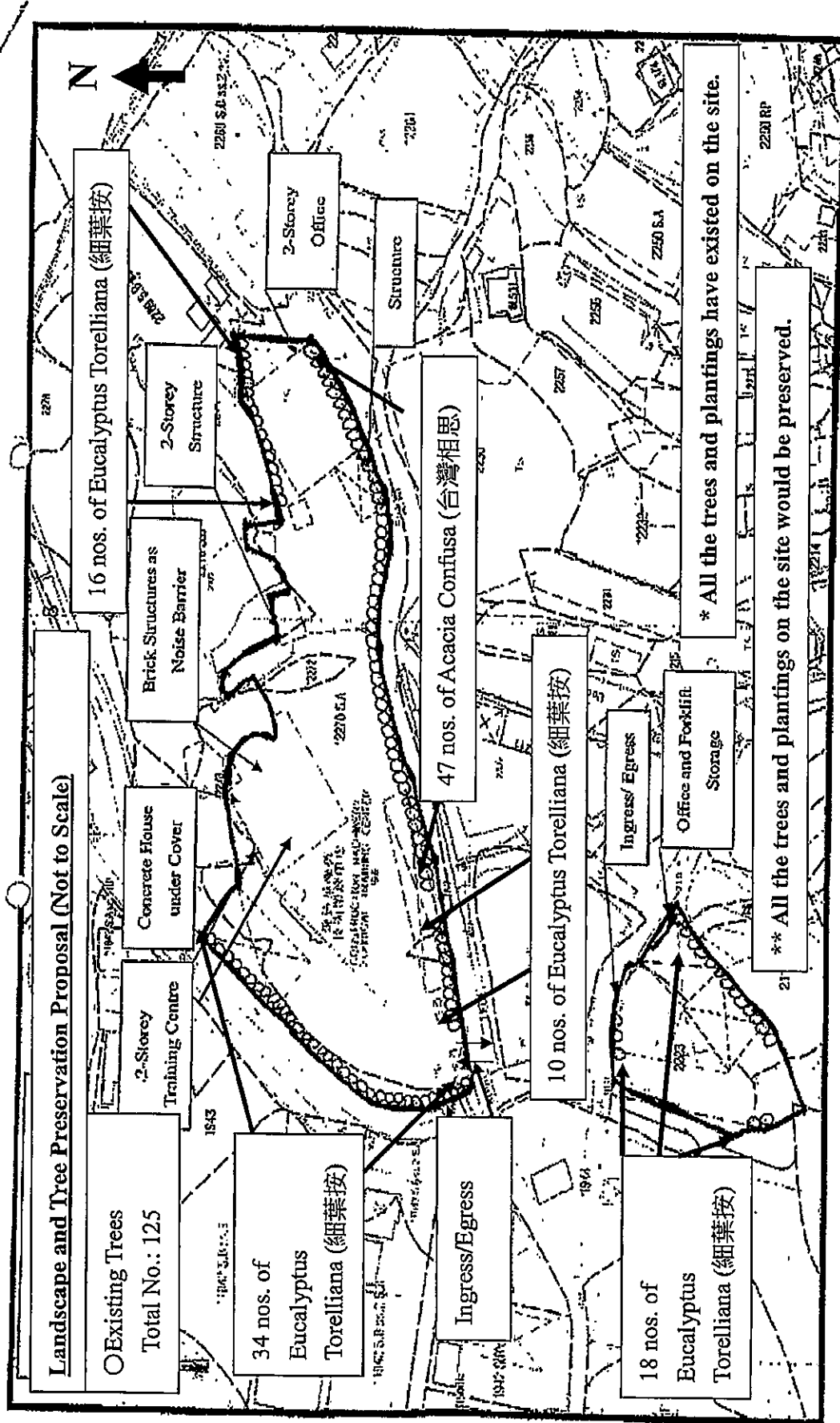
(Ref: Email correspondence dated 26.7.2018)

Internal

CTP/TPB

APPENDIX 8

**The Approved Tree Preservation and Landscaping Proposal
and the Compliance Letters for Submission and
Implementation of Tree Preservation and Landscaping
Proposal under Previous Planning Application
No. A/YL-TT/236**



劃署

朗規劃處
永達路一號
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.

Your Reference:

Your Reference:

Tel. No.:

Fax No.:

YL/TPN/584F/L12 & L13
() in TPB/A/YL-TT/236
2158 6297
2489 9711

30 November 2009

andbase Surveyors Limited
1402, Hang Seng Tsimshatsui Building,
Carnarvon Road,
Tsimshatsui, Kowloon
Hong Kong
Attn.: Rock K.M. Tsang)

Dear 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 (h) and (i) in relation to the implementation of landscape and fire services installations (FSIs) proposals.

