

2026年 4月 2 3日

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 23 APR 2026
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SLC/199
	Date Received 收到日期	23 APR 2026

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

South Development and Sustainable Lantau Office, Civil Engineering and Development Department

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Prudential Surveyors International Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land in D.D.326 L, South Lantau Road, Shui Hau, South Lantau
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,110 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 440 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 1,110 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23
(e) Land use zone(s) involved 涉及的土地用途地帶	"Coastal Protection Area"
(f) Current use(s) 現時用途	Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別

- Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分	sq.m 平方米	<input type="checkbox"/> About 約
	Non-domestic part 非住用部分.....	sq.m 平方米	<input type="checkbox"/> About 約
	Total 總計	sq.m 平方米	<input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
Area of filling 填土面積	511 sq.m 平方米	<input checked="" type="checkbox"/> About 約	
Depth of filling 填土厚度	0.1 to 5.7 m 米	<input checked="" type="checkbox"/> About 約	
<input checked="" type="checkbox"/> Excavation of land 挖土			
Area of excavation 挖土面積	551 sq.m 平方米	<input checked="" type="checkbox"/> About 約	
Depth of excavation 挖土深度	0.1 to 6.3 m 米	<input checked="" type="checkbox"/> About 約	
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展	Proposed Education Centre and associated excavation and filling of land		

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置		
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction From 由 to 至
地積比率限制
- Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- Site coverage restriction From 由% to 至 %
上蓋面積限制
- Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至
.....mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- Non-building area restriction From 由m to 至 m
非建築用地限制
- Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Education Centre

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 440 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.4	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 40 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 1	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... 4.35 m 米	<input checked="" type="checkbox"/> About 約

- Domestic part 住用部分
- GFA 總樓面面積 sq. m 平方米 About 約
- number of Units 單位數目
- average unit size 單位平均面積sq. m 平方米 About 約
- estimated number of residents 估計住客數目

- Non-domestic part 非住用部分 GFA 總樓面面積
- eating place 食肆 sq. m 平方米 About 約
- hotel 酒店 sq. m 平方米 About 約
- (please specify the number of rooms 請註明房間數目)
- office 辦公室 sq. m 平方米 About 約
- shop and services 商店及服務行業 sq. m 平方米 About 約

- Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)
- 政府、機構或社區設施
- Education centre with associated facilities, including staff office at about 60 sq.m., multi-purpose room at about 130 sq.m., plantroom at about 60 sq.m., utility room and toilet at about 40 sq.m. and portion of extended canopy at about 150 sq.m.
- other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)
-
-
-

- Open space 休憩用地 (please specify land area(s) 請註明地面面積)
- private open space 私人休憩用地 sq. m 平方米 Not less than 不少於
- public open space 公眾休憩用地 sq. m 平方米 Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	G/F	Staff Office, Multi-purpose Room, Plantroom, and Utility Room
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Landscape area as a courtyard, washing area, loading / unloading bay as pick-up / drop-off area, and staff parking spaces

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Q2 2028
.....
.....
.....
.....
.....**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行人車通道安排**

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤 / 有關建築物?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>South Lantau Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 <u>2 nos.</u></p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 <u>1 no.</u></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	No 否	<input type="checkbox"/>

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)
 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

Please refer to the Landscape Proposal in Appendix L of the Planning Statement

.....

.....

.....

.....

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



Applicant 申請人 / Authorised Agent 獲授權代理人

.....
Name in Block Letters

Tam Raymond Chi Ho

.....
Position (if applicable)

Technical Director, Planning and Development

姓名 (請以正楷填寫)

職位 (如適用)

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Prudential Surveyors International Limited



Company 公司 / Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期

27.03.2026

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣打道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches
單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.

在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land in D.D.326 L, South Lantau Road, Shui Hau, South Lantau		
Site area 地盤面積	1,110	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	1,110	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23		
Zoning 地帶	"Coastal Protection Area"		
Applied use/ development 申請用途/發展	Proposed Education Centre and associated excavation and filling of land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	440 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		1
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4.35	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	40	% <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	2 nos.
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	2 nos.
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位 / 停車處總數	1 no.
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	1 no.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖 / 布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖 / 園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notional Landscape Plan, Swept Path Analysis, Locations of Representative Air Sensitive Receivers and PATH Grids, Air Buffer Distance and Fresh Air Intake Locations, Habitat Map and Species of Conservation Importance, Aerial Photos,		
Reports 報告書 Photos of Existing Conditions and Site Walkover Checklist, Drainage Plan		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及 / 或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Summary of Public Comments, Record of Land Contamination, Landscape Proposal,		
Archaeological Baseline Review		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Planning Statement

For

Section 16 Application

For

**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**

Applicant:
Authorized Agent:
Date:

**Civil Engineering and Development Department
Prudential Surveyors International Limited
March 2026**

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<i>Appendix N</i>	<i>Archaeological Baseline Review</i>

Executive Summary

Shui Hau boasts a rich ecological environment, including sandflats, wetlands, woodlands, and streams, rendering it highly suitable for promoting conservation and education. The South Development and Sustainable Lantau Office, Civil Engineering and Development Department (SSLO, CEDD) proposes to establish an education centre (the Proposed Centre) in Shui Hau. The Proposed Centre will serve as an education base promoting nature conservation of Shui Hau including the ecology of the sandflat and species of conservation importance like horseshoe crabs, etc., as well as the local traditional village culture and customs. By hosting nature and cultural activities, visitors can understand and appreciate the culture, the traditions and the natural ecology of the Shui Hau area, leading to increase in their awareness of nature conservation through direct experience.

Prudential Surveyors International Limited prepared this Planning Application on behalf of SSLO, CEDD (the Applicant) for seeking permission under Section 16 of the Town Planning Ordinance (Cap.131).

The application site, with an area of about 1,110m², falls within an area zoned “Coastal Protection Area (CPA)” on the approved South Lantau Coast Outline Zoning Plan No. S/SLC/23. It is located about 50m away from Shui Hau Sandflat, South Lantau. The Proposed Centre, with a total GFA of about 440m², comprises a single-storey structure including a multi-purpose room, a staff office and an outdoor activity lawn, together with other ancillary facilities such as plant room, utility room, washing area and toilets.

The Proposed Centre, which is an education centre with the aim to promote conservation awareness, leads to an ultimate purpose of conserving and protecting the natural environment and habitat of ecological significance in Shui Hau, thereby, in line with the planning intention of “CPA” zone. It is an essential project to take forward the Government’s conservation initiatives on Lantau. Given the nature and small scale of the Proposed Centre, with careful site planning and layout design, no adverse environmental, traffic, infrastructure, visual, landscape or archaeological impact would be induced. In view of the above, members of the Town Planning Board are respectfully requested to give favourable consideration to the Application.

行政摘要

(內文如有差異，應以英文版本為準)

水口擁有豐富的生態環境，包括沙坪、濕地、林地和溪流，非常適合推廣保育和教育。有見及此，土木工程拓展署南拓展及可持續大嶼辦事處擬議在水口建立一所教育中心（擬議中心）。中心作為教育基地會推廣水口的自然保育，包括沙坪生態及具保育價值的物種如馬蹄蟹等，以及當地的傳統鄉村文化和習俗。透過舉辦自然生態及鄉村文化為本的活動，讓訪客了解和尊重當地文化、傳統及自然生態，並透過親身體驗提高對自然保育的意識。

測建行有限公司代表土木工程拓展署南拓展及可持續大嶼辦事處（申請人）準備此規劃申請，就《城市規劃條例》第 16 條（第 131 章）提出規劃許可申請。

申請地點面積約 1,110 平方米，位於大嶼山南岸分區計劃大綱核准圖編號 S/SLC/23 上的「海岸保護區」內。該地點距離南大嶼水口沙坪約 50 米。擬建中心總建築面積約 440 平方米，包括 1 座單層建築，設有多用途室、職員辦公室和戶外活動草坪，以及其他附屬設施，如機電房、沖洗區和洗手間。

擬議中心符合「海岸保護區」的規劃意圖，通過教育和推廣保育意識來保護水口的自然環境及具生態意義的棲息地。這是政府在大嶼山倡議保育的重要項目。考慮到擬議中心的性質及規模細小，經過精心的場地規劃和佈局設計，不會對環境、交通、基礎設施、視覺、景觀或考古產生不利的影響。因此，懇請城市規劃委員會委員對該申請作出積極考慮。

1 Introduction

- 1.1.1 Prudential Surveyors International Limited (PSIL / the Consultant) prepared and submitted this Planning Application on behalf of the South Development and Sustainable Lantau Office, Civil Engineering and Development Department (the Applicant) for a proposed education centre in Shui Hau (the Proposed Centre), situated on the Lantau Island, under Section 16 of the Town Planning Ordinance (Cap.131).
- 1.1.2 The Applicant is pursuing the beneficial use of the rich natural, historical and cultural resources of South Lantau for sustainable leisure and recreational and educational facilities under the context of the South Lantau Eco-recreation Corridor (the Corridor), which covers Cheung Sha, Shui Hau, Shek Pik and Pui O. Shui Hau, given the high ecological value, will focus on providing nature-based education facility. One of the proposals under the Corridor is to establish an education centre in Shui Hau. 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 raise public awareness of nature conservation. Per the Broad Use Terms set out by the Town Planning Board (the TPB), the proposed use is regarded as ‘Field Study / Education / Visitor Centre’ use.
- 1.1.3 The Application Site (the Site) (**Figures 1.1 and 1.2** refer) falls within an area zoned “Coastal Protection Area” (“CPA”) under the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23 (the OZP). With reference to the Schedule of Uses for “CPA” zone, the proposed use ‘Field Study / Education / Visitor Centre’ is a Column 2 use. As such, a planning application to the TPB is required.
- 1.1.4 The purpose of this Planning Statement is to furnish the members of the TPB with details of the development proposal, justifications on the Proposed Centre and provide other necessary information to facilitate the TPB’s consideration.

2 Site Context

2.1 The Site and its Surroundings

Site

- 2.1.1 The Site is situated along the South Lantau Road near an existing football field (Shui Hau Mini-Soccer Pitch) to the southwest. Per on-site observations from the site visit in February 2026, the Site is generally flat with low quality natural vegetation (**Figure 2.1** refers).

Surrounding Context

Existing Context

- 2.1.2 The existing uses in the surroundings are as follows (**Figures 2.1 – 2.4** refer):-
- to the east of the Site are single-storey structures;
 - to the south and southeast of the Site is Shui Hau Wan;
 - to the southwest of the Site are the Lower Wan Lung Bus Stop (Tung Chung to Tai O Bound), a football field and the Lantau Trail Section 10 (about 210m away);
 - to the west of the Site is the Shui Hau Village (about 550m away);
 - to the northwest of the Site is the Shui Hau Picnic Area of Lantau Trail Section 10; and
 - to the northeast of the Site are the Lower Wan Lung Bus Stop (Tai O to Tung Chung Bound) and a Green Education Farm (離島婦聯鄧福興紀念農場).

Planned Context

2.1.3 The planned use in the surroundings is as follows:-

- to the immediate northeast of the Site is the Drainage Services Department's (DSD's) Shui Hau Sewage Pumping Station (SPS).

2.1.4 Separately, with the aim to enhancing convenience to the general public, the Applicant is pursuing minor local improvement works, such as bus lay-by(s), pedestrian crossing(s), roadside parking spaces and toilet facilities, for implementation in Shui Hau. A study is being conducted for ascertaining the scope of works in consultation with relevant departments.

3 Background

3.1 Policy Context

Policy Address

- 3.1.1 The 2023 Policy Address promulgated that South Lantau should be pursued for eco-tourism or recreational uses, with diversified eco-recreational facilities at Cheung Sha, Shui Hau, Shek Pik and Pui O. To enhance Hong Kong's appeal as a premier tourism destination, the 2024 Policy Address announced expediting the development of the Corridor. Furthermore, in the Development Blueprint for Hong Kong's Tourism Industry 2.0 released in December of the same year, the development of the Corridor is listed as one of the key measures to promote island tourism. One of the proposals under the Corridor is to establish an education centre in Shui Hau.

3.2 Development Context

- 3.2.1 The Site was originally intended to be reserved for DSD's Shui Hau SPS under the project of Outlying Islands Sewerage Stage 2 South Lantau Sewerage Works.
- 3.2.2 With the DSD's agreement obtained in May 2024, the Site is released by DSD for the Proposed Centre. DSD's Shui Hau SPS would be located at the immediate northeast of the Site.

3.3 Public Consultation

- 3.3.1 From May to July 2024, the Applicant conducted a series of public engagement exercises (PE exercises) to collect public comments on the proposals recommended for the Corridor, including the Proposed Centre.
- 3.3.2 Throughout the PE exercise period, public comments were received via comment form and written submission (through online comment form, email, phone, fax and mail). Briefing sessions with various stakeholders, including Legislative Council, Island District Council, South Lantau Rural Committee, local residents, and organizations, were conducted. The public generally agreed that Shui Hau should be positioned for nature education and indicated support to the establishment of the Proposed Centre. A summary of the comments is provided in **Appendix A**.
- 3.3.3 On 3 February 2026 and 9 February 2026 respectively, the Applicant briefed the South Lantau Rural Committee and the Community Involvement, Culture and Recreation Committee of the Islands District Council on the Proposed Centre. Both committees expressed support on the Proposed Centre.

