

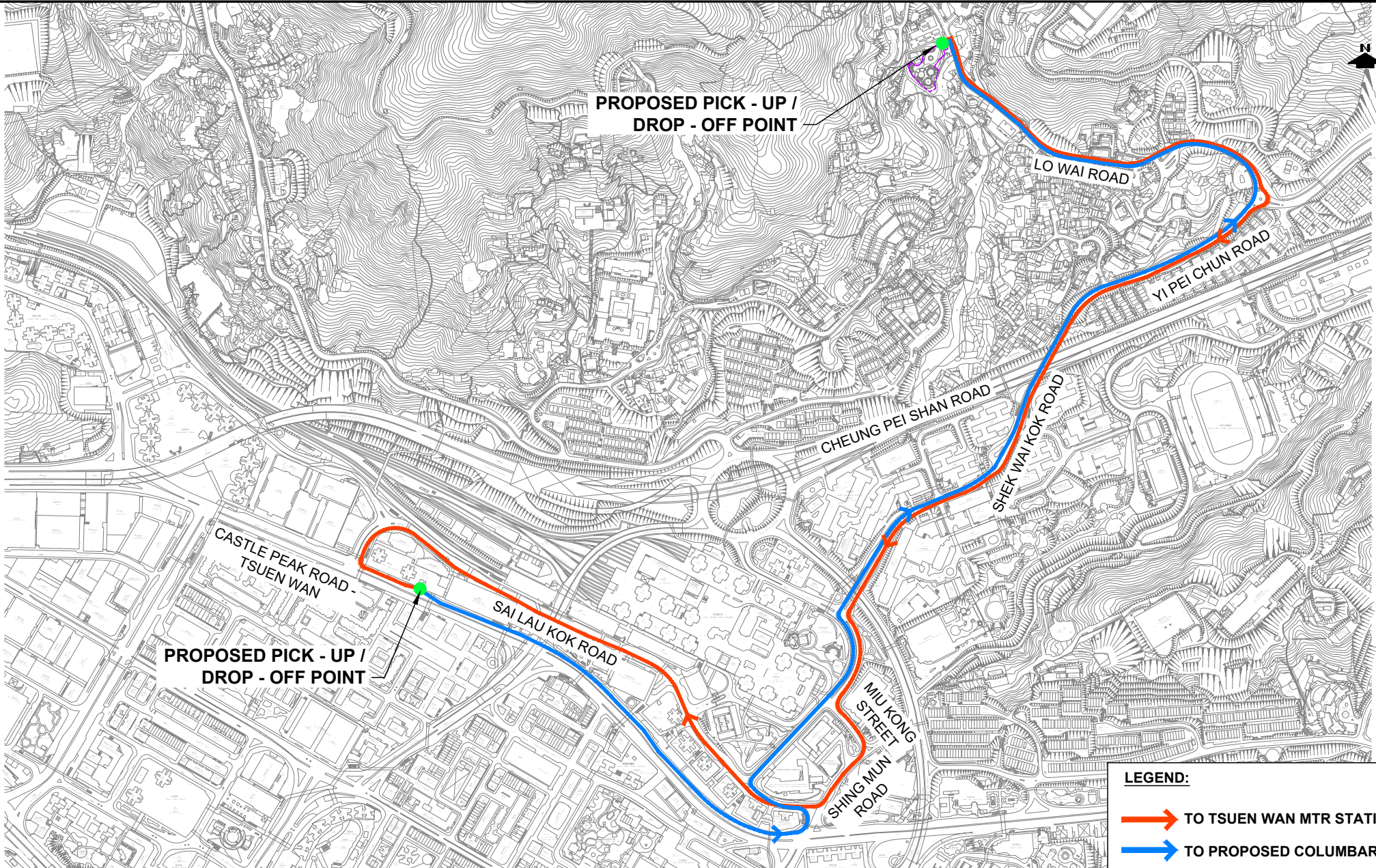
Comment	Response
Environmental Protection Department (contact: Jolene Wong, Tel: 2835 1844)	
<u>From AQ perspective</u>	
<p>1. Section 8.6: According to the management plan, there will be 接待 / 登記 / 等候室, meeting room and ceremony room in one of the ancillary blocks. Please refer to our previous comments stating that office areas within the proposed development would be considered air-sensitive uses. In addition, visitors to the proposed development are also considered short-term ASRs. The Applicant needs to address the potential air quality impact from nearby emission sources on any air-sensitive uses within the proposed development.</p>	<p>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.</p> <p>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.</p> <p>Because the Columbarium lacks openable windows, a mechanical ventilation and air conditioning (MVAC) system with particulate and gaseous pollutant filters (eg. HEPA, electro statics precipitators and media filters, activated carbon filters and photocatalytic oxidation systems) will be installed to ensure compliance with your department’s air quality regulations. This system will remove particulate matter (PM) and gaseous pollutants (particularly nitrogen dioxide (NO2)), preventing any negative impact on air quality within the Columbarium. The comprehensive design and technical specifications for the mechanical ventilation and air conditioning (MVAC) system, along with the air purification components, are currently unavailable for this Section 16 application. These detailed documents will be submitted by an Authorized Person (AP) during the building plan submission stage for your review and approval.</p>