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

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

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

Yours faithfully,

A handwritten signature in dark ink, appearing to be "Ray P.M. OR", followed by a long, horizontal, wavy line extending to the right.

(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
新界沙田上禾輦路一號
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.

來函編號 Your Reference:

本署編號 Our Reference:

電話號碼 Tel. No.:

傳真號碼 Fax No.:

() in TPB/A/YL-TT/236

2158 6286

2489 9711

RECEIVED

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)

在劃為「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

臨時鏟車訓練中心及附屬設施(為期三年)

(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/城市設計及園境認為閣下所提的美
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/城市設計及園境認為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。

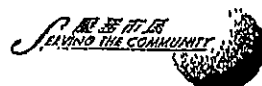
規劃署屯門及元朗規劃專員

(陳樂怡

代行)

二零零九年七月二十八日

我們的抱負...「透過規劃工作，使香港成為一個充滿創意的國際城市。」
Our Vision... "To plan to make Hong Kong a World City of Vision."



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 from 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 Photo

Site Photo

Application Site



Our Ref : YL/TPN/584K/L02

1 November 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
A Proposed Temporary Forklift Training Centre with Ancillary Facilities
at Lot Nos. 2269B2(Part), 2270A(Part), 2270B(Part), 2271(Part), 2272,
2273(Part) in DD 118 and adjoining Government Land,
Sung Shan New Village, Yuen Long, New Territories
(Planning Application No. A/YL-TT/614)**

We refer to the captioned planning application.

We would like to clarify the followings:

- (1) The operation hours would be 8:30am to 6:00pm from Monday to Saturday and no operation on Sunday and public holidays, which is identical to previous planning application No. A/YL-TT/506.
- (2) There is a light goods vehicle loading/unloading area (with dimension not less than 7m x 3.5m) provided within the site, as shown on the Proposed Layout Plan at Appendix 5 of the Planning Statement.
- (3) No forklift truck would be driven in to/out from the application site at any time during the planning approval period.
- (4) No dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities would be carried out on the application site at any time during the planning approval period.
- (5) No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance would be parked / stored or enter / exit the application site at any time during the planning approval period.



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




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

Our Ref : YL/TPN/584K/L02

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee

Encl.
RK/AL

c.c.

DPO/TMYLW

(Attn.: Ms. Ophelia Wong

By Email)

**Relevant extracts of the Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development”
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TT/67	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	28.1.2000 [revoked on 28.2.2001]	(3), (6), (7), (8), (12), (13)
2	A/YL-TT/91	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	22.12.2000	(7), (8), (12), (13)
3	A/YL-TT/183	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	29.7.2005	(5), (10), (11), (12), (13)
4	A/YL-TT/236	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	7.11.2008	(1), (2), (3), (4), (5), (7), (9), (11), (12), (13)
5	A/YL-TT/293	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	2.12.2011	(1), (2), (3), (4), (5), (9), (10), (11), (12), (13), (14)
6	A/YL-TT/338	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	12.12.2014	(1), (2), (3), (4), (5), (9), (10), (11), (12), (13), (14), (15)
7	A/YL-TT/413	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	24.11.2017	(1), (2), (3), (4), (5), (9), (10), (11), (12), (14), (15)
8	A/YL-TT/506	Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	6.11.2020	(1), (2), (3), (4), (5), (10), (11), (14), (15), (16)

Approval Conditions

- (1) No night-time operation.
- (2) No operation on Sundays and public holidays.
- (3) No forklift truck is allowed to be driven in/out from the site.
- (4) No medium and heavy vehicles are allowed to be parked/stored.
- (5) No dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities are allowed.
- (6) Provision of a noise buffer.
- (7) Submission and implementation of landscape and/or tree preservation proposal.
- (8) Submission and implementation of drainage proposal and/or provision of drainage facilities.
- (9) Submission and implementation of fire service installations proposal.
- (10) Maintenance of landscape planting.

- (11) Maintenance of drainage facilities.
- (12) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (13) Reinstatement of the Site to an amenity area upon expiry of the planning permission.
- (14) Submission of a condition record of the existing drainage facilities.
- (15) No queuing and reverse movement of vehicle are allowed on public road.
- (16) Maintenance of existing fire service installations.

