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| Food and Environmental Hygiene Department (contact: Kaya Chan, Tel: 3141 1232) | |
| <p>1. According to our record, the previous application for specified instruments of the columbarium, namely "Wing Shing Yuen", situated at No. 21A/B Lo Wai Road, Tsuen Wan, New Territories (Lots 613 RP, 614 and 1229 in D.D. 453 and adjoining Government Land), was refused on 24.5.2021. The Licensing Board did not receive any new application of specified instruments from the applicant "Wing Shing Yuen" thereafter.</p> | <p>Noted.</p> |
| <p>2. Please note that PCAO will only comment on such management plan which the application for private columbarium is processing by PCAO.</p> | <p>Noted.</p> |
| <p>3. Should there be any government lands (i.e. new roads, pavements, footbridges, crossing facilities, elevated walkways systems, subways, open space, footpath widening, lifts, flower beds, etc.) to be built by the project proponent, the project proponent must provide recurrent consequence (RC) to FEHD in case FEHD is required to provide manual cleansing services for captioned localities in the study area on condition that HyD or other concerned departments would take up the maintenance responsibility.</p> | <p>Noted.</p> |
| <p>4. If any FEHD's facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD.</p> | <p>Noted.</p> |

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| Food and Environmental Hygiene Department (contact: Kaya Chan, Tel: 3141 1232) | |
| 5. The project works should not affect the normal operation of our nearby FEHD's facilities such as refuse collection point, public toilet, etc. and our routine waste collection services. | Noted. |
| 6. Please keep the cleansing condition of the works site and its vicinity in the public area in satisfactory condition and remove any waste and debris generated. | Noted. |
| Agriculture, Fisheries and Conservation Department (contact: Lau Yun Kwan, Tel: 2150 6952) | |
| 1. The applicant is advised to carry out good site practice and establish appropriate pollution control measures to minimise any potential impacts to the watercourses in the vicinity as far as possible. | Noted. |
| Environmental Protection Department (contact: Keith Lam, Tel: 2835 1844) | |
| <u>From AQ perspective</u> | |
| 1. Section 8.1: It is highly supportive to prohibit any burning activities in the proposed columbarium from air quality perspective to avoid any potential air quality impact or nuisance. | Noted. |
| 2. Section 8.5: The potential air quality impact on the air-sensitive uses (e.g. office) of the proposed development shall be addressed by considering whether the buffer distance requirements as stipulated in the HKPSG can be fulfilled. Please identify the road types of the nearby roads including Lo Wai Rd and any other local access roads by referring to the latest Annual Traffic Census published by TD or seeking TD's agreement. Please present the buffer zones of each concerned road in the map and confirm that no air-sensitive uses, including openable windows, fresh air intake of mechanical ventilation, or recreational uses in the open area, will be located within the buffer zones. | The proposed development does not has any air-sensitive uses. According to the applicant's business model, an on-site office is not required. There is only one road adjoining the Application Site – Lo Wai Road. Lo Wai Road is classified as a Local Distributor in Annual Traffic Census Report. Please refer to revised sections 8.6 and 8.7. |

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| Environmental Protection Department (contact: Keith Lam, Tel: 2835 1844) | |
| 3. Please provide supporting information to confirm whether the road capacity of the nearby road network can absorb the additional traffic generated by the project. | A TIA was conducted and it demonstrated that the proposed development would not induce traffic impact to the surrounding road network (Appendix 10). |
| 4. If HKPSG's buffer distance requirements for any air emission sources cannot be met, quantitative air quality impact assessment may be required to ensure that the air-sensitive uses of the proposed development will not be subject to adverse air quality impact. | Noted. However, there are no air-sensitive uses in the proposed development. |
| 5. In addition, it is noted in Appendix 5 that there are quite a few temples/monasteries surrounding the project site. Please review and confirm whether any temples or monasteries with burning activities are located within 200 m from the proposed development, using site surveys and/or direct contact with the temple or monastery management. Please address the potential air quality impacts of these activities on the air-sensitive uses of the proposed development. Consider factors including, but not limited to, the separation distances between the air-sensitive uses of the proposed development and the furnace or burning activities of the temples and monasteries, the scale and frequency of burning activities, the size of furnace, the presence of any air treatment system, and any air or odor complaints in the past few years. | Those activities do not cause any air quality impacts to the development as the development does not contain any air-sensitive uses. |

