

2025 -07- 2 2  
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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](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](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-PH/1081
	Date Received 收到日期	2025-07-22

- The completed form and supporting documents  
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).  
申請人須把填妥的申請表格及其他支持申請  
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)

CHIEF FORCE LIMITED 志科有限公司

### 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)

### 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）	新界元朗八鄉打石湖DD108 LOT NO. 61(部份)、63
(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 9464 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input 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	S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	住宅(丁類)
(f) Current use(s) 現時用途	閒置土地  (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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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 \_\_\_\_\_ (DD/MM/YYYY)&  
於 23/05/2025-06/06/2025 (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 21/05/2025 (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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</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	擬議臨時騎術訓練場(為期3年)  (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 ..... 3 <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	9464 .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	N/A .....
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	N/A .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	N/A .....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) N/A ..... ..... ..... .....	
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 星期二至星期日早上九時至中午十二時，及下午二時至晚上六時(包括公眾假期)。			
(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)) 粉錦公路經鄉村道路進入。	
	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)	
(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 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	
	No 否	<input checked="" 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。

詳情請參閱附帶規劃文件。

**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

  
.....  
鄭嘉翔

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

Name in Block Letters  
姓名（請以正楷填寫）

.....  
文員  
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 /

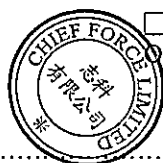
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ 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



志科有限公司

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

Date 日期

13/06/2025

..... (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打道 333 號北角政府合署 15 樓。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . 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	新界元朗八鄉打石湖DD108 LOT NO. 61(部份)、63
Site area 地盤面積	<div>9464 sq. m 平方米 □ About 約</div> <div>(includes Government land of 包括政府土地 N/A sq. m 平方米 □ About 約)</div>
Plan 圖則	S/YL-PH/11
Zoning 地帶	住宅(丁類)
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 <div> <input type="checkbox"/> Year(s) 年 <u>3</u>      <input type="checkbox"/> Month(s) 月 _____         </div> <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 <div> <input type="checkbox"/> Year(s) 年 _____      <input type="checkbox"/> Month(s) 月 _____         </div>
Applied use/ development 申請用途/發展	擬議臨時騎術訓練場(為期3年)

(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	<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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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) _____ _____		
	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) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
渠務排水圖則，消防裝置圖則，交通運輸圖則		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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。



# 附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請，現於新界元朗八鄉打石湖 DD108 LOT NO. 61(部份)、63，進行規劃申請。

地帶：「住宅(丁類)」

用途：「擬議臨時騎術訓練場(為期 3 年)」

場地面積：「約 9464 平方米」

## 行政摘要：

申請人現依據城規條例第 16 條向城市規劃委員會申請，擬在新界元朗八鄉打石湖 DD108 LOT NO. 61(部份)、63，申請作「擬議臨時康體文娛場所(騎術訓練場)(為期 3 年)」。

申請地點位於八鄉分區計劃大綱圖 (法定圖則編號：S/YL-PH/11)的「住宅(丁類)」用途地帶內，申請地點範圍內沒有佔用任何政府土地。

申請用途屬於「住宅(丁類)」用途地帶第二欄，即「須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲批的用途」。

申請地點主要服務對象為香港市民和各地訪客，主要配合旁邊的騎術中心，為有興趣學習馬術的人士提供適合的訓練場地，並協助培養香港本地的馬術人才。

申請人受鄰近之國際騎術中心私人所托，為其於申請地點進行是次規劃申請，因此可以沿用國際騎術中心場地內的通道進行申請地點與粉錦公路之間的通行。

申請地點只為臨時性質，不會取代該區作「住宅(丁類)」用途的永久規劃意向。如是次規劃申請獲得批准，申請人會盡快提交並落實政府部門所要求附帶條件，因此申請人懇請城規會可以酌情考慮批准是次之申請。

## 場地設計

申請地點開放時間為營運時間為星期二至星期日早上九時至中午十二時，及下午二時至晚上六時(包括公眾假期)。

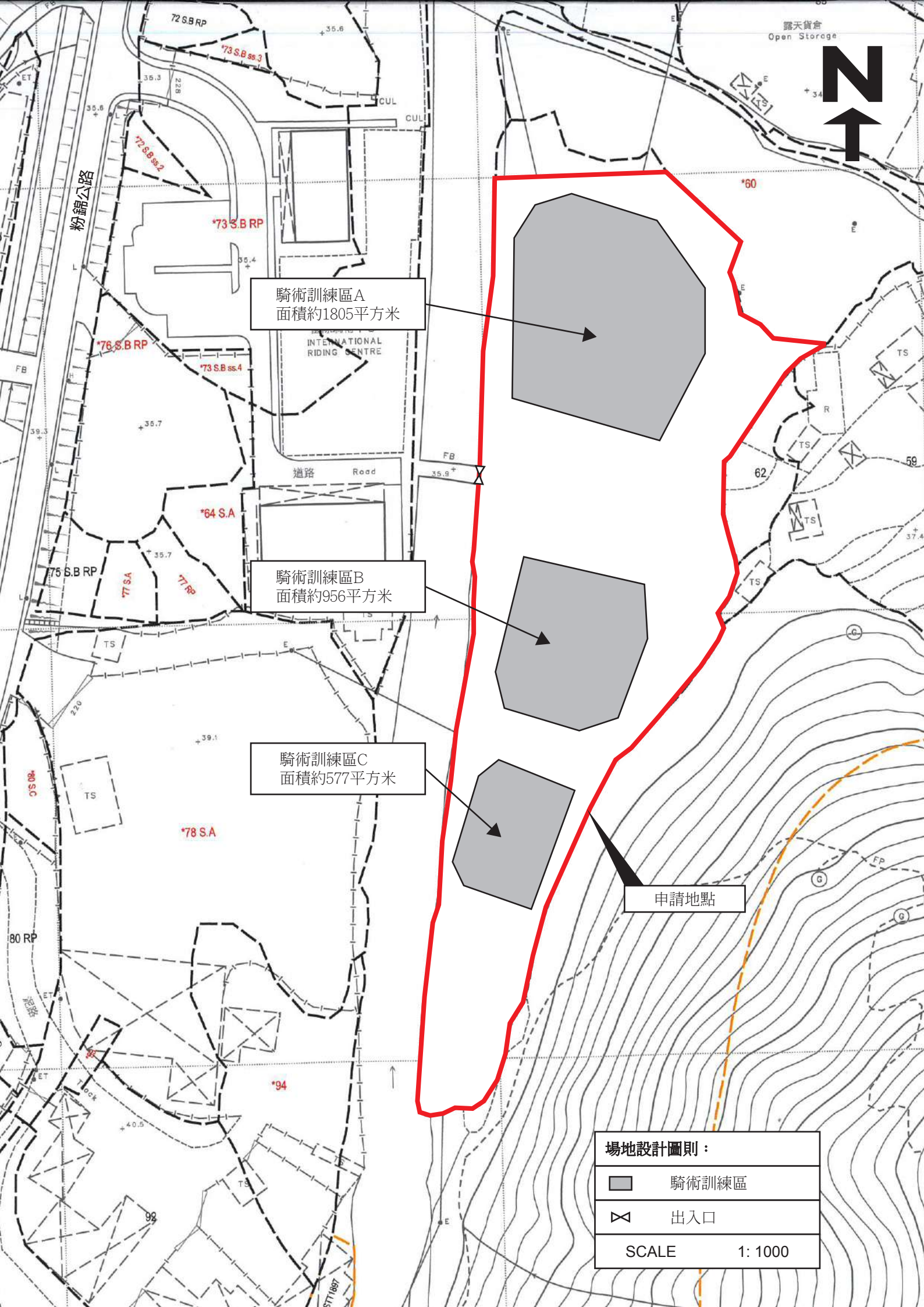
申請地點主要配合旁邊的騎術學校，為有興趣學習馬術的人士提供適合的訓練場地用途，申請地點主要作為訓練場用途，場地使用人如有需要可以使用旁邊的騎術學校中的設施(包括廁所、泊車位、儲物櫃等)。

申請地點預計每天最多可以容納6人和6匹馬進行訓練，預計每天最多可以同時容納20人(包括騎手、騎手親屬、觀眾等人士)在場內，騎手以外的人士可以採用站立形式停留在騎術訓練區以外的地區。

