

2025年 7月 1 5日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的資料。
The document is received on 2025-07-15
The Planning Board will formally acknowledge
the 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/YC-PH/1080
	Date Received 收到日期	2025-07-15

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

HENWIN LIMITED

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)

A&D SURVEYORS LIMITED

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)	NO. 228 FAN KAM ROAD, TA SHEK WU, PAT HEUNG, NEW TERRITORIES Lot No. 64RP, 72 S.B ss2 and 73 S.B RP in D.D. 108, Pat Heung, Yuen Long
(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 7188 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1435.17 .....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)	N/A sq.m 平方米 <input 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	APPROVED PAT HEUNG OUTLINE ZONING PLAN NO.S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	RESIDENTIAL (GROUP D)
(f) Current use(s) 現時用途	TEMPORARY HORSE RIDING SCHOOL (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)
N/A	N/A	N/A

(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)
N/A	N/A	N/A

(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 _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

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	TEMPORARY HORSE RIDING SCHOOL AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF THREE YEARS (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 checked="" type="checkbox"/> year(s) 年 3 <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	..... 5752.83 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1435.17 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 11
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1435.17 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1435.17 .....sq.m <input checked="" 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)	
1. One-storey office building (GFA: 383.04sqm, approx. height 4.225m) and one-storey stable building (GFA: 653.08sqm, approx. height 5.075m) approved by the Buildings Department on 5th Feb. 1998 2. One-storey temporary stables x2 (GFA: 78.69, approx. height 3.25m) 3. One-storey temporary storage area with six containers (GFA: 320.36sqm, approx. height 3.25m)	
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	..... 30
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 The operation hour are between 9:00 a.m. to 12:00 noon and from 2:00 p.m. to 6:00 p.m. from Tuesdays to Sundays (including public holidays) and there is no operation on Monday.			
(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	<input checked="" 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)) FAM KAM ROAD	
	No 否	<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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(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	<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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 5438 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.15~0.5 m 米 <input checked="" 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	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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）。

The Applicant, Henwin Limited, owner of Lots Nos. 64RP, 72 S.B ss.2 & 73 S.B RP in D.D. 108, Pat Heung, Yuen Long (Application Site), would like to apply for planning permission for the temporary horse riding school and associated filling of land for a period of three years to Town Planning Board ("TPB") and noted that the previous renewal of planning approval granted on 31 May 2019 on basis for a period of 3 years.

Unfortunately, the planning approval lapsed on 24 June 2022 and the applicant would like to continue the approved use of the application site as horse riding school, therefore, the applicant would like to apply for the application of the planning approval for a period of 3 years.

We would like to confirm that there is no material change on the planning circumstances since the granting of previous renewal approval. The planning conditions imposed on approval letter on 21 June 2019 has been complied with and to the satisfaction of the relevant government department and maintained in compliance throughout the period.

In view of the above, we would like to request for your favorable approval of the application.

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

Mr. Chan Kam Cheong

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of A&D Surveyors Ltd.
代表

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

Date 日期

6 May 2025

(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	元朗八鄉丈量約份第 108 約地段第 64 號餘段、第 72 號 B 分段第 2 小分段及第 73 號 B 分段餘段 Lots 64 RP, 72 S.B ss.2 and 73 S.B RP
Site area 地盤面積	7188 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	八鄉分區計劃大綱核准圖編號 S/YL-PH/11 Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
Zoning 地帶	「住宅 (丁類)」 "Residential (Group D)"
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時「騎術學校」及相關填土工程 (為期 3 年) Temporary "Horse Riding School" and associated filling of land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <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	1435.17 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	-	
	Non-domestic 非住用	11	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米 <input type="checkbox"/> (Not more than 不多於)
		-	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3.25 - 5.075	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	19.97 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____		30
	Total no. of vehicle loading/unloading bays/lays 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) _____ _____		N/A

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"/>
Location Plan, <i>Lox Index Plan</i>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>
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。

Application for Planning Permission
Proposed Temporary Horse Riding School
And Associated Filling of Land
For A Period of 3 Years
At Lots 64RP, 72S.B ss2 And 73 S.B RP in DD 108, No. 228 Fan Kam Road, Ta
Shek Wu, Pat Heung, New Territories
Development Proposal for Section 16 Planning Application under
Town Planning Ordinance (Chapter 131)

Particulars of a Development Proposal

May 2025 Rev.1

Applicant:

Henwin Limited

1. Introduction

2. Background

2.1 Land Status

2.2 Site Location

2.3 Existing Use

2.4 Adjacent Land Use

2.5 Accessibility

3. The Proposed Temporary Horse Riding School

4. Conclusion

1. Introduction

This Application is prepared and submitted on behalf of Henwin Limited (the “Applicant” to seek approval from the Town Planning Board (“TPB”) under section 16 of the Town Planning Ordinance for the proposed temporary horse riding school and associated filling of land for a period of 3 years. The Application Site is Zoned “Residential (Group D) in the Pat Heung Outline Zoning Plan No. S/YL-PH/11.

The Notes in OZP as attached revealed that establishing of School, under Column 2, may be permitted on application to the Board. Planning permission of use of Temporary Horse Riding School has been granted.

Application for planning permission has been granted since 21.07.1997 for the use of Temporary Horse Riding School. The last application No. A/YL-PH/809 submitted by the applicant for renewal of previous planning permission was approved on 31.05.2019 for a period of 3 years.

Upon granting of aforesaid planning approval, the deadline of renewal application was lapsed and the applicant would like to continue applying a new application for the approved use of the application site as a Horse Riding School.

In view of the above, we would like to request for your favorable approval of the planning application.

2. Background

Site Location and Existing Condition

The Application Site covers the office block and stables in the existing Horse Riding School at Lots 64RP, 72S.B ss2 And 73 S.B RP in D.D. 108 (**Figure 2.1 refers**). The total Site Area is approximately 7188m².

The filling of land has been existed since 1997, the year of the first planning permission granted, and has been regularize maintained by the land owner till now.

Relevant floor finishes and area are listed in below table, and refers to **Figure 2.2**.

Location	Type of Finishes	Estimated Area (m²)
Access Road	Asphalt Finish	930
Car Park	Porous Concrete Block Pavement	377
Corale 1 & Corale 2	Sand Finish	1851
Office Building & Walkway	Concrete Finish	858
Temporary Stables	Concrete Finish	524
Horse Stables	Concrete Finish	608
Temporary Storage Area & Metal Containers	Concrete Finish	290