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| Environmental Protection Department (contact: Keith Lam, Tel: 2835 1844) | |
| <p>6. The potential constructional air quality impact arising from the proposed development shall also be addressed. The information to be provided shall include but not limited to: the size of the site formation or excavation area, amount of excavated/demolition materials to be handled, number of dump trucks and mechanical equipment to be used per time over the work site, identification of nearby air sensitive uses and their separation distances from the project site boundary, identification of any concurrent projects within 500 m assessment area and their cumulative construction air quality impacts. Necessary control measures shall be proposed accordingly to minimize the potential air quality impact during the constructional stage.</p> | <p>There will be no site formation or excavation work involved in this development. The demolition work was finished in February 2024. There are no concurrent projects within the 500-meter assessment area, and there is no cumulative construction air quality impacts. The construction phase of the redevelopment will adhere to the Recommended Pollution Control Clauses (RPCC) to minimize any potential environmental inconvenience and nuisance for sensitive receptors throughout the construction stage. The potential water quality impact during construction phase and proposed respective mitigation measures will be followed.</p> |
| <u>From Noise perspective</u> | |
| <p>7. Please implement necessary noise control measures to any potential noise source(s) (e.g. ventilation, cooling system) to meet relevant standards in HKPSG Ch 9.</p> | <p>This development will implement the necessary control measures for any potential noise sources (e.g., ventilation, cooling systems) to meet the relevant standards in HKPSG Ch9.</p> |

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| Planning Department (District Planning Office, Tsuen Wan and West Kowloon) (contact: Frankie Tsang, Tel: 2417 6255) | |
| <p>1. The estimated completion year stated in the application form is November 2026, while the Traffic Impact Assessment states the year as 2025. Please clarify this discrepancy.</p> | <p>The estimated completion year is November 2026. The Traffic Impact Assessment has been updated accordingly.</p> |
| <p>2. As stated in paragraph 2.4 of the planning statement, 284 niches have been sold. Please clarify the arrangement of these niches as the columbarium structure in the site has been demolished as claimed in paragraph 5.5 of the planning statement. Additionally, please explain how the sold niches will be managed following the completion of the proposed columbarium development under the current application.</p> | <p>According to the applicant, the Private Columbarium Licensing Board refused the applicant's entire set of applications, including the Temporary Suspension of Liability and License application on 24 May 2021. Consequently, the applicant appointed lawyers to arrange a settlement with the buyers. Under the terms of the settlement, the ancestral ashes of the previous buyers will not be returned to the development site. The settlement negotiations have been going smoothly, and there have been no disputes. Furthermore, the applicant has completed the disposal of ashes following the Prescribed Ash Disposal Procedure. The FEHD acknowledged the completion of the handover procedure on 6 April 2023 (Appendix 11).</p> |
| <p>3. Paragraph 7.2 of the planning statement – Please clarify the duration of the shadow period, i.e. whether it is one immediately Saturday and Sunday before and after the festival days or two immediately Saturdays and Sundays before and after the festival days?</p> | <p>The shadow period should be two weekends, i.e., one Saturday and one Sunday, before and after Ching Ming/Chung Yeung Festival Days, including public holidays in between.</p> |
| <p>4. Please clarify if there are any existing structures within the site.</p> | <p>There are no existing structures within the site. The site photos depicting the current condition are included in the Planning Statement (Appendix 12).</p> |

| Urban Design and Landscape Section, Planning Department (Urban Design) (contact: Rachel Yiu, Tel: 3565 3944) | | |
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| 1. | The subject site, with a site area of about 2,250m ² , is located at a hilly area surrounded by a number of temples and monasteries. The existing developments in the area are generally with building heights ranging from 1 to 4 storeys, except the Western Monastery to the northeast of the site with a building height of 12 storeys. | Noted. |
| 2. | The proposed redevelopment does not involve additional BH beyond that is permitted in the OZP. Notwithstanding the slight increase in building height from the previous approved rezoning Application No. Y/TW/15 from 117.4mPD to 118.1mPD, the proposed development remains low-rise in nature. Given the site context and as illustrated in the sections, artists' rendering and photomontages, the proposed development shall be able to blend in with the surrounding rural setting. | Noted. |
| <u>Other comments</u> | | |
| 3. | SPS, Section 9 – As a full visual impact assessment is not included in the submission, it may be more appropriate to revise the title of the section from “Visual Impact Assessment” as “Visual Aspect”. | The title of the section has been revised from “Visual Impact Assessment” to “Visual Aspect”. |
| 4. | Perspectives – The trees shown in the perspectives (see Appendix I) do not seem to tally with that in the Landscape Proposal. Please review based on the mark-ups attached. | The trees shown in the perspectives have been revised accordingly. |
| 5. | Appendix 9, Photomontages – a. As per Paras. 2.3 and 5.5 of the SPS, the unauthorised Columbarium buildings were demolished for redevelopment on 20 February 2024. Please clarify when the photos for “Existing Conditions of the Site” were taken and revise the caption for the photos. | The photos for “Existing Conditions of the Site” were taken in September 2022. The caption for the photos has been revised. |