申請地點中會設有3個騎術訓練區，以供場地使用人作騎術訓練之用。

申請地點中不會進行填土工程，場地中的3個騎術訓練區為沙地，其餘地區為供入場人士和馬匹作通道用途的草地。

詳情請參閱以下圖則。



## 渠務排水

申請地點邊界有一條由渠務署管理的現有大型河道(雙魚河)，有關河道已可以將申請地點內及附近的雨水收集，同時場地內的雨水也可以透過泥路泥土地吸收，不會形成水浸的情況。

申請地點中不會進行填土工程，場地中的 3 個騎術訓練區為沙地，其餘地區為供入場人士和馬匹作通道用途的草地。

申請地點不會影響場地內的地面水流動和附近渠道的雨水收集功能。

因此申請人希望部門可以酌情處理申請地點的排水設施附帶條件事宜，豁免是次規劃申請的新建渠務排水事宜。

詳情請參閱以下圖則。





露天貨倉  
Open Storage



申請地點

粉錦公路

國際騎術中心  
INTERNATIONAL  
RIDING CENTRE

道路 Road

現有渠務圖則：

現有河道

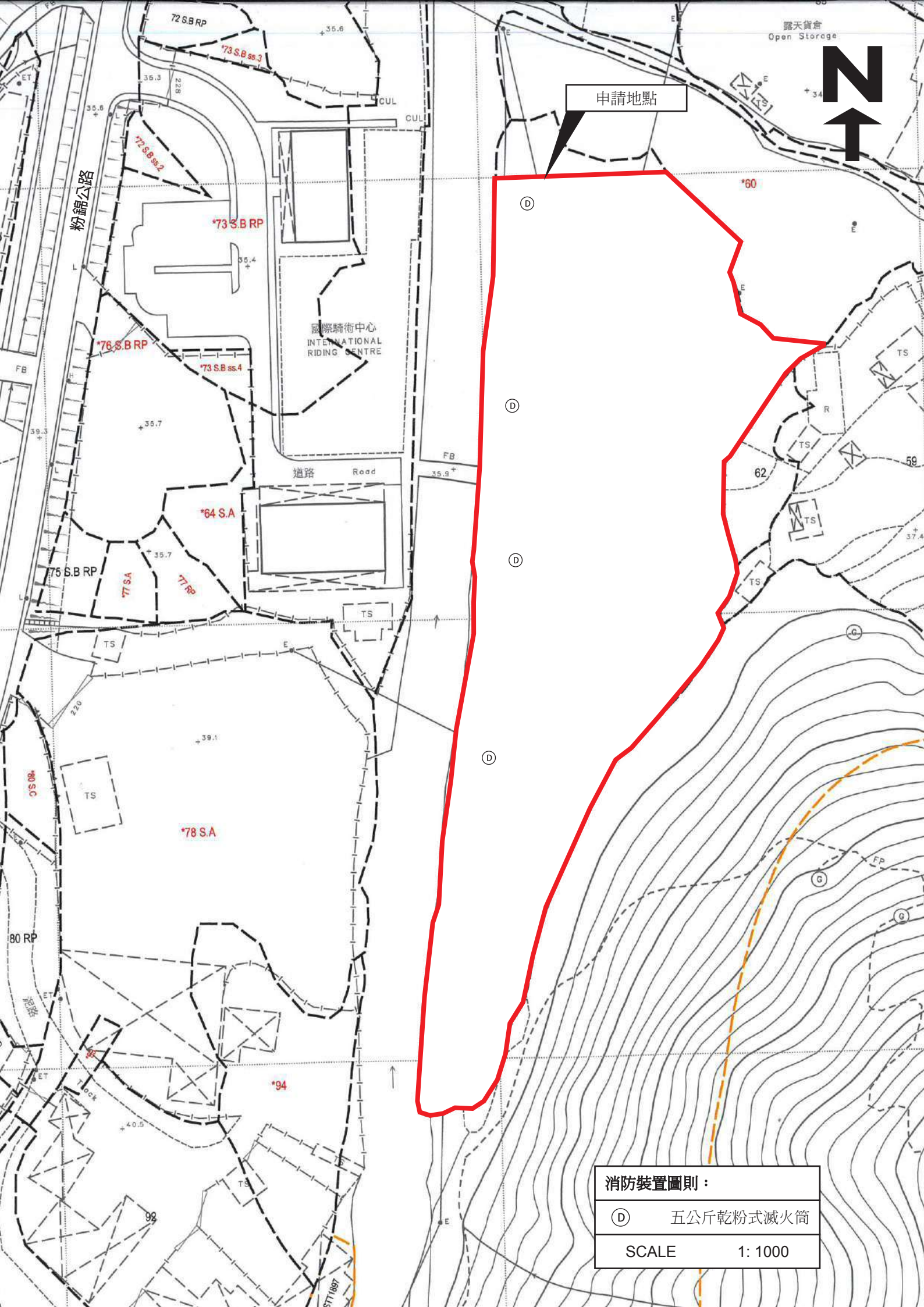
SCALE 1: 1000

## 消防裝置

申請人會依照消防處所提供的意見，為申請地點設置合適的消防裝置。

詳情請參閱以下圖則。





申請地點

露天貨倉  
Open Storage



國際騎術中心  
INTERNATIONAL  
RIDING CENTRE

道路 Road

消防裝置圖則：

① 五公斤乾粉式滅火筒

SCALE 1: 1000



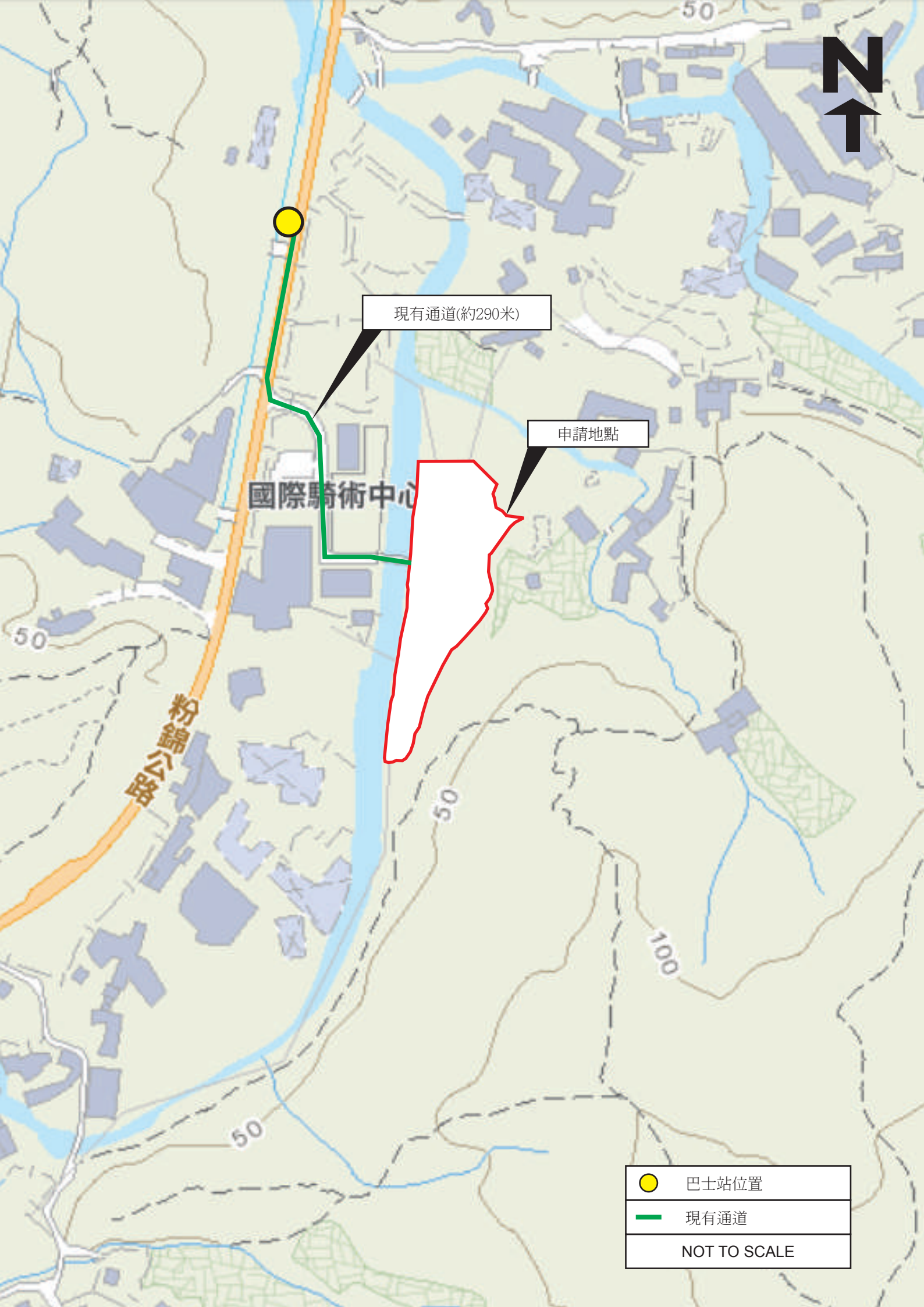
## 交通運輸

申請地點西面有一個明確的出入口，可以直通粉錦公路，出入口寬度約 4 米。

申請人受鄰近之國際騎術中心私人所托，為其於申請地點進行是次規劃申請，因此可以沿用國際騎術中心場地內的通道進行申請地點與粉錦公路之間的通行。

申請地點北面有一個巴士站，距離申請地點約 290 米，申請地點的工作人員可以透過巴士和小巴到達申請地點附近後自行步行入申請地點內。

詳情請參閱以下圖則。





現有通道(約290米)

申請地點

國際騎術中心

粉錦公路

	巴士站位置
	現有通道
NOT TO SCALE	

致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/1081  
規劃申請補充資料

申請人現就政府部門人員的意見/查詢，作出以下補充/修改：

1. 修正 S16-III 申請表格部份內容。
2. 修正附帶規劃文件部份內容。
3. 澄清申請地點中的 3 個騎術訓練區為沙地，其餘地區為供入場人士和馬匹作通道用途的草地，不會影響場地內的地面水流動和附近渠道的雨水收集功能。

申請人： 志科有限公司

通訊地址：

傳真號碼：

聯絡電話：

電郵地址：

日期：


2025 年 07 月 24 日

## 道路通行使用授權書

就本中心營運場地地段 DD108 LOT 64RP, 73 S.B RP 上的一條現有通道，本中心現同意授權予志科有限公司(規劃申請 A/YL-PH/1081 申請人)，使用該現有通道進出。

恐口無憑特立此書為證。

公司名稱：國際騎術中心



公司代表簽名



公司印章（如適用）

公司註冊證編號：

日期： 2025 年 07 月 29 日

致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

**有關 A/YL-PH/1081  
規劃申請補充資料**

申請人現就政府部門人員的意見/查詢，作出以下補充/修改：

1. 澄清進行申請地點的人士主要透過鄰近的公共交通工具，和申請地點附近的騎術學校(規劃申請編號 A/YL-PH/1080)內設置的泊車位抵達申請地點附近，並透過步行方式進入場地內。A/YL-PH/1080 預計平日每小時進入其場地的訪客人數為 9 人，週末假日每小時進入其場地的訪客人數為 20 人，預計 75% 的訪客會透過私家車進行其場地，因此得出平日每小時進入其場地的私家車數目有 7 輛，週末假日每小時進入其場地的私家車數目有 15 輛，其場地中設有的 30 個私家車車位足以容納訪客車輛，由於本場地的預計每天 20 人訪客和預計 75% 的訪客會使用私家車代步(即 15 輛)，也包含在其中 A/YL-PH/1080 的預計訪客人數和私家車數目內，因此申請地點不會產生額外的運輸流量。
