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24 April 2019

Food and Environmental Hygiene Department

**Environmental Impact Assessment (EIA) Ordinance, Cap.499
Application for EIA Study Brief**

**Project Title: Provision of Crematorium, Funeral Parlour and Visitor Centre at Sandy
Ridge Cemetery**
(Application No. ESB-314/2019)

I refer to your above application received on 11 March 2019 for an EIA Study Brief under Section 5(1)(a) of the EIA Ordinance.

In accordance with Section 5(7)(a) of the EIA Ordinance and after public inspection of the project profile, I issue the attached EIA Study Brief (No. ESB-314/2019) for your preparation of an EIA report.

Under Section 15 of the EIA Ordinance, the EIA Study Brief will be placed on the EIA Ordinance Register. It will also be placed on the EIA Ordinance website (<http://www.epd.gov.hk/eia/>).

You may submit an application for approval of the EIA report in accordance with Section 6(2) of the EIA Ordinance after its completion. Upon receipt of your application, this department will decide under Section 6(3) of the EIA Ordinance whether the EIA report meets the requirements of the EIA Study Brief and Technical Memorandum on EIA Process, and accordingly advise you under Section 6(4) of the EIA Ordinance whether a submission to the Advisory Council on the Environment (ACE) or its subcommittee is required. In this connection, you are required to provide sufficient copies of the Executive Summary of the EIA report to the Secretariat of the EIA Subcommittee of the Council for selection for submission when you submit the EIA report to this department for approval. Please liaise with Ms. Becky LAM (Tel: 2594 6323) regarding the details in due course.

If the EIA report is selected by ACE for submission and presentation, you are expected to provide ACE with an account of the environmental issues arising from the project, major conclusions and recommendations of the EIA study. In particular, the main environmental concerns of the general public and interest groups who may be affected by the Project should be identified and addressed in the EIA study. As such, you are strongly advised to engage the public and interest groups during the course of the EIA study. Please find attached a copy of the "*Modus Operandi of the EIA Subcommittee of the Advisory Council on the Environment*" for your reference.

Please note that if you are aggrieved by any of the content of this EIA Study Brief, you may appeal under Section 17 of the EIA Ordinance within 30 days of receipt of this EIA Study Brief.

Should you have any queries on the above application, please contact my colleague Mr. Steve Li at 2835 1142.

Yours sincerely,



(K H T O)

Principal Environmental Protection Officer
for Director of Environmental Protection

**ENVIRONMENTAL IMPACT ASSESSMENT ORDINANCE (CAP. 499)
SECTION 5 (7)**

ENVIRONMENTAL IMPACT ASSESSMENT STUDY BRIEF NO. ESB-314/2019

**PROJECT TITLE: Provision of Crematorium, Funeral Parlour and Visitor Centre at Sandy Ridge Cemetery
(hereinafter known as the "Project")**

**NAME OF APPLICANT : Food and Environmental Hygiene Department
(hereinafter known as the "Applicant")**

1. BACKGROUND

- 1.1 An application (No. ESB-314/2019) for an Environmental Impact Assessment (EIA) study brief under section 5(1)(a) of the Environmental Impact Assessment Ordinance (EIAO) was submitted by the Applicant on 11 March 2019 with a project profile (No. PP-577/2019) (the Project Profile).
- 1.2 The Project is to provide a one-stop funeral service cluster at Sandy Ridge Cemetery with a new crematorium, funeral parlour and visitor centre. The proposed works of the Project comprises:

Crematorium

- (a) Provision of ten new coffin cremators using town gas as burning fuel (comprising eight standard cremators with a capacity of 170kg each and two large cremators with a capacity of 250kg each);
- (b) Provision of a full range of ancillary facilities including:
- four multi-purpose service halls;
 - office accommodation for Food and Environmental Hygiene Department (FEHD) staff and reception area;
 - four joss paper burners;
 - a farewell gallery with two designated coffin routings from funeral parlour to cremator room;
 - mortuary with storage capacity of at least 80 dead bodies;
 - one ash storage room inside the office for FEHD staff;
 - one pulverization room with bone cremulators;
 - office accommodation for Electrical and Mechanical Services Department (EMSD) staff;
 - EMSD maintenance workshop and spare part store;
 - store rooms;

- refuse storage chamber;
 - toilets for visitors and staff;
 - layby for hearses;
 - loading and unloading area for coaches, private cars, refuse collection vehicle and emergency vehicles, etc.
- (c) Control room for Closed-Circuit Television (CCTV) system and Public Address (PA) System, and CCTV system with cameras at suitable locations both within the crematorium and the surrounding areas for monitoring and security purposes;
- (d) Separate control room for CCTV system inside cremation room; and
- (e) Landscaping.

Funeral Parlour

- (a) Provision of a funeral parlour with 30 funeral halls;
- (b) Provision of a full range of ancillary facilities including a small joss paper burner in each funeral hall, mortuary, paper artifacts furnaces, separate toilets for visitors and staff, refuse storage chamber, parking spaces for hearses, coaches and private cars, loading and unloading area for refuse collection vehicle and emergency vehicles, etc;
- (c) Provision of control room for a CCTV system with cameras and a PA system at suitable locations for monitoring and security purposes; and
- (d) Landscaping.

Visitor Centre

- (a) Provision of a visitor centre incorporated with seating area and exhibition room;
- (b) Provision of a catering facility with a seating capacity for accommodating about 120 people;
- (c) Provision of ancillary facilities to support the operation of the visitor centre; and
- (d) Landscaping.

The Project site is about 30,000 m², location of which is shown in [Appendix A](#).

- 1.3 The Project is a Designated Project by virtue of Item N.4 of Schedule 2, Part I of the EIAO, which specifies “A crematorium”.
- 1.4 Pursuant to section 5(7)(a) of the EIAO, the Director of Environmental Protection (the Director) issues this EIA study brief to the Applicant to carry out an EIA study.
- 1.5 The purpose of this EIA study is to provide information on the nature and extent of environmental impacts arising from the construction and operation of the Project and associated works that will take place concurrently. This information will contribute to decisions by the Director on :
- (i) the overall acceptability of any adverse environmental consequences that are

likely to arise as a result of the Project;

- (ii) the conditions and requirements for the detailed design, construction and operation of the Project to mitigate against adverse environmental consequences wherever practicable; and
- (iii) the acceptability of residual impacts after the proposed mitigation measures are implemented.

2. OBJECTIVES OF THE EIA STUDY

2.1 The objectives of the EIA study are as follows :

- (i) to describe the Project and associated works together with the requirements and environmental benefits for carrying out the Project;
- (ii) to identify and describe elements of community and environment likely to be affected by the Project and/or likely to cause adverse impacts to the Project, including both the natural and man-made environment and the associated environmental constraints;
- (iii) to identify and quantify emission sources and determine the significance of impacts on sensitive receivers and potential affected uses;
- (iv) to identify and quantify any potential ecological and fisheries impacts arising from the construction and operation of the project and to propose measures to mitigate these impacts;
- (v) to identify any negative impacts on sites of cultural heritage and to propose measures to mitigate these impacts;
- (vi) to identify any potential landscape and visual impacts and to propose measures to mitigate these impacts;
- (vii) to identify and quantify contaminated land within any project area for development works, and to propose measures to avoid disposal in the first instance;
- (viii) to propose measures / actions to avoid or minimise potential archaeological impact if any archaeological remains are identified during construction of the Project;
- (ix) to propose the provision of infrastructure or mitigation measures so as to minimize pollution, environmental disturbance and nuisance during construction and operation of the Project;
- (x) to identify, predict and evaluate the residual (i.e. after practicable mitigation) environmental impacts and the cumulative effects expected to arise during the construction and operation phases of the Project in relation to the sensitive receivers and potentially affected uses;
- (xi) to identify, assess and specify methods, measures and standards, to be included in

- the detailed design, construction and operation of the Project which are necessary to mitigate these residual environmental impacts and cumulative effects and reduce them to acceptable levels;
- (xii) to investigate the feasibility, effectiveness and implications of the proposed mitigation measures;
 - (xiii) to investigate the extent of the secondary environmental impacts that may arise from the proposed mitigation measures and to identify constraints associated with the mitigation measures recommended in the EIA study, as well as the provision of any necessary modification;
 - (xiv) to identify, assess and evaluate the cumulative impacts arising from all the elements and works of the Project;
 - (xv) to design and specify the environmental monitoring and audit requirements to ensure the implementation and the effectiveness of the environmental protection and pollution control measures adopted; and
 - (xvi) to identify any additional studies necessary to implement the mitigation measures or monitoring and proposals recommended in the EIA report.

3. DETAILED REQUIREMENTS OF THE EIA STUDY

3.1 The Purpose

- 3.1.1 The purpose of this study brief is to set out the purposes and objectives of the EIA study, the scope of environmental issues which shall be addressed, the requirements that the EIA study shall need to fulfil, and the necessary procedural and reporting requirements. The Applicant shall demonstrate in the EIA report whether the criteria in the relevant sections of the Technical Memorandum on the Environmental Impact Assessment Process of the Environmental Impact Assessment Ordinance (hereinafter referred to as “the TM”), are fully complied with.

