

Application for Planning Permission

Proposed Temporary Horse Riding School

At Lots 64RP, 72B2 And 73 BRP 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

Dec 2023

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. 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, 72B2 And 73BRP in D.D. 108 (**Figure 2.1 refers**). The total Site Area is approximately 7188m².

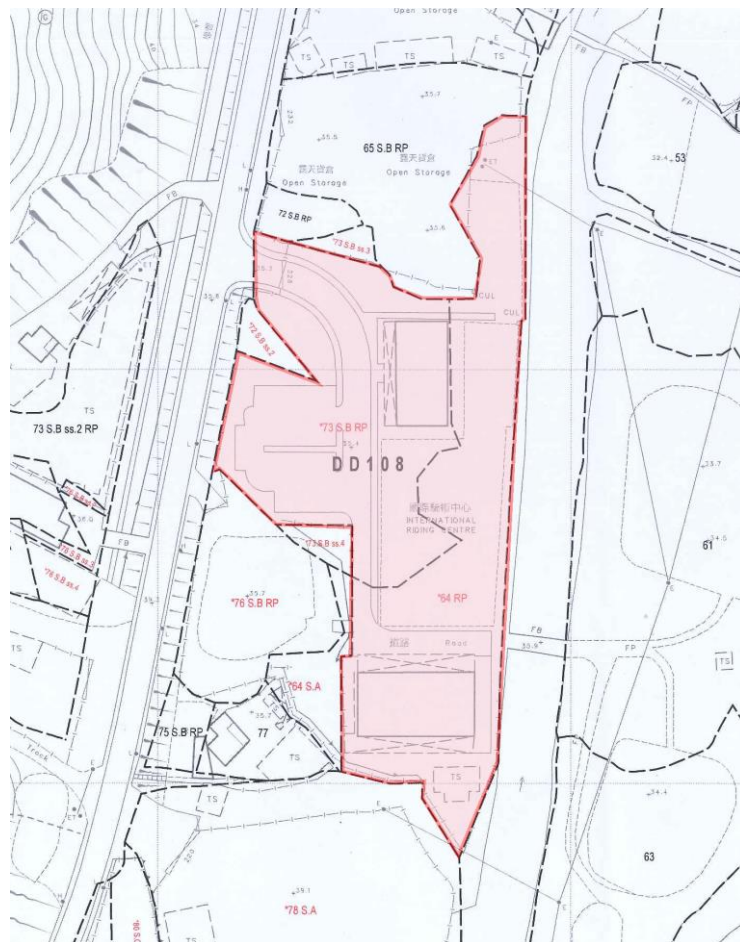


Figure 2.1 Site Location Plan

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, 72B2 And 73BRP 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 two independent building structures on the site. One office block (383.04m²) and one stable (653.08m²) which were approved in previous permission application. 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)	0.14 <0.2
Proposed Gross Floor Area in this submission	1036.12 m ² (For both office block and stables)
Permissible Building Height under OZP	2 storeys (6m)
Proposed Building Height	About 4.225m – 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.