2. 提供鄰近騎術學校的已簽署設施使用授權書文件。
3. 提供申請地點渠務排水建議文件。
4. 澄清申請地點並沒有任何擬建工程會設於鄰近河道 3 米內的地方。
5. 澄清申請地點不會進行填土或填塘工程，不會對申請地點附近溪流和水道構成任何影響。
6. 澄清申請人會在是次規劃申請獲批許可後，為申請地點申請騎馬訓練相關牌照。

申請人： 志科有限公司

通訊地址：

傳真號碼：

聯絡電話：

電郵地址：

日期： 2025 年 09 月 03 日

## 設施使用授權書

就本中心營運場地丈量約份第 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 分段餘段上的設施(包括廁所、泊車位、儲物櫃等)，本中心現同意授權予志科有限公司(規劃申請 A/YL-PH/1081 申請人)使用。

恐口無憑特立此書為證。

公司名稱：國際騎術中心



公司代表簽名



公司印章（如適用）

公司註冊證編號：

日期： 2025 年 08 月 12 日



申請人現提交相關排水設施建議：

Table 2a – Intensity-Duration-Frequency (IDF) Relationship of HKO Headquarters for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity (mm/h) for various Return Periods T (year)								
	2	5	10	20	50	100	200	500	1000
240**	31.5	41.6	48.5	55.1	63.9	70.6	77.3	86.3	93.2
120++	50.4	66.0	75.7	84.7	95.9	104	112	121	128
60++	72.5	93.5	107	119	134	145	155	168	178
30++	93.3	115	128	139	153	162	170	180	187
15++	116	138	151	163	176	185	194	204	211
10*	131	155	169	181	195	204	212	222	229
5*	157	185	200	212	226	235	242	251	257
2*	191	223	239	252	265	273	280	287	291
1*	217	251	268	280	293	300	306	312	315
0.50*	242	279	296	309	320	327	332	337	339
0.25+++	268	307	324	336	347	353	357	361	363

申請地點位於鄉村地區，因此採用 50 年作為評估標準，依據渠務署提供的雨水排放系統手冊 - Corrigendum No. 1/2024 的香港天文台數據顯示，本港 50 年內的降雨強度為每小時 134 毫米。

(k) Table 28  
Rainfall  
Increase due  
to Climate  
Change

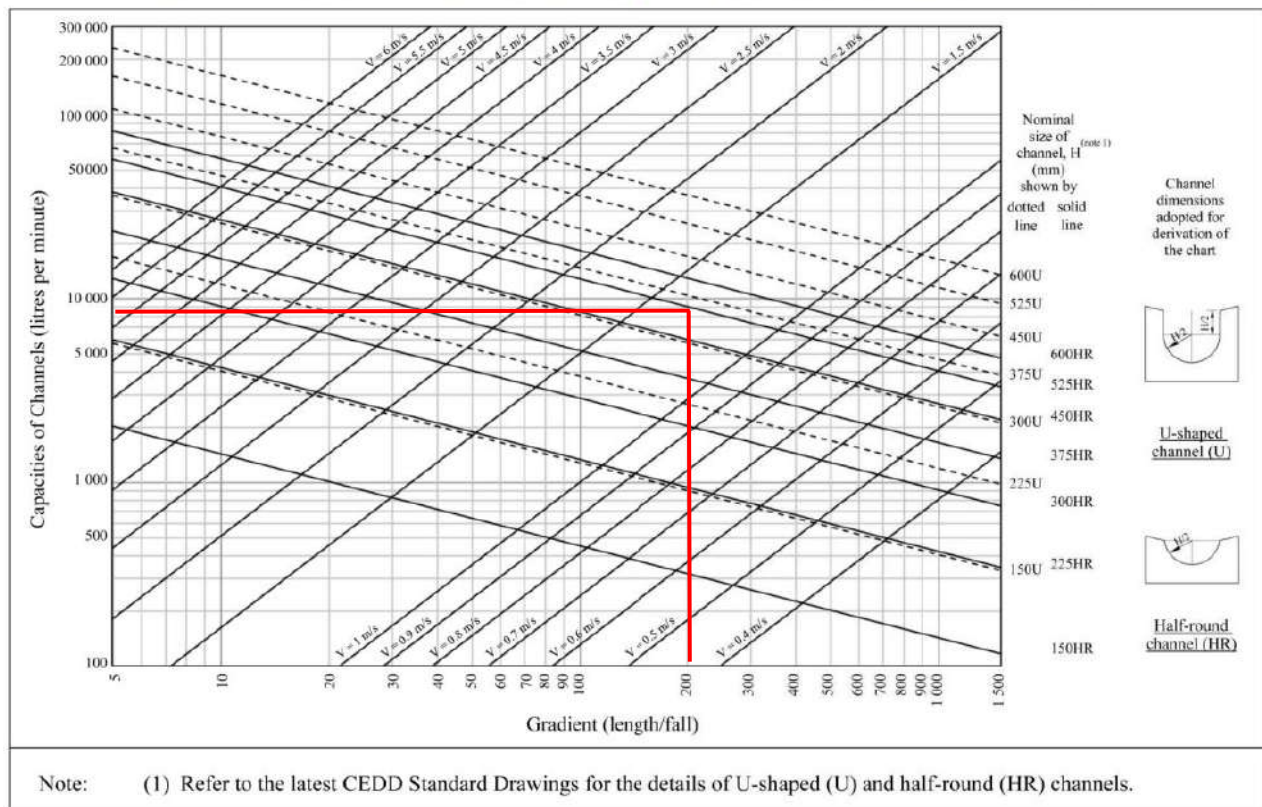
Replace the table with the following:

Table 28 – Rainfall Increase due to Climate Change	
	Rainfall Increase
Mid 21 <sup>st</sup> Century	11.1%
End of 21 <sup>st</sup> Century	16.0%

- Notes:
1. The rainfall increase is relative to the average of 1995-2014.
  2. Mean projection values are adopted in the table.
  3. Mid 21<sup>st</sup> century refers to years 2041 – 2060; end of 21<sup>st</sup> century refers to years 2081 – 2100.