3.2 The Scope

- 3.2.1 The scope of this EIA study shall cover the Project and associated works mentioned in Section 1.2 of this EIA study brief. For the purpose of assessing whether the environmental impacts shall comply with the criteria of the TM, the EIA study shall address the key issues described below, together with any other key issues identified during the course of the EIA study:
- (i) environmental benefits and dis-benefits of different development options, design and construction methods of the Project with a view to deriving the preferred development option(s) that will avoid or minimize adverse environmental impact;
 - (ii) potential air quality impacts on air sensitive receivers (ASRs) during construction

- and operation of the Project, including dust, gaseous emissions and odour, and vehicular emissions;
- (iii) potential noise impacts on the noise sensitive receivers (NSRs) during construction and operation of the Project, in particular construction noise, road traffic noise generated by the Project, and fixed noise sources including cremator plant room and generator plant room;
 - (iv) potential water quality impacts on water system(s) including the Deep Bay Water Control Zone and relevant water sensitive receivers (e.g. seasonal watercourses within and near the Project site, Nam Hang Stream, Shenzhen River, nearby fish ponds, wet woodland near Yuen Leng Chai, etc), during construction and operation of the Project;
 - (v) potential waste management issues and impacts during construction and operation of the Project, in particular arising from handling and disposal of construction & demolition materials, chemical waste from regular maintenance of air pollution control system and other mechanical systems;
 - (vi) potential extent of land contamination within any project area for development works and relevant mitigation measures;
 - (vii) potential terrestrial and aquatic ecological impacts, in particular impacts on species of conservation importance including Golden-headed Cisticola, Small Three-ring *Ypthima norma*, *Somaniathelphusa zanklon*; natural streams; vegetation including woodlands, grassland and plantation; fishponds; the conservation area at Yuen Leng Chai; and Shenzhen River, which is one of the major catchments of the ecologically important Mai Po Inner Deep Bay Ramsar Site, arising from the construction and operation of the Project;
 - (viii) potential fisheries impacts arising from the construction and operation of the Project;
 - (ix) potential landscape impacts arising from the Project and potential visual impact arising from the above-ground structures of the Project;
 - (x) potential cultural heritage impacts due to the Project; and
 - (xi) potential cumulative impacts of the Project, through interaction or in combination with other existing, committed and planned projects in the vicinity of the Project.

3.3 Description of the Project

3.3.1 Purpose(s) and Objectives of the Project

3.3.1.1 The Applicant shall provide information on the purpose(s) and objectives of the Project, and describe the environmental benefits of the Project and scenarios with and without the Project.

3.3.2 Details of the Project

3.3.2.1 The Applicant shall indicate the nature and status of Project decision(s) for which the EIA study is undertaken. The Applicant shall describe Project details that may affect the potential environmental impacts, including but not limited to the siting, proposed land uses, size of site, site facilities, design and layout of plants and air pollution control system, operational mode, processes, scale / height of the structures and facilities / chimneys with layout plans, the capacity of the cremators, the operating capacity of cremators in full load operation and contingency situation (if any), fuel and technology, construction methods, sequence of construction works and other major activities involved in the Project, and use diagrams, plans and/or maps as necessary. The estimated duration of the construction phase and operational phase of the Project together with the programme within these phases shall be given. The land taken by the Project site, construction sites and any associated access arrangements, auxiliary facilities and landscaping areas shall be shown on a scaled map. The uses of the Project shall be described and the different land use areas shall be demarcated as appropriate.

3.3.3 Background and History of the Project

3.3.3.1 The Applicant shall provide information on the site location and site history of the Project, interactions with other projects, and the consideration of different development options, taking into account the principles of avoidance, minimizing and control of adverse environmental impacts. The options might include consideration of alternative design, scale/size of the above-ground structures, construction methods and sequence of construction works, selection of cremators, and any lessons learned from other similar projects. The key reasons for selecting the preferred development option(s), other factors or constraints affecting the design and layout of the Project and the part environmental factors played in the selection shall be described. The main environmental impacts of different development options shall be compared with those of the Project and with the likely future environmental conditions in the absence of the Project.

3.4 Technical Requirements

- 3.4.1 The Applicant shall conduct the EIA study to address all environmental aspects of the activities as described in the scope as set out above. The assessment shall be based on the best and latest information available during the course of the EIA study.
- 3.4.2 The Applicant shall include in the EIA report details of the construction programme and methodologies. The Applicant shall clearly state in the EIA report the time frame and work programmes of the Project and associated works and other concurrent projects, and assess the cumulative environmental impacts from the Project and associated works with all interacting projects, including staged implementation of the Project and associated works.
- 3.4.3 The EIA study shall follow the technical requirements specified below and in the Appendices of this EIA study brief.

3.4.4 Air Quality Impact

- 3.4.4.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing air quality impact as stated in section 1 of Annex 4 and Annex 12 of the TM respectively.
- 3.4.4.2 The assessment area for air quality impact assessment shall be defined by a distance of 500 metres from the boundary of the Project Area and the works of the Project as identified in the EIA, which shall be extended to include major existing, committed and planned air pollutant emission sources identified to have a bearing on the environmental acceptability of the Project. The assessment shall include the existing, committed and planned sensitive receivers within the assessment area as well as areas where air quality may be potentially affected by the Project. The assessment shall be based on the best available information at the time of the assessment.
- 3.4.4.3 The assessment of air quality impact arising from the construction and operation of the Project shall follow the detailed technical requirements given in Appendix B of this EIA Study Brief.

3.4.5 Noise Impact

- 3.4.5.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing noise impact as stated in Annexes 5 and 13 of the TM respectively.
- 3.4.5.2 Assessment shall include construction noise, road traffic noise due to traffic generated by the Project and fixed noise sources impact assessments of the existing, committed and planned Noise Sensitive Receivers (NSRs) earmarked on the relevant Outline Zoning Plans, Development Permission Area Plans, Outline Development Plans,

Layout Plans and other relevant published land use plans, including plans and drawings published by the Lands Department and any land use and development applications approved by the Town Planning Board, in the vicinity of the Project.

3.4.5.3 The noise impact assessment for the construction and operation of the Project shall follow the detailed technical requirements given in Appendix C of this EIA study brief.

3.4.5.4 For road traffic noise assessment, the Applicant shall submit a methodology statement to provide an update on the traffic generated by the Project, and the need, justification and scope for assessment for the agreement of the Director.

3.4.6 Water Quality Impact

3.4.6.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing water pollution as stated in Annexes 6 and 14 of the TM respectively.

3.4.6.2 The assessment area for the water quality impact assessment shall include areas within 500 metres from the boundary of the Project and shall cover the Deep Bay Water Control Zone and other affected Water Control Zones as designated under the Water Pollution Control Ordinance (Cap. 358) and water sensitive receivers, including but not limited to the seasonal watercourses within and near the Project, Shenzhen River, fish ponds nearby, Nam Hang Stream and wet woodland near Yuen Leng Chai. The assessment area shall be extended to include other areas if they are found also being impacted during the course of the EIA study and have a bearing on the environmental acceptability of the Project.

3.4.6.3 The water quality impact assessment for the construction and operation of the Project shall follow the detailed technical requirements given in Appendix D of this EIA study brief.

3.4.7 Waste Management Implications

3.4.7.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing waste management implications as stated in Annexes 7 and 15 of the TM respectively.

3.4.7.2 The assessment of the waste management implications arising from the construction and operation of the Project shall follow the detailed technical requirements given in Appendix E of this EIA study brief.

3.4.8 Land Contamination

3.4.8.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing potential land contamination issues as stated in Section 3.1 and 3.2 of Annex 19 of TM.

3.4.8.2 The assessment of the potential land contamination issues shall follow the detailed technical requirements given in Appendix F of this EIA study brief.

3.4.9 Ecological Impact (Terrestrial and Aquatic)

3.4.9.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing ecological impact as stated in Annexes 8 and 16 of the TM.

3.4.9.2 The assessment area for the purpose of the terrestrial ecological impact assessment shall include areas within 500 metres distance from the boundary of the Project and any other areas, such as the Mai Po Inner Deep Bay Ramsar Site, likely to be impacted by the Project. For aquatic ecology, the assessment area shall be the same as the water quality impact assessment described in section 3.4.6 of this EIA study brief.

3.4.9.3 The ecological impact assessment for construction and operation of the Project shall follow the detailed technical requirements given in Appendix G of this EIA study brief.

3.4.10 Fisheries Impact

3.4.10.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing fisheries impact as stated in Annexes 9 and 17 of the TM respectively.

3.4.10.2 The assessment area for fisheries impact shall follow the same area as aquatic ecology. This assessment area shall be extended to include other areas if they are also found being impacted by the construction or operation of the Project during the course of the EIA study. Special attention should be given to pond culture resources and activities as well as any watercourses which serve as water sources for fish pond areas.

3.4.10.3 The fisheries impact assessment for the construction and operation of the Project shall follow the detailed technical requirements given in Appendix H of this EIA study brief.

3.4.11 Landscape and Visual Impact

3.4.11.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing the landscape and visual impacts as stated in Annexes 10 and 18 of the TM.

3.4.11.2 The assessment area for the landscape impact assessment shall include all areas within 500 metres distance from the site boundary of the Project, while the assessment area for the visual impact assessment shall be defined by the visual envelope of the Project. The defined envelope shall be shown on a plan in the EIA report.

3.4.11.3 The landscape and visual impact assessments for construction and operation of the

Project shall follow the detailed technical requirements given in Appendix I of this EIA study brief.

3.4.12 Impact on Cultural Heritage

3.4.12.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing the cultural heritage impacts as stated in Annexes 10 and 19 of the TM respectively.