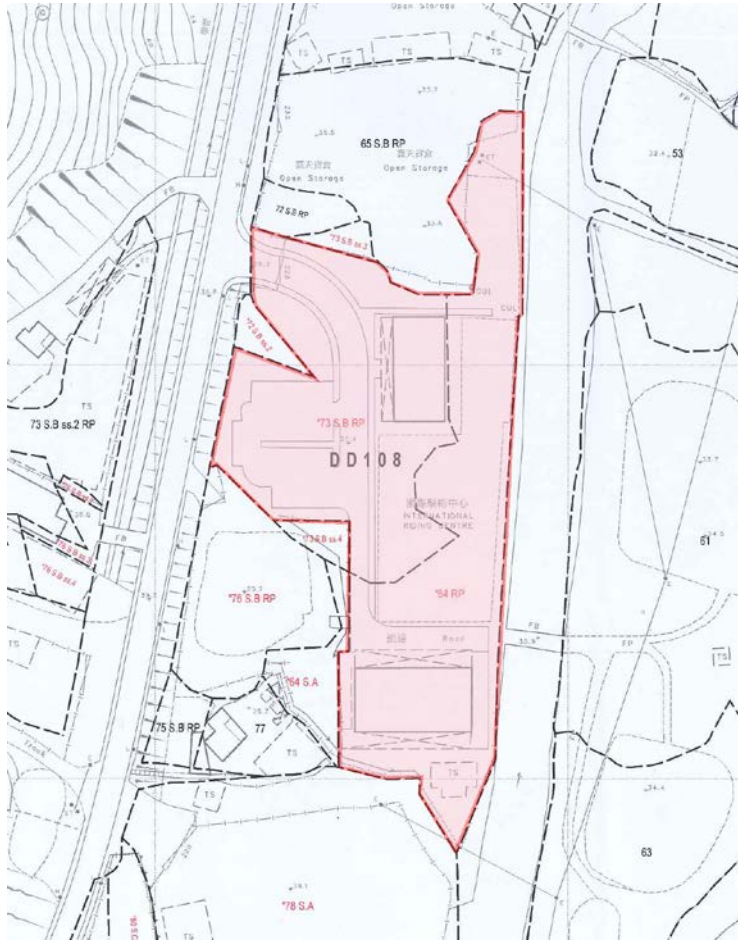
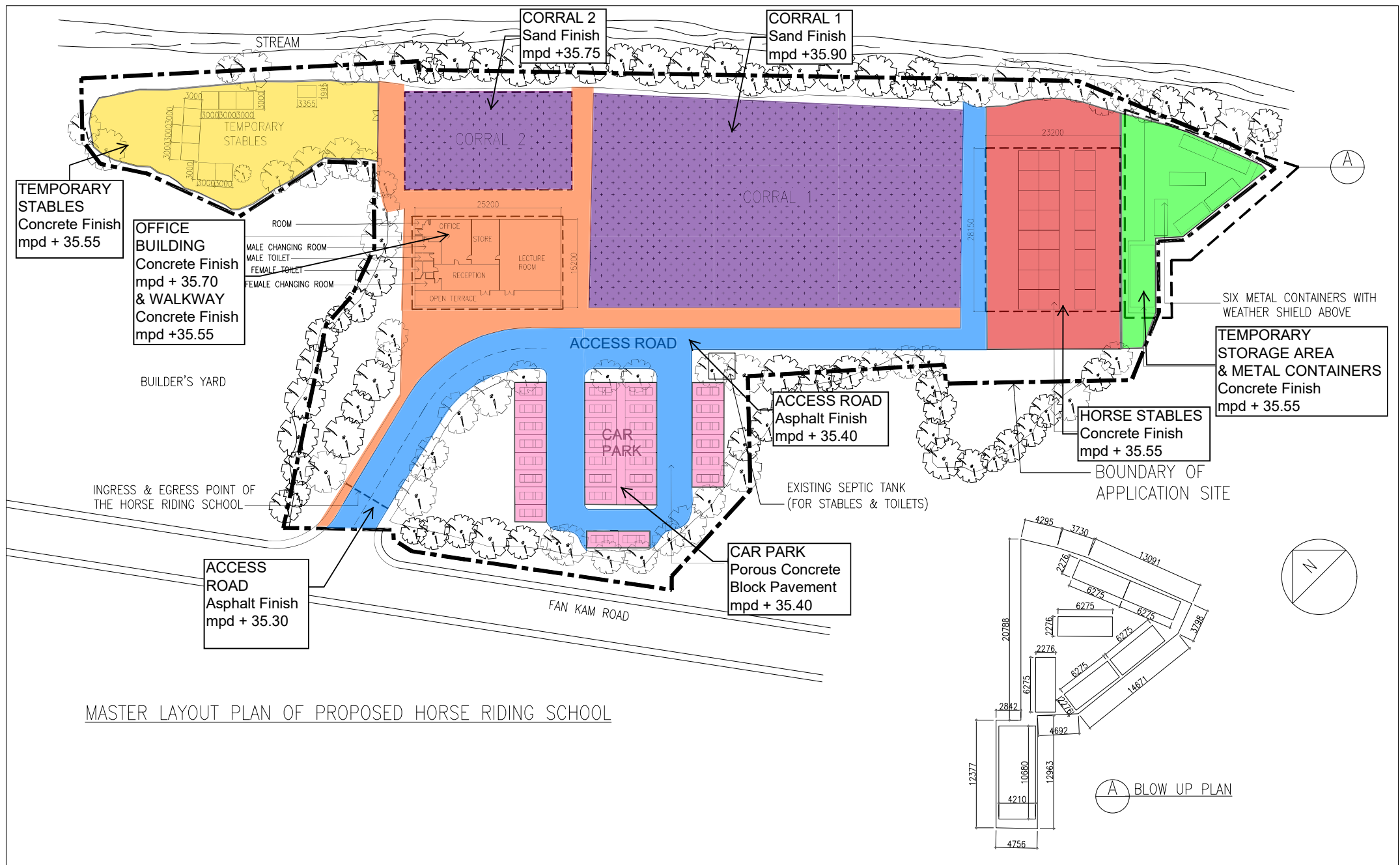


Figure 2.1 Site Location Plan

The Application Site is currently zoned as Residential (Group D) under the Pat Heung Outline Zoning Plan No. S/YL-PH/11 (Appendix I). This zone is intended for improvement and upgrading of existing temporary structures within the rural areas through, developments of low-rise, low density residential developments may be permitted on application to the Town Planning Board (the Board). Appendix I shows the zoning of the Application Site on the Outline Zoning Plan (“OZP”).



Background

2.1. Land Status

This **Lot 64RP, 72 S.B ss2 and 73 S.B RP in D.D. 108**, under Government Lease. The Lease Term is 75 years renewable for 24 years. The Lease Term is 75 years renewable for 24 years. The commencement of this Lease Term is 1 July 1898.

Renewal of Planning permission has been granted since year 2009 to change the Application Site from vacant site into Temporary Horse Riding School.

2.2. Site Location

The site is located in 228 Fan Kam Road and is near to Fan Kam Road of Ta Shek Wu. The public transport to the Application Site is Bus and Public Light Bus. The walking distance from the bus station to the site is about five minutes.

The site has no direct connection to residential building. There existing use of adjacent area is open storage, Lam Tsuen Country Park is located at the West of the site. The nearest residential estate is Miami Crescent with seventy-eight blocks of low rise residential building in the east. The nearest block to the site is around 1.5 kilometers apart and buffered by a lot of open space at Fan Kam Road.



Plan 1 – Location Plan

2.3. Existing Use

At present, the site has been used as temporary horse riding school for more than 20 years. There are eleven independent building structures on the site. Office block (383.04m²) and horse stable (653.08m²), which were approved in previous permission application, and two temporary stables (78.69m²), one temporary storage area with six containers (130.65m²) was erected on the site. The buildings are properly maintained.