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| Urban Design and Landscape Section, Planning Department (Urban Design) (contact: Rachel Yiu, Tel: 3565 3944) | |
| 5. b. Subject to the applicant’s clarification on the comment above, the applicant may wish to supplement photos to reflect the latest condition of the site. | The supplement photos taken on 20 September 2024, to reflect the latest condition of the site are attached (Appendix 12). |
| c. Please annotate the building height in mPD of the previous/proposed columbarium building in the photos. | The building height in mPD of the previous/proposed columbarium building have been annotated on the photomontages (Appendix 9). |
| d. Vantage Point A and Vantage Point B – With reference to Drawing Z-9 of MPC Paper No. Y/TW/15, please review whether the location of the VPs marked in the key plan are accurate and revise as appropriate. | The location of the VPs marked have been revised (Appendix 9). |
| Urban Design and Landscape Section, Planning Department (Landscape) (contact: Justin Or, Tel: 3565 3948) | |
| 1. According to Section 4.0 under Appendix 8 - Tree Preservation Proposal, there are 10 nos. of existing trees within the Application Site, including one tree (T01) to be retained in-situ, two trees to be transplanted and seven trees to be felled. For new tree planting, 25 nos. of tree in heavy standard size will be provided. Old and Valuable Trees or protected species has been identified within the Application Site (Section 2.2, Appendix 8 refers). | Noted. |
| 2. According to the Landscape Master Plan (LMP-01), water feature, garden, edge planting verges, vertical greening and zen courtyard are proposed on the ground floor of the proposed development. | Noted. |

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| Urban Design and Landscape Section, Planning Department (Landscape) (contact: Justin Or, Tel: 3565 3948) | |
| <u>Landscape Comments</u> | |
| 3. Having reviewed the circulated information, please note below our preliminary comments from landscape planning perspective for area within the Application Site boundary only. | Noted. |
| <u>Planning Statement</u> | |
| 4. Noted there are existing landscape resources in the application site, the Applicant is required to incorporate the landscape impact assessment section in the planning statement. | The landscape impact assessment section has been added in the planning statement (section 10). |
| 5. The Applicant is required to indicate and provide photos of the existing condition of the application site at the pedestrian level and related landscape treatment. | <p>- Landes Limited has been commissioned to conduct a Landscape Impact Assessment, which includes the existing vegetation treatment and landscape design (Appendix 8). The existing condition of the redevelopment site photos at a pedestrian level taken on 20 September 2024 are attached (Appendix 12).</p> <p>- As described in Landscape Proposal (Appendix 8), a total of 10 trees within the site were recorded. The health condition of the bulk of these trees is generally in fair condition and the remaining trees are in poor condition. No OVT or protected species has been identified in accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees, and the Forests and Countryside Ordinance respectively.</p> <p>- One tree will be retained in-situ while two trees will be transplanted and seven trees to be felled due to in conflict with the Proposed Redevelopment and the associated works. Upon completion of the construction works, twenty five nos. of new tree planting in heavy standard size will be planted at various locations within the Application Site. All the retained trees, transplanted trees and new trees will be maintained by the Application.</p> |

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| Urban Design and Landscape Section, Planning Department (Landscape) (contact: Justin Or, Tel: 3565 3948) | |
| <p>6. With reference to “Slope Maintenance Responsibility Information System” (SMRIS), there are registered slope(s) adjacent to the Application Site (7SW-C/R473(3) & 7SW-C/R528(2)). The slope boundary and proposed treatment should be indicated on the relevant figure(s) and paragraph(s).</p> | <p>According to SMRIS, the registered slopes 7SW-C/R473(3) and 7SW-C/R528(2) are not adjacent to the Application Site. 7SW-C/R528(2) is located within GLA-TW465 and GLA/TTW TWKT/TW98/2007, while 7SW-C/R473(3) is partly within DD453 Lot 1187RP, partly within GLA/TTW TWKT/TW98/2007 & adjoining Government Land. The responsible party for both of the slopes is Drainage Services Department.</p> |
| <u>Appendix 8</u> | |
| <p>7. The Appendix subject is missing on the cover page.</p> | <p>The cover page has been amended accordingly.</p> |
| <p>8. <u>Section 5.1 & Table 3.0 (Planting Schedule)</u> - To provide column(s) / remarks to show the proposed species are native or exotic for reference. The Applicant is recommended to plant more native tree species to enhance biodiversity.</p> | <p>Additional column has been added in Table 3.0 (Planting Schedule) and dwg. no. PS01 to show the native species for reference.</p> |
| <p>9. <u>LMP01 (Landscape Master Plan)</u> – All the vehicular entrance / exit and pedestrian entrance / exist should be indicated on Landscape Master Plan.</p> | <p>All the vehicular entrance / exit and pedestrian entrance / exit has been indicated on Landscape Master Plan.</p> |
| <p>10. <u>LD101 & LD102 (Landscape Section)</u> – The Application Site Boundary should be indicated on the drawing(s).</p> | <p>The Application Site Boundary has been included in dwg. nos. LD101 & LD102.</p> |
| <p>11. <u>LD102 (Landscape Section)</u> – The spot level of the “New Trees and recipient location of the Transplanted Trees” should be indicated on relevant figure(s).</p> | <p>The spot level of the new trees and recipient location of transplanted trees has been indicated on relevant figures.</p> |
| <p>12. <u>LD103 (Landscape Section)</u> – Discrepancy was found between the title shown in the drawing frame, i.e “Landscape section” and drawing content, i.e “Elevation of vertical green wall”.</p> | <p>The drawing title has been amended to be “elevation of vertical green wall”.</p> |

