

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PN/93
(for 1st Deferment)

- Applicants** : Pacific Ocean Wealth Creation Limited and Proking Trading Limited represented by Koo Min Limited
- Site** : Various Lots in D.D. 133 and Adjoining Government Land (GL), Ha Pak Nai, Yuen Long, New Territories
- Site Area** : About 11,422m² (including GL of about 83.7m² (about 0.7%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9
- Zoning** : (i) “Agriculture” (about 99.7%)
(ii) Area shown as ‘Road’ (about 0.3%)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Horse Riding School) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years

1. Background

On 14.7.2026, the applicants sought planning permission for proposed temporary place of recreation, sports or culture (horse riding school) with ancillary facilities and associated filling of land and pond for a period of three years at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 27.8.2026, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicants to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicants. If the FI submitted by the applicants is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicants should be advised that the Committee has allowed a period of two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicants' request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Email dated 27.8.2026 from the applicants' representative
Location Plan

PLANNING DEPARTMENT
SEPTEMBER 2026