依照渠務署提供的雨水排放系統手冊 - Corrigendum No. 1/2022 數據預計，本港 21 世紀中期的風暴潮將會加劇，降雨量將會升高約 11.1%，採用 50 年作為評估標準，即為 50 年內本港將會降雨量升高到約每小時 149 毫米，因此申請地點的最大降雨量取最大保守預計為每小時 250 毫米。

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



依據渠務署提供的雨水排放系統手冊第 7.5.2(b)節：

平坦泥地(徑流係數：0.13-0.25)

申請地點場地(約 9464 平方米)，鋪面為平坦泥地(草地)，徑流係數取其中位數 0.19。

申請地點附近 20%的毗鄰地區(約 1893 平方米)，鋪面為平坦泥地(草地)，徑流係數取其中位數 0.19。

峰值徑流： $Q_p = 0.278CiA$

$Q_p$  = 峰值徑流 (每立方米/秒)

$C$  = 徑流係數 (無因次量) = 0.19

$i$  = 降雨強度 (毫米/小時) = 250 (取最大降雨量)

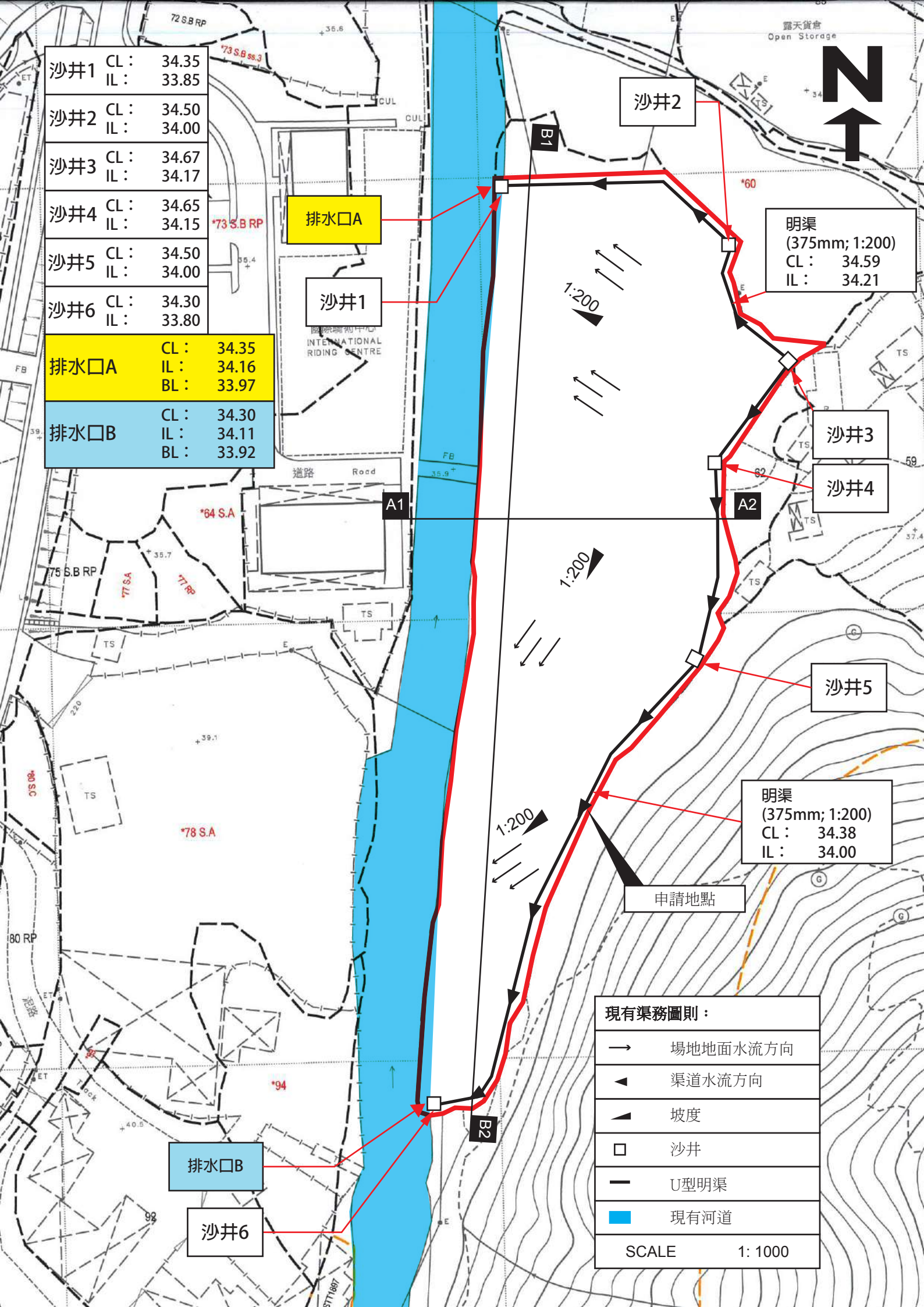
$A$  = 申請地點集水區面積 (平方公里) = 0.009464，加上 20%的毗鄰地區面積 (平方公里) = 0.001893

