

For discussion
on 13 December 2016

Legislative Council Panel on Food Safety and Environmental Hygiene

**5758CL - Site Formation and Associated Infrastructural Works
for Development of Columbarium, Crematorium and Related Facilities at
Sandy Ridge Cemetery**

Purpose

This paper seeks Members' support for the proposal to upgrade **part of 5758CL**, entitled "Site Formation and Associated Infrastructural Works for Development of Columbarium at Sandy Ridge Cemetery" to Category A for the site formation and construction of associated roadworks and ancillary works for the development of **columbarium** at the Sandy Ridge Cemetery (the Project).

Justification

2. With a growing and ageing population in Hong Kong, the number of deaths and cremations has been rising gradually. The estimated number of deaths and cremations in 2016 and 2035, as compared with the annual average number of deaths and cremations in the past few decades are set out below –

	Number of deaths	Number of cremations
1975 to 1994 (actual annual average)	26 000	14 000
1995 to 2015 (actual annual average)	38 000	32 000
2016 (projection)	48 300	44 400
2035 (projection)	68 500	65 100

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

3. To meet the demand for public niches, the Government announced in July 2010 a policy under which the 18 districts would collectively share the responsibility of developing district-based columbarium facilities. The Government have also identified a total of 24 potential sites in the 18 districts 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 (TIA), engineering feasibility study (if applicable), technical feasibility studies and consultation with the District Councils (DCs) concerned.

4. The Sandy Ridge Cemetery in the North District is one of the 24 sites. We plan to develop a cluster of columbarium and related facilities at the Sandy Ridge Cemetery to provide one-stop funeral services for the public. The columbarium development at the Sandy Ridge Cemetery, with a total capacity of about 200 000 niches, will be completed by phases to facilitate a phased intake approach for new niches. The whole cluster will be located within the boundary of the existing Sandy Ridge Cemetery which is currently used for coffin and urn burial.

5. While the Sandy Ridge Cemetery has been identified as a suitable site for developing the columbarium facilities, it is necessary to carry out site formation and associated infrastructural works there before proceeding with the columbarium development.

Project Scope

6. Details of the proposed works for the Project are set out below -
- (a) site formation of about 1.77 hectares of land at the Sandy Ridge Cemetery for development of columbarium and construction of a pick-up and drop-off area;

- (b) widening of a section of the existing Sha Ling Road (about 800 metres (m) long) from 3 m to a 7.3-m-wide carriageway with footpaths;
- (c) construction of the proposed pick-up and drop-off point near the junction of Sha Ling Road and Man Kam To Road;
- (d) widening of a section of the existing Lin Ma Hang Road (about 1.4 kilometres long) from 6 m to a 7.3-m-wide carriageway with footpaths; and
- (e) construction of associated infrastructural works, including road works, waterworks, drainage and sewerage works, geotechnical works, landscaping works and environmental mitigation measures, and other ancillary works.

7. Subject to funding approval by the Finance Committee, the proposed works are expected to commence in the second quarter of 2017 for completion by the fourth quarter of 2020. Plans of the proposed site formation and associated infrastructural works for the development of columbarium at the Sandy Ridge Cemetery are at **Enclosures 1 to 5**. Plans showing the tentative layout of columbarium buildings are at **Enclosures 6 to 7**.

Financial Implications

8. We estimate the capital cost of the Project to be about \$2,566.4 million in MOD prices.

Public Consultation

9. The North District Council (NDC) was consulted on 9 October 2014. The NDC had no objection to **5758CL**.

10. The road schemes (i.e. the Sha Ling Road scheme and the Lin Ma Hang Road scheme) and the sewerage scheme were gazetted under the Roads

(Works, Use and Compensation) Ordinance (Cap. 370) and the Roads (Works, Use and Compensation) Ordinance as applied by section 26 of the Water Pollution Control (Sewerage) Regulation (Cap. 358) respectively on 27 February 2015. Objections were received and there were unresolved objections. The Chief Executive in Council authorised the Lin Ma Hang Road scheme on 1 March 2016, and authorised the Sha Ling Road scheme and the sewerage scheme on 31 May 2016.

Traffic Implications

11. The completed TIA study concluded that the additional traffic and pedestrian volume arising from the operation of the columbarium and related facilities within the Sandy Ridge Cemetery during the Ching Ming and Chung Yeung festive periods should be manageable with the implementation of special traffic and transport measures. To facilitate the safe operation of special buses, a section of the existing Sha Ling Road and a section of the existing Lin Ma Hang Road would need to be widened. After the commissioning of the columbarium facilities, the Food and Environmental Hygiene Department will work closely with the Hong Kong Police Force and other relevant departments to ensure that effective traffic and crowd control measures are implemented during the grave sweeping seasons.

