

Attachment 1

Response-to-Public Comments

Responses to Comments from World Wide Fund for Nature Hong Kong
by the Applicant

The comments and concerns raised by the respondent are well recognized. The Applicant's responses are provided in the following paragraphs:

Environmental Mitigation and Precautionary Measures

1. The ecological sensitivity of Shui Hau is well recognised. To avoid or minimize potential environmental impacts in various aspects, comprehensive environmental mitigation and precautionary measures have been formulated with reference to the relevant legislation and guidelines, including but not limited to Water Pollution Control Ordinance (Cap. 358), Waste Disposal Ordinance (Cap. 354), Air Pollution Ordinance (Cap. 311), Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN), such as ProPECC PN 1/24, ProPECC PN 2/24¹, Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005, etc. Guidelines on drainage and sewage arrangement mentioned under ProECC PN 1/23 have been referenced. The environmental mitigation and precautionary measures planned to be implemented during construction and operation stages, including those proposed in Sections 6.2 to 6.7 of the Planning Statement, are summarised in **Enclosure 1**. Those measures related to control of runoff and discharge during construction, and lighting are highlighted as follows.

(a) Control of runoff and discharge during construction

The following measures will be implemented aiming to minimise potential impacts of runoff to the surrounding environment during construction stage:

- The well-vegetated riparian area will be retained as far as practicable with the supplementary planting of whip mix.
- Silt removal facilities, i.e. sand/silt traps, recommended in Appendix A1 of ProPECC PN2/24 will be installed.
- Good site practices with reference to ProPECC PN 2/24 “Construction Site Drainage” and Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005 “Protection of natural streams/rivers from adverse impacts arising from construction works”, DSD Technical Circular No. 1/2017 “Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage System”, DSD Practice Note No. 1/2004 “Design Rainfall Depth for Temporary Works within the Dry Season”, will be implemented.

¹ ProPECC PN 2/24 “Construction Site Drainage” supersedes ProPECC PN 2/23.

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- A watercourse protection zone will be established at a minimum distance of 3m from the bank of the adjacent watercourse, within which no material stockpiling and construction activities will be allowed.
- A watercourse protection proposal, covering drainage layout, erosion and sediment control measures, monitoring plan and emergency spill response procedures, will be prepared prior to construction.
- Precautionary actions for rainstorms will be taken with reference to the guidelines in Appendix A2 of ProPECC PN 2/24.
- In the event of rain or at any time when rainstorms are anticipated, exposed surface within the works area will be covered by tarpaulin or by other means.
- Construction debris and spoil will be covered up and /or disposed of as soon as possible.
- Sufficient mobile toilets will be provided in the works area, with a licensed waste collector employed to clean the toilets on a regular basis. All discharges during the construction phase of the project are required to comply with the WPCO-TM issued under Section 21 of the WPCO.
- Waste oil will be collected and stored for recycling or disposal, in accordance with the Waste Disposal Ordinance (Cap. 354).
- Oil and fuels should only be used and stored in designated areas which have pollution prevention facilities.
- Oil interceptors will be provided in the drainage system where necessary and regularly emptied to prevent the release of oil and grease in the storm water drainage system.
- Intercepting channels shall be provided to prevent storm runoff from washing across exposed soil surfaces.

(b) Lighting

Effective mitigation and precautionary measures on lighting will be implemented during both construction and operation stages, which include the following:

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- Lighting provision to meet operational requirement or for safety and security purposes will be allowed as minimum as practicable and carefully controlled at night to minimize potential light impact.
- Lighting will be switched off or dimmed down when it is not operationally required.
- All luminaires will be downward-facing and appropriately shielded.
- No direct glare will be directed towards adjacent habitat areas, particularly the adjacent watercourse and sandflat.
- A lighting plan, covering illumination contour drawings, lighting fixture details, orientation and shielding arrangements will be prepared before commencement of construction.

Continual Engagement

2. The Applicant, its site supervision team, and the contractor will liaise closely with stakeholders, including relevant departments, concerned groups and the local community, to identify areas for improvement for the implementation of the environmental mitigation and precautionary measures. In addition, the Applicant will set up an emergency response plan and a telephone hotline for prompt response to emergency cases, public enquiries or complaints.

Responses to Comments and Concerns from Kadoorie Farm and Botanic Garden
by the Applicant

The comments and concerns raised by the respondent are well recognized. The Applicant's responses are provided in the following paragraphs:

Measures to Protect Adjacent Watercourse and Riparian Area

1. The ecological sensitivity of Shui Hau is well recognised. To avoid or minimize potential environmental impacts in various aspects, comprehensive environmental mitigation and precautionary measures have been formulated with reference to the relevant legislation and guidelines, including but not limited to Water Pollution Control Ordinance (Cap. 358), Waste Disposal Ordinance (Cap. 354), Air Pollution Ordinance (Cap. 311), Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN), such as ProPECC PN 1/24, ProPECC PN 2/24, Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005, etc.
2. To minimise potential impacts of runoff to the surrounding environment, good site practices with reference to ProPECC PN 2/24 "Construction Site Drainage", Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005 "Protection of natural streams/rivers from adverse impacts arising from construction works", DSD Technical Circular No. 1/2017 "Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage System", DSD Practice Note No. 1/2004 "Design Rainfall Depth for Temporary Works within the Dry Season", will be implemented as appropriate. The environmental mitigation and precautionary measures planned to be implemented during construction and operation stages of the Shui Hau Education Centre (the "Proposed Centre"), including those proposed in Sections 6.2 to 6.7 of the Planning Statement, are summarised in **Enclosure 1**. Those related to protection of adjacent watercourse and riparian area are highlighted as follows.
 - The well-vegetated riparian area will be retained as far as practicable with the supplementary planting of whip mix.
 - Silt removal facilities, i.e. sand/silt traps, recommended in Appendix A1 of ProPECC PN2/24 will be installed.
 - Good site practices in accordance with ProPECC PN 2/24 "Construction Site Drainage" and Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005 "Protection of natural streams/rivers from adverse impacts arising from construction works", DSD Technical Circular No. 1/2017 "Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage System", DSD Practice Note No. 1/2004 "Design Rainfall Depth for Temporary Works within the Dry

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Season”, will be implemented.

- A watercourse protection zone will be established at a minimum distance of 3m from the bank of the adjacent watercourse, within which no material stockpiling and construction activities will be allowed.
- A watercourse protection proposal, covering drainage layout, erosion and sediment control measures, monitoring plan and emergency spill response procedures, will be prepared prior to construction.
- Precautionary actions for rainstorms will be taken with reference to the guidelines in Appendix A2 of ProPECC PN 2/24.
- In the event of rain or at any time when rainstorms are anticipated, exposed surface within the works area would be covered by tarpaulin or by other means.
- Construction debris and spoil would be covered up and /or disposed of as soon as possible.
- Sufficient mobile toilets will be provided in the works area, with a licensed waste collector employed to clean the toilets on a regular basis. All discharges during the construction phase of the project are required to comply with the WPCO-TM issued under Section 21 of the WPCO.
- Waste oil will be collected and stored for recycling or disposal, in accordance with the Waste Disposal Ordinance (Cap. 354).
- Oil and fuels should only be used and stored in designated areas which have pollution prevention facilities.
- Oil interceptors will be provided in the drainage system where necessary and regularly emptied to prevent the release of oil and grease in the storm water drainage system.
- Intercepting channels shall be provided to prevent storm runoff from washing across exposed soil surfaces.

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Bird Friendly Design

3. Bird friendly design will be incorporated to minimise the risk of bird collisions, including applying high contrast visual markers on exterior glass surfaces and switching off or dimming down the lighting when it is not operationally required.

Visitor Management

4. Activities at the Proposed Centre are expected to take the form of exhibitions, seminars, talks, workshops, guided tours and field studies. To manage visitor flow and enrich overall visitor experience, the activities will primarily be conducted on a pre-registration basis. It is anticipated that each activity could accommodate of about 20 to 50 participants on average, with more than 60 educational activities will be held annually. The Proposed Centre will have room to accommodate up to a total of 400 visitors at any one time. The occupancy level will be kept below this level to enrich overall visitor experience. On top of the pre-registration arrangement, effective visitor management measures will be implemented as necessary, such as deploying visitor counting devices to monitor occupancy level and implementing digital queuing system allowing walk-in visitors to register and join a virtual waitlist during peak visitation periods. These measures will facilitate visitors to have a quality experience in visiting the exhibition venue and the outdoor space, where sustainable design features will be showcased. Subject to the actual circumstances, additional staff resources will be appropriately deployed during weekends and public holidays to assist in monitoring occupancy level and managing visitor flow.

