

By Email

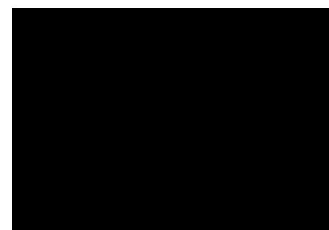
Our Ref: S3157/DD122PS_G/25/005Lg

15 October 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



PLANNING LIMITED
規劃顧問有限公司



Dear Sir/Madam,

**Temporary Filling of Land for Access Road Connecting to the Permitted
Place of Recreation, Sports or Culture (Mountain Bike Training Ground) with
Ancillary Shop and Services in "Recreation" Zone for a Period of 3 Years,
Various Lots in D.D. 122 and Adjoining Government Land,
Ping Shan, Yuen Long, New Territories**

(Planning Application No. A/YL-PS/749)

- Further Information No. 2 -

Reference is made to the captioned s16 Planning Application submitted to the Town Planning Board ("TPB") on 14 March 2025 and departmental comments received on 30 July 2025.

In response to the comments received, we hereby submit this Further Information ("FI") No.2 for the TPB's consideration. This FI submission consists of:

- 1) Response-to-Comment Table
- 2) Annex A – Swept Path Analysis

Should you have any queries in relation to the above or attached, please do not hesitate to contact the undersigned or Mr. Benjamin TUNG at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to read 'Pauline LAM'.

Pauline LAM

Encl.

cc. the Applicant & Team

PL/BT/vy

Temporary Filling of Land for Access Road Connecting to the Permitted Place of Recreation, Sports or Culture (Mountain Bike Training Ground) with Ancillary Shop and Services in "Recreation" Zone for a Period of 3 Years, Various Lots in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-PS/749)