Environmental Implications

12. **5758CL** is a designated project under Schedule 2 of the Environmental Impact Assessment (EIA) Ordinance (Cap. 499) and an environmental permit is required for the construction and operation of the project. In August 2016, the EIA report for the project was approved under the EIAO. The EIA report concluded that the environmental impact of the project can be controlled to within the criteria under the EIAO and the Technical Memorandum on the EIA Process. We shall implement the measures recommended in the approved EIA report. The key measures include noise barriers along a section of Sha Ling Road, noise barriers and low noise road surfacing along sections of Lin Ma Hang Road, tree transplantations, etc. We have included in the project estimate the cost of implementing the environmental mitigation measures.

Heritage Implications

13. The proposed works will not affect any heritage sites, i.e. all declared monuments, proposed monuments, graded historic sites and buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

Land Acquisition

14. Land resumption of about 1 290 square metres of private land is required.

Background Information

15. In December 2012, Members considered LC Paper No. CB(2)304/12-13(05) and endorsed upgrading part of **5758CL** to Category A at an estimated cost of \$66.4 million in MOD prices for engaging consultants to undertake detailed design and site investigation works of the site formation and associated infrastructural works for the proposed columbarium and crematorium developments at the Sandy Ridge Cemetery. Following consideration by the Public Works Sub-Committee and the Finance Committee in January and February 2013 respectively, **5758CL** was part-upgraded to Category A as **5762CL** at an estimated cost of \$66.4 million in MOD prices as planned (with detailed design and site investigation works to be commenced in mid-2013), while the remaining part of **5758CL**, which covered the construction of site formation and associated infrastructural works, was retained in Category B (with funding to be sought in phases to dovetail with the implementation programme of the developments).

Way Forward

16. As the detailed design and site investigation works for the Project have been completed, we plan to seek funding approval from the Finance

Committee in this legislative session after consultation with the Public Works Sub-committee for upgrading part of **5758CL** to Category A for the construction of the Project. In other words, site formation and associated infrastructural works for development of columbarium at the Sandy Ridge Cemetery will proceed.

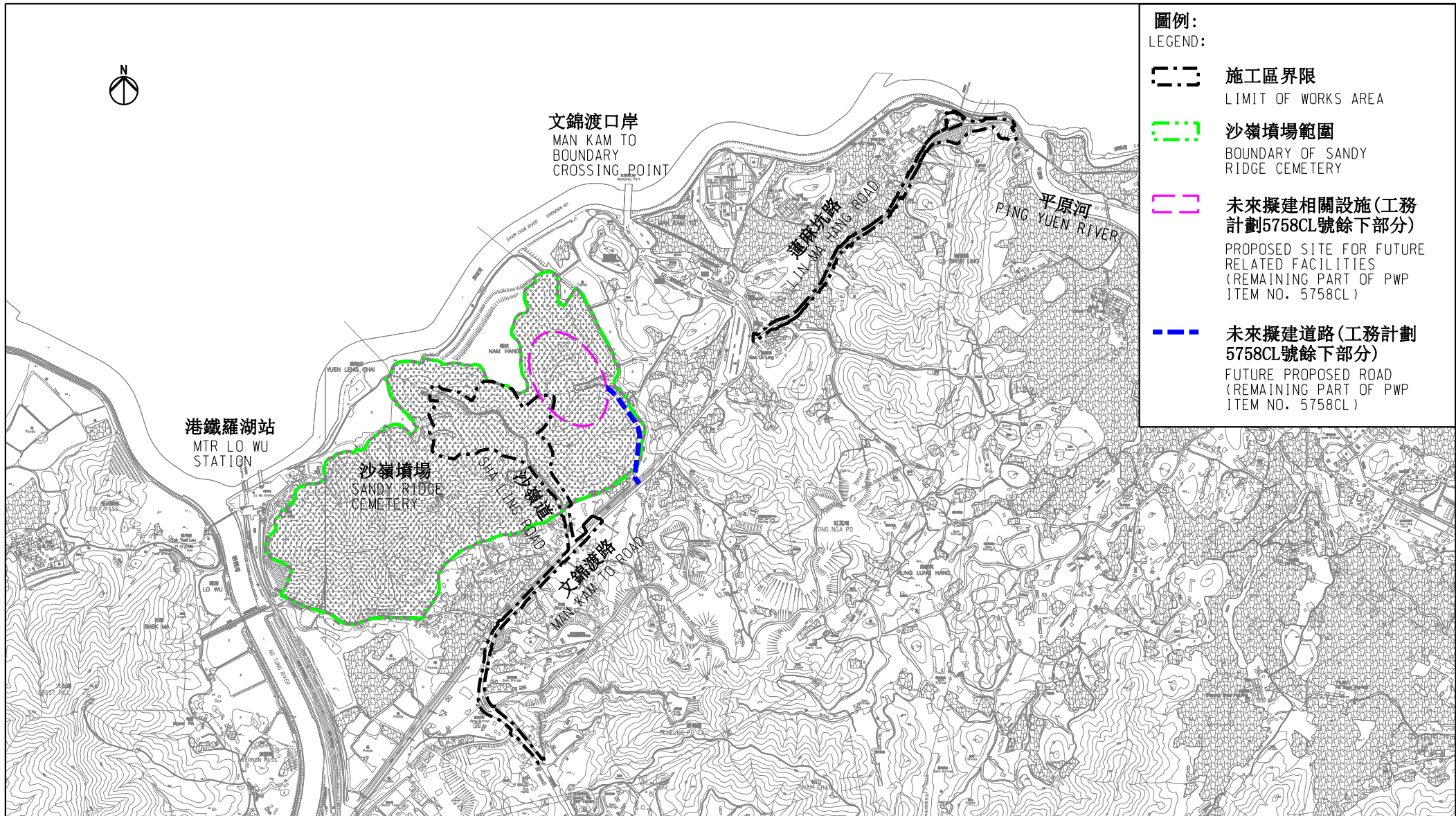
17. The remaining part of **5758CL**, which covers the site formation and associated infrastructural works for development of related facilities (including the crematorium) at the Sandy Ridge Cemetery, would be retained in Category B. Approval for upgrading the remaining part of **5758CL** to Category A will be sought when the picture on the overall implementation programme of the developments is clearer.