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| Urban Design and Landscape Section, Planning Department (Landscape) (contact: Justin Or, Tel: 3565 3948) | |
| <p>13. Please be advised that the <u>Tree Preservation Proposal</u> is not required for the submission under “APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)” for permission under section 16 of the Town Planning Ordinance (the Ordinance). Only broad brush survey on landscape resources including trees within the planning application boundary (including information of Old and Valuable Tree (OVT), tree of large size, rare/ protected species, etc.) with a broad assessment on landscape impact caused by the proposed development and a conceptual landscape plan illustrating the proposed landscape treatments/ mitigation measures including a planting proposal with the indicative locations, estimated number of trees to be preserved/ planted and responsible maintenance departments of the proposed plantings would be required. The provisions of sufficient green coverage and local open space shall be included, if applicable.</p> | <p>The Tree Preservation Proposal has not been included in the planning submission. Relevant information of landscape resources and proposed landscape treatment has been included in Landscape Proposal.</p> |
| <u>Advisory Remarks</u> | |
| <p>14. The Applicant is reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. Thus, the Applicant should seek comments and approval from the relevant authority on the tree works concerned and/or compensatory/ replacement planting proposal, where appropriate.</p> | <p>Noted.</p> |
| <p>15. Please be reminded that the approval of the Planning Application does not imply approval of the site coverage of greenery requirements under APP- PNAP 152 and/or under Lease. The site coverage of greening calculation should be submitted separately to BD for approval.</p> | <p>Noted.</p> |

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| Transport Department (contact: Ken Cheung, Tel: 2399 6985) | |
| <p>1. On the proposed operation arrangement as stated in Paragraph 2.2.2, i.e. “closure of the columbarium during Ching Ming Festival and Chung Yeung Festival Days and the two weekends before and after the two festival days, and any public holidays between the two festival days and the two weekends”, the detailed operation arrangement during the Yu Lan Festival / Chinese New Year holidays and the associated traffic impact shall also be mentioned. Furthermore, agreement shall be obtained from FEHD to undertake monitoring of the strict implementation of the proposal.</p> | <p>A new Paragraph 2.2.3 is introduced in the TIA as follows:</p> <p>The proposed columbarium development will not open to the public on the following days, subjected to the prevailing traffic conditions:</p> <ul style="list-style-type: none"> • Chinese New Year Holidays • Yu Lan Festival Day <p>All the closure days will be included in the Columbarium Management Plan for FEHD’s consideration and approval.</p> |
| <p>2. Paragraph 2.4.3 – the occupancy rate of 4 persons per private car seems to be on the high side. Please make necessary adjustment for re-assessment of the traffic impact.</p> | <p>At present, it is common to use 7-seaters private cars where the occupancy can be 6 or 7 persons per private car. So, the occupancy rate of 4 persons per private car is not over-estimated. Meanwhile, the TIA report is revised to adopt an occupancy rate of 3.5 persons per private car. Please refer to Section 2.4 of the updated TIA report for the details.</p> |
| <p>3. Paragraph 4.2.2 – The no. of visitors before/after Ching Ming Festival and Chung Yeung Festival would very likely be higher than the estimated daily average. Please make necessary adjustment for re-assessment of the traffic impact.</p> | <p>Please note that the number of visitors will be strictly controlled by the proposed visit-by-appointment system. No visitors will be allowed to enter the proposed columbarium development without advance booking. Therefore, the number of visitors before/after Ching Ming Festival and Chung Yeung Festival can be controlled and will not be higher than the daily average.</p> |
| <p>4. It is mentioned in the management plan of the columbarium development that there will be limited no. of sales of columbarium of 500 nos. per year, please take this into account in the TIA.</p> | <p>A sensitivity test is conducted to review the traffic conditions in the year (i.e. 2035) which all niches are sold and occupied, considering the limitation of niches sales per year. Please refer to Section 4.7 of the updated TIA report for details.</p> |