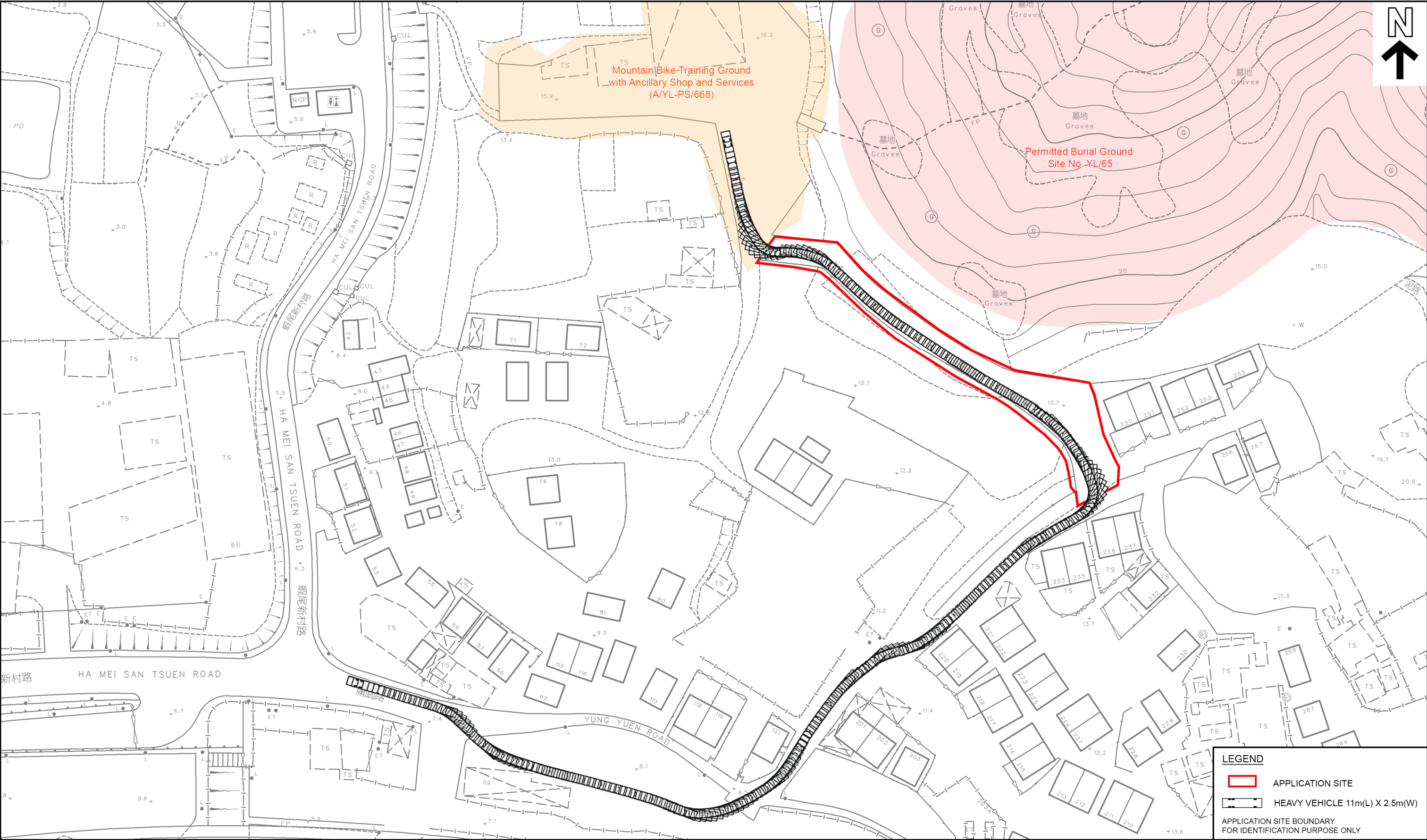
- Further Information No. 2 -

Items	Comments	Responses
1	Comments from Transport Department Received on 30 July 2025 (Contact Person: Ms. Sarita CHAN; Tel: 2399 2191)	
1.1	The applicant should indicate the width of the aisle, the site entrance and the vehicular access leading to the subject site;	The width of the aisle and the site entrance is about 7m. The width of the vehicular access leading to the Application Site is not less than 4m.
1.2	The applicant should advise the location and dimension of loading/unloading bay in the layout plan;	There is no loading/unloading bay within the Application Site.
1.3	The applicant should demonstrate with a layout plan with dimension and turning table/swept path that sufficient space would be allowed for manoeuvring inside the subject site, and along the access connecting the subject site and Ha Mei San Tsuen Road;	Since the access road is mainly for the adjoining Permitted Mountain Bike Training Ground, vehicles will be manoeuvring in the Permitted Mountain Bike Training Ground with sufficient space. The swept path analysis for heavy vehicle including rescue vehicles accessing the Application Site to/from Ha Mei San Tsuen Road is provided in Annex A (Similar to the swept path analysis submitted under Application No. A/YL-PS/668).
1.4	The applicant should substantiate the trip generation and attraction during construction and operation;	The access road has been built. No trip generation and attraction will be caused by construction vehicles. The trip generation and attraction during operation phase are as follows (i.e. the trip generation and attraction adopted for the permitted Mountain Bike Training Ground under Application No. A/YL-PS/668): 2 round trips of LGV per week will be generated/attracted for goods delivery from 12noon to 2pm on separate weekdays. For trip generation/attraction for private cars/taxis during operation phase, please refer to the table below:

Items	Comments	Responses			
			Weekdays		Weekends/Public Holidays
			Attraction	Generation	Attraction Generation
		10am-12noon	8	3	10 5
		12noon-2pm	5	3	10 5
		2pm-4pm	6	6	10 10
		4pm-6pm	3	5	5 10
		6pm-8pm	3	8	5 10
		Total	25	25	40 40

Encl.
Annex A – Swept Path Analysis

Complied by: KTA Planning Limited
Date: 15 October 2025
File Ref: 20251015_S3157_R-to-C



LEGEND

APPLICATION SITE

HEAVY VEHICLE 11m(L) X 2.5m(W)

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING LIMITED
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SWEPT PATH ANALYSIS - HEAVY VEHICLE (IN)

