

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 (m ²)
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

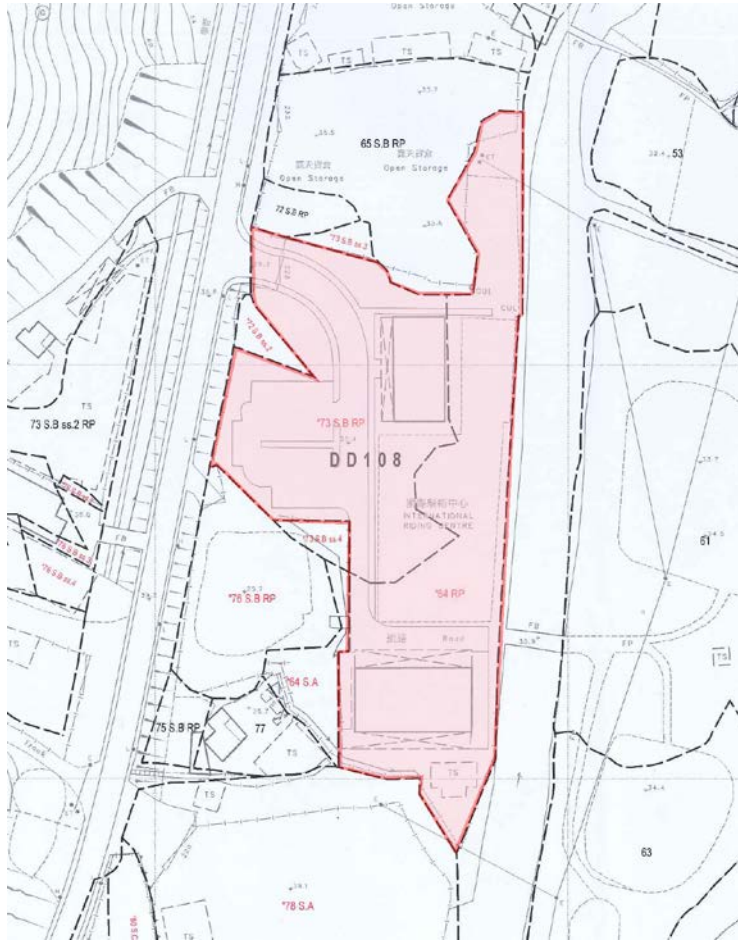
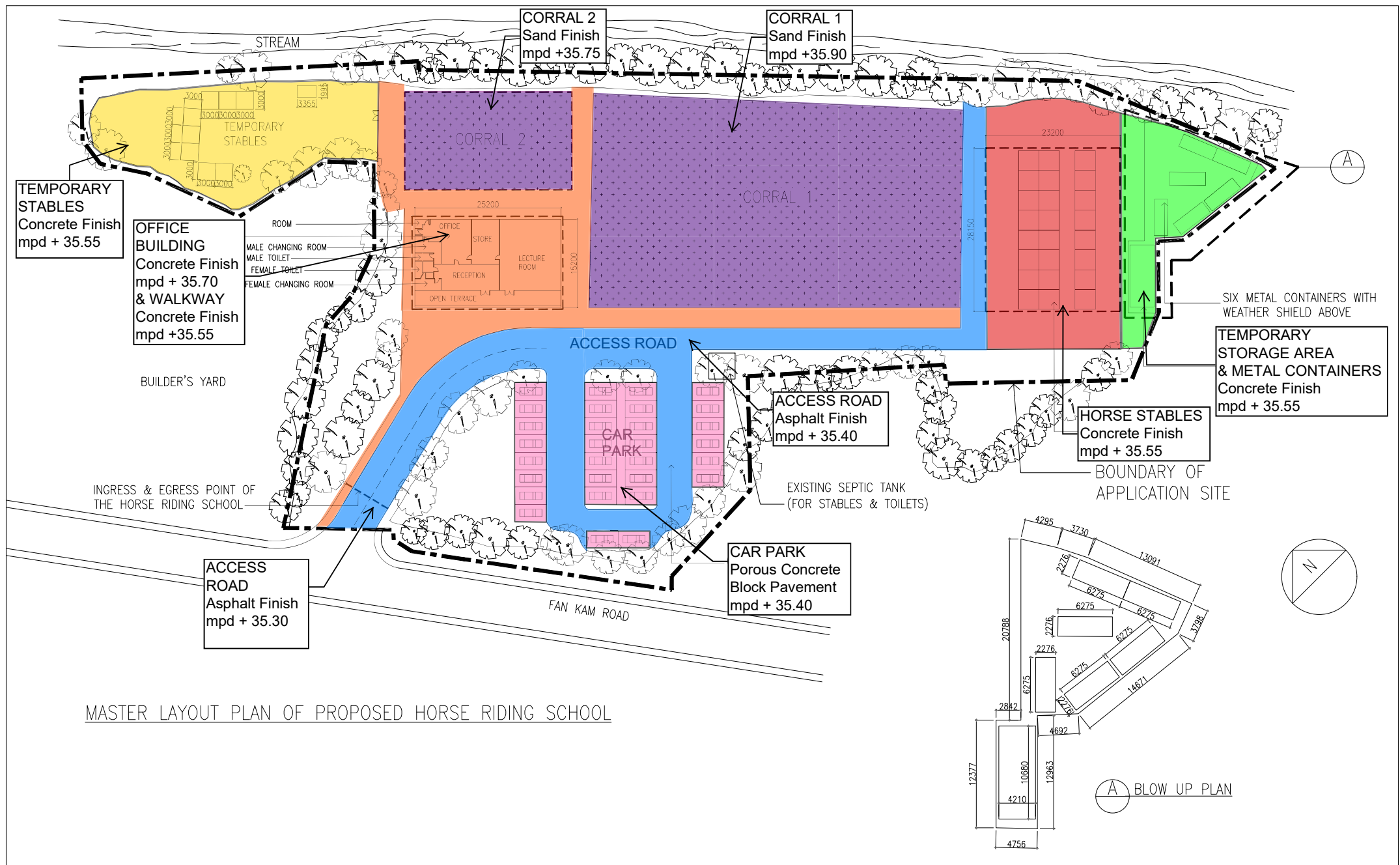


