



中華人民共和國香港特別行政區政府總部食物及衛生局
Food and Health Bureau, Government Secretariat
The Government of the Hong Kong Special Administrative Region
The People's Republic of China

(Translation)

5 May 2017

Ir Dr Hon LO Wai-kwok
Chairman of the Public Works Subcommittee
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

Dear Ir Dr Hon Lo,

Public Works Subcommittee Meeting on 20 April 2017

758CL – Site formation and associated infrastructural works for development of columbarium, crematorium and related facilities at Sandy Ridge Cemetery

(Paper No : PWSC(2016-17)45)

The captioned public works item was discussed in the Public Works Subcommittee on 20 April 2017. The information requested by the Members at the meeting is provided herewith.

(A) Information about traffic impact assessment report

2. Hon CHAN Chi-chuen, Hon LAU Kwok-fan, Hon WU Chi-wai and Hon YIU Chung-yim requested the Government to provide specific information about the traffic impact assessment report of the proposed columbarium at Sandy Ridge Cemetery, and to provide further elaboration on the following issues –

- (a) How the Government estimated the pedestrian and traffic flows to the proposed columbarium during grave-sweeping periods;

- (b) The grounds which led the Government to believe that the implementation of the proposed road works and special traffic and transport measures could manage the above pedestrian and traffic flows;
- (c) The considerations of the Government for not suggesting to construct a pedestrian link from the MTR Lo Wu Station to the proposed columbarium; and
- (d) As Sha Ling Road was the only road leading to the proposed columbarium, how the Government would divert the pedestrians going to / leaving the proposed columbarium if Sha Ling Road was closed due to incidents.

3. The Government is now collating the traffic impact assessment report for the proposed columbarium at Sandy Ridge Cemetery. As the collation takes time, the Government will submit the report to the LegCo Secretariat in due course for Members' perusal. The other supplementary information requested is provided below –

- (a) When conducting the traffic impact assessment, the Consultants had collected data on pedestrian and traffic flows at a number of existing columbaria during the Ching Ming Festival. Through analysing the relevant data, the Consultants estimated the peak pedestrian flows and hours of the columbaria of different operation years, and adopted these estimations in the traffic assessment and for proposing the necessary transport facilities. At the same time, the Consultants also used the traffic model to forecast the traffic growth in the vicinity so as to carry out a comprehensive traffic assessment.
- (b) After all niches at the Sandy Ridge Columbarium has been allocated, we estimate that a large number of grave-sweepers will visit the columbarium by railway during the grave-sweeping periods. According to the traffic impact assessment, we therefore propose to provide pick-up and drop-off points and specially arranged bus service at Fanling Station Road, Sheung Shui Landmark North and the future MTR Kwu Tung Station in stages during the Ching Ming Festival and Chung Yeung Festival for the grave-sweepers' direct access to the Sandy Ridge Columbarium.

The travelling time from the above-mentioned three pick-up and drop-off points to the Sandy Ridge Columbarium is about 15 to 20 minutes. In order to alleviate the traffic burden to the Fanling and Sheung Shui districts, the specially arranged buses departing from Fanling Station

Road will use the connection road of Liantang / Heung Yuen Wai Boundary Control Point and Lin Ma Hang Road to and from the Sandy Ridge Columbarium.

To manage the considerable pedestrian flow of grave-sweepers, a pick-up and drop-off area will be constructed adjacent to the Sandy Ridge Columbarium so as to provide sufficient bus parking spaces for pick-up and drop-off purpose.

Besides, it is also proposed in the traffic impact assessment that special traffic measures would be implemented at Sha Ling Road, which prohibited vehicles other than the above-mentioned specially arranged buses, emergency vehicles and permitted vehicles from entering Sha Ling Road, during the Ching Ming Festival and Chung Yeung Festival. Grave-sweepers can arrive directly at the Sandy Ridge Columbarium by the specially arranged buses. If grave-sweepers are going to the Sandy Ridge Columbarium by private cars, taxis or mini-buses, they can get off at the proposed pick-up and drop-off point at the junction of Man Kam To Road and Sha Ling Road and walk along Sha Ling Road to the Sandy Ridge Columbarium.