Sewerage Arrangement

5. The assessment on sewerage impact is summarized as follows. The total Average Dry Weather Flow (ADWF) of 13.6 m³/day is estimated based on assumed unit flow factor of 0.01 m³/day for visitors and participants, and 0.28 m³/day by staff respectively, with reference to the EPD's Guidelines for Estimating Sewage Flows. The toilets of the Proposed Centre will be open to the public during its operation hours. For sewerage generation estimate purpose, 1,080 daily visitors and participants and 10 staff are conservatively assumed.
6. The public sewerage at South Lantau is being planned and implemented in a progressive manner. The public sewerage, including the Shui Hau Sewage Pumping Station, is yet to be available in Shui Hau. There will be no discharge of sewage from the Proposed Centre to the local environment. An underground tank is designed as an interim measure to store the sewage generated from the Proposed Center. The tank is designed with a capacity of 127 m³, which is more than 9 times the estimated total ADWF, with an additional 30% allowance for

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contingency.

7. Provision for facilitating future connection to the nearby public sewerage, when available, will be allowed in the design of the Proposed Centre. The Applicant will keep in close liaison with DSD for the earliest possible sewerage connection.
8. Based on the above, no adverse sewerage impact is anticipated. The Applicant will implement appropriate environmental mitigation measures during construction and operation stages including those summarised in **Enclosure 1**.
9. During operation, a licensed service provider will regularly collect and dispose of the sewage stored in the underground tank. Monthly inspection and regular desilting will be carried out by the service provider to avoid excess buildup within the tank. Dual set of monitoring sensors on a one-duty-one-standby basis will be installed to keep track the sewage level in the tank to prevent sewage overflow. The sewage level will be closely monitored for timely removal of sewage well before reaching the design capacity of storage tank, for which an additional 30% buffer storage is allowed on top for contingency. An operation plan, covering monitoring plan, frequency of sewage collection for disposal and emergency spill response procedures will be prepared before the operation.

Minor Local Improvement Works

10. With the aim of enhancing convenience to 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. To better deploy resources for works procurement, contract administration, and works supervision, the proposed bus lay-by, pedestrian crossing and roadside parking spaces will be packaged into the construction contract for the Proposed Centre, for implementation by phases. The minor local improvement works will follow the relevant statutory requirements, including those under Road Ordinance (Cap. 370). 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 Hong Kong Police Force, to seek their agreement on temporary traffic arrangements prior to implementation.

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Construction & Demolition (C&D) Materials

11. As mentioned in Section 6.2 of the Planning Statement, construction & demolition (C&D) materials generated during the construction of the Proposed Centre will comprise both inert and non-inert materials. Good site practices will be implemented, including the following:

- The inert C&D materials generated during the construction will be reused on-site as far as practicable. The remaining materials will be dispatched to public filling reception facilities or other construction sites for reuse.
- Non-inert C&D materials such as timber and woody materials generated from tree felling and vegetation clearance will be systematically delivered to the Yard Waste Recycling Centre in Y-Park for recycling.
- Non-inert C&D materials such as paper, plastic, steel, and glass will be reused and recycled wherever feasible.
- A trip-ticket system will be implemented to monitor the disposal of C&D material at landfills and public fill reception facilities, as appropriate, and to control fly tipping.
- All dump trucks engaged on site will be equipped with GPS or equivalent automatic system for real time tracking and monitoring of their travel routes and parking locations.
- Appropriate mitigation measures under EPD's Recommended Pollution Control Clauses (Waste Management) for Construction Contracts will be implemented during the construction phase.
- Waste Management Plan will be prepared for waste management and reduction.
- If chemical wastes are to be produced at the construction site, the Contractor will be required to register with the EPD as a Chemical Waste Producer and to follow the guidelines stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes.

12. It is anticipated that a small amount of general refuse such as food scraps, plastic bottles, empty containers and packaging would be generated by the visitors during operation phase. Since the Proposed Centre serves primarily for education purpose and there are no on-site catering offers and, no significant

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generation of domestic waste nor municipal waste is anticipated. Participants and visitors will be encouraged to bring along personal containers for food and drinks.

13. General refuse will be collected on a regular basis and delivered to the refuse transfer station by a reputable waste collector to avoid odour nuisance or pest / vermin problem.
14. Recycling bins will be provided to promote recycling of waste. For yard waste generated, the 3R principles - Reduce, Reuse, and Recycle - will be duly considered. Priority will be given to reuse and recycling options wherever practicable, thereby minimising the quantity of yard waste requiring final disposal.

Further Conservation Enhancement Tools

15. To manage visitor flow at countryside hotspots more effectively, the Agriculture, Fisheries and Conservation Department (AFCD) is assessing the capacity of some popular countryside locations and long-term management strategies for these hotspots. Depending on actual conditions and needs, the AFCD will continue to strengthen cleansing and management, publicity and education on appropriate etiquette, and promote visits to other suitable countryside locations to divert crowds, with a view to ensuring the coexistence of ecotourism and nature conservation. Introduction of reservation systems may also be explored.

Continual Engagement

16. The Applicant, its site supervision team, and the contractor will liaise closely with stakeholders, including relevant departments, concerned groups and the local community, to identify areas for improvement for the implementation of the environmental mitigation and precautionary measures. In addition, the Applicant will set up an emergency response plan and a telephone hotline for prompt response to emergency cases, public enquiries or complaints.

Responses to Comments from Living Islands Movement by the Applicant

The comments and concerns raised by the respondent are well recognized. The Applicant's responses are provided in the following paragraphs:

Support to the Proposed Centre

1. The Applicant acknowledges the respondent's support to the establishment of the Shui Hau Education Centre (the "Proposed Centre") with highlight on their support on collaboration with local villagers and green groups, and providing limited parking spaces.

Environmental Mitigation and Precautionary Measures

2. The ecological sensitivity of Shui Hau is well recognised. To avoid or minimize potential environmental impacts in various aspects, comprehensive environmental mitigation and precautionary measures have been formulated with reference to the relevant legislation and guidelines, including but not limited to Water Pollution Control Ordinance (Cap. 358), Waste Disposal Ordinance (Cap. 354), Air Pollution Ordinance (Cap. 311), Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN), such as ProPECC PN 1/24 and ProPECC PN 2/24, Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005, etc. The environmental mitigation and precautionary measures planned to be implemented during construction and operation stages of the Proposed Centre, including those proposed in Sections 6.2 to 6.7 of the Planning Statement, are summarised in **Enclosure 1**.

Preliminary Operational Mode

3. As mentioned in para. 5.3.2 of the Planning Statement, the Proposed Centre will function as a platform for environmental conservation and culture-based activities in collaboration with non-governmental organisations, educational groups, relevant government departments and local community. The overall purpose of these programmes is to:
 - enhance visitors' awareness of environmental conservation, particularly the local ecology and sensitive habitats in and around Shui Hau; and
 - strengthen visitor's understanding and appreciation of rural culture, including local traditions, livelihoods and community heritage.
4. Activities are expected to take the form of exhibitions, seminars, talks, workshops, guided tours and field studies, supported by community engagement and ecological monitoring initiatives, where possible. To manage visitor flow

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and enriching experience for visitors, the activities will primarily be conducted on a pre-registration basis. The activities are intended to offer hands-on experiences and site-based learning, such as guided tours and field studies for visitors, enabling them to gain a better understanding of local species, habitat and ecosystems through real-world observation. To provide meaningful visitor experiences, these activities will be designed to improve understanding while promoting managed access, i.e. guided movement, appropriate viewing areas, and avoidance of access to sensitive habitat.

Minor Local Improvement Works

5. With the aim of enhancing convenience to 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. To better deploy resources for works procurement, contract administration, and works supervision, the proposed bus lay-by, pedestrian crossing and roadside parking spaces will be packaged into the construction contract for the Proposed Centre, for implementation by phases. The minor local improvement works will follow the relevant statutory requirements, including those under Road Ordinance (Cap. 370). 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 Hong Kong Police Force, to seek their agreement on temporary traffic arrangements prior to implementation.

Continual Engagement

6. The Applicant, its site supervision team, and the contractor will liaise closely with stakeholders, including relevant departments, concerned groups and the local community, to identify areas for improvement for the implementation of the environmental mitigation and precautionary measures. In addition, the Applicant will set up an emergency response plan and a telephone hotline for prompt response to emergency cases, public enquiries or complaints.

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The comments and concerns raised by the respondent are well recognized. The Applicant's responses are provided in the following paragraphs:

Positive Feedback

1. The Applicant acknowledges the respondent's positive feedback, welcoming any initiatives to promote nature education and public awareness of nature conservation, and the expectation that the Shui Hau Education Centre (the "Proposed Centre") will bring additional resources to ecological work in Shui Hau. The respondent also appreciates the Applicant arranging face-to-face communication during the public consultation period of this Section 16 Application.

