

By Email

Our Ref: S3147/DD122PS_E/24/002Lg

3 January 2025

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



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Dear Sir/ Madam,

**Temporary Public Vehicle Park (Private Cars and Light Goods Vehicle)
with Electric Vehicle Charging Device for a Period of 3 Years
in “Green Belt” and “Village Type Development” Zones,
Various Lots in D.D. 122 and Adjoining Government Land,
Ping Shan, Yuen Long, New Territories
(Planning Application No. A/YL-PS/740)**

- Further Information No. 1 -

Reference is made to the captioned S16 Planning Application scheduled for consideration by the Town Planning Board (“TPB”) on 10 January 2025 and the departmental comments received in December 2025.

In response to the comments received, we hereby submit this Further Information (“FI”) No.1 submission enclosed with a Response-to-Comment Table for the TPB’s consideration.

Should you have any queries in relation to the above or attached, please do not hesitate to contact the undersigned at 3426 8402.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in blue ink that reads 'Benjamin Tung'.

Benjamin TUNG

Encl.
Response-to-Comment Table


cc. the Applicant & Team

PL/BT/vy

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 for a Period of 3 Years in “Green Belt” and “Village Type Development” Zones,
 Various Lots in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories
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- Further Information No. 1 -

Items	Comments	Responses
1	Comments from Environment and Ecology Bureau received on 20 December 2024 (Contact Person: Mr. Vincent FONG, Tel: 2594 6507)	
1.1	<p><u>General Comments</u></p> <p>We note from Para. 3.1.2 on P.8 and the layout drawing on P.9 of the planning statement that the applicant proposed to have 34 private car / light goods vehicle parking spaces at the subject site and install 2 quick chargers (1 with output power of 120kW and the other one with output power of 60 kW) which could serve 4 private car / light goods vehicle parking spaces at the same time. Please clarify whether there are 2 or 4 quick chargers, as 4 vehicles could be charged simultaneously. In addition, please provide their respective power outputs for reference.</p>	<p>There are 2 quick chargers which could serve 4 vehicles simultaneously (1 charger for 2 vehicles). The power of one charger is 120 kW and another one is 60 kW. If 2 vehicles are using the same charger at the same time, the power will be evenly distributed. However, the charger may also modify its distribution of power to the 2 vehicles according to the State of Charge (SOC) of the electric vehicle battery.</p> <p>To sum up, it is assumed that if 4 vehicles are charging simultaneously, the power output for each vehicle would be 60kW, 60kW, 30 kW and 30kW.</p>
1.2	<p>To echo with the latest revision of the Ch.8 of HKPSG about EV charging facilities and to support the Government’s policies in promoting the wider adoption of EVs, we suggest that apart from providing quick charging facilities for the 4 parking spaces, the applicant shall also comply with the requirement of HKPSG, i.e. EV chargers with output power of not less than 7kW (i.e. medium charger) should be installed in all other parking spaces for private cars, light goods vehicles and motorcycles of the subject site.</p>	<p>The Applicant has the goodwill to support the Government’s policy. However, due to the existing limited electricity supply to the Application Site, the current proposal (charging facilities for 4 vehicles) is the best that the Applicant could provide. While it is noted that under Section 7.2.9 of the the latest revision of the Ch.8 of HKPSG, <i>‘The guideline and technical requirements in para. 7.2.8 do not apply to on-street parking spaces or temporary outdoor vehicle parks (with or without shelter).’</i>, the Applicant would explore the possibility to install more charging facilities subject to the power supply of the Application Site.</p>
1.3	<p><u>Advisory Clauses</u></p> <p>The Government has announced the green transformation roadmap for public buses and taxis in 2024 and will provide support to realise the target of introducing about 3 000 electric taxis by end-2027. A comprehensive fast charging network is needed to effectively support the operations of electric commercial vehicles and achieve the aforesaid target. In this connection, we recommend that the applicant consider installing some fast chargers with an output power of 100kW or higher at the proposed site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis and electric light goods vehicles.</p>	<p>Noted. Electric commercial vehicles e.g. electric taxis and electric light goods vehicles are welcomed to use the EV charging spaces proposed in the Application. The figure below demonstrates electric taxis are welcomed to use the EV charging device at the Application Site.</p> <p>The Applicant will explore the possibility to install more fast chargers with an output power of 100kW or higher and open up more charging spaces for electric commercial vehicles subject to the power supply of the Application Site.</p>

Items	Comments	Responses
		
2	Comments from Lands Department received on 30 December 2024 (Contact Person: Ms. CHENG Sze Lai, Tel: 2443 1072)	
2.1	The office has no adverse comment on the captioned application.	Noted with thanks.
2.2	Portion of the GL (about 13 m ²) in the application site is covered by Short Term Tenancy (STT) No. 3031 for the purpose of ‘Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles’, while portion of the GL (about 29 m ²) covered by STT No.3031 is not included in the subject planning application. Please clarify with the applicant.	Please be confirmed that the portion of GL (about 29 m ²) covered by STT No. 3031 is not included in the subject planning application. The site boundary of this Application largely follows its previous application (No. A/YL-PS/649).
2.3	No permission is given for occupation of the GL (about 4m ² as mentioned in the application form) included in the application site. Any occupation of GL without Government’s prior approval is an offence under Cap. 28.	Noted.

Complied by: KTA Planning Limited
Date: 3 January 2025
File Ref: 20250103_S3147_FI-1_R-to-C