

**For discussion
on 14 April 2015**

**LEGISLATIVE COUNCIL
PANEL ON FOOD SAFETY AND ENVIRONMENTAL HYGIENE**

**Provision of Columbarium and Garden of Remembrance
at Tsang Tsui, Tuen Mun**

Purpose

This paper briefs Members on the proposed project to construct a columbarium and a Garden of Remembrance (GoR) at Tsang Tsui, Tuen Mun.

Background

Sustaining the Supply of Public Niches

2. With a growing and aging population in Hong Kong, the number of deaths and the corresponding number of cremations have been rising gradually year on year. The annual average numbers of deaths and cremations in the next 20 years (i.e. from 2015 to 2034) are estimated to be about 55 000 and 52 000 respectively, as compared with –

	Annual average number of deaths	Annual average number of cremations
1995 to 2014	38 000	31 000
1975 to 1994	26 000	14 000

With a rising demand for cremation service as depicted above, there is a rising need for the supply of niches.

3. To meet the demand for public niches, the Government announced in July 2010 that the 18 districts would collectively share the responsibility of developing district-based columbarium facilities. The Government also announced a total of 24 potential sites in 18 districts through three batches in

July 2010, December 2010 and April 2011 for columbarium development. The Government stressed that whether the sites could eventually be used for developing columbarium facilities would depend on the results of traffic impact assessment, engineering feasibility study (if applicable) and technical feasibility studies. Upon completion of the relevant studies, we would consult the District Councils (DCs) concerned before deciding on developing the sites for columbarium use.

The Proposed Project

4. Tsang Tsui is one of the 24 sites. We propose to develop a new columbarium at Tsang Tsui to provide about 160 000 niches and a GoR for completion by 2018 and 2019 respectively.

5. The proposed site, with a total area of about 3 hectares, is located next to the Castle Peak Power Company Limited (CAPCO) Black Point Power Station. It is part of the Middle Ash Lagoon previously licensed to and managed by CAPCO and accessible through the Nim Wan Road. The site was surrendered by CAPCO to the Government in February 2015. Two location plans of different scales, a site plan and an artist's impression of the development are at **Enclosures 1, 2, 3 and 4** respectively. When designing the proposed columbarium and GoR, we have made full use of the setting and orientation of the site to facilitate natural breeze and cross ventilation. Greening (including vertical greening) will be provided as appropriate to mitigate the visual impact. Other environmental features such as rainwater recycling system for greening and landscape irrigation will also be included.

Project Scope

6. The scope of the project comprises two parts of works, including the decommissioning of the subject site by covering the pulverised fuel ash (PFA) storage area in the subject site with at least one meter thick fill and construction of a new eight-storey columbarium building, a GoR with memorial walls and other ancillary facilities.

7. The proposed eight-storey columbarium building will provide about 160 000 public niches. There will be a standard single two-lane two-way

access road with walkway to connect the development to Nim Wan Road. The major facilities are as follows -

- (a) provision of communal incense holders for individual floor at suitable locations, except for the fifth to seventh floors set aside for incense free niches;
- (b) supporting facilities including administration office, first aid room, baby care room, storerooms, plant rooms and public toilets;
- (c) staircases on each floor from ground floor to the seventh floor and roof garden. One grand staircase serves as the main link between the bus pick-up area and the first floor foyer;
- (d) separate pick-up and drop-off areas for accommodating public transport vehicles during the grave sweeping periods and for use as public parking spaces during non-grave sweeping periods;
- (e) eight passenger lifts and four firemen lifts;
- (f) public address system and closed circuit television system; and
- (g) communal eco-friendly joss paper burning facilities with exhaust air treatment facilities, including air washers and electrostatic precipitators, to alleviate the gas and ash pollution at suitable location(s) in open air.

8. At the northern boundary facing the sea, a GoR will be constructed for scattering of ashes. The design theme of the GoR will blend in with the natural environment. In memory of the deceased whose ashes are scattered in the GoR, we will provide memorial walls which allow compact inscriptions showing the names of the deceased and their dates of birth and death.

9. The proposed project was upgraded to Category B in 2014. The capital cost of the project is estimated to be about \$2,880 million in money-of-the-day prices.

Public Consultation

10. We consulted the Tuen Mun District Council (TMDC) on the initial concept of the columbarium project on 8 May 2012 and presented the findings and recommendations of the Traffic Impact Assessment (TIA) study. Members of TMDC did not raise any in-principle objections.