3.4.12.2 The cultural heritage impact assessment shall include a Built Heritage Impact Assessment (BHIA) and an Archaeological Impact Assessment (AIA) for the construction and operation of the Project. It shall also follow the detailed technical requirements given in Appendix J of this EIA study brief.

3.5 Environmental Monitoring and Audit (EM&A) Requirements

3.5.1 The Applicant shall identify and justify in the EIA study whether there is any need for EM&A activities during the construction and operation phases of the Project and, if affirmative, to define the scope of the EM&A requirements for the Project in the EIA study.

3.5.2 Subject to the confirmation of the EIA study findings, the Applicant shall comply with the requirements as stipulated in Annex 21 of the TM.

3.5.3 The Applicant shall prepare a Project Implementation Schedule (in the form of a checklist as shown in Appendix K) containing all the EIA study recommendations and mitigation measures with reference to the implementation programme.

3.6 Presentation of Summary Information

3.6.1 Summary of Environmental Outcomes

The EIA report shall contain a summary of key environmental outcomes arising from the EIA study, including estimated population protected from various environmental impacts, environmentally sensitive areas protected, environmentally friendly options considered and incorporated in the preferred option, environmental designs recommended, key environmental problems avoided, compensation areas included and the environmental benefits of environmental protection measures recommended.

3.6.2 Summary of Environmental Impacts

To facilitate effective retrieval of pertinent key information, the EIA report shall contain a summary table of environmental impacts showing the assessment points, results of impact predictions, relevant standards or criteria, extents of exceedances predicted,

impact avoidance measures considered, mitigation measures proposed and residual impacts (after mitigation). This summary shall cover each individual impact and shall also form an essential part of the executive summary of the EIA report.

3.6.3 Documentation of Key Assessment Assumptions, Limitation of Assessment Methodologies and related Prior Agreement(s) with the Director

The EIA report shall contain a summary including the assessment methodologies and key assessment assumptions adopted in the EIA study, the limitations of these assessment(s) methodologies/assumptions, if any, plus relevant prior agreement(s) with the Director or other Authorities on individual environmental media assessment components. The proposed use of any alternative assessment tool(s) or assumption(s) have to be justified by the Applicant, with supporting documents based on cogent, scientific and objectively derived reason(s) before seeking the Director's agreement. The supporting documents shall be provided in the EIA report.

3.6.4 Summary of Alternative Options and Mitigation Measures

The EIA report shall contain a summary of alternative development options and measures considered during the course of EIA study, including size/scale, design, construction methods and sequence of works for the Project, with a view to avoiding or minimizing and mitigating adverse environmental impacts. A comparison of the environmental benefits and dis-benefits of applying different development options, and/or mitigation measures shall be made. This summary shall cover the key impacts and shall also form an essential part of the executive summary of the EIA report.

3.6.5 Documentation of Public Concerns

The EIA report shall contain a summary of the main concerns of the general public, special interest groups and the relevant statutory or advisory bodies received and identified by the Applicant during the course of the EIA study, and describe how the relevant concerns have been taken into account.

4. DURATION OF VALIDITY

4.1 The Applicant shall notify the Director of the commencement of the EIA study. If the EIA study does not commence within 36 months after the date of issue of this EIA study brief, the Applicant shall apply to the Director for a fresh EIA study brief before commencement of the EIA study.

5. REPORTING REQUIREMENTS

5.1 In preparing the EIA report, the Applicant shall refer to Annex 11 of the TM for the contents of an EIA report. The Applicant shall also refer to Annex 20 of the TM, which

stipulates the guidelines for the review of an EIA report. When submitting the EIA report to the Director, the Applicant shall provide a summary, pointing out where in the EIA report the respective requirements of this EIA study brief and the TM (in particular Annexes 11 and 20) have been addressed and fulfilled.

- 5.2 The Applicant shall supply the Director with hard and electronic copies of the EIA report and the executive summary in accordance with the requirements given in Appendix L. The Applicant shall, upon request, make additional copies the above documents available to the public, subject to payment by the interested parties of full costs of printing.

6. OTHER PROCEDURAL REQUIREMENTS

- 6.1 If there is any change in the name of Applicant for this EIA study brief during the course of the EIA study, the Applicant must notify the Director immediately.
- 6.2 If there is any key change in the scope of the Project mentioned in Section 1.2 of this EIA study brief and in Project Profile (No. PP-577/2019), the Applicant must seek confirmation from the Director in writing on whether or not the scope of issues covered by this EIA study brief can still cover the key changes, and the additional issues, if any, that the EIA study must also address. If the changes to the Project fundamentally alter the key scope of the EIA study brief, the Applicant shall apply to the Director for a fresh EIA study brief.

7. LIST OF APPENDICES

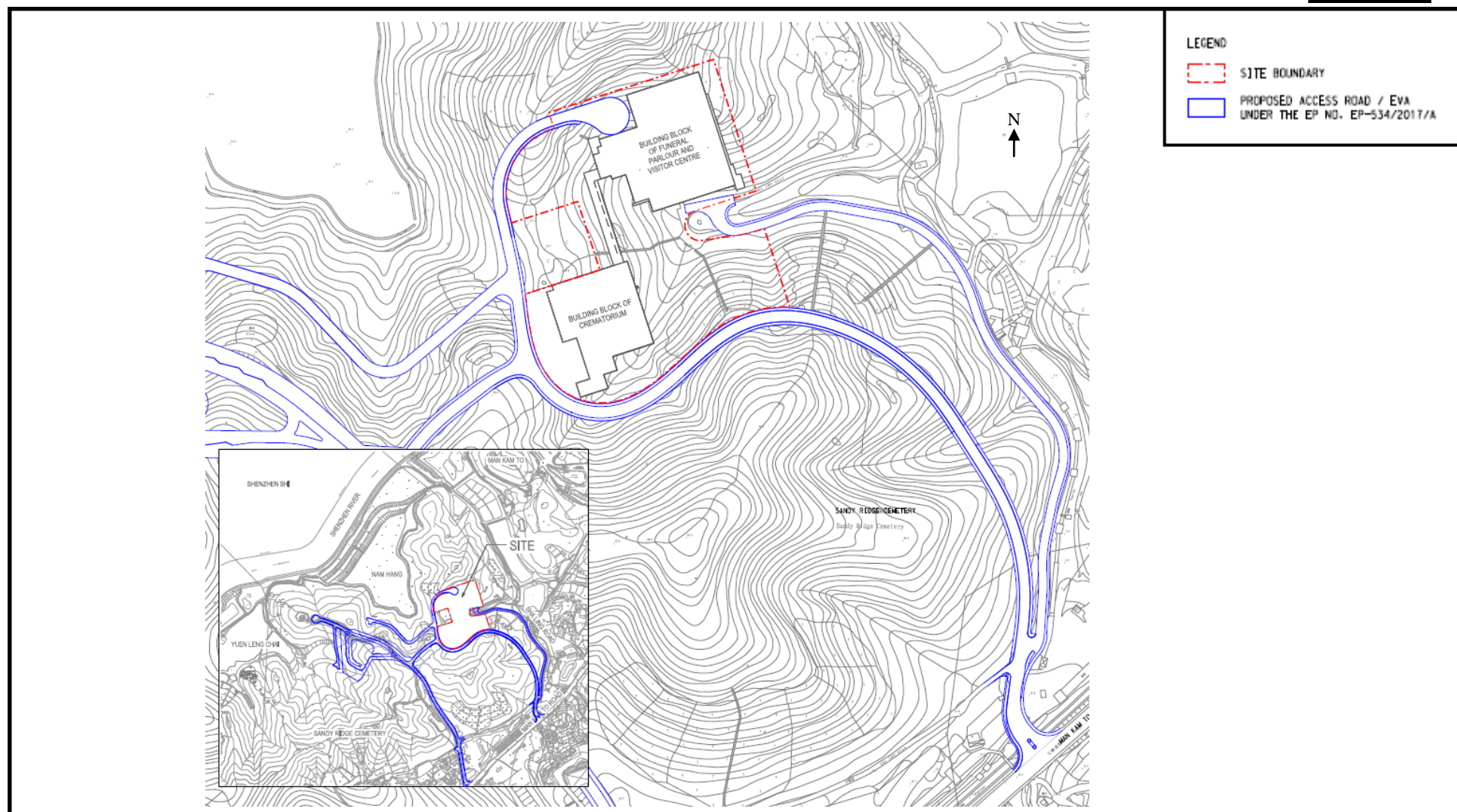
- 7.1 This EIA study brief includes the following appendices:

Appendix A – Project Location Plan
Appendix B – Requirements for Air Quality Impact Assessment
Appendix C – Requirements for Noise Impact Assessment
Appendix D – Requirements for Water Quality Impact Assessment
Appendix E – Requirements for Assessment of Waste Management Implications
Appendix F – Requirements for Land Contamination Assessment
Appendix G – Requirements for Ecological Impact Assessment
Appendix H – Requirements for Fisheries Impact Assessment
Appendix I – Requirements for Landscape and Visual Impact Assessment
Appendix J – Requirements for Cultural Heritage Impact Assessment
Appendix K – Implementation Schedule
Appendix L – Requirements for EIA Report Documents

--- END OF EIA STUDY BRIEF ---

April 2019
Environmental Assessment Division
Environmental Protection Department

Appendix A



Project Title : Provision of Crematorium, Funeral Parlour and Visitor Centre at Sandy Ridge Cemetery

(This figure is prepared based on Figure 1.2 of Project Profile No.: PP-577/2019)
工程項目名稱 : 在沙嶺墳場興建火葬場、殯儀館及訪客中心
 (本圖是根據工程項目簡介 PP-577/2019 圖則編號 Figure 1.2 編製)

EIA Study Brief No. : ESB-314/2019
 環評研究概要編號 :

Appendix A: Project Location Plan
 附錄 A: 工程項目位置圖



Appendix B

Requirements for Air Quality Impact Assessment

The air quality impact assessment shall include the following:

1. Background and Analysis of Activities

- (i) Provision of background information relating to air quality issues relevant to the Project, e.g. description of the types of activities of the Project that may affect air quality during construction and operation stages of the Project.
- (ii) Provision of an account, where appropriate, of the consideration/ measures that have been taken into consideration during the planning of the Project to avoid and minimize the air pollution impact. The Applicant shall consider alternative size/scale/location/height/capacity of the cremators, alternative cremation processes, alternative modes and hours of operation, alternative construction methods and alternative fuel(s) to minimize the air quality impact during construction and operation stages of the Project.
- (iii) Presentation of background air quality levels in the study area for the purpose of evaluating cumulative air quality impacts during construction and operation stages of the Project. If the PATH model is used to estimate the future background air quality, details for the estimation of all emission sources to be adopted in the model runs should be clearly presented.