According to the traffic impact assessment, the impact to the roads and junctions in the vicinity of the Sandy Ridge Cemetery due to the operation of the Sandy Ridge Columbarium is acceptable. The traffic impact assessment concludes that the additional pedestrian and traffic flows during the Ching Ming Festival and Chung Yeung Festival can be managed with the implementation of the proposed special traffic and transport measures (such as temporary road closures and provision of specially arranged bus service).

- (c) If grave-sweepers choose to walk to the Sandy Ridge Columbarium via MTR Lo Wu Station, they can reach Lo Wu Road via the access within MTR Lo Wu Station, then turn into the existing path near Sandy Ridge Cemetery Office of the Food and Environmental Hygiene Department and go to the Sandy Ridge Columbarium via Sha Ling Road. This walking path is about 2 km long and has a height difference of 40 metres (m), and the estimated walking time is about 50 minutes (See Annex 1). If grave-sweepers choose to take the specially arranged buses at other MTR stations in the North District during the Ching Ming Festival and Chung Yeung Festival, it would only take about 15 to 20 minutes for accessing the Sandy Ridge Columbarium direct. For the majority of grave-sweepers who have accompanying elderly and children and bring along offerings, it will be more attractive to take the specially arranged

buses directly to the Sandy Ridge Columbarium than to walk to the Sandy Ridge Columbarium from MTR Lo Wu Station and.

Furthermore, there are already considerable grave-sweepers using the MTR Lo Wu Station and Lo Wu Road for access to the existing Sandy Ridge Cemetery during the Ching Ming Festival and Chung Yeung Festival. The access road within the MTR Lo Wu Station are narrow, and most portions of Lo Wu Road only have a footpath of about 2 m at one side, and it was already very crowded during the Ching Ming Festival and Chung Yeung Festival. Besides, Lo Wu Road is the only carriageway leading to MTR Lo Wu Station. The increase in usage of Lo Wu Road by grave-sweepers will affect the handling of emergency incidents occurred at MTR Lo Wu Station. As such, we do not encourage grave-sweepers to use MTR Lo Wu Station and walk to the Sandy Ridge Columbarium.

Regarding the proposal of constructing a new pedestrian link leading to the Sandy Ridge Columbarium at MTR Lo Wu Station, the pedestrian link will need to pass through the narrow access road within the MTR Lo Wu Station before reaching Lo Wu Road, and then through the nearby Lo Wu Village and the existing Sandy Ridge Cemetery. The existing footpath in the vicinity is only about 1.2 m wide with steps. Coupled with the fact that there are already a lot of grave-sweepers going to the existing Sandy Ridge Cemetery during the Ching Ming Festival and Chung Yeung Festival, the footpaths at Lo Wu Village and Sandy Ridge Cemetery are already very crowded. If these footpaths are to be widened, it will involve resumption of private land and clearance of domestic structures at Lo Wu Village, which will affect the residents of Lo Wu Village. Moreover, there is no pedestrian link connecting the existing Sandy Ridge Cemetery and the Sandy Ridge Columbarium. The construction of a new pedestrian link will entail the cutting of steep hillside slopes and involve enormous geotechnical works, which may affect the environment and ecology in the vicinity, especially the Conservation Area and the core breeding site of Golden-headed Cisticola. As stated in paragraph (b) above, the Government will implement the proposals of the traffic impact assessment which can manage the additional pedestrian flow during the Ching Ming Festival and Chung Yeung Festival. Therefore, we believe that there is no need to construct a new pedestrian link from MTR Lo Wu Station to the Sandy Ridge Columbarium.

The 200 000 niches at the Sandy Ridge Columbarium will be allocated in phases. The Government will also monitor the actual pedestrian flow as

well as traffic condition in the future and review the feasible proposal to manage the pedestrian flow.

- (d) Sha Ling Road will be widened to a 7.3 m wide carriageway with two 3-m wide footpath at both sides. The slopes adjacent to the road will also be designed and constructed in accordance with prevailing standard. Therefore, the risk of occurrence of natural disasters such as landslide at the peak hour of pedestrian flow during the grave-sweeping period is very low.