Measures to Protect Adjacent Watercourse and Riparian Area

2. The ecological sensitivity of Shui Hau is well recognised. To avoid or minimize potential environmental impacts in various aspects, comprehensive environmental mitigation and precautionary measures have been formulated with reference to the relevant legislation and guidelines, including but not limited to Water Pollution Control Ordinance (Cap. 358), Waste Disposal Ordinance (Cap. 354), Air Pollution Ordinance (Cap. 311), Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN), such as ProPECC PN 1/24, ProPECC PN 2/24, Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005, etc.
3. To minimise potential impacts of runoff to the surrounding environment, good site practices with reference to ProPECC PN 2/24 "Construction Site Drainage", Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005 "Protection of natural streams/rivers from adverse impacts arising from construction works", DSD Technical Circular No. 1/2017 "Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage System", DSD Practice Note No. 1/2004 "Design Rainfall Depth for Temporary Works within the Dry Season", will be implemented as appropriate. The environmental mitigation and precautionary measures planned to be implemented during construction and operation stages of the Proposed Centre, including those proposed in Sections 6.2 to 6.7 of the Planning Statement, are summarised in **Enclosure 1**. Those related to protection of adjacent watercourse are highlighted as follows.
 - The well-vegetated riparian area will be retained as far as practicable with the supplementary planting of whip mix.

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- Silt removal facilities, i.e. sand/silt traps, recommended in Appendix A1 of ProPECC PN 2/24 will be installed.
- Good site practices in accordance with ProPECC PN 2/24 “Construction Site Drainage” and Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005 “Protection of natural streams/rivers from adverse impacts arising from construction works”, DSD Technical Circular No. 1/2017 “Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage System”, DSD Practice Note No. 1/2004 “Design Rainfall Depth for Temporary Works within the Dry Season”, will be implemented.
- A watercourse protection zone will be established at a minimum distance of 3m from the bank of the adjacent watercourse, within which no material stockpiling and construction activities will be allowed.
- A watercourse protection proposal, covering drainage layout, erosion and sediment control measures, monitoring plan and emergency spill response procedures, will be prepared prior to construction.
- Precautionary actions for rainstorms will be taken with reference to the guidelines in Appendix A2 of ProPECC PN 2/24.
- In the event of rain or at any time when rainstorms are anticipated, exposed surface within the works area would be covered by tarpaulin or by other means.
- Construction debris and spoil would be covered up and /or disposed of as soon as possible.
- Sufficient mobile toilets will be provided in the works area, with a licensed waste collector employed to clean the toilets on a regular basis. All discharges during the construction phase of the project are required to comply with the WPCO-TM issued under Section 21 of the WPCO.
- Waste oil will be collected and stored for recycling or disposal, in accordance with the Waste Disposal Ordinance (Cap. 354).
- Oil and fuels should only be used and stored in designated areas which have pollution prevention facilities.
- Oil interceptors will be provided in the drainage system where necessary

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and regularly emptied to prevent the release of oil and grease in the storm water drainage system.

- Intercepting channels shall be provided to prevent storm runoff from washing across exposed soil surfaces.

Sewerage

4. The total Average Dry Weather Flow (ADWF) of 13.6 m³/day is estimated based on assumed unit flow factor of 0.01 m³/day for visitors and participants, and 0.28 m³/day by staff respectively, with reference to the EPD's Guidelines for Estimating Sewage Flows. For sewerage generation estimate purpose, 1,080 daily visitors and participants and 10 staff are conservatively assumed.
5. The public sewerage at South Lantau is being planned and implemented in a progressive manner. The public sewerage, including the Shui Hau Sewage Pumping Station, is yet to be available in Shui Hau. There will be no discharge of sewage from the Proposed Centre to the local environment. An underground tank is designed as an interim measure to store the sewage generated from the Proposed Centre. The tank is designed with a capacity of 127 m³, which is more than 9 times the estimated total ADWF, with an additional 30% allowance for contingency.
6. Provision for facilitating future connection to the nearby public sewerage, when available, will be allowed in the design of the Proposed Centre. The Applicant will keep in close liaison with Drainage Services Department (DSD) for the earliest possible sewerage connection.
7. Based on the above, no adverse sewerage impact is anticipated. The Applicant will implement appropriate environmental mitigation measures during construction and operation stages including those summarised in **Enclosure 1**.
8. During operation, a licensed service provider will regularly collect and dispose of the sewage stored in the underground tank. Monthly inspection and regular desilting will be carried out by the service provider to avoid excess buildup within the tank. Dual set of monitoring sensors on a one-duty-one-standby basis will be installed to keep track the sewage level in the tank to prevent sewage overflow. The sewage level will be closely monitored for timely removal of sewage well before reaching the design capacity of storage tank, for which an additional 30% buffer storage is allowed on top for contingency. An operation plan, covering monitoring plan, frequency of sewage collection for disposal and emergency spill response procedures will be prepared before the operation.

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Bird Friendly Design

9. Bird friendly design will be incorporated to minimise the risk of bird collisions, including applying high contrast visual markers on exterior glass surfaces and switching off or dimming down the lighting when it is not operationally required.

Construction and Demolition (C&D) Materials

10. As mentioned in Section 6.2 of the Planning Statement, the following control and monitoring measures, but not limited to, will be adopted aiming to avoid illegal dumping of C&D materials on ecologically sensitive area:
 - The inert C&D materials generated during the construction will be reused on-site as far as practicable. The remaining materials will be dispatched to public filling reception facilities or other construction sites for reuse.
 - Non-inert C&D materials such as timber and woody materials generated from tree felling and vegetation clearance will be systematically delivered to the Yard Waste Recycling Centre in Y-Park for recycling.
 - Non-inert C&D materials such as paper, plastic, steel, and glass will be reused and recycled wherever feasible.
 - A trip-ticket system will be implemented to monitor the disposal of C&D material at landfills and public fill reception facilities, as appropriate, and to control fly tipping.
 - All dump trucks engaged on site will be equipped with GPS or equivalent automatic system for real time tracking and monitoring of their travel routes and parking locations.
 - Appropriate mitigation measures under EPD's Recommended Pollution Control Clauses (Waste Management) for Construction Contracts will be implemented during the construction phase.
 - Waste Management Plan will be prepared for waste management and reduction.
 - If chemical wastes are to be produced at the construction site, the Contractor will be required to register with the EPD as a Chemical Waste Producer and to follow the guidelines stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes.

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Minor Local Improvement Works

11. With the aim of enhancing convenience to 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. To better deploy resources for works procurement, contract administration, and works supervision, the proposed bus lay-by, pedestrian crossing and roadside parking spaces will be packaged into the construction contract for the Proposed Centre, for implementation by phases. The tender invitation is targeted to commence in Q4 2026.
12. The proposed minor local improvement works will be implemented in phases. The proposed road works will be in small scale, and will be scheduled to avoid concurrent works at the same period as far as possible, with due consideration given to minimising potential cumulative environmental and traffic impacts in the area. The ecological sensitivity of Shui Hau is well recognised. To avoid or minimize potential environmental impacts in various aspects, comprehensive environmental mitigation and precautionary measures will be formulated with reference to the relevant legislation and guidelines, including but not limited to Water Pollution Control Ordinance (Cap. 358), Waste Disposal Ordinance (Cap. 354), Air Pollution Ordinance (Cap. 311), Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN), such as ProPECC PN 1/24 and ProPECC PN 2/24, Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005, etc. Close liaison will be maintained with the relevant authority, including the Transport Department and the Hong Kong Police Force, to seek their agreement on temporary traffic arrangements prior to implementation.

Future Operation of the Proposed Centre

13. As mentioned in para. 5.3.2 of the Planning Statement, the Proposed Centre will function as a platform for environmental conservation and culture-based activities in collaboration with non-governmental organisations (NGOs), educational groups, relevant government departments and local community. The overall purpose of these programmes is to:
 - enhance visitors' awareness of environmental conservation, particularly the local ecology and sensitive habitats in and around Shui Hau; and
 - strengthen visitor's understanding and appreciation of rural culture, including local traditions, livelihoods and community heritage.

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14. Activities are expected to take the form of exhibitions, seminars, talks, workshops, guided tours and field studies, supported by community engagement and ecological monitoring initiatives, where possible. Further to the information provided in the Planning Statement, the following elaborates on potential educational elements under consideration:

(a) Exhibitions

- Exhibitions supported by augmented reality (AR) technology and interactive elements to present ecological and cultural themes in an engaging manner; and
- Intend to strengthen visitors' basic understanding before entering the surrounding environment, supporting more responsible behaviour for avoiding inadvertent disturbance.