Figure 2.1 Site Location Plan

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:-

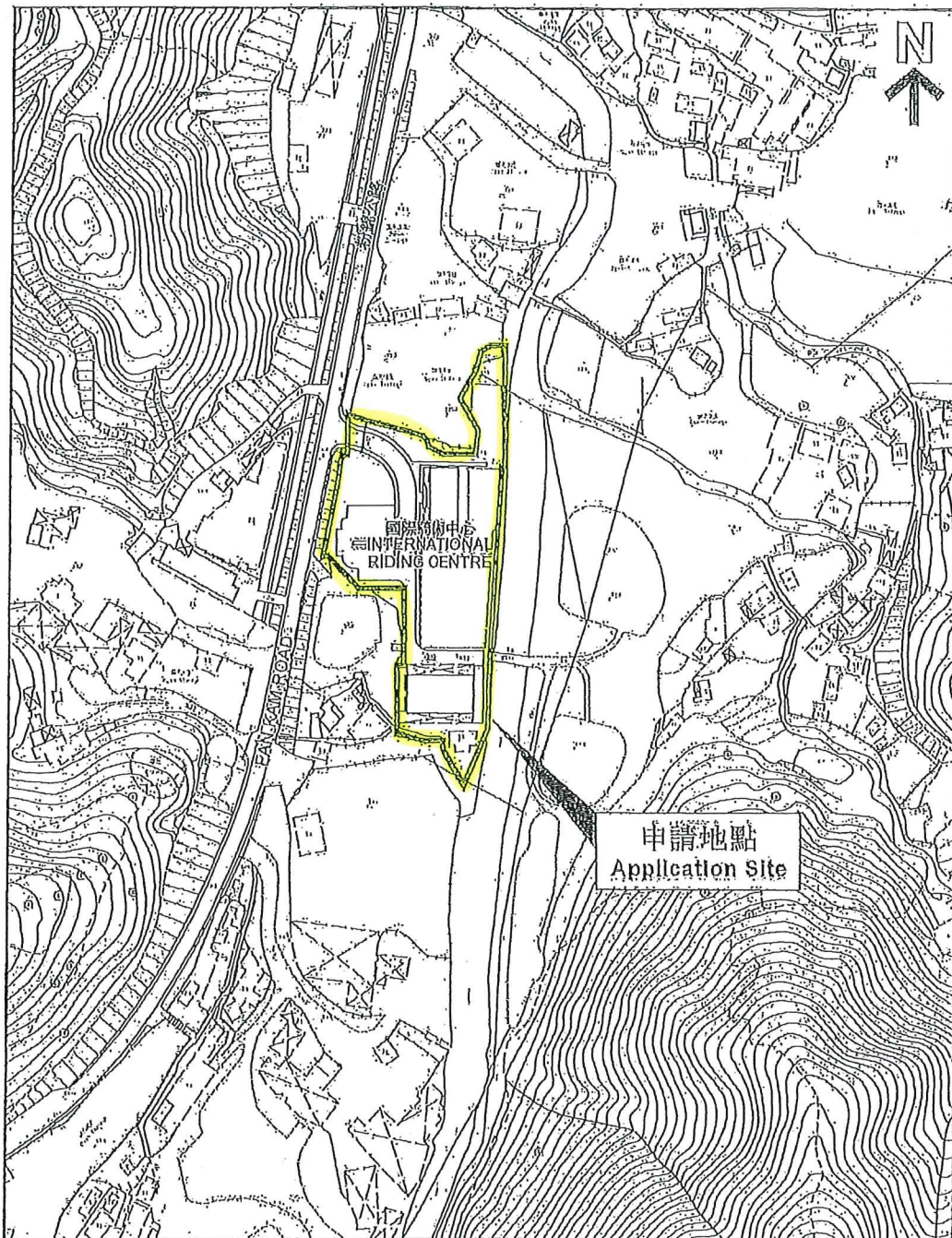
Site Area (Lot 64RP, 72B2 And 73BRP in D.D. 108, Pat Heung, Yuen Long)	7188m ²
Permissible Plot Ratio under OZP	0.2
Permissible Gross Floor Area	1437.6 m ²
Proposed Plot Ratio (Horse Riding School)	0.2
Proposed Gross Floor Area in this submission	1435.17 m ² (For office block, horse stables, temporary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

4. Conclusion

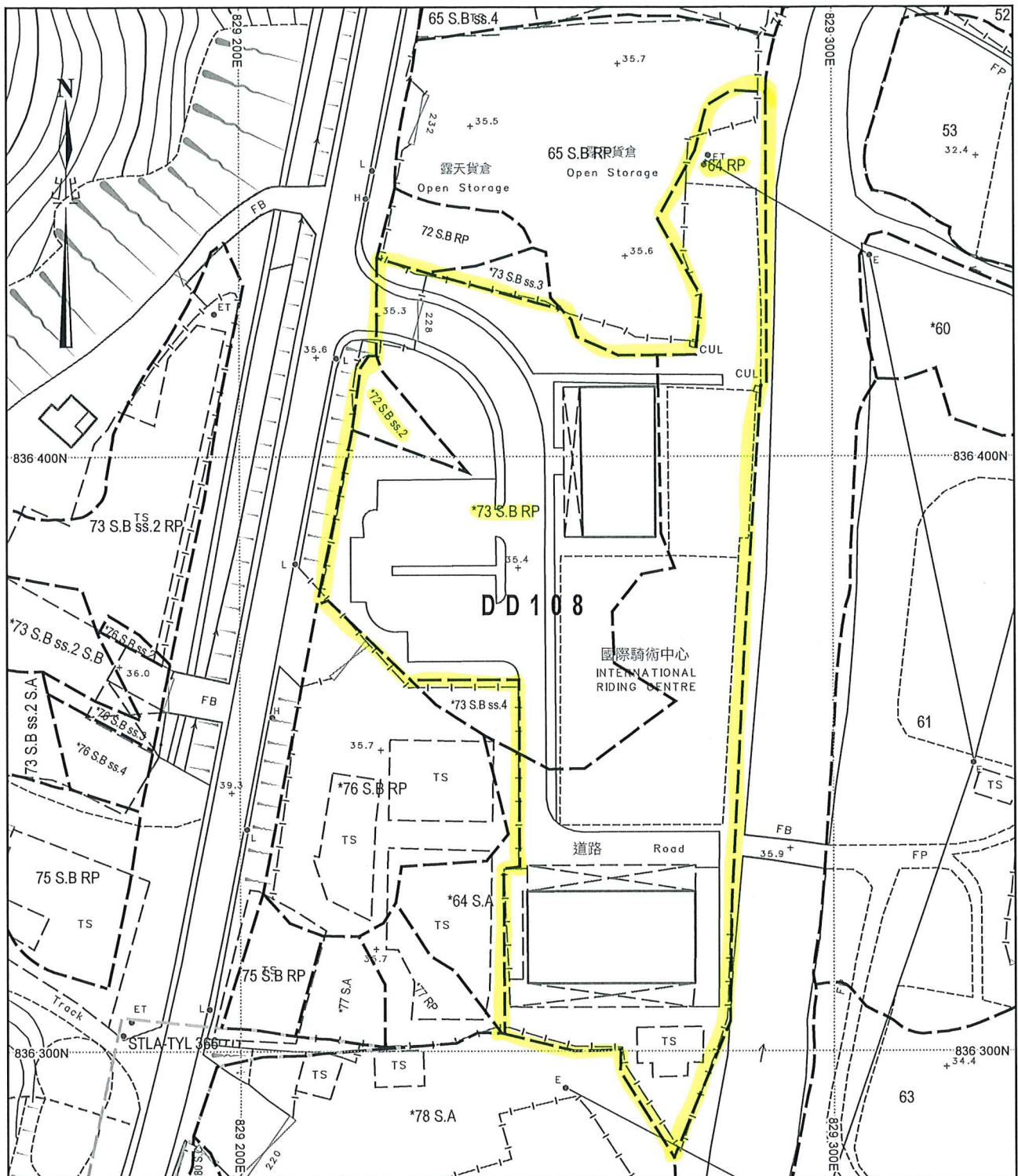
The proposed horse riding school would not have adverse impact on traffic, infrastructure, environment and drainage. Moreover, the proposal would provide the incentive of horse riding activities by providing a comfortable and relaxing environmental to the customer.

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

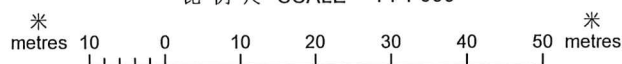


地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1000



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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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.
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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

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 classes x 2 person / 7 hours = 9 persons

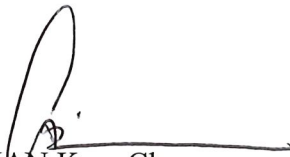


2. Average number of visitors arriving horse-riding school in one hour (weekend):
 $70 \text{ classes} \times 2 \text{ person} / 7 \text{ hours} = 20 \text{ persons}$
3. 75% of visitors come by private car
4. Number of private cars park in the Site in one hour (weekday): $9 \times 75\% = 7$
5. Number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

Thank you for your kind attention.

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



CHAN Kam Cheong

c.c. Client
[REDACTED]

BUS STATION (77K)



BUS STATION (77K)



BUS STATION (77K)



BUS STATION (77K)



聯大汽車配件公司

粉錦公路

羅記車房

Maison Jardin
Hong Kong

國際騎術中心
International
Riding Centre

德士達太平洋有限公司

廣聯機械貿易有限公司

合興隆集團

粉錦公路
粉錦公路
粉錦公路

雙魚河
公路



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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

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Case No. : A/YL-PH/1080

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(By Hand)

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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 [REDACTED] or [REDACTED]

Thank you for your kind attention.

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

CHAN Kam Cheong

Encl.

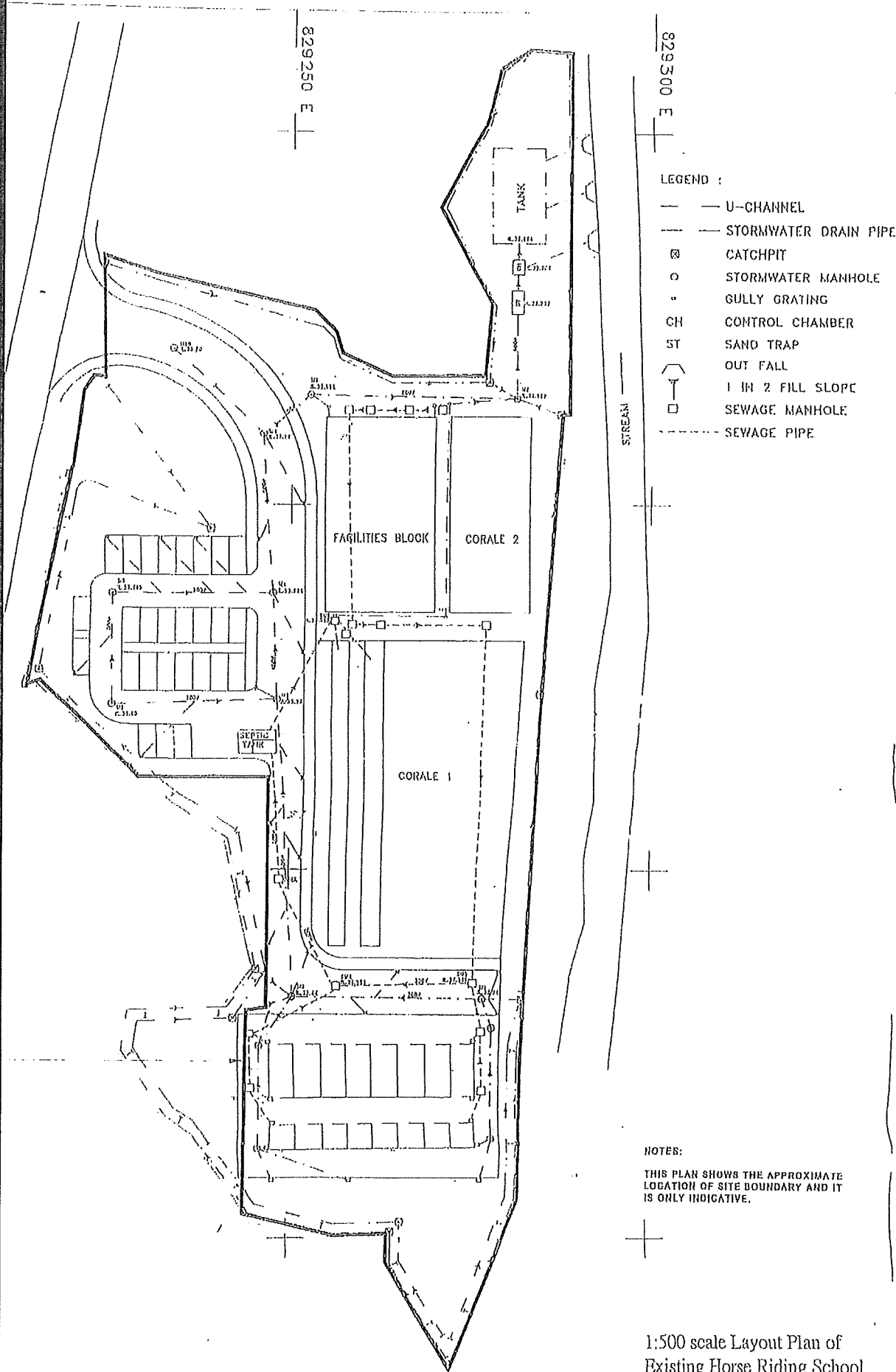
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CHANNEL
 WATER DRAIN PIPE
 PIT
 WATER MANHOLE
 GRATING
 L CHAMBER
 RAP
 ILL
 FILL SLOPE
 MANHOLE
 PIPE

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

For FSI:

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

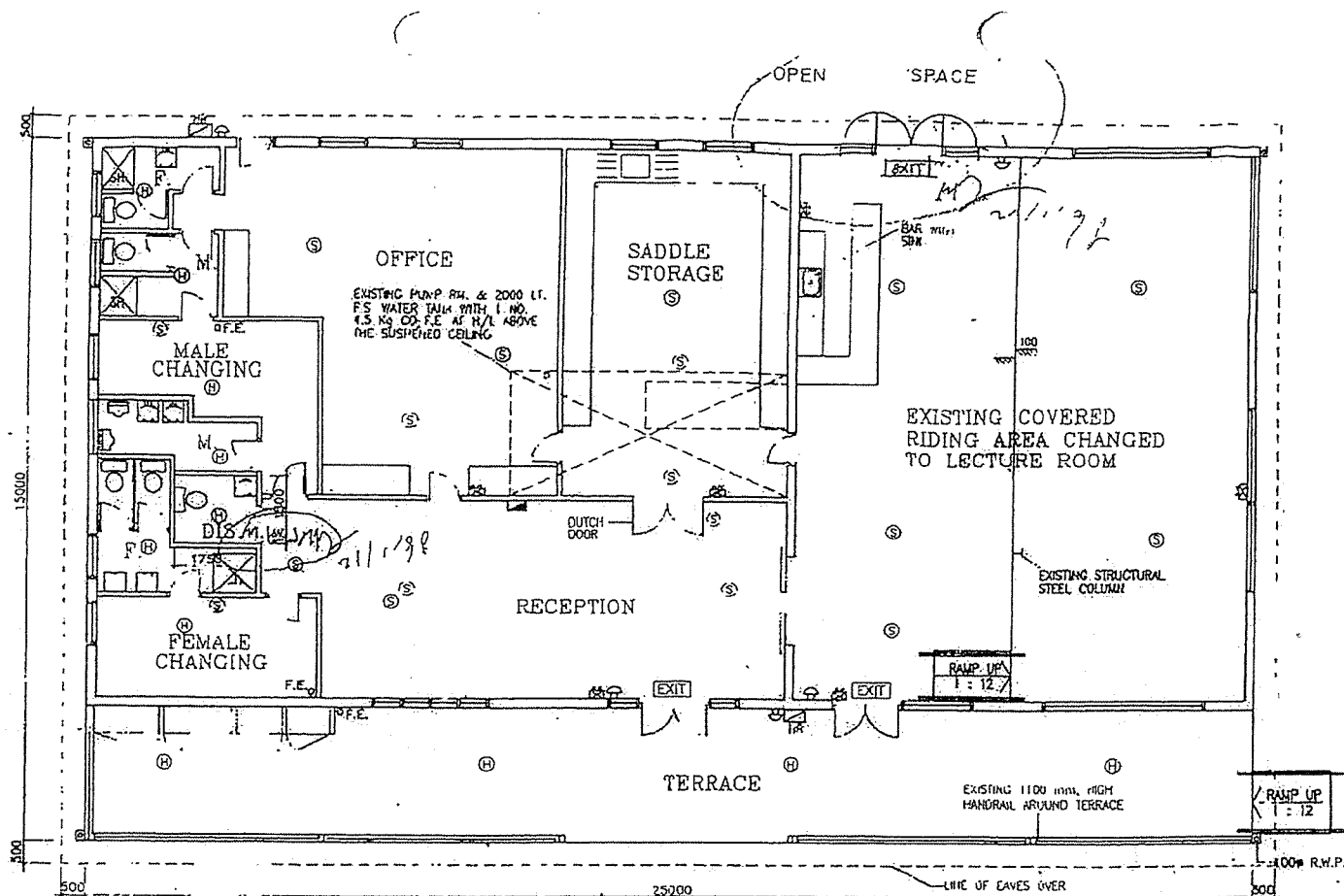
Should you have any queries, please contact Mr. Martin Chan at [REDACTED] or [REDACTED]

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)