4 Planning and Land Contexts

4.1 Statutory Planning Context

- 4.1.1 The Site falls within an area zoned "CPA" on the OZP. The planning intention of the "CPA" zone is to *"conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast"* (**Figure 4.1** refers).

- 4.1.2 There is a general presumption against development in the “CPA” zone. According to the Schedule of Uses of “CPA” zone under the Approved OZP, “*in general, only development that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted*” (**Figure 4.1** refers).
- 4.1.3 Per the associated Schedule of Uses, the Proposed Centre, which is an education centre, is a Column 2 use and may be permitted with or without conditions on application to the TPB. As such, this application to the TPB is required.

4.2 Land Status

- 4.2.1 The Site is Government Land.

5 Proposed Centre

5.1 Architectural Design Concept

- 5.1.1 Since “CPA” zone is a sensitive area requiring much-needed careful attention, the Proposed Centre is designed with the concept of “blend-into-nature” aiming to seamlessly blending in with the surrounding areas. The Proposed Centre is configured in an “L” shape, clustering the development to the north and northwest of the Site while preserving significant outdoor space and allowing direct access to the Shui Hau Sandflat. Pavilion with projecting eaves create a verandah that meanders around the outdoor activity lawn, providing an intermediate space that harmonizes the built environment with the natural surroundings. The Proposed Centre integrates nature-based landscape design, with green roof and vertical greening to provide green coverage for birds and insects to inhabit, thereby enhancing local biodiversity.
- 5.1.2 The Proposed Centre adopts sustainable building design elements to blend seamlessly with the surrounding natural environment. These include using a photovoltaic system to supplement the centre’s electricity needs, employing bio-filtration / detention and infiltration rain garden to recycle water and rainwater for irrigation, incorporating skylights at roof to enhance natural daylighting in the building, using permeable paving on ground surfaces to promote rainwater infiltration and reduce the burden on the drainage system. To enable visitors to appreciate the importance of natural ecology, the Proposed Centre incorporates biophilic design elements to foster a connection between visitors and nature. These include planting species suitable for butterfly foraging and habitation, installing bird houses and perches for birds, and providing “insect hotels” for insects to reside.
- 5.1.3 To minimize the building height, the architect has adopted a 40% site coverage by accommodating all necessary indoor facilities in a single-storey arrangement for the Proposed Centre. To further reduce the building bulk, the sizes of individual facilities have been meticulously designed to meet operational needs. The proposed 40% site coverage is to strike a balance between the covered area for necessary indoor facilities and the open-air landscaped area. The building orientation and layout have been carefully considered to respect the surrounding topography and to serve as a transition from the road-side environment along South Lantau Road to the northwest of the Site to the natural setting near Shui Hau Wan to the southeast of the Site.
- 5.1.4 The architect keeps minimal building height to minimize visual impact viewing from sensitive visual receivers, whilst keeping its optimal building efficiency in terms of internal circulation and barrier-free access arrangement. This is to better blend in with the existing surrounding. The multi-purpose room features a series of folding partitions, allowing for seamless integration with the outdoor activity lawn as needed. Clad in textured bamboo panels evokes the appearance of tree bark, further enhancing its connection to the natural setting. A set of block plans and notional landscape plans are enclosed in **Appendix B** and **Appendix C**.

5.2 Major Development Parameters

5.2.1 The Proposed Centre comprises single-storey structures with an outdoor activity lawn (**Appendix B and C** refer).

5.2.2 The Proposed Centre accommodates:-

- associated facilities including a multi-purpose room, a staff office and an outdoor activity lawn;
- ancillary facilities including plant room, washing area and toilets;
- 1 no. of loading / unloading (L/UL) bay as pick-up / drop-off area within the Site with footpath, road kerbs, railing, sign posts, etc. for coaches; and
- 2 nos. of staff parking spaces.

5.2.3 The development parameters of the Proposed Centre are as follows:-

Development Parameters	Proposed Centre
Site Area:	1,110 sq.m.
Total Floor Area:	About 440 sq.m.
Plot Ratio:	About 0.4
Proposed Main Uses:	Education Centre with associated facilities, including a multi-purpose room, a staff office and an outdoor activity lawn
Ancillary Uses to the Proposed Use:	Plant room, washing area and toilets
Greenery Coverage:	Not less than 20% of the site area
Site Coverage:	About 40% (including roofed-over area)
Maximum Building Height (@ Main Roof):	About 4.35m
Loading / Unloading (L/UL) Bay:	1 no. of L/UL bay as pick-up / drop-off area for coaches
Parking Space:	2 nos. of staff parking spaces
Anticipated Date for Commencement of Work:	Q1 2027
Anticipated Completion Date:	Q2 2028

Table 5.1: Development Parameters of the Proposed Centre

5.2.4 The construction of the Proposed Centre is anticipated to commence in Q1 2027 and be completed in Q2 2028.

5.3 Proposed Operation Management

5.3.1 Upon completion, the Proposed Centre will be managed by the government. The government will invite tenders to engage service providers for the centre's operation, including arranging staff and organising activities. The government will be responsible for the centre's routine maintenance, including the building structure and mechanical and electrical installations.

5.3.2 It is expected that the daily operation of the Proposed Centre would require about 5 nos. of on-site staff. The operation hours of the Proposed Centre would be from 9:30am – 4:30pm on Mondays, Wednesdays to Sundays and public holidays. It would be closed on every Tuesday (except public holidays). The Proposed Centre will organise conservation and culture based activities in collaboration with nearby villagers, non-governmental organisations, and educational groups. These include exhibitions, seminars, talks, workshops, and guided tours to enhance visitors' awareness of environmental conservation and their understanding of rural culture. Activities at the Proposed Centre will primarily be conducted on a pre-registration basis to facilitate activity planning and participant management.

- 5.3.3 The South Lantau Road is subject to a Closed Road Permit system. Visitors are expected to take public transport to the Proposed Centre, while schools and groups visiting the Proposed Centre will arrange coach as transport means for their participants. The Proposed Centre will disseminate information about transport suggestions through various channels, including activity registration forms and confirmation letters and social media, to encourage individual visitors to use public transport and groups to use coaches to reach the Proposed Centre.

6 Technical Justifications Supporting the Section 16 Application

6.1 Traffic

- 6.1.1 The Proposed Centre is positioned as an education base promoting nature conservation of Shui Hau as well as the local traditional village culture and customs. The education activities will be conducted mainly via appointment-based registration to facilitate event arrangement and visitor management. No notable increase of visitors to Shui Hau in addition to the visitors to the Proposed Centre is anticipated.
- 6.1.2 It is noteworthy that South Lantau Road is a Closed Road. Motorists who wish to access roads on South Lantau are required to hold a valid Lantau Closed Road Permit¹ issued by the Transport Department (TD). Visitors are expected to take public transport to the Proposed Centre, while schools and groups visiting the Proposed Centre will arrange coach as transport means for their participants.
- 6.1.3 The Proposed Centre is located next to the Lower Wan Lung Bus Stop (Tung Chung to Tai O Bound), where it is well served by public buses including Routes No.1 (Mui Wo Ferry Pier < > Tai O), 2 (Mui Wo Ferry Pier < > Ngong Ping), 4 (Tong Fuk < > Mui Wo Ferry Pier), 11 (Tung Chung Station Bus Terminus < > Tai O), 11A (Shek Pik < > Tung Chung Station Bus Terminus), 23 (Ngong Ping < > Tung Chung Tat Tung Road Bus Terminus) and N1 (Mui Wo Ferry Pier < > Tai O).
- 6.1.4 For daily operation and visits, 1 no. of L/UL bay for coach will be provided within the Site to minimise the possible impact on South Lantau Road. 2 nos. of staff parking spaces will be provided within the Site to support the operation of the Proposed Centre. The swept paths can be found in **Appendix D**.
- 6.1.5 In addition, the traffic generated during construction stage will be temporary and limited to small number of vehicles delivering construction plant and materials. Traffic diversion or impact on any existing right-of-way, is not anticipated.
- 6.1.6 In view of the above, no significant impact on the road capacity would be induced by the Proposed Centre.

6.2 Environmental

Air Quality

- 6.2.1 The relevant legislations, standards and guidelines applicable to the assessment of air quality impacts include the following:-
- Air Pollution Control Ordinance (APCO) (Cap. 311)
 - Statutory framework to regulate, prevent, and control air pollution from stationary and mobile sources. It enables the setting of Air Quality Objectives (AQOs), licensing of specified processes, control of emissions from factories, vehicles, vessels, non-road mobile machinery, and asbestos-related work. The AQOs stipulate the maximum allowable concentrations over specific periods for typical pollutants, should be met. The relevant AQOs are listed in **Table 6.1**.

¹ All roads on South Lantau are closed roads, motorists who wish to access the closed roads are required to hold a valid Lantau Closed Road Permit under the Driving on Lantau Island Scheme (the Scheme). The number of daily quotas on Mondays to Fridays, except public holidays, under the current Scheme is 50 (including 10 quotas for electric private cars).

Pollutants	Averaging Time	Concentration Limit ($\mu\text{g}/\text{m}^3$) ^[1]	Number of Exceedance Allowed per Calendar Year
Respirable Suspended Particulates (RSP or PM_{10}) ^[2]	24-hour	75	9
	Annual	30	N/A
Fine Suspended Particulates (FSP or $\text{PM}_{2.5}$) ^[3]	24-hour	37.5	18
	Annual	15	N/A
Nitrogen Dioxide (NO_2)	1-hour	200	18
	24-hour	120	9
	Annual	40	N/A
Sulphur Dioxide (SO_2)	10-min	500	3
	24-hour	40	3
Ozone (O_3)	8-hour	160	9
	Peak season	100	N/A
Carbon Monoxide (CO)	1-hour	30,000	0
	8-hour	10,000	0
	24-hour	4,000	0
Lead (Pb)	Annual	0.5	N/A

Table 6.1: Air Quality Objectives for Hong Kong

Notes:

- [1] Concentration of gaseous pollutants is adjusted to a reference temperature of 293K and a reference pressure of 101.325kPa.
[2] Suspended particulates in air with a nominal aerodynamic diameter of $10\mu\text{m}$ or smaller.
[3] Suspended particulates in air with a nominal aerodynamic diameter of $2.5\mu\text{m}$ or smaller.

- Air Pollution Control (Construction Dust) Regulation
 - A subsidiary regulation under APCO that requires contractors to adopt dust suppression measures (e.g., watering, covering dusty materials, enclosures, equipment cleaning) during construction activities and mandates notification of certain works to reduce dust emissions from construction sites, to the acceptable level.
- Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation
 - The Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation comes into effect on 1 June 2015. Under the Regulation, non-road mobile machinery (NRMMs), except those exempted, are required to comply with the prescribed emission standards. From 1 September 2015, all regulated machines sold or leased for use in Hong Kong must be approved or exempted with a proper label in a prescribed format issued by EPD. Starting from 1 December 2015, only approved or exempted NRMMs with a proper label are allowed to be used in specified activities and locations including construction sites. The Contractor is required to ensure the adopted machines or non-road vehicle under the Project could meet the prescribed emission standards and requirement.
- Air Pollution Control (Fuel Restriction) Regulations (Cap. 311I)
 - The Air Pollution Control (Fuel Restriction) Regulations were enacted in 1990 to impose legal control on the type of fuels allowed for use and their sulphur contents in commercial and industrial processes to reduce sulphur dioxide (SO_2) emissions. In April 2025, this Regulation was amended to tighten the limit on the sulphur content of liquid fuel for industrial and commercial use from 0.005% to 0.001%.

- Hong Kong Planning Standards and Guidelines (HKPSG)
 - Table 3.1 of the HKPSG Chapter 9 has recommended the buffer distance to minimise the potential impacts from vehicular and industrial chimney emissions on the open space, which is also applicable to air sensitive uses in the vicinity. **Table 6.2** below summarises the required buffer distance for the air sensitive uses recommended in the HKPSG.

Pollutant Sources		HKPSG Recommended Buffer Distance
Industrial Chimney	Difference in Height between Industrial Chimney Exit and the Subject Site	for active and passive recreational uses
	<20m	>200m
	20-30m	>100m
	30-40m	>50m
	>40m	>10m
Odour Sources	Crematoria	>200m
	Stock wagon washing Areas	
	Livestock Yards	
	Wholesale Fish and Poultry Markets	
	Sewage Treatment Works	
Road and Highways	Trunk Road and Primary Distributor	>20m
	District Distributor	>10m
	Local Distributor	>5m
Dusty Uses	Non-construction-related Activities	>100m

Table 6.2: Recommended Buffer Distance for Air Sensitive Uses

6.2.2 The nearest EPD air quality monitoring station (AQMS) to the Site is located in Tung Chung. The Hong Kong Air Quality Objectives (AQOs) and the recent five years (2020 – 2024) annual average concentrations of air pollutants relevant to the Proposed Centre are summarised in **Table 6.3**. In general, the recorded pollutant concentrations met the prevailing AQOs, except that the 19th highest 24-hour average FSP and annual average FSP concentrations in Years 2021 and 2024, the 10th highest 8-hour average O₃ concentration in Years 2020, 2022 and 2024, and the peak season average O₃ concentration in Years 2024 did not meet with the prevailing AQOs.