11. We consulted TMDC again on 6 November 2012 on the conceptual design of the project on the basis of a design of 110 000 niches. TMDC supported the project in principle with some suggestions for the provision of more niches to optimise the use of the site. We consulted TMDC on 4 November 2014 on the revised conceptual design under which the number of niches has increased from 110 000 to 160 000. At the same time, we presented the findings of the TIA study about the traffic implications of such an enlarged columbarium. Whilst TMDC lent in-principle support to the project, some members expressed concern on the capacity of the associated road network in Tuen Mun West as a result of the cumulated increase in traffic flow induced by the project and other planned developments nearby.

12. To address the concerns of TMDC members on traffic, we consulted the Working Group on Development and Planning of Tuen Mun District (with all TMDC members invited to attend) on 19 January 2015 at which the relevant Bureaux briefed the Working Group on transport related projects that are either in the pipeline or under study. Members had no objection to the proposed columbarium project. Nonetheless, they requested the Government to consider the need for robust traffic infrastructural developments serving the region in the long run. The Government will update and seek the views of TMDC on the relevant developments at appropriate junctures in future.

Traffic Impact Assessment

13. A TIA study was conducted to assess the traffic impact of the proposed project. The study found that subject to the implementation of the suggested traffic improvement measures and special transport, traffic and crowd control arrangements during peak periods, the additional vehicular traffic arising from the proposed project would not adversely affect the performance of the key roads in the vicinity of the project site. The traffic conditions of the adjacent road network would remain manageable. FEHD will work closely with the

Police and other relevant departments to ensure that effective traffic and crowd control measures are implemented during the grave sweeping periods.

Environmental Impact Assessment and Preliminary Environmental Review

14. Originally, part of the Middle Ash Lagoon operated by CAPCO for storing PFA, the site area for the columbarium and GoR, needs to be decommissioned and properly prepared by covering it with at least one meter thick fill before further development.

15. The decommissioning works of a PFA lagoon is a designated project under Schedule 2 of the Environmental Impact Assessment (EIA) Ordinance (Cap. 499) and an Environmental Permit is required. The EIA Report for decommissioning of the west portion of the Middle Ash Lagoon at Tsang Tsui, Tuen Mun, as approved by the Director of Environmental Protection on 28 January 2015, concluded that the decommissioning work would not cause adverse environmental impact with implementation of mitigation measures. An Environmental Permit was issued on 25 March 2015. We will implement the mitigation measures as well as environmental monitoring and audit programme as recommended in the approved EIA Report.

16. After the concerned part of the PFA lagoon has been decommissioned, the development of the columbarium and GoR are not designated projects under the EIA Ordinance (Cap. 499). In December 2014, we carried out a Preliminary Environmental Review (PER) for the columbarium and GoR. According to the PER assessment, with proper building layout and design measures, their construction and operation would not have adverse environmental impact.

17. According to the approved EIA Report for the West New Territories Landfill Extension (WENT EXT), the areas to the south and west of the subject site are reserved for development of WENT EXT. WENT EXT is tentatively planned for commissioning and operation by 2019. To the east of the East Lagoon, a Sludge Treatment Facility is currently under commissioning and expected to be in operation by 2015. The PER had taken both WENT EXT and Sludge Treatment Facility into account. The recommended mitigation measures include the provision of buffer between the columbarium building

and the area planned for WENT EXT, for minimising the potential environmental impact on users of the columbarium.

