(Est. 1995)

ALBERT SO SURVEYORS LTD.

Our Ref.: AS048/10/Ext/142

21 May 2024

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

By Email and Hand

Dear Sir/Madam,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
For Minor Relaxation of Building Height Restriction from 2 Storeys to 4 Storeys
For a Proposed 4-Storey Columbarium ("the Proposed Development")
At Part of Inland Lot No. 7755 RP and Government Land
sandwiched between Inland Lot Nos. 7755 RP and 7713 (altogether "the Site")
Cape Collinson Road, Chai Wan, Hong Kong
(Planning Application No. A/H20/200)

Further to our submission of the captioned application dated 23 April 2024 and the subsequent tele-conversation between Ms. Gloria Sze of the Hong Kong District Planning Office and our Mr. Calvin Leung, we would like to provide the following supplementary information for the Town Planning Board's consideration.

	Supplementary Information	**Relevant Page of the Supporting Planning Statement/ Relevant Technical Assessment Reports to be replaced**
i.	The on-site sewerage treatment plant proposed in Section 8.5 of the Sewerage Impact Assessment Report will be provided at the basement of the Proposed Development.	Page 6 of the Sewerage Impact Assessment Report
ii.	The double (standard) and quadruple (family) niches (Table 4.1 of the Supporting Planning Statement) may respectively accommodate up to two and four sets of ashes.	N/A

估價、租售、規劃及發展顧問 董事總經理・蘇振顯 地產代理(公司牌照號碼：C-007868)
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VALUERS, ESTATE AGENTS, PLANNING & DEVELOPMENT CONSULTANTS *Managing Director : ALBERT SO* PhD, MBA, BSc, FRICS, FHKIS, FHIREA, MRTPI

iii.	Section 2.4 of the Supporting Planning Statement is updated.	Page 8 of the Supporting Planning Statement
iv.	Section 2.1.2 and Table 4.6 of the Traffic Impact Assessment Report are updated.	Pages 2 and 13 of the Traffic Impact Assessment Report
v.	Section 3.2 of the Sewerage Impact Assessment Report is updated.	Page 2 of the Sewerage Impact Assessment Report

Please find the replacement page of the Supporting Planning Statement at **Attachment 1**, the replacement pages of the Traffic Impact Assessment Report at **Attachment 2** and the replacement pages of the Sewerage Impact Assessment Report at **Attachment 3**.

Should you have any enquiries, please contact the undersigned or our Mr. Calvin Leung at 2882 3183. Thank you.

Yours faithfully,
For and on behalf of
ALBERT SO SURVEYORS LTD.

Tsz-choi Wong
Executive Director

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c.c. *Client (by email)*

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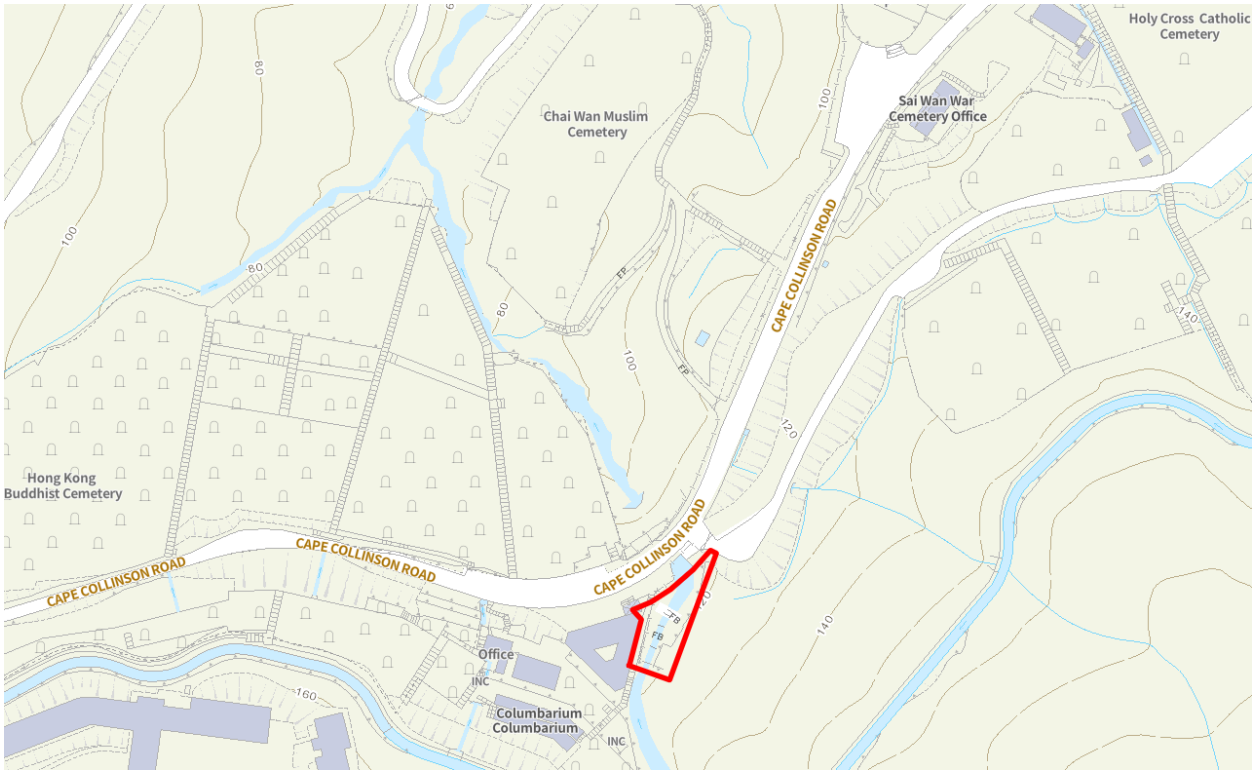
Attachment 1