18. For the building works on provision of the columbarium as well as related facilities in the Sandy Ridge Cemetery, separate funding applications will be required in due course.





Advice Sought

19. Members are invited to support the proposed project.

Food and Health Bureau
Food and Environmental Hygiene Department
December 2016








圖例:
LEGEND:

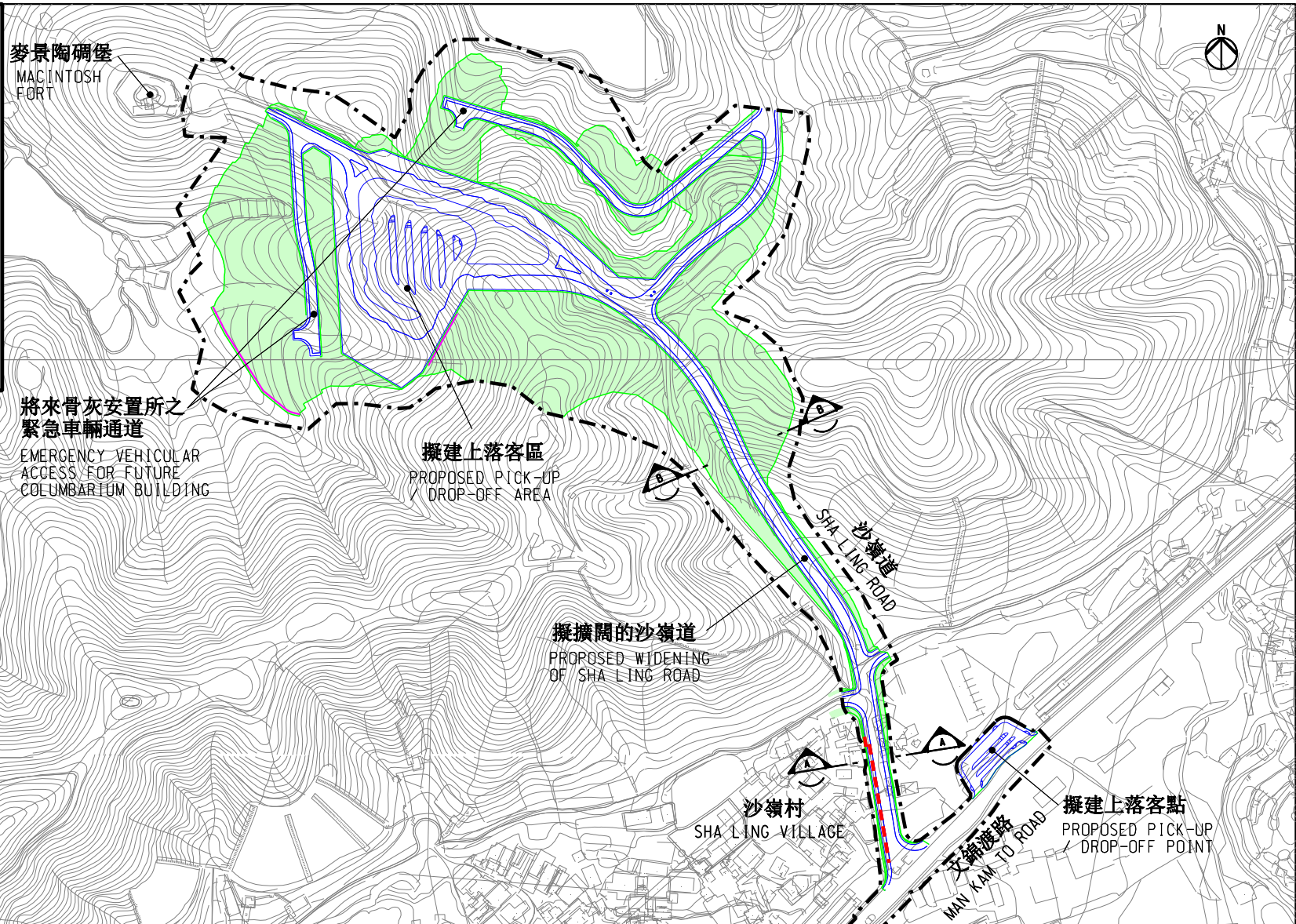
-  **施工區界限**
LIMIT OF WORKS AREA
-  **沙嶺墳場範圍**
BOUNDARY OF SANDY RIDGE CEMETERY
-  **未來擬建相關設施(工務計劃5758CL號餘下部分)**
PROPOSED SITE FOR FUTURE RELATED FACILITIES (REMAINING PART OF PWP ITEM NO. 5758CL)