2. Identification of Air Sensitive Receivers (ASRs) and Examination of Emission/Dispersion Characteristics

- (i) Identification and description of existing, committed and planned ASRs that would likely be affected by the Project, including those earmarked on the relevant Outline Zoning Plans, Development Permission Area Plans, Outline Development Plans and Layout Plans and other relevant published land use plans, including plans and drawings published by Lands Department and any land use and development applications approved by the Town Planning Board. The Applicant shall select the assessment points of the identified ASRs that represent the worst impact point of these ASRs. A map clearly showing the location and description such as name of buildings, their uses and height of the selected assessment points shall be given. The separation distances of these ASRs from the nearest emission sources shall also be given.
- (ii) Provision of a list of air pollution emission sources, including any nearby emission sources which are likely to have impact related to the Project based on the analysis of the construction and operation activities in Section 1 above. Confirmation regarding the validity of the assumptions adopted and the magnitude of the activities (e.g. volume of construction material to be handled, etc.) shall be obtained from the relevant government departments/authorities, where applicable, and documented in the EIA report.
- (iii) Identification of existing and potential chimneys and obtainment of relevant

chimney emission data in the assessment area, where appropriate, by carrying out a survey for assessing the cumulative air quality impact of air pollutants through chimneys. The Applicant shall ensure and confirm the validity of the emission data used in their assessment. Any errors found in their emission data used may render the submission invalid.

- (iv) The emissions from any concurrent projects identified as relevant during the course of the EIA study shall be taken into account as contributing towards the overall cumulative air quality impact. The impact as affecting the existing, committed and planned ASRs within the study area shall be assessed, based on the best information available at the time of assessment.

3. Construction Phase Air Quality Impact

- (i) The Applicant shall follow the requirements stipulated under the Air Pollution Control (Construction Dust) Regulation to ensure that construction dust impacts are controlled within the relevant standards as stipulated in Section 1 of Annex 4 of the TM.
- (ii) If the Applicant anticipates that the Project will give rise to significant construction dust impacts likely to exceed recommended limits in the TM at the ASRs despite the incorporation of the dust control measures proposed, a quantitative assessment shall be carried out to evaluate the construction dust impact at the identified ASRs. The Applicant shall follow the methodology set out in Section 5 below when carrying out the quantitative assessment.
- (iii) Where necessary, the Applicant shall consider and evaluate direct mitigation measures, including but not limited to water-spraying, re-scheduling construction programme to minimise concurrent dust impact arising from different construction sites, for fugitive dust control. The Applicant shall describe the means of transportation and their routings involved, with a view to addressing potential dust nuisance caused by transportation activities. Any mitigation measures recommended for fugitive dust control should be well documented in the EIA report.
- (iv) A monitoring and audit programme for the construction phase of the Project shall be devised to verify the effectiveness of the proposed control measures so as to ensure proper control of fugitive dust emission.

4. Operational Phase Air Quality Impact

- (i) The Applicant shall assess the expected air quality impact at the identified ASRs arising from the activities in the proposed Project site, including odour and gaseous emissions, if any, from the crematorium and associated facilities, during the operational phase based on assumed reasonably worst case scenario under normal operating condition; and potential chimney emissions nearby.
- (ii) In addition to preparing a list of emission sources required in Section 2 (ii) above, the Applicant shall state the target emission levels for the cremators, and compare them with the standards established under the Air Pollution Control Ordinance, and other relevant overseas standards. The target emission

levels for the cremators, including but not limited to that for dioxins, should be agreed with the Director prior to the carrying out of the quantitative assessment of operational air quality impact.

- (iii) The Applicant shall calculate the expected pollutant concentrations at the identified ASRs based on an assumed reasonably worst-case scenario under testing stage and normal operating conditions for the full operation of the crematorium (i.e. total 10 cremators). The evaluation shall be based on the strength of the emission sources identified in sub-section 2 (ii) above, and shall follow methodology set out in Section 5 below when carrying out the quantitative assessment.
- (iv) If the Applicant anticipates that the Project will give rise to significant operational phase air quality impacts likely to exceed the recommended limits in the TM at the ASRs, a quantitative assessment should be carried out to evaluate the operational phase air quality impacts at the identified ASRs. The Applicant shall follow the methodology set out in Section 5 below when carrying out the quantitative assessment.
- (v) A monitoring and audit programme for the operational stage shall be devised to verify the effectiveness of the control measures proposed so as to ensure proper operational odour control.

5. Quantitative Assessment Methodology

- (i) The Applicant shall conduct the quantitative assessment by applying the general principles enunciated in the modeling guidelines in Appendix B-1 while making allowance for the specific characteristic of the Project. This specific methodology must be documented in such level of details, preferably assisted with tables and diagrams, to allow the readers of the EIA report to grasp how the model has been set up to simulate the situation under study without referring to the model input files.
- (ii) Detailed calculations of air pollutant emission rates for input to the model showing road links and emission sources shall be presented in the EIA report. A summary table of the emission rates shall be presented in the EIA report. The Applicant must ensure consistency between the text description and the model files at every stage of submissions for review. In case of doubt, prior agreement between the Applicant and the Director on the specific modelling details should be sought.
- (iii) The Applicant shall identify the key/representative air pollution parameters (types of pollutants and averaging time concentrations) to be evaluated and provide explanation for selecting such parameters for assessing the impact from the Project.
- (iv) The air pollution impacts of future road traffic shall be calculated based on the highest emission strength from the road vehicles in the assessment area within the next 15 years upon commissioning of the Project. The Applicant shall demonstrate that the selected year of assessment represents the highest emission scenario given the combination of vehicular emission factors and

traffic flow for the selected year. The Applicant may use EMFAC-HK model released by the Director to determine the Fleet Average Emission Factors, taking into account vehicle fleet mix and other necessary data. Unless otherwise agreed by the Director, the latest version of the EMFAC-HK model shall be used. Use of any alternatives to the EMFAC-HK model shall be agreed with the Director. The traffic flow data and assumptions, such as the exhaust technology fractions, vehicle age/population distribution, traffic forecast and speed fractions, that are used in the assessment shall be presented.

- (v) Ozone Limiting Method (OLM) or Discrete Parcel Method (DPM) or other appropriate method shall be used to estimate the conversion ratio of NO_x to NO₂ if NO₂ has been identified as a key/representative air pollutant.
- (vi) The Applicant shall calculate the overall cumulative air quality impact at the ASRs identified under Section 2 above and compare these results against the criteria set out in section 1 of Annex 4 in the TM. The predicted air quality impacts (both unmitigated and mitigated) shall be presented in the form of summary table(s) and pollution contours, to be evaluated against the relevant air quality standards and on any effect they may have on the land use implications. Plans of a suitable scale should be used to present pollution contours to allow buffer distance requirements to be determined properly.
- (vii) For the quantitative assessment of the odour emission impact upon the identified ASRs, the odour emission strength/ rates shall be based on the results of odorous air sampling/ measurement conducted directly at the odour emission sources within the assessment area as defined in Section 3.4.4.2. The details of such odorous air sampling/ measurement, including the methodology and calculation of the odour emission strength/rates, shall be presented in the EIA report.

6. Mitigation Measures for Air Quality Impact

Consideration for Mitigation Measures

- (i) When the predicted air quality impact exceeds the criteria set in section 1 of Annex 4 in the TM, the Applicant shall consider mitigation measures to reduce the air quality impact on the identified ASRs. The feasibility, practicability, programming and effectiveness of the recommended mitigation measures shall be assessed and documented in the EIA report. Specific reasons for not adopting certain workable mitigation measures to reduce the air quality to a level meeting the criteria in the TM or to maximize the protection of the ASRs as far as possible should be clearly substantiated and documented in the EIA report.

Evaluation of Residual Air Quality Impact

- (ii) Upon consideration of mitigation measures, if the mitigated air quality impact still exceeds the relevant criteria in Annex 4 of the TM, the Applicant shall identify, predict, and evaluate the residual air quality impact in accordance with Section 4.4.3 and Section 4.5.1(d) of the TM.

7. Submission of Emission Calculation Details and Model Files

All input and output file(s) of the model run(s), including those files for the generation of pollution contours as well as the emissions calculation worksheets, shall be submitted to the Director in electronic format together with the submission of the EIA report.