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| Transport Department (contact: Ken Cheung, Tel: 2399 6985) | |
| <p>5. It is noted that LGV will encroach into the adjacent lane as per the swept path analysis in Figure 2.3. Please review the road width and the Run-In/Out such that a vehicle can enter the run in from the near side lane without encroachment onto an adjacent lane.</p> | <p>Please be clarified that the LGV will <u>not</u> encroach onto the adjacent as shown in Figure 2.3.</p> <p>The figure has been demonstrated that the LGV can enter the run-in from the near side lane without encroachment onto the adjacent lane.</p> |
| <p>6. As vehicles might stop outside for entry of the proposed development, please advise any road improvement measures to be implemented to prevent vehicles from tailing back into Lo Wai Road.</p> | <p>Please note that all car parking spaces will be reserved under the visit-by-appointment system. Taxi lay-bys are also provided for the visitors to pick-up/drop-down within the Site, the chance of incoming vehicles tailing back onto Lo Wai Road is minimal.</p> |
| <p>7. Section 2.2.2 - It is mentioned that the buyers of the niches will be "notified" about the days on which the columbarium will be closed. The consultant should elaborate on the actual implementation plan (eg. how to disseminate such information effectively), so as to ensure the grave-sweepers would not visit the columbarium on the closure days.</p> | <p>The implementation procedures are discussed in details under Section 4 and 5 of the Management Plan. The relevant pages of the Management Plan are abstracted and appended in Appendix A of the updated TIA report.</p> |
| <p>8. Section 3.2.1 - The walking distances between the bus / minibus stops and the site should be specified and reviewed if they are reasonable. The bus / minibus stops on Sam Tung Uk Road is located some 700 meters (uphill along the narrow footpath of Lo Wai Road) which is undesirable for grave-sweepers who are likely to be carrying baggage or items for worshipping.</p> | <p>Please note that Section 3.2.1 showed the availability of public transport services in the vicinity of the Site for reference only.</p> <p>Grave-sweepers of the proposed development with baggage or items for worshipping, are anticipated to visit by private car or by taxi. So, sufficient car parking spaces and taxi lay-bys are provided within the Site to meet the possible demand. The visitors may not prefer to get on buses or minibuses which do not have sufficient spaces to accommodate these stuff.</p> |

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| Transport Department (contact: Ken Cheung, Tel: 2399 6985) | |
| <p>9. Section 4.2.3 - While the consultant estimated the average daily number of visitors to be 104, it is unrealistic to assume that these 104 visitors would be evenly distributed on the 330 days across the year. The consultant should take into account a certain percentage of variance (eg. the number of visitors is likely to be higher at weekends compared to weekdays, and near the “shadow periods” of festive days). The consultant should also consider whether the existing niches were occupied long time ago, as this would have implication on the number of visitors. Reference should be made to the data of newly-occupied niches when projecting the number of visitors.</p> | <p>Please note that the number of visitors will be strictly controlled by the proposed visit-by-appointment system. No visitors will be allowed to enter the proposed columbarium development without advance booking.</p> <p>Therefore, the number of visitors that can visit the proposed columbarium each day can be maintained at a level not to induce unacceptable traffic impact at Lo Wai area.</p> |
| <p>10. Utilisation surveys should be conducted during peak hours at a normal weekend of each existing public transport service route (both bounds) and the occupancy rates observed should be included. The projected occupancy rates of the existing public transport service, taking into account the passenger demand generated from the proposed development, should be provided for further review.</p> | <p>Grave-sweepers of the proposed development with baggage or items for worshipping, are anticipated to visit by private car or by taxi. So, sufficient car parking spaces and taxi lay-bys are provided within the Site to meet the possible demand. The visitors may not prefer to get on buses or minibuses which do not have sufficient spaces to accommodate these stuff.</p> |
| <p>11. Although the columbarium will be closed on Ching Ming and Chung Yeung festival days, as well as two weekends before and after these festivals, it is anticipated that there will still be a high concentration of visitors during these periods. Therefore, the consultant should explore the feasibility of operating a shuttle bus service to accommodate the increased passenger demand to the columbarium during these periods.</p> | <p>Please note that the number of visitors will be strictly controlled by the proposed visit-by-appointment system. No visitors will be allowed to enter the proposed columbarium development without advance booking.</p> <p>Therefore, the number of visitors that can visit the proposed columbarium each day can be maintained at a level not to induce unacceptable traffic impact at Lo Wai area.</p> |