-  **未來擬建道路(工務計劃5758CL號餘下部分)**
FUTURE PROPOSED ROAD (REMAINING PART OF PWP ITEM NO. 5758CL)

圖則名稱 drawing title
 工務計劃第5758CL號(部分)
 沙嶺墳場興建骨灰安置所的土地平整及相關基礎設施工程 - 位置圖
 PWP ITEM NO. 5758CL(PART)
 SITE FORMATION AND ASSOCIATED INFRASTRUCTURAL WORKS FOR DEVELOPMENT
 OF COLUMBARIUM AT SANDY RIDGE CEMETERY - LOCATION PLAN

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圖例:
LEGEND:

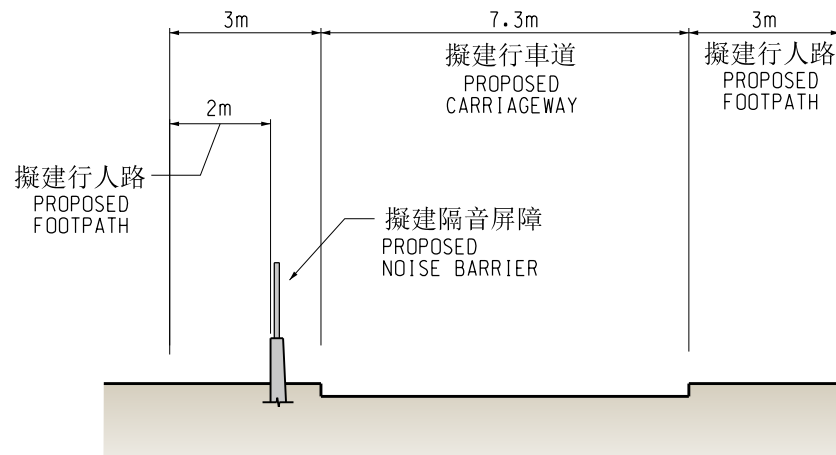
-  **施工區界限**
LIMIT OF WORKS AREA
-  **擬建道路**
PROPOSED ROAD
-  **擬建削土/填土斜坡**
PROPOSED CUT / FILL SLOPE
-  **擬建擋土牆**
PROPOSED RETAINING WALL
-  **擬建隔音屏障**
PROPOSED NOISE BARRIER