Appendix B-1

Air Quality Modelling Guidelines

[The information contained in this Appendix is meant to assist the Applicant in performing the air quality assessment. The Applicant must exercise professional judgment in applying this general information.]

The air quality modelling guidelines shall include the following guidelines as published on the website of the Environmental Protection Department

(https://www.epd.gov.hk/epd/english/environmentinhk/air/guide_ref/guide_aqa_model.html):

- i) Guidelines on Choice of Models and Model Parameters (Revised);
- ii) Guidelines on Assessing the "Total" Air Quality Impacts (Revised);
- iii) Guidelines on the Use of Alternative Computer Models in Air Quality Assessment;
- iv) Guidelines on the Estimation of PM_{2.5} for Air Quality Assessment in Hong Kong; and
- v) Guidelines on the Estimation of 10-minute Average SO₂ Concentration for Air Quality Assessment in Hong Kong.

Appendix C

Requirements for Noise Impact Assessment

The noise impact assessment shall include the following:

1. Description of the Noise Environment

- 1.1 The Applicant shall describe the prevailing noise environment in the EIA report.
- 1.2 The Applicant shall conduct prevailing background noise surveys to determine the standards for evaluating noise impact from fixed noise source. The respective noise environment should be documented in the EIA report.
- 1.3 The Applicant shall consider and compare the noise environment with respect to the benefits and dis-benefits of various scenarios with or without the Project.

2. Construction Noise Impact Assessment

2.1 Construction Noise Impact Assessment Methodology

- 2.1.1 The Applicant shall carry out construction noise impact assessment (excluding percussive piling) of the Project during daytime, i.e. 7am to 7pm, on weekdays other than general holidays in accordance with methodology in paragraphs 5.3 and 5.4 of Annex 13 of the TM.

2.2 Identification of Construction Noise Impact

2.2.1 Identification of Assessment Area and Noise Sensitive Receivers (NSRs)

- (a) The Applicant shall refer to Annex 13 of the TM when identifying the NSRs. The assessment area for the construction noise impact assessment shall generally include areas within 300 metres from the boundary of the Project and the works of the Project.
- (b) The NSRs shall include existing NSRs and planned/committed noise sensitive developments and uses earmarked on the relevant Outline Zoning Plans, Development Permission Area Plans, Outline Development Plans, Layout Plans and other relevant published land use plans, including plans and drawings published by the Lands Department and any land use and development applications approved by the Town Planning Board. Photographs of existing NSRs shall be appended to the EIA report.
- (c) The Applicant shall identify all existing NSRs in the assessment area and select assessment points to represent identified NSRs for carrying out quantitative construction noise impact assessment described below.
- (d) The assessment points shall be agreed by the Director before commencing the assessment and may be varied subject to the best and latest information available during the course of the EIA study.
- (e) A map showing the location and description such as name of building, use, and height of each and every selected assessment point shall be given. For planned noise sensitive land uses without committed site layouts, the Applicant should

use the relevant planning parameters to work out representative site layouts for operational noise assessment purpose. However, such assumptions together with any constraints identified, such as setback of building, building orientation, extended podium, shall be agreed by the relevant responsible parties including the Planning Department and the Lands Department in accordance with section 6.3 of Annex 13 of the TM.

2.2.2 *Inventory of Noise Sources*

The Applicant shall identify and quantify an inventory of noise sources for representative construction equipment for the purpose of construction noise impact assessment.

2.3 Prediction and Evaluation of Construction Noise Impact

2.3.1 *Phases of Construction*

The Applicant shall identify representative phases of construction that would have noticeable varying construction noise emissions at existing NSRs at the assessment area for agreement of the Director before commencing the construction noise impact assessment.

2.3.2 *Scenarios*

The Applicant shall quantitatively assess the construction noise impact, with respect to criteria set in Annex 5 of the TM, of unmitigated scenario and mitigated scenario at different phases of construction of the Project.

2.3.3 *Prediction of Noise Impact*

- (a) The Applicant shall present the predicted noise levels in Leq (30 min) dB(A) at the selected assessment points at various representative floor levels (in m P.D.) on tables and plans of suitable scale.
- (b) The assessment shall cover the cumulative construction noise impact resulting from the construction works of the Project and other concurrent projects identified during the course of the EIA study on existing NSRs within the assessment area.
- (c) The potential construction noise impact under different phases of construction shall be quantified by estimating the total number of dwellings and other noise sensitive receivers that will be exposed to noise impact exceeding the criteria set in Annex 5 in the TM.
- (d) The Applicant shall, as far as practicable, formulate a reasonable construction programme so that no work will be required in restricted hours as defined under the Noise Control Ordinance (NCO). In case the Applicant needs to evaluate whether construction works in restricted hours as defined under the NCO are feasible or not in the context of programming construction works, reference should be made to relevant technical memoranda issued under the NCO. Regardless of the results of construction noise impact assessment for restricted hours, the Noise Control Authority will process Construction Noise Permit (CNP) application, if necessary, based on the NCO, the relevant technical memoranda issued under the NCO, and the contemporary conditions/situations. This aspect should be explicitly stated in the noise chapter and the conclusions and recommendations chapter in EIA report.

2.4 Mitigation of Construction Noise Impact

2.4.1 *Direct Mitigation Measures*

Where the predicted construction noise impact exceeds the criteria set in Table 1B of Annex 5 of the TM, the Applicant shall consider and evaluate direct mitigation measures including but not limited to, movable barriers, enclosures, quieter alternative methods, re-scheduling, restricting hours of operation of noisy tasks, etc. The feasibility, practicability, programming and effectiveness of the recommended mitigation measures shall be assessed. Any direct mitigation measures recommended should be well documented in the report. Specific reasons for not adopting certain direct mitigation measures to reduce the noise to a level meeting the criteria in the TM or to maximize the protection for the NSRs as far as possible should be clearly substantiated and documented in the EIA report.

2.5 Evaluation of Residual Construction Noise Impact

Upon exhaust of direct mitigation measures, if the mitigated noise impact still exceeds the relevant criteria in Annex 5 of the TM, the Applicant shall identify, predict, evaluate the residual construction noise impact in accordance with section 4.4.3 of the TM and estimate the total number of existing dwellings and other noise sensitive elements that will be exposed to residual noise impact exceeding the criteria set in Annex 5 in the TM.

3. **Fixed Noise Sources Impact Assessment**

3.1 Fixed Noise Sources Impact Assessment Methodology

The Applicant shall carry out fixed noise sources impact assessment from the Project in accordance with the methodology in paragraph 5.2 of Annex 13 of the TM.

3.2 Identification of Fixed Noise Sources Impact

3.2.1 *Identification of Assessment Area and Noise Sensitive Receivers (NSRs)*

- (a) The Applicant shall propose the assessment area for agreement of the Director before commencing the assessment. The assessment area for the fixed noise impact shall generally include areas within 300 metres from the boundary of the Project and the works of the Project.
- (b) The Applicant shall identify all existing, committed and planned NSRs in the assessment area and select assessment points to represent identified NSRs for carrying out fixed noise sources impact assessment described below.
- (c) The assessment points shall be confirmed with the Director prior to the commencement of the quantitative fixed noise sources impact assessment and may be varied subject to the best and latest information available during the course of the EIA study.
- (d) A map showing the location and description such as name of building, use, and floor of each and every selected assessment point shall be given. Photographs of existing NSRs shall be appended to the EIA report.
- (e) For planned noise sensitive land uses without committed site layouts, the Applicant should use the relevant land use and planning parameters and

conditions to work out representative site layouts for fixed noise sources impact assessment purpose. However, such parameters and conditions together with the representative site layouts and any constraints identified shall be confirmed with the relevant responsible parties including Planning Department and Lands Department.

3.2.2 *Inventory of Noise Sources*

- (a) The Applicant shall identify and quantify an inventory of noise sources for fixed noise sources impact assessment. The inventory of noise sources shall include, but not limited to noise associated with any permanent and temporary industrial noise sources.
- (b) The Applicant shall provide document or certificate, with a methodology accepted by recognized national/international organisation, for the sound power level of each type of fixed noise sources.
- (c) Validity of the inventory shall be confirmed with the relevant government departments/authorities and documented in the EIA report.

3.3 Prediction and Evaluation of Fixed Noise Sources Impact

3.3.1 *Scenarios*

- (a) The Applicant shall quantitatively assess the fixed noise sources impact of the Project, with respect to the criteria set in Annex 5 of the TM, of unmitigated scenario and mitigated scenario at assessment year of various operation modes including, but not limited to,
 - (i) the worst operation mode which represents the maximum noise emission in connection of identified noise sources of the Project; and
 - (ii) any other operation modes as confirmed with the Director.
- (b) Validity of the above operation modes shall be confirmed with relevant departments/authorities and documented in the EIA report.

3.3.2 *Prediction of Noise Impact*

- (a) The Applicant shall present the predicted noise levels in Leq (30 min) dB(A) at the selected assessment points at various representative floor levels (in m P.D.) on tables and plans of suitable scale.
- (b) The assessment shall cover the cumulative fixed noise sources impact associated with the operation of the Project on existing, committed and planned NSRs within the assessment area.
- (c) The potential fixed noise sources impact under different scenarios shall be quantified by estimating the total number of dwellings and other noise sensitive receivers that will be exposed to noise impact exceeding the criteria set in Annex 5 in the TM.