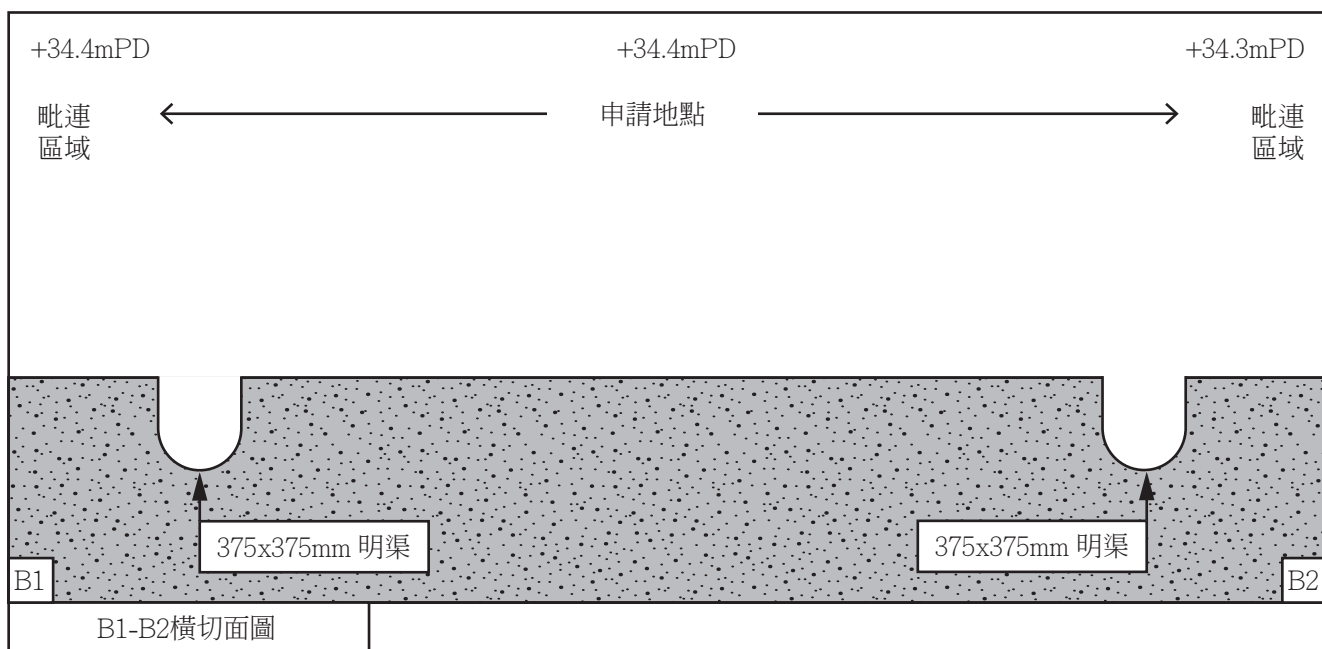
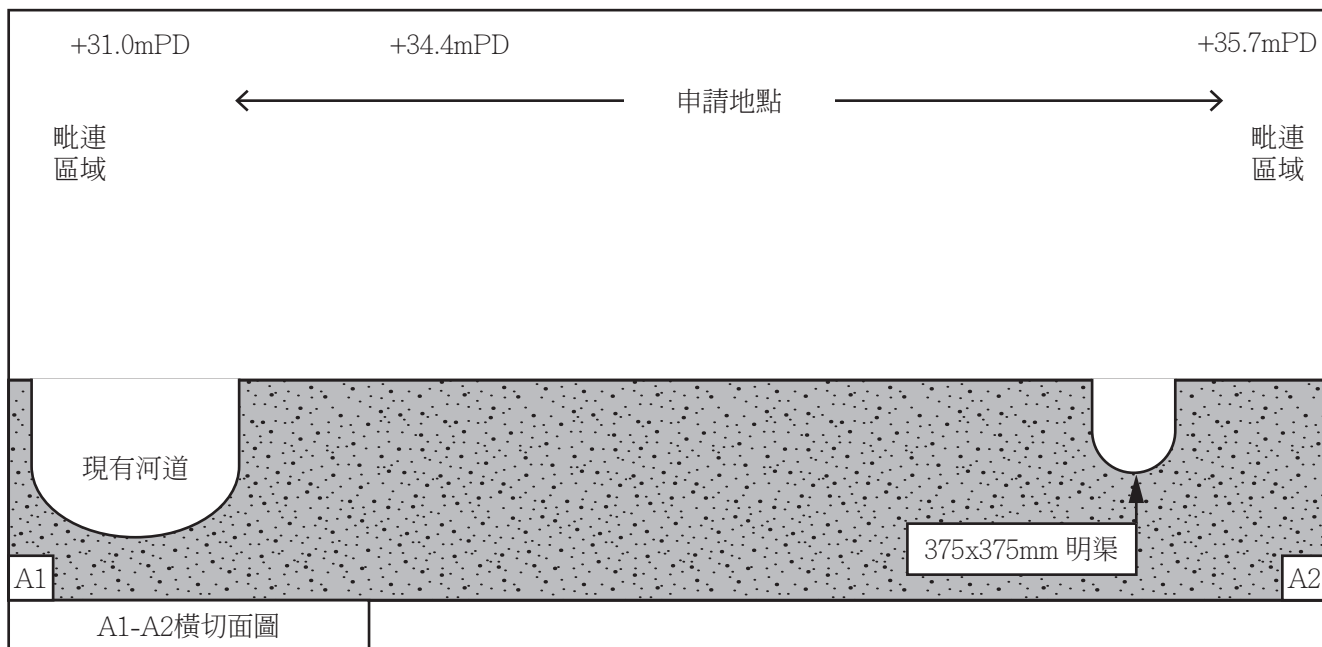
$Q_p = 0.278 \times 250 \times [(0.19 \times 0.009464) + (0.19 \times 0.001893)]$

$Q_p = 0.145$  立方米/秒 (即為 8700 升/每分鐘)

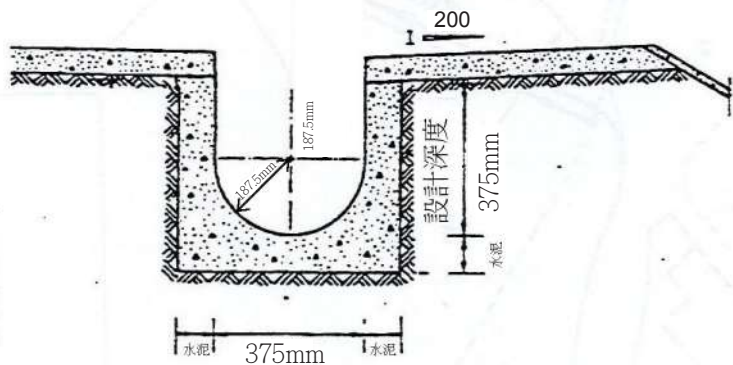
根據 GEO Technical Guidance Note No. 43 (TGN 43)指引，8700 升/每分鐘、坡度約 1 比 200 的場地，採用 375x375mm U 型明渠已足夠收集場地中和場地毗鄰地區的地面雨水。