Pollutant	Parameter	AQO ^[1]	Pollutant Concentration (µg/m ³) ^{[2][3]}				
			2020	2021	2022	2023	2024
Respirable Suspended Particulates (RSP)	10th Highest 24-hour	75 (9)	66	63	57	51	57
	Annual	30	25	26	23	22	23
Fine Suspended Particulates (FSP)	19th Highest 24-hour	37.5 (18)	34	38	36	28	39
	Annual	15	14	17	14	14	16
Nitrogen Dioxide (NO ₂)	19th Highest 1-hour	200 (18)	113	115	94	118	114
	10th Highest 24-hour	120 (9)	64	61	51	58	64
	Annual	40	28	26	25	26	31
Sulphur Dioxide (SO ₂)	4th Highest 10-Min	500 (3)	24	19	26	22	15
	4th Highest 24-hour	40 (3)	8	9	11	11	9
Ozone (O ₃)	10th Highest 8-hour	160 (9)	168	158	171	156	186
	Peak season	100	90	82	89	79	106
Carbon Monoxide (CO)	1st Highest 1-hour	30,000 (0)	1,530	1,240	1,170	1,280	1,670
	1st Highest 8-hour	10,000 (0)	1,388	1,073	1,151	1,095	1,256

Pollutant	Parameter	AQO ^[1]	Pollutant Concentration ($\mu\text{g}/\text{m}^3$) ^{[2][3]}				
			2020	2021	2022	2023	2024
	1st Highest 24-hour	4,000 (0)	1,157	865	1,011	1,007	1,137

Table 6.3: Air Quality Monitoring Data (Tung Chung Station, 2020 – 2024)

Notes:

[1] Values in () mean the number of exceedances allowed per calendar year.

[2] Reference conditions of gaseous pollutants concentration data: 293K and 101.325 kPa.

[3] Bold values mean exceedance of the AQO limit values.

6.2.3 Apart from the past air quality monitoring data, EPD has released a set of background levels from “Pollutants in the Atmosphere and their Transport over Hong Kong” (PATH) model PATHv3.0. The operational phase of the Proposed Centre will commence in year 2028, therefore, the relevant air pollutant concentrations in the Study Area are referenced to the PATHv3.0 data in 2028, as shown in **Table 6.4**. The locations of the Site and the concerned PATH grids are illustrated in **Appendix E**.

Pollutant	Averaging Time	AQO ^[1]	Data	Concentration Predicted by PATH v3.0 for Level 1 (0 – 17m), $\mu\text{g}/\text{m}^3$ ^{[2][3]}			
				(14,22)	(14,23)	(15,22)	(15,23)
RSP or PM10	24-hr	75 (9)	10th Highest	53.5	53.4	53.5	54.3
			No. of Exceedance(s)	0	0	0	0
	Annual	30	-	19.2	19.2	19.2	19.2
FSP or PM2.5	24-hr	37.5 (18)	19th Highest	31.6	31.8	31.8	31.6
			No. of Exceedance(s)	5	6	5	6
	Annual	15	-	11.7	11.7	11.6	11.7
NO ₂	1-hr	200 (18)	19th Highest	75.5	66.8	79.7	71.4
			No. of Exceedance(s)	0	0	0	0
	24-hr	120 (9)	10th Highest	32.5	27.7	34.6	30.8
			No. of Exceedance(s)	0	0	0	0
Annual	40	-	18.1	15.8	19.3	17.1	
SO ₂	10-min	500 (3)	4th Highest	34.5	29.1	33.6	32.6
			No. of Exceedance(s)	0	0	0	0
	24-hr	40 (3)	4th Highest	7.5	7.0	7.5	7.1
			No. of Exceedance(s)	0	0	0	0
O ₃	8-hr	160 (9)	10th Highest	178.3	180.1	179.8	177.3
			No. of Exceedance(s)	28	26	27	26
	Peak season	100	-	116.0	115.5	116.2	115.6
CO	1-hr	30,000 (0)	Maximum	577.6	579.6	577.1	584.5
			No. of Exceedance(s)	0	0	0	0
	8-hr	10,000 (0)	Maximum	543.7	543.4	545.8	551.0
			No. of Exceedance(s)	0	0	0	0
	24-hr	4,000 (0)	Maximum	509.9	512.3	515.1	517.3
			No. of Exceedance(s)	0	0	0	0

Table 6.4: Air Pollutant Concentrations Extracted from the PATH-v3.0 Model with Year 2028 Emission Inventory

Notes:

[1] Values in () mean the number of exceedances allowed per calendar year.

[2] Reference conditions of gaseous pollutants concentration data: 293K and 101.325 kPa.

[3] Bolded values mean exceedance of the AQO limit values.

- 6.2.4 The representative Air Sensitive Receivers (ASRs) during construction phases within the 500m assessment area are identified and given in **Table 6.5**. The locations are illustrated in **Appendix E**.

ASR ID	Description	Land Use	Approximate Distance from Project Area (m)	No. of Storey
A1	74 Shui Hau Village	Residential	395	3
A2	76 Shui Hau	Residential	110	2
A3	78 Shui Hau	Residential	100	1
A4	79B Shui Hau	Residential	72	1
A5	80 Shui Hau	Residential	160	1
A6	80A Shui Hau	Residential	188	2
A7	Shui Hau Soccer Pitch	Recreational	5	-
A8	Village house near Shui Hau Soccer Pitch	Residential	33	1
A9	Outlying Islands Women's Association Tang Fook Hing Farm	Recreational	70	-

Table 6.5: Identified Representative Air Sensitive Receivers during Construction Phase

Construction Phase

- 6.2.5 The construction of the Proposed Centre, with an approximate site area of 1,110m² is anticipated to generate dust, which could potentially impact nearby ASRs, particularly during excavation and the handling and transportation of Construction and Demolition (C&D) materials. Under Air Pollution Control (Construction Dust) Regulation, all trucks carrying dusty loads are required to be securely covered to prevent dust dispersion. Furthermore, the Site will undergo regular spraying with water throughout each construction day, in alignment with the dust suppression measures outlined in the Air Pollution Control (Construction Dust) Regulation. Excavation activities will be strategically sequenced to minimize the duration and extent of dust-generating operations at the Site. Given these comprehensive mitigation measures, the construction of the Proposed Centre will not result in adverse dust impacts on the nearby ASRs.
- 6.2.6 The potential air quality impacts arising from gaseous emissions produced by diesel-powered construction equipment are anticipated to be minimal, as only a limited number of powered mechanical equipment and vehicles will be utilized at the Site. The Air Pollution Control (Fuel Restriction) Regulation was enacted in 1990 to impose legal control on the type of fuels allowed for use and their sulphur contents in commercial and industrial processes to reduce sulphur dioxide (SO₂) emissions. In April 2025, the Regulation was amended to tighten the limit on the sulphur content of liquid fuel for industrial and commercial use from 0.005% to 0.001% sulphur by weight.
- 6.2.7 In addition, under the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation, non-road mobile machinery (NRMMS), except those exempted, are required to comply with the prescribed emission standards. Starting from 1 December 2015, only approved or exempted NRMMS with a proper label in prescribed format issued by EPD are allowed to be used in specified activities and locations including construction sites. The NRMMS used under the Project will follow the prescribed emission standards and requirement. Given these stringent operational requirements and the limited scale of diesel-powered machinery employed, there will be no adverse air quality impacts associated with gaseous emissions during the construction phase of the Proposed Centre. Appropriate mitigation measures under EPD's Recommended Pollution Control Clauses (Air Pollution Control) for Construction Contracts will be implemented during the construction phase to minimise air quality impacts on the Site and its surroundings.

- 6.2.8 There is no concurrent project identified within the 500 m assessment area at the time of the assessment.

Operational Phase

- 6.2.9 The Proposed Centre is located next to the South Lantau Road which is the only source of vehicular emission near the Proposed Centre. According to Traffic Census 2024, South Lantau Road (Station ID5859) is classified as a rural road with an annual average daily traffic (AADT) of 2260 veh/day. Comparing with the AADT of South Lantau Road with other local distributors (LD) in Lantau Island at Tung Chung and Penny’s Bay, the AADT of LD is ranged from 1,500 to 18,260 veh/day as summarised in **Table 6.6**.

Station ID	Road Name	AADT 2024 (veh/day)
Penny’s Bay Area		
6114	Sunny Bay Road	4,460
5709	Magic Road	3,690
5710	Fantasy Road	1,500
Tung Chung Area		
5311	Yi Tung Road	16,730
5905	Tung Chung Waterfront Road & Ying Hei Road	13,860
5303	Tat Tung Road	18,260

Table 6.6: The AADT of Local Distributor at Lantau Island from the Annual Traffic Census 2024

- 6.2.10 As the HKPSG does not specify the buffer distance requirement for rural road and the AADT is only 2260 veh/day that less than most LD in Lantau Island, 5m buffer distance of LD is adopted as a conservative approach. Referring to the latest design as shown in **Appendix F**, there are no opened window and fresh air-intake would be located within the 5m buffer distance, therefore, no adverse air quality impact on the Proposed Centre from vehicular emission would be anticipated.
- 6.2.11 As mentioned in **Section 2.1.3**, a new SPS as proposed under the Project “Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works” would be located at the immediate northeast of the Site. The implementation programme of the SPS is not available at this stage. With reference to Section 7 of the Approved Environmental Impact Assessment No. AEIAR-210/2017 “Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works”, the major odour generating equipment and processes will be confined inside the substructure / superstructure. The exhaust, located at the roof top of the SPS, will be the only odour emission source of SPS. The air inside the SPS will be collected and passed through the deodorization facility with odour removal efficiency not less than 99.5%. Referring to the odour contour plot presented in Figure 7.7 (1.5m), Figure 7.14 (5m) and Figure 7.21 (7.6m) of the Approved EIA Report, the predicted odour levels at the boundary of the SPS would be less than 1 odour unit, which was well below the odour criterion. The building height of Proposed Centre would not be higher than 5m. Therefore, no adverse odour impact to the Proposed Centre is anticipated.
- 6.2.12 Vehicular emission is mainly the air pollutant emission source in the study area. Site visit was conducted in February 2026. There was no chimney and nor pier found within 500m assessment area from the Site. The Proposed Centre would not have any industrial chimney.

Noise

Construction Phase

- 6.2.13 Construction activities such as excavation, site formation and building works may pose noise impact. As the scale of construction works is small, the number and size of mechanical plant and equipment involved will be minimal. Quality powered mechanical equipment and quieter plant will be used to mitigate the noise at the source. Appropriate mitigation measures under

EPD's Recommended Pollution Control Clauses (Noise Control) for Construction Contracts will be implemented during the construction phase to minimise noise impacts on the Site and its surroundings.

Operational Phase

- 6.2.14 During operational phase, mechanical ventilation and air conditioning system (MVAC) equipment installed at the Proposed Centre may incur fixed noise. The MVAC equipment will be enclosed within the building except the outdoor units of the air conditioning system on roof. The planned fixed noise sources of the Proposed Centre will be designed to comply with the noise standard as stipulated in the HKPSG. With reference to "Good Practices on Ventilation System Noise Control" (GP-VS), partial enclosures and silencers will be applied 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. 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. With implementation of aforementioned mitigation measures, no adverse fixed noise impact due to the Proposed Centre is anticipated.
- 6.2.15 Considering that induced road traffic during operation of the Proposed Centre is low and all vehicles travelling on the closed roads on Lantau are required to possess valid Lantau Closed Road Permits, significant increase in road traffic noise level is not anticipated. Therefore, there will be no adverse noise impact from induced traffic during operation phase. The Proposed Centre, including the staff office, will not have opened windows for ventilation towards the road side. Also, referring to Traffic Census 2024, the AADT for South Lantau Road (Station ID 5859) is 2260 veh/day. As advised by traffic consultant, the maximum peak traffic flow for South Lantau Road in Year 2024 is around 210 veh/hr (2-way). According to the methodology/procedure under the "Calculation of Road Traffic Noise (CRTN)" (1988) published by Department of Transport, the estimated road traffic noise level at the nearest sensitive window based on aggressive assumption is about 68 dB(A). The breakdown of assumption and calculation is listed in **Table 6.7**. As such, no adverse noise impact to the Proposed Centre is anticipated during operation phase.

Parameters and Assumptions	Reference of CRTN	Noise Level, dB(A)
Peak Traffic Flow: 210 veh/hr	Chart 2	Basic Noise Level = 65.4
Speed Limit: 50 kph Assume 30% HV ^[1]	Chart 4	Correction: +3.2 dB(A)
% gradient = 0, based on site visit	Chart 6	0
Distance between nearest window and road kerb: Approximate 8m	Chart 7	Correction: +0.7 dB(A) ^[2]
Angle of View: Assume 180°	Chart 10	0
Road Surface: Impervious	Paragraph 16	Correction: -1 dB(A)
Predicted Noise Level in L _{10-1hr}		68.3 dB(A)

Table 6.7: Estimated Road Traffic Noise Level

Notes:

- [1] Assume 30% HV (vehicle types excluding private car and taxi) by making reference to Tung Chung Road vehicle composition.
- [2] Adopted 1.2m above ground for this single-storey structure.