Besides, the Government will consider arranging tow trucks or construction vehicles to be stationed at the Sandy Ridge Columbarium during the Ching Ming Festival and Chung Yeung Festival. If incident occurs at Sha Ling Road, the tow trucks or construction vehicles can reach the site promptly to handle the incident. The Hong Kong Police Force and the Civil Aid Service will also deploy officers to station at the Sandy Ridge Cemetery for crowd control.

As for the overall development of the Sandy Ridge project, a new road connecting the Sandy Ridge Columbarium and the proposed related facilities will be constructed in the future. Therefore, upon completion of the entire Sandy Ridge project, Sha Ling Road will not be the only road leading to the proposed columbarium.

(B) Latest progress of the district-based columbarium development scheme

4. Hon Helena WONG requested the Government to provide supplementary information on the latest progress of the district-based columbarium development scheme.

5. The information sought is provided at **Annex 2** for Members' reference.

(C) Matters related to resumption of private land under this project

6. Hon LEUNG Che-cheung requested the Government to provide supplementary information to elaborate on the reasons for proposing to upgrade the rate of ex-gratia compensation for resumption of private land under this project from Zone D to Zone C, and the government procedures of approving the relevant proposal.

7. For land resumption in the New Territories, the Government adopts an ex-gratia compensation system which consists of four compensation zones, namely A to D, and this serves as an alternative to statutory claims under the respective Ordinances. The four zones attract ex-gratia compensation rates in descending order. The rate of each zone is set at a different percentage of the basic rate. The current definition of compensation zones A to D and their ex-gratia compensation rates are set out below –

Zone	Definition	Compensation
A	New Town Development Area (namely areas within the New Town boundaries as shown on gazetted outline zoning plans for new towns) and those areas that are affected by essential projects with territory-wide significance.	120% of basic rate* for agricultural land. Valuation + 120% of basic rate for building land.
B	Areas which may be brought under urban development in the near future, either by extension to the adjoining layout areas due to their proximity to such areas or by reason of their known potential for urban development.	75% of basic rate for agricultural land. Valuation + 75% of basic rate for building land.
C	Areas in which no urban development is planned and which are unlikely to be affected by later extension to layout areas, but where resumption is required sometimes for purposes directly connected with urban layout developments and sometimes for local improvement schemes.	50% of basic rate for agricultural land. Valuation + 50% of basic rate for building land.
D	Areas not included in other zones.	30% of basic rate for agricultural land. Valuation + 30% of basic rate for building land.

* The current basic rates of ex-gratia compensation for the resumption of agricultural and building land are \$927 per square foot (from 1 April 2017) and \$1,837.5 per square foot (from 1 April 2017) respectively. The rates of ex-gratia compensation are revised twice a year, and the revised rates take effect on 1 April and 1 October respectively.

8. The ex-gratia zonal compensation system, consisting of four compensation zones, has been adopted since 1985. In 1996, the Government completed a review of the system and concluded that it had worked satisfactorily. Despite that, a number of refinements were proposed. Following approval of the proposed refinements by the then Governor in Council in July 1996, and having briefed the LegCo Panel on Planning, Lands and Works on 19 November 1996, the

Government obtained the Finance Committee's approval on 6 December 1996 to adopt the new definition for Zone A covering not only New Town Development Areas but also those areas that are affected by essential projects with territory-wide significance. The Finance Committee discussion paper concerned also stated clearly that "it is not practicable to lay down specific guidelines on what constitutes an essential project in this category. The Committee on Planning and Land Development (CPLD), chaired by the then Secretary for Planning, Environment and Lands, will consider each case on its individual merits. In its consideration, the Committee will make reference to precedent cases and seek the advice of the relevant policy branch."

9. In the ex-gratia compensation system, the CPLD is responsible for the application of the zonal rates to individual projects and review of the boundaries of the compensation zones. The Committee also considers and reviews policies on production, acquisition, use and disposal of land. It is an internal committee chaired by the Secretary for Development and comprising representatives from the relevant bureaux and departments.

10. As the widening of Sha Ling Road and widening of Lin Ma Hang Road in the project will bring local improvement, the Government is considering seeking CPLD's approval to upgrade the affected private land to be resumed from Zone D to Zone C according to the definition of different zones tabled in paragraph 7 above.