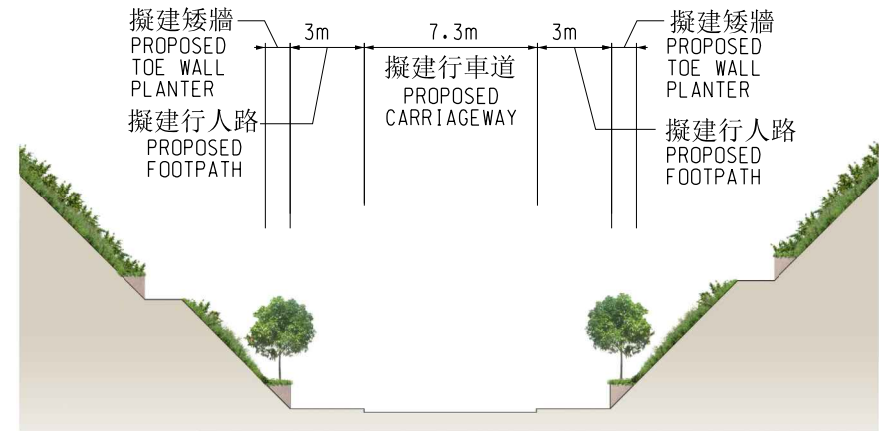
圖則名稱 drawing title

骨灰安置所的土地平整及擴闊沙嶺道
SITE FORMATION AND WIDENING OF SHA LING ROAD FOR DEVELOPMENT OF COLUMBARIUM