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| Transport Department (contact: Ken Cheung, Tel: 2399 6985) | |
| 12. Section 4.2.3 the traffic counts were conducted in June 2022. Please review. | Noted. Updated traffic count surveys were conducted in September 2024. Please refer to the updated report for details. |
| 13. The estimated completion time (November 2026) in the application form and the TIA (Year 2025) were different. | Please be clarified the estimated completion time will be November 2026. The TIA report is updated accordingly. |
| 14. Section 4.1.7, please include the approved application No. A/TW/530 for columbarium development in Western Monastery. | Noted. The concerned development is included accordingly. Please refer to Section 4.1 of the updated TIA report for details. |
| Highways Department (Lighting Division) (contact: Ivan Yim, Tel: 3903 6559) | |
| 1. According to the submitted document, the proposed vehicular access is in close vicinity of and appears in conflict with the existing Lamppost No. W3725 and the associated public lighting cable, attached part print of public lighting record refers. The applicant shall submit a drawing indicating the relation between the proposed 6m wide vehicular access and the existing lamppost and ensure proper clearance shall be maintained between the proposed vehicular access and the concerned Lamppost No. W3725. Should permanent relocation of the existing lamppost is necessary, the applicant shall submit a lighting proposal to this office for approval and be responsible for the cost of the works. | The current vehicular access does not meet the standards set by the Highways Department (HyD). After the approval of the Town Planning Board, the applicant will need to submit a detailed design proposal for widening the vehicular access. This Proposal will include a lighting design and be submitted to HyD for approval. As part of this widening scheme, Lamppost No. W3725 will be permanently relocated. The design proposal must adhere to the HyD standards and be submitted for approval from HyD during the detailed design stage. The applicant is responsible for the design construction, and maintenance of this vehicular access at their own expense, without any claims to the Government, and to the satisfaction of the relevant Government departments. |

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| Highways Department (Lighting Division) (contact: Ivan Yim, Tel: 3903 6559) | |
| <p>2. According to the record of this office, the concerned existing Lamppost No. W3725 is to provide public lighting for access from Lo Wai Road to the village footpath towards west. As observed from the submitted drawing of the subject application, the proposed 6m wide vehicular access to the gate of the subject development is considered exclusively used by the subject development rather than a public access. The lighting of this 6m wide vehicular access is considered out of jurisdiction of HyD/LTG office and the applicant shall be responsible for the lighting of this vehicular access.</p> | <p>Noted.</p> |
| <p>3. The concerned existing Lamppost W3275 is considered within the village area that the applicant shall seek comment/approval from Tsuen Wan District Office, Home Affairs Department (DO) in advance [Attn: EO(Dev) - Ms LAU Ka Yi, Natalie; 3515 5608; natalie_ky_lau@had.gov.hk] if any proposed changes of the existing lighting. They will arrange a joint site meeting with the developer, the Village Representative(s), the representatives from the relevant government departments and this office to confirm the relocation or removal arrangements and details.</p> | <p>Noted.</p> |
| <p>4. The applicant may note that public consultation in form of posting notice for village lighting relocation works has to be carried out before the commencement of relocation works. Subject to any objection received during the consultation period, a minimum lead time of 12 months, including the public consultation, will be required for the village lighting relocation works. Substantial time, in addition to the lead time mentioned above, may also be required for DO to resolve the objections.</p> | <p>Noted.</p> |

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| Drainage Services Department (contact: Austin Wong, Tel: 2300 1349) | |
| 1. Please clarify if there will be any change in the current stormwater and sewage provision at the site resulting from the application. | There will be no change in current stormwater and sewage provision at the site resulting from the application. |
| 2. In addition, it is noted that the proposed redevelopment will be within the tunnel protection zone of DSD's Tsuen Wan Drainage Tunnels (TWDT) with some proposed structures to be situated on its Main Tunnel and Intake I-2 Main Adit Tunnel near Lo Wai. The applicant and future developers should strictly observe and follow the guidelines and requirements as stated in DSD's Practice Note No. 2/2017 "Assessment on the Effects of Construction Activities on Drainage and Sewage Tunnels and their Associated Structures". For any assessments as required by the practice note, the applicant and future developers are reminded to obtain and address all technical advice from the CEDD/GEO before any works commence. | Noted. |

