

收件者:

tobod/PLAND

主旨:

Fw: Response to Departmental Comments - A/YL-PH/986

附件:

AA-FKR228-TD, DSD & FSI Comment.pdf

**From:** Martin Chan

**Sent:** Friday, April 26, 2024 4:00 PM

Dear Andrea,

Please find the attached response to departmental comments for further actions.

I have contacted BD Ms. Ng and the approved general building plan for response to FSD comment is preparing.

Any urgent matters from 29 Apr 2024 to 2 May 2024, please contact Ms. Irene Zhu for the project management.

Thanks & Regards,

Martin Chan

A & D Surveyors Ltd. 先達測量師行有限公司



**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/986**  
**Date : 15 Feb 2024**

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 classes x 2 person / 7 hours = 9 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 :

Thank you for your kind attention.

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

A handwritten signature in black ink, consisting of a large, stylized initial 'C' followed by a horizontal line that extends to the right.

CHAN Kam Cheong

c.c. Client  
c.c. Planning Department (Mr. Mo, e-mail: [yymo@pland.gov.hk](mailto:yymo@pland.gov.hk))



**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/986**  
**Date : 26 Apr 2024**

Secretary, Town Planning Board  
15/F North Point Government Offices  
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, 72S.B. ss.2 and 73S.B RP in D.D. 108, Pat Heung, Yuen Long**

Referring to the your email dated 13 Mar 2024, for the we would like to submit the following documents for your perusal and referral.

For DSD:

1. Photo record to show the condition of the drainage facilities

For FSI:

The list of approved general building plan is pending for the response of Buildings Department by mid of May 2024.

Should you have any queries, please contact Mr. Martin Chan at :

Thank you for your kind attention.

Yours faithfully,

For & on behalf of  
A&D Surveyors Ltd.

CHAN Kam Cheong

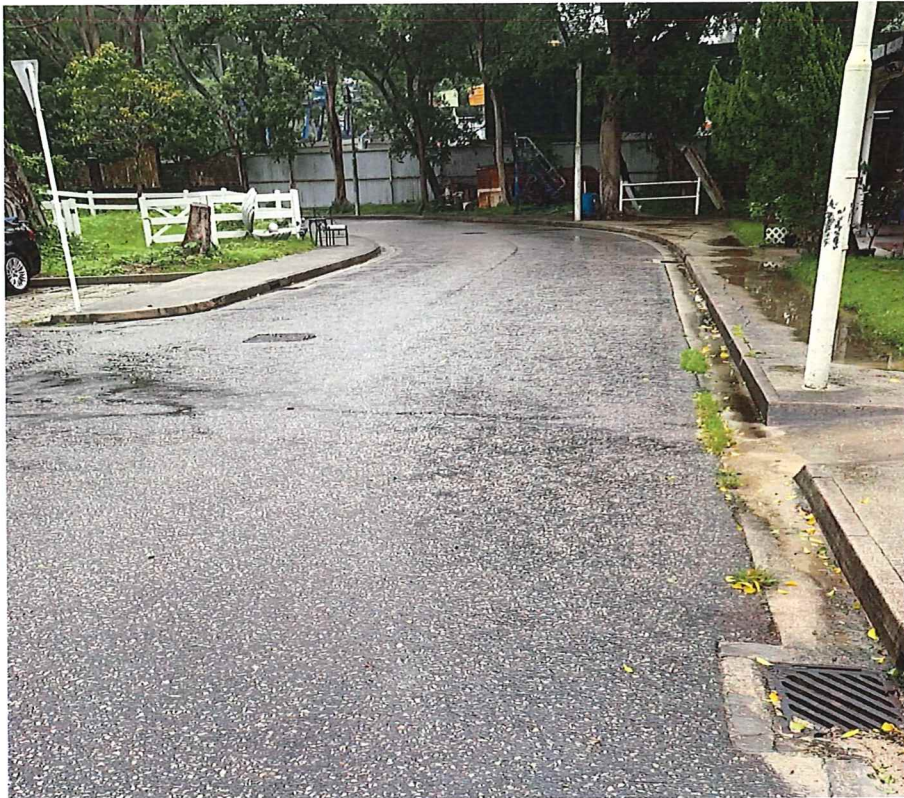
c.c. Client



**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**



1a



1b



**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**



2a



2b



**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**



3a



3b