

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/668
(for 1st Deferment)

- Applicant** : Akki Bike Park Limited represented by PlanArch Consultants Limited
- Site** : Lots 64 and 66 in D.D. 122 and Lots 137, 138, 139, 140 (Part), 141 (Part), 142 (Part), 150 (Part), 153 and 156 in D.D. 126, Ping Shan, Yuen Long
- Site Area** : About 6,000m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19
- Zonings** : “Recreation” (“REC”)
[Restricted to a maximum plot ratio of 0.2 and building height of 2 storeys (6m)]
- Application** : Proposed Filling of Land for Permitted Place of Recreation, Sports or Culture (Mountain Bike Training Ground) with Ancillary Shop and Services

1. Background

On 5.8.2022, the applicant sought planning permission for proposed filling of land for permitted place of recreation, sports or culture (mountain bike training ground) with ancillary shop and services 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 5.9.2022, 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 to prepare 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 justifications for deferment meet 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. 33A) in that the 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 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 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	Letter of 5.9.2022 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2022**