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| Buildings Department (contact: Chan Hoi-yan, Tel: 2626 1429) | |
| 1. The proposed columbarium block may be considered as a “3-storey” building under the Building Ordinance. Please note that floor areas / spaces with excessive headroom should be fully justified. | The proposed columbarium block will be a two storey building. For clarity, portions of the second-floor ramp design have been simplified. The plans and sections have been modified accordingly. Justifications for the floor areas/spaces with excessive headroom for columbarium use will be submitted at the building plan submission stage. |
| 2. It is noted that 3 structures is/are proposed in your application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. | Noted. |
| <p><u>Advisory comments</u> The applicant’s attention is drawn to the following points:</p> | |
| (i) 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 B(P)R respectively; | Noted. |
| (ii) 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; | Noted. |
| (iii) if the existing structures (not being a New Territories Exempted House) is/are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application; | Noted. |

| Comment | Response |
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| Buildings Department (contact: Chan Hoi-yan, Tel: 2626 1429) | |
| (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application site under the BO; | Noted. |
| (v) if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; | Noted. |
| (vi) the columbarium should comply with the design and construction requirements as stipulated in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-154; | Noted. |
| (vii) 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 | Noted. |
| (viii) detailed checking under the BO will be carried out at building plan submission stage. | Noted. |

| Comment | Response |
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| (Urban Design & Landscape) | |
| <p>1. Re. R-to-C (UD&L – Urban Design), Item 4, Perspectives – The applicant may wish to review if there is a tree at the location per the attached mark-up with reference to the LMP, and ensure that the landscaping shown in the perspective would tally with the LMP. [See attachment "2. Revised Planning Statement_markup.pdf"]</p> | <p>The mentioned tree has been relocated to another planting area. Please refer to the revised Landscape Master Plan, dwg. no. LMP01.</p> |
| <p>2. Re. R-to-C (UD&L – Urban Design), Item 5c, Photomontages – It seems that the proposed BH of 118.4mPD does not tally with the submitted architectural drawings. Please review/rectify, and ensure consistency across the whole submission.</p> | <p>The building height is 118.1mPD to the top roof level excluding the 1.1m high parapet wall. It is tally with the submitted architectural drawings. For clarity, the building height (including the parapet wall) is 119.2mPD. Please refer to the revised photomontages (Appendix 9).</p> |
| <p>3. R-to-C Item 7 (Landscape) - The cover page is missing in this submission.</p> | <p>Please find the enclosed cover page for the Landscape Proposal.</p> |
| <p>4. R-to-C Item 8 (Landscape) - Refer to “Check List of Hong Kong Plants 2012” by AFCD and “Hong Kong Herbarium”, <i>Ligustrum sinense</i> and <i>Cordyline fruitcosa</i> are not native species. Please review.</p> | <p>The mentioned species have been checked and revised. Please refer to the replacement page no. 8 of the proposal and revised Planting Schedule and Planting Plan for reference.</p> |
| <p>5. R-to-C Item 10 (Landscape) - Please indicate the Application Site Boundary on both sides of the section(s).</p> | <p>Landscape sections, dwg. no. LD101 and LD102 have been revised accordingly.</p> |
| <p>6. Advisory comment - The Applicant is reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. Thus, the Applicant should seek comments and approval from the relevant authority on the tree works concerned and/or compensatory/replacement planting proposal, where appropriate.</p> | <p>Noted.</p> |
| <p>7. Advisory comment - Please be reminded that the approval of the Planning Application does not imply approval of the site coverage of greenery requirements under APP- PNAP 152 and/or under the Lease. The site coverage of greening calculation should be submitted separately to BD for approval.</p> | <p>Noted.</p> |