Waste Management

- 6.2.16 The relevant legislation, standards and guidelines on assessment of waste management implications include:-
- Waste Disposal Ordinance (Cap. 354);
 - Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C);

- Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N);
- Land (Miscellaneous Provisions) Ordinance (Cap. 28); and
- Public Health and Municipal Services Ordinance (Cap. 132) – Public Cleansing and Prevention of Nuisances Regulation.

Construction Phase

- 6.2.17 C&D materials generated during the construction of the Proposed Centre will comprise both inert and non-inert materials. Inert C&D materials, such as soil, rock, concrete, brick, and asphalt, will be reused on-site as far as practicable. The remaining materials are intended for dispatch to public filling reception facilities or other construction sites for reuse, provided the materials are free from plastics, chemical waste, industrial metals, and any other non-inert materials.
- 6.2.18 Non-inert C&D materials include a range of waste types, such as mixtures of topsoil, dead vegetative matter, timber, glass, paper, steel, and plastics, which are unsuitable for backfilling but can be recycled if uncontaminated. For instance, 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 before any disposal to the designated landfill site. Additionally, non-inert C&D materials such as paper, plastic, steel, and glass will be separated on-site for reuse and recycling wherever feasible prior to their disposal in landfills. To enhance the efficiency of recycling efforts, a designated area for on-site sorting of these materials will be established, equipped with appropriate containers for the temporary storage of sorted items such as metals and plastics.
- 6.2.19 The Contractor will be responsible for the on-site separation of non-inert C&D materials from inert materials to the possible greatest extent. All non-inert C&D materials will be properly disposed of at designated landfills using dump trucks. Furthermore, the Recommended Pollution Control Clauses (Waste Management) for Construction Contracts will be implemented during the construction phase to minimize the volume of excavated C&D materials. In order to monitor the disposal of C&D material at landfills and public fill reception facilities, as appropriate, and to control fly tipping, a trip-ticket system will be included as one of the contractual requirements to be implemented by the Contractor. To further prohibit illegal dumping and landfilling of C&D materials, 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.
- 6.2.20 The estimated maximum amount of general refuse generated per day during the construction period will be approximately 32.5 kg/day. It is expected that the general refuse and non-inert C&D materials from construction sites would be disposed of at landfill, while the separated recyclable materials would be sent to the nearby recycling facilities. With implementation of good site practice, proper on-site handling and storage as well as regular disposal of the wastes, no unacceptable environmental impacts would be anticipated.
- 6.2.21 The maintenance and servicing of construction plant, equipment and vehicles may generate chemical wastes such as used paint, cleaning fluids, solvents, lubrication oil and fuel. It is anticipated that the quantity of chemical waste, such as lubricating oil and solvent produced from plant maintenance will be small. The amount of chemical waste to be generated would be quantified in the Waste Management Plan (WMP) to be prepared by the Contractor. Provided that the handling, storage and disposal of chemical wastes are in accordance with Waste Disposal (Chemical Waste) (General) Regulation, no adverse environmental impacts are anticipated.

Operational Phase

- 6.2.22 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 / visitors will be encouraged to bring along personal containers for food and drinks. Notwithstanding the above, a daily general refuse generation of 220–440 kg during operation phase is estimated on conservative side with reference to Monitoring of Solid Waste in Hong Kong – Waste Statistics for 2023 published by EPD, which recorded, on average, the generation rate of municipal solid waste (MSW) was 2.15 kg/person/day and the disposal rate was 1.44 kg/person/day with recovery rate of 33%. Recycling bins will be provided to encourage 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.

- 6.2.23 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.
- 6.2.24 Chemical wastes such as used paints, lubricants and used batteries may be generated during maintenance activities. Should any chemical waste be generated during operational phase, the operator should register with EPD as a chemical waste producer. The chemical waste would be readily accepted for disposal of at the Chemical Waste Treatment Centre at Tsing Yi or other licensed facilities for final treatment and disposal by licensed chemical waste collectors. As the Proposed Centre serves for primarily education purpose, no significant amount of chemical waste associated with the maintenance activities is anticipated. With the proper management of chemical waste in accordance with Waste Disposal Ordinance, no adverse environmental impact associated with chemical waste is anticipated.
- 6.2.25 To minimise potential environmental impacts associated with the collection and transportation of waste, waste generated from the Proposed Centre will be removed in a timely manner to avoid accumulation, odour, or pest nuisance. All waste transported off-site will be conveyed using trucks with covers or enclosed containers to prevent spillage, windblown litter, or other nuisances during transit. The Contractor will obtain all necessary waste disposal permits and licences from the relevant authorities prior to arranging waste transportation and disposal. All waste will be delivered only to licensed waste disposal facilities in accordance with statutory requirements, and good handling and transportation practices will be adopted at all times to minimise environmental impacts.

Ecological

- 6.2.26 With reference to Section 5 of the Approved Environmental Impact Assessment (EIA) No. AEIAR-210/2017 “Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works”, it indicates that the site of Shui Hau SPS, which is now released for the Proposed Centre, is located within plantation habitat. There were no flora and fauna species of conservation importance recorded within the Site under the EIA. The ecological value of the Site is considered to be low to moderate under the Approved EIA Report.
- 6.2.27 Site verification surveys were conducted between June and August 2022 within 500m of the Site to validate the results of baseline ecological survey from the EIA. No flora and fauna species of conservation importance were recorded within the Site. The habitat map within 500m assessment area is shown in **Appendix G**, covering woodland, shrubland, mangrove, marsh, seasonally wet grassland, sandflat, watercourse, agricultural area, developed area and sandy shore. The baseline conditions at the Site are summarised below:-
- Mainly composed of shrubland and woodland adjacent to South Lantau Road;
 - A watercourse is immediately at the east of the Site;
 - Dominated by common plant species such as *Acacia confusa*, *Mallotus paniculatus*, *Psychotria asiatica*, *Rhus succedanea*, *Aporosa dioica*, *Microcos nervosa*, *Alangium chinense*, *Uvaria macrocarpa*, *Litsea rotundifolia* var. *oblongifolia*, and *Rhodomyrtus*

tomentosa;

- Fauna species recorded are common and widespread; and
- No flora and fauna species of conservation importance found within the Site.

6.2.28 As no flora species of conservation importance is expected to be affected by the Proposed Centre directly, protective / precautionary measures of direct impact on flora of conservation importance is considered not necessary. If trees are inevitably to be affected, numbers of tree felling and pruning will be kept as minimal as possible.

6.2.29 In order to mitigate ecological impacts, temporary works areas, storage areas and human activities associated with the construction works will be confined within the Site, to avoid loss of or damage to adjacent habitat areas due to the construction works. Robust fencing will be used to fence off the Site to ensure the construction works will not encroach onto adjacent habitat areas.

Land Contamination

6.2.30 The following EPD's guiding documents are referenced for land contamination assessment:-

- Annex 19 of the Technical Memorandum on Environmental Impact Assessment Process (Annex 19 of EIAO-TM)
- Guidance Note for Contaminated Land Assessment and Remediation (the Guidance Note);
- Guidance Manual for Use of Risk-based Remediation Goals for Contaminated Land Management (the Guidance Manual); and
- Practice Guide for Investigation and Remediation of Contaminated Land (the Practice Guide).

6.2.31 Land contamination assessment was undertaken in accordance with abovementioned EIAO-TM, Guidance Note, Practice Guide, Guidance Manual.

6.2.32 Site appraisal, including desktop review and site walkover, was conducted to identify the potentially contaminating activities that may pose adverse impact to the Proposed Centre. The following information was referenced for the land contamination assessment:-

- Historical aerial photos from Lands Department (LandsD);
- Hong Kong Geological Survey Maps;
- Chemical waste producer registry and chemical spillage / leakage accidents from Environmental Protection Department (EPD); and
- Records of dangerous goods and incidents from Fire Services Department (FSD)

6.2.33 If potential contaminated land use(s) were identified within the Site, the potential land contamination impacts arising from the Proposed Centre would be evaluated and appropriate mitigation measures would be recommended. A Contamination Assessment Plan (CAP) and if necessary, Contamination Assessment Report (CAR) and Remediation Action Plan (RAP) would be submitted to EPD for endorsement. Any contaminated soil and/or groundwater should be treated according to EPD's approved RAP. A Remediation Report (RR), demonstrating adequate clean-up, should be submitted to EPD for endorsement prior to the commencement of any development or redevelopment works within the Site.

- 6.2.34 Based on the historic photos, the Site was covered by shrubland and woodland. Aerial photos showing major changes are shown in **Appendix H**. Changes of land use observed are shown in **Table 6.8**.

Year	Observed Land Use
1963	Covered by agricultural land, village houses, vacant land, vegetation (shrubland and woodland)
1982	Some vacant land becomes vegetated, and some site clearances were observed.
1993	The extent of site clearances increased, only site boundary was covered by vegetations
2003	The site totally covered by shrubland and woodland
2006	No significant land use changes were observed
2012	No significant land use changes were observed
2015	No significant land use changes were observed
2022	No significant land use changes were observed

Table 6.8: Review of Historical Aerial Photographs

- 6.2.35 Site walkover was undertaken in February 2026, which confirmed that the present land uses in the vicinity of the proposed Shui Hau are rural in character. No polluting activities / sources were observed within the Site during the walkover. The proposed works boundary does not encroach upon any petrol filling stations, car repair / dismantling workshops, industrial premises or other major polluting areas. Site photos showing the existing conditions are presented in **Appendix I**.
- 6.2.36 Based on the information provided by EPD (**Appendix J** refers), there were no records of reported accidents of spillage / leakage of chemicals or any land contamination in the Site. Hence, land contamination in the Site is not anticipated. There is no registration record of chemical waste producers (CWP) within the Site.
- 6.2.37 According to FSD’s reply (**Appendix J** refers), no dangerous goods (DG) licenses have been issued near the Site. Therefore, potential land contamination associated with the storage of DG in the Site is not anticipated.
- 6.2.38 In addition, the closest reported incident is located more than 200m from the Site summarised in **Table 6.9**, hence, no land contamination issue associated with the incident in the Site is anticipated.

Item	Date	Type of Incident	Address
1	23/10/2022	Rubbish Fire	Openground near Lamp Post FB4575 of South Lantau Road

Table 6.9: Summary of Incident Records

- 6.2.39 According to the findings of desktop review and site appraisal, the Site is occupied by non-contaminating land uses (i.e. natural vegetation). The past land use of the Site did not involve potentially polluting activities, and no chemical storage, generator / transformer and other potential sources and signs of contamination were identified within the Site during the site inspection. Thus, no associated land contamination in the Site would be expected.

6.3 Visual and Landscape

- 6.3.1 The Visual Impact Assessment (VIA) concluded that overall visual impact of the Proposed Centre to its surroundings would be “Negligible to Slight Adverse” when compared to the existing site condition which is acceptable from the visual impact standpoint. Significant visual impact is not anticipated given the size and nature of the Proposed Centre. Details of which are enclosed in **Appendix K**.
- 6.3.2 A tree survey was conducted in September 2024. 35 existing trees were recorded within or near the Site, most of which exhibited poor tree form and health conditions. The tree species recorded were common species found in Hong Kong. No Old and Valuable Trees (OVTs) have been identified in accordance with DEVB TCW No. 5/2020 – Registration and

Preservation of Old and Valuable Trees, and the Forests and Countryside Ordinance (Cap. 96). There were 7 dead trees identified among the existing trees. The tree conditions, suitability for transplanting, and consideration for removal of trees were assessed (**Appendix L** refers) in accordance with the Development Bureau Technical Circular (Works) (DEVB TC(W)) No. 4/2020. The assessment concluded that: (1) 35 existing trees recorded exhibited certain level of deterioration and were not recommended for transplantation and (2) 35 existing trees recorded would conflict with the Proposed Centre. 35 existing trees were proposed to be felled with compensatory planting of 18 trees and 35 saplings within the Site, with species that benefit local biodiversity. In addition, the Proposed Centre integrates nature-based landscape design, with green roof and vertical greening to provide green coverage for birds and insects to inhabit, thereby enhancing local biodiversity.

6.4 Sewage

6.4.1 The sewage generation of the Proposed Centre is primarily from the toilet and washing area. The estimation of sewage generated from the Proposed Centre are as follows:-

- Average Dry Weather Flow from Daily Visitors: 10.8m³/day;
- Average Dry Weather Flow from Employee: 2.8m³/day; and
- Total Average Dry Weather Flow: 13.6m³/day.

6.4.2 There will be no discharge of sewage from the Proposed Centre to the local environment. The sewage generated from the Proposed Centre will be stored in an underground tank with a capacity of 127 cubic meter. 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 detect the water level of sewage within the tank to avoid sewage overflow. In this connection, no adverse sewage impact is anticipated.

6.5 Drainage

6.5.1 Surface runoffs from the Proposed Centre will be naturally drained or be properly collected by the U-Channel systems and discharged to existing drainage system. The finished ground level of the Proposed Centre is designed to be +4.8mPD to +5.8mPD, which is higher than the maximum sea level recorded at the closest tidal station in Shek Pik (i.e. +3.91mPD and +3.89mPD under the storm surge of Super Typhoon Hato in August 2017 and Mangkhut in September 2018 respectively). Therefore, the Proposed Centre has catered for the potential flood risk especially under extreme storm surges. During the construction phase, stringent control on discharge of runoff from the Site will be implemented, e.g. sand / silt traps (**Appendix M** refers). In this connection, no adverse impact on the existing drainage is anticipated.

