

Comments of the Fanling, Sheung Shui & Yuen Long East District Planning Office (Contact Person: Ms Andrea Yan at 3168 4049)

R to C Table		
Item	Comments of the Fanling, Sheung Shui & Yuen Long East District Planning Office	Response
a	Please provide the year of the first population intake and estimation population of the proposed transitional housing development.	This Year, June of 2024, would be the first population intake, and the estimation population of the proposed transitional housing development would be around 2010 people.
b	Please clarify whether the number of visitors and the operation mode for the proposed hobby farm under the current application are same as that of the previous application under application No. A/YL-KTN/913 (see the extracts below) The hobby farm, capable of accommodating about 70 visitors during the weekends and public holidays, and about 30 visitors during weekdays, will be open to both the residents of the transitional housing and the general public. The operation hours will be 9:00 a.m.to 6:00 p.m. daily, including public holidays.	The number of visitors and the operation mode for the proposed hobby farm under the current application are same as that of the previous application.
c	Please clarify whether the applicant is responsible for the construction, management and maintenance of the proposed use.	Yes.
d	Please provide the area of open space under the current application.	Open Space would be provided not less than 2010sqm
e	Please further elaborate on why the approval conditions under the previous application could not be complied with.	For condition (f), implementation of drainage proposal - to suite site work's progress. For condition (m), implementation condition of water supplies for the service installation - to suite site work's progress.  We are continuously working hard to fulfil the approval progress of

		planning conditions, but the above implementation conditions are still pending for the completion of the project which was deferred by the liaison with MTR as the site fall within XRL Zone.
f	Please provide the justifications on why early approval of the renewal of the planning permission is required.	<p>Although we had EoT on the planning condition up to 22 April 2024, but it is still foreseeable that still cannot be discharged on time.</p> <p>This project aimed to provide temporary transitional housing to relieve the acute housing shortage in the short-term, and to meet the public's aspiration of having a hobby farm in the area for promoting organic and community farming during the public consultation on the XRL project previous.</p> <p>To allow us a more sufficient time for the discharging the planning conditions and for the preparation on future operation, especially on tenant to move in date.</p>
g	Please clarify whether the reduction in site area under the current application is due to setting out of site boundary.	Yes
h	Please provide the community facilities to be provided in the communal blocks	Retail Shops, Multi-Function Hall, and Estate Management Office are to be provided in the communal blocks
i	Please provide the details on the proposed operation/service coverage of the new franchised bus stop	Operation Period from 0700 to 2300 everyday, and 1 bus for every 18mins which should go to the nearest MTR station.
	Please clarify whether Modular Integrated Construction method is used in the proposed development.	Yes

Comments of the Urban Design and Landscape Section, Planning Department (Contact Person: Mr Sameul Hui at 3565 3957)

R to C Table		
Item	Comments of the Urban Design and Landscape Section, Planning Department	Response
i	The landscape provisions should be updated in line with the revised development layout.	Ref to the attachement
ii	A summary table for proposed trees treatment as approved by relevant authority (eg. LandsD) should be provided to illustrate any amendment to the approved scheme.	The summary table for proposed trees treatment is around the same, we undertake that the previous technical assessment is still valid.
iii	A planting schedule of proposed new trees should be included.	The Planting Schedule is around the same, we undertake that the previous technical assessment is still valid.