| Comment | Response |
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| Environmental Protection Department (contact: Jolene Wong, 2835 1844) | |
| <p>1. Section 8.5:</p> <ul style="list-style-type: none"> • Paragraph 1, please add "(2022)" after "Annual Traffic Census Report" in line 7. • Paragraph 2, please provide support to justify that the temples/monasteries located within 200 m of the proposed redevelopment site are of limited scales and engage in very low-frequency burning activities. • Paragraph 3, please verify whether "Hong Hai Chi Hong Ship Monastery" should be revised to "Heung Hoi Che Hong Temple". In addition to the offices, please confirm whether there are any ASRs (e.g. sitting space in the open area) of the proposed development that are closer to the nearby temples. Please provide more details about the air purification system installed in the MVAC unit, specifically in terms of its capability and efficiency to remove various types of air pollutants. • Paragraph 5, please clarify whether "no air or odor related complaints" refers to all temples/monasteries located within 200 m from the proposed development and provide the relevant correspondences from the authority (e.g. regional office of EPD) as support. • Please add RtoC#3 under Air to the section. | <ul style="list-style-type: none"> • “(2022)” is added after “Annual traffic Census Report”. • The scale and frequency of burning activities from the temples and monasteries (within 200m) will not affect the development, as it has no air-sensitive uses. • “Hong Hai Chi Hong Ship Monastery” has been revised to “Heung Hoi Che Hong Temple”. It is to confirm that there are no offices or any ASRs (e.g. sitting space in the open area) in the proposed development. Since there are no air-sensitive uses, the MVAC unit’s air purification system is not crucial and further details about it will be provided if necessary at the detailed design stage. • Due to the prohibition on burning activities and the absence of air-sensitive uses within the development, any air or odor related complaints regarding nearby temples/monasteries (within 200m) are deemed irrelevant. • RtoC#3 under Air is added to the section. |
| <p>2. (RtoC#6, Sections 1.3 and 8.7: Please verify whether the proposed redevelopment involves any demolition and rebuilding works, as the information provided in different sections are inconsistent. Please address what construction works will be conducted for this proposed redevelopment in more details in Section 8.7.</p> | <p>There will be no site formation or excavation work involved in this development. The demolition work was finished in February 2024. Please refer to revised section 8.9.</p> |
| <p>3. Please provide a map showing all temples/monasteries within 200 m from the project site boundary, the location of the fresh air intake of the proposed offices and any other air-sensitive uses of the proposed development with their corresponding separation distances from these temples/monasteries.</p> | <p>Since there are no office or any air-sensitive uses in the development, the fresh air intake location is irrelevant to nearby temples/monasteries (within 200m). Its final location will be determined by the MVAC design at the detailed design stage.</p> |
| <p>4. The buffer distance map is unclear. Please show the entire Lo Wai Road clearly on the map and in a larger scale.</p> | <p>Due to the absence of noise and air quality impacts, the buffer distance map has been deleted.</p> |

| Comment | Response |
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| Lands Department (contact: Spencer Lau, Tel: 2402 1068) | |
| <p>1. It is noted that two small parcels of Lot 613 RP is excluded from the application site boundary as shown on the Ground floor plan of Appendix 9 of the PS. These two pieces of land would become landlocked after completion of the land exchange which is undesirable from land administration point of view. The applicant should clarify their intention and review as necessary. The applicant should also provide details of the private land involved for our consideration when applying for the land exchange.</p> | <p>The application site boundary is in accordance with the site boundary shown on the Outlined Zoning Plan. Although the two pieces of land mentioned are not within the OZP, the applicant intends to include them in the land exchange. Details of the private land involved will be submitted for your consideration when applying for the land exchange.</p> |
| <p>2. The application site is currently accessible through a local track on Government land branching off from Lo Wai Road. Para. 2.3.1 of the Traffic Impact Assessment (TIA) at Appendix 10 of the PS states that the applicant proposes to widen the said local track to a minimum width of 7.3 m single 2-lane carriageway with a pedestrian footpath on the southern kerbside. The local track and the proposed road works are outside the application site boundary. The applicant is reminded that the proposed road works on Government land have not been checked and there is no guarantee that such proposal would be acceptable to LandsD. We reserve our comments on the proposal at the land exchange processing stage. We shall also defer to Transport Department and Highways Department to consider whether the proposal would be acceptable to them and to clarify the parties responsible for the future management and maintenance of this new widened road. Besides the proposal road works may trigger statutory action under the Roads (Works, Use and Compensation) Ordinance (Cap. 370). For road projects carried out by private applicant under Cap. 370, <u>the private applicant should pay all the costs of the private works including the administrative costs as well as the related compensation and ex-gratia allowances if any.</u></p> | <p>Noted.</p> |

| Comment | Response |
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| Lands Department (contact: Spencer Lau, Tel: 2402 1068) | |
| <p>3. The application site is currently accessible through a local track on Government land branching off from Lo Wai Road. Para. 2.3.1 of the Traffic Impact Assessment (TIA) at Appendix 10 of the PS states that the applicant proposes to widen the said local track to a minimum width of 7.3 m single 2-lane carriageway with a pedestrian footpath on the southern kerbside. The local track and the proposed road works are outside the application site boundary. The applicant is reminded that the proposed road works on Government land have not been checked and there is no guarantee that such proposal would be acceptable to LandsD. We reserve our comments on the proposal at the land exchange processing stage. We shall also defer to Transport Department and Highways Department to consider whether the proposal would be acceptable to them and to clarify the parties responsible for the future management and maintenance of this new widened road. Besides the proposal road works may trigger statutory action under the Roads (Works, Use and Compensation) Ordinance (Cap. 370). For road projects carried out by private applicant under Cap. 370, the private applicant should pay all the costs of the private works including the administrative costs as well as the related compensation and ex-gratia allowances if any.</p> | <p>Noted.</p> |