2.4. Adjacent Land Use

The Area is characterized with open storage and low rise village house.

2.5. Accessibility

The Application Site is served by various public transport facilities including buses, taxis and mini buses. Parking spaces have been provided in the Application Site. Fan Kam Road is not a busy road. Therefore, the Application Site can be accessed by public and private transportation with high accessibility.

3. The Proposal Temporary Horse Riding School

It is proposed to renew the developed office block and stable. The proposed development parameters and key data are summarized as below:-

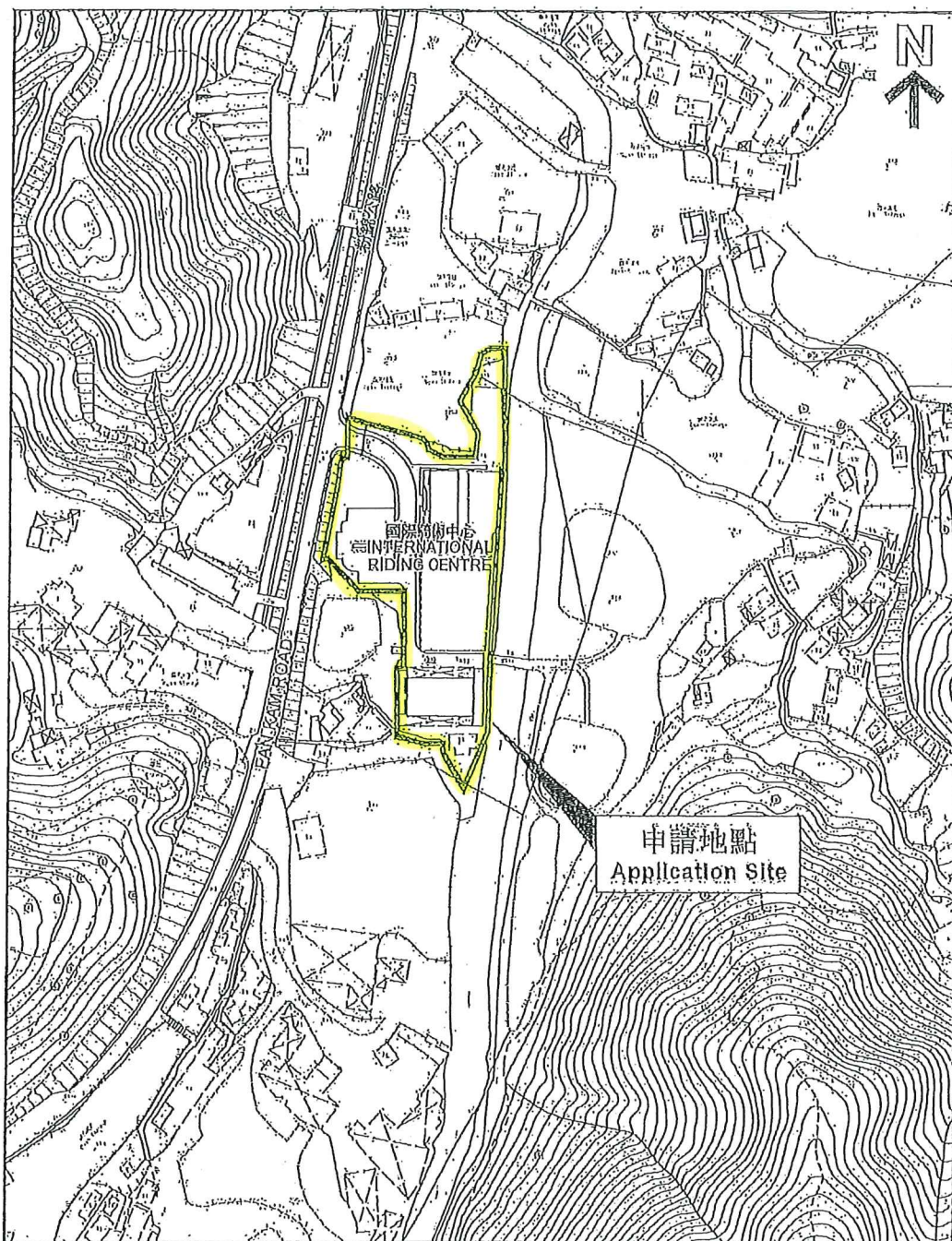
Site Area (Lot 64RP, 72B2 And 73BRP in D.D. 108, Pat Heung, Yuen Long)	7188m ²
Permissible Plot Ratio under OZP	0.2
Permissible Gross Floor Area	1437.6 m ²
Proposed Plot Ratio (Horse Riding School)	0.2
Proposed Gross Floor Area in this submission	1435.17 m ² (For office block, horse stables, temporary stable, temporary storage and metal container)
Permissible Building Height under OZP	2 storeys (6m)
Proposed Building Height	About 3.25m – 5.075m

4. Conclusion

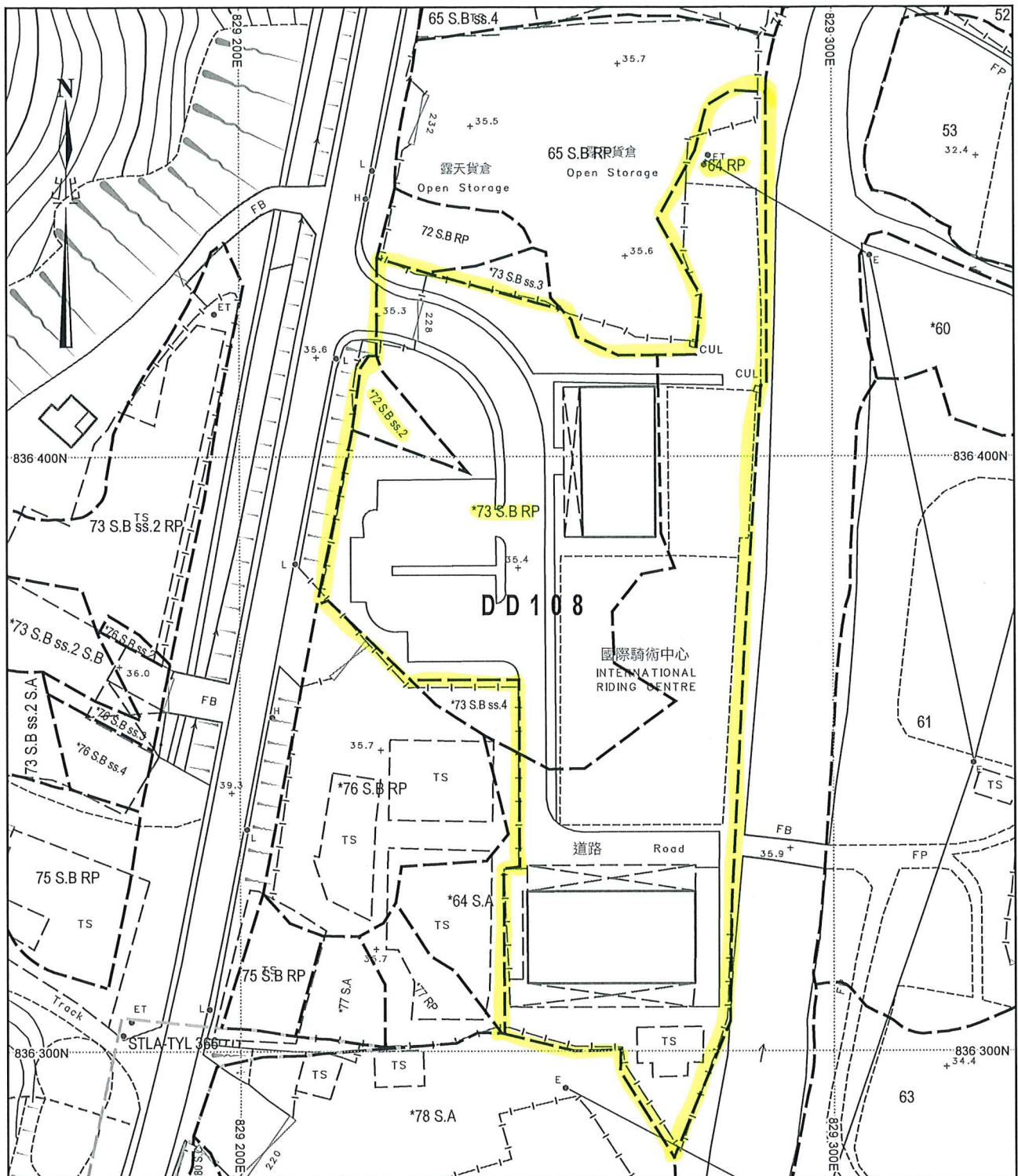
The proposed horse riding school would not have adverse impact on traffic, infrastructure, environment and drainage. Moreover, the proposal would provide the incentive of horse riding activities by providing a comfortable and relaxing environmental to the customer.