Comment	Response
Environmental Protection Department (contact: Jolene Wong, Tel: 2835 1844)	
<p>2. Section 8.7: Please address the traffic arrangements, particularly during special festivals such as Chung Yeung and Ching Ming, to verify that the proposed development will not result in adverse air quality impacts. Key considerations should include the frequency of trips at peak times and during special events, the number of parking spaces available at the proposed development, and whether most visitors will visit the proposed development by public transportation.</p>	<p>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.</p> <p>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.</p>
<p>3. Section 8.9: Please provide more details about the construction activities for the proposed development (e.g. type of construction works, the amount of materials to be handled, the number of trips per hour made by construction trucks, and the maximum number of on-site machinery to be used simultaneously, etc.) to justify whether the scale of works is small and whether no adverse construction air quality impact shall be anticipated with the implementation of proper control measures.</p>	<p>Information regarding the construction phase is currently unavailable but will be submitted for approval before construction begins. 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.</p>
Highways Department (contact: Ivan Yim, Tel: 3903 6559)	
<p>1. The applicant shall incorporate their responses to our comments in the report and drawing to ensure that the conflict of their proposed road works with the existing public facilities be properly resolved.</p>	<p>Your comments have been incorporated into the ground floor plan of the architectural drawing in the report.</p>

Comment	Response
Planning Department (Urban Design & Landscape Section) (contact: Justin Or, Tel: 3565 3948)	
1. Please note we have no comment on the captioned application from landscape planning perspective.	Noted.
<u>Advisory Remarks to the Applicant</u>	
2. The Applicant is advised to review the responses in the RtoC table as typing mistakes were observed:- Item 8: “Additional column has been added in Table 3.0 4.0 (Planting Schedule) and dwg. no. PS01 to show the native species for reference.”	Revised accordingly.
3. With reference to the item 6 of the response in the RtoC table, it is noted “...7SWC/R473(3) is partly within DD453 Lot 1187RP, partly within GLA/TTWTWKT/TW98/2007 & adjoining Government Land. The responsible party for both of the slopes is Drainage Services Department.” The Applicant should seek comments and approval from the relevant authority on the concerned slope works, where appropriate.	Noted.
4. 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 concerned tree works and/or compensatory/ replacement planting proposal, where appropriate.	Noted.
5. 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.	Noted.