6.6 Water Supply Requirement

6.6.1 The estimated fresh water demand for the Proposed Centre is 15.1m³/day. New water mains are proposed to tee off from the nearby existing water supply network. As the water demand is relatively small, it is expected that any potential impact to the existing water supply system due to the Proposed Centre would be minimal.

6.7 Archaeological Baseline Review (ABR)

6.7.1 With reference to the Explanatory Statement of the Approved OZP, there are seventeen Sites of Archaeological Interest (SAIs) within the OZP. The Proposed Centre falls within the Tong Fuk Miu Wan SAI. An ABR for the Proposed Centre has been carried out and concluded that the Site has a low archaeological potential (**Appendix N** refers). The assessment of the Site as low archaeological potential is also agreed in the Approved EIA Report for Outlying Island Sewerage Stage 2 – South Lantau Sewerage Works.

- 6.7.2 Pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the Applicant and his / her contractor will inform the Antiquities and Monuments Office (AMO) immediately when any antiquities or supposed antiquities under the Ordinance are discovered in the course of works. The Applicant and his/her contractor will inform AMO the works schedule for AMO to conduct site inspection as and when required.

7 Planning Justifications

7.1 Take Forward the Government Policies

2023 and 2024 Policy Addresses

- 7.1.1 The 2023 Policy Address promulgated that South Lantau should be pursued for eco-tourism or recreational uses, with diversified eco-recreational facilities at Cheung Sha, Shui Hau, Shek Pik and Pui O. The 2024 Policy Address announced to expedite the development of the Corridor. The proposed use of the Proposed Centre is in line with the Policy Address. The proposed use can also be regarded as a quick win solution to achieve the expedition mentioned in the Policy Address 2024.
- 7.1.2 South Lantau is designated for conservation purposes due to its rich natural and cultural resources, making it a vital area for conservation. The Applicant aims to create a balanced environment where education and recreation coexist, fostering a deeper connection between visitors and the natural environment. With the development of the Proposed Centre, visitors can understand and appreciate the natural ecology, the culture and the traditions of the Shui Hau area, leading to increase in their awareness of nature conservation through direct experience. This initiative will also have a spill-over effects on educational excursions for school tours by transmitting and disseminating valuable knowledge to students across Hong Kong, and promoting a generation that is more environmentally conscious.

7.2 In line with the Planning Intention of the Approved OZP

- 7.2.1 According to the Approved OZP, the planning intention for the “CPA” zone is “to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development”. The Proposed Centre intends through education to visitors and the wider public to raise public awareness in conserving the natural environment. The Proposed Centre will 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 raise public awareness of nature conservation.

7.3 Suitable Location and Enhancing Connectivity

- 7.3.1 The Site is strategically located at a convenient location in proximity of the South Lantau Road, providing easy access for both visitors and locals via the South Lantau Road with nearby bus access. The proposed site location is in an area without rare or protected tree species or Registered Old and Valuable Trees (OVT) or registerable OVT. The Proposed Centre is close to the natural sandflat and local community rendering it ideal for promoting conservation and education.
- 7.3.2 From the connectivity perspective, the connectivity of the area is enhanced with the strategic location of the Proposed Centre on the curvilinear pathway along South Lantau Road. The pathway extends from Shui Hau Village to key facilities such as public restrooms, the football field, the Proposed Centre and nearby bus stops. This route is serviced by both a public road and a footpath, ensuring accessibility for users with different aims. (**Figure 7.1** refers).

7.4 Compatible with the Surrounding Building Typologies

- 7.4.1 The building height of the existing structures in the vicinity ranges from 1.8m – 3.8m. The proposed building height of 4.35m for the single-storey Proposed Centre is compatible with the surrounding context. The proposed use consists of only single-storey structures with an area of about 440 sq.m. **Figure 7.2** illustrates that when viewing from the Lower Wan Lung Bus Stop (Tai O to Tung Chung Bound), the proposed single-storey scheme is mostly unnoticeable whereas a notional two-storey scheme is much more extrusive and noticeable. The single-storey scheme has a far better degree of visual negligence than that of the two-storey scheme. From a visual perspective, the single-storey scheme is less extrusive and more

compatible with the surroundings.

7.5 Eco-friendliness and Enhanced Biodiversity in Design

- 7.5.1 The proposed landscape design aims to organize the space while appreciating the ecosystem service and respecting the natural environment. Various biophilic design and green design elements will be incorporated, including butterfly gardens, green roofs, bird boxes, etc.. Photovoltaic system will be used to supplement the energy consumption of the Proposed Centre. Large areas of accessible green space will be created to provide functional areas for users. Additionally, carefully selected native plants and trees will be included to support the local fauna of the area. The overall arrangement makes the design eco-friendly on its own terms and contribute to biodiversity.

7.6 No Adverse Environmental, Traffic, Sewage, Drainage, Water Supply, Visual and Landscape, and Archaeological Impacts

- 7.6.1 Technical justifications were provided to demonstrate there will be no insurmountable environmental, traffic, sewage, drainage, water supply, visual and landscape, archaeological issues arising from the implementation of the Proposed Centre at the Site.

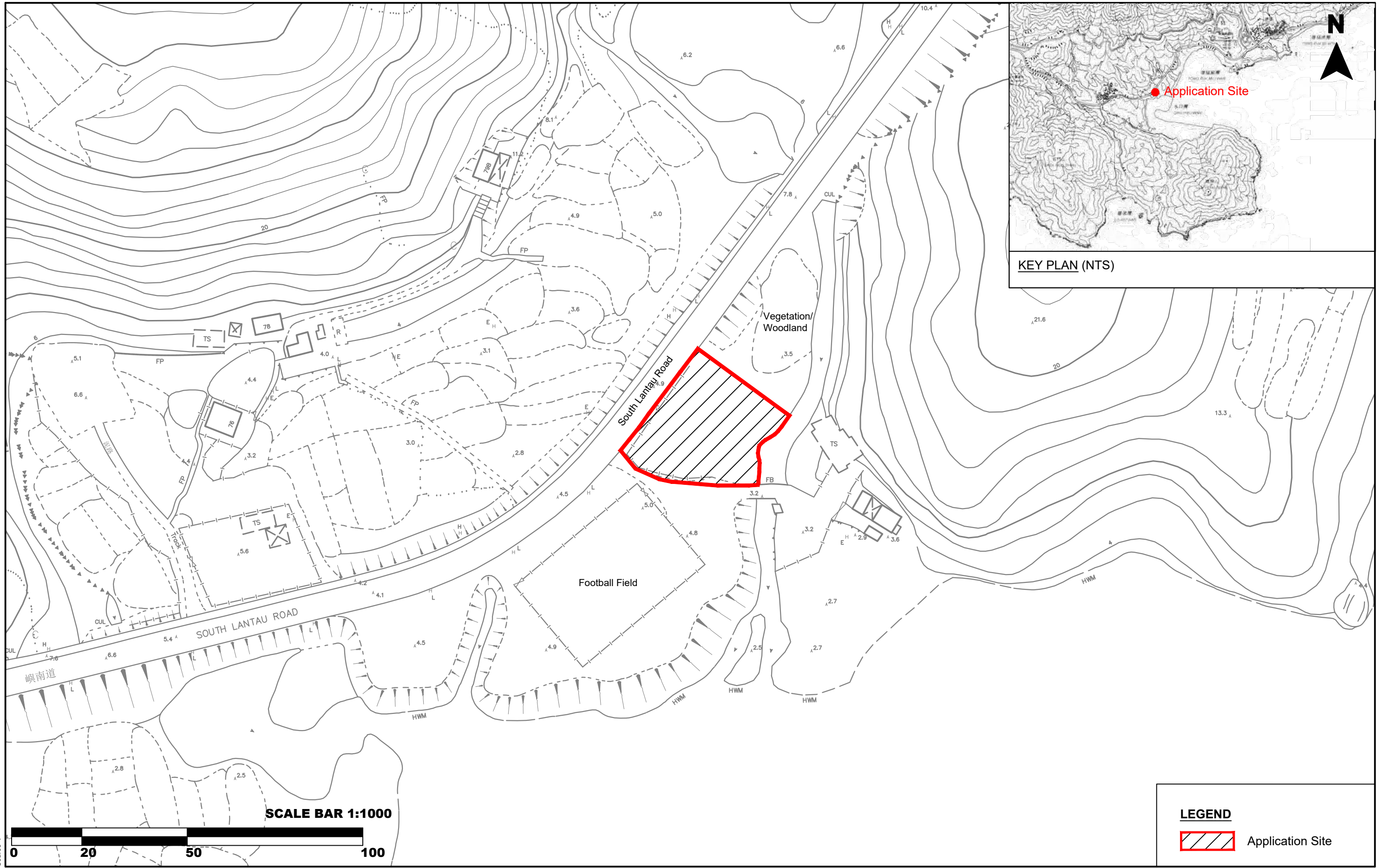
7.7 No Objections or Adverse Comments from the Public

- 7.7.1 With reference to the Para. 3.3 of this PS, the public engagement exercises on the study recommendations for formulating an Eco-recreation Corridor in South Lantau, including the development of Proposed Centre, were conducted. Public comments were received, and briefing sessions with stakeholders were carried out. Consultations were also held with the statutory and advisory bodies, including Legislative Council Panel on Development, Island District Council and South Lantau Rural Committee. The public generally agreed with the positioning of the Shui Hau area for nature education and Shui Hau is suitable for visitors who enjoy exploring the nature.

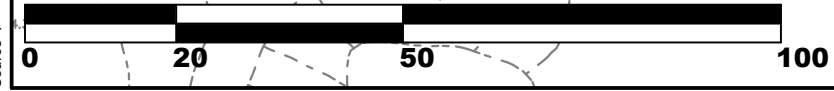
8 Conclusion

- 8.1.1 The Site falls within an area zoned “CPA” under the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23. The Applicant seeks planning permission from the TPB for the Proposed Centre.
- 8.1.2 In summary, the Proposed Centre is justified on the grounds that the Proposed Centre:
- take forward the Government Policies;
 - 2023 and 2024 Policy Addresses;
 - in line with the planning intention of the Approved OZP;
 - suitable location and enhancing connectivity;
 - compatible with the surrounding building typologies;
 - eco-friendliness and biodiversity considered in design;
 - no adverse environmental, traffic, sewage, drainage, water supply, visual and landscape, and archaeological impacts; and
 - generally support by the public.
- 8.1.3 This PS demonstrates that the Proposed Centre deserves favourable consideration by the TPB in light of the justifications provided. We trust that the TPB will see fit to accept the Proposed Centre.


Figures



File Name :
Source :



LEGEND

 Application Site



JOB TITLE:
Section 16 Application for
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

Drawing Title
Site Location Plan

Rev	Description	Date

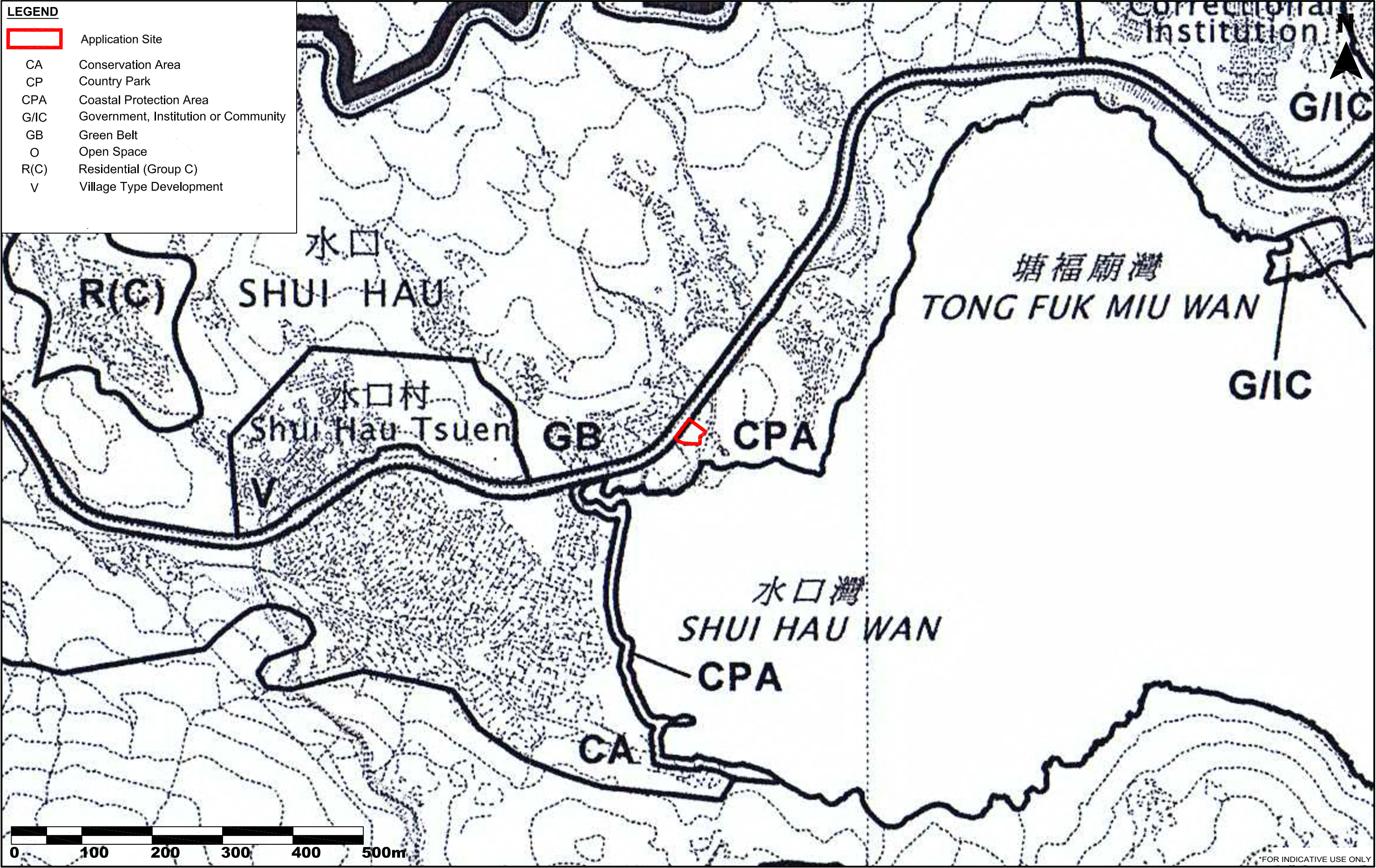
Drawn	WC	Date	23/09/24
Checked	HT	Approved	RT
Scale		1:1000 @ A3	