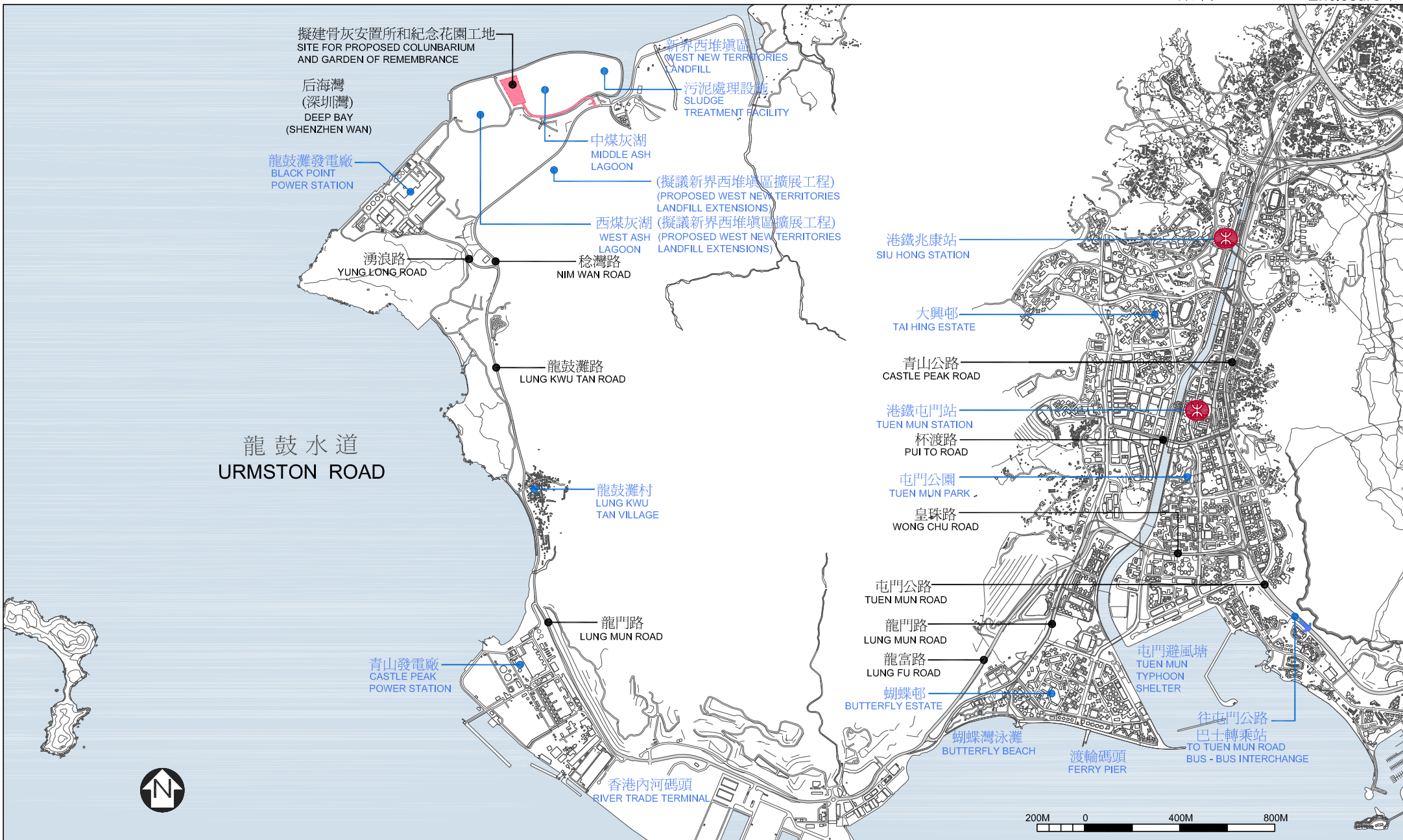
Implementation Plan

18. We plan to seek funding approval from the Finance Committee after consultation with the Public Works Subcommittee. Subject to funding approval by the Finance Committee, construction works are expected to commence in the first quarter of 2016 with the columbarium building and the GoR scheduled for completion in late 2018 and early 2019 respectively.