3.4 Mitigation of Fixed Noise Sources Impact

3.4.1 *Direct Mitigation Measures*

Where the predicted fixed noise sources impact exceeds the criteria set in Table 1A of Annex 5 of the TM, the Applicant shall consider and evaluate direct mitigation measures including but not limited to noise barrier/enclosure, screening by noise tolerant buildings, etc. The feasibility, practicability, programming and effectiveness of the recommended mitigation measures shall be assessed. Any direct mitigation measures recommended shall be well documented in the report. Specific reasons for not adopting certain direct mitigation measures to reduce the noise to a level meeting the criteria in the TM or to maximize the protection for the NSRs as far as possible should be clearly substantiated and documented in the EIA report.

3.5 Evaluation of Residual Fixed Noise Sources Impact

Upon exhaust of direct mitigation measures, if the mitigated noise impact still exceeds the relevant criteria in Annex 5 of the TM, the Applicant shall identify, predict, evaluate the residual fixed noise sources impact in accordance with Section 4.4.3 of the TM and estimate the total number of existing dwellings, classrooms and other noise sensitive elements that will be exposed to residual noise impact exceeding the criteria set in Annex 5 in the TM.

Appendix D

Requirements for Water Quality Impact Assessment

1. The Applicant shall identify and analyse physical, chemical and biological disruptions of the water system(s) arising from the construction and operation of the Project.
2. The Applicant shall predict, quantify and assess any water quality impacts arising from the construction and operation of the Project.
3. The Applicant shall take into account different construction stages or sequences and operational stages of the Project in the assessment. Essentially, the assessment shall address the following :
 - (i) collect and review background information on affected existing and planned water systems, their respective catchments and sensitive receivers which might be affected by the Project;
 - (ii) characterize water quality of the water systems and sensitive receivers, which might be affected by the Project based on existing best available information and through appropriate site survey and tests when existing data are insufficient;
 - (iii) identify and analyse relevant existing and planned future activities, beneficial uses and water sensitive receivers related to the affected water system(s). The Applicant should refer to, *inter alia*, those developments and uses earmarked on the relevant Outline Zoning Plans, Development Permission Area Plans, Outline Development Plans and Layout Plans, and any other relevant published land use plans, including plans and drawings published by Lands Department and any land use and development applications approved by the Town Planning Board;
 - (iv) identify pertinent water quality objectives and establish other appropriate water quality criteria or standards for the water system(s) and the sensitive receivers identified in (i), (ii) & (iii) above;
 - (v) review the specific construction methods and configurations, and operation of the Project to identify and predict the likely water quality impacts arising from the Project;
 - (vi) identify any alteration of any water courses, natural streams, ponds, wetlands; change in flow regimes of water bodies, catchment types or areas; erosion or sedimentation due to the Project and any other hydrological changes in the study area;
 - (vii) identify and quantify all existing and future water pollution sources, including point discharges and non-point sources to the water systems, sewage and wastewater from the construction and operation stages and any other polluted discharge generated from the Project;

- (viii) provide an emission inventory on the quantities and characteristics of those existing and future pollution sources in the study area. Field investigation and laboratory test, shall be conducted as appropriate to fill relevant information gaps;
- (ix) predict and quantify the water quality impacts arising from those alterations and changes and pollution sources identified in (vi) to (viii) above. The prediction shall take into account and include possible different construction and operation stages of the Project;
- (x) assess the cumulative impacts due to other related concurrent and planned projects, activities or pollution sources within the study area that may have a bearing on the environmental acceptability of the Project;
- (xi) review the findings in the “Site formation and associated infrastructural works for development of columbarium, crematorium and related facilities at Sandy Ridge Cemetery” with the approved EIA report (AEIAR-198/2016) and the supporting document for the Application no. VEP-554/2018 on EIAO Register and evaluate the adequacy of the existing and future sewerage infrastructure to handle the wastewater and sewage arising from the Project based on the most updated information, and identify any mitigation, upgrading or expansion of sewerage networks, sewage treatment and disposal facilities for handling, treatment and disposal of wastewater/ sewage arising from the Project;
- (xii) analyze the provision and adequacy of existing and planned future facilities to reduce pollution arising from the point and non-point sources identified in (vii) above;
- (xiii) develop effective infrastructure upgrading or provision, contingency plan, water pollution prevention and mitigation measures to be implemented during construction and operation stages, so as to reduce the water quality impacts to within standards. Effluent generated from the Project shall require appropriate collection, treatment and disposal in considering the stressed condition within Deep Bay catchment. Requirements to be incorporated in the Project contract document shall also be proposed;
- (xiv) investigate and develop best management practices and mitigation measures to reduce storm water , non-point source pollution, first flush pollution and silty runoff during construction and operation as appropriate; and
- (xv) evaluate and quantify residual impacts on water system(s) and the sensitive receivers with regard to the appropriate water quality objectives, criteria, standards or guidelines.

Appendix E

Requirements for Assessment of Waste Management Implications

The assessment of waste management implications shall cover the following:

1. Analysis of Activities and Waste Generation

- (i) The Applicant shall identify the quantity, quality and timing of the wastes arising as a result of the construction and operation activities of the Project based on the sequence and duration of these activities, method and process of these activities, e.g. any excavated sediment/mud, construction and demolition (C&D) materials, ash and non-combustible residues from the cremator operation, chemical waste from regular maintenance of the air pollution control system and other mechanical systems and other wastes which would be generated during construction and operation stages.
- (ii) The Applicant shall adopt appropriate design, general layout, construction methods and programme to minimize the generation of public fill/inert C&D materials and maximize the use of public fill/inert C&D materials for other construction works.

2. Proposal for Waste Management

- (i) Prior to considering the disposal options for various types of wastes, opportunities for reducing waste generation, on-site or off-site re-use and recycling shall be fully evaluated. Measures that can be taken in the planning and design stages e.g. by modifying the design approach and in the construction stage for maximizing waste reduction shall be separately considered;
- (ii) After considering the opportunities for reducing waste generation and maximizing re-use, the types and quantities of the wastes required to be disposed of as a consequence shall be estimated and the disposal methods/options for each type of wastes shall be described in detail. The disposal methods/options recommended for each type of wastes shall take into account the result of the assessment in Section (iv) below;
- (iii) The EIA report shall state the transportation routings and the frequency of the trucks/vessels involved, any barging point or conveyor system to be used, the stockpiling areas and the disposal outlets for the wastes identified; and
- (iv) The impact caused by handling (including stockpiling, labelling, packaging & storage), collection, transportation and re-use/disposal of wastes shall be addressed in detail and appropriate mitigation measures shall be proposed. This assessment shall cover the following areas:
 - potential hazard;
 - air and odour emissions;
 - noise;
 - wastewater discharge;

- ecology; and
- public transport.

3. Excavation/Dredging and Dumping

- (i) The Applicant shall identify and estimate dredging/excavation, dredged/excavated sediment/mud transportation and disposal activities and requirements. Potential dumping ground to be involved shall also be identified. Appropriate field investigation, sampling and chemical and biological laboratory tests to characterise the sediment/mud concerned shall be conducted for marine disposal option. The ranges of parameters to be analysed; the number, type and methods of sampling; sample preservation; chemical and biological laboratory test methods to be used shall be agreed with the Director (with reference to section 4.4.2(c) of the TM) prior to the commencement of the tests and document in the EIA report for consideration. The categories of sediment/mud which are to be disposed of in accordance with the Dumping at Sea Ordinance (DASO) shall be identified by both chemical and biological tests and their quantities shall be estimated. If the presence of contamination of sediment/mud which requires special treatment/disposal is confirmed, the Applicant shall identify the appropriate treatment and/or disposal arrangement and demonstrate its viability in consultation with relevant authorities.
- (ii) The Applicant shall identify and evaluate the practicable dredging/excavation methods to minimise dredging/excavation and dumping requirements based on the criterion that existing sediment/mud shall be left in place and not to be disturbed as far as possible.

Appendix F

Requirements for Land Contamination Assessment

1. The Applicant shall identify the potential land contamination site(s) within the Project Area (Appendix A refers) and, if any, within the boundaries of associated areas (e.g. work areas) of the Project.
2. The Applicant shall provide a clear and detailed account of the present land use (including description of the activities, chemicals and hazardous substances handled, with clear indication of their storage and location, by reference to a site layout plan) and a complete past land uses history, in chronological order, in relation to possible land contamination (including accident records and change of land use(s) and the like).
3. If any contaminated land uses as stated in Sections 3.1 and 3.2 of Annex 19 in the TM is identified, the Applicant shall carry out the land contamination assessment as detailed from sub-section (i) to (iii) below and propose measure to avoid disposal :-
 - (i) During the course of the EIA study, the Applicant shall submit a Contamination Assessment Plan (CAP) to the Director for endorsement prior to conducting an actual contamination impact assessment of the land or site(s). The CAP shall include proposal with details on representative sampling and analysis required to determine the nature and the extent of the contamination of the land or site(s). Alternatively, the Applicant may refer to other previously agreed and still relevant and valid CAP(s) for the concerned site(s).
 - (ii) Based on the endorsed CAP, the Applicant shall conduct a land contamination impact assessment and submit a Contamination Assessment Report (CAR) to the Director for endorsement. If land contamination is confirmed, a Remediation Action Plan (RAP) to formulate viable remedial measures with supporting documents, such as agreement by the relevant facilities management authorities, shall be submitted to the Director for approval. The Applicant shall then clean up the contaminated land or site(s) according to the approved RAP, and a Remediation Report (RR) to demonstrate adequate clean-up should be prepared and submitted to the Director for endorsement prior to the commencement of any development or redevelopment works within the Project Area. The CAP, CAR and RAP shall be documented in the EIA report.
 - (iii) If there are potential contaminated sites which are inaccessible for

conducting sampling and analysis during the course of the EIA study, e.g. due to site access problem, the Applicant's CAP shall include :

- (a) a review of the available and relevant information;
 - (b) an initial contamination evaluation of these sites and possible remediation methods;
 - (c) a confirmation of whether the contamination problem at these sites would be surmountable;
 - (d) a sampling and analysis proposal which shall aim at determining the nature and the extent of the contamination of these sites ; and
 - (e) where appropriate, a schedule of submission of revised or supplementary CAP, CAR, RAP and RR as soon as these sites become accessible.
4. To prevent contamination problems arising from the new crematorium in the future, the Applicant shall identify the possible sources of contamination, including but not limited to ash and non-combustible residues from the cremator operation, chemical waste from regular maintenance of the air pollution control system and other mechanical systems, and other wastes which would be generated during operation stage. The Applicant shall adopt appropriate operational practices, waste management strategies and precautionary measures for prevention of contamination problems.