(D) Number of spaces for mounting commemorative plaques at Gardens of Remembrance

11. Hon Alvin YEUNG requested the Government to provide supplementary information on the number of existing unoccupied spaces for mounting commemorative plaques at Gardens of Remembrance (GoRs) managed by FEHD, as well as the number of plaque spaces to be provided at future GoRs.

12. FEHD is currently managing 11 GoRs in eight columbaria which provide a total of about 30 900 spaces for mounting commemorative plaques. As at the end of March 2017, about 16 300 commemorative plaque spaces were still available for application. Whether GoRs will be built at new public columbaria depends on the conditions of individual sites. If the size of a particular site permits the provision of a GoR and the requirements of the traffic impact assessment can be met, the Government will incorporate the relevant facilities (including commemorative plaque spaces) into the proposed public columbarium during the design stage. For example, the public columbarium in Tsang Tsui,

Tuen Mun (scheduled for completion in 2019) will provide 20 000 plaque spaces at its GoR.

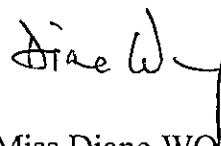
13. In addition, the Board of Management of the Chinese Permanent Cemeteries and the Hong Kong Chinese Christian Churches Union also provide GoRs at the Junk Bay Chinese Permanent Cemetery and the Pokfulam Chinese Christian Cemetery respectively.

(E) Facilities to be provided in light of the project's impact on residents

14. Hon CHU Hoi-dick requested the Government to provide supplementary information to elaborate whether the Government would provide compensatory facilities to nearby residents in light of the impact arising from the columbarium at the Sandy Ridge Cemetery.

15. The present item submitted for deliberation by the Public Works Subcommittee is on the application for funding for site formation, associated road works and ancillary works for the proposed columbarium development at Sandy Ridge Cemetery. At this stage, the details of the construction works of the columbarium project are yet to be finalised. When further details of the columbarium project are available, we would consult the North District Council again at appropriate juncture to listen to the views of the District Council and nearby residents, with a view to considering appropriate measures to minimise the impact on the residents in the district.