Advice Sought

19. Members are invited to support the proposed project.

Food and Health Bureau
Food and Environmental Hygiene Department
April 2015



位置圖 1
LOCATION PLAN 1

Project Title 項目名稱

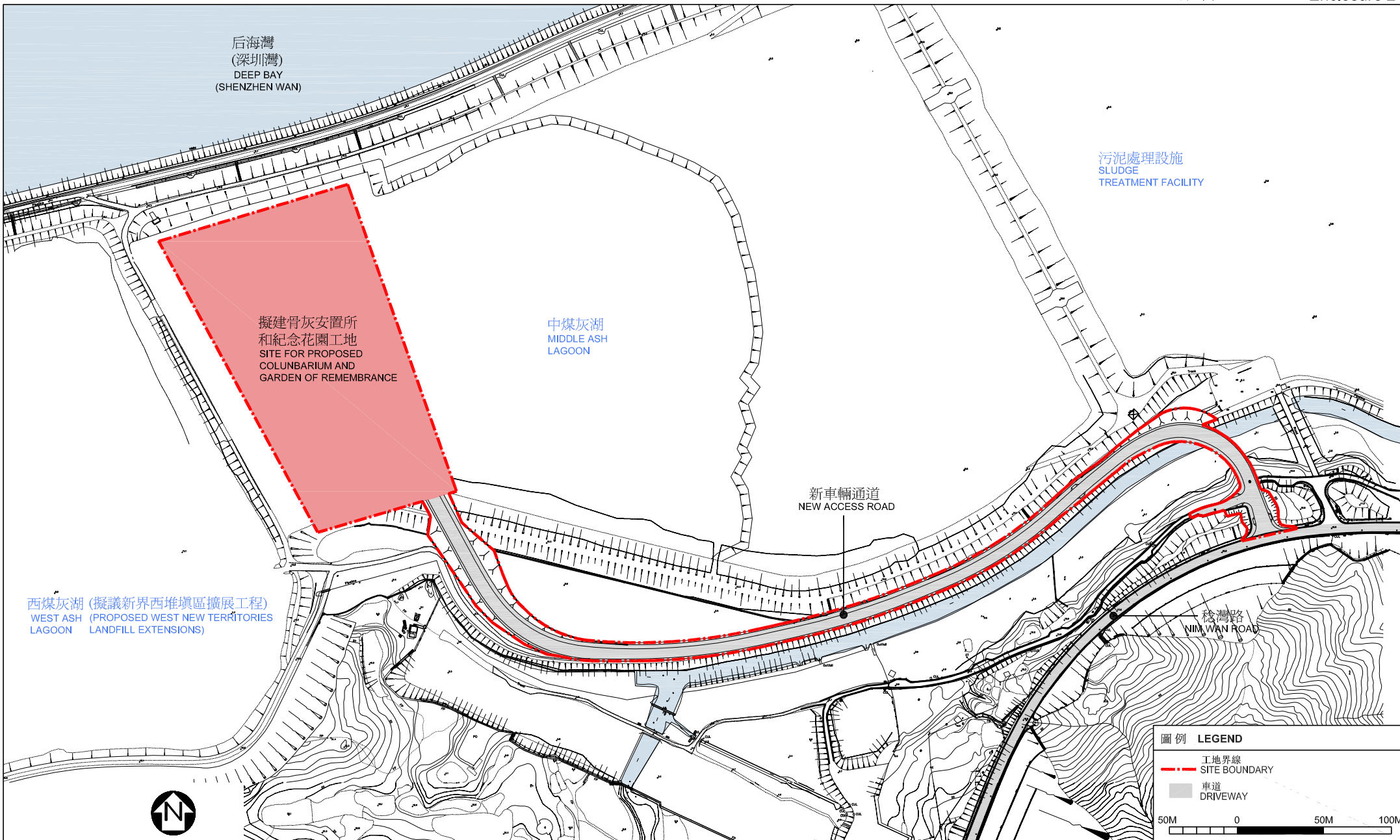
19NB

PROVISION OF COLUMBARIUM AND GARDEN OF REMEMBRANCE AT TSANG TSUI, TUEN MUN

在屯門曾咀建造骨灰安置所和紀念花園



ARCHITECTURAL SERVICES DEPARTMENT 建築署



位置圖 2
LOCATION PLAN 2

Project Title 項目名稱

19NB
PROVISION OF COLUMBARIUM AND GARDEN OF REMEMBRANCE AT TSANG TSUI, TUEN MUN
在屯門曾咀建造骨灰安置所和紀念花園



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



紀念花園
GARDEN OF
REMEMBRANCE

中煤灰湖
MIDDLE ASH
LAGOON

骨灰安置所
COLUMBARIUM

上落客區
PICK UP /
DROP-OFF
AREA

西煤灰湖 (擬議新界西堆填區擴展工程)
WEST ASH (PROPOSED WEST NEW TERRITORIES
LAGOON LANDFILL EXTENSIONS)

圖例 LEGEND

- - - 工地界線
SITE BOUNDARY
- ↑ 行人出入口
PEDESTRIAN ENTRANCE / EXIT
- ↑ 車輛出入口
VEHICULAR INGRESS / EGRESS
- ↑ 無障礙出入口(地面)
BARRIER FREE ENTRANCE /
EXIT (GROUND LEVEL)
- 綠化
GREENING
- 屋頂綠化
LANDSCAPED ROOF
- - - 垂直綠化
VERTICAL GREENING
- 車道
DRIVEWAY
- ||||| 路面行人過路處
AT-GRADE PEDESTRIAN CROSSING

20M 0 20M 40M

工地平面圖
SITE PLAN

Project Title 項目名稱
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從南面望向大樓的構思圖
 PERSPECTIVE VIEW FROM SOUTHERN DIRECTION (ARTIST'S IMPRESSION)

構思圖
 ARTIST'S IMPRESSION

Project Title 項目名稱
 19NB
 PROVISION OF COLUMBARIUM AND GARDEN OF REMEMBRANCE AT TSANG TSUI, TUEN MUN
 在屯門曾咀建造骨灰安置所和紀念花園

ARCHITECTURAL
 SERVICES
 DEPARTMENT 建築署