

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
At Part of Inland Lot No. 7755 RP and Adjoining Government Land
between Inland Lot Nos. 7755 RP and 7713 (altogether "the Site")
Cape Collinson Road, Chai Wan, Hong Kong
Response to Departmental Comments

RESPONSE-TO-COMMENTS TABLE

Item	Departmental Comments	Responses
EPD	<u>Environmental Protection Department</u> - <i>Contact Person: Ms. Kathy HO (Tel: 2835 1847)</i> - <i>Via Email dated 27 June 2024</i>	
EPD 1	1. SIA - Is there any contingency plan for failure of STP plant?	The collected sewage will be tankered away by licensed collector to designated Sewage Treatment Works for treatment when there is a failure of STP. Nonetheless, spare parts will be kept with regular maintenance.
EPD 2	2. SIA S8.9 - Given the flow in normal days is low. Please clarify if maintenance will be carried out to ensure the proper working of the STP despite of the low flow.	Regular maintenance will be carried out to ensure the STP operation is satisfactory.
EPD 3	3. SIA S9 - It is recommended to use portal toilets during peak festive periods, but that would require 18 trips of tankering away (according to current revision calculation, re. S8.16). The consultant should ensure the traffic arrangement or road use during festive season is feasible.	The arrangement will be further assessed during the detailed design stage with the support of Traffic Consultant as part of the S16 application approval conditions.
EPD 4	4. The consultant should provide detail description of works, sources of water pollution and mitigations, and surround water sensitive receivers.	A detailed water quality impact assessment will be conducted as part of the Environmental Review of the Project in the detailed design stage as part of the S16 application approval conditions.
BD	<u>Buildings Department</u> - <i>Contact Person: Mr. Leo CHAN (Tel: 2626 1421)</i> - <i>Via Email dated 27 June 2024</i>	
BD 1	It is noted in the application documents that the proposed columbarium building (CB) is partially within government land* and partially within IL7755RP. It is also noted that the proposed CB merges with the existing columbarium block 3 (CB3) which is entirely within IL7755RP, and has certain means of escape (MOE) discharging via the existing CB3. Under the BO, the proposed CB is not an independent development and would be considered as an extension to the existing	Noted.

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	<p>CB3; and the relevant government land* and IL7755RP would be considered as a single site. Hence, the development potential of the proposed CB would be considered based on the total site area of the combined site and the existing approved buildings on the combined site should be taken into account. In this regard, the proposed site area of 456m² and the proposed plot ratio of 3.6 for the proposed CB as indicated in the application documents should be clarified.</p> <p>(* it is noted that LandsD had previously proposed to grant the relevant government land as an extension to IL7755RP for a 2-storey columbarium building.)</p>	
BD 2	At least two staircases for the purpose of MOE should be provided to the proposed CB. In this connection, the applicant should review the MOE of the basement floor, and the MOE of upper floors which are discharged via the staircases in the existing CB3.	Comment on the provision of MOE for basement floor is duly noted and will be implemented in the detailed design stage.
LU, PlanD	<p><u>Landscape Unit, Planning Department</u></p> <ul style="list-style-type: none"> - <i>Contact Person: Mr. NGAI Chak Man (Tel: 3565 3955)</i> - <i>Via Email dated 16 July 2024</i> 	
LU, PlanD 1	<p><u>Detailed Comments on the LVIA & LP</u></p> <p>Para. 3.1.4 and 4.1.1, Appendices A and B</p> <p>- It is noted that <u>an assessment area beyond the Site Boundary</u> (despite being reduced to a smaller assessment area) is still adopted for the Landscape Impact Assessment (LIA), which is <u>not</u> required for s.16 application. The applicant's response in RtoC Item No. LU, PlanD 5 has not fully addressed our previous comment. The applicant should make reference to para.28 of the guidance notes for application under s.16 and Annex B for further details regarding the requirement of the landscape submission</p>	The suggestion to limit the landscape assessment area within the Site Boundary is noted. Relevant texts and drawings have been updated accordingly. Please refer to the revised Landscape and Visual Impact Assessment and Landscape Proposal at Appendix A for details.

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	to support the application for development that may have impact/implications on the landscape. Excessive and irrelevant information would not be reviewed. Our previous comment item no. 5 on the application via our email to you dated 4.6.2024 has not been fully addressed and is generally <u>still valid</u> .	
LU, PlanD 2	Table 4.3.2, Appendix D – Landscape Plan and Mitigation Measures – Overall (Dwg. No. HKBA1-LP-01) – The extent of OM5 along the slopes at eastern edge of the site should be indicated for reference. The applicant's response in RtoC Item No. LU, PlanD 13 has not fully addressed our previous comment. Our previous comment item no. 13 on the application via our email to you dated 4.6.2024 has not been fully addressed and is <u>still valid</u> .	The note on the extent of OM5 has been revised to " <u>The tentative maximum extent of OM5 is within the estimated area of impact to existing trees, i.e., 5m extent outside the Site Boundary. However, the actual extent of OM5 will be subject to the works area identified in the detailed design stage of the Development. Impact to trees on slopes will be avoided as far as possible.</u> " Dwg. No. HKBA1-LP-01 has been updated accordingly to indicate the tentative extent of OM5.
LU, PlanD 3	<u>Advisory Comments to the Applicant</u> The applicant is reminded to seek comments/agreement from the relevant departments(s) on the proposed soft/hard landscape works outside the application boundary.	Noted. Comments/agreement from the relevant departments(s) / land owner(s) on the proposed soft/hard landscape works outside the application boundary will be sought if required, subject to the outcome of the detailed design.
LU, PlanD 4	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease, if any. The applicant is reminded to seek approval for any proposed tree works (including any proposed felling of/compensatory tree planting for trees with conservation status) from relevant department(s)/authority(ies)/TWVP(s) prior to commencement of works.	Noted.

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Item	Public Comments	Responses
1	<u>Security, Traffic and Other Issues</u>	
1.1	反對該申請 理由： 1. 政府提供大量靈灰安置所及其後續增加安排， 2. 大灣區有提供更好選擇，	Amid the ageing of population, demand for columbarium is expected to gradually increase. The proposed development, which has policy support from the Government, can meet with the increasing local demand for affordable columbarium space.
1.2	3. 大樓加建，會影響地方人民治安安全，引來社會矛盾，	The proposed development is not expected to cause any social conflict or security issues.
1.3	4. 引來更多車輛，人車爭路，使人（老人，幼兒，傷殘人士）有巨大危險。	The proposed development is not expected to adversely affect traffic safety according to the results in TIA.