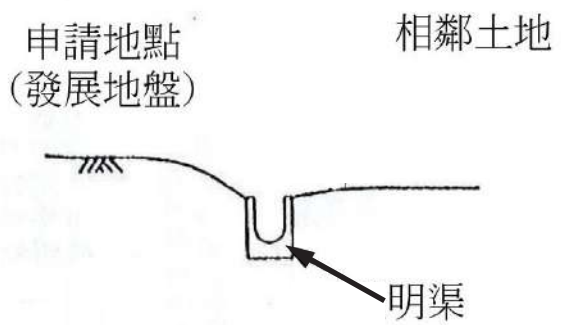




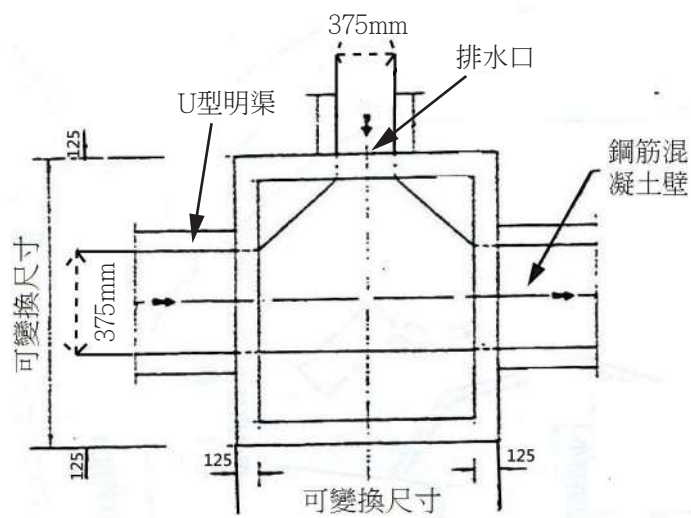
### 申請地點之U型明渠及沙井切面圖



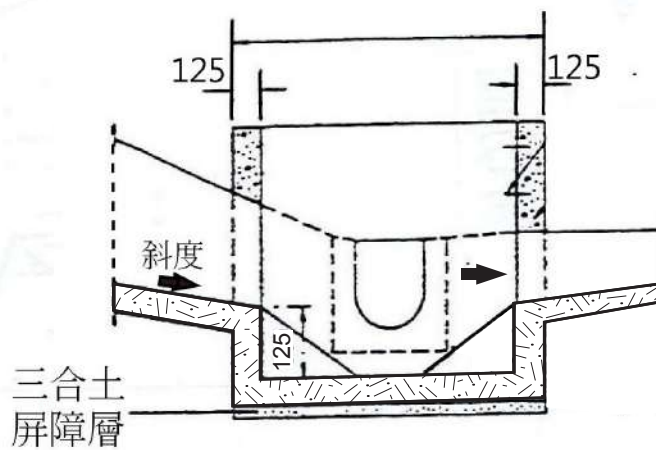
### U型明渠切面圖



### U型明渠切面略圖

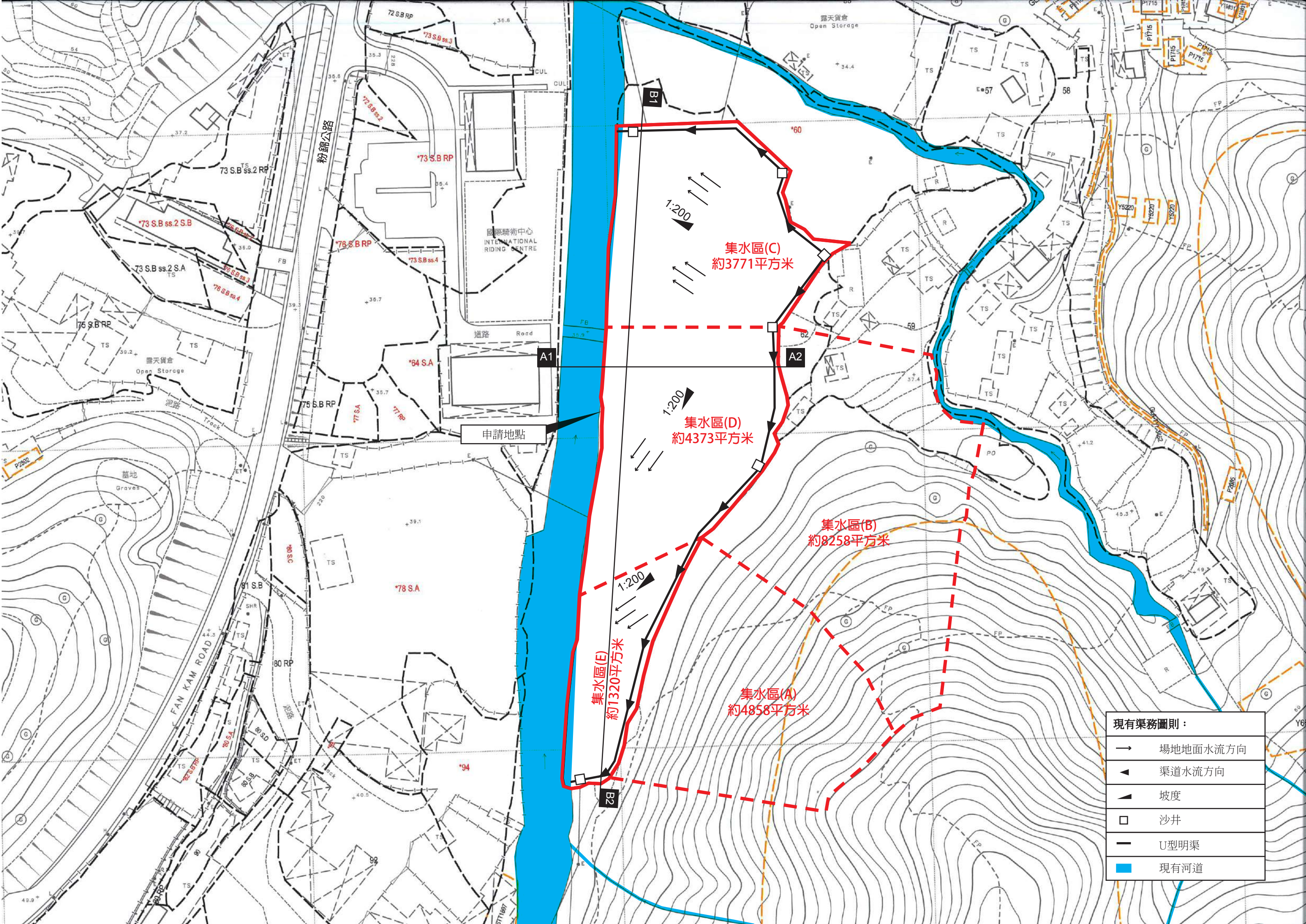


沙井俯視圖



沙井切面圖







申請地點邊界不會設置圍板或圍欄，不會對場地水流造成影響。

申請地點西面是現有河道(雙魚河)，因此申請地點西面不會設置新的排水渠。

申請地點擬議排水設施所收集的地面雨水逕流，會接入附近現有鄉村排水渠，並進入由渠務署管理的現有大型河道(雙魚河)，因此有足夠的容量收納場地中的雨水量。

申請地點沒有任何擬建工程會設於鄰近河道 3 米內的地方。

申請地點的擬議排水設施是用於收集場地中及相鄰土地流經的地面水流，並疏導至附近的現有河道中，不會對申請地點附近的排水道或河流溪澗構成影響。

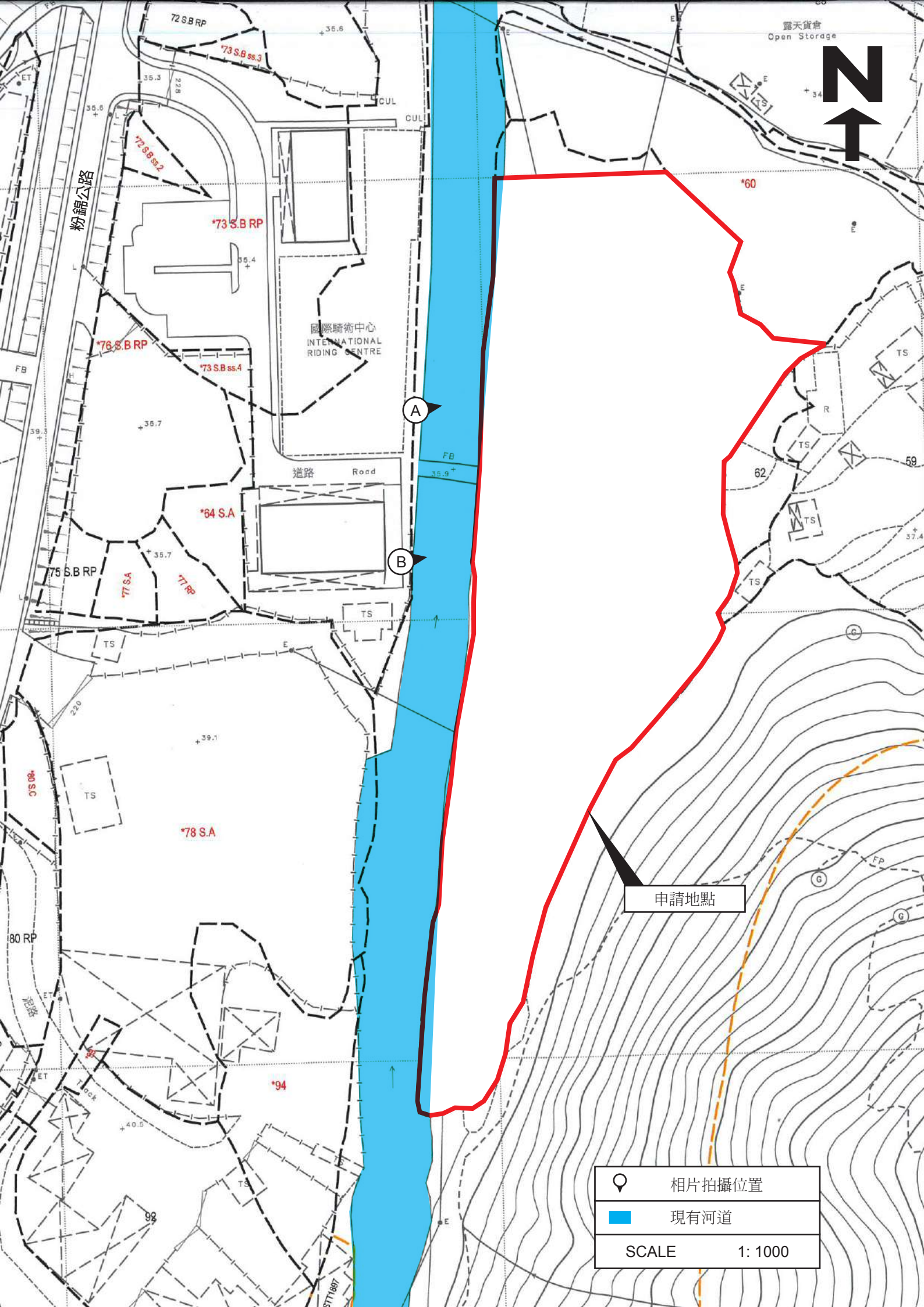
申請地點不會進行填土或填塘工程，不會對申請地點附近溪流和水道構成任何影響。

提供申請地點附近現有河道現場相片(見附件一)。

申請人就有關現有河道(雙魚河)下游流域是否有足夠容量供申請地點疏導雨水事宜，向當區區議員提出查詢，得到回應表示就有關事項議員曾經向渠務署提出改善申請(見附件二)，並得到部門回覆指相關河道目前狀況足夠應付附近的雨水收集。

