

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/1081

- Applicant** : Chief Force Limited
- Site** : Lots 61 (Part) and 63 in D.D. 108, Pat Heung, Yuen Long
- Site Area** : About 9,464 m²
- 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 Training Ground for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary horse riding training ground 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’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently fenced, partly covered by grass and partly by sand, and being used for the applied use without valid planning permission (**Plan A-4**).
- 1.2 The Site is accessible from Fan Kam Road via the internal access road at the existing International Riding Centre (under application No. A/YL-PH/1080 which will be considered at the same meeting) and a public footbridge to the west (**Plan A-2**). According to the applicant, the applied use involves three sand-based paddocks with a total area of 3,338m² (about 35.2% of the Site) for horse riding training (**Drawing A-1**). No structures will be erected and no filling of land or pond will be involved. No car parking or loading/unloading spaces are provided within the Site. The applied use operates in collaboration with the said adjacent International Riding Centre, with shared use of the ingress/egress on Fan Kam Road, internal access road and facilities including car parking spaces, toilets and lockers at the International Riding Centre under a mutual agreement between the two operators. The applicant also confirms that the estimated trip generation and

infrastructural capacities assessed for the International Riding Centre under application No. A/YL-PH/1080 have taken into account the applied use under this application. 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 day. The layout plan submitted by the applicant is at **Drawing A-1**.

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

- (a) Application Form and supporting documents received on 22.7.2025 and 24.7.2025 (**Appendix I**)
- (b) Further Information (FI) received on 3.9.2025[#] (**Appendix Ia**)
- (c) FI received on 22.9.2025* (**Appendix Ib**)

[#] accepted and not exempted from publication and recounting requirements

* accepted and exempted from publication and recounting requirements

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 to Ib**, and can be summarised as follows:

- (a) The horse riding training ground under the current application serves as a training venue for the adjacent International Riding Centre to the west of the Site, which is the subject of another application (No. A/YL-PH/1080) (**Plan A-2**). The horse riding training ground and the International Riding Centre operate in collaboration, with shared use of the International Riding Centre's ingress/egress, internal access road and facilities including car parking spaces, toilets and lockers under a mutual agreement between the two operators.
- (b) The applied use will not cause any adverse environmental, traffic, drainage and fire safety impacts on the surrounding areas. The applied use accommodates a maximum of 20 persons per day, and the associated estimated trip generation and demand on infrastructure of the applied use and the adjacent International Riding Centre are minimal. The Site is also served by various public transport facilities within walking distance. Under the application (No. A/YL-PH/1080) for the said International Riding Centre, the assessments on the estimated trip generation and infrastructural capacities have taken into account the applied use and it is demonstrated that no significant adverse impacts are anticipated. The grass and sand-covered terrain, along with the proximity of Sheung Yue River to the east, offers potential for natural rainwater collection. In addition, a drainage proposal and a fire service installations (FSIs) proposal have been submitted in support of the current application.
- (c) The applicant will implement the proposal for the operation in accordance with the submitted layout plan and apply for Riding Establishment Licence should the application be approved.

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

The applicant is not a “current land owner” of the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notices and sending notice to the Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

4.1 The Site and the adjacent International Riding Centre 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 not covered by any Riding Establishment Licence.

5. **Previous Application**

The Site is the subject of one previous application (No. A/DPA/YL-PH/24) for residential development which was rejected by the Committee on 17.12.1993. Considerations of this previous application are not relevant to the current application due to different use involved. Details of this previous application are summarised at **Appendix II** and the location is shown on **Plan A-1**.

6. **Similar Applications**

6.1 There are 11 similar applications (No. A/DPA/YL-PH/11, A/YL-PH/141, 337, 414, 519, 557, 609, 674, 732, 755 and 809) for temporary horse riding school, involving the same application site (i.e. the International Riding Centre), within the same “R(D)” zone in the vicinity of the Site which 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. Details of the similar applications are summarised in **Appendix III** and the locations are shown on **Plan A-1**.

6.2 One application (No. A/YL-PH/1080) at the International Riding Centre site mentioned above for temporary horse riding school 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-4)

7.1 The Site is:

- (a) accessible from Fan Kam Road via the internal access road at the International Riding Centre and a public footbridge to the west; and
- (b) currently fenced, partly covered by grass and partly by sand and being used for the applied use without valid planning permission.

7.2 The surrounding areas are rural in character comprising mainly a horse riding school (i.e. the International Riding Centre), 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 IV and V** respectively.

10. Public Comment Received During Statutory Publication Periods

On 1.8.2025 and 12.9.2025, the application was published for public inspection. During the statutory public inspection periods, one public comment was received from an individual expressing concerns that the Site was vegetated and it has been cleared and filled and used for the applied use without planning approval (**Appendix VI**).

11. Planning Considerations and Assessments

11.1 The application is for temporary horse riding training ground 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 International Riding Centre to its west (under application No. A/YL-PH/1080 which will be considered at the same meeting), serving as a training venue to support the operation of the horse riding school, with shared use of ingress/egress on Fan Kam Road, internal access road

and facilities including car parking spaces, toilets and lockers at the International Riding Centre site under a mutual agreement between the two operators. The applicant also confirms that the estimated trip generation and infrastructural capacities assessed for the International Riding Centre under application No. A/YL-PH/1080 have taken into account the applied use under this application. 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 on a temporary basis for a period of three years.

- 11.2 The applied use, which supports the operation of the adjacent International Riding Centre, is considered not incompatible with the surrounding areas which are rural in character comprising mainly the said International Riding Centre, 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.
- 11.3 Other relevant government departments consulted, including the Commissioner for Transport, Director of Fire Services, who also consider the submitted FSIs proposal acceptable, and Chief Engineer/Mainland North of Drainage Services Department, 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.
- 11.4 There are 11 similar applications for temporary horse riding school at the adjacent International Riding Centre site as detailed in paragraph 6.1 above. Approving the current application is in line with the Committee’s previous decisions.
- 11.5 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 revised drainage 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;
- (b) in relation to (a) above, the implementation of the revised drainage 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;
- (c) in relation to (b) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted 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 (c), 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), (b) 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 V**.

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

the applied use 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

Appendix I	Application Form and supporting documents received on 22.7.2025 and 24.7.2025
Appendix Ia	FI received on 3.9.2025
Appendix Ib	FI received on 22.9.2025
Appendix II	Previous Application
Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2025**