

8. Environmental Impact Assessment (cont'd)

- 8.4 There is no noise impact (e.g., ventilation, cooling system, kitchen, traffic) arising from the future operation of the columbarium to nearby NSRs. Additionally, there are no noisy activities (e.g., music, loudspeakers, etc.) associated with the future use.
- 8.5 A site survey was conducted on 8 January 2024, and the results show that there are no active industrial chimneys within 200m of the redevelopment site boundary (Appendix 7).
- 8.6 The proposed Columbarium, located in a rural area with dense vegetation, is free from industrial chimneys within 200 meter radius. Burning is prohibited at the Columbarium itself. Initial information suggests infrequent, small-scale burning near nearby temples and monasteries. While incense, joss paper, and candles are expected to be burn more frequently during the Ching Ming and Chung Yeung festivals, the Columbarium will be closed for one week before and one week after each festival. Consequently the Columbarium is not anticipated to have a significant environmental impact.
- 8.7 The Columbarium has no on-site office and it operates strictly by appointment. Staff from an off-site office will greet registered visitors at the gate and escort them to their designated worship space. Each worship period will last 60 minutes. Under exceptional circumstances, visitors may reserve up to two consecutive worship periods.
- 8.8 Since the Columbarium does not have openable windows, a mechanical ventilation and air conditioning (MVAC) system equipped with filters for particulate matter and gaseous pollutants will be installed. This system will ensure compliance with air quality regulations and prevent adverse effects on the Columbarium's air quality.
- 8.9 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 (2022). A TIA was conducted and it demonstrated that the proposed development would not induce traffic impact to the surrounding network (Appendix 10).
- 8.10 To minimize traffic congestion in the Lo Wai area, the Columbarium will be closed to visitors during the Ching Ming and Chung Yeung festivals, and the immediately preceding and following Saturdays and Sundays ("shadow period"). Consequently, the proposed Columbarium will not negatively impact air quality during this period. The operational plan will be included in the management strategy submitted to the Private Columbaria Licensing Board (PCLB) for monitoring and enforcement.
- 8.11 The proposed Columbarium includes four private car parking spaces. It is anticipated that most visitors will arrive the Columbarium by private cars, taxis and shuttle buses. Because the Columbarium will operate strictly by appointment, traffic will be controlled. Therefore, the development is not anticipated to have an adverse environmental due to traffic.

8. Environmental Impact Assessment (cont'd)

8.12 To address environmental concerns, the columbarium redevelopment will incorporate green building approaches in its design and operation. This redevelopment will implement the necessary control measures for any potential noise sources (e.g., ventilation, cooling systems) to meet the relevant standards in HKPSG Ch9. Necessary control measures will be proposed accordingly to minimize noise and the potential impact on air quality during the construction stage.

8.13 The construction will comply with the Recommended Pollution Control Clauses (RPCC) and all relevant regulations to ensure no adverse environmental impact and inconvenience to nearby sensitive receptors. The potential water quality impact during construction phase and proposed respective mitigation measures will be followed. In this redevelopment, the demolition work was finished in February 2024. There is no site formation or excavation will be carried out on the site. Furthermore, there are no concurrent projects within the 500-meter assessment area, and there is no cumulative construction air quality impact.

9. Visual Aspect

9.1 The proposed Columbarium is situated in a rural setting and is surrounded by tall trees, slopes, an elevated road, and a natural hillside, which serve to shield the redeveloped columbarium from its surroundings. A conceptual Landscape Proposal was prepared based on the tree survey conducted on 27 September 2022 (Appendix 8).

9.2 The redeveloped columbarium will be a 2-storey, low rise building situated in a secluded and tranquil environment, away from the main road – Lo Wai Road. Photomontages comparing the proposed images of the redeveloped Columbarium to the existing building (Appendix 9) reveal that the redevelopment is low rise and heavily surrounded by vegetation, making it completely compatible with its surrounding.

9.3 The design of the Columbarium features three intersecting rings with a sloping roof on two levels. In addition to representing the Buddhist concept of Buddhism – the cycle of death and rebirth, this form is designed to complement the neighboring Yuen Yuen Care & Attention Home for the Aged, which features a dominated curvilinear form.

9.4 The partially elevated columbarium, with its sloping roof, creates a visually light, floating structure that provides unobstructed visual links to the surrounding area through its visual effects.

9.5 The circular form and open air courtyards give the Columbarium a slim and dynamic appearance.

9.6 The unobtrusive and subtle façade of the columbarium, combined with a colour and material palette that blends with its surroundings, harmonizes with nearby Chinese temples.

9. Visual Aspect

- 9.7 In view of the above, the redevelopment of the Columbarium will not result in any adverse visual impact. On the contrast, it will enrich and enhance the existing urban fabric of the area.
- 9.8 The supplement photos taken on 20 September 2024, to reflect the latest condition of the site are attached (Appendix 12).

10. Landscape Impact Assessment

- 10.1 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).
- 10.2 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.
- 10.3 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.

