

Proposed Shui Hau Education Centre on the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23 in Shui Hau, Lantau Island, Hong Kong (Section 16 Application No.: A/SLC/199)

Responses to Comments received from Government Departments via Planning Department on 11.05.2026, 12.05.2026, 18.05.2026 and 19.05.2026 on the Proposed Shui Hau Education Centre – Planning Submission (PS) submitted on 23.04.2026

Comments from the Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office (AMO)		
<u>Item</u>	<u>Comments</u>	<u>Responses</u>
1	Referring to the statement “ <i>Through the surface scan, auger testing and test pit excavation in the Survey Area, the survey concluded that there were unlikely signs of archaeological remains.</i> ” In Section 6.2.12 of Appendix N, please revise as “ <i>Through the surface scan, auger testing and test pit excavation in the Tong Fuk Miu Wan SAI, it was concluded that the Site has a low archaeological potential</i> ” to align with the results of EIA in 2017.	Noted. Section 6.2.12 of Appendix N is superseded by the revised version provided in Attachment 1 .
2	As stipulated in Section 6.7.2 of the Planning Statement and in Appendix N, the Applicant had committed to inform AMO on the works schedule for AMO to conduct site inspection as and when required.	Correct.
Comments from the Chief Town Planner / Urban Design and Landscape, Planning Department (PlanD)		
<u>Item</u>	<u>Comments</u>	<u>Responses</u>
3	Para. 4.1.1, Table 5.2 & Table 5.3 – The scientific names for “小葉青岡”, “龍船花”, “灑金榕”, “天門冬” and “朝鮮草” should be “ <i>Cyclobalanopsis myrsinifolia</i> ”, “ <i>Ixora chinensis</i> ”, “ <i>Codiaeum variegatum</i> ”, “ <i>Asparagus cochinchinensis</i> ” and “ <i>Zoysia tenuifolia</i> ” respectively. Moreover, the scientific names in para. 4.1.1 should be italicised.	Noted. The names have been updated to align with botanical scientific names. Para. 4.1.1, Table 5.2, Table 5.3, Figure 4.1 and Figure 5.4 are superseded by the revised version provided in Attachment 2 .
4	The total number of compensatory trees of whip size is 33 in Table 5.2, but 35 in Para. 4.1.4.	Noted. The correct total number of the whips is 35nos. Table 5.2 is superseded by the revised version provided in Attachment 2 .
Comments from the District Planning Officer / Sai Kung & Islands, PlanD		
<u>Item</u>	<u>Comments</u>	<u>Responses</u>
5	a. As shown on the Excavation and Filling Plan, please supplement the depth of filling and excavation for foundation works while <u>excluding the height of buildings / structures on ground level after site formation</u> and provide a section plan for better reference. If there is any E&M or ancillary facilities beneath the ground level after site formation, please specify their locations and dimensions.	Supplementary information in response to the comments from the Planning Department is provided in Attachment 3 .
6	b. The subject site falls within an area zoned “Coastal Protection Area” (“CPA) on the approved South Lantau Coast Outline Zoning Plan No. S/SLC/23 (the OZP). While the subject site is also in proximity	

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	to the area zoned “Conservation Area” (“CA”) in Shui Hau, a destination for scenic enjoyment and clam digging activities. With due respect to the planning intention of “CPA” zone, which only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area may be permitted, please elaborate on the relevant operational / management measures from the proposed education centre in support of the conservation of ecological environment in Shui Hau area.	
7	c. The applicant is advised to take note of the public comments received on this application and provide responses as appropriate.	
8	d. The applicant should provide further justification on the current site selection for the proposed education centre within the “CPA” zone, but not other locations in Shui Hau area.	
9	e. In addition to the building height comparison, the applicant should provide photomontage(s) and elaboration to demonstrate whether the scale, design and greening provisions of the proposed education centre are compatible with the surrounding areas zoned “CPA” and “CA”.	
10	f. The applicant should provide the capacity of the proposed education centre (i.e. maximum number of visitors for each session and daily; number by walk-in and reservation; number for programmes, exhibition and use of facilities, etc.) taking into account the technical justifications.	
11	g. The applicant should justify these points thoroughly and supplement assessments/reports/appendices as appropriate: <ul style="list-style-type: none"> (i) significance of Shui Hau ecological environment; (ii) the recommendation of conservation and education initiatives in Shui Hau; (iii) the low-impact site selection criteria and supporting arguments for the current location within Shui Hau; (iv) types of activities and education programmes supported by the proposed education centre; and (v) considerations on mitigation measures during construction and operation stages. 	