Drawing No.
Fig. 1.1

Rev. -

LEGEND

- Application Site
- CA Conservation Area
- CP Country Park
- CPA Coastal Protection Area
- G/IC Government, Institution or Community
- GB Green Belt
- O Open Space
- R(C) Residential (Group C)
- V Village Type Development



*FOR INDICATIVE USE ONLY

File Name :
Source :



JOB TITLE:
Section 16 Application for
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

Drawing Title
OZP Planning Context of the Surroundings

-	Submission	18/02/2025	Drawn	HY	Date	23/09/24
			Checked	HT	Approved	RT
Rev	Description	Date	Scale	1:5 000 @ A3		

Drawing No.
Fig. 1.2
Rev. -



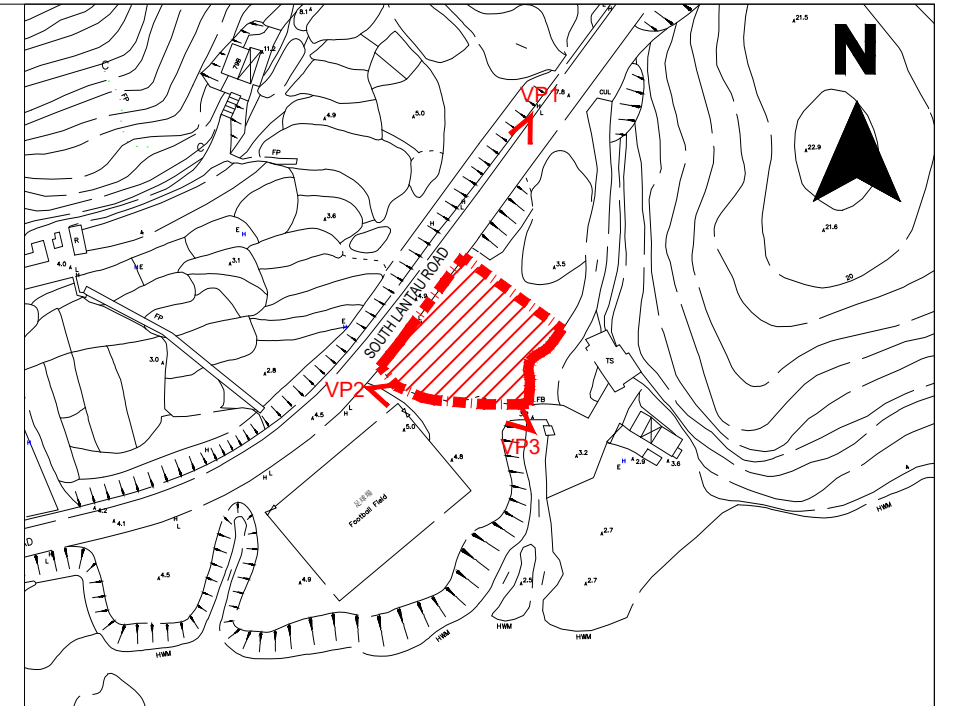
Viewing Point 1



Viewing Point 2



Viewing Point 3



KEY PLAN (NTS)

LEGEND:





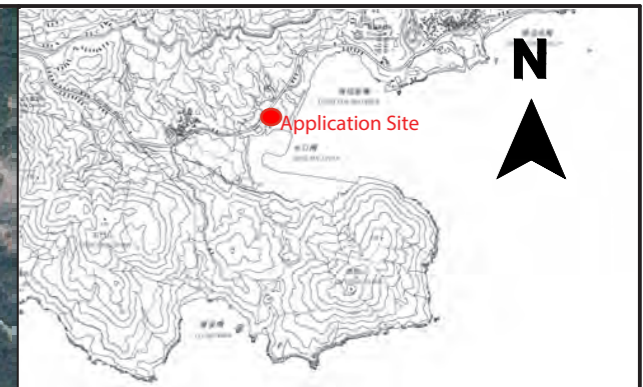
-  Application Site
-  VP1 North East View of the Site
-  VP2 West View of the Site
-  VP3 South View of the Site

PHOTO DATE: 24/09/2024(VP1,VP2), 03/10/2024(VP3)

File Name :
Source :

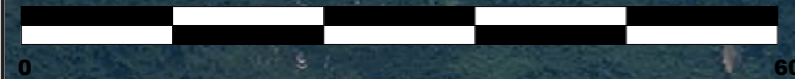
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Checked	KC	Approved	KC	Rev.	
Scale	AS SHOWN		Rev.	-	
Rev	Description	Date			



KEY PLAN (NTS)



Legend
 [Red dashed box] Application Site

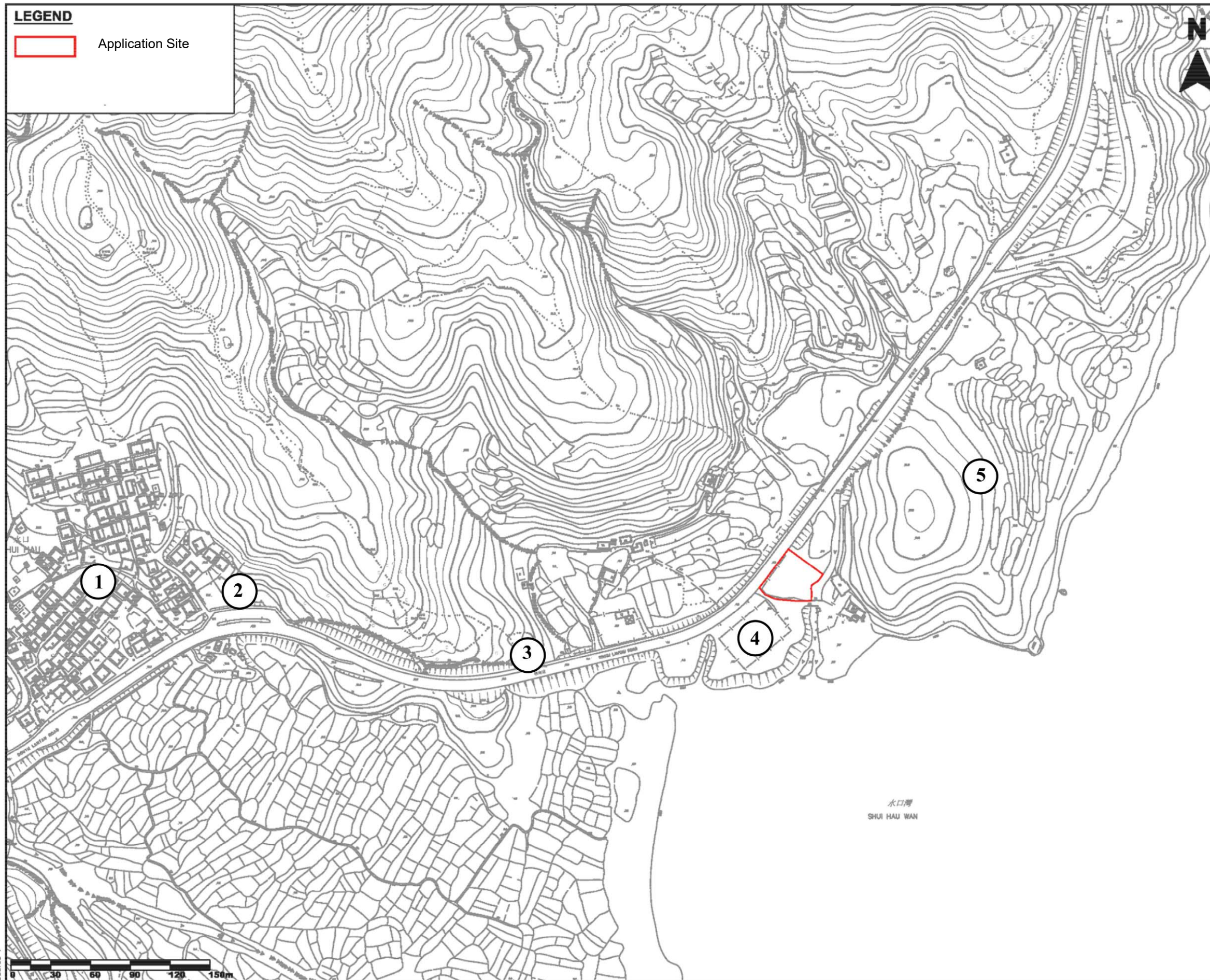
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*FOR INDICATIVE USE ONLY

File Name :
Source :

 土木工程拓展署 Civil Engineering and Development Department	 PRUDENTIAL SURVEYING - LAND ADVISORY - VALUATION 行	JOB TITLE: Section 16 Application for 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	Drawing Title Site Area and Surrounding Plan	-	Submission	18/02/2025	Drawn WC Date 23/09/24	Drawing No. Fig. 2.2
				A	Base Map Updated	24/03/2025			Checked HT	Approved RT
				Rev	Description	Date	Scale A3	Rev. A



File Name :
Source :



JOB TITLE:
Section 16 Application for
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

Drawing Title
Existing Context of the Surroundings

Rev	Description	Date

Drawn	HY	Date	23/09/24
Checked	HT	Approved	RT
Scale	1 : 3 000 @ A3		

Drawing No.
Fig. 2.3(Sheet 1 of 2)
Rev. -



File Name :
Source :



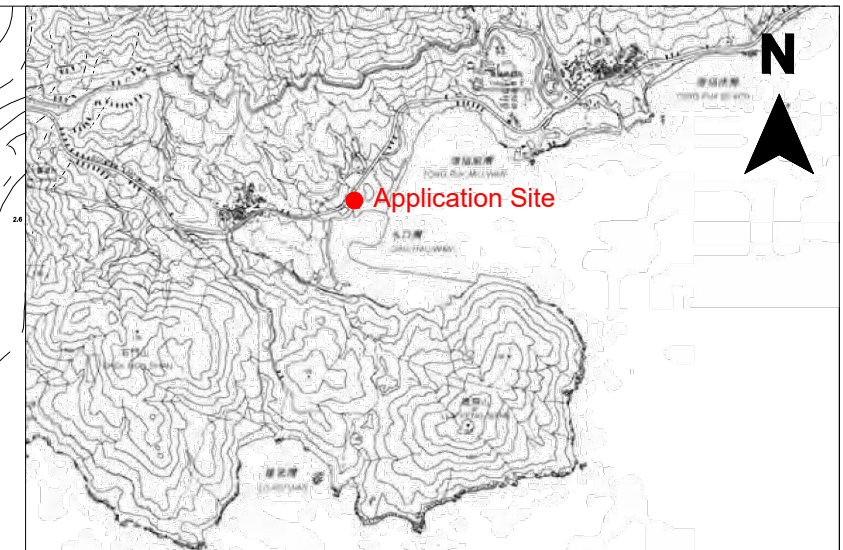
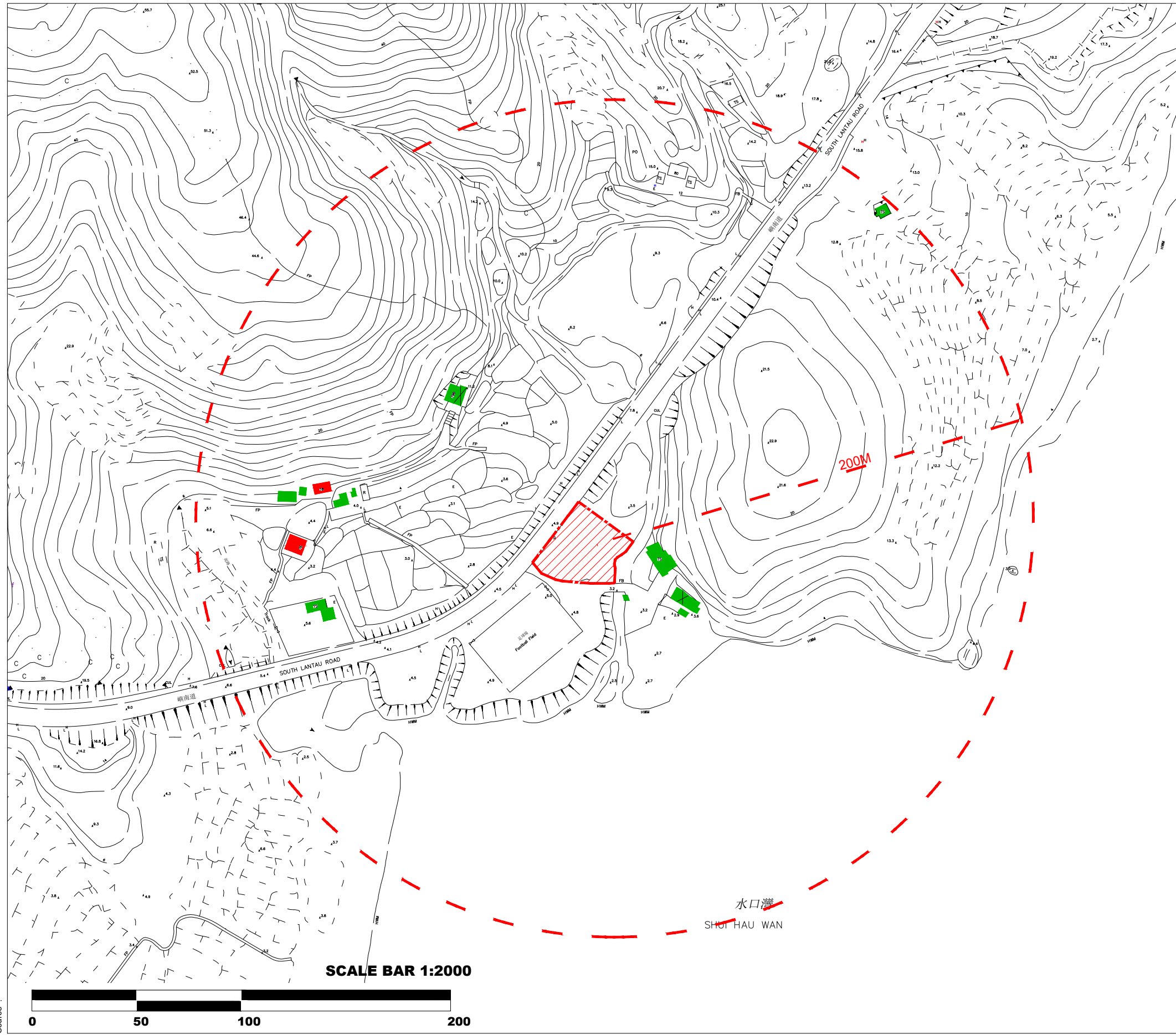
JOB TITLE:
Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
Existing Context of the Surroundings