11. Conclusion

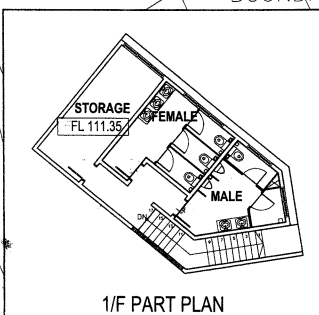
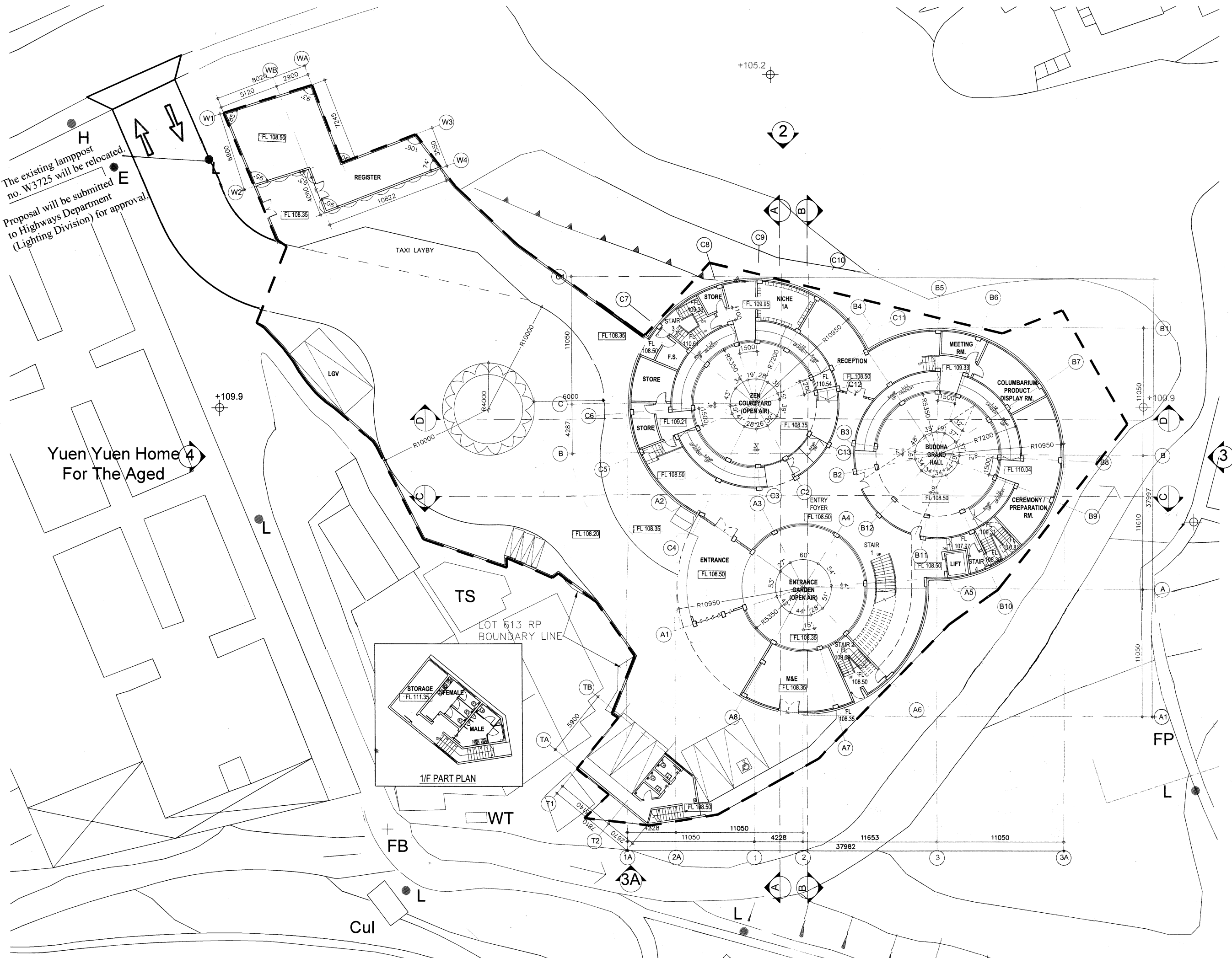
In light of the above, the enhanced appearance and ambiance of the redeveloped Columbarium could create a more attractive, well-maintained and respectful environment through sheltered areas, architectural features and landscaping. By monitoring and implementing a management scheme, it will help ensure the columbarium remains properly operational, has no adverse impacts on the locality and meets the community's urgent needs. The proposed redevelopment complies with all TPB guidelines and relevant government department requirements, aligns with prevailing government policies and fulfills societal needs.


The support of the TPB for the Columbarium redevelopment is eagerly anticipated, as it will enable the facility to better serve the community's in the near future.

DO NOT SCALE DRAWING. COPYRIGHT RESERVED. CALL MEASUREMENT MUST BE CHECKED ON SITE

The existing lamppost no. W3725 will be relocated. Proposal will be submitted to Highways Department (Lighting Division) for approval.

Yuen Yuen Home 4 For The Aged



B. D. REFERENCE	
F.S.D. REFERENCE	
D.L.O. REFERENCE	
T P B REFERENCE	
REVISIONS	DATE
AUTHORIZED PERSON / ARCHITECT	
 CASA 木天園建築師事務所 <small>ARCHITECTS ■ INTERIOR DESIGNERS ■ PLANNERS</small> <small>DESIGN INTERNATIONAL</small>	
PROJECT	
COLUMBARIUM REDEVELOPMENT at LOTS 613 RP (PART), 614 and 1229 in D.D.453, and ADJOINING GOVERNMENT LAND, LO WAI, TSUEN WAN, HONG KONG.	
TITLE	
GROUND FLOOR	
JOB NO.	
DRAWN:	DWG. NO.:
CHECKED:	
DATE:	JUN 2024
SCALE:	1 : 300