Table A Applicant's Responses to Departmental Comments

Departmental Comments		Applicant's Responses
1.	**Environmental Protection Department (EPD, Contact Person: Ms. Winnie TANG, Tel.: 2835 1096)**	
a.	It is noted that no on-site toilet facilities will be provided. The applicant should also advise whether there will be other source of wastewater or sewage generation in the proposed development and the method for the collection, treatment and disposal of such wastewater or sewage.	The operation does not have on-site toilet facilities and cannot provide such facilities in future due to physical site constraints. All existing niche holders are fully aware of this site-specific limitation. Should restroom access be needed, users may utilize public toilet facilities located approximately 20m northwest of the Rezoning Area (see **Figures 3 and 4** in the Planning Statement). Under the proposed substantial improvement measures, as set out in paragraph 5.1 of the Planning Statement, visitor numbers will be capped at 12 persons per 45-minute booking slot (equating to an average of 16 visitors per hour operating day). Combined with the established toilet amenities at Tai Wo Shopping Mall, located less than 250m to the north of the Subject Site adjoining and adjacent to On Wo House (**Figure 5**, Planning Statement), no adverse wastewater or sewage-generation impacts are anticipated. This site constraint limitation will also be explicitly noted in future niche-sale agreements and the forthcoming revised Management Plan to be submitted to PCAO for filing.
2.	**Transport Department (TD, Contact Person: Ms. Yanny LI, Tel.: 2399 6936)**	
a.	The applicant shall submit a crowd management plan such to minimise the traffic impact brought by the development, and to execute the proposed improvements in para.5.1 and the key operation arrangements in para. 5.9. The management plan shall include plans to guide visitors to arrive / leave the proposed columbarium by means of public transport and private cars.	Following TPB's agreement on this rezoning application, an updated crowd management plan will be integrated into the forthcoming revised Management Plan, which will then be lodged with PACO in line with the proposed improvement measures. The total number of niches will be significantly reduced by 41.9%, from 1,700 to 988. Coupled with the projected daily average visitor flow of 16 persons per hour, the site's proximity to the Tai Wo MTR Station (within a 250m walking distance), closures during Ching Ming and Chung Yeung

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		Festival Periods and their shadow weekends (Saturday and Sunday) and public holiday(s) 2 weeks before and 2 weeks after each Festival Day and the Lunar New Year Period (days 1 - 14), and the provision of on-site strictly controlled waiting area at the columbarium entrance, the proposed rezoning is not foreseen to cause unacceptable traffic impacts on local road network. All visitors are encouraged to travel to and from the Subject Site by public transport (MTR and bus services available at the public transport interchange beneath Tai Wo MTR Station).
b.	Such crowd management plan shall be monitored and enforceable by PCAO.	Noted.
c.	The applicant shall consult relevant management and maintenance departments on the proposed holding area and the railings.	Following TPB's agreement on this rezoning application, the Applicant will liaise with relevant management and maintenance departments about on the proposed holding area and the railing installation matters.

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1.	**Drainage Services Department (DSD, Contact Person: Ms. Vicky Sy, Tel.: 3965 8928)**	
a.	It is noted that there is no information regarding how to collect and discharge surface runoff and how to discharge of sewerage generated for the captioned site. The applicant is requested to submit the current adopted drainage and sewerage system, or submit a drainage and sewerage proposal if no drainage and/or sewerage system for the site to the satisfaction of Director of Drainage Services or the TPB to ensure that it will not cause adverse drainage and sewerage impact to the adjacent area.	The building subject to the application was erected in the early 1910s, and the open area fronting the building has been concrete-paved for decades. No additional surface runoff will be generated by the rezoning proposal, and no drainage impacts to the local drainage system are anticipated. Owing to site constraints, no on-site toilet facilities are available within the existing columbarium premises, and none will be provided in future. All visitors are cognisant of this site condition; public toilet facilities are located just 20m from the Rezoning Area. Accordingly, no sewerage-related impacts are expected to arise from the proposed rezoning scheme.
2.	**Planning Department (PlanD, Contact Person: Ms. Theodora CHAN, Tel.: 2158 6235)**	
	Street interview survey	
a.	It is noted that a street interview survey was conducted to collect views of nearby residents on the existing columbarium. Please include a section to elaborate on the methodology for collecting the data, including but not limited to the method and reasons of the selection of the survey location, the representativeness of survey sample, the estimated portion of surveyed residents to the whole village, the survey content/questionnaire, etc.	The core objective of this street-interview survey is to gauge the general views of the local residents of Kam Shan Village regarding the proposed reglarisation of an existing private columbarium within the Rezoning Area. Four survey sessions were held across different days to engage a broader cross-section of local residents. Interviews were conducted at two locations in the vicinity of the existing columbarium, enabling respondents to directly view the subject site. Details of the four interview sessions are set out below: - July 2, 2026 (Thursday, 11am-12:30pm, at Kam Wo Bridge); - July 12, 2026 (Sunday, 1pm-3pm, in front of the Public Toilet)); - July 22, 2026 (Wednesday, 3pm – 4:30pm, at Kam Wo Bridge); and - July 24, 2026 (Friday, 5pm-6pm, in front of the Public Toilet). Across the four sessions, a total of 103 self-identified local residents of Kam Shan Village were interviewed. Non-residents of Kam Shan Village were excluded from the survey sample.