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/40	Temporary Forklift Training Centre with Ancillary Facilities for a Period of 12 Months	25.9.1998	(1) to (4)

Rejection Reasons

- (1) Not in line with the planning intention of the “AGR” zone.
- (2) Not compatible with the surrounding rural land uses and the nearby residential structures.
- (3) Insufficient information to demonstrate that the development would not cause adverse noise and drainage impacts on the surrounding areas.
- (4) Undesirable precedent for other similar applications.

Similar s.16 Application within the Same “AGR” Zone on the Tai Tong Outline Zoning Plan Since 2020

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/499	Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	1.9.2020
2	A/YL-TT/600	Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years	25.8.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

No adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective for the application; and
- the local track leading to the application site (the Site) is not under his purview.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- no environmental complaint concerning the Site received in the past three years.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the proposed development;
- based on the submission, the applicant would maintain the same drainage facilities as those maintained under previous planning application No. A/YL-TT/506; and
- should the Town Planning Board (the Board) consider the application be acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TT/506 and the submission of updated records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

Comments of the Director of Fire Services:

No objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no adverse comment on the application; and
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

7. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comment from the village representatives in the vicinity.

8. Other Departments

- Chief Engineer/Construction, Water Supplies Department, Director of Agriculture, Fisheries and Conservation, Director of Electrical and Mechanical Services and Commissioner of Police have no objection to/no strong view/no comment on the application.

**Appendix V of RNTPC
Paper No. A/YL-TT/614**

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
 - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) Lot 2270 S.A in D.D. 118 is covered by Short Term Waiver (STW) No. 2422, whereas the GL portion therein is covered by Short Term Tenancy (STT) No. 2443 for the purpose of “Forklift training centre with ancillary facilities” respectively; and
 - (iii) the STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Portion of the GL adjoining Lots 2270 S.A and 2273 within STT No. 2443 was not included in the Site. ***The STT holder has to include the GL concerned in the Site.*** Applications for any of the above will be considered by his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by his department;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - (i) his office shall not be responsible for the maintenance of any access connecting the Site and Tai Shu Ha Road East; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (f) to note the comments of the Director of Fire Services:

if the proposed structures are required to comply with the Buildings Ordinances (BO) (Cap.

123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; and
 - (v) if the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/YL-TT/614 DD 118 Sung Shan New Village Construction Machinery Technical
Training Centre**
16/10/2023 03:20

From:

To: tpbpd <tpbpd@pland.gov.hk>

Cc:

File Ref:

Dear TPB Members,

This operation has been approved **SINCE 28 JAN 2000** - twenty four years ago. It is on government land.

The odds that the site would ever revert to farmland are ZERO. "The agricultural use on the Site has been terminated since 1979. Nearly all the agricultural land immediately surrounding the Site has been converted to other uses or left fallow."

Recently participation of the public in the planning process was severely reduced on the excuse that it was necessary to speed up the process.

It is therefore disappointing that members did not follow up on suggestion and question that the tri-annual ritual of rolling over the application that entails lots of paper work and processing could be eliminated by an **A SIMPLE AMENDMENT TO THE OZP TO REZONE THE SITE TO REFLECT EXISTING USE.**

But then as we all know, the true intention of the revisions to the TPB ordinance was to deflect and discourage public participation in the planning process. Otherwise members would themselves be proposing sensible measures to reduce paper shuffling every three years.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Cc:

Date: Sunday, 11 October 2020 3:45 AM CST

Subject: A/YL-TT/506 DD 118 Sung Shan New Village Construction Machinery
Technical Training Centre

A/YL-TT/506

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

Site area : About 約 4,600sq.m Includes Government Land of about 300sq.m

Zoning: "Agriculture"

Applied use : Forklift Training Centre / 10 Vehicle Parking

Dear TPB Members,

Together with the recently approved 499 this is the **Construction Machinery Technical Training Centre** that has been in operation for many years,
<http://www.cmttc.com.hk/en/about.asp>

C. M. T. T. C. is a privately established occupational safety & health training organization. Since we established in 2000, we commit to provide excellent and professional OS & HT and develop various recognized courses in order to attain the target of improving the standard of occupational safety & health. Up to the present, we are one of the most machinery-training centres in Hong Kong. Our centre is continuously opening up new courses and the number of students is also uprising.

So can members question why the opportunity has not been taken via the Amendments of the Tai Tong OZP currently under consultation to rezone the site to a more appropriate use?

GIC or some form of OU would allow the institute to operate within the correct zoning and cut down on the paperwork, etc, incurred by the current status. This 3-year roll over process is very tedious and every effort should be made to streamline the process.

Mary Mulvihill