Appendix G

Requirements for Ecological Impact Assessment (Terrestrial and Aquatic)

1. In the ecological impact assessment, the Applicant shall examine the flora, fauna and other components of the ecological habitats within the assessment area. The aim shall be to protect, maintain or rehabilitate the natural environment. In particular, the Project shall avoid or minimize impacts on recognised sites of conservation importance and other ecologically sensitive areas such as the areas zoned as “Conservation Area” on the relevant Outline Zoning Plan and watercourses in the vicinity. The assessment shall identify and quantify as far as possible the potential ecological impacts to the natural environment and the associated wildlife groups and habitats/species arising from the Project directly by physical disturbance and indirectly by potential impacts such as change of water quality and hydrodynamic regime to the natural environment and the associated wildlife groups and habitats/species, during its construction and operation phases as well as the subsequent management and maintenance of the proposals.
2. The assessment shall include the followings:
 - (i) Review of the findings of relevant studies/surveys, including but not limited to the approved EIA report no. AEIAR-198/2016 and the supporting documents for the Application no. VEP-554/2018, both for the project “Site Formation and Associated Infrastructural Works for Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery” kept in the EIAO Register, and collection of the available information regarding the ecological characters of the assessment area;
 - (ii) Evaluation of information collected and identification of any information gap relating to the assessment of potential ecological impact, and determine the ecological field surveys and investigations that are needed for an impact assessment as required in the following sections;
 - (iii) Carrying out necessary field surveys of at least 6 months covering both the wet and dry seasons, and investigations to verify the information collected in (ii) above, to fill the information gaps identified and to fulfill the objectives of the EIA study. The field surveys shall cover flora, fauna and any other habitats/ species of conservation importance;
 - (iv) Establishment of the general ecological profile of the assessment area based on data of relevant previous studies/surveys and results of the ecological field surveys, if any, and description of the characteristics of each habitat found.

The data set should be comprehensive and representative covering the variations of the wet and dry seasons, and is up to date and valid for the purpose of this assessment. Major information to be provided shall include :

- (a) description of the physical environment, including all recognized sites of conservation importance and other ecologically sensitive areas, and assessment of whether these sites/areas will be affected by the Project or not;
 - (b) habitat maps of suitable scale (1:1000 to 1:5000) showing the types and locations of habitats and species of conservation importance in the assessment area;
 - (c) ecological characteristics of each habitat type such as size, vegetation, type, species present, dominant species found, species diversity and abundance, community structure, seasonal pattern, ecological value and inter-dependence of the habitats and species, and presence of any features of ecological importance;
 - (d) representative colour photos of each habitat type and any important ecological features identified; and
 - (e) species found that are rare, endangered and/or listed under local legislation, international conventions for conservation of wildlife/habitats or red data books.
- (v) Investigation and description of the existing wildlife uses of the various habitats with special attention to those wildlife groups and habitats with conservation importance, including but not limited to:
- (a) woodland, grassland and plantations;
 - (b) natural and man-made wetland habitats including watercourses (both seasonal and non-seasonal), fishponds, freshwater ponds and others, and associated riparian habitats;
 - (c) Vertebrates (e.g. avifauna including Golden-headed Cisticola, mammals, fish, herpetofauna, etc.);
 - (d) Macroinvertebrates (e.g. butterflies including Small Three-ring *Ypthima norma*, freshwater crab *Somanniathelphusa zanklon*); and
 - (e) any other habitats or species identified as having conservation importance by this study.
- (vi) Description of all recognised site of conservation importance in the assessment area and in its vicinity;

- (vii) Using suitable methodology and considering also other projects in the vicinity of the Project area reasonably likely to occur at the same time, identification and quantification as far as possible of any direct, indirect, on-site, off-site, primary, secondary and cumulative ecological impacts, such as destruction of habitats, reduction of species abundance/diversity, loss of roosting, breeding and/or feeding grounds, reduction of ecological carrying capacity, loss in ecological linkage and function, habitat fragmentation and any other possible disturbance caused by the Project, and in particular the followings :
 - (a) loss of habitats such as those mentioned in 2 (v), and disturbance to wildlife;
 - (b) impacts arising from and/or associated with the proposed works (e.g. impacts on birds due to collision to buildings);
 - (c) noise, glare, dust and other human disturbance to wildlife, freshwater crabs and sensitive wetland habitats in the vicinity such as fishponds / freshwater ponds and watercourses during construction and operation phases;
 - (d) indirect ecological impacts due to changes in the water quality, hydrodynamics properties, hydrology and alterations to riparian habitats, as a result of surface run-off in the watercourses, drainage channels, fishponds, freshwater ponds and other habitats mentioned in 2 (v) above in the assessment area during construction and operation phases; and
 - (e) cumulative impacts due to other planned and committed concurrent development projects at or near the Project area.

- (viii) Evaluation of ecological impact based on the best and latest information available during the course of the EIA study, using quantitative approach as far as practicable and covering construction and operation phases of the Project as well as the subsequent management and maintenance requirement of the Project;

- (ix) Recommendations for possible alternatives and practicable mitigation measures, such as restriction of works at specified season or time, adoption of appropriate construction methods and/or programme, to avoid, minimize and/or compensate for the adverse ecological impacts identified during construction and operation of the Project;

- (x) Evaluation of the feasibility and effectiveness of the recommended mitigation measures and definition of the scope, type, location, implementation arrangement, resources requirement, subsequent management and maintenance of such measures;

- (xi) Determination and quantification as far as possible of the residual ecological impacts after implementation of the proposed mitigation measures;
- (xii) Evaluation of the significance and acceptability of the residual ecological impacts by making reference to the criteria in Annex 8 of the TM, and determine if off-site mitigation measures are necessary to mitigate the residual impacts and if affirmative, guidelines and requirements laid down in Annex 16 of the TM should be followed; and
- (xiii) Review of the need for and recommendation on any ecological monitoring programme required.

Appendix H

Requirements for Fisheries Impact Assessment

1. The Applicant shall follow the criteria and guidelines for evaluating and assessing fisheries impact as stated in Annexes 9 and 17 of the TM under EIA Ordinance.
2. The assessment area shall include all areas within a distance of 500 metres from the site boundaries of the Project. This assessment area shall be extended to include other areas if they are also found being impacted by the construction or operation of the Project during the course of the EIA study. Special attention should be given to pond culture resources and activities as well as any water courses which serve as water sources for fish ponds.
3. Existing information regarding the assessment area shall be reviewed, including the approved EIA report no. AEIAR-198/2016 and the supporting documents for the Application no. VEP-554/2018, both for the project “Site Formation and Associated Infrastructural Works for Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery” kept in the EIAO Register. Based on the review results, the assessment shall identify any data gap and determine if there is any need for field surveys to collect adequate baseline information. If field surveys are considered necessary, the assessment shall recommend appropriate methodology, duration and timing for such surveys.
4. The assessment shall cover any potential impact on culture fisheries during construction and operation of the Project.
5. The fisheries impact assessment shall include the following major tasks:
 - (i) description of the physical environmental background;
 - (ii) description and quantification of the existing culture fisheries activities;
 - (iii) description and quantification of the existing culture fisheries resources;
 - (iv) identification of parameters (e.g. water quality parameters) and areas of culture fisheries importance;
 - (v) prediction and evaluation of any direct/indirect and on-site/off-site impacts on culture fisheries such as permanent loss or temporary occupation of fish ponds, deterioration of water quality in fish ponds and any surrounding water courses, hydrological disruptions and draw-down of water table, disruption or disturbance of pond culture related activities;
 - (vi) evaluation of cumulative impacts on culture fisheries particularly aquaculture sites and aquaculture production in the North West New Territories;
 - (vii) proposal of practicable alternatives or mitigation measures with details on

justification, description of scope and programme feasibility as well as staff and financial implications including those related to subsequent management and maintenance requirements of the measures; and

- (viii) review for the need of monitoring during construction and operation phases of the Project and, if necessary, proposal of a monitoring and audit programme.