In light of the above, it is recommended that the Proposed Horse Riding School should be favorably considered by the TPB from a planning point of view.

LOCATION PLAN



地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres



Locality : _____

Lot Index Plan No. : ags_S00000138197_0001

District Survey Office : Land Information Centre

Date : 03-Feb-2025

Reference No. : 2-SE-25C,2-SE-25D

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

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



A & D SURVEYORS LTD. 先達測量師行有限公司

BUILDING SURVEYS - GOVERNMENT SUBMISSIONS - PROJECT MANAGEMENT - LICENSING
樓宇勘察 · 政府入則 · 項目策劃 · 牌照申請

Our Ref. : AA/FKR228/001
TPB Ref.: : A/YL-PH/1080
Date : 21 July 2025

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

(By Hand)

Dear Sir/ Madam,

Re: Application for Planning Permission Approval of Temporary Horse Riding School at Lots 64RP, 72S.B. ss.2 and 73S.B RP in D.D. 108, Pat Heung, Yuen Long

Referring to the captioned application and the latest comments from the Transport Department on 01 Feb 2024, please find the supplementary information as below:-

(A) Trip generation / attraction during weekdays and weekends

Based on our assumption on the maximum capacity of visitors and users, we assume that 9 persons and 20 persons will come to the horse-riding school within one hour during weekday and weekend respectively, in which 75% of them will be arrived by private car. The remaining number of people will come to the school by bus which can be dropped down conveniently nearby the Application Site. Therefore, about 7 and 15 private cars will park on the Application Site per hour on weekday and weekend respectively. The Application Site can provide a total of 30 numbers of car parking spaces which will be adequate to accommodate the attracted numbers of private cars.

Information of horse-riding class provided by operator:

1. Operation of riding school: 9am to 12pm ; 2pm to 6pm (Total 7 hours)
2. Number of class on weekday: 30 classes
3. Number of class on weekend: 70 classes
4. Size of class: Max. 2 persons

Assumption:

1. Average number of visitors arriving horse-riding school in one hour (weekday):
 $30 \text{ classes} \times 2 \text{ person} / 7 \text{ hours} = 9 \text{ persons}$

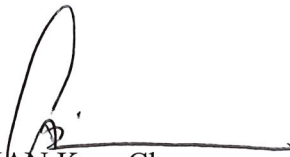


2. Average number of visitors arriving horse-riding school in one hour (weekend):
 $70 \text{ classes} \times 2 \text{ person} / 7 \text{ hours} = 20 \text{ persons}$
3. 75% of visitors come by private car
4. Number of private cars park in the Site in one hour (weekday): $9 \times 75\% = 7$
5. Number of private cars park in the Site in one hour (weekend): $20 \times 75\% = 15$

Should you have any queries, please contact Mr. Martin Chan at 2797 2728 or [REDACTED]

Thank you for your kind attention.

Yours faithfully,
For & on behalf of
A&D Surveyors Ltd.


CHAN Kam Cheong

c.c. Client

c.c. Planning Department [REDACTED]

BUS STATION (77K)



BUS STATION (77K)



BUS STATION (77K)



BUS STATION (77K)



合興隆集團

廣聯機械貿易有限公司

德士達太平洋有限公司

國際騎術中心
International Riding Centre

Maison Jardin
Hong Kong

羅記車房

聯大汽車配件公司

Google



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BUILDING SURVEYS - GOVERNMENT SUBMISSIONS - PROJECT MANAGEMENT - LICENSING
樓宇勘察 · 政府入則 · 項目策劃 · 牌照申請

Our Ref. : AA/FKR228/001
Case No. : A/YL-PH/1080

Date: 21 July 2025

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

(By Hand)

Dear Sir/ Madam,

Re: Application for Planning Permission Approval of Temporary Horse Riding School at Lots 64RP, 72S.B. ss.2 and 73S.B RP in D.D. 108, Pat Heung, Yuen Long

Referring to the application of Planning Permission for the captioned premises, we would like to submit the followings record of the existing drainage facilities on site for compliance of planning condition (d) & (e) in your approval letter dated 25 Sep 2019 (ref.: TPB/A/YL-PH/809):-

1. Layout plan of existing Horse Riding School showing existing Stormwater Drainage System and Sewage Disposal System;
2. The owner, Henwin Limited, has not made any changes to the Drainage Facilities and will maintain the existing drainage facilities at all times during the planning approval period. Waste water was discharged to existing waste water manhole. Rainwater was discharged to existing rainwater manhole.

Should you have any queries, please contact the undersigned at 2797 2728 or [REDACTED]

Thank you for your kind attention.

Yours faithfully,
For & on behalf of
A&D Surveyors Ltd.