申請人現附上有關圖則作參考之用，如有任何查詢或再次提供資料，可以聯絡申請人。

# 附件一



露天貨倉  
Open Storage



粉錦公路

國際騎術中心  
INTERNATIONAL  
RIDING CENTRE

道路 Road

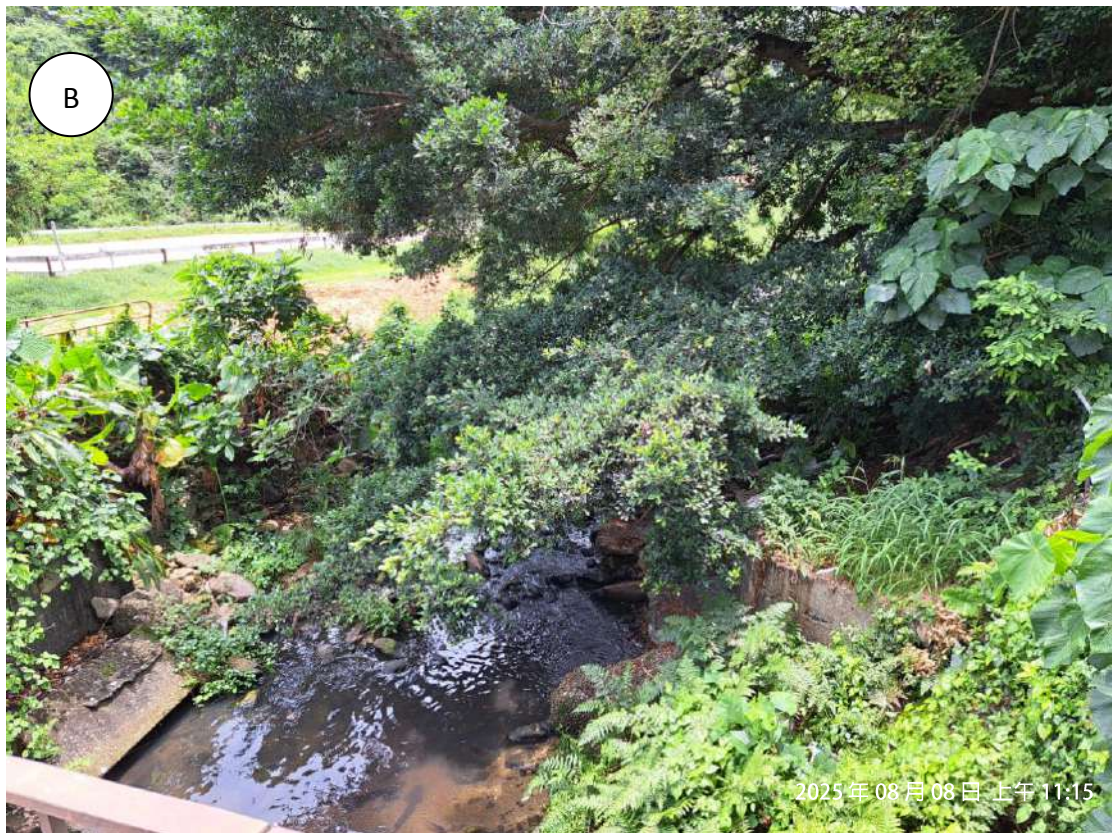
A

B

申請地點

	相片拍攝位置
	現有河道
SCALE 1: 1000	







## 附件二



# 鄧鎔耀區議員辦事處

通訊地址：新界元朗八鄉橫台山永寧里200號地下

電話：2483 3008 傳真：2483 3638 電郵地址：patheung8@gmail.com

檔案編號：2024-040014TSW\_JFC

渠務署  
渠務署署長  
莫永昌先生, JP

渠務署  
設計拓展科  
工程管理部第一組  
高級工程師/工程管理 1  
何健業先生

## 新界元朗八鄉打石湖至上水蕉徑 申請改善現有河道

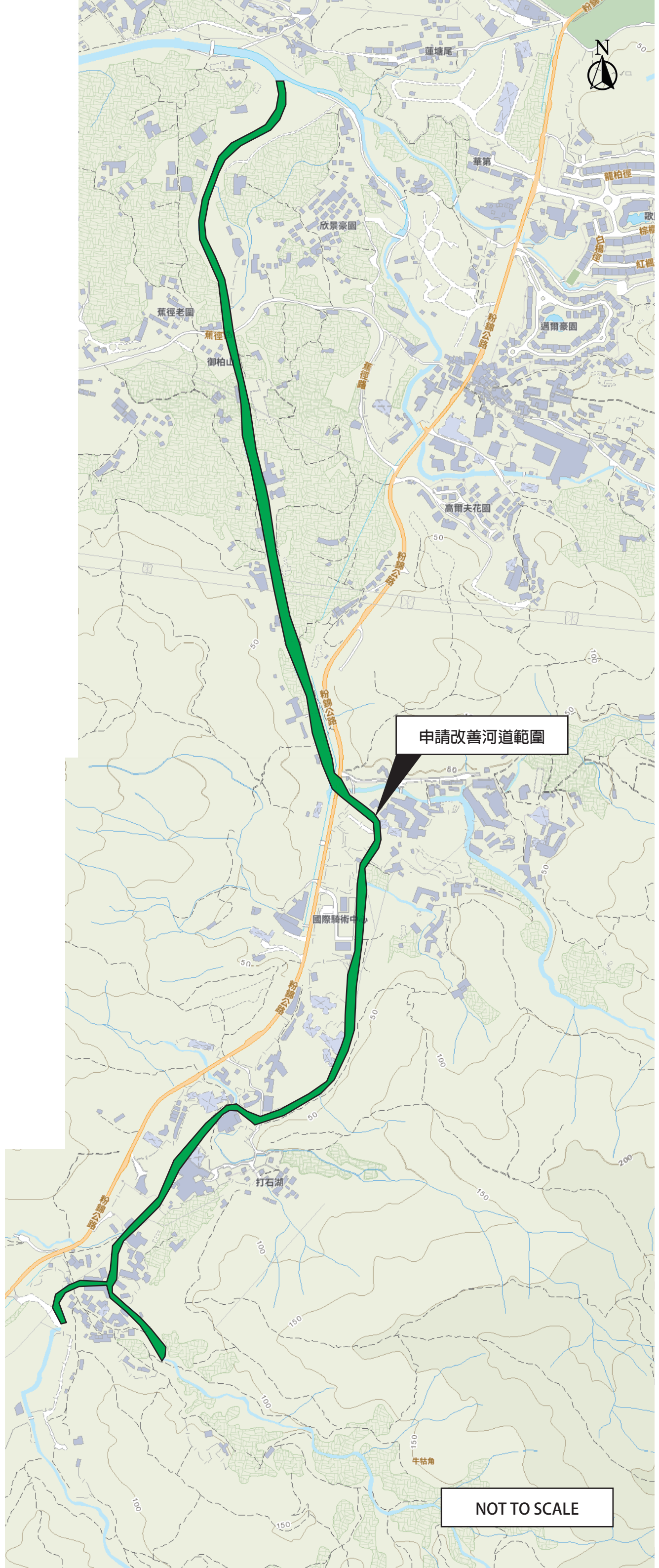
本辦事處現就上述標題問題向貴署提出申請，為八鄉打石湖至上水蕉徑的一段現有河道進行改善。

相關河道有多段位置出現河堤坍塌和損壞，常常因而出現水患問題，危害河道附近地區居民的生命和財產安全。有見於此，本辦事處提出上述改善河道申請，希望貴署可以和我們進行實地視察，並在考慮其可行性後，可以安排相關工程盡快展開，以保障香港市民的生命和財產安全。

隨件附上相關文件以供參考，如有任何查詢，可以與本辦事處人員聯絡（電話：24833608）。

元朗(八鄉北)區議員  
鄧鎔耀 謹啟

日期：2024 年 4 月 10 日



致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

**有關 A/YL-PH/1081**  
**規劃申請補充資料**

申請人現就政府部門人員的意見/查詢，作出以下補充/修改：

1. 申請人會在獲得是次規劃申請批准後，會依照相關已獲批的設計圖則及方案進行落實和運作。
2. 澄清申請地點範圍內的地段業主知悉正在進行是次規劃申請，申請人亦有依照部門要求在當地鄉事會和申請地點現場進行規劃申請告示張貼以告知地段業主，地段業主亦知道會和附近申請 (A/YL-PH/1080)進行支援支持。