Comment	Response
Transport Department (contact: Ken Cheung, Tel: 2399 6985)	
<p>1. Visitors to the proposed columbarium development are expected to arrive throughout the year, except on the festival days and their shadow periods. It is estimated that a total of 28 pcu/hour(one-way) will be attracted to the proposed columbarium development. However, it only provides 3 parking spaces for the development needs. Please clarify.</p>	<p>In the TIA report, 110 visitors will be generated and attracted by proposed columbarium development on a daily basis. The 28 hour/pcu is a conservative estimate that 50% of visitors, i.e. 55 visitors, will arrive during the peak hour by taxi (an occupancy of 2 persons per taxi).</p> <p>A car park reservation/booking system will be implemented and each space can be booked for a 1-hour period. Therefore, the 4 spaces, including the disable space, can provide 32 timeslots for booking on a daily basis, which will be sufficient.</p>
<p>2. None of the assessments on the existing public transport service were found in the report.</p>	<p>Due to the resource limitation of public transport operator, the number of minibuses cannot be further increased and the number of vehicle trips per hour would remain the same as the existing.</p> <p>To cater for the additional passenger demand generated by the proposed columbarium, the Applicant will provide a shuttle service the Site and the Tsuen Wan MTR Station. A preliminary routing and pick-up/drop-off point is shown in the attached Figure T1 while the detailed routing and the pick-up/drop-off point will be submitted under the Management Plan during license application. No demand on the public transport services will be induced by the proposed development.</p>
<p>3. The impact on the level of service of the existing footpath due to the attraction should be assessed.</p>	<p>All visitors are anticipated to arrive by private cars, taxis and shuttle buses. No significant amount of visitors will walk on Lo Wai Road footpaths.</p>
Lands Department (contact: Spencer LAU, Tel: 2402 1068)	
<p>1. Responses-to-comments Table (p. 21 to 22) The applicant's response to my comment on the application site boundary is noted. Details will be examined at a later stage.</p>	<p>Noted. For your information, those two pieces of land are designated as landscape areas.</p>

Comment	Response
Lands Department (contact: Spencer LAU, Tel: 2402 1068)	
2. Other revisions As the revisions do not involve land administration matters, I shall defer to the relevant expert department to comment.	Noted.
3. Please be reminded that there is no guarantee that the applicant's proposal including but not limited to the site layout, tree felling proposal, road widening proposal will be accepted by the Lands Department irrespective of whether planning permission will be given or not. Details will be examined and we reserve our position to comment on the proposal at a later stage.	Noted.
4. The comments as contained in my memo dated 2 October 2024 are still valid.	Noted.
Transport Department (Transport Operation) (contact: Destiny Mui 2399 2446)	
1. The TIA should include a detailed assessment of the demand for and provision of public transport services related to the development. The assessment should also examine whether any enhancements to transport facilities, including modifications to bus bays and/or lay-bys, are required to facilitate access for visitors to the development.	<p>Due to the resource limitation of public transport operator, the number of minibuses cannot be further increased and the number of vehicle trips per hour would remain the same as the existing.</p> <p>To cater for the additional passenger demand generated by the proposed columbarium, the Applicant will provide a shuttle service the Site and the Tsuen Wan MTR Station. A preliminary routing and pick-up/drop-off point is shown in the attached Figure T1 while the detailed routing and the pick-up/drop-off point will be submitted under the Management Plan during license application. No demand on the public transport services will be induced by the proposed development.</p>



LEGEND:

→ TO TSUEN WAN MTR STATION

→ TO PROPOSED COLUMBARIUM

PROJECT NO.	40243	
DESIGNED	SLN	DATE DEC 2024
DRAWN	CLL	SCALE 1:8500 @ A4
CHECKED	SLN	

PROJECT TITLE APPLICATION UNDER SECTION 16 FOR PROPOSED COLUMBARIUM REDEVELOPMENT AT LOT 613 RP(PART), 614 & 1229 IN D.D. 453 AND ADJOINING GOVERNMENT LAND, LO WAI, TSUEN WAN - TRAFFIC IMPACT ASSESSMENT REPORT

DRAWING NO.	FIGURE T1	REV.	.
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PROPOSED PRELIMINARY SHUTTLE SERVICE ROUTING AND PICK-UP / DROP-OFF POINT

LLA 顧問有限公司
Consultancy Limited