(b) Talks, workshops and seminars

- Talks and workshops to enhance visitors' understanding of Lantau's ecology and heritage while fostering expert collaboration;
- Seminars to bring together experts and scholars to discuss about conservation issues and explore collaboration opportunities; and
- Intend to build an informed visitor base and create a mechanism for specialist exchange and collaboration.

(c) Guided tours and field studies

- Hands-on experiences and site-based learning, such as guided tours and field studies for visitors, enabling them to gain a better understanding of local species, habitat and ecosystems through real-world observation;
- These activities would be designed to improve understanding while promoting managed access (i.e. guided movement, appropriate viewing areas, and avoidance of access to sensitive habitats); and
- Intend to provide meaningful visitor experiences.

(d) Collaboration with NGOs, schools and academic institutions

- Partnerships with NGOs and academic institutions to implement diversified conservation activities to foster a strong sense of stewardship for environmental protection among visitors;
- Collaborations with the AFCD on public education activities such as distributing leaflets, and sharing information with visitors on protecting horseshoe crabs and coastal environment to enhance public awareness of nature conservation;
- Partnerships with schools and academic institutions to provide experiential learning opportunities for students; and

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- Intend to ensure programmes are credible, varied, and aligned with broader conservation objectives.
- (e) Ecological monitoring
- Subject to feasibility and detailed planning, the Proposed Centre may explore the use of artificial intelligence (AI) technology to support monitoring ecological conditions at Shui Hau; and
 - Intend to strengthen evidence-based understanding of site conditions and support continual improvement of conservation and education efforts.
- (f) Community engagement and cultural continuity
- Community-based activities such as eco-tours, cultural talks, and traditional craft workshops may be organized, in partnership with nearby villagers, NGOs, and academics; and
 - Intend to strengthen community cohesion and social harmony, support mutual understanding between visitors and local residents, and promote conservation awareness in a manner that respects local culture and livelihood.

Sustainable Building Design

15. Measures for saving energy or reducing carbon emission are being explored for incorporation in the design. The Proposed Centre is intended to serve as a demonstration of how sustainable building design can be integrated into the project. Where appropriate and subject to detailed design, the Proposed Centre may incorporate the following elements.

- (a) Photovoltaic system
- Solar panels may be installed to generate renewable electricity on-site. The electricity produced can help offset a portion of the Proposed Centre's power consumption (for example, lighting and small power loads), thereby reducing reliance on grid electricity and lowering carbon emissions from operation.
- (b) Bio-filtration / detention and infiltration rain garden
- Bio-filtration / detention and infiltration rain garden may be introduced as a landscape feature to capture, temporarily store (detain), and naturally filter stormwater runoff. The system can slow down the flow of rainwater, improve water quality through bio-filtration (using soil and plants), and allow water to infiltrate into the ground where suitable. Where feasible, collected and treated

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rainwater may also be reused for landscape irrigation, reducing potable water demand.

- (c) Skylights at roof
 - Roof skylights may be incorporated to bring daylight deeper into interior spaces. This can improve indoor visual comfort and reduce the need for artificial lighting during daytime hours, contributing to energy savings while creating a brighter, more pleasant environment for visitors.

- (d) Permeable paving
 - Permeable or porous paving may be used in selected outdoor areas (e.g., walkways or forecourts) to allow rainwater to pass through the ground surface and seep into the underlying layers/soil. This approach helps reduce surface runoff, lowers peak discharge to drains and thus reduce the burden on the drainage system, and supports more sustainable stormwater management.

- (e) Biophilic design elements
 - The Proposed Centre may incorporate biophilic design measures that enhance biodiversity and improve visitor experience. These may include planting species suitable for butterfly foraging and habitation, installing bird houses and perches, and providing “insect hotels” to offer shelter and nesting spaces for insects. Collectively, these features can encourage urban wildlife, support ecological education, and create a more engaging natural setting, and thus strengthen the connection between visitors and nature.

- (f) Green roof and vertical greening
 - Green roof and vertical greening may be provided on the roof and external walls to enhance green coverage, enabling the Proposed Centre to better blend in with the surrounding natural environment. These features will provide vegetation layers for birds and insects to inhabit, thereby enhancing local biodiversity. These features can also help reduce direct solar radiation from reaching the building, and thus lowering indoor temperature and reducing energy consumption.

Continual Engagement

16. The Applicant, its site supervision team, and the contractor will liaise closely with stakeholders, including relevant departments, concerned groups and the

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local community, to identify areas for improvement for the implementation of the environmental mitigation and precautionary measures. In addition, the Applicant will set up an emergency response plan and a telephone hotline for prompt response to emergency cases, public enquiries or complaints.

Responses to Comments from Ark Eden by the Applicant

The comments and concerns raised by the respondent are well recognized. The Applicant's responses are provided in the following paragraphs:

Role of the Shui Hau Education Centre (the “Proposed Centre”)

1. As mentioned in the Planning Statement, the proposed use of the Proposed Centre is to serve as an education base to promote the natural ecological value of the Shui Hau area as well as the local traditional village culture and customs, and to raise public awareness of nature conservation. By providing a structured venue for coordinated activities and interpretation, the Proposed Centre is intended to:
 - concentrate on educational uses in an appropriately managed setting;
 - help promote environmental protection awareness of visitors through various publicity and educational efforts on avoiding or minimizing potential disturbance to sensitive habitats; and
 - support long-term conservation outcomes through a combination of education, monitoring support, and community participation.

Visitor Management

2. Activities at the Proposed Centre are expected to take the form of exhibitions, seminars, talks, workshops, guided tours and field studies. To manage visitor flow and enrich overall visitor experience, the activities will primarily be conducted on a pre-registration basis. It is anticipated that each activity could accommodate of about 20 to 50 participants on average, with more than 60 educational activities will be held annually. The Proposed Centre will have room to accommodate up to a total of 400 visitors at any one time. The occupancy level will be kept below this level to enrich overall visitor experience. On top of the pre-registration arrangement, effective visitor management measures will be implemented as necessary, such as deploying visitor counting devices to monitor occupancy level and implementing digital queuing system allowing walk-in visitors to register and join a virtual waitlist during peak visitation periods. These measures will facilitate visitors to have a quality experience in visiting the exhibition venue and the outdoor space, where sustainable design features will be showcased. Subject to the actual circumstances, additional staff resources will be appropriately deployed during weekends and public holidays to assist in monitoring occupancy level and managing visitor flow.

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Need for an Education-led Approach

3. There are public concerns about possible haphazard and uncontrolled development in South Lantau, including Shui Hau. To better protect the natural and landscape character of the area to avoid disturbance to the natural environment, an area of about 626 ha (including the environmentally and ecologically sensitive area in Shui Hau) has been designated as Regulated Area under the South Lantau Coast Outline Zoning Plan No. S/SLC/23 to enable the Planning Authority to instigate enforcement actions against any unauthorised developments. Other than legal enforcement for controlling unauthorised developments, there are increasing public concerns about the potential threats due to the human activities at Shui Hau posed to the habitats of high ecological value. In particular, public concerns have been raised about the impact of excessive clam digging activities at Shui Hau sandflat during weekends and public holidays on existing ecological habitats. Recent observations recorded a daily average of 380 visitors at Shui Hau, with peaks reaching approximately 1,000 visitors during weekends or public holidays. Excessive clam digging activities may disrupt the ecological roles of clams, including water purification and food web support, and thereby disrupting the equilibrium of the ecosystem. Clam diggers should be educated on responsible and sustainable clam digging practices to avoid or minimise habitat disturbance, and allow juvenile clams to grow and reproduce. In this context, the Proposed Centre will help promote public awareness of environmental protection and conservation as well as responsible visitor behaviour, and support long-term conservation of the area, covering sandflat, wetland, woodland and stream.

Possible Ecological Monitoring Measures

4. Subject to feasibility and detailed planning, the Proposed Centre may explore the use of artificial intelligence technology to support monitoring ecological conditions at Shui Hau. The Applicant also intends to strengthen evidence-based understanding of site conditions and support the continual improvement of conservation and education efforts.

Further Conservation Enhancement Tools

5. To manage visitor flow at countryside hotspots more effectively, the Agriculture, Fisheries and Conservation Department (AFCD) is assessing the capacity of some popular countryside locations and long-term management strategies for these hotspots. Depending on actual conditions and needs, the AFCD will continue to strengthen cleansing and management, publicity and education on appropriate etiquette, and promote visits to other suitable countryside locations

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to divert crowds., with a view to ensuring the coexistence of ecotourism and nature conservation. Introduction of reservation systems may also be explored.