Appendix I

Requirements for Landscape and Visual Impact Assessments

1. The Applicant shall review relevant plan(s) and/or studies which may identify areas of high landscape value and recommend country park, coastal protection area, green belt, conservation area designations, watercourses and woodland areas. Any guidelines on landscape and urban design strategies and frameworks that may affect the appreciation of the Project shall also be reviewed. The aim is to gain an insight to the future outlook of the area affected so as to assess whether the Project can fit into the surrounding setting. Any conflict with the statutory town plan(s) and any published land use plans shall be highlighted and appropriate follow-up action shall be recommended. A system shall be derived for judging the landscape and visual impact significance as required under the Annexes 10 and 18 of the TM. Cumulative landscape and visual impacts of the Project with other existing, committed and planned developments in the assessment area shall be assessed.

2. The Applicant shall describe, appraise, analyse and evaluate the existing and planned landscape resources and character of the assessment area. A system shall be derived for judging landscape and visual impact significance. Annotated oblique aerial photographs and plans of suitable scale showing the baseline landscape character areas and landscape resources and mapping of impact assessment shall be extensively used to present the findings of impact assessment. Descriptive text shall provide a concise and reasoned judgment from a landscape and visual point of view. The sensitivity of the landscape framework and its ability to accommodate change shall be particularly focused on. The Applicant shall identify the degree of compatibility of the Project with the existing and planned landscape setting, recreation and tourism related uses, and scenic spot. The landscape impact assessment shall quantify the potential landscape impact as far as possible so as to illustrate the significance of such impacts arising from the proposed development. Clear mapping of the landscape impact is required. Broad brush tree and vegetation survey shall be carried out and the impacts on existing trees shall be addressed. Cumulative landscape and visual impacts of the Project with other committed and planned developments shall be assessed.

3. The Applicant shall assess the visual impacts of the Project. Clear illustration including mapping of visual impact is required. The assessment shall include the following:
 - (i) identification and plotting of visual envelope of the Project;
 - (ii) appraisal of existing visual resources and character as well as the future outlook of the visual system of the assessment area;

- (iii) identification and justification of the key groups of existing and planned sensitive receivers within the visual envelope with regard to views from ground level, sea level and elevated vantage points, and clearly indicate the sensitive receivers on a plan of appropriate scale;
 - (iv) description of the visual compatibility of the Project with the surrounding and the planned setting, its obstruction and interference with the key views of the study areas, and changes in visual amenity;
 - (v) identification and description of the severity of visual impacts in terms of distance, nature and number of sensitive receivers. The glare impact of the Project shall be considered in the assessment. Assessment on effectiveness of the proposed mitigation measures of visual impacts during construction and operation stages shall be carried out by comparing the impacts with and without mitigation measures; and
 - (vi) evaluation and explanation with supportive arguments of factors considered in arriving the significance thresholds of visual impact. The visual impacts should include presentation of an evaluation matrix derived for judging impact significance.
4. In evaluation of the potential glare impact due to man-made light sources generated from the Project and associated works and recommending practicable mitigation measures, reference could be made to “Charter on External Lighting” and “Guidelines on Industry Best Practices for External Lighting Installations” promulgated by the Environment Bureau.
 5. The Applicant shall evaluate the merits of preservation in totality, in parts or total destruction of existing landscape and the establishment of a new landscape character area. In addition, alternative location, layout, design, built-form and construction method that will avoid or reduce the identified landscape and visual impacts shall be evaluated for comparison before adopting other mitigation or compensatory measures to alleviate the impacts. The mitigation measures proposed shall not only be concerned with damage reduction but shall also include consideration of potential enhancement of existing landscape and visual quality. The Applicant shall recommend mitigation measures to minimize adverse effects identified above, including provision of a master landscape plan illustrating the landscape design and mitigation measures.
 6. The mitigation measures shall also include the preservation of vegetation and natural landscape resources, e.g. transplanting trees in good condition and value, provision of screen planting, re-vegetation of disturbed lands, compensatory planting, woodland restoration, peripheral landscape treatment to blend in with the surrounding

environment, design of structures/ chimneys, provision of finishes to structure, colour scheme and texture of material used and any measures to mitigate the impact on the existing and planned land use and visually sensitive receivers. Parties shall be identified for the ongoing management and maintenance of the proposed mitigation works to ensure their effectiveness throughout the construction phase and operation phase of the Project, associated works, supporting facilities and essential infrastructures. A practical programme and funding proposal for the implementation, management and maintenance of the recommendation measures shall be provided.

7. Annotated illustration materials such as colour perspective drawings, plans and section/elevation diagrams, annotated oblique aerial photographs, photographs taken at vantage points, and computer-generated photomontage shall be adopted to fully illustrate the landscape and visual impacts of the Project. In particular, the landscape and visual impacts of the Project with and without mitigation measures from representative viewpoints, particularly from views of the most severely affected visually sensitive receivers (i.e. worst case scenario), shall be properly illustrated in existing and planned setting at four stages (existing condition, Day 1 with no mitigation measures, Day 1 with mitigation measures and Year 10 with mitigation measures) by computer-generated photomontage so as to demonstrate the effectiveness of the proposed mitigation measures. Computer graphics shall be compatible with Microstation DGN file format. The Applicant shall record the technical details in preparing the illustration, which may need to be submitted for verification of the accuracy of the illustration.

Appendix J

Requirements for Cultural Heritage Impact Assessment

1. The Applicant shall conduct a built heritage impact assessment (BHIA), taking the results of the previous studies and other background of the site into account, to identify known and unknown built heritage items within the assessment area that may be affected by the Project and its associated works and to assess the direct and indirect impacts on built heritage items. The impacts include visual impact, impacts on the fung shui/visual corridor of the historic buildings and structures through change of water-table, vibration caused by the Project. Assessment of impacts on cultural heritage shall also take full account of, and allow where appropriate, the Guidelines for Landscape and Visual Impact Assessment of Annex 18 of the TM. The Applicant shall demonstrate that all reasonable efforts have been made to avoid or keep the adverse impacts of built heritage items to the minimum through modification of design of the Project, or use of latest construction / engineering techniques. For those built heritage items that might still be directly and indirectly affected by the Project, the Applicant shall recommend practicable mitigation measures and monitoring to avoid or keep the adverse impact to the minimum. A checklist including all the affected sites of cultural heritage, impacts identified, recommended mitigation measures as well as the implementation agent and period shall also be included in the EIA report.
2. The Applicant shall engage qualified archaeologist(s) to conduct an archaeological impact assessment (AIA), taking the results of previous studies and other background of the site into account, including the findings of the approved EIA report no. AEIAR-198/2016 and the supporting documents for the Application no. VEP-554/2018, both for the project “Site Formation and Associated Infrastructural Works for Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery” kept in the EIAO Register, to evaluate the archaeological impact imposed by the Project and its associated works. The scope of the AIA baseline study consisting of desk-top research and field evaluation (if found necessary), shall be submitted to the Director prior to the commencement of the assessment for consideration. In case the existing information is inadequate or where the assessment area has not been adequately studied before, the archaeologists shall conduct archaeological field investigations to assemble data. The archaeologists shall obtain licences from the Antiquities Authority prior to the commencement of archaeological field investigations. Based on existing and collected data, the Applicant shall evaluate whether the proposed developments and works associated with the Project are acceptable from archaeological preservation point of view. In case adverse impact on archaeological heritage cannot be avoided, appropriate mitigation measures should be designed and recommended in the EIA report. If archaeological field investigation is required, it shall follow detailed technical requirements to be given by the Director on archaeological survey, archaeological report and handling of archaeological finds and archives.

3. The Applicant shall draw necessary reference to relevant sections of the “Guidelines for Cultural Heritage Impact Assessment” issued by the Antiquities and Monuments Office, including those on archaeological survey, archaeological report, and handling of archaeological finds and archives, if found necessary in desk-top research results.

Requirements for EIA Report Documents

1. The Applicant shall supply the Director with the following number of copies of the EIA report and the executive summary:
 - (i) 30 copies of the EIA report and 30 copies of the bilingual (in both English and Chinese) executive summary as required under section 6(2) of the EIAO to be supplied at the time of application for approval of the EIA report.
 - (ii) When necessary, addendum to the EIA report and the executive summary submitted in item (i) above as required under section 7(1) of the EIAO, to be supplied upon advice by the Director for public inspection.
 - (iii) 20 copies of the EIA report and 50 copies of the bilingual (in both English and Chinese) executive summary with or without Addendum as required under section 7(5) of the EIAO, to be supplied upon advice by the Director for consultation with the Advisory Council on the Environment.
2. To facilitate public inspection of EIA report via EIAO Internet Website, the Applicant shall provide electronic copies of both the EIA report and the executive summary prepared in HyperText Markup Language (HTML) and in Portable Document Format (PDF), unless otherwise agreed by the Director. For both of the HTML and PDF versions, a content page capable of providing hyperlink to each section and sub-section of the EIA report and the executive summary shall be included in the beginning of the document. Hyperlinks to figures, drawings and tables in the EIA report and the executive summary shall be provided in the main text from where respective references are made. The EIA report, including drawings, tables, figures and appendices shall be viewable by common web-browsers including Internet Explorer 8, Firefox 23, Chrome and Safari 8 or later versions as agreed by the Director, and support languages including Traditional Chinese, Simplified Chinese and English.
3. The electronic copies of the EIA report and the executive summary shall be submitted to the Director at the time of application for approval of the EIA report.
4. When the EIA report and the executive summary are made available for public inspection under section 7(1) of the EIAO, the content of the electronic copies of the EIA report and the executive summary must be the same as the hard copies and the Director shall be provided with the most updated electronic copies.
5. To promote environmentally friendly and efficient dissemination of information, both hardcopies and electronic copies of future EM&A reports recommended by the EIA study shall be required and their format shall be agreed by the Director.