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Comments from the Chief Engineer / Construction, Water Supplies Department (WSD)		
<u>Item</u>	<u>Comments</u>	<u>Responses</u>
12	It is noted in Section 6.6.1 that the estimated fresh water demand for the proposed centre is 15.1 m ³ /d. Please provide the details of the concerned fresh water demand in the submission.	With reference made to EPD's Guidelines for Estimating Sewage Flows and WSD's DI1309 on water demand, the total fresh water daily demand of 15.1 m ³ /day is conservatively estimated based on assumed water consumption of 12.0 m ³ /day by visitors and participants, and 3.1 m ³ /day by staff respectively. For water demand estimate purpose, 1,080 daily visitors and participants and 10 staff are conservatively assumed. As backchecked with the alternative approach adopts unit water demands with reference to WSD's DI1309, the estimated fresh water demand for the Proposed Centre will be noticeably lower.
Comments from Head of the Geotechnical Engineering Office (GEO), Civil Engineering and Development Department (CEDD)		
<u>Item</u>	<u>Comments</u>	<u>Responses</u>
13	<p>It is noted from the application form and supplementary figure 2 that filling works with height ranging from 2.2m to 5.7m for the foundation works are proposed.</p> <p>The applicant should advise whether the purpose of the proposed filling works is to reinstate the temporary excavation pit back to the existing ground level after construction of the proposed foundation.</p> <p>The application should also advise whether the proposed filling works would result in formation of any temporary or permanent fill slopes.</p>	<p>Excavation works will be required to construct the foundation of the Proposed Centre, with excavation depth ranging from 2.8m to 6.3m. After completion of foundation works, excavated soil will be backfilled to the ground up to site formation level similar to the existing ground level ranging from approx. +2.6mPD to +6.1mPD. The depth of associated filling ranges from 2.2m to 5.7m. As such, the filling works will not result in formation of temporary or permanent fill slopes. The excess excavated soil will be dispatched to public filling reception facilities or other construction sites for reuse. Please refer to the supplementary figures in Attachment 4.</p> <p>Confirmatory ground investigation will be carried out during the construction stage to verify the geological conditions and to optimise the design of foundation works aiming to further minimise the extent of excavation and filling works.</p>

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Comments from Chief Town Planner / Urban Design and Landscape, PlanD		
<u>Item</u>	<u>Comments</u>	<u>Responses</u>
14	The applicant may clarify the width of the building setback along South Lantau Road as shown in the Figure 3.1. Please note that the setback should be measured from the plant room rather than the multi-purpose room as the plant room is the structure nearest to South Lantau Road.	Noted. It is confirmed that the setback from the plant room to the South Lantau Road is approx. 7.3m. Appendix B is superseded by the revised version provided in Attachment 5 . Para. 5.6.1, para. 6.3.2, para. 7.4.2, para. 7.5.2, para. 7.6.2, para. 8.1.4 of Appendix K are superseded by the revised version provided in Attachment 6 .
Comments from Director of Environmental Protection, Environmental Protection Department (EPD)		
<u>Item</u>	<u>Comments</u>	<u>Responses</u>
15	<p><u>Noise</u></p> <ul style="list-style-type: none"> Please clarify whether the office and the multi-purpose room in the Proposed Development are equipped with air conditioning, do not rely on openable windows for ventilation, and are not intended for noise-sensitive use. If affirmative, the quantitative road traffic noise calculation in Section 6.2.15 is not required. Please provide supporting for the peak traffic flow assumed in the note. Re. S.6.2.15, it is noted that the staff office will not have openable window facing the roadside, please incorporate such assumption for including “angle of view” in the road traffic noise calculation accordingly. Re. S.6.2.15, please incorporate nearside façade correction in the road traffic noise calculation accordingly. 	The office and multi-purpose room will be equipped with air-conditioning and do not rely on opened windows for ventilation. Under this arrangement, the quantitative road traffic noise calculation is considered not relevant. Para. 6.2.15 of Planning Statement is superseded by the revised version provided in Attachment 7 .
Comments from Commissioner for Transport, Transport Department		
<u>Item</u>	<u>Comments</u>	<u>Responses</u>
16	Pursuant to the discussion in the meeting with CEDD on 18 Mar 2026, the feasibility of providing a three-point turn facility within the center should be reviewed, as the current arrangement of allowing eastbound coaches to make a U-turn without reverse movement at South Lantau Road is considered non-viable due to site constraints.	It is anticipated that schools and groups visiting the Proposed Centre may arrange coach as a transport means for their participants, and the number of coaches should be limited. For westbound departures, 28-seated coaches may perform a U-turn near the Shui Hau Public Toilet, which is only 500m away from the Proposed Centre while large coaches

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		<p>can perform U-turn near Shek Pik Reservoir Commemorative Garden. For eastbound coaches heading to the Proposed Centre, the coaches may perform a U-turn at the roundabout of Ma Po Ping Road in Tong Fuk.</p> <p>To ensure smooth operation, the management staff of the Proposed Centre will provide guidance to drivers on the spot. Information about coaches' travelling routing will be disseminated through various channels, including activity registration forms, confirmation letters, and the Proposed Centre's website.</p> <p>The sizes of the individual facilities have been meticulously designed with land requirements be minimized as far as possible. A three-point turn facility requires occupying an extra area of approximately 80 to 100m², which is about 10% of the Proposed Centre's site area. Incorporating such turning facility will significantly reduce usable area to meet different functions, such as greenery and outdoor activity lawn, and compromise the overall layout of the Proposed Centre. In view of the above, providing a three-point turn facility within the Proposed Centre is considered not worthwhile to be pursued.</p>
17	<p>The provision of a bus lay by and pedestrian crossing(s) should be addressed within the current Planning Application. Deferring these items to a later stage may introduce uncertainty regarding feasibility and programme alignment.</p>	<p>With the aim to enhancing convenience for the general public, the Applicant is pursuing, under a separate project, minor local improvement works in Shui Hau, including a bus lay-by, a pedestrian crossing, roadside parking spaces, and toilet facilities. A separate study is being conducted, and consultation with relevant departments on the preliminary design is underway.</p> <p>To better deploy resources for works procurement, contract administration, and works supervision, the proposed bus lay-by, pedestrian crossing and</p>

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		<p>roadside parking spaces will be packaged into the construction contract for the Proposed Centre. The tender invitation is targeted to commence in Q4 2026. The proposed minor local improvement works will be implemented in phases, with due consideration given to minimising potential traffic impacts in the area. Close liaison will be maintained with the relevant authorities, including the Transport Department and the HK Police Force, to seek their agreement on temporary traffic arrangements before implementation in due course.</p>
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