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		Three straightforward survey questions were administrated: (1) Are you a resident of Kam Shan Village? (2) Do you support the operation of a private columbarium in Kam Shan Village? and (3) Please provide your name. All interview data (including dates, times, locations, photographic records and questionnaire responses) have been fully documented and filed. As with many villages in Hong Kong, a number of indigenous Kam Shan villagers live/work overseas, while their elderly family members remain residents in the village. Based our rough estimate that the local resident population Kam Shan Village stands at around 350, the survey sample represents 29.4% of the village population.
	<u>Public views</u>	
b.	As stated in para. 6.20 of the planning statement, the columbarium may regard as an extension of Yau's Ancestral Hall serving the local community. However, according to the public views conveyed by Tai Po District Office and previous public comments, a number of members of the Yau clan opposed the columbarium on the grounds of incompatibility with the surrounding residential uses and adjoining "tsz-tong", as well as adverse impacts on the "fung shui" and indigenous culture of the village. Please advise if consent or views from the Yau clan Tso/Tong have been sought, and justify the relationship between the proposed columbarium and the Yau's Ancestral Hall.	The Applicant purchased the lots from Yau's Tso Tong for private columbarium operations during 2005-2006. Since the columbarium commenced operation in 2007, no objections have been raised by Yau's Tso Tong. It should be noted that the full intended wording of paragraph 6.20 reads: "*Functionally and conceptually, the proposed columbarium may be regarded as an extension of adjacent Tau's Ancestral Hall serving the local community.*" There is no operational or institutional relationship whatsoever between the proposed columbarium and Yau's Ancestral Hall.
c.	In addition, the public views also raise concerns about traffic congestion, road safety, parking problems and the pedestrian flow induced by the subject columbarium. Although operation arrangements in the planning statement states that the columbarium would not operate on specified days and various restrictions would be implemented within the premises (to be enforced under the private columbarium licence), worshippers were observed worshipping and burning offers outside the subject columbarium. Please justify.	Under the current proposal, the average visitor flow will be capped at 16 persons per hour. All visitors will be encouraged to use public transport for travel to and from the Rezoning Area. Unacceptable impacts on local traffic, road safety, parking problems and pedestrian flow arising from the rezoning proposal are not anticipated. All joss-paper-burning activities are prohibited within the Rezoning Area compound. Any unauthorized burning activities occurring immediately outside the boundary of this rezoning application site shall be reported to the operator's staff and/or relevant public fire-safety authorities. Where

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		reported incidents are verified, the operators will issue formal warnings to the visitors concerned. Should the same individuals commit further unauthorized burning, the operator will take follow-up enforcement action, which may include cancellation of their columbarium niches where necessary. All statutory requirements and restrictions will be set out in the future Management Plan, which will be monitored and administered by the Private Columbaria Affairs Office (PCAO) pursuant to the Private Columbaria Ordinance (PCO).
	<u>The operation proposal</u>	
d.	According to your proposal, 170 twin-niches will be reserved for the indigenous villagers of Kam Shan Village. Please justify how the proposal can be realised and monitored, given that it is not a mandatory requirement under the private columbarium licence.	The proposed allocation of 170 reserved twin-niches for indigenous Kam Shan Villagers will be fully and clearly documented in the future Management Plan under the licensing control mechanism of the PCO. This commitment is enforceable and will be honoured in full.