Rev	Description	Date

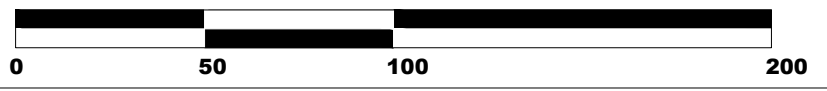
Drawn	HY	Date	23/09/24
Checked	HT	Approved	RT
Scale	1 : 3 000 @ A3		

Drawing No.
Fig. 2.3(Sheet 2 of 2)
Rev. -






KEY PLAN (NTS)

SCALE BAR 1:2000



LEGEND:

-  APPLICATION SITE
-  EXISTING SINGLE STOREY TEMPORARY STRUCTURE / BUILDING
-  EXISTING 2 STOREY BUILDING

File Name :
Source :



JOB TITLE:
Section 16 Application for 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

Drawing Title
Building Height Profile of the Surroundings

Drawn	WC	Date	10/10/24	Drawing No.	Fig. 2.4
Checked	HY	Approved	RT	Rev.	
Scale	1:2000@A3		Date		
Rev	Description	Date			

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Barbecue Spot	Government Use
Bathing Beach	Holiday Camp
Country Park*	House (Redevelopment only)
Nature Reserve	Pier
Nature Trail	Public Convenience
On-Farm Domestic Structure	Public Utility Installation
Picnic Area	Radar, Telecommunications Electronic
Wetland Habitat	Microwave Repeater, Television and/or Radar Transmitter Installation
Wild Animals Protection Area	Tent Camping Ground
	Utility Installation for Private Project

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast.



There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

(Please see next page)

COASTAL PROTECTION AREA (Cont'd)

- Remarks
- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 25% and a maximum building height of 2 storeys (7.6m), or the plot ratio, site coverage and height of the existing house, whichever is the greater.
 - (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
 - (c) In determining the maximum site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, shall be included for calculation.
 - (d) Based on the individual merits of a redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by Town Planning Board on application under section 16 of the Town Planning Ordinance.
 - (e) On land previously falling within the "Coastal Protection Area" zone on the South Lantau Coast Outline Zoning Plan No. S/SLC/21, any diversion of stream, filling of land or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance or repair works), shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft South Lantau Coast Outline Zoning Plan No. S/SLC/13 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

 土木工程拓展署 Civil Engineering and Development Department	 PRUDENTIAL SURVEYING · LAND ADVISORY · VALUATION	JOB TITLE:	Drawing Title	Drawn	Date	Drawing No.
		Section 16 Application for 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	Extract of Schedule of Uses of "CPA" of the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23	WC	26/09/24	Fig. 4.1
				Checked	Approved	
				HT	RT	
				Scale	N.T.S.	Rev.
				Rev	Description	Date

upgrading to the Area may be considered favourably by the Board;

(b) any development, other than those defined in paragraph (3) in Part B of the covering Notes or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after the material date¹ on land within the boundary of the Regulated Area, may be subject to enforcement and prosecution actions under the Ordinance.

12.3 For any land or building falling within the boundaries of this Plan but not falling within the Regulated Area, no action is required to make the existing use of such land or building conform to this Plan, until there is a material change of use or the building is redeveloped. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an 'existing use right' should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zoning control mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

12.4 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans for the Area, and Guidelines published by the Board. The outline development plans and layout plans are available for public inspection at PlanD. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of PlanD. Application forms and guidance notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

Index of Plan

Plan No. RA/SLC/1 – South Lantau Coast Regulated Area designated under the Town Planning Ordinance (Sheets 1 to 8)

**TOWN PLANNING BOARD
MAY 2024**

¹ Material date means 9 December 2022 as defined in section 1A(1) of the Ordinance

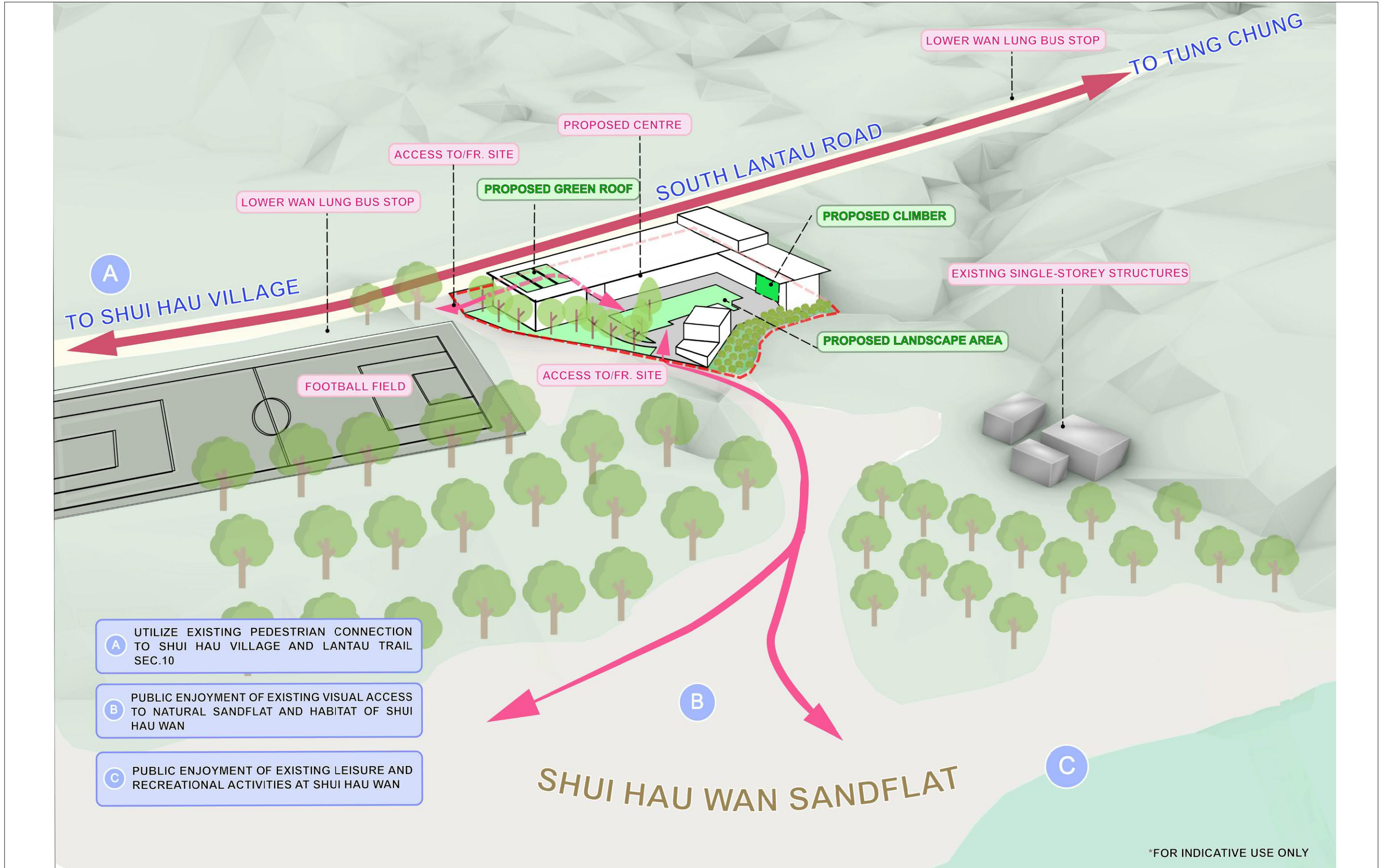
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JOB TITLE:
Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
Extract of Explanatory Statement of "CPA" of the Approved
South Lantau Coast Outline Zoning Plan No. S/SLC/23

		Drawn	WC	Date	26/09/24	Drawing No.	
		Checked	HT	Approved	RT	Fig. 4.2	
Rev	Description	Date	Scale	N.T.S.		Rev.	-



- A** UTILIZE EXISTING PEDESTRIAN CONNECTION TO SHUI HAU VILLAGE AND LANTAU TRAIL SEC.10
- B** PUBLIC ENJOYMENT OF EXISTING VISUAL ACCESS TO NATURAL SANDFLAT AND HABITAT OF SHUI HAU WAN
- C** PUBLIC ENJOYMENT OF EXISTING LEISURE AND RECREATIONAL ACTIVITIES AT SHUI HAU WAN

File Name :
Source :



JOB TITLE:
Section 16 Application for Proposed Shui Hui Education Centre on the Approved South Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hui, Lantau Island, Hong Kong

Drawing Title
URBAN DESIGN DIAGRAM

-	Submission	18/02/2025	Drawn	WC	Date	07/10/24	Drawing No.
A	Layout Update	12/03/2026	Checked	HT	Approved	RT	Fig. 7.1
Rev	Description	Date	Scale	N.T.S.		Rev.	-



File Name :
Source :

PHOTO DATE: 24/09/2024
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JOB TITLE:
Section 16 Application for
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