隨件附上相關文件以供參考。

申請人： 志科有限公司

通訊地址：

傳真號碼：

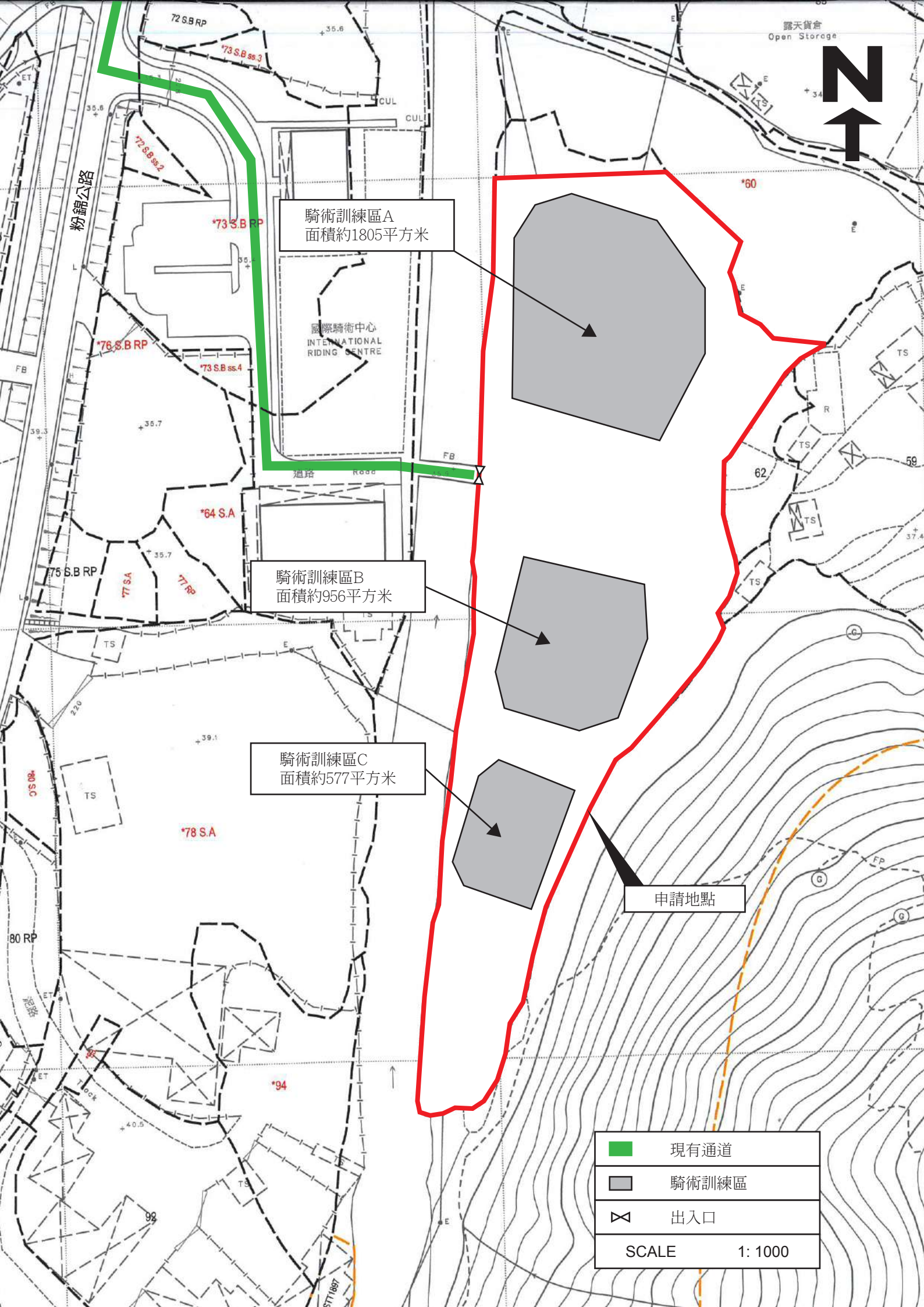
聯絡電話：

電郵地址：

日期：

2025 年 09 月 22 日





露天貨倉  
Open Storage



粉錦公路

騎術訓練區A  
面積約1805平方米

國際騎術中心  
INTERNATIONAL  
RIDING CENTRE

騎術訓練區B  
面積約956平方米

騎術訓練區C  
面積約577平方米

申請地點

	現有通道
	騎術訓練區
	出入口
SCALE 1: 1000	

**Previous Application involving the Site**

**Rejected Application**

<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration (RNTPC)</b>	<b>Rejection Reasons</b>
A/DPA/YL-PH/24	Residential Development	17.12.1993	(1) to (4)

**Rejection Reasons**

- (1) The proposed development is not in line with the planning intention for the area in which private comprehensive low-rise, low-density residential development may be allowed on the condition that the proposal will have insignificant adverse impacts on the environment, traffic and drainage of the area. The submission has not demonstrated that the proposed development will have insignificant impacts on the environment and the drainage of the area.
- (2) The proposed development will be subject to excessive traffic noise impact from Fan Kam Road and no noise mitigation measures have been proposed in the submission.
- (3) No drainage impact assessment has been provided in the submission to demonstrate that the proposed development will not cause flooding hazards to the surrounding areas.
- (4) Insufficient information on the provision of sewage treatment and disposal facilities has been provided in the submission to demonstrate that the proposed development will not cause adverse impacts on the water quality of the area.

**Similar Applications within the “Residential (Group D)” Zone in the Vicinity of the Site**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration (RNTPC)</b>
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

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application; and
- the application site (the Site) comprises Old Schedule Agricultural Lots 61 and 63 both 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. It is noted that no structure is proposed in the application.

**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 V**.

(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 V**.

**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 V**.

**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;
- should the application be approved, approval condition requiring the submission of a



revised drainage proposal, and implementation and maintenance of the proposed drainage facilities for the development should be included in the planning permission; and

- advisory comments are at **Appendix V**.

## **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 V**.

## **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 V**.

## **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 V**.

## **8. Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application from nature conservation perspective;
- the Site has no Riding Establishment Licence granted by his department. 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 his department; and
- advisory comments are at **Appendix V**.

**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 V**:

- 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 resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the Commissioner for Transport that:
  - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; 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 to Fan Kam Road including the local track; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:
  - (i) the existing fences should be properly maintained along the boundary of the river side of the Site to prevent potential contamination or pollution to the nearby river/water body;
  - (ii) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' including completion of percolation test and certification by Authorized Person;
  - (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and

- (v) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
  - (ii) the applied use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. and
  - (iii) the existing drainage channel of the proposed discharge point is not maintained by his Department. The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek the Lands Department's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the Site;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the application, the applicant shall submit a Declaration Form for the Compliance of Fire Safety Requirements together with relevant FS 251 certificate for approval;
  - (ii) if the applied use will involve erection of enclosed structure(s), the aforesaid Declaration Form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed fire service installations (FSIs) to his department for approval;
  - (iii) the submission of a completed Declaration Form alongside valid FS 251 certificate will be considered equivalent to compliance with the relevant approval conditions of submission of an FSI proposal and the implementation of the FSI; and
  - (iv) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) 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;

- (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) 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 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; and
  - (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;
- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- (i) the applicant is advised to adopt appropriate measures to avoid causing pollution or disturbance to the adjacent watercourse;
  - (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 detail information and guidance on Riding Establishment when the applicant submits licence application; and
  - (iii) the applicant shall 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; and
- (k) 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 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 store-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 Place of Public Entertainment 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

Seq. 1 . 1

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**From:** [REDACTED]  
**Sent:** 2025-10-02 星期四 03:20:16  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-PH/1081 DD 108 Pat Heung, Int Riding Centre

A/YL-PH/1081

Lots 61 (Part) and 63 in D.D. 108, Pat Heung

Site area: About 9,464sq.m

Zoning: "Res (Group D)"

Applied use: Horse Riding Training Ground / ??? Vehicle Parking

Dear TPB Members,

This application is "to close the stable door after the horse has bolted".

The applicant claims there will be no land filling, indeed, this was already done some time ago. All the trees were chopped and vegetation on the site was stripped away and most of the land filled in with gravel. The extent of the fill is greater than that depicted in the images.

So which government department has been lying flat all this time while the facility has been operating without the requisite approvals?

While the application will no doubt be supported and streamlined through, hopefully a member will take the initiative to question the history of the site.

Mary Mulvihill