

RNTPC Paper No. A/YL-PS/749A
For Consideration by
the Rural and New Town
Planning Committee
on 15.8.2025

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

**APPLICATION NO. A/YL-PS/749
*(for 2nd Deferment)***

- Applicant** : Akki Bike Park Limited represented by KTA Planning Limited
- Site** : Lots 76 (Part), 77 (Part), 79 S.G (Part), 79 S.I (Part), 79 S.J (Part), 79 S.K (Part) and 79 RP (Part) in D.D. 122 and adjoining Government Land (GL), Ping Shan, Yuen Long
- Site Area** : About 1,277 m² (including GL of about 275m² (21.5 %))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
- Zoning** : “Village Type Development” (“V”) (about 62.4%)
[Restricted to a maximum building height of 3 storeys (8.23 m)]

“Conservation Area” (“CA”) (about 32.6%)

“Recreation” (“REC”) (about 5%)
- Application** : Temporary Access Road Connecting to the Permitted Place of Recreation, Sports or Culture (Mountain Bike Training Ground (MBTG)) with Ancillary Shop and Services in “Recreation” Zone and Associated Filling of Land for a Period of 3 Years

1. Background

- 1.1 On 19.3.2025, the applicant sought planning permission for temporary access road connecting to the permitted place of recreation, sports or culture (MBTG) with ancillary shop and services in “Recreation” zone and associated filling of land 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.
- 1.2 On 2.5.2025, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments. On 2.7.2025, the applicant submitted FI to address departmental comments.

2. Request for Deferment

On 11.8.2025, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for consulting relevant government departments and preparation of 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 second 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant 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 applicant. If the FI submitted by the applicant 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 applicant should be advised that the Committee has allowed a total period of four months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's 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	E-mail dated 11.8.2025 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
AUGUST 2025**