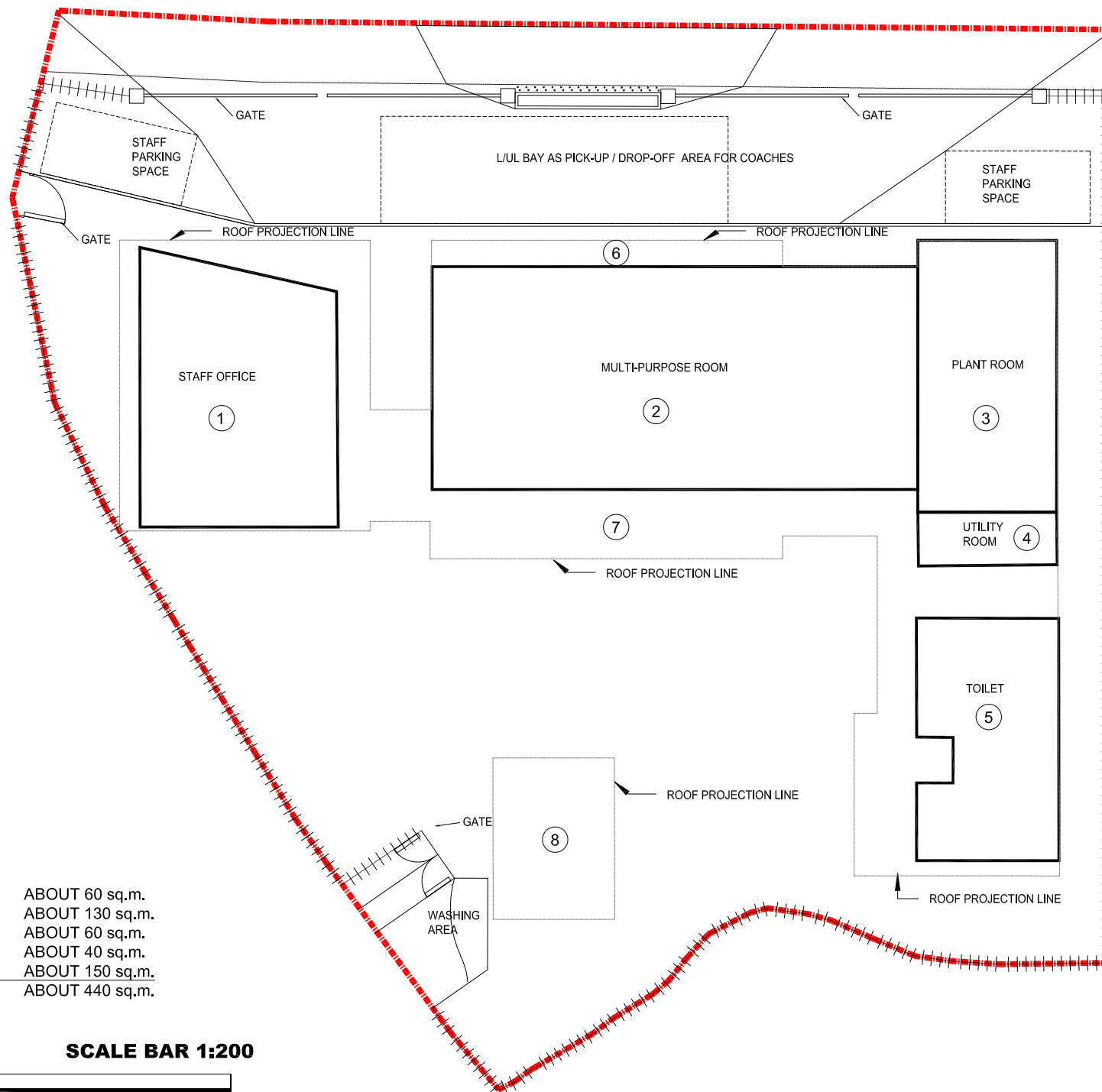
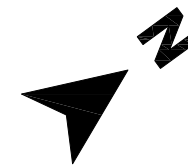
Drawing Title
Building Envelope Comparison - Single-storey Scheme
and Two-storeys Scheme

Rev	Description	Date

Drawn	WC	Date	04/10/24
Checked	RT	Approved	RT
Scale	NTS		

Drawing No.	Fig.7.2
Rev.	-

SOUTH LANTAU ROAD



G.F.A.

①	STAFF OFFICE:	ABOUT 60 sq.m.
②	MULTI-PURPOSE ROOM:	ABOUT 130 sq.m.
③	PLANT ROOM:	ABOUT 60 sq.m.
④+⑤	UTILITY ROOM + TOILET:	ABOUT 40 sq.m.
⑥+⑦+⑧	PORTION OF EXTENDED CANOPY:	ABOUT 150 sq.m.
TOTAL:		ABOUT 440 sq.m.

SCALE BAR 1:200



LEGEND:

- - - - - SITE BOUNDARY
- FENCE

REMARKS:

PROPOSED MAXIMUM HEIGHT OF BUILDING = 4.35m

*FOR INDICATIVE USE ONLY

File Name :
Source :



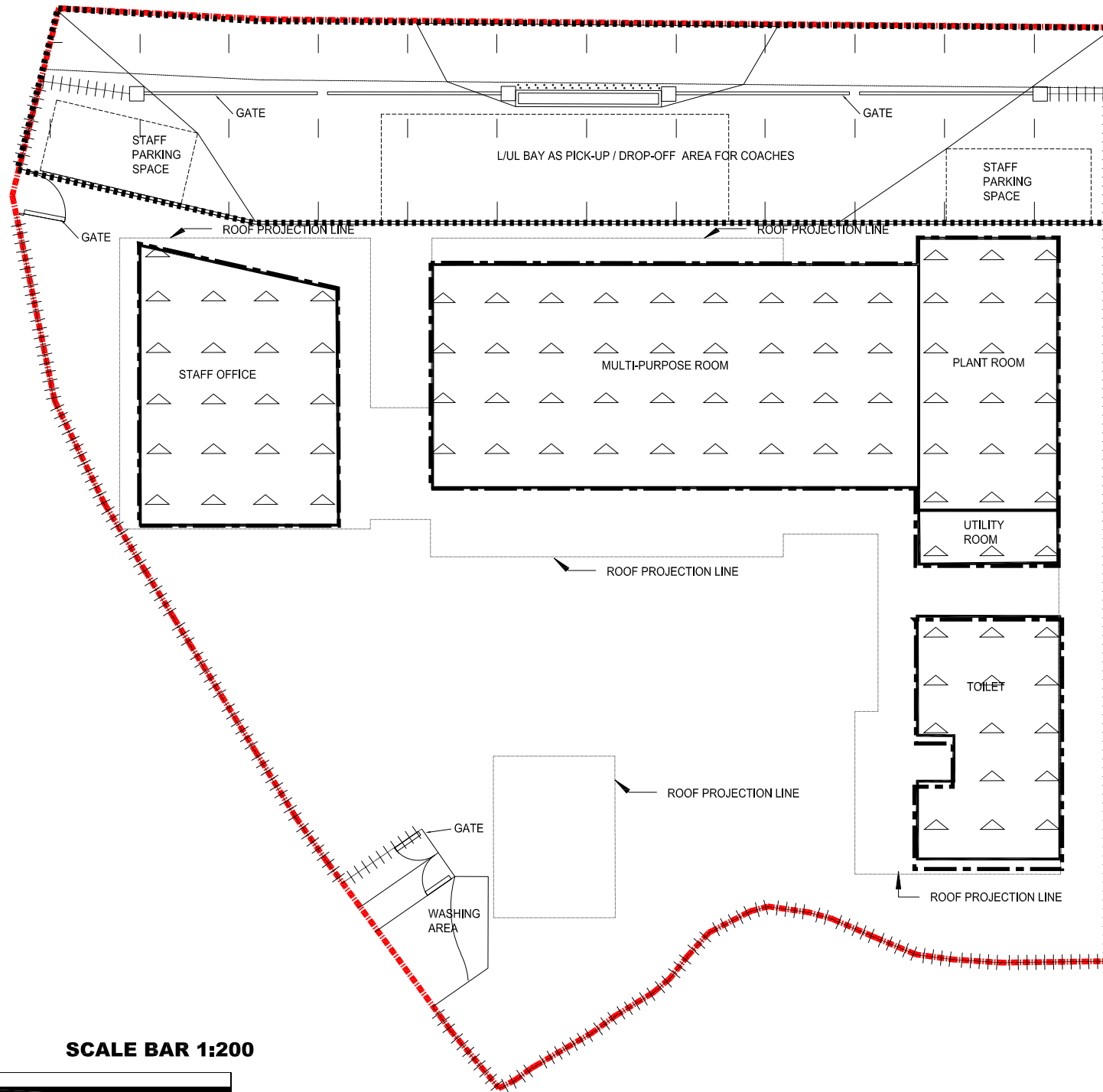
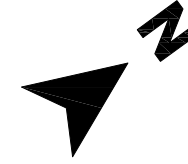
JOB TITLE:
Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
G.F.A. OF EACH BLCOK

-	Submission	10/04/2026	Drawn	WC	Date	10/04/26	Drawing No.
A	Revised Calculations	10/04/2026	Checked	HT	Approved	HT	SUPPLEMENTARY FIGURE
Rev	Description	Date	Scale	1:200@A3		Rev.	

A

SOUTH LANTAU ROAD



LEGEND:

- SITE BOUNDARY
- FENCE
- EXTENT OF EXCAVATION AND FILLING FOR FOUNDATION WORKS
 AREA OF FILLING = ABOUT 291sq.m.
 DEPTH OF FILLING = FROM 2.2m to 5.7m
 AREA OF EXCAVATION = ABOUT 291sq.m.
 DEPTH OF EXCAVATION = FROM 2.8m to 6.3m
- EXTENT OF EXCAVATION AND FILLING FOR LUL BAY AND STAFF PARKING SPACE
 AREA OF FILLING = ABOUT 260sq.m.
 DEPTH OF FILLING = FROM 0.1m to 0.5m
 AREA OF EXCAVATION = ABOUT 260sq.m.
 DEPTH OF EXCAVATION = FROM 0.1m to 0.5m

REMARKS:

PROPOSED MAXIMUM HEIGHT OF BUILDING = 4.35m

SCALE BAR 1:200



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File Name :
Source :



JOB TITLE:
Section 16 Application for 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

Drawing Title
EXCAVATION AND FILLING PLAN

Submission	10/04/2026	Drawn	WC	Date	10/04/26	Drawing No.	SUPPLEMENTARY FIGURE
		Checked	HT	Approved	HT		
Rev	Description	Date	Scale	1:200@A3		Rev.	-

Appendix A

Summary of Public Comments

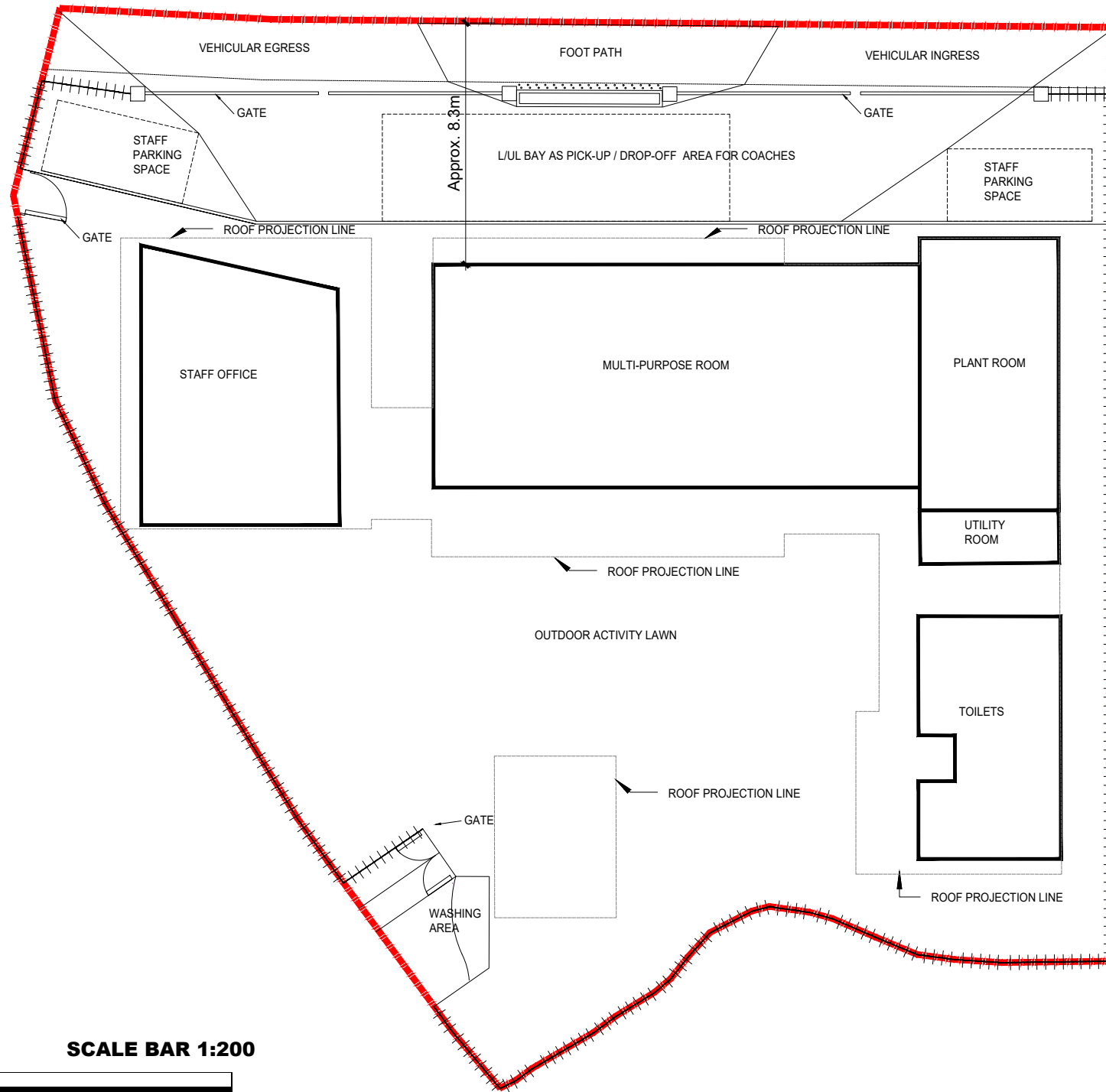
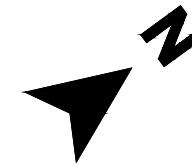
Appendix A: Summary of Public Comments

No.	Comments
1	The public supported the establishment of an education centre in Shui Hau, which would serve as an education base for promoting nature conservation. It was envisioned that the exhibitions at the Proposed Centre and guided eco-tours would showcase the ecological diversity of Shui Hau, promote local culture, and enhance public awareness of conservation efforts.
2	The public demonstrated that the location of the Proposed Centre should be carefully considered to prevent potential impacts on the ecologically sensