

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-PH/1080**

- Applicant** : Henwin Limited represented by A & D Surveyors Limited
- Site** : Lots 64 RP, 72 S.B ss.2 and 73 S.B RP in D.D. 108, Pat Heung, Yuen Long
- Site Area** : About 7,188 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Residential (Group D)” (“R(D)”)  
[restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]
- Application** : Temporary Horse Riding School and Associated Filling of Land for a Period of Three Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary horse riding school and associated filling of land for a period of three years at the application site (the Site), which falls within an area zoned “R(D)” on the OZP (**Plan A-1**). According to the Notes of the OZP for “R(D)” zone, ‘Place of Recreation, Sports or Culture’, which is a Column 2 use, and filling of land require planning permission from the Town Planning Board (the Board). The Site is currently fenced, hard-paved and used for the applied use, i.e. an International Riding School, without valid planning permission (**Plans A-4a to A-4c**).
- 1.2 The Site is accessible from Fan Kam Road with an ingress/egress at the northwestern corner of the Site (**Plan A-2**). According to the applicant, the applied use involves two corrals and five single-storey structures with height ranging from 3.25m to 5.08m and a total floor area of about 1,435.17m<sup>2</sup> for horse stables, office, storage, and ancillary facilities including toilets and lockers (**Drawing A-1**). A total of 30 parking spaces for private cars are provided within the Site to support the applied use. The applied use operates in collaboration with the adjacent temporary horse riding training ground to its east (under application No. A/YL-PH/1081 which will be considered at the same meeting), with shared use of ingress/egress on Fan Kam Road, internal access road and the abovementioned facilities at the Site under a mutual agreement between the two operators. The applicant also confirms that

the estimated trip generation and infrastructural capacities assessed under the current application have taken into account the said horse riding training ground. The applicant also applies for regularisation of associated filling of land for an area of about 5,438m<sup>2</sup> (75.7% of the Site) at various locations with concrete, sand, asphalt or porous concrete block pavement for a depth ranging from 0.15m to 0.5m, raising the site level to a range between +35.3mPD and +35.9mPD for site formation to facilitate the applied use (**Drawing A-2**). No further filling is required. A septic tank is provided to serve the applied use. The operation hours are from 9:00 a.m. to 12:00 p.m. and from 2:00 p.m. to 6:00 p.m. from Tuesdays to Sundays (including public holidays), with no operation on Mondays. The applied use accommodates a maximum of 20 persons per hour. The layout plan and land filling plan submitted by the applicant are at **Drawings A-1** and **A-2** respectively.

1.3 The Site, in part or in whole, is the subject of 12 previous planning applications for private residential development or temporary horse riding school (details in paragraph 5 below). The last application (No. A/YL-PH/809) submitted by the same applicant at the same site for the same applied use as the current application was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 31.5.2019. All approval conditions under the last application were complied with and the planning permission lapsed on 24.6.2022. Compared with the last application, the current application involves an increase in the number of structures and total floor area, as well as regularisation of associated filling of land.

1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with Supplementary Statement and (**Appendix I**) supporting documents received on 15.7.2025 and 21.7.2025
- (b) Further Information (FI) received on 25.9.2025\* (**Appendix Ia**)

*\* accepted and exempted from publication and recounting requirements*

1.5 On 5.9.2025, the Committee agreed to defer making a decision on the application for two months as requested by the applicant.

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI at **Appendices I** and **Ia**, and can be summarised as follows:

- (a) The Site is the subject of 11 previously approved applications for the same applied use (temporary horse riding school). For the last application (No. A/YL-PH/809), all approval conditions have been complied with and the planning permission lapsed on 24.6.2022. Compared with the last application, the current application involves the same site area/boundary and an increase in the number of temporary structures and total floor area for regularisation of the existing structures on Site.

- (b) The Site has been used for the applied use, i.e. the International Riding Centre, since 1992. The applied use is intended to encourage horse riding activities by providing a comfortable and relaxing environment to the public.
- (c) The Site has been filled for the applied use since 1997 and no further land filling is required. The applied use will not cause any adverse impacts on infrastructure, environment, traffic, drainage and fire safety aspects. The Site is served by various public transport facilities within walking distance and provided with parking spaces. It is estimated that about 75% of the visitors will reach the Site by private car. The existing drainage facilities will be maintained at all times and sewage and rainwater will be discharged to the public sewers. In support of the current application, a drainage record on the implemented drainage facilities, which was accepted under the last application, and a fire service installations (FSIs) proposal have been submitted.
- (d) The area to the east of the Site is the subject of another application (No. A/YL-PH/1081) for a temporary horse riding training ground (**Plan A-2**) which would be used as a training ground to support the applied use. The internal access road, parking spaces, and ancillary facilities within the Site would be shared with the horse riding training ground. Besides, the estimated trip generation and infrastructural capacities assessed under the current application have taken into account the said horse riding training ground and it is demonstrated that no significant adverse impacts are anticipated.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole current land owner of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

- 4.1. The Site and the adjacent horse riding training ground are the subject of planning enforcement action against unauthorized development (UD) involving use for place of recreation, sports or culture (horse riding centre), storage use and use for place for parking of vehicles (No. E/YL-PH/956) (**Plan A-2**). An Enforcement Notice (EN) was issued on 23.4.2025 requiring discontinuation of the UD by 23.7.2025. Site inspection on 24.7.2025 revealed that the UD has still continued upon expiry of the EN. The Site is under close monitoring.
- 4.2. The Site is covered by a valid Riding Establishment Licence under the Public Health (Animals) (Riding Establishment) Regulations (Cap. 139J) until 13.7.2026.

### **5. Previous Applications**

- 5.1 The Site, in part or in whole, is the subject of 12 previous applications (No. A/DPA/YL-PH/9 and 11, A/YL-PH/141, 337, 414, 519, 557, 609, 674, 732, 755, and 809). Application No. A/DPA/YL-PH/9 for private residential development

was rejected by the Committee on 14.8.1992. Considerations of this previous application are not relevant to the current application due to different use involved.

- 5.2 Eleven applications (No. A/DPA/YL-PH/11, A/YL-PH/141, 337, 414, 519, 557, 609, 674, 732, 755 and 809) (including two renewals of planning approval granted) were all for temporary horse riding school and the last seven applications were submitted by the same applicant as the current application. All the previous applications were approved with conditions by the Committee between 1992 and 2019, mainly on the considerations that temporary approval would not frustrate the long-term planning intention of the “R(D)” zone; the applied use was not incompatible with the surrounding land uses; and the concerned government departments consulted in general had no adverse comment or their technical concerns could be addressed by relevant approval conditions. The planning permissions under applications No. A/YL-PH/337, 414, 557, 674 and 755 were subsequently revoked between 2001 and 2018 due to non-compliance with approval conditions.
- 5.3 The last application (No. A/YL-PH/809) for renewal of planning approval granted was approved with conditions by the Committee on 31.5.2019. All approval conditions under the last application were complied with and the planning permission lapsed on 24.6.2022. Compared with the last application, the current application is submitted by the same applicant at the same site for the same applied use, with changes set out in paragraph 1.3 above.
- 5.4 Details of these previous applications are summarised at **Appendix II** and the locations are shown on **Plan A-1**.

## **6. Similar Application**

- 6.1. There is no similar application within the same “R(D)” zone in the vicinity of the Site in the past five years.
- 6.2. One application (No. A/YL-PH/1081) for temporary horse riding training ground within the same “R(D)” zone on the OZP will be considered at the same meeting (**Plan-A-1**).

## **7. The Site and Its Surrounding Areas (Plans A-1 to A-4c)**

- 7.1 The Site is:
- (a) accessible from Fan Kam Road with an ingress/egress at the northwestern part of the Site; and
  - (b) currently fenced, hard-paved and used for the applied use without valid planning permission.
- 7.2 The surrounding areas are rural in character comprising mainly horse riding facilities (i.e. the horse riding training ground mentioned above), open

storage/storage yards (one with valid planning permission), a recyclable collection centre, an activity venue with solar photovoltaic system, a car service area, scattered residential structures, woodland, grassland and vacant land.

## **8. Planning Intention**

The planning intention of the “R(D)” zone is 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 Board.

## **9. Comments from Relevant Government Departments**

Government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided in **Appendices III and IV** respectively.

## **10. Public Comment Received During Statutory Publication Period**

On 22.7.2025, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual expressing concerns on the application was received mainly on the grounds that the applied use has been in operation without a valid planning permission for a few years (**Appendix V**).

## **11. Planning Considerations and Assessments**

11.1 The application is for temporary horse riding school and associated filling of land for a period of three years at the Site zoned “R(D)” (**Plan A-1**). According to the applicant, the applied use operates in collaboration with the adjacent temporary horse riding training ground to its east (under application No. A/YL-PH/1081 which will be considered at the same meeting), with shared use of ingress/egress on Fan Kam Road, internal access road and facilities including car parking spaces, toilets and lockers at the Site under a mutual agreement between the two operators. The applicant also confirms that the estimated trip generation and infrastructural capacities assessed under the current application have taken into account the said horse riding training ground under application No. A/YL-PH/1081. Whilst the applied use is not in line with the planning intention of the “R(D)” zone, there is currently no known proposal for long-term development at the Site or in its vicinity within the “R(D)” zone and approval of the application on a temporary basis would not jeopardise the long-term planning intention of the “R(D)” zone. Taking into account the above and the planning assessments below, there is no objection to the applied use with associated filling of land on a temporary basis for a period of three years.

- 11.2 Filling of land within the “R(D)” zone requires planning permission from the Board. In this regard, the Chief Engineer/Mainland North of Drainage Services Department, who also considers the submitted drainage record based on the implemented drainage facilities acceptable, and Director of Environmental Protection have no objection to the application from public drainage and environmental planning perspectives respectively.
- 11.3 The applied use, which has been operating at the Site since 1992 with or without valid planning permissions, is considered not incompatible with the surrounding areas which are rural in character comprising mainly the said horse riding training ground, open storage/storage yards, a recyclable collection centre, an activity venue with solar photovoltaic system, a car service area, scattered residential structures, woodland, grassland and vacant land. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) considers that significant landscape impact arising from the applied use is not anticipated.
- 11.4 Other relevant government departments consulted, including the Commissioner for Transport and Director of Fire Services, have no objection to or no adverse comment on the application. To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 12.2 below. It is also recommended to advise the applicant to follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimise the potential environmental nuisance on the surrounding areas.
- 11.5 There are 11 previously approved applications for the same applied use at the Site as detailed in paragraph 5 above. Approving the current application is in line with the Committee’s previous decisions.
- 11.6 Regarding the public comment mentioned in paragraph 10 above, the departmental comments and planning assessments above are relevant.

## **12. Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 and taking into account the public comment mentioned in paragraph 10 above, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 10.10.2028. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### **Approval Conditions**

- (a) the submission of a condition record of the existing drainage facilities on the site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 10.1.2026;

- (b) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (c) the submission of a revised fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 10.4.2026;
- (d) in relation to (c) above, the implementation of the revised fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 10.7.2026;
- (e) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

#### Advisory Clauses

The recommended advisory clauses are at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied use with associated filling of land is not in line with the planning intention of the "R(D)" zone, which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Board. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**14. Attachments**

<b>Appendix I</b>	Application Form with Supplementary Statement and supporting documents received on 15.7.2025 and 21.7.2025
<b>Appendix Ia</b>	FI received on 25.9.2025
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comment
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Land Filling Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4c</b>	Site Photos

**PLANNING DEPARTMENT  
OCTOBER 2025**