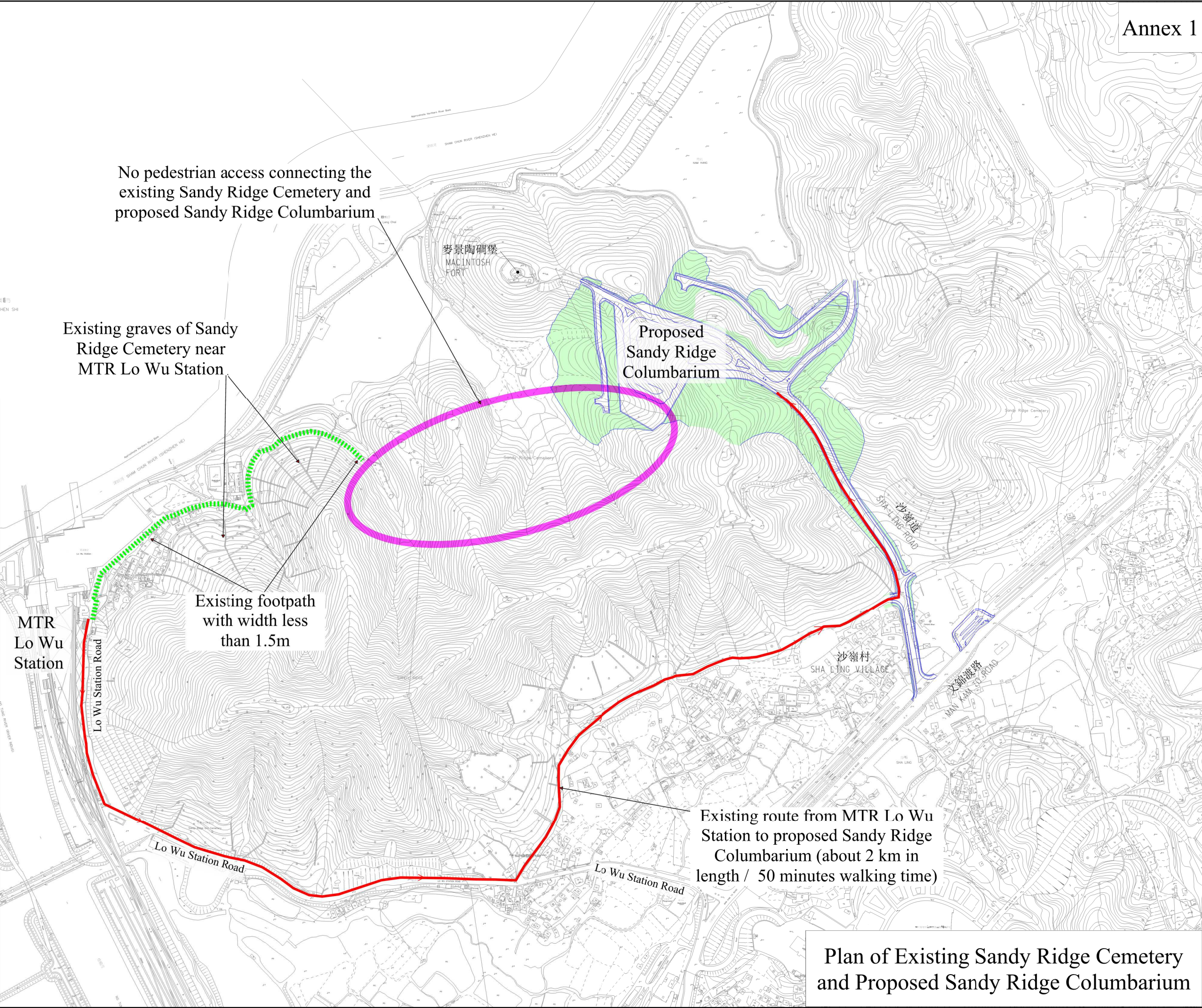
Yours sincerely,



(Miss Diane WONG)

For Secretary for Food and Health

c.c. All Members of the Legislative Council
Clerk to Public Works Subcommittee
Director of Food and Environmental Hygiene (Attn: Mr CHIU Yu-chow)
Director of Architectural Services (Attn: Mr Tony LEE)
Director of Civil Engineering and Development (Attn: Mr TSE Chun-tat)



Plan of Existing Sandy Ridge Cemetery and Proposed Sandy Ridge Columbarium

24 potential sites for public columbarium developments

	District	Location	Latest progress
1	Wong Tai Sin	Diamond Hill Columbarium extension	<ul style="list-style-type: none"> • Works were completed in 2012 (providing 1 540 niches).
2	Islands	Cheung Chau Cemetery extension	<ul style="list-style-type: none"> • Works were completed in 2013 (providing 1 000 niches).
			<ul style="list-style-type: none"> • Works will commence in September 2017 and are scheduled for completion in 2018 (providing 1 250 niches).
3	Tuen Mun	Part of the Tsang Tsui ash lagoon next to Black Point Power Station	<ul style="list-style-type: none"> • Works commenced in early July 2016 and are scheduled for completion in 2019 (providing 160 000 niches and 20 000 commemorative plaque spaces in the Garden of Remembrance).
4	North	Surplus coffin burial grounds and other land within the Wo Hop Shek Cemetery	<ul style="list-style-type: none"> • Works for Phase I commenced in end December 2016 and are scheduled for completion in 2019 (providing 44 000 niches). • Timetable for Phases II and III to be confirmed.
5	Islands	Mui Wo Lai Chi Yuen Cemetery extension	<ul style="list-style-type: none"> • Consultation with IsDC has been completed. • The environmental impact assessment report has been submitted to EPD for approval. • As the project is a minor works item, funding approval is being sought from the Minor Building Works Committee.
6	Eastern	A site on Cape Collinson Road opposite the Chai Wan Chinese Permanent Cemetery Columbarium and next to Wan Tsui Estate Park	<ul style="list-style-type: none"> • Consultation with EDC on traffic impact assessment (TIA) has been completed. • Consultation with EDC on the initial design will be conducted in the second quarter of 2017.