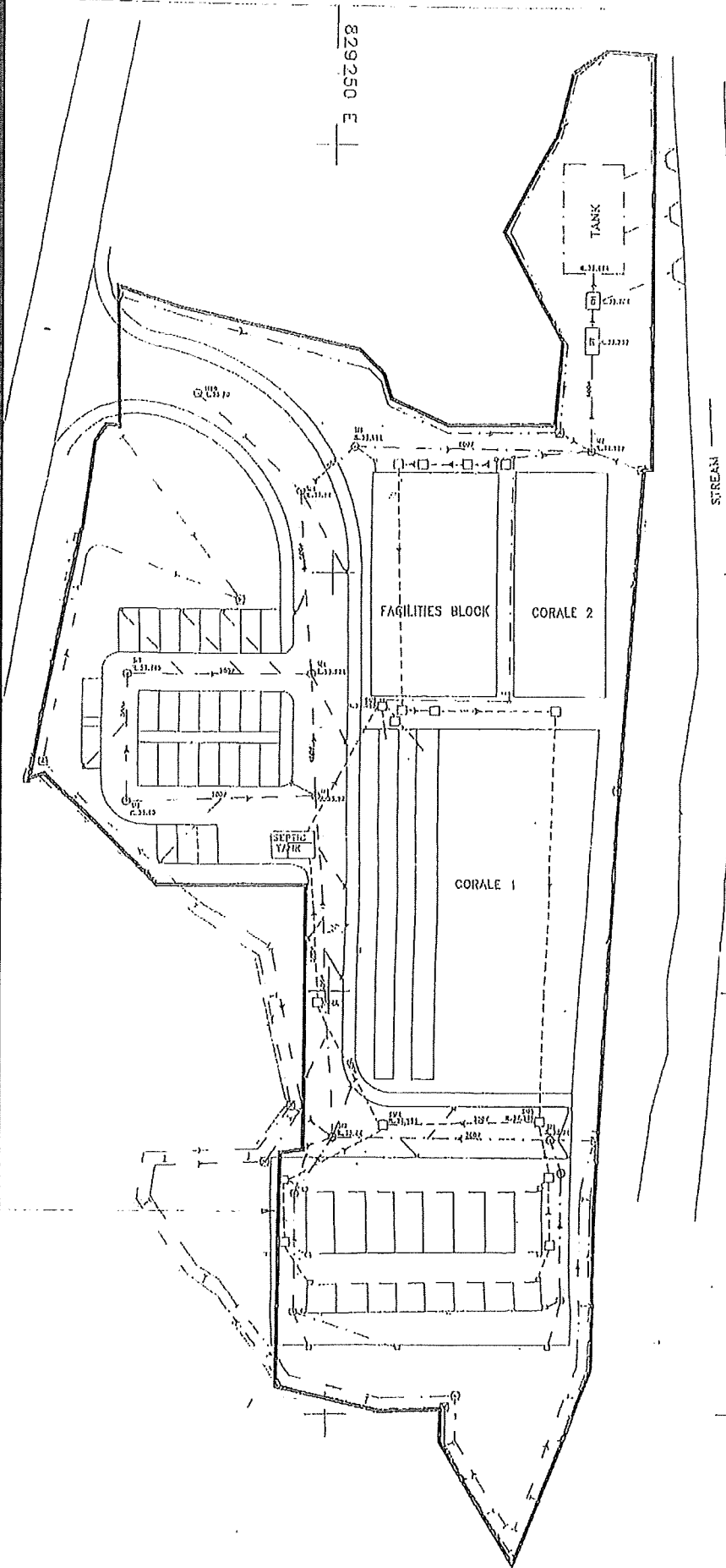
CHAN Kam Cheong

Encl.
c.c. Henwin Limited [REDACTED]

CHANNEL
 WATER DRAIN PIPE
 PIT
 WATER MANHOLE
 GRATING
 L CHAMBER
 RAP
 ILL
 FILL SLOPE
 MANHOLE
 PIPE

APPROXIMATE
 BOUNDARY AND IT

at Plan of
 ding School
 Stormwater
 and Sewage



LEGEND :

- U-CHANNEL
- STORMWATER DRAIN PIPE
- ⊗ CATCHPIT
- STORMWATER MANHOLE
- GULLY GRATING
- CH CONTROL CHAMBER
- ST SAND TRAP
- OUT FALL
- 1 IN 2 FILL SLOPE
- SEWAGE MANHOLE
- SEWAGE PIPE

NOTES:

THIS PLAN SHOWS THE APPROXIMATE
 LOCATION OF SITE BOUNDARY AND IT
 IS ONLY INDICATIVE.

1:500 scale Layout Plan of
 Existing Horse Riding School
 showing Existing Stormwater
 Drainage System and Sewage
 Disposal System



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BUILDING SURVEYS - GOVERNMENT SUBMISSIONS - PROJECT MANAGEMENT - LICENSING
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Our Ref. : AA/FKR228/001
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Secretary, Town Planning Board
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333 Java Road, North Point
Hong Kong
Attn.: Assistant Secretary

(By Email)

Dear Sir/ Madam,

Re: Application for Planning Permission Approval of Temporary Horse-Riding School at Lots 64RP, 72 S.B. ss.2 and 73S.B RP in D.D. 108, Pat Heung, Yuen Long

We would like to submit the following documents for your perusal and referral:

For FSI:

1. A FSI layout plan (for referral to FSD)

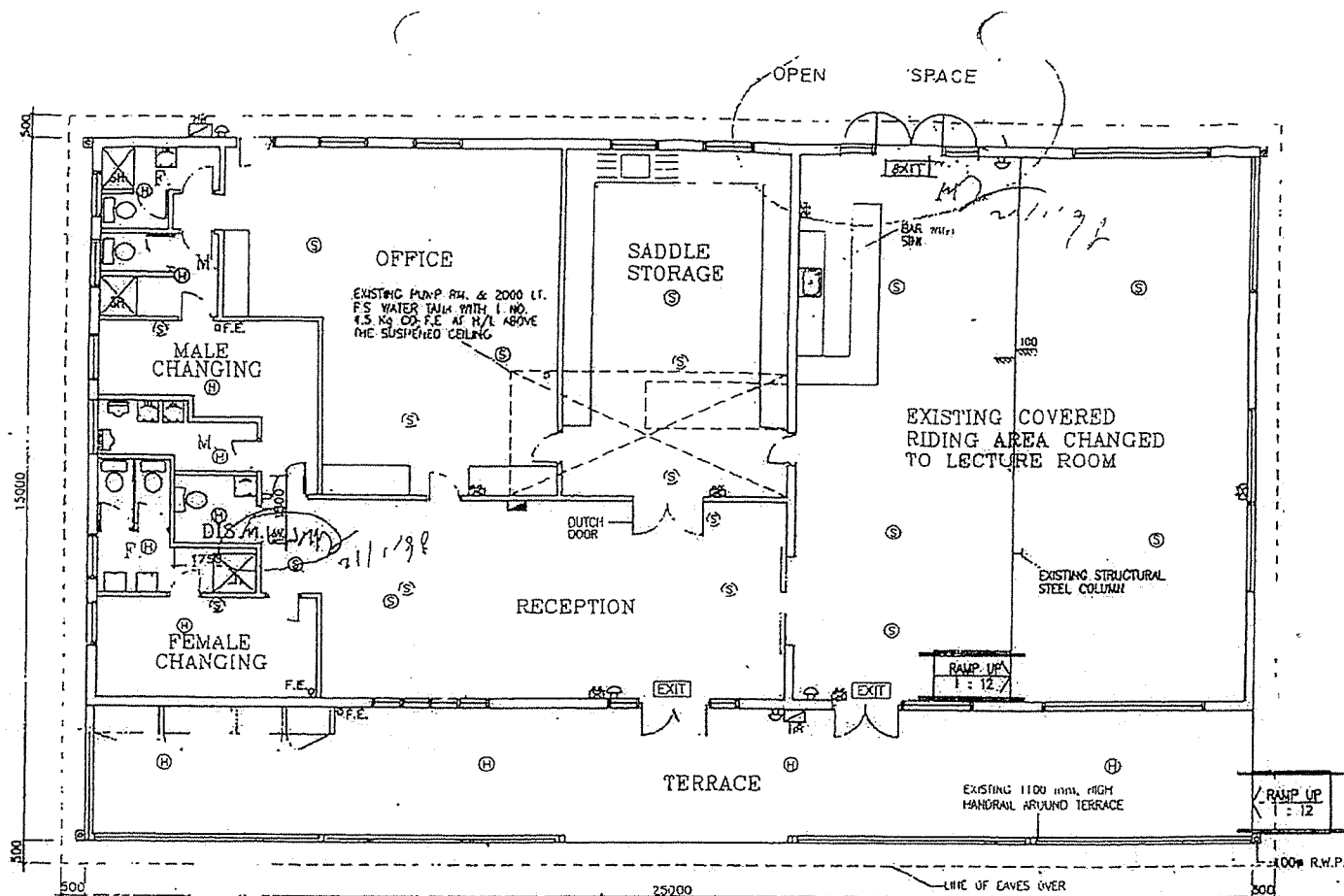
Should you have any queries, please contact Mr. Martin Chan at 2797 2728 or [REDACTED]