Continual Engagement

6. The Applicant, its site supervision team, and the contractor will liaise closely with stakeholders, including relevant departments, concerned groups and the local community, to identify areas for improvement for the implementation of the environmental mitigation and precautionary measures. In addition, the Applicant will set up an emergency response plan and a telephone hotline for prompt response to emergency cases, public enquiries or complaints.

Responses to Comments and Concerns from Green Power
by the Applicant

The comments and concerns raised by the respondent are well recognized. The Applicant's responses are provided in the following paragraphs:

Measures to Protect Adjacent Watercourse and Riparian Area

1. The ecological sensitivity of Shui Hau is well recognised. To avoid or minimize potential environmental impacts in various aspects, comprehensive environmental mitigation and precautionary measures have been formulated with reference to the relevant legislation and guidelines, including but not limited to Water Pollution Control Ordinance (Cap. 358), Waste Disposal Ordinance (Cap. 354), Air Pollution Ordinance (Cap. 311), Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN), such as ProPECC PN 1/24 and ProPECC PN 2/24, Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005, etc.
2. To minimise potential impacts of runoff to the surrounding environment, good site practices with reference to ProPECC PN 2/24 "Construction Site Drainage", Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005 "Protection of natural streams/rivers from adverse impacts arising from construction works", DSD Technical Circular No. 1/2017 "Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage System", DSD Practice Note No. 1/2004 "Design Rainfall Depth for Temporary Works within the Dry Season", will be implemented as appropriate. The environmental mitigation and precautionary measures planned to be implemented during construction and operation stages of the Proposed Centre, including those proposed in Sections 6.2 to 6.7 of the Planning Statement, are summarised in **Enclosure 1**. Those related to protection of adjacent watercourse are highlighted as follows.
 - The well-vegetated riparian area will be retained as far as practicable with the supplementary planting of whip mix.
 - Silt removal facilities, i.e. sand/silt traps, recommended in Appendix A1 of ProPECC PN2/24 will be installed.
 - Good site practices in accordance with ProPECC PN 2/24 "Construction Site Drainage" and Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005 "Protection of natural streams/rivers from adverse impacts arising from construction works", DSD Technical Circular No. 1/2017 "Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage System", DSD Practice Note No. 1/2004 "Design Rainfall Depth for Temporary Works within the Dry Season", will be implemented.

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- A watercourse protection zone will be established at a minimum distance of 3m from the bank of the adjacent watercourse, within which no material stockpiling and construction activities will be allowed.
- A watercourse protection proposal, covering drainage layout, erosion and sediment control measures, monitoring plan and emergency spill response procedures, will be prepared prior to construction.
- Precautionary actions for rainstorms will be taken with reference to the guidelines in Appendix A2 of ProPECC PN 2/24.
- In the event of rain or at any time when rainstorms are anticipated, exposed surface within the works area will be covered by tarpaulin or by other means.
- Construction debris and spoil will be covered up and /or disposed of as soon as possible.
- Sufficient mobile toilets will be provided in the works area, with a licensed waste collector employed to clean the toilets on a regular basis. All discharges during the construction phase of the project are required to comply with the WPCO-TM issued under Section 21 of the WPCO.
- Waste oil will be collected and stored for recycling or disposal, in accordance with the Waste Disposal Ordinance (Cap. 354).
- Oil and fuels should only be used and stored in designated areas which have pollution prevention facilities.
- Oil interceptors will be provided in the drainage system where necessary and regularly emptied to prevent the release of oil and grease in the storm water drainage system.
- Intercepting channels will be provided to prevent storm runoff from washing across exposed soil surfaces.
- Requirement will be stated in the construction works contract that the Contractor shall not extract, pump, divert, or utilise freshwater from any nearby watercourse, or natural water bodies for any construction-related activities, including but not limited to dust suppression, concrete mixing, wheel washing, or site cleaning.

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- Temporary works areas, storage areas and human activities associated with the construction works will be confined within the Site.
- Robust fencing will be used to fence off the Site to ensure the construction works will not encroach onto adjacent habitat areas.

Sewerage

3. The total Average Dry Weather Flow (ADWF) of 13.6 m³/day is estimated based on assumed unit flow factor of 0.01 m³/day for visitors and participants, and 0.28 m³/day by staff respectively, with reference to the EPD's Guidelines for Estimating Sewage Flows. The toilets of the Proposed Centre will be open to the public during its operation hours. For sewerage generation estimate purpose, 1,080 daily visitors and participants and 10 staff are conservatively assumed.
4. The public sewerage at South Lantau is being planned and implemented in a progressive manner. The public sewerage, including the Shui Hau Sewage Pumping Station, is yet to be available in Shui Hau. There will be no discharge of sewage from the Proposed Centre to the local environment. An underground tank is designed as an interim measure to store the sewage generated from the Proposed Centre. The tank is designed with a capacity of 127 m³, which is more than 9 times the estimated total ADWF, with an additional 30% allowance for contingency.
5. Provision for facilitating future connection to the nearby public sewerage, when available, will be allowed in the design of the Proposed Centre. The Applicant will keep in close liaison with Drainage Services Department (DSD) for the earliest possible sewerage connection.
6. Based on the above, no adverse sewerage impact is anticipated. The Applicant will implement appropriate environmental mitigation measures during construction and operation stages including those summarised in **Enclosure 1**.
7. During operation, a licensed service provider will regularly collect and dispose of the sewage stored in the underground tank. Monthly inspection and regular desilting will be carried out by the service provider to avoid excess buildup within the tank. Dual set of monitoring sensors on a one-duty-one-standby basis will be installed to keep track the sewage level in the tank to prevent sewage overflow. The sewage level will be closely monitored for timely removal of sewage well before reaching the design capacity of storage tank, for which an additional 30% buffer storage is allowed on top for contingency. An operation plan, covering monitoring plan, frequency of sewage collection for disposal and emergency spill response procedures will be prepared before the operation.

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8. As aforementioned, a watercourse protection proposal, covering drainage layout, erosion and sediment control measures, monitoring plan and emergency spill response procedures, will be prepared prior to construction. Also, sufficient mobile toilets will be provided in the works area, with a licensed waste collector employed to clean the toilets on a regular basis. All discharges during the construction phase of the project are required to comply with the WPCO-TM issued under Section 21 of the WPCO.

Preservation of Butterfly Community

9. As mentioned in Section 7.5 and the Landscape Proposal of the Planning Statement, the proposed landscape design for the Centre aims to organise the space while appreciating ecosystem services and respecting the natural environment. Various biophilic and green design elements are allowed in the design, including butterfly gardens, green roofs, and bird boxes. Areas of accessible green space will be created to provide functional zones for users, complemented by carefully selected native plants and trees to support local fauna. This eco-friendly design arrangement contributes to biodiversity. To support the local butterfly community for foraging and habitation, suitable plant species, including nectar plants for providing food and larval host plants for providing leaves for caterpillars, will be planted in the butterfly gardens aiming to attract and promote growth of the local butterfly community.

Construction and Demolition (C&D) Materials

10. As mentioned in Section 6.2 of the Planning Statement, construction & demolition (C&D) materials generated during the construction of the Proposed Centre will comprise both inert and non-inert materials. Good site practices will be implemented, including the following:
 - The inert C&D materials generated during the construction will be reused on-site as far as practicable. The remaining materials will be dispatched to public filling reception facilities or other construction sites for reuse.
 - Non-inert C&D materials such as timber and woody materials generated from tree felling and vegetation clearance will be systematically delivered to the Yard Waste Recycling Centre in Y-Park for recycling.
 - Non-inert C&D materials such as paper, plastic, steel, and glass will be reused and recycled wherever feasible.
 - A trip-ticket system will be implemented to monitor the disposal of C&D material at landfills and public fill reception facilities, as appropriate, and

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to control fly tipping.

- All dump trucks engaged on site will be equipped with GPS or equivalent automatic system for real time tracking and monitoring of their travel routes and parking locations.
- Appropriate mitigation measures under EPD's Recommended Pollution Control Clauses (Waste Management) for Construction Contracts will be implemented during the construction phase.
- Waste Management Plan will be prepared for waste management and reduction.
- If chemical wastes are to be produced at the construction site, the Contractor will be required to register with the EPD as a Chemical Waste Producer and to follow the guidelines stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes.

11. It is anticipated that a small amount of general refuse such as food scraps, plastic bottles, empty containers and packaging would be generated by the visitors during operation phase. Since the Proposed Centre serves primarily for education purpose and there are no on-site catering offers and, no significant generation of domestic waste nor municipal waste is anticipated. Participants and visitors will be encouraged to bring along personal containers for food and drinks.

12. General refuse will be collected on a regular basis and delivered to the refuse transfer station by a reputable waste collector to avoid odour nuisance or pest / vermin problem.

13. Recycling bins will be provided to promote recycling of waste. For yard waste generated, the 3R principles - Reduce, Reuse, and Recycle - will be duly considered. Priority will be given to reuse and recycling options wherever practicable, thereby minimising the quantity of yard waste requiring final disposal.

Further Conservation Enhancement Tools

14. To manage visitor flow at countryside hotspots more effectively, the Agriculture, Fisheries and Conservation Department (AFCD) is assessing the capacity of some popular countryside locations and long-term management strategies for these hotspots. Depending on actual conditions and needs, the AFCD will continue to strengthen cleansing and management, publicity and education on

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appropriate etiquette, and promote visits to other suitable countryside locations to divert crowds, with a view to ensuring the coexistence of ecotourism and nature conservation. Introduction of reservation systems may also be explored.

Continual Engagement

15. The Applicant, its site supervision team, and the contractor will liaise closely with stakeholders, including relevant departments, concerned groups and the local community, to identify areas for improvement for the implementation of the environmental mitigation and precautionary measures. In addition, the Applicant will set up an emergency response plan and a telephone hotline for prompt response to emergency cases, public enquiries or complaints.

Responses to Comments from an Individual by the Applicant

The comments and concerns raised by the respondent are well recognized. The Applicant's responses are provided in the following paragraphs:

Role of the Shui Hau Education Centre (the “Proposed Centre”)

1. As mentioned in the Planning Statement, the proposed use of the Centre is to serve as an education base to promote the natural ecological value of the Shui Hau area as well as the local traditional village culture and customs, and to raise public awareness of nature conservation. By providing a structured venue for coordinated activities and interpretation, the Proposed Centre is intended to:
 - concentrate on educational uses in an appropriately managed setting;
 - help promote environmental protection awareness of visitors through various publicity and educational efforts on avoiding or minimizing potential disturbance to sensitive habitats; and
 - support long-term conservation outcomes through a combination of education, monitoring support, and community participation.

Need for an Education-led Approach

2. There are public concerns about possible haphazard and uncontrolled development in South Lantau, including Shui Hau. To better protect the natural and landscape character of the area to avoid disturbance to the natural environment, an area of about 626 ha (including the environmentally and ecologically sensitive area in Shui Hau) has been designated as Regulated Area under the South Lantau Coast Outline Zoning Plan No. S/SLC/23 to enable the Planning Authority to instigate enforcement actions against any unauthorised developments. Other than legal enforcement for controlling unauthorised developments, there are increasing public concerns about the potential threats due to the human activities at Shui Hau posed to the habitats of high ecological value. In particular, public concerns have been raised about the impact of excessive clam digging activities at Shui Hau sandflat during weekends and public holidays on existing ecological habitats. Recent observations recorded a daily average of 380 visitors at Shui Hau, with peaks reaching approximately 1,000 visitors during weekends or public holidays. Excessive clam digging activities may disrupt the ecological roles of clams, including water purification and food web support, and thereby disrupting the equilibrium of the ecosystem. Clam diggers should be educated on responsible and sustainable clam digging practices to avoid or minimise habitat disturbance, and allow juvenile clams to grow and reproduce. In this context, the Proposed Centre will help promoting public awareness of environmental protection and conservation as well as responsible visitor behaviour, and support long-term conservation of the area, covering sandflat, wetland, woodland and stream.

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Site Suitability and Locational Advantages

3. As mentioned in Section 7.3 of the Planning Statement, the location of the Proposed Centre has been strategically selected. Located adjacent to South Lantau Road, the Site is convenient to be accessed by means of public transport. The Proposed Centre's prominent, easily identifiable and accessible position will provide a convenient gathering point for giving briefings to participants prior to guided tours and field studies. The Site sits at a popular entry point to the Shui Hau sandflat, thereby enabling early and proactive engagement with visitors with information on how to protect horseshoe crabs and the surrounding coastal environment. In the past, education booths could only be temporarily set up at the Shui Hau sandflat on a short-term basis to support such public education promotion activities. The Site's close proximity to Shui Hau Village also further facilitates collaboration with local villagers and the organization of cultural guided tours.
4. Within Shui Hau, the Site comprises available government land of a suitable size to accommodate an education facility of the required scale. No rare or protected tree species, registered/registerable Old and Valuable Trees, or plant and animal species of conservation importance have been recorded on the Site. Having regard to connectivity, accessibility, potential environmental and visual impacts, land availability and other factors, the Site is considered an appropriate location for the Proposed Centre to promote conservation and education in Shui Hau and is considered the most suitable and practical option for implementation.

In line with Planning Intention of "Coastal Protection Area" ("CPA") Zone

5. The Proposed Centre will serve as an education base to promote the ecological value of the Shui Hau area and other ecologically sensitive areas in Lantau, as well as the local traditional village culture and customs, and to raise public awareness of nature conservation. In collaboration with relevant departments and interested parties, the geographical advantage of the Proposed Centre can be utilized to conduct on-going ecological monitoring, review habitat conditions and quality, assess the effectiveness of conservation measures, and identify any potential adverse changes at an early stage. The Proposed Centre will also facilitate proactive engagement with visitors with information on how to protect horseshoe crabs and the surrounding coastal environment.
6. The Proposed Centre is intended to be small in scale (total floor area of about 440m²) and focused on guided education programmes, research support and community outreach, thereby minimising its physical and ecological footprint while maximising educational benefits. In this regard, the Proposed Centre is considered to be conservation-supportive in nature and compatible with the

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planning intention of the “CPA” zone.

Preliminary Operational Mode

7. As mentioned in para. 5.3.2 of the Planning Statement, the Proposed Centre will function as a platform for environmental conservation and culture-based activities in collaboration with non-governmental organisations, educational groups, relevant government departments and local community. The overall purpose of these programmes is to:
 - enhance visitors’ awareness of environmental conservation, particularly the local ecology and sensitive habitats in and around Shui Hau; and
 - strengthen visitor’s understanding and appreciation of rural culture, including local traditions, livelihoods and community heritage.

8. Activities at the Proposed Centre are expected to take the form of exhibitions, seminars, talks, workshops, guided tours and field studies. To manage visitor flow and enrich the overall visitor experience, the activities will primarily be conducted on a pre-registration basis. It is anticipated that each activity could accommodate of about 20 to 50 participants on average, with more than 60 educational activities will be held annually. The Proposed Centre will have room to accommodate up to a total of 400 visitors at any one time. The occupancy level will be kept below this level to enrich overall visitor experience. On top of the pre-registration arrangement, effective visitor management measures will be implemented as necessary, such as deploying visitor counting devices to monitor occupancy level and implementing digital queuing system allowing walk-in visitors to register and join a virtual waitlist during peak visitation periods. These measures will facilitate visitors to have a quality experience in visiting the exhibition venue and the outdoor space, where sustainable design features will be showcased. Subject to the actual circumstances, additional staff resources will be appropriately deployed during weekends and public holidays to assist in monitoring occupancy level and managing visitor flow.

Construction Cost of the Proposed Centre

9. As the detailed design of the Proposed Centre is underway, the construction cost is not available at this stage.

Continual Engagement

10. The Applicant, its site supervision team, and the contractor will liaise closely with stakeholders, including relevant departments, concerned groups and the local community, to identify areas for improvement for the implementation of

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the environmental mitigation and precautionary measures. In addition, the Applicant will set up an emergency response plan and a telephone hotline for prompt response to emergency cases, public enquiries or complaints.

Responses to Comments and Concerns from Save Lantau Alliance by the Applicant

申請人對守護大嶼聯盟的意見及關注事項之回應

知悉所述意見與關注事項。申請人回應如下：

擬建教育中心的功能

1. 正如規劃申請書中所述，擬建中心之擬議用途是用作教育基地，以推廣水口地區的自然生態價值，以及當地的傳統村落文化和習俗，並提高公眾對自然保育的意識。透過提供一個具有系統性，用作活動統籌及解說的場所，擬建中心旨在：
 - 將教育用途集中於管理妥善的環境中；
 - 透過各種宣傳和教育工作，提高訪客環保意識，以避免或對敏感棲息地可能造成的干擾減至最低；以及
 - 透過結合教育、監察及社區參與，支持長遠的保育成果。

關乎水口的保育工作

2. 政府一直重視保育工作。除了擬建教育中心，政府早於 2020 年成立十億元「大嶼山保育基金」(基金)。自基金成立以來，已累計批出超過約一億六千萬元，支持並落實約 60 個保育及相關項目，當中包括兩個針對水口的保育管理協議項目，以及 19 個涵蓋水口的科研或教育項目，有效推動生態保育工作，並加強社區參與，為水口生態自然發展提供了鞏固基礎。
3. 有關基金下的項目從生態保育、鄉村復育及社區教育等多方面着手保育水口鄉郊自然生態環境。政府自 2021 至 2026 年資助於水口推行自然保育管理協議項目，透過與水口村的合作，結合科學研究、棲息地復育及社區參與，以修復和改善退化中的沼澤生境，並試驗多種生境管理方式，為水口濕地的保育建立良好基礎，並具有良好示範作用。政府會持續監察水口生態系統，讓這片具價值的生態環境可自然發展，亦會在日後有需要時，利用基金支持的短期項目所提供的彈性，為有關生境作出支援。

Responses to Comments and Concerns from Save Lantau Alliance by the Applicant

申請人對守護大嶼聯盟的意見及關注事項之回應

4. 另外，政府從 2022 至 2026 年資助在水口進行鄉村復育計劃。項目透過與村民緊密合作，致力保育及活化水口的建築與文化遺產，以推動城鄉復育，包括修復被列為三級歷史建築的 49 號屋及一座以往用作儲存農具、穀物和稻草等的舊禾寮，以重現昔日農耕活動與生活面貌。
5. 在公眾參與和教育方面，有關基金下的項目在水口沙坪舉行公眾教育活動，包括生態導賞團及關注日，亦在掘蜆活動的旺季進行推廣保育資訊，提高公眾保育自然生境意識。此外，漁農自然護理署（漁農署）亦定期舉辦一系列教育和宣傳活動，包括設置教育攤位、派發保育宣傳單張，以及向遊客分享保護馬蹄蟹和海岸環境的資訊，推廣保育海洋生態及欣賞自然守則的信息，亦提醒遊客負責任的海岸康樂行為。

進一步保育優化措施

6. 為更有效管理郊遊熱點的人流，漁護署正檢視一些熱門郊遊地點的承載力以及長遠管理策略，包括按實際情況及需要，繼續加強清潔及管理、及郊遊禮儀的宣傳教育，並推廣其他合適郊遊地點以分散人流，亦會研究引入預約制度，確保生態旅遊與自然環境保育並行。

可持續綠色概念的建築設計

7. 教育中心採用可持續綠色概念的建築設計，以融入附近的自然環境，包括考慮使用光伏系統補助中心的用電、利用天窗增加建築物自然採光、設置滯洪滲濾式雨水花園並於地面採用透水性物料以促進雨水滲透減輕排水系統負荷，以及處理雨水作灌溉等非飲用用途。
8. 同時，教育中心融入以自然為本的園境設計，在建築物屋頂及牆身種植植物，提供綠化覆蓋空間供鳥類和昆蟲棲息，支持本地生物多樣性。為讓遊客體現自然生態的重要性，教育中心融入了親自然設計的元素，促進遊客與大自然的聯繫，包括種植適合蝴蝶覓食和棲息的植物、設置供鳥類棲息的鳥屋和支架、提供為昆蟲棲息的「昆蟲旅館」等。

Enclosure 1

Environmental Mitigation and Precautionary Measures

Environmental Mitigation and Precautionary Measures

Reference has been made to the relevant legislations and guidelines, including but not limited to:

- Water Pollution Control Ordinance (Cap. 358)
- Waste Disposal Ordinance (Cap. 354)
- Air Pollution Control Ordinance (Cap. 311)
- ProPECC Practice Notes (latest version)
- Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005

Aspects	Construction phase	Operation phase
Air Quality	<ul style="list-style-type: none"> • All trucks carrying dusty loads are required to be securely covered to prevent dust dispersion as per Air Pollution Control (Construction Dust) Regulation. • The Site will undergo regular spraying with water on construction day, in alignment with the dust suppression measures outlined in the Air Pollution Control (Construction Dust) Regulation. Wheel washing system at exit points of the Site will be provided. • Excavation activities will be strategically sequenced to minimize the duration and extent of dust-generating operations at the Site. • A limited number of powered mechanical equipment and vehicles will be utilized at the Site. The non-road mobile machinery used at the Site will follow the prescribed emission standards and requirement under Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation. • Appropriate mitigation measures under EPD's Recommended Pollution Control Clauses (Air Pollution Control) for Construction Contracts will be 	<ul style="list-style-type: none"> • Given no openable window and fresh air-intake will be located within the 5m buffer distance with reference to Hong Kong Planning Standards and Guidelines (HKPSG), no adverse air quality impact on the Proposed Centre due to vehicular emission arising from South Lantau Road is anticipated.

Aspects	Construction phase	Operation phase
	<p>implemented during the construction phase to minimise air quality impacts on the Site.</p> <ul style="list-style-type: none"> • Before works commence, the Contractor will submit their working methods, construction plant/equipment lists, and air pollution control plans for inspection and approval. 	
Noise	<ul style="list-style-type: none"> • Quality Powered Mechanical Equipment recognized by EPD will be used. • Appropriate mitigation measures under EPD's Recommended Pollution Control Clauses (Noise Control) for Construction Contracts, such as use of quieter construction plants (e.g. mini-excavators and noise enclosures), will be implemented during the construction phase to minimise noise impacts on the Site and its surroundings. • Construction Noise Management Plan will be prepared with reference to ProPECC PN 1/24 "Minimizing Noise from Construction Activities". 	<ul style="list-style-type: none"> • With reference to "Good Practices on Ventilation System Noise Control", partial enclosures and silencers will be applied for the mechanical ventilation and air conditioning system equipment to achieve noise attenuation. • Prior to the operation phase, commissioning test will be conducted to ensure the fixed plant noise could comply with relevant noise criteria as stipulated in the HKPSG. • A regular plant maintenance programme will be developed and implemented so that equipment is properly operated and serviced in order to maintain a controlled level of noise.
Waste management	<ul style="list-style-type: none"> • The inert C&D materials generated during the construction will be reused on-site as far as practicable. The remaining materials will be dispatched to public filling reception facilities or other construction sites for reuse. • Non-inert C&D materials such as timber and woody materials generated from tree felling and vegetation clearance will be systematically delivered to the Yard 	<ul style="list-style-type: none"> • Recycling bins will be provided to promote recycling of waste. • General refuse will be collected on a regular basis and delivered to the refuse transfer station by a reputable waste collector to avoid odour nuisance or pest / vermin problem. • For yard waste generated, the 3R principles - Reduce, Reuse, and Recycle - will be duly considered.

Aspects	Construction phase	Operation phase
	<p>Waste Recycling Centre in Y-Park for recycling.</p> <ul style="list-style-type: none"> • Non-inert C&D materials such as paper, plastic, steel, and glass will be reused and recycled wherever feasible. • A trip-ticket system will be implemented to monitor the disposal of C&D material at landfills and public fill reception facilities, as appropriate, and to control fly tipping. • All dump trucks engaged on site will be equipped with GPS or equivalent automatic system for real time tracking and monitoring of their travel routes and parking locations. • Appropriate mitigation measures under EPD's Recommended Pollution Control Clauses (Waste Management) for Construction Contracts will be implemented during the construction phase. • Waste Management Plan will be prepared for waste management and reduction. • If chemical wastes are to be produced at the construction site, the Contractor will be required to register with the EPD as a Chemical Waste Producer and to follow the guidelines stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes. 	<p>Priority will be given to reuse and recycling options wherever practicable, thereby minimising the quantity of yard waste requiring final disposal.</p>
Ecology	<ul style="list-style-type: none"> • Temporary works areas, storage areas and human activities associated with the construction works will be confined within the Site. • Robust fencing will be used to fence off the Site to ensure the construction works will not encroach onto 	<ul style="list-style-type: none"> • Mitigation measures with respect to lighting and bird friendly design aspects mentioned under this Enclosure 1 will be incorporated. • The well-vegetated riparian area will be retained as far as practicable with the supplementary planting of

Aspects	Construction phase	Operation phase
	<p>adjacent habitat areas.</p> <ul style="list-style-type: none"> • Good practices with respect to drainage aspect as mentioned in under this Enclosure 1 will be implemented. In the event of rain or at any time when rainstorms are likely to happen, exposed surface within the works area will be covered by tarpaulin or by other means. 	<p>whip mix.</p>
Drainage	<ul style="list-style-type: none"> • Silt removal facilities, i.e. sand/silt traps, recommended in Appnedix A1 of ProPECC PN2/24 will be installed. • Good site practices with reference to ProPECC PN 2/24 “Construction Site Drainage” and Environmental, Transport and Works Bureau Technical Circular (Works) No. 5/2005 “Protection of natural streams/rivers from adverse impacts arising from construction works”, DSD Technical Circular No. 1/2017 “Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage System”, DSD Practice Note No. 1/2004 “Design Rainfall Depth for Temporary Works within the Dry Season”, will be implemented. • A watercourse protection zone will be established at a minimum distance of 3 metres from the bank of the adjacent watercourse, within which no material stockpiling and construction activities will be allowed. • A watercourse protection proposal, covering drainage layout, erosion and sediment control measures, monitoring plan and emergency spill response procedures, will be prepared prior to construction. 	<ul style="list-style-type: none"> • The sewage generated from the Proposed Centre will be stored in an underground tank. • A licensed service provider will collect and dispose of the stored sewage regularly. • Monthly inspection and regular desilting will be carried out by the service provider to avoid excess buildup within the tank. • Monitoring sensors will be installed to keep monitoring the sewage level of the tank to prevent sewage overflow. • Provision for facilitating future connection to the nearby public sewerage, when available, will be allowed.

Aspects	Construction phase	Operation phase
	<ul style="list-style-type: none"> • Precautionary actions for rainstorms will be taken with reference to the guidelines in Appendix A2 of ProPECC PN 2/24. • In the event of rain or at any time when rainstorms are likely to happen, exposed surface within the works area will be covered by tarpaulin or by other means • Construction debris and spoil will be covered up and /or disposed of as soon as possible. • Sufficient mobile toilets will be provided in the works area, with a licensed waste collector employed to clean the toilets on a regular basis. All discharges during the construction phase of the Project are required to comply with the WPCO-TM issued under Section 21 of the WPCO. • Waste oil will be collected and stored for recycling or disposal, in accordance with the Waste Disposal Ordinance (Cap. 354). • Oil and fuels shall only be used and stored in designated areas which have pollution prevention facilities. • Oil interceptors will be provided in the drainage system where necessary and regularly emptied to prevent the release of oil and grease in the storm water drainage system. • Intercepting channels shall be provided to prevent storm runoff from washing across exposed soil surfaces. 	

Aspects	Construction phase	Operation phase
Traffic	<ul style="list-style-type: none"> • The traffic generated from vehicles delivering construction plant and materials during construction stage will be limited and traffic impact is not anticipated. • During the construction period, the Applicant will establish a traffic management liaison group (TMLG) to discuss and vet the temporary traffic arrangements (TTAs) for the Proposed Centre. TMLG comprises the Hong Kong Police Force, the Transport Department as well as the Applicant's site supervision team and contractor. In addition, the Applicant will set up telephone hotline and closely liaise with the local community for prompt response to public enquiries or complaints. 	<ul style="list-style-type: none"> • The education activities will be conducted mainly via appointment-based registration to facilitate event arrangement and visitor management. • Information will be disseminated through various channels about public transport means to the Proposed Centre and the routing to the Proposed Centre for schools and groups who will arrange coach as transport means for their participants. • 1 no. of L/UL bay for coach will be provided within the Site to minimise the possible impact on South Lantau Road.
Monitoring, Inspection and Reporting	<ul style="list-style-type: none"> • Regular checking will be conducted to ensure satisfactory implementation of necessary mitigation measures on site. • Requirements for conducting regular site environmental monitoring will be specified in the contract documents. "Emergency and response plan" will also be specified for prompt notification of any environmental non-compliance events and responsive actions needed to be taken. 	-
Lighting and bird friendly design	<ul style="list-style-type: none"> • Lighting provision to meet operational requirement or for safety and security purpose will be allowed as minimum as practicable and carefully controlled at 	<ul style="list-style-type: none"> • Lighting provision to meet operational requirement or for safety and security purpose will be allowed as minimum as practicable. Lighting will be switched

Aspects	Construction phase	Operation phase
	<p>night to minimize potential light impact. Lighting will be switched off or dimmed down when it is not operationally required.</p> <ul style="list-style-type: none"> • All luminaires will be downward-facing and appropriately shielded. • No direct glare will be directed towards adjacent habitat areas, particular the adjacent watercourse and sandflat. • A lighting plan, covering illumination contour drawings, lighting fixture details orientation and shielding arrangements will be prepared before commencement of the construction. 	<p>off or dimmed down when it is not operationally required.</p> <ul style="list-style-type: none"> • All luminaires shall be downward-facing and appropriately shielded. • No direct glare shall be directed towards adjacent habitat areas. • Bird friendly design will be incorporated to minimise the risk of bird collisions, including applying high contrast visual markers on exterior glass surfaces and switching off or dimming down the lighting when it is not operationally required.

Attachment 2

Supplementary Information on Planning Statement

Section 16 Application No. A/SLC/199

Referring to recent discussion with the Transport Department, the following is provided to elaborate collectively as supplementary information:

Arrangement of Coaches for School and Group Visitation

1. Activities at the Proposed Centre will primarily be conducted on a pre-registration basis to facilitate activity planning and participant management. It is anticipated that each activity session could accommodate an average of about 20 to 50 participants, with more than 60 activities to be held annually. The pre-registration activities will be tours and talks/seminars. Each tour targets about 20-25 participants and each talk/seminar targets about 50 participants. It is anticipated that at most two tours with one talk/seminar, or alternatively four tours, will be held at the Proposed Centre one day. Schools and groups may arrange 28-seater coach as transport means for their participants while individual participants will take public transport to the Proposed Centre. One 28-seater coach would be sufficient for individual activity for the participating school/group. For each talk/seminar, at most one to two 28-seater coaches would be sufficient. The durations of tour and talk/seminar are expected to last one hour and three hours respectively. Only a maximum of two 28-seater coaches will arrive at the loading / unloading bay of the Proposed Centre at the same time.
2. It is expected that, in most of the time, there would be only two activities on one day, one in the morning and one in the afternoon. In case four activities are planned on the same day, they will be separated by an interval of about 15 to 30 minutes. Under guidance by management staff of the Proposed Centre, the loading/unloading bay could have sufficient space to accommodate two 28-seater coaches at the same time.
3. The Proposed Centre can accommodate the u-turn maneuvers of 28-seater coaches from the Proposed Centre onto South Lantau Road eastbound. Visiting schools and groups providing coach transport for their participants to the Proposed Centre, will be limited to utilise 28-seater coaches.
4. As mentioned in Annex D to Attachment 3 under Further Information (FI01), the total incremental daily traffic is expected to range from five to ten coaches per day. For traffic generation estimate purpose, three pcu/hr of traffic generation rate is conservatively assumed.
5. The road link performance of South Lantau Road in 2031, three years after the completion of the Proposed Centre, is supplemented in **Table 1**. The result shows that South Lantau Road will perform satisfactorily when the Proposed Centre is in operation.

Table 1 – Road Link Performance in 2031

Road Link	Capacity ⁽¹⁾ (pcu/hr)	Traffic Flow (pcu/hr) ⁽²⁾				V/C Ratio ⁽³⁾			
		AM Peak	PM Peak	Weekend Peak	Public Holiday Peak	AM Peak	PM Peak	Weekend Peak	Public Holiday Peak
South Lantau Road near Tong Fuk Beach E/B	995	100	125	125	125	0.10	0.13	0.13	0.13
South Lantau Road near Tong Fuk Beach W/B	995	155	80	160	135	0.16	0.08	0.16	0.14

Note :

- (1) With reference to TPDM Vol. 2, Cap. 2.4 based on the two-way design flow for single two-lane carriageway with 6.75m wide.
- (2) Traffic flow is forecasted with reference to the traffic count survey conducted in 2022, 2019-based Territorial Population and Employment Data Matrices from Planning Department and historical traffic data from Annual Traffic Census, taking into account the anticipated traffic generation from the Proposed Centre during operation. The survey time covered a normal weekday 26 August 2022 (Friday), from 07:30 to 09:30 and from 17:00 to 19:00, a normal weekend, 27 August 2022 (Saturday), and a public holiday, 12 September 2022 (Monday, the Day after Mid-Autumn Festival), from 11:00 to 16:00.
- (3) V/C ratio is rounded up to the nearest 0.01.

Tentative Programme

6. As mentioned in Section 5 of the Planning Statement, the construction of the Proposed Centre is anticipated to commence in Q1 2027 and be completed in Q2 2028. The minor improvement works aims to enhance convenience for the general public. The construction works of the bus lay-by, pedestrian crossing and roadside parking spaces, as well as the Proposed Centre will be packaged into the same construction works contract and the tender invitation is targeted for Q4 2026. The proposed bus lay-by and pedestrian crossing are targeted for completion in Q1 2028, while the Proposed Centre is targeted for completion in Q2 2028.