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剖面圖 A - A
SECTION A - A






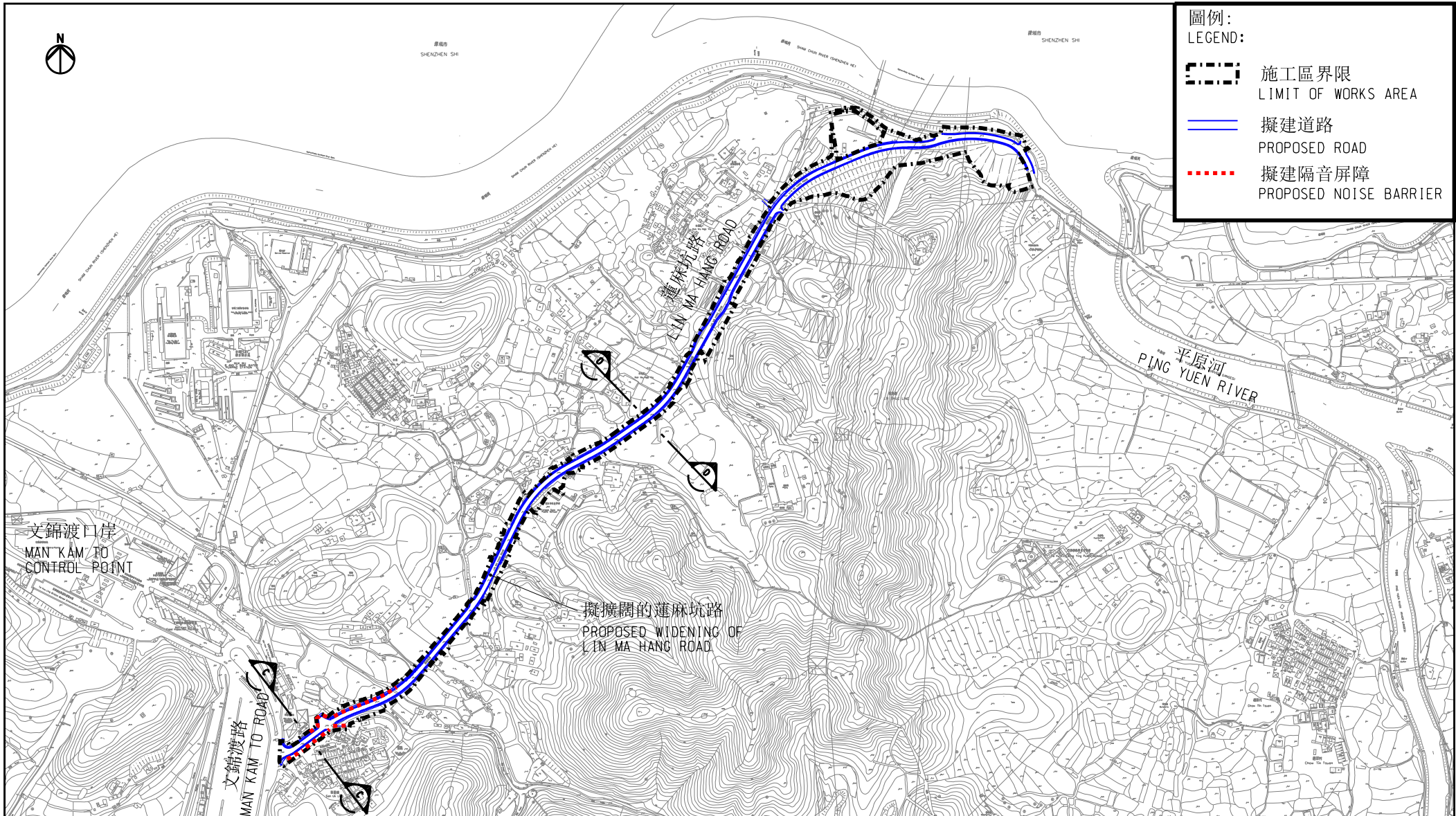
剖面圖 B - B
SECTION B - B

圖則名稱 drawing title

骨灰安置所的土地平整及擴闊沙嶺道 - 剖面圖 A - A 至 B - B
SITE FORMATION AND WIDENING OF SHA LING ROAD FOR DEVELOPMENT
OF COLUMBARIUM - SECTION A - A TO B - B

圖例：
LEGEND:

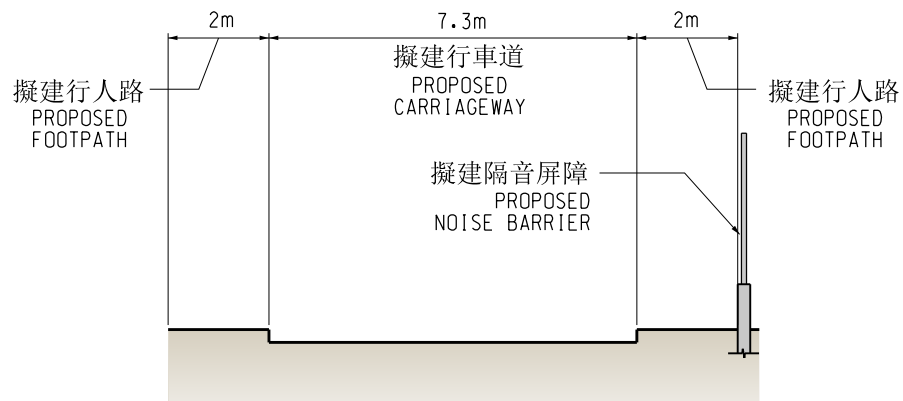
-  施工區界限
LIMIT OF WORKS AREA
-  擬建道路
PROPOSED ROAD
-  擬建隔音屏障
PROPOSED NOISE BARRIER