Thank you for your kind attention.

Yours faithfully,
For & on behalf of
A&D Surveyors Ltd.

CHAN Kam Cheong

c.c. Client



FACILITIES BLOCK GROUND FLOOR PLAN
(F.S. INSTALLATION)

SCALE 1:100

F.S. LEGEND :

- | | |
|--|----------------------------|
| | EXIT SIGN |
| | HEAT DETECTOR |
| | SMOKE DETECTOR |
| | SMOKE DETECTOR (ROOF AREA) |
| | FIRE ALARM BELL |
| | AFA FIRE CONTROL PANEL |
| | EMERGENCY LIGHT |
| | FIRE EXTINGUISHER |
| | HOSE REEL |

Drawing No.: FS-02 (Not to Scale)

Drawing Title: Facilities Block Ground Floor Plan showing F.S. Installation
(Extracted from BD approved plan GBP-01 dated 5 Feb 1998)



A & D SURVEYORS LTD.
先達測量師行有限公司

BUILDING SURVEYS - GOVERNMENT SUBMISSIONS - PROJECT MANAGEMENT - LICENSING
樓宇勘察 · 政府入則 · 項目策劃 · 牌照申請

Appendix Ia of
RNTPC Paper No. A/YL-PH/1080A

Our Ref. : AA/FKR228/003
TPB Ref.: : A/YL-PH/1080
Date : 25 Sep 2025

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

Attn.: Assistant Secretary

(By Hand)

Dear Sir/ Madam,

Re: Application for Planning Permission Approval of Temporary Horse Riding School at Lots 64RP, 72S.B. ss.2 and 73S.B RP in D.D. 108, Pat Heung, Yuen Long

Referring to the S.16 Planning Application at the captioned premises, we would like to submit the following :

1. Location Plan showing the route to adjacent horse riding training ground

Should you have any queries, please contact Mr. Martin Chan at 2797 2728 or [REDACTED]

Thank you for your kind attention.

Yours faithfully,

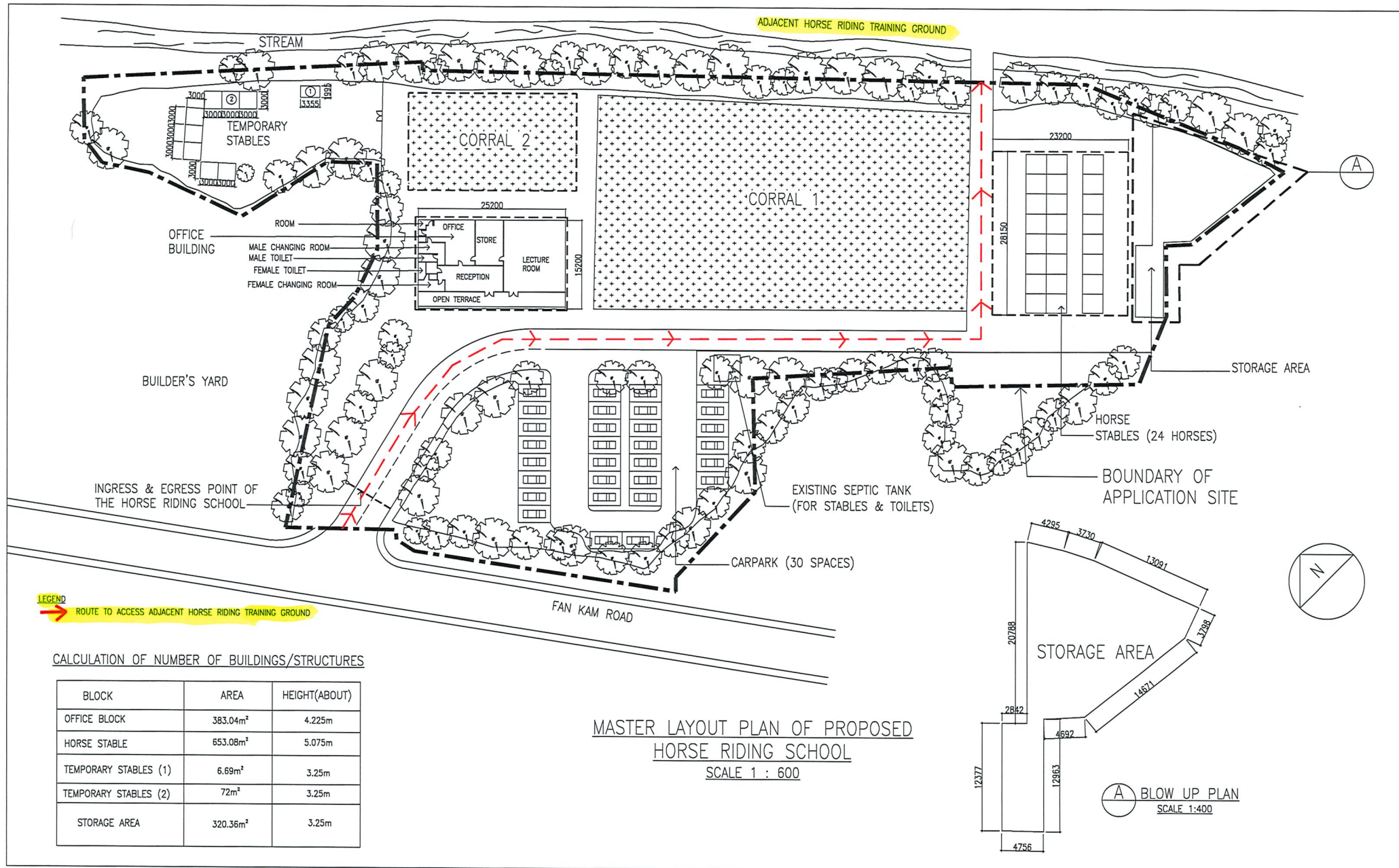
For and on behalf of

A & D Surveyors Ltd.