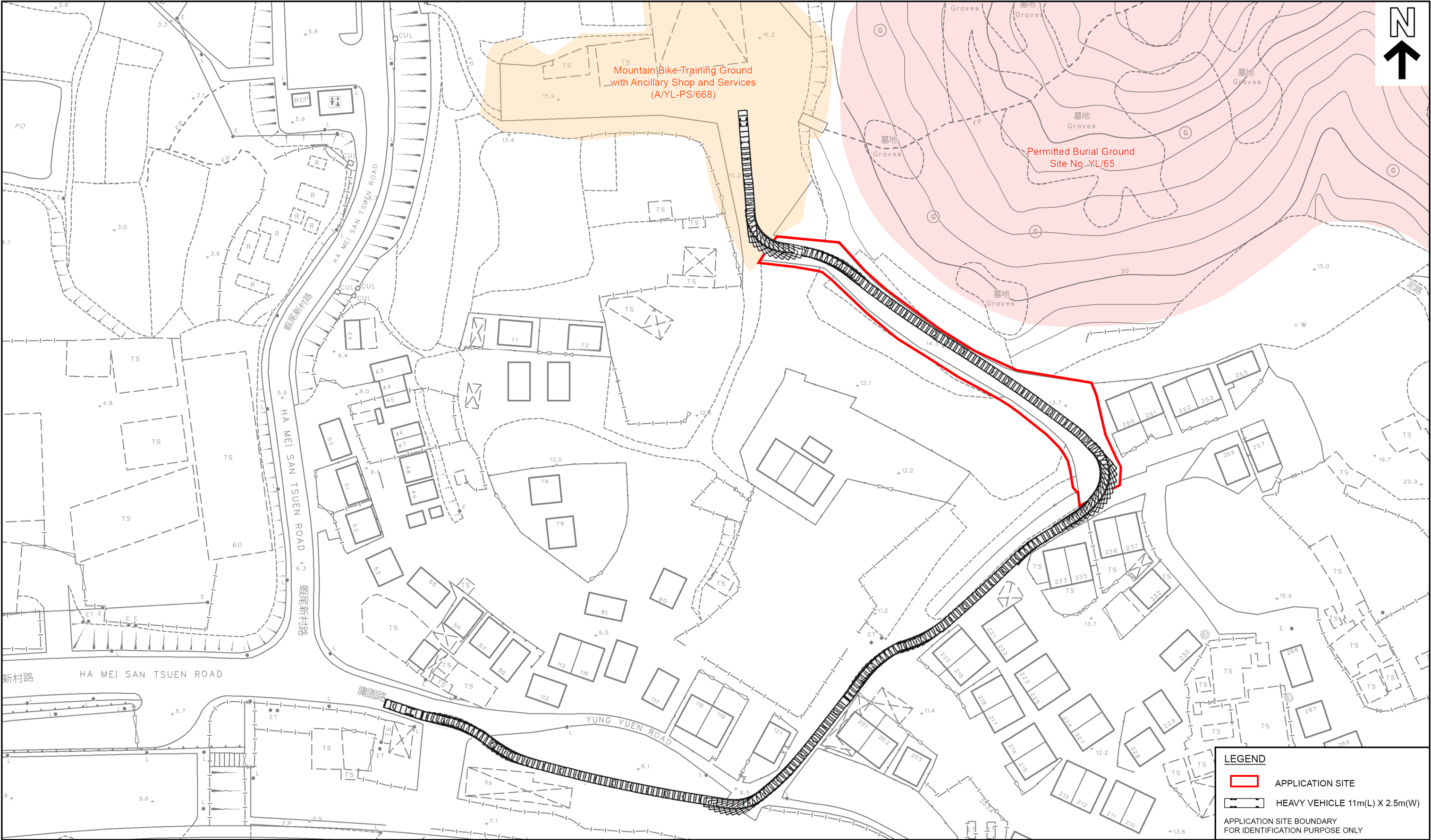
TEMPORARY FILLING OF LAND FOR ACCESS ROAD CONNECTING TO THE PERMITTED PLACE OF RECREATION, SPORTS OR CULTURE (MOUNTAIN BIKE TRAINING GROUND) WITH ANCILLARY SHOP AND SERVICES IN “RECREATION” ZONE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE: 1 : 1 000 (A3)

ANNEX A

EXTRACT PLAN BASED ON
SURVEY SHEET No. 6-NW-3D & 8B

DATE: 15.10.2025



LEGEND

APPLICATION SITE

HEAVY VEHICLE 11m(L) X 2.5m(W)

APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY



SWEPT PATH ANALYSIS - HEAVY VEHICLE (OUT)

TEMPORARY FILLING OF LAND FOR ACCESS ROAD CONNECTING TO THE PERMITTED PLACE OF RECREATION, SPORTS OR CULTURE (MOUNTAIN BIKE TRAINING GROUND) WITH ANCILLARY SHOP AND SERVICES IN “RECREATION” ZONE FOR A PERIOD OF 3 YEARS
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DATE: 15.10.2025