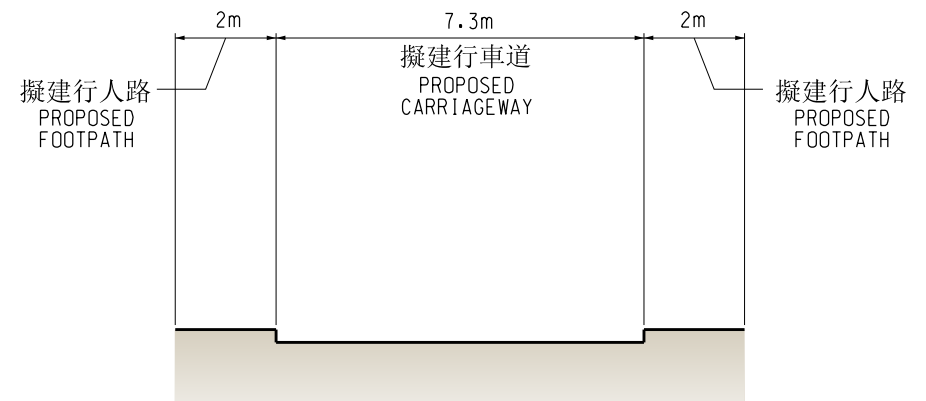
圖則名稱 drawing title

擴闊部分蓮麻坑路

WIDENING PART OF LIN MA HANG ROAD



剖面圖 C - C
SECTION C - C



剖面圖 D - D
SECTION D - D

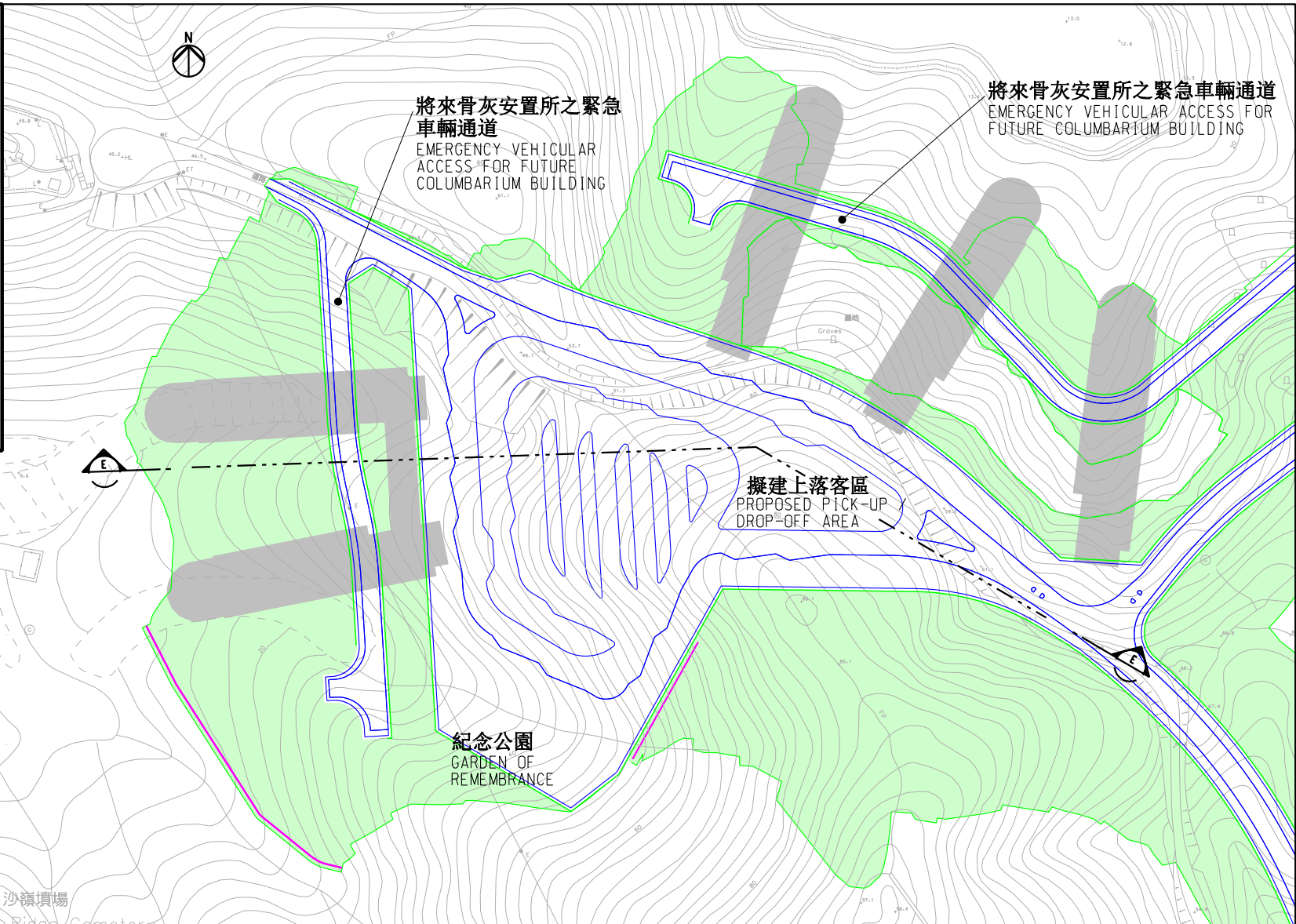
圖則名稱 drawing title

擴闊部分蓮麻坑路 - 剖面圖 C - C 至 D - D

WIDENING PART OF LIN MA HANG ROAD - SECTION C - C TO D - D

圖例:
LEGEND:

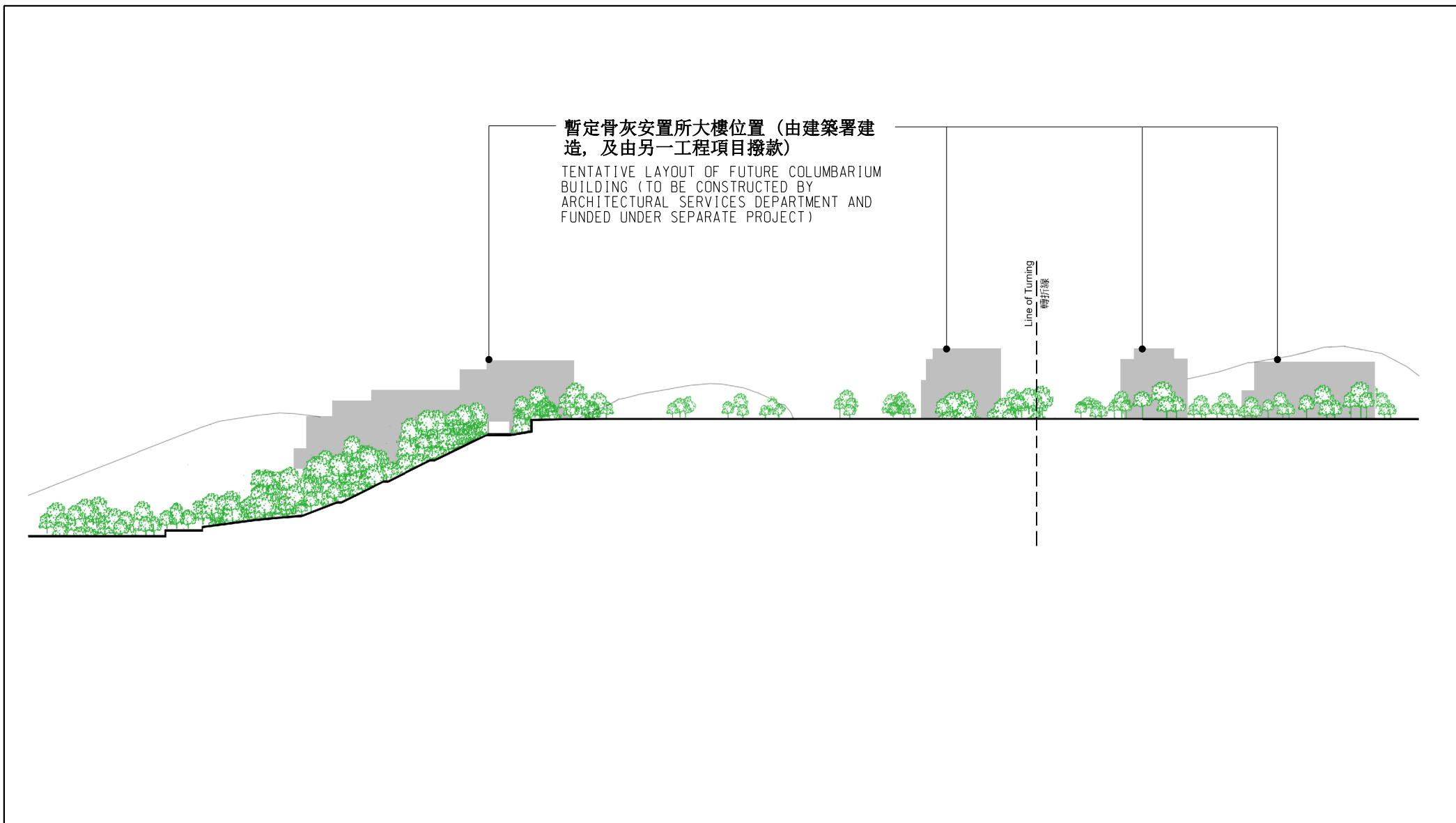
- 擬建削土/填土斜坡
PROPOSED CUT / FILL SLOPE
- 暫定骨灰安置所大樓位置
(由建築署建造, 及由另一
工程項目撥款)
TENTATIVE LAYOUT OF FUTURE
COLUMBARIUM BUILDING (TO
BE CONSTRUCTED BY
ARCHITECTURAL SERVICES
DEPARTMENT AND FUNDED
UNDER SEPARATE PROJECT)
- 擬建道路
PROPOSED ROAD
- 擬建擋土牆
PROPOSED RETAINING WALL



圖則名稱 drawing title

暫定沙嶺墳場骨灰安置所位置圖(由建築署提供)
TENTATIVE LAYOUT OF COLUMBARIUM AT SANDY RIDGE CEMETERY
(PROVIDED BY ARCHITECTURAL SERVICES DEPARTMENT)

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圖則名稱 drawing title

暫定沙嶺墳場骨灰安置所位置圖(由建築署提供) - 剖面圖 E - E

TENTATIVE LAYOUT OF COLUMBARIUM AT SANDY RIDGE CEMETERY
(PROVIDED BY ARCHITECTURAL SERVICES DEPARTMENT) - SECTION E - E

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