CHAN Kam Cheong

Encl.

c.c. Client



CALCULATION OF NUMBER OF BUILDINGS/STRUCTURES

BLOCK	AREA	HEIGHT(ABOUT)
OFFICE BLOCK	383.04m ²	4.225m
HORSE STABLE	653.08m ²	5.075m
TEMPORARY STABLES (1)	6.69m ²	3.25m
TEMPORARY STABLES (2)	72m ²	3.25m
STORAGE AREA	320.36m ²	3.25m

MASTER LAYOUT PLAN OF PROPOSED
HORSE RIDING SCHOOL
SCALE 1 : 600



A & D SURVEYORS LTD.
先達測量師行有限公司

BUILDING SURVEYS - GOVERNMENT SUBMISSIONS - PROJECT MANAGEMENT - LICENSING
樓宇勘察・政府入則・項目策劃・牌照申請

Our Ref. : AA/FKR228/002
TPB Ref.: : A/YL-PH/1080
Date : 9 Sep 2025

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

Attn.: Assistant Secretary

(By Hand)

Dear Sir/ Madam,

Re: Application for Planning Permission Approval of Temporary Horse Riding School at Lots 64RP, 72S.B. ss.2 and 73S.B RP in D.D. 108, Pat Heung, Yuen Long

Referring to the S.16 Planning Application at the captioned premises, we would like to clarify that the application proposes five number of buildings/structures and no change in the total floor area. The Application Site can accommodate a maximum of 20 persons per hour. It can be demonstrated by the attached trip generation calculation.

Should you have any queries, please contact Mr. Martin Chan at 2797 2728 or [REDACTED]

Thank you for your kind attention.

Yours faithfully,

For and on behalf of

A & D Surveyors Ltd.

CHAN Kam Cheong

Encl.

c.c. Client



A & D SURVEYORS LTD.
先達測量師行有限公司

BUILDING SURVEYS - GOVERNMENT SUBMISSIONS - PROJECT MANAGEMENT - LICENSING
樓宇勘察 · 政府入則 · 項目策劃 · 牌照申請

Our Ref. : AA/FKR228/001
TPB Ref.: : A/YL-PH/1080
Date : 21 July 2025

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

(By Hand)

Dear Sir/ Madam,

Re: Application for Planning Permission Approval of Temporary Horse Riding School at Lots 64RP, 72S.B. ss.2 and 73S.B RP in D.D. 108, Pat Heung, Yuen Long

Referring to the captioned application and the latest comments from the Transport Department on 01 Feb 2024, please find the supplementary information as below:-

(A) Trip generation / attraction during weekdays and weekends

Based on our assumption on the maximum capacity of visitors and users, we assume that 9 persons and 20 persons will come to the horse-riding school within one hour during weekday and weekend respectively, in which 75% of them will be arrived by private car. The remaining number of people will come to the school by bus which can be dropped down conveniently nearby the Application Site. Therefore, about 7 and 15 private cars will park on the Application Site per hour on weekday and weekend respectively. The Application Site can provide a total of 30 numbers of car parking spaces which will be adequate to accommodate the attracted numbers of private cars.

Information of horse-riding class provided by operator:

1. Operation of riding school: 9am to 12pm ; 2pm to 6pm (Total 7 hours)
2. Number of class on weekday: 30 classes
3. Number of class on weekend: 70 classes
4. Size of class: Max. 2 persons

Assumption:

1. Average number of visitors arriving horse-riding school in one hour (weekday):
 $30 \text{ classes} \times 2 \text{ person} / 7 \text{ hours} = 9 \text{ persons}$

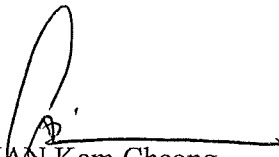


2. Average number of visitors arriving horse-riding school in one hour (weekend):
 $70 \text{ classes} \times 2 \text{ person} / 7 \text{ hours} = 20 \text{ persons}$
3. 75% of visitors come by private car
4. Number of private cars park in the Site in one hour (weekday): $9 \times 75\% = 7$
5. Number of private cars park in the Site in one hour (weekend): $20 \times 75\% = 15$

Should you have any queries, please contact Mr. Martin Chan at 2797 2728 or [REDACTED]

Thank you for your kind attention.

Yours faithfully,
For & on behalf of
A&D Surveyors Ltd.



CHAN Kam Cheong

c.c. Client

c.c. Planning Department [REDACTED]

凱惠有限公司 HENWIN LIMITED

Our Ref.: HW/HO-2509/0018
TPB Ref.: A/YL-PH/1080
Date : 1st September 2025

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

Attn.: Assistant Secretary

(By Hand)

Dear Sir/ Madam,

Re: Application for Planning Permission Approval of Temporary Horse Riding School at Lots 64RP, 72S.B. ss.2 and 73S.B RP in D.D. 108, Pat Heung, Yuen Long

Referring to the S.16 application, A/YL-PH/1081, located at the East Side of our riding school, I would like to clarify that they can use our riding school facilities including parking spaces, access road, toilets and other school facilities. This training area act as a supporting facility for our riding school. In addition, it will not generate extra traffic flow and users.

Should you have any queries, please contact Mr. Martin Chan at 2797 2728 or [REDACTED]

Thank you for your kind attention. Yours

faithfully,
For and on behalf of
Henwin Limited




Name : LAI Wai

Applicant

[REDACTED]

Previous Applications involving the Site

Approved Applications

	Application No.	Proposed Use/Development	Date of Consideration (RNTPC)
1.	A/DPA/YL-PH/11	Temporary Horse Riding School	4.12.1992
2.	A/YL-PH/141	Temporary Horse Riding School for a Period of 12 Months	21.11.1997
3.	A/YL-PH/337	Temporary Horse Riding School for a Period of 3 years	25.8.2000 (Revoked on 25.11.2001)
4.	A/YL-PH/414	Temporary Horse Riding School for a Period of 3 Years	22.11.2002 (Revoked on 22.4.2004)
5.	A/YL-PH/519	Temporary Horse Riding School for a Period of 3 Years	28.4.2006
6.	A/YL-PH/577	Temporary Horse Riding School for a Period of 3 Years	8.5.2009 (Revoked on 8.11.2009)
7.	A/YL-PH/609	Temporary Horse Riding School for a Period of 3 Years	15.10.2010
8.	A/YL-PH/674	Renewal of Planning Approval for Temporary Horse Riding School for a Period of 3 Years	11.10.2013 (Revoked on 15.7.2014)
9.	A/YL-PH/732	Temporary Horse Riding School for a Period of 3 Years	24.6.2016
10.	A/YL-PH/755	Temporary Horse Riding School for a Period of 3 Years	22.9.2017 (Revoked on 22.3.2018)
11.	A/YL-PH/809	Renewal of Planning Approval for Temporary Horse Riding School for a Period of 3 Years	31.5.2019

Rejected Application

Application No.	Proposed Use/Development	Date of Consideration (RNTPC)	Rejection Reasons
A/DPA/YL-PH/9	Private Residential Development	14.8.1992	(1) to (6)

Rejection Reasons

- (1) The configuration of the Site was irregular and might impose undesirable constraints to the future planning and development of the surrounding areas.
- (2) There is insufficient information in the submission to demonstrate that the proposed development would have minimal adverse impact on the surrounding areas.
- (3) There is no information on drainage impact of the proposed development had been submitted and the discharge of surface run-off had not been addressed.
- (4) There is no information on sewage treatment and disposal had been provided in the submission.
- (5) The proposed development was subject to traffic noise from Fan Kam Road and no mitigation measures had been proposed in the submission.
- (6) Water supply problem to the proposed development had not been addressed in the submission.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 64RP, 72 S.B ss.2 and 73 S.B RP all in D.D.108 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;
- Lots 64 RP and 73 S.B RP both in D.D. 108 are covered by Short Term Waiver No. 3343 for the purpose of Horse Riding School and ancillary use; and
- advisory comments are at **Appendix IV**.