	District	Location	Latest progress
7	Kwai Tsing	A site on Tsing Tsuen Road near the Tsuen Wan Chinese Permanent Cemetery	<ul style="list-style-type: none"> • The site is proposed to be developed by the Board of Management of the Chinese Permanent Cemeteries.
8	Sha Tin	A site on On Hing Lane, Shek Mun, next to Shatin Transfer Station	<ul style="list-style-type: none"> • Consultation with STDC on TIA has been completed. • Consultation with STDC on the initial design will be conducted. • The tentative plan is to consult the Legislative Council (LegCo) in the second quarter of 2018.
9	North	Undeveloped areas within the Sandy Ridge Cemetery	<ul style="list-style-type: none"> • Consultation with NDC on site formation and infrastructure works has been completed. • PWSC is being consulted on the site formation and infrastructure works. • Funding approval will be sought from the Finance Committee of LegCo on site formation and infrastructure works.
10 & 11	Kwai Tsing	Site at the Ex-Kwai Chung Incineration Plant at Kwai Yu Street and Site on Kwai Tai Road, southeast of Ex-Kwai Chung Incineration Plant	<ul style="list-style-type: none"> • Consultation with K&TDC on TIA has been completed. • Consultation with K&TDC on the initial design will be conducted. • Timetable for consultation with LegCo to be confirmed.
12	Sha Tin	Fu Shan Columbarium Extension	<ul style="list-style-type: none"> • The LegCo Panel on Food Safety and Environmental Hygiene was informed via LC Paper No. CB(2)1531/15-16(01) dated 17 May 2016 that the site would be used for reprovisioning of the Fu Shan Public Mortuary.
13	Wan Chai	Hong Kong Cemeteries and Crematoria Office (part) of the Food and Environmental Hygiene Department at Wong Nai Chung Road	<ul style="list-style-type: none"> • Works will commence in the third quarter of 2017 and are scheduled for completion in 2018 (providing 855 niches).

	District	Location	Latest progress
14	Central/ Western	Site at Mount Davis Road, east of Chiu Yuen Cemetery	<ul style="list-style-type: none"> • Consultation with CWDC is under planning.
15	Sham Shui Po	Site at north of Ching Cheung Road near Roman Catholic Cemetery	<ul style="list-style-type: none"> • Consultation with SSPDC is under planning.
16	Kwun Tong	Site next to the Ex-Ma Yau Tong Central Landfill	<ul style="list-style-type: none"> • Consultation with KTDC is under planning.
17	Yau Tsim Mong	Former school within Tin Hau Temple on Temple Street	<ul style="list-style-type: none"> • Consultation with YTMDC is under planning.
18	Tsuen Wan	Site located at the eastern end of Sham Shui Kok Drive, Siu Ho Wan, North Lantau	<ul style="list-style-type: none"> • Consultation with TWDC on TIA has been completed. • Consultation with TWDC on the initial design will be conducted. • Timetable for consultation with LegCo to be confirmed.
19	Tsuen Wan	Site located at the western end of Sham Shui Kok Drive, Siu Ho Wan, North Lantau	<ul style="list-style-type: none"> • Consultation with TWDC on TIA has been completed. • Consultation with TWDC on the initial design will be conducted. • Timetable for consultation with LegCo to be confirmed.
20	Yuen Long	Site between San Tam Road and Mai Po Lung Road, San Tin	<ul style="list-style-type: none"> • Consultation with YLDC is under planning.
21	Tai Po	Site at the southwestern corner of the Shuen Wan Ex-Landfill, near Tai Po Industrial Estate	<ul style="list-style-type: none"> • Consultation with TPDC on TIA will be conducted in May 2017.
22	Southern	Site adjoining the Chinese Christian Cemetery at Pok Fu Lam	<ul style="list-style-type: none"> • Consultation with SDC is under planning.

	District	Location	Latest progress
23	Sai Kung	Site at Area 132, Tseung Kwan O, near the Tseung Kwan O Chinese Permanent Cemetery	<ul style="list-style-type: none"> • Consultation with SKDC is under planning.
24	Kowloon City	A vacant staff quarter (part thereof) inside a funeral parlour at 6 Cheong Hang Road, Hung Hom	<ul style="list-style-type: none"> • Consultation with KCDC is under planning.