

2022年 8月 5日

Appendix I of RNTPC
Paper No. A/YL-PS/668

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on - 5 AUG 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please refer to Appendix 2 of the Planning Statement
Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PS/668
	Date Received 收到日期	- 5 AUG 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Akki Bike Park Limited 丫髻山地單車樂園有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

PlanArch Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot Nos. 64 and 66 in DD122, and Lot Nos. 137, 138, 139, 140(Part), 141(Part), 142(Part), 150(Part), 153 and 156 in DD126 at Ping Shan, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 0.6ha sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,550 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" zone
(f) Current use(s) 現時用途	Formed and Abandoned Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 21/7/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on 19/7/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	810 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度	0.4-2.5 m 米	<input checked="" type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度	m 米	<input type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展	Filling/ formation works for forming technical features on the tracks of the proposed mountain bike training ground including pumps, berms and jump with different heights		

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Mountain Bike Training Ground
with Ancillary Shop and Services
and Associated Filling/Formtaion Works
for Forming Technical Features on Tracks

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	1,550 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.26	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	25.3 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	2	
Proposed no. of storeys of each block 每座建築物的擬議層數	Not more than 2 storeys 層	
		<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
		<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約	
	Please refer to Table 3.1 in the Planning Statement m 米	<input type="checkbox"/> About 約	

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

Shelter (1,400 sq.m.);
 Ancillary Office/Shop and Services/
 Viewing Deck/Storage (150sq.m.)

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	N/A	Shelter for Main Practice Zone
2	G/F	Ancillary Office/Shop and Services/Storage
	1/F	Viewing Deck

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Mountain Bike Training Ground

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

April 2023

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的汽車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Local track off Ha Mei San Tsuen Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>												
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>5</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>N/A</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	5	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)	N/A
Private Car Parking Spaces 私家車車位	5													
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Others (Please Specify) 其他 (請列明)	N/A													
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Taxi Spaces 的士車位		Coach Spaces 旅遊巴車位		Light Goods Vehicle Spaces 輕型貨車車位		Medium Goods Vehicle Spaces 中型貨車車位		Heavy Goods Vehicle Spaces 重型貨車車位		Others (Please Specify) 其他 (請列明)	
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Heavy Goods Vehicle Spaces 重型貨車車位														
Others (Please Specify) 其他 (請列明)														

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

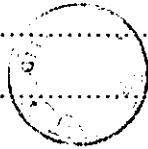
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 810 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.4-2.5 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the planning statement.



11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Betty S.F. Ho

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

PlanArch Consultants Limited



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

22/7/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用處，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 64 and 66 in DD122, and Lot Nos. 137, 138, 139, 140 (Part), 141 (Part), 142 (Part), 150 (Part), 153 and 156 in DD126 at Ping Shan, Yuen Long 元朗屏山第122約地段第64及66號, 及第126約地段第137、138、139、140(部分)、141(部分)、142(部分)、150(部分)、153及156號		
Site area 地盤面積	0.6ha (includes Government land of 包括政府土地 0	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則	Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19 屏山分區計劃大綱草圖(圖則編號S/YL-PS/19)		
Zoning 地帶	"Recreation" zone 「康樂」地帶		
Applied use/ development 申請用途/發展	Proposed Mountain Bike Training Ground with Ancillary Shop and Services and Associated Filling/Formtaion Works for Forming Technical Features on Tracks 擬議山地單車訓練場用途的附屬商店及服務行業和相關的堆填/平整工程以在徑道上形成技術特點		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,550 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.26 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於) <div>(<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括)</div> <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	8	<div style="text-align: right;">m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於)
		<div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於)	
		2	<div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於) <div>(<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括)</div> <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">mPD 米(主水平基準上)</div> <input type="checkbox"/> (Not more than 不多於)	
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(iv) Site coverage 上蓋面積	25.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	<div style="text-align: right;">sq.m 平方米</div> <input type="checkbox"/> Not less than 不少於	
	Public 公眾	<div style="text-align: right;">sq.m 平方米</div> <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	5
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) N/A	5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) N/A	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Location Plan, Site Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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Tel : (852) 2802-7203
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PlanArch Consultants Ltd.
建港規劃顧問有限公司



Our Ref.: pa/yl.ps/2206649

By Post and Email

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road
North Point, Hong Kong
(Attn.: Ms. Leticia LEUNG)

此文件在 2022年 8月 5 日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on - 5 AUG 2022
The Town Planning Board formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

4 August 2022

Dear Madam,

Proposed Mountain Bike Training Ground

**At Lot Nos. 64 and 66 in DD122, and Lot Nos. 137, 138, 139, 140 (Part), 141 (Part),
142 (Part), 150 (Part), 153 and 156 in DD126 at Ping Shan, Yuen Long**

We refer to the captioned application for proposed mountain bike training ground submitted to the Town Planning Board on 22.7.2022.

Attached please find the revised Plan 3 for your consideration. We should be grateful if you can let us have the Government comments on the captioned application for our necessary action.

Should you have any questions, please feel free to contact the undersigned.

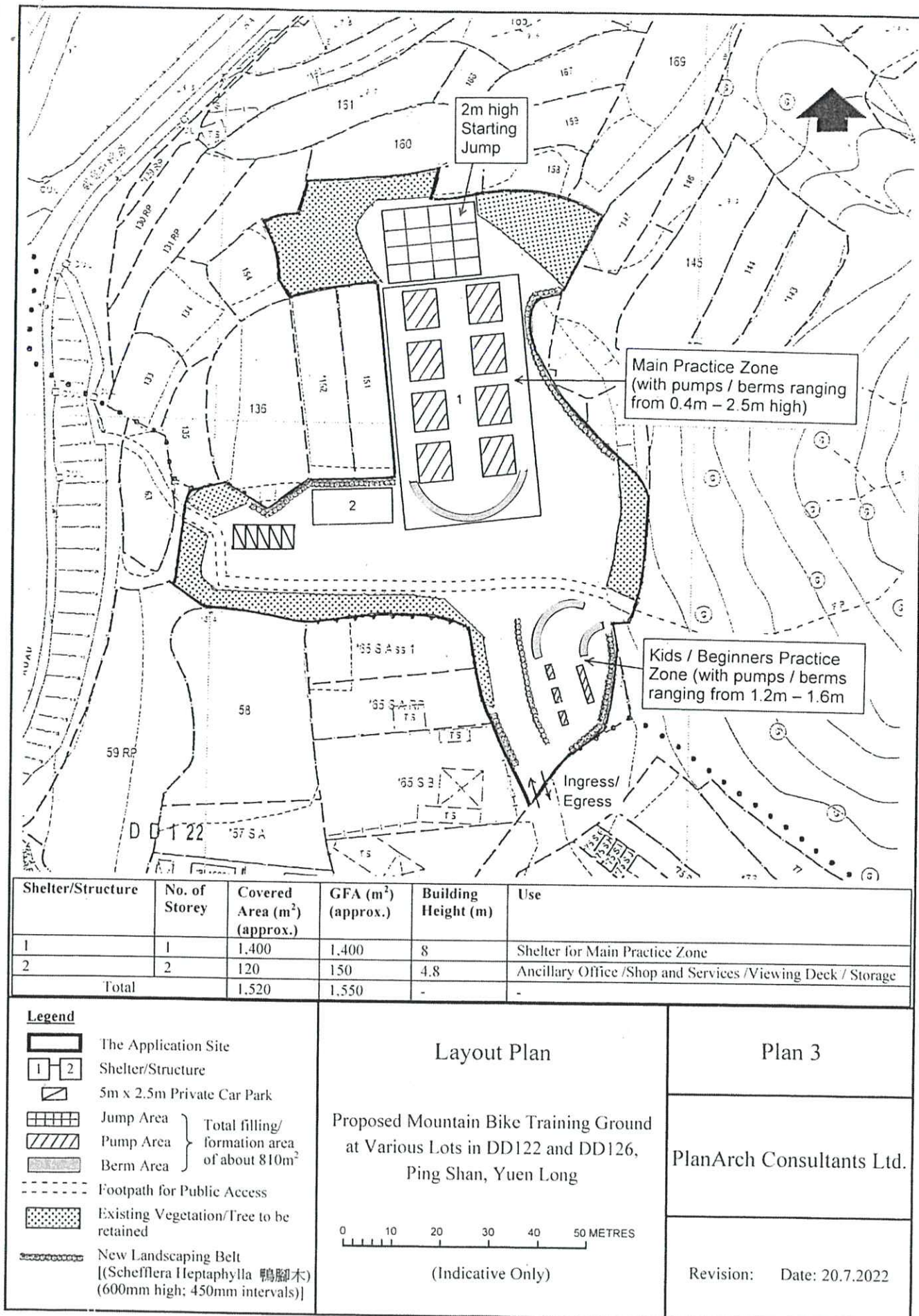
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho

w/e.





**S16 Application for
Proposed Mountain Bike Training Ground
at Various Lots in DD122 and DD126, Ping Shan, Yuen Long**

PlanArch Consultants Ltd.

July 2022

Executive Summary

This planning statement is prepared in support of a S.16 Application for the proposed Mountain Bike Training Ground at Lot Nos. 64 and 66 in DD122, and Lot Nos. 137, 138, 139, 140 (Part), 141 (Part), 142 (Part), 150 (Part), 153 and 156 in DD126 at Ping Shan, Yuen Long.

The application site is zoned “Recreation” (“REC”) on the draft Ping Shan Outline Zoning Plan No. S/YL-PS/19 gazetted on 7 May 2021. It is a piece of well-formed land which has been long abandoned. The proposed outdoor mountain bike training ground subsumed under “Place of Recreation, Sports or Culture” is an always permitted use. The current application is to obtain Town Planning Board (TPB) approval on the ancillary shop and services and associated filling/formation works for forming technical features on the tracks including pumps, berms and jump with different heights.

In view that the proposed development is perfectly in line with the planning intention to transform the application site into a sports and recreational use which facilitates sports development, while will not cause any nuisance to the nearby environment, we would be grateful that members of the TPB and relevant Government departments will give favourable consideration to approve this application.

行政摘要

本計劃書旨在支持根據城市規劃條例第 16 條於元朗屏山第 122 約地段第 64 及 66 號，及第 126 約地段第 137、138、139、140(部分)、141(部分)、142(部分)、150(部分)、153 及 156 號作山地單車訓練場用途的規劃許可申請。

申請地點位於已在 2021 年 5 月 7 日公佈的屏山分區計劃大綱草圖(圖則編號 S/YL-PS/19)上的「康樂」地帶，屬一塊被棄置已久並已平整的土地。擬議的戶外山地單車訓練場屬於經常准許的「文娛康體場所用途」。此申請是為了獲得城市規劃委員會(城規會)的批准作附屬商店及服務行業，以及相關的堆填/平整工程以在徑道上形成不同高度的技術特點，包括小山丘、急彎和跳台。

擬議發展完全符合將申請地點發展成康體場所用途的規劃意向，促進體育推廣，而且並不會對環境及附近地方造成不良影響，敬希城市規劃委員會及有關政府部門批准此申請。

1. INTRODUCTION

- 1.1 On behalf of Akki Bike Park Limited (the applicant), PlanArch Consultants Limited submits a planning application to the Town Planning Board (TPB) for the proposed Mountain Bike Training Ground at Lot Nos. 64 and 66 in DD122, and Lot Nos. 137, 138, 139, 140 (Part), 141 (Part), 142 (Part), 150 (Part), 153 and 156 in DD126 at Ping Shan, Yuen Long.
- 1.2 The applicant proposes to establish a mountain bike training ground with an ancillary bike shop and other ancillary facilities known as “Akki Bike Park” at the application site (the proposed development). It will provide a Kids/Beginners Practice Zone and Main Practice Zone with purpose-built tracks for different riders of beginner, intermediate and advanced levels. The site has long been formed, and therefore there is no additional land filling for site formation. However, some filling/formation works will be required to provide various technical features on the tracks including pumps, berms and jump with different heights.
- 1.3 The application site has a site area of about 0.6 ha and falls within land zoned as “Recreation” (“REC”) on the draft Ping Shan Outline Zoning Plan No. S/YL-PS/19 gazetted on 7 May 2021 (**Plan 1**). According to the Notes of the OZP, the “Place of Recreation, Sports or Culture” is a Column 1 use of “REC” zone. The proposed Akki Bike Park as an outdoor mountain bike training ground with ancillary facilities is subsumed under “Place of Recreation, Sports or Culture” and is always permitted in “REC” zone. However, the bike shop subsumed under “shop and services” as a Column 2 use and any filling of land in “REC” zone require planning permission from the TPB. The current application is to obtain TPB approval on the ancillary shop and services and associated filling/formation works for technical features.
- 1.4 In support of this application, PlanArch Consultants Ltd. prepares this planning statement to describe the proposed uses and provide justifications. The structure of the planning statement is as follows:
 - Section 2 : discusses development in mountain biking in Hong Kong
 - Section 3 : describes site context and surrounding land uses
 - Section 4 : introduces development proposal
 - Section 5 : lays out justifications for the proposed development
 - Section 6 : concludes the above discussion

2. Mountain Bike Sport and Akki Bike Park

2.1 Mountain Bike Sport and Its Benefits

Mountain biking as a recognized Olympic sport since 1996 is becoming popular worldwide. It is a challenging off-road bicycle racing sport usually takes place on rough terrain like mountain and rocks. Mountain bike is a healthy sport which improve both physical and mental well-beings. Riders can enjoy outdoor activity and get some physical exercises. As an adventurous sport, it trained up rider's self-esteem and confidence. It provides alternative sport choice other than traditional sports to the young people.

2.2 Mountain Biking Development in Hong Kong

The popularity of mountain biking in Hong Kong is continuously growing since Hong Kong's athlete, Brian Cook, won a bronze medal in the mountain biking downhill event at the 1998 Asian Games in Bangkok followed by other Hong Kong representatives' outstanding achievements in various large-scale competitions. The number of registered mountain bike riders in Hong Kong reached over 12,000 in 2010¹. Apart from youth athletes training scheme provided by the Cycling Association of Hong Kong, China Limited subvented by the Leisure and Cultural Services Department (LCSD), there are a number of mountain bike training programmes available in the market. Fun days or experience classes are also organised by various cycling or mountain bike clubs, demonstrating the fast-growing popularity in mountain biking in Hong Kong.

2.3 Mountain Bike Facilities in Hong Kong

There are 15 designated mountain bike trails in Hong Kong under the management of Agriculture, Fisheries and Conservation Department (AFCD), with two of them not opened on Sundays and Public Holidays. Mountain bike riders are only allowed to ride at the designated mountain bike trails during daytime due to safety reason. All trails are located within Clear Water Bay Country Park, Lantau South Country Park, Sai Kung West Country Park, Shek O Country Park and Tai Lam Country Park where most of them are existing hiking trails with shared-use among mountain bike riders and hikers. In recent years, the Civil Engineering and Development Department (CEDD) expanded the mountain bike trail networks in Mui Wo and Chi Ma Wan, South Lantau to promote mountain biking in Hong Kong.

Since some sections of the trails are very steep, they are not suitable for inexperienced riders. Without foundation skills such as balancing, braking, turning and self-protection, riding on the mountains can be dangerous to both bike riders and the hikers

¹ See https://www.hkmba.org/public/HKMBA_MTB_Strategy_3a.pdf
Z:\Project\Pjt649\APP-16.docx

in the country park. Thus, novices should receive off-hill training at specially designed bike parks equipped with training tracks surfaced by rough natural materials and special features provided to simulate the rough hill terrain before going up on the mountains. Also, the dedicated bike parks can complement the function of mountain bike trails for professional training. It prevents risk of conflict with hikers on the trails and facilitates bike riders to improve their skills. At present, there is a bike park in Kwai Chung, namely the Hong Kong international BMX Park. However, the venue is designated for Bicycle Motor Cross (BMX) with track paved with asphalt. The paving materials as well as track design does not cater for mountain bike. To meet mountain bike users' need, CEDD constructed a new bike park in Mui Wo in South Lantau with supporting facilities tailor-made for mountain bike activity. It is the only mountain bike park open to public in Hong Kong.

2.4 Need for More Training Facilities to Facilitate Mountain Bike Development

With the increasing popularity of mountain biking in Hong Kong, Mui Wo Mountain Bike Park as the only existing training infrastructure is not sufficient to cater the growing demand of riders.

Besides, Mui Wo on Lantau Island is too far away to many mountain bike learners and riders. Therefore, there is a need for more mountain bike parks have to be provided close to where people live.

To support mountain bike development in Hong Kong, the applicant proposes to establish a purpose-built mountain bike park, known as "Akki Bike Park" with specially designed tracks and supporting facilities with the objectives to increase the opportunity for the general public to explore mountain biking as well as to provide venue for better training on local competitors. It will provide experience session and training classes of different skill levels taught by experienced riders and professional instructors for further promotion on mountain biking.

3. SITE CONTEXT

3.1 Location

The application site is located at Lot Nos. 64 and 66 in DD122, and Lot Nos. 137, 138, 139, 140 (Part), 141 (Part), 142 (Part), 150 (Part), 153 and 156 in DD126 at Ping Shan, Yuen Long (**Plan 2**).

3.2 Land Use Zoning and Land Status

The application site has a site area of about 0.6 ha. The lots concerned are demised for agricultural use. It is zoned “REC” on the draft Ping Shan Outline Zoning Plan No. S/YL-PS/19 gazetted on 7 May 2021 (**Plan 1**). According to the Notes of the OZP, planning intention of “REC” zone is “primarily for recreational developments for the use of the general public”.

3.3 According to the Notes of the concerned OZP, “Place of Recreation, Sports or Culture” is a Column 1 use under “REC” zone and no planning permission is required. Meanwhile, “shop and services” as a Column 2 use and any filling of land in “REC” zone require planning permission from the TPB.

3.4 Existing Land Use

The application site was formed and abandoned for many years (**Photos 1 and 2**). Existing landscaping are found at the peripheral of the application site. (**Plan 2**). It is geographically segregated from nearby residential areas by natural features.

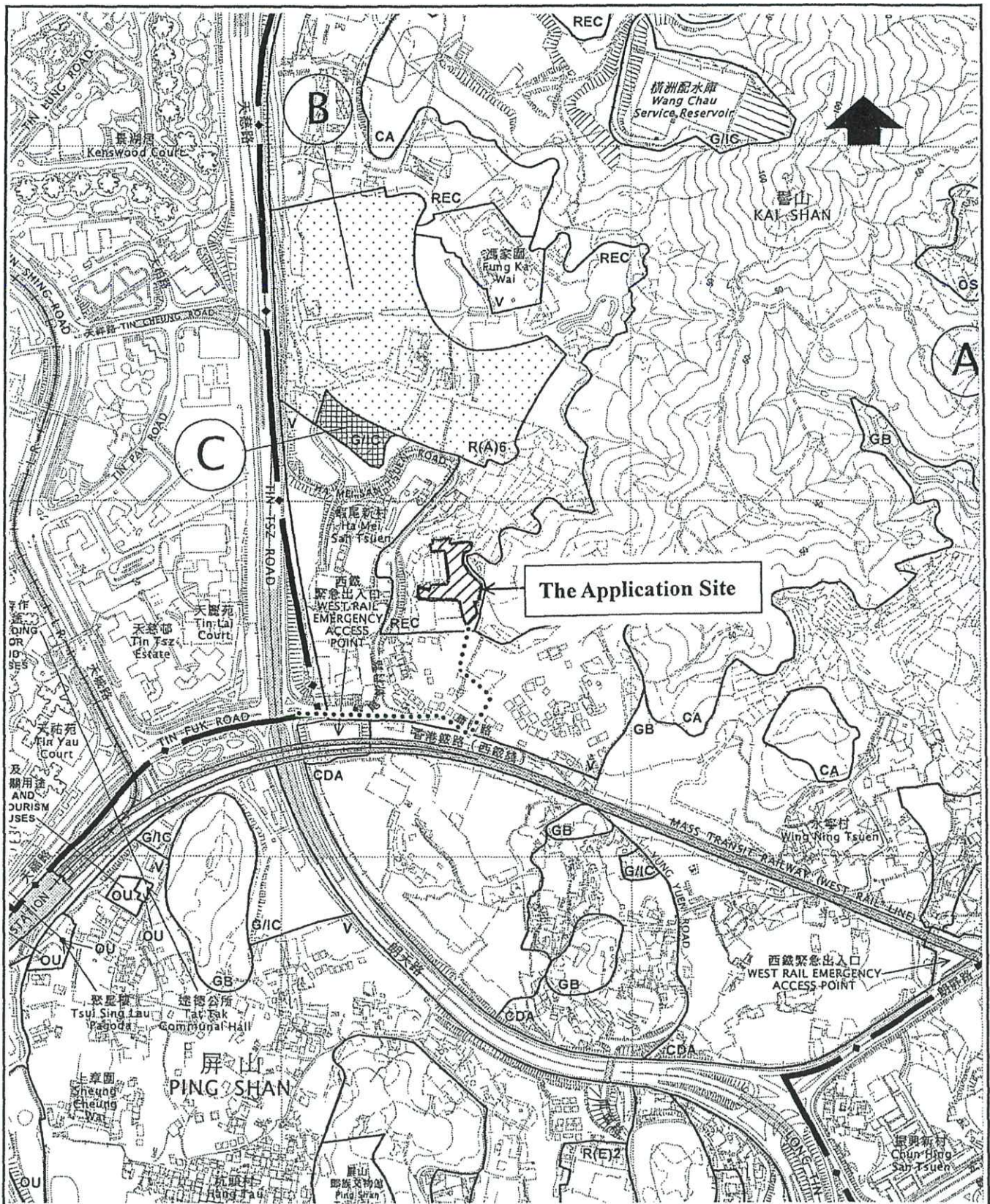
3.5 Adjacent Land Uses

To the immediate north and northeast of the application site is abandoned cultivation land with overgrown vegetations (**Photo 2**). To the immediate east of the application site is Kai Shan and a permitted burial ground with a number of graves are found. There is a footpath/trail connecting the application site to Kai Shan (**Photo 4**). A number of village houses can be found to the south and west of the application site (**Photo 5**). Some existing open storage sites to the further north of the application site are rezoned to “Residential(Group A)6” which are planned for future public housing development.

3.6 Accessibility and Local Traffic

The application site is accessible by a local track at the southern boundary connecting to Ha Mei San Tsuen Road (**Plan 2 and Photo 6**). There is also a footpath/hiking trail connecting Ha Mei San Tsuen Road to the burial ground at Kai Shan via the application site (**Photos 3 and 4**).

It is located at about 10 minutes walking distance from the Tin Shui Wai Rail Station.



Legend

..... Vehicular Access to/from the Application Site

Plan Based on
Ping Shan Outline Zoning Plan
No. S/YL-PS/19
exhibited on 7.5.2021

Location Plan

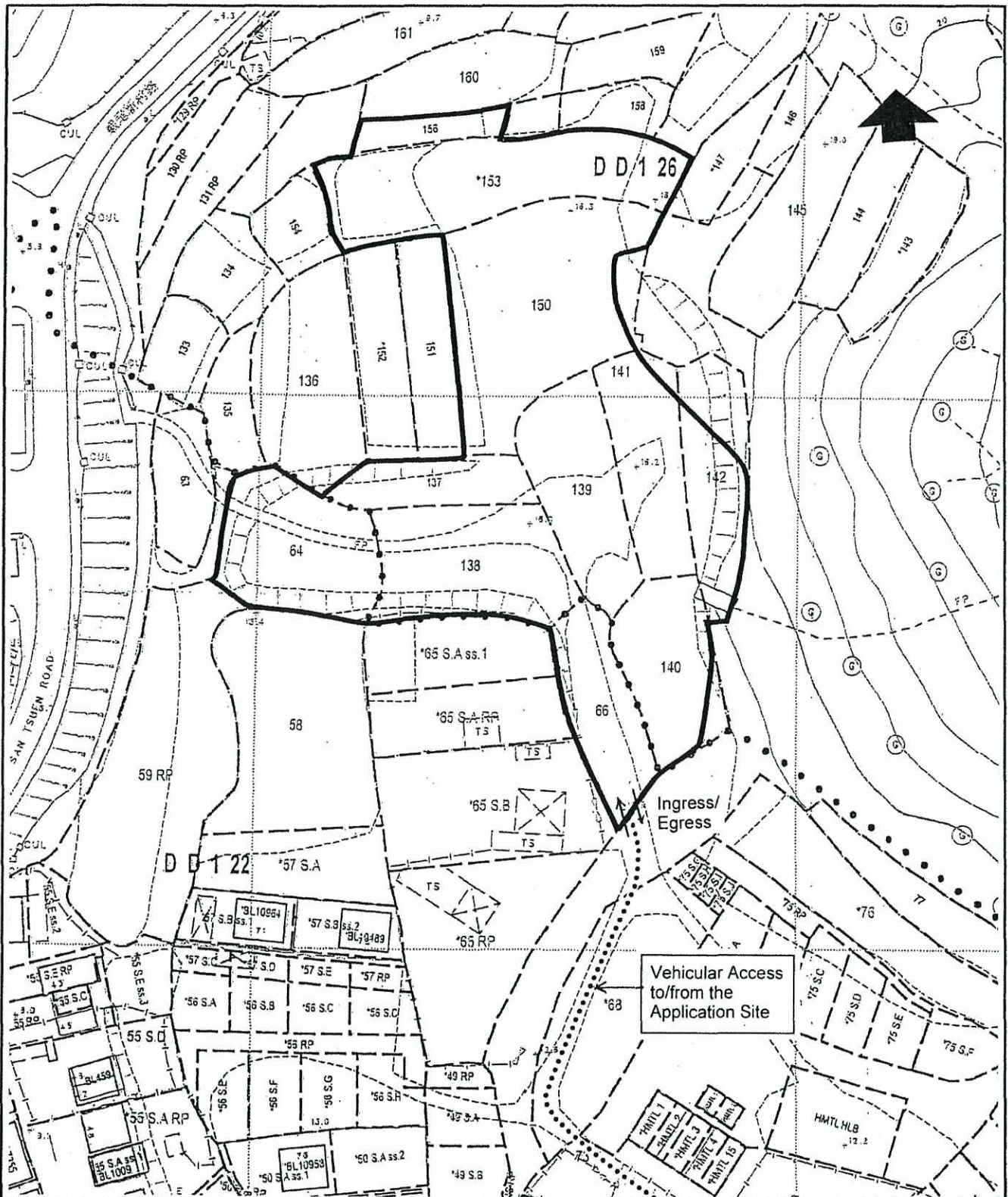
Proposed Mountain Bike Training Ground
at Various Lots in DD122 and DD126,
Ping Shan, Yuen Long

0 200 400 METRES

Plan 1

PlanArch Consultants Ltd.

Revision: Date: 13.7.2022



Legend

The Application Site

Base Plan Extracted from
Lot Index Plan

No. ags_S00000088965_0002
Prepared by the District Survey
Land Information Centre on
7.2.2022

Site Plan

Proposed Mountain Bike Training Ground
at Various Lots in DD122 and DD126,
Ping Shan, Yuen Long

0 10 20 30 40 50 METRES

Plan 2

PlanArch Consultants Ltd.

Revision:

Date: 13.7.2022

Photos 1-2: Existing condition of application site

The application site was formed and has been abandoned over the years. Lush vegetations can be found at the peripheral of the application site.



Photos 3-4: Existing public footpath to burial ground at Kai Shan

There is an existing public access connecting Ha Mei San Tsuen Road and Kai Shan across the application site.

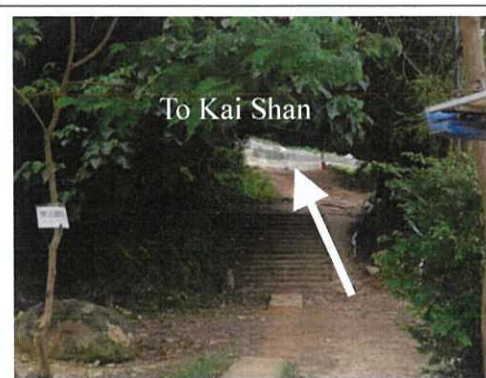
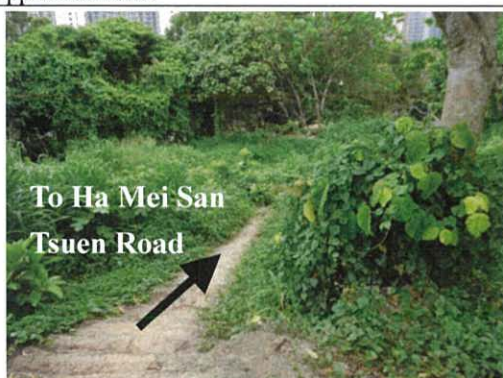


Photo 5: Adjacent village houses

Some village houses are found to the south of the application site.



Photo 6: Existing local vehicular track

There is an existing local track connecting to the application site from the Ha Mei San Tsuen Road



4. DEVELOPMENT PROPOSAL

4.1. The Proposed Akki Bike Park

With the objectives to increase the opportunity for the general public to expose to mountain biking as well as to provide training venue for local competitors, the applicant proposes to establish the Akki Bike Park at the application site.

The Akki Bike Park will provide a Kids/ Beginners Practice Zone and Main Practice Zone equipped with mountain bike tracks designed with different riding difficulty levels for beginners, intermediate and advanced level riders. Technical features including pumps, berms and jump will be formed along the track by filling/formation of stone/rock/sand/mud. A shelter will be provided for the main practice zone for all-weather training. The bike park will provide experience sessions and training classes of different skill levels taught by experienced riders and professional instructors. It will mainly serve the local residents living close to the application site.

A 2-storey structure will be provided at Akki Bike Park for ancillary office and storage, bike rentals and purchases, and viewing deck with outdoor seating.

Please refer to **Plan 3** for the layout for the proposed uses, and **Table 3.1** below on the details of the proposed structures.

Table 3.1 Proposed Structures

Structure No.	No. of Storey	Covered Area (approx.) (m ²)	GFA (approx.) (m ²)	Building Height (m)	Use
1	1	1,400	1,400	8	Shelter for Main Practice Zone
2	2	120	150	4.8	Ancillary Office/ Shop and Services/ Viewing Deck/Storage
Total		1,520	1,550	/	/

4.2. Operation

The proposed Akki Bike Park will be open from Mondays to Sundays including Public Holidays, from 10am to 10pm.

The proposed development is anticipated to accommodate daily not more than 100 visitors during weekdays and not more than 300 visitors at the weekends and public holidays. Due to insurance issue, the Akki Bike Park will operate as a cycling club. The number of visitors will be controlled as advance booking will be required.

The mountain bike trails will be maintained regularly to ensure they are safe to use.

4.3. Access and Parking

Vehicular access to the site could be made through existing local track off Ha Mei San Tsuen Road (**Plan 1**). Since the Akki Bike Park intends to serve local residents living nearby, most visitors will access the application site on foot, and others are expected to take public transport. Ancillary parking area with a total of 5 nos. of private car parking spaces (5m x 2.5m) will be provided for staff/coach use only.

Sufficient internal manoeuvring space will be provided on-site for the vehicles. No vehicle is allowed to queue back to or reverse onto/from public road and the local traffic will not be interrupted.

The existing public footpath connecting the burial ground at Kai Shan and Ha Mei San Tsuen Road across the application site will be re-provided in the proposed development. The access will be open to the public at all time.

4.4. Landscaping

Existing landscaping is found at the peripheral of the application site. The applicant intends to preserve and maintain the current natural landscape during operation. More tall shrubs will be planted along the periphery to enhance the visual amenity and provide shades to the visitors, as well as to serve as buffer to the surrounding developments. Please refer to **Plan 3** for the landscape proposal.

4.5. Drainage

The application site has long been formed with natural materials. The technical features are also formed with natural materials such as stones and sand. Public drainage facilities are found to the west of the application site downslope near Ha Mei San Tsuen.

No sewerage facilities will be provided as no sewage sources are identified at the site.

4.6. Environment

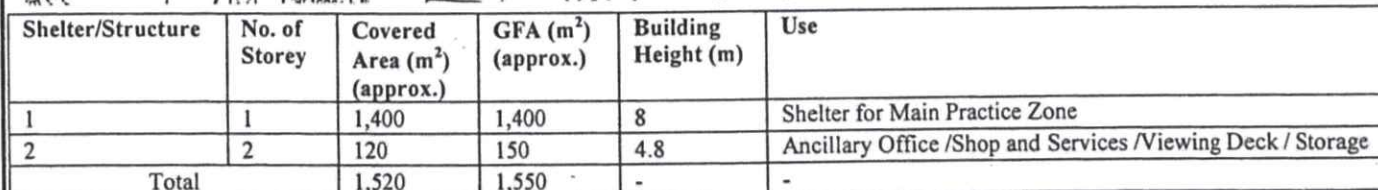
The proposed development will involve minimal construction works for the proposed structures. Only hand tools or small machines will be used to avoid causing environmental impact. The filling/formation materials for various technical features will be natural materials including stones, rocks, sand and mud. They are collected locally from construction sites in the area.

4.7. Filling/Formation Works for the Proposed Use

The application site was well-formed many years ago. The proposed filling/formation works are only for forming technical features including pumps, berms and jump for the mountain bike tracks.

At the Main Practice Zone, the bike track is designed with a proposed 2m high starting jump, 8 nos. of pumps ranging from 0.4m to 2.5m high and a U-shape berm of about 1.5m high as a switchback turn. At the Kids/Beginners Practice Zone, the bike track is designed with 4 nos. of pumps ranging from 1.2m to 1.6m high and 2 nos. of berms of about 1.5m high. A total area of about 810m² of stone/ rocks/ soil/ mud would be filled/formed for the above track features.

Please refer to **Plan 3** for the areas of filling/formation for technical features.



5. PLANNING JUSTIFICATIONS

5.1 The Proposed Akki Bike Park is In Line with Government's Sports Development Policy

According to the Vision for Sports Development under Sports Commission, "Sports for All" and "Foster High Performance Sports" are two of the core strategies for Hong Kong's sports development². The Akki Bike Park is in line with the two visions.

At present, most mountain bike activities are carried out on nature trails designated by AFCD, most of which are very steep on the mountain and not suitable for beginners. The Akki Bike Park equipped with an outdoor training ground for mountain bike can provide a safe venue for novices to experience the challenging sport with suitable training from professional instructors. It increases the opportunities for the public to explore different types of sports apart from traditional sports and raises public's interests in engaging in sports activities. To cater for the needs of riders of different ages or skill levels, the Akki Bike Park will provide practice zones and tracks with different riding difficulty level which is in line with the "Sports for All" objective. Also, the Akki Bike Park can well-supplement the Development Bureau's direction in providing more sports-related infrastructure for public enjoyment.

Moreover, mountain bike is a recognized Olympic sport with outstanding achievements over the years accomplished by Hong Kong representatives. The Akki Bike Park will provide training facilities and professional skills advancement classes for nurturing local mountain bike athletes and promote the development of mountain biking in Hong Kong. Brian Cook and Chan Chun-hing, two Asian Game Medal Recipients, will serve as the advisor/coach of the bike park. Elite riders will be trained up at the Akki Bike Park and participate in major local or international sports events which tally with Sports Commission's "Foster High Performance Sports" vision.

5.2 The Proposed Akki Bike Park Fulfills the Demand on Mountain Bike Training Facilities in Hong Kong

Although mountain biking is fast growing in Hong Kong, there is a lack of infrastructure for mountain biking. While most of the mountain biking activities currently take place on the mountain, there is a huge demand on off-hill training ground to complement the designated nature trails. The Akki Bike Park will provide purpose-built bike training ground to avoid conflict between riders and hikers along the mountain trails. It will also provide lightings and shelter for main practice zone so that the training facility can be operated in all-weather condition and safe to use even at night. The propose Akki Bike Park can fulfil the unmet need on off-hill mountain bike facilities and supplement the only mountain bike park in Mui Wo

² See <https://www.sportscommission.hk/eng/vision.htm>

provided by the Government.

5.3 The Proposed Akki Bike Park is In Line with the Planning Intention

The application site is zoned as “Recreation” (“REC”) on the draft Ping Shan Outline Zoning Plan No. S/YL-PS/19 gazetted on 7 May 2021. According to the Notes of the OZP, the “REC” zone is “primarily for recreational developments for the use of the general public”.

“Place of Recreation, Sports or Culture” is a Column 1 use of “REC” zone. The proposed Akki Bike Park as an outdoor mountain bike training ground with ancillary facilities is subsumed under “Place of Recreation, Sports or Culture” and is always permitted. Since “shop and services” is a Column 2 use and any filling of land in “REC” zone require planning permission from the TPB, the current application is to obtain TPB approval on the ancillary shop and services and associated filling/formation works.

The Akki Bike Park which is purpose-built for sports and recreational use, will provide venue for people to learn and train mountain biking. The ancillary bike shop is to support the operational need of the bike park to provide small scale services for bike rental, purchase and repair as well as selling bike equipment and gears to meet the need for mountain bike riders at Akki Bike Park. Minimal office with storage space will be provided for administrative support.

The associated filling/formation works are for the formation of various technical features including pumps, berms and jump at both Main Practice Zone and Kids/Beginners Practice Zone to create mountain bike tracks of different riding difficulties. They are required as an integral part of the bike park for the purpose of sports and recreational use.

5.4 Filling/Formation Works for Technical Features for Mountain Bike Training

The application site has been well-formed for a long time. The associated filling/formation works are for forming various technical features including pumps, berms and jump along mountain bike tracks to meet the need for mountain bike skills training.

Minimal filling/formation works will be carried out on top of the existing ground and is easily reversible. About 810m² of area will be filled with stone/ rocks/ soil/ mud used for forming the above-mentioned track features. The filling/formation materials to be adopted are all natural materials that are locally collected from nearby construction sites.

5.5 The Proposed Use is Compatible with the Surrounding Uses

The Akki Bike Park will provide sports training and recreational facilities to the nearby residents. It will provide a venue for the public to enjoy outdoor activities and do physical exercises.

The location of the proposed development is segregated from nearby villages by natural features. No environmental nuisance to the neighbouring use is expected. It will operate from 10am to 10pm only and will observe the provisions in Sections 4 and 5 of the Noise Control Ordinance (Cap. 400). Lush landscaping preserved/maintained and provided at the peripheral of the site will enhance the natural landscape as well as serving as visual and noise buffer to the surrounding area. The applicant will undertake proper management of the site to ensure the environment is preserved and maintained.

5.6 The Operation of the Akki Bike Park Will Not Cause Adverse Traffic Impact to the Local Road Network

The application site is intended for sports and recreational use serving the villagers/residents living nearby. Visitors will mainly access the Akki Bike Park on foot. Advance booking will be required for effective control on the number of visitors. In view of the control on number of visitors, there will be insignificant impact to the local road network. There will be no visitor car parking spaces.

The existing public access to the burial ground at Kai Shan from Ha Mei San Tsuen Road across the application site will be re-provided in the proposed development. The footpath within the application site will be well-maintained by the applicant. The access will be open to the public at all time.

5.7 The Proposed Akki Bike Park Will Have No Adverse Visual Impact on the Surrounding Areas

The Akki Bike Park will be an outdoor sports ground. Minimal and low-rise structures of no more than 2 storeys are proposed at the application site. As a result, no adverse visual impact will be generated.

Existing landscape will be properly maintained with new peripheral shrubs planting. The landscaping will serve as visual buffer as well as to enhance visual quality of the nearby area.

5.8 The Proposed Akki Bike Park Will Have No Adverse Drainage Impact on the Surrounding Areas

The application site is currently well-formed with natural material. Nearby public

drainage facilities which are found to the west of the application site downslope near Ha Mei San Tsuen. Since the application site will be well drained and surface runoff will be properly discharged as required, no adverse drainage impact is anticipated.

5.9 The Proposed Akki Bike Park Will Have No Adverse Environmental Impact on the Surrounding Areas

Only 2 nos. of 1-2 storey structures/shelter will be erected at the application site. The proposed development will involve minimal construction works. To minimise the environmental nuisance during construction, only hand tools or small machines would be used to minimise dust and noise impact to the surrounding areas. The filling/formation materials for various technical features will be natural materials including stones, rocks, sand and mud which are locally available collected from adjacent construction sites. They will be placed on top of the existing ground and will be easily reversible without causing any damage to the existing site condition. Therefore, the proposed development will not cause negative environmental impact to the area.

5.10 The Proposed Akki Bike Park will Bring Benefits to the Community

The Akki Bike Park is a purpose-built sports and recreation facility aiming to serve the nearby residents in Tin Shui Wai. Visitors can enjoy outdoor activity while experience mountain biking at the bike park.

The application site is well-formed and abandoned for a long time. It is surrounded by other abandoned cultivation land with overgrown vegetations. As a designated "REC" site, the proposed development will tidy up the area and can well-utilise the vacant site to provide sports and recreation ground to the local community and transform the area for meaningful uses which is totally in line with the planning intention.

The existing landscaping will be preserved and maintained. Additional vegetation will be planted along the peripheral of the application site which will further enhance the existing environment in terms of landscape and visual quality.

5.11 The Approval of the Application Will Not Set an Undesirable Precedent

The Akki Bike Park is intended for sports and recreational use which is in line with the planning intention of "REC" zone. The proposed outdoor mountain bike training ground is an always permitted use for "REC" zone. The current application is only to obtain TPB permission on the proposed shop and services use and associated filling/formation works for formation of pumps, berms and jump. These uses are necessary to support the design and operation of the bike park which are ancillary in nature. The current proposal is based on careful consideration for the existing environment and other uses surrounding the application site. The proposed

recreational use will enhance the existing environment and transform the area for meaningful uses. Also, proactive mitigation measures to minimize nuisance and preservation of natural landscape will be implemented. It will be compatible with surrounding land uses and will not cause any drainage, visual, traffic or environmental impacts. As a result, the proposed uses will not set an undesirable precedent.

6. CONCLUSION

The proposed Akki Bike Park aims to provide a training ground for promoting mountain biking which is perfectly in line with Government's direction in sports development as well as the planning intention of "REC" zone. It provides sports infrastructure to fulfil the unmet need on mountain biking facilities in Hong Kong. The proposed development is compatible with the surrounding uses and will not generated adverse impact on visual, drainage, traffic and environmental aspects. The current application is only to obtain permission on ancillary shop and services use and associated filling/formation works to support the sports and recreational use. Its approval will not set as an undesirable precedent. Therefore, members of the TPB are respectfully requested to give favourable consideration to the application.

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1 Science Museum Road,
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PlanArch Consultants Ltd.
建港規劃顧問有限公司



Our Ref.: pa/yl.ps/2206649
TPB Ref.: A/YL-PS/668

By Post and Email (tpbpd@pland.gov.hk)

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road
North Point, Hong Kong
(Attn.: Ms. Leticia LEUNG)

5 October 2022

Dear Madam,

Proposed Mountain Bike Training Ground
At Lot Nos. 64 and 66 in DD122, and Lot Nos. 137, 138, 139, 140 (Part), 141 (Part),
142 (Part), 150 (Part), 153 and 156 in DD126 at Ping Shan, Yuen Long

We refer to the captioned application for proposed mountain bike training ground submitted to the Town Planning Board on 22.7.2022 and subsequent comments from the Leisure and Cultural Services Department (LCSD), Urban Design and Landscape Section of Planning Department (UD&L/PlanD), Environmental Protection Department (EPD) and Transport Department (TD).

The departmental comments are noted. Attached please find our responses to departmental comments for your consideration.

In response to comments from UD&L/PlanD, 36 nos. of new standard tree will be planted along the periphery of the application site and to the south of the main practice zone for enhancement of landscape value and visual amenity at the application site. Please refer to revised **Plan 3** for the latest landscape proposal.

In response to EPD's comments, the proposed opening hours of the proposed mountain bike training ground is revised to 10a.m. - 8p.m. from Mondays to Sundays including Public Holidays. The shortened opening hours and the peripheral planting will minimise the noise impact to surrounding sensitive receivers. No adverse environmental nuisance to the surrounding area is anticipated.

In response to TD's comments, one loading/unloading space for LGV (8m x 3.5m) is proposed (see **Plan 3**). We would like to clarify that the maximum visitors number of 100 on weekdays and 300 on weekends and public holidays are inclusive of staffs/coaches, students and their companions/parents. 5 nos. of private car parking spaces are only for staff/coach use. No private car parking spaces will be provided for visitors at the application site.

The above information serves as a response to comments of relevant Government departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.



Betty S. F. Ho

w/e.

c.c.

Ms. Jessie KWOK
Client

DPO/TMYLW

Email: jmhkwok@pland.gov.hk

Comments		Responses
A	Leisure and Cultural Services Department (LCSD) (comments received on 19.8.2022) (Contact: Mr. Johnny YEUNG; Tel.: 3167 7770)	
i	1. The project department/proponent should advise LCSD if there are any venues and roadside amenity areas under the purview of LCSD will be affected by the captioned project. As a general reminder, should any venues and roadside amenity areas under the jurisdiction of LCSD be inevitably affected, the department/proponent should act in accordance with the prevailing and relevant guidelines and technical circulars, and seek prior consent from LCSD in early planning stage.	Noted. The application site falls within private lots in "Recreation" zone. No venues or roadside amenity areas under the jurisdiction of LCSD will be affected by the proposed development.
B	Urban Design and Landscape Section, Planning Department (UD&L/PlanD) (comments received on 19.8.2022) (Contact: Mr. Brian LAM; Tel.: 3565 3949)	
i.	<p>According to the aerial photo of 2021, the Site is situated in area of miscellaneous rural fringe predominated by temporary structures, open storages, open car parks, village houses, graveyards and woodland. Existing trees and vegetation within the Site was observed. However, with reference to the site photos on 12.8.2022, some trees at the northern portion and some self-seeded vegetation at the center portion of the Site were removed and the area were covered by bare soil. Vegetation clearance of the northern and centre portions of the Site and part of the proposed filling of land were already undertaken.</p> <p>With reference to the submitted planning statement and the layout plan (Plan 3), the vegetation cover were already</p>	<p>Noted. 26 nos. of new standard trees will be planted along the periphery of the application site. Another 10 nos. of new standard trees will be planted to the south of the Main Practice Zone to enhance the setting. Shrubs will also be provided as appropriate.</p> <p>Please refer to revised Plan 3 for the landscape proposal.</p>

Comments		Responses
	removed and the shrubs planting strips (species: Schefflera heptaphylla) at the center portion, southern corner and eastern boundary of the Site are proposed. Since no new tree planting is proposed within the Application Site, the landscape impact on existing landscape resources within the site arising from vegetation clearance is required to be properly mitigated the loss of vegetation.	
C	Environmental Protection Department (EPD) (comments received on 1.9.2022) (Contact: Ms. Hyde MAK; Tel.: 2835 1123)	
i.	(1) Whether construction and demolition waste (C&D waste) would be used for the proposed land filling under the application. Please specify what type of materials would be used for the proposed filling.	C&D materials (stone/rocks/soil/mud/sand) will be used for forming the technical features with strong foundation with rough surface simulating the natural track condition.
ii.	(2) Any measures to mitigate the noise and dust nuisance from mountain bikes activities during operation of the training ground, e.g. shortening the operation hours at night, paving the site to avoid dust generation.	<p>There will be a Shelter covering the Main Practice Zone to confine possible noise nuisance. Peripheral tree plantings are proposed at the application site to screen out environmental impacts from the surrounding sensitive receivers. The proposed opening time of the mountain bike training ground will be shortened to 10a.m. to 8p.m. which is even more stringent than that stipulated in Section 4 of the Noise Control Ordinance (Cap. 400) (i.e. 7a.m. – 11p.m.).</p> <p>The track will be compacted to form hard-surface for the training ground. This will avoid loose in materials causing dust nuisance. The access area around the proposed ingress/egress would be properly paved to avoid fugitive dust impact due to vehicle/bike movement. The proposed footpath for public access will also be paved.</p>

Comments		Responses																								
		With appropriate mitigation measures, no environmental impact is anticipated from the proposed development.																								
D	Transport Department (TD) (comments received on 2.9.2022) (Contact: Ms. LI Ping; Tel.: 2399 2427)																									
i.	The applicant is required to provide the swept path to demonstrate the maneuvering of the construction vehicles and private cars from/to the local road via Ha Mei San Tsuen Road.	Please refer to the Figures 1-4 for the swept path analysis for private cars and heavy goods vehicles (11m x 2.5m).																								
ii.	The applicant is required to advise the estimated trip generation and attraction of the proposed use.	<p>During construction phase (about 1.5 months), there will be 5-8 round trips of HGV generated/attracted from 10a.m. to 2p.m. daily on weekdays.</p> <p>During operation phase, 2 round trips of LGV per week will be generated/attracted for goods delivery from 12noon to 2p.m. on separate weekdays.</p> <p>Since the site is in close proximity to Tin Shui Wai Rail Station and the fact that no visitor car park within the site, the students are expected to walk or take public transport to the site. For the trip generation/attraction for private cars/taxis during operation phase, please refer to the table below:</p> <table><tr><th rowspan="2"></th><th colspan="2">Weekdays</th><th colspan="2">Weekends/Public Holidays</th></tr><tr><th>Attraction</th><th>Generation</th><th>Attraction</th><th>Generation</th></tr><tr><td>10am-12noon</td><td>8</td><td>3</td><td>10</td><td>5</td></tr><tr><td>12noon-2pm</td><td>5</td><td>3</td><td>10</td><td>5</td></tr><tr><td>2pm-4pm</td><td>6</td><td>6</td><td>10</td><td>10</td></tr></table>		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
	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																						

Comments		Responses				
		4pm-6pm	3	5	5	10
		6pm-8pm	3	8	5	10
		Total	25	25	40	40
iii.	In Section 4.3 Access and Parking, it stated that “ancillary parking area with a total of 5 nos. of private car parking spaces (5m x 2.5m) will be provided for staff and coach use only.” and “most visitors will access the application site on foot, and others are expected to take public transport.” The application is required to advise the management measures to achieve the above.	Due to insurance issue, the proposed Akki Bike Park will operate as a cycling club. Only members are allowed to use the training ground and they have to register for classes in advance of their visit. They will be informed the house rule that no private car parking spaces will be provided for visitors at the application site.				
iv.	It is noted that no loading/unloading space is proposed in the subject site. The applicant is required to demonstrate how to meet the operational requirement of the ancillary shops and services.	One loading/unloading space for LGV (8m x 3.5m) is proposed for goods delivery for the ancillary shop. Please refer to the revised Plan 3 .				



LEGEND:

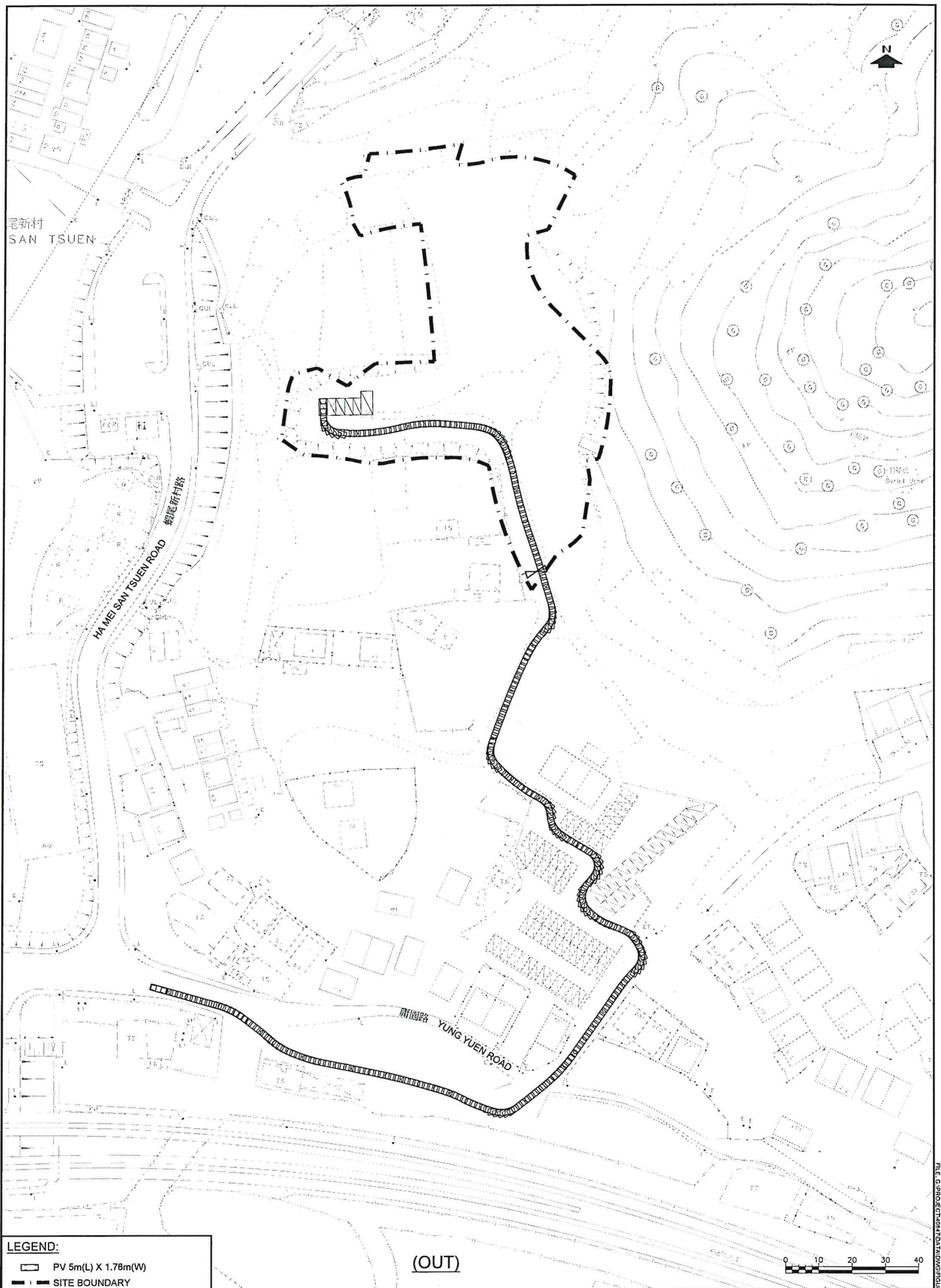
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- SITE BOUNDARY

(IN)

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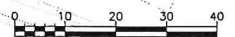
PROJECT NO.	PROJECT TITLE	DRAWING NO.	REV.
40847	PROPOSED MOUNTAIN BIKE TRAINING GROUND AT VARIOUS LOTS IN D.D. 122 AND D.D. 126, PING SHAN, YUEN LONG	FIGURE 1	-
DESIGNED JTH	DATE OCT 2022	<div>LLA 顧問有限公司</div> <div>Consultancy Limited</div>	
DRAWN JWL	SCALE 1:1000@A3		
CHECKED SLN			

SWEPT PATH ANALYSIS - PRIVATE CAR (IN)

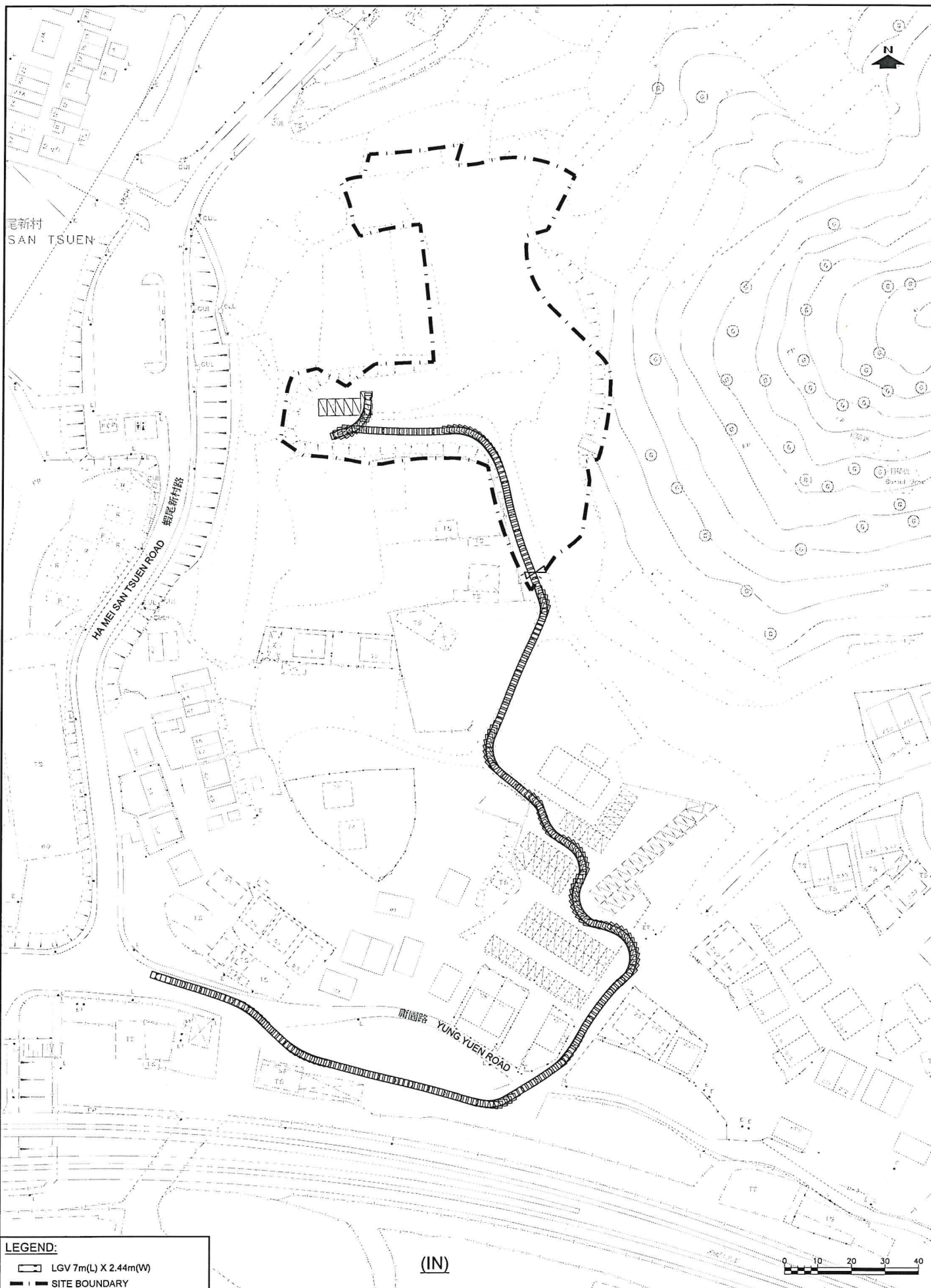


LEGEND:	
	PV 5m(L) X 1.78m(W)
	SITE BOUNDARY

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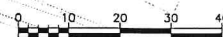


PROJECT NO. 40847		PROJECT TITLE PROPOSED MOUNTAIN BIKE TRAINING GROUND AT VARIOUS LOTS IN D.D. 122 AND D.D. 126, PING SHAN, YUEN LONG		DRAWING NO. FIGURE 2	REV. -
DESIGNED JTH	DATE OCT 2022	DRAWING TITLE SWEPT PATH ANALYSIS - PRIVATE CAR (OUT)		LLA 顧問有限公司 Consultancy Limited	
DRAWN JWL	SCALE 1:1000@A3				
CHECKED SLN					



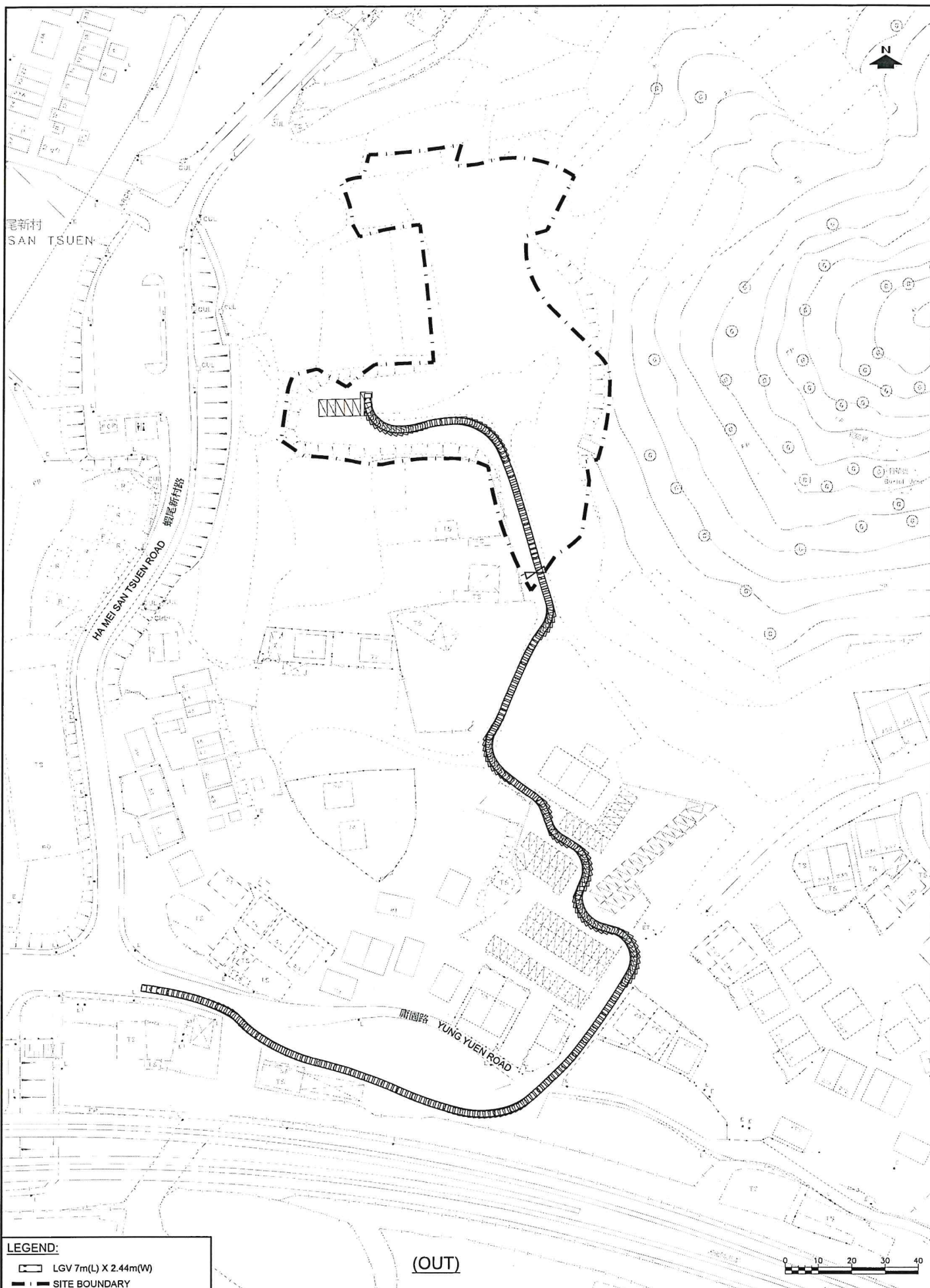
LEGEND:	
	LGV 7m(L) X 2.44m(W)
	SITE BOUNDARY

(IN)



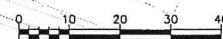
PROJECT NO. 40847	PROJECT TITLE PROPOSED MOUNTAIN BIKE TRAINING GROUND AT VARIOUS LOTS IN D.D. 122 AND D.D 126, PING SHAN, YUEN LONG	DRAWING NO. FIGURE 3	REV. -
DESIGNED JTH	DATE OCT 2022	<div> 顧問有限公司 Consultancy Limited </div>	
DRAWN JWL	SCALE 1:1000@A3		
CHECKED SLN			

SWEPT PATH ANALYSIS - LGV (IN)

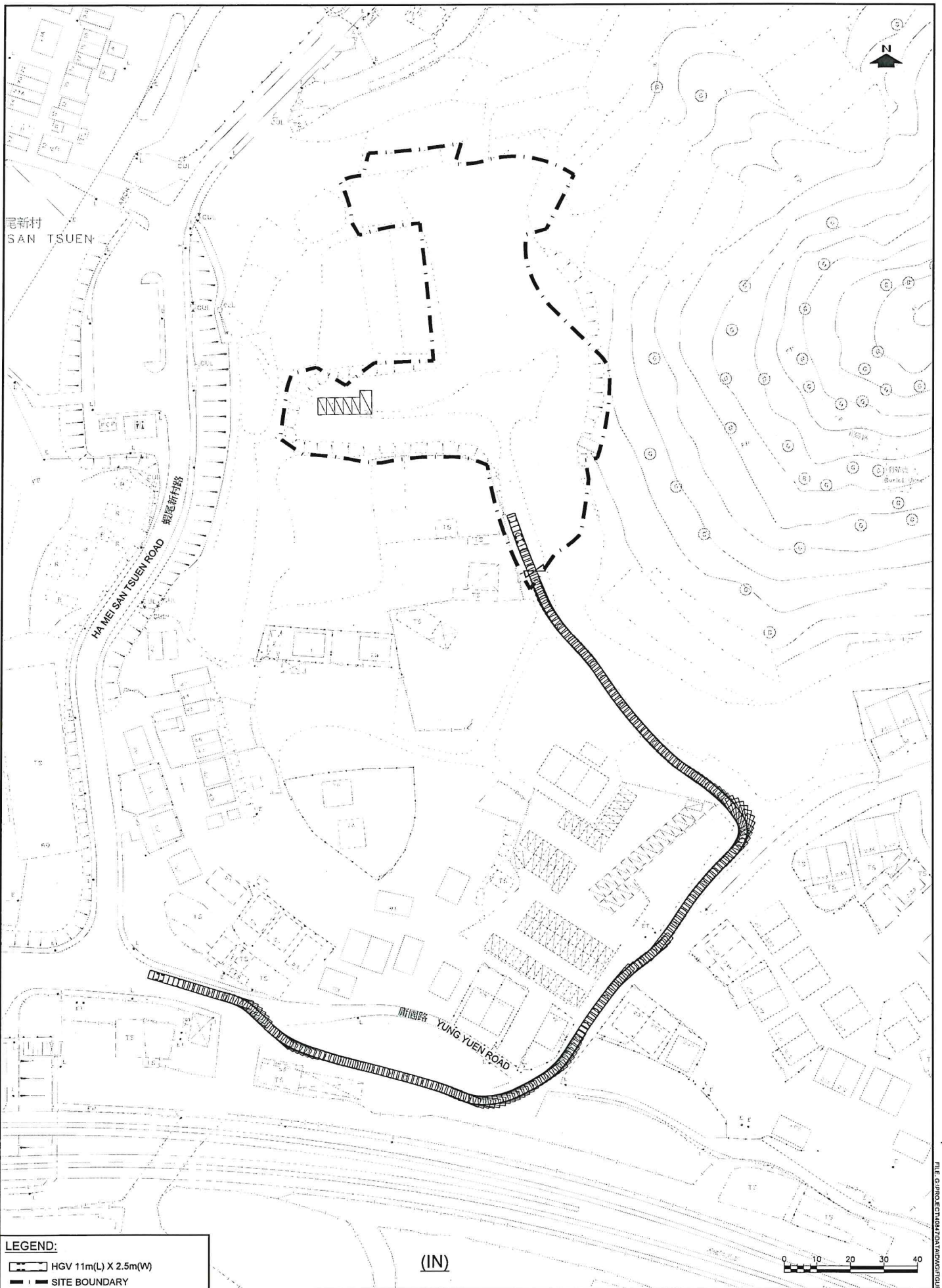


LEGEND:	
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	SITE BOUNDARY

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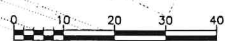


PROJECT NO. 40847		PROJECT TITLE PROPOSED MOUNTAIN BIKE TRAINING GROUND AT VARIOUS LOTS IN D.D. 122 AND D.D 126, PING SHAN, YUEN LONG		DRAWING NO. FIGURE 4		REV. -
DESIGNED JTH	DATE OCT 2022	DRAWING TITLE SWEPT PATH ANALYSIS - LGV (OUT)		顧問有限公司 Consultancy Limited		
DRAWN JWL	SCALE 1:1000@A3					
CHECKED SLN						

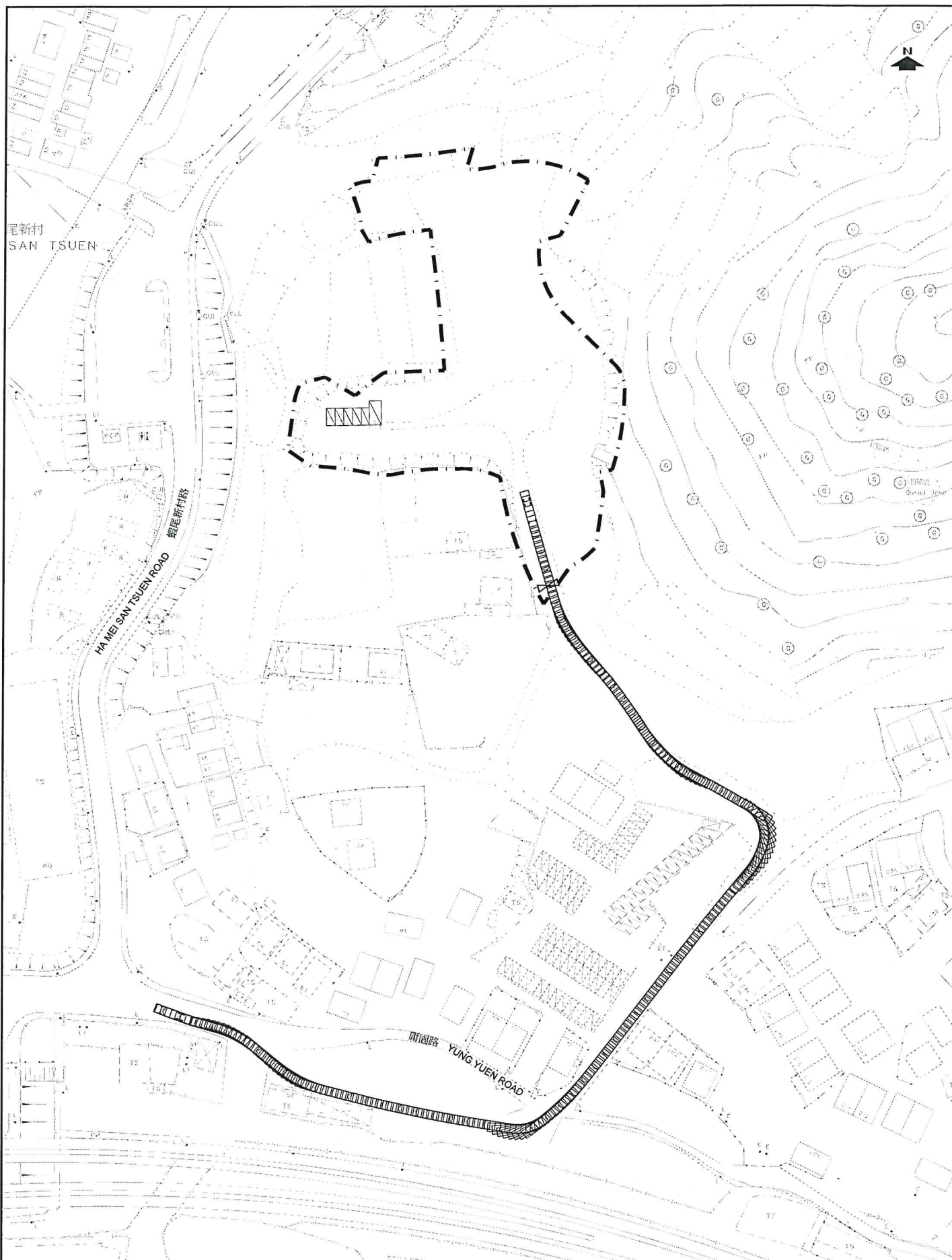


LEGEND:	
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	SITE BOUNDARY

(IN)



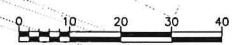
PROJECT NO. 40847		PROJECT TITLE PROPOSED MOUNTAIN BIKE TRAINING GROUND AT VARIOUS LOTS IN D.D. 122 AND D.D. 126, PING SHAN, YUEN LONG		DRAWING NO. FIGURE 5	REV. -
DESIGNED JTH	DATE OCT 2022	DRAWING TITLE SWEPT PATH ANALYSIS - CONSTRUCTION VEHICLE (IN)		顧問有限公司 Consultancy Limited	
DRAWN JWL	SCALE 1:1000@A3				
CHECKED SLN					



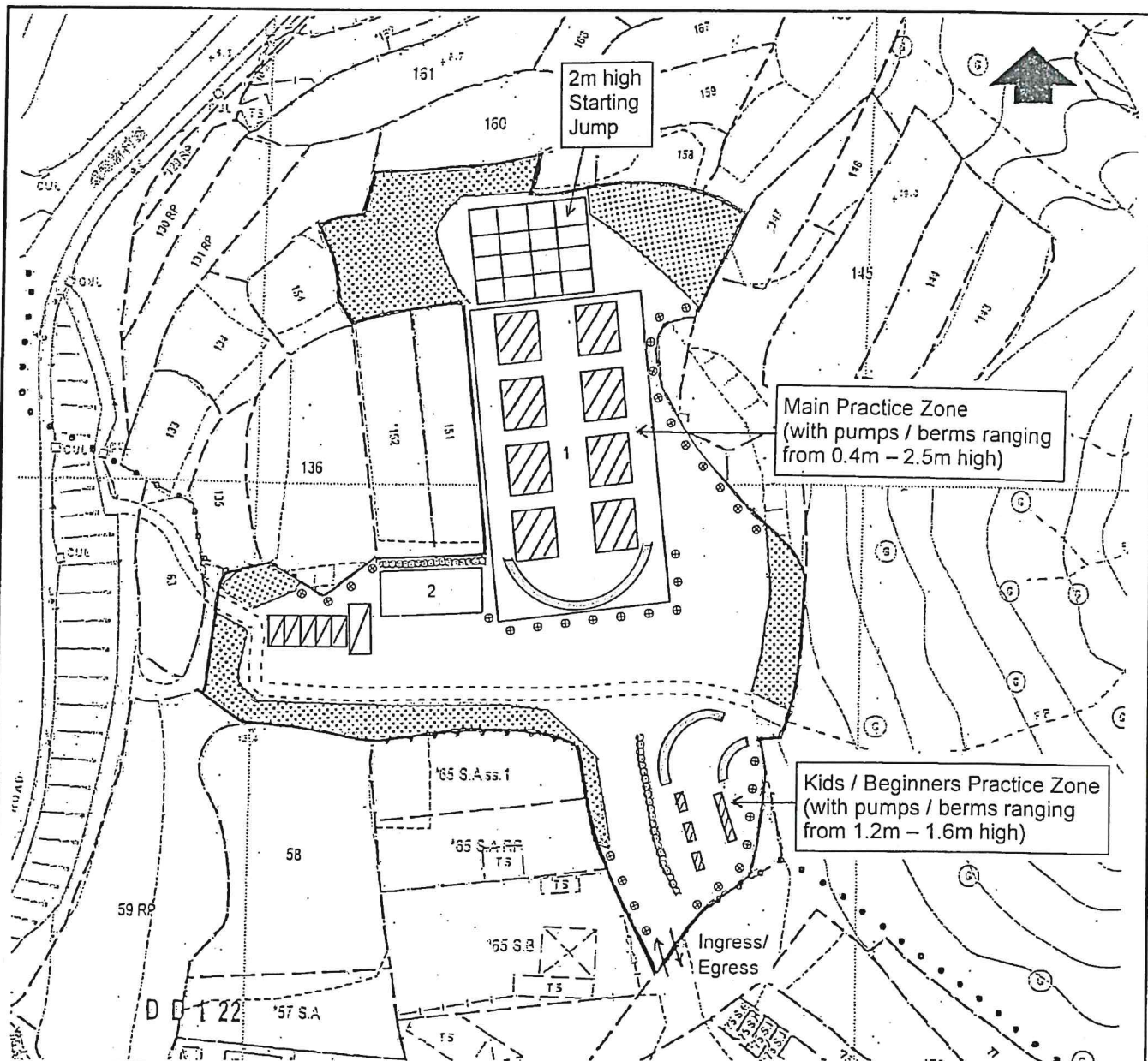
LEGEND:

HGV 11m(L) X 2.5m(W)
 SITE BOUNDARY

(OUT)



PROJECT NO. 40847		PROJECT TITLE PROPOSED MOUNTAIN BIKE TRAINING GROUND AT VARIOUS LOTS IN D.D. 122 AND D.D 126, PING SHAN, YUEN LONG		DRAWING NO. FIGURE 6	REV. -
DESIGNED JTH	DATE OCT 2022	SWEPT PATH ANALYSIS - CONSTRUCTION VEHICLE (OUT)			LLA 顧問有限公司 Consultancy Limited
DRAWN JWL	SCALE 1:1000@A3				
CHECKED SLN					



Shelter/Structure	No. of Storey	Covered Area (m ²) (approx.)	GFA (m ²) (approx.)	Building Height (m)	Use
1	1	1,400	1,400	8	Shelter for Main Practice Zone
2	2	120	150	4.8	Ancillary Office /Shop and Services /Viewing Deck / Storage
Total		1,520	1,550	-	-

Legend

- The Application Site
- Shelter/Structure
- 5m x 2.5m Private Car Park
- 8m x 3.5m LGV Loading/Unloading Space
- Jump Area
- Pump Area
- Berm Area
- Footpath for Public Access
- Existing Vegetation/Tree to be retained
- New Landscaping Belt [(Schefflera arboricola 細葉鴨腳木) (600mm high; 450mm intervals)]
- New Tree Planting [(Schefflera octophylla 鴨腳木) (2750mm high; 3000mm intervals)]

Layout Plan

Proposed
Mountain Bike Training Ground
at Various Lots in DD122 and DD126,
Ping Shan, Yuen Long

0 10 20 30 40 50 METRES

(Indicative Only)

Plan 3

PlanArch Consultants Ltd.

Revision: A Date: 9.9.2022

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
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PlanArch Consultants Ltd.
建港規劃顧問有限公司
RECEIVED



2022 NOV -7 A 11: 02

TOWN PLANNING BOARD

By Hand

Our Ref.: pa/yl.ps/2206649
TPB Ref.: A/YL-PS/668

TM3

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road
North Point, Hong Kong
(Attn.: Ms. Leticia LEUNG)

7 November 2022

Dear Madam,

Proposed Mountain Bike Training Ground
At Lot Nos. 64 and 66 in DD122, and Lot Nos. 137, 138, 139, 140 (Part), 141 (Part),
142 (Part), 150 (Part), 153 and 156 in DD126 at Ping Shan, Yuen Long

We refer to the captioned application for proposed mountain bike training ground submitted to the Town Planning Board on 22.7.2022 and subsequent verbal comments from the Planning Department (PlanD).

We would like to clarify that the ground surface at the application site, including the ingress/egress, footpath and mountain bike tracks will be compacted to form hard-surface to avoid potential dust nuisance to the surrounding areas. The proposed filling/formation works under this S16 application are only for forming technical features including pumps, berms and jump for the mountain bike tracks at the application site. No additional land filling works will be carried out apart from the formation of the technical features as shown on the submitted layout plan.

In response to the public comment from an individual, we would like to clarify that the proposed covered area is mainly for providing shelter for the main practice zone for all-weather training for mountain biking. Regarding the landscaping at the application site, the applicant intends to preserve and maintain the existing natural landscape during operation. Tall shrubs and a total of 36 nos. of new standard trees will be planted along the periphery and near the main practice zone to enhance the setting.

Z:\Project\Pjt649\tpb-071122-01.doc

Page 1 of 2

town planning • land development • public engagement • project management



The above information serves as a response to comments of relevant Government departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.



Betty S. F. Ho

c.c.

Ms. Jessie KWOK
Client

DPO/TMYLW

Email: jmhwok@pland.gov.hk

Previous s.16 Application covering the Application Site

Rejected Application

Application No.	Applied Use(s)/Development(s)	Date of Consideration	Rejection Reasons
A/YL-PS/90	Temporary Container Vehicles and Trailers Park with Ancillary Repair/Maintenance Workshops, Open Storage of Building Materials and Office for a Period of 3 Years	12.1.2001	1,2,3

Rejection Reasons:

1. The development is not in line with the planning intention of the “Recreation” (“REC”) and “Village Type Development” (“V”) zones which are to designate areas for recreational developments and land for recognised villages and village expansion respectively. There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis.
2. The development is incompatible with the surrounding uses which are predominantly residential and rural in nature, including the village houses and residential structures within the site as well as to its immediate west and east, the village settlement in Ha Mei San Tsuen to its north-west and the cultivated farmland to its north and north-east.
3. There is insufficient information in the submission to demonstrate that the development would not have adverse noise, dust, environmental and visual impacts on the surrounding residential and rural uses.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) prior planning permission should have been obtained before commencing the development on the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owners will need to apply to LandsD for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient space within the Site should be provided for maneuvering of vehicles;
 - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
 - (iii) the Site is connected to the public road network (Ha Mei San Tsuen Road) via a local unnamed access road which is not managed by the Transport Department;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Ha Mei San Tsuen Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Ha Mei San Tsuen Road;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iv) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage;
- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. However, the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the land should not be filled with construction waste;
 - (ii) the site shall be paved as much as possible to avoid potential dust nuisance;
 - (iii) the operation hours of the proposed use shall be from 10:00 a.m. to 8:00 p.m.;
 - (iv) the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) should be followed to minimize the environmental impacts during the construction stage; and
 - (v) it is the applicant's responsibility to comply with all relevant environmental legislations during construction and operation of the project;
- (i) to note the comments of the Head of Geotechnical Engineering Office of Civil Engineering and Development Department (H(GEO), CEDD) that:
- (i) the Site is located within Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation of the new development proposed at the site, extensive geotechnical investigation may be required as necessary. Such investigation may require a high-level involvement of experienced geotechnical engineer(s), both in the design and supervision of geotechnical aspects of the works to be carried out on the site;
 - (ii) GEO is not responsible for the control of land filling activities; and
 - (iii) the applicant is advised to submit the proposed building works plans to BD for approval as required under the provisions of the BO;

- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc). The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as BD, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iii) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - (iv) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses; and
- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is advised to explore provision of periphery planting along the western boundary of the proposed shelter at the Site.

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A/YL-PS/668 dd 126 AKKI Bike Park, Ping Shan Rec
01/09/2022 02:43

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/YL-PS/668

Lots 64 and 66 in D.D. 122, Lots 137, 138, 139, 140 (Part), 141 (Part), 142 (Part), 150 (Part), 153 and 156 in D.D. 126, Ping Shan

Site area: About 6,000sq.m

Zoning : "Recreation"

Applied use : **Filling of Land** for Mountain Bike Training Ground / Shop / 5 Vehicle Parking

Dear TPB Members,

While it is good to see Rec zoning being used for its intended purpose one sill has to question:

Why such a large covered area? Mountain biking is an outdoor sport so exposure to the elements is part of the attraction.

This is the AKKI Bike Park and there are a number of trees on the site but no mention of how many to be felled?

Mary Mulvihill