2. Traffic

(i) Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

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

- no in-principle objection on the application from highways maintenance perspective; and
- advisory comments are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- no substantiated environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix IV**.

4. **Drainage**

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

- no in-principle objection to the application from public drainage point of view;
- the submitted drainage record based on the implemented drainage facilities is considered acceptable; and
- should the application be approved, approval conditions requiring maintenance of the existing drainage facilities under Application No. A/YL-PH/809 and the submission of a condition record of the existing drainage facilities for the use should be included in the planning permission.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department; and
- advisory comments are at **Appendix IV**.

6. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site falls within an area zoned “Residential (Group D)” which is a non-landscape sensitive zoning, and no significant landscape impact arising from the applied use is anticipated; and
- advisory comments are at **Appendix IV**.

7. **Building Matters**

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

- no objection to the application; and
- advisory comments are at **Appendix IV**.

8. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application from nature conservation perspective considering that the previous application for the same use as the current application was approved;
- a valid Riding Establishment Licence has been granted by his department for the Site until 13.7.2026; and
- advisory comments are at **Appendix IV**.

9. District Office's Comments

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

- no particular comment on the application and no comment received from the locals upon close of consultation.

10. Other Departments

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Director of Food and Environmental Hygiene;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD;
- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the Short Term Waiver (STW) holder(s) shall apply to his office for modification of the STW conditions where appropriate and the lot owners shall apply to this office for a STW to permit the structure(s) erected within Lot 72 S.B ss.2 in D.D. 108. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) sufficient manoeuvring space shall be provided within the Site; and
 - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;

- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for the additional temporary structures (i.e. temporary storage area) to this Department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of proposed FSIs to be installed should be clearly marked on the layout plans;
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan (GBP);
 - (iv) regarding the Office Building at the Site, the applicant is advised to clarify whether alternation and addition works are involved as compared with the GBP; and a full set of GBP to the New Projects Division of his department for approval would be required; and
 - (v) the applicant is advised to submit a full set of valid F.S 251(s) covering all the FSIs implemented on the Site;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that the application involves five structures and associated filling of land. 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 unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) 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 building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by 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;

- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at the building plan submission stage;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- (i) since the Site is immediately adjacent to a watercourse, the applicant is advised to adopt appropriate measures to avoid disturbing and polluting the watercourse during operation of the riding school;
 - (ii) under the Public Health (Animals) (Riding Establishment) Regulations (Cap. 139J), any person who keeps horses to let them out on hire for riding or use them to provide instruction in riding in return for payment must apply for Riding Establishment Licence from the Agriculture, Fisheries and Conservation (AFCD). AFCD will provide detailed information and guidance on provision of riding establishment when the applicant submits licence application; and
 - (iii) the applicant should provide suitable premises and facilities for the holding of horses, and such premises shall be up to the requisite standard. The applicant shall observe the Prevention of Cruelty to Animals Ordinance (Cap. 169) at all times;
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc.). The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as BD, Fire Services Department and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (ii) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-

telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- (iii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2025-08-11 星期一 03:14:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PH/1080 DD 108 Pat Heung Riding School

A/YL-PH/1080
Lots 64 RP, 72 S.B ss.2 and 73 S.B RP in D.D. 108, Pat Heung
Site area: 7,188 m²
Zoning: "Residential (Group D)"
Applied Use: Riding School / 30 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Hopefully you will ask why there was no application to cover 2022 – 2025?

The Paper confirms that the operation continued so how come it was allowed to do so without the requisite 3-yearly roll over?

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 2 May 2019 2:41 AM HKT
Subject: A/YL-PH/809 DD 108 Pat Heung Riding School

Dear TPB Members,

It is quite shocking that on 22 Sept 2017 not a single member questioned why we are being bombarded with whingeing about lack of land for housing while a large site with Res zoning is being used as a riding school?

Not only that but the applicant repeatedly fails to comply with conditions.

But the operator will not lose any sleep as for sure the rubber stamps will be out again.

Mary Mulvihill

Note to operator - I do not believe there is lack of land but while the govt holds this position then it is the duty of tax payers to highlight the anomalies

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, November 12, 2018 2:23:10 AM
Subject: A/YL-PH/793 DD 108 Pat Heung Riding School

A/YL-PH/793
Lot 73 S.B RP (Part) in D.D. 108, Pat Heung
Site area : 521.2m²
Zoning : "Res (Group D)"
Applied Use : Restaurant

Dear TPB Members,

So the previous addition of a covered area was not to encourage horse riding but to provide clandestine restaurant facilities?

Note that the tree preservation and fire conditions were not complied with.

A restaurant is a commercial activity that it not compatible with horse riding. The operator no doubt is envious of the benefits bestowed on the Jockey Club.

One of the reasons for public dissatisfaction with GIC leases is that the planning intention is often distorted with the recreational uses gradually replaced by revenue generating catering facilities.

Hopefully this time around members WILL raise some questions.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, September 5, 2017 1:54:54 AM
Subject: A/YL-PH/755 Pat Heung Riding School

Dear TPB Members,

So now it is to be a covered riding school so that the privileged tots will not get wet, air con next?

If the need for land for housing is as acute as we are told then how come sites like this are not top of the list for development?

But why upset the more well off members of society when an application can be made to rezone an urban open space or recreational ground.

Will this site be included in the Land Supply Task Force agenda?

For sure no.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, April 4, 2016 1:42:57 AM
Subject: A/YL-PH/732 Pat Heung Riding School

A/YL-PH/732

Lots 64 RP, 72 S.B ss.2 and 73 S.B RP in D.D. 108, Pat Heung

Site area : 7,188 m²

Zoning : "Residential (Group D)"

Applied Use : Riding School

Dear TPB Members.

This large site has been used as a riding school for over 2 decades.

Planning Intention Res D

*This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. **It is also intended for low-rise, low-density residential developments** subject to planning permission from the Town Planning Board.*

Most of the Col 1 and Col 2 uses are for community facilities.

Riding schools are affordable only for the more well off.

Can TPB please question related departments as to the possibility of using the site to better serve the wider community or, in view of the constant bleating about lack of land for residential, to encourage such development.

Mary Mulvihill