The replacement page of the Supporting Planning Statement

- To the immediate north of the Site: Chai Wan Muslim Cemetery.
- To the immediate west and northwest of the Site: Hong Kong Buddhist Cemetery managed by the Applicant consists of columbaria and cemeteries, providing a total of about 11,400 niches and graves (including about 7,500 niches, of which about 90% are occupied, and about 3,900 graves).
- To the immediate east of the Site: Holy Cross Catholic Cemetery.

2.5 The surrounding of the Site (outlined in red) is illustrated on the map at **Figure 2.3** below for reference.

FIGURE 2.3 THE SURROUNDING OF THE SITE



Source: GeoInfo Map (2023). For identification only and not to scale.

Attachment 2

The replacement pages of the Traffic Impact Assessment Report

2. THE PROPOSED DEVELOPMENT

2.1 Site Location

2.1.1 The proposed development of 1 4-storey columbarium at part of IL 7755 RP and Government Land sandwiched between IL 7755 RP and IL 7713, Cape Collinson Road, Chan Wan is shown in **Figure 1.1**.

2.1.2 Hong Kong Buddhist Cemetery composed of a number of cemeteries and columbaria managed by the HKBA. At present, there are around 7,500 niches/ossuaries and 3,900 graves (giving a total of around 11,400 niches/ossuaries/graves) in the Hong Kong Buddhist Cemetery. The proposed development is located at the south-east corner of the existing cemetery as shown in **Figure 1.1**.

2.2 Proposed Development

2.2.1 Development parameters of the proposed development are summarized in **Table 2.1**.

Table 2.1 Proposed Development Parameters

Site Location	**Hong Kong Buddhist Cemetery, Cape Collinson (Part of IL 7755 RP and Government Land sandwiched between IL 7755 RP and IL 7713)**
Proposed Use	4-storey columbarium
Development Scale	From approved development of 2 storeys (around 9,000 niches increment) **to proposed development of 4 storeys (around 18,000 niches increment)**

2.2.2 It is anticipated that the proposed development will be commissioned in year 2029. Therefore, design year 2032 (i.e. 3 years after the planned commencement year of the proposed development) is adopted for the Traffic Impact Assessment.

4.4 Reference Traffic Flows

4.4.1 The 2032 reference traffic flows for Ching Ming and Chung Yeung Festival periods are then derived by the following and presented diagrammatically from **Figure 4.2** to **Figure 4.7**.

2032 Reference Traffic Flows (Without Proposed Development) = (**2023 Observed Traffic Flows** x **Adopted Growth Factor (i.e. +0.14% for 9 year)**) + **Traffic Flows of Planned Adjacent Development**

4.5 Traffic Generations and Attractions of Proposed Development

4.5.1 The traffic generations and attractions of the proposed development were calculated based on the traffic surveys as summarized in **Table 4.6**.

Table 4.6 Peak Hour Trip Rates by Traffic Surveys

No. of Niches		**Peak Hour Pedestrian Flow**		**Peak Hour Trip Rate** (pedestrians per niche per hour)(1)	
Total 11,400 (Graves 3,900 Niches/Ossuaries 7,500)					
Date	**Peak Hour**	**In**	**Out**	**In**	**Out**
5 Apr 2023 (Ching Ming Festival)	1200-1300	323	466	0.0431	0.0621
7 Apr 2023 (Fri)	1100-1200	150	149	0.0200	0.0199
9 Apr 2023 (Sun)	1130-1230	197	232	0.0263	0.0309
21 Oct 2023 (Sat)	1100-1200	99	85	0.0132	0.0113
22 Oct 2023 (Sun)	1045-1145	263	163	0.0351	0.0217
23 Oct 2023 (Chung Yeung Festival)	1115-1215	352	499	0.0469	0.0665
Original Proposed Development adopted		-	-	0.1307	0.1167
Adopted		**-**	**-**	**0.1307**	**0.1167**

Note:
(1) Assume all visitors were niches/ossuaries sweepers as a conservative approach.

Attachment 3

The replacement pages of the Sewerage Impact Assessment Report

3.1 The Application Site is zoned as "Other Specified Uses (Cemetery)" ("OU(Cemetery)") under the Draft Chai Wan Outline Zoning Plan No. S/H20/26. It is situated at the south-east corner of the existing HKBA Cemetery, covering an area of approximately 482 m^2.

3.2 Adjacent to the Application Site on the west are the existing columbarium blocks and temple of the Hong Kong Buddhist Cemetery, which provides a total of 7,545 niches. There is also an existing office with five staff members located about 50 m to the west of the site.

3.3 HKBA is intended to develop a four-storey columbarium building, over a basement floor, on the Application Site. Upon completion of the Proposed Development, it is expected to provide an additional of 17,095 niches (16,014 standard niches and 1,081 large niches), male and female toilets on the basement floor, and two staff positions in the office. The layout plan of the Application Site is shown in **Appendix 3.1**.

4 ASSESSMENT METHODOLOGY

4.1 The assessment has been carried out in accordance with the guidelines set out in the Guidelines for Estimating Sewage Flows (GESF) for Sewage Infrastructure Planning Version 1.0, Report No. EPD/TP 1/05, published by the Environmental Protection Department (EPD).

Unit Flow Factor – Commercial and Institutional Flows

4.2 The Unit Flow Factor (UFF) for commercial and institutional flows based on the EPD's GESF are shown in **Table 4.1**.

Table 4.1 Unit Flow Factor for Commercial and Institutional Flows

Commercial	**Unit Flow Factors (i) (m^3/person/day)**
Commercial Employee	0.080

Note:
(i) The UFF adopted is the "Planning for Future UFF".

4.3 Since it is anticipated that toilet use will contribute the most to the sewage generation, the sewage generation estimation will base on the number of staff and visitors. Therefore, the commercial activities as stated in Table T-2 of the GESF will not be considered.

4.4 With reference to the approved Final Drainage, Sewerage and Utilities Impact Assessment (DSUIA) Study Report of the Agreement No. CE55/2011 (CE) Potential Sites for Columbarium Developments – Group B – Feasibility Study in **Appendix 4.1**, a UFF of 0.010 m^3/person/day is adopted for estimating the sewage flow generated from visitors within the study area of the project. The UFFs for different sources of sewage generated from the Proposed Development are summarised in **Table 4.2** below.

Table 4.2 Unit Flow Factors for Different Sources of Sewage

Source of Sewage	**Units Flow Factors (m^3/person/day)**
Staff	0.080
Visitor	0.010

8 PROPOSED SEWERAGE SYSTEM AND IMPACT ASSESSMENT

8.1 As stated in **Section 5**, the nearest public sewerage system is located about 300m away uphill, to the west of the Application Site. It is required to construct a rising main to convey sewage uphill before connecting to the public sewerage system.

8.2 The construction of an underground rising main will involve excavation works to be conducted along Cape Collinson Road. However, Cape Collinson Road between Ling Shing Road and Shek O Road is a one-way road and contains sections where two lanes merge into one lane. The construction of this rising main may result in temporary road closure, which will affect road users including private vehicles, public light buses, hearses and prison vans. Future maintenance works may also cause adverse impact to the traffic along the road if any leakage of sewage is detected.

8.3 Another method is the construction of a short rising main to lift sewage up from the proposed columbarium building to the back of the cemetery and convey the sewage by gravity sewer along the southern lot boundary before connecting to the public sewerage system at Cape Collinson Road. Nevertheless, along the southern boundary there are existing graves, stairs, trees and drainage channels, construction of such sewerage system may cause severe disturbance to them.

8.4 Therefore, it is unlikely feasible to utilise rising main to convey sewage from the proposed columbarium building to the public sewerage system either along Cape Collinson Road or the southern lot boundary.

8.5 In this regard, the provision of an on-site sewage treatment plant (STP) at the Basement (B/F) of the proposed development would be the recommended approach for treating the sewage generated from the Proposed Development. This on-site STP shall be designed in accordance to EPD's "Guidelines for the Design of Small Sewage Treatment Plant". The estimated peak flow arriving the STP and the corresponding design flow of STP were calculated in **Table 8.1** below.

Table 8.1 Estimated Sewage Flow Arriving the STP and the Corresponding Design Flow

Scenario	Total ADWF (m^3/day)	Hourly-ADWF (m^3/hr)	Peaking Factor	Peak Flow (m^3/hr)	Design Flow of STP (m^3/hr)
Normal Days	3.02	0.34 (i)	6 (ii)	2.02	1.01 (iv)
Festive Periods	168.11	18.68 (i)	4 (iii)	74.72	56.04 (iv)

Notes:
(i) The peak hourly dry weather flow is based on 9 hours operation time of the proposed columbarium;
(ii) According to EPD's "Guidelines for the Design of Small Sewage Treatment Plant", peak flow = 6 ADWF for population equal to or under 1000;
(iii) According to EPD's "Guidelines for the Design of Small Sewage Treatment Plant", peak flow = 4 ADWF for population over 1000;
(iv) Based on EPD's "Guidelines for the Design of Small Sewage Treatment Plant", with the provision of equalisation tank, the STP can be designed to handle 3 ADWF, excess flow over 3 ADWF will be equalised in equalisation tank. For normal days, design flow of STP = 3 x 0.34 = 1.01 m^3/hr; for festive periods, design flow of STP = 3 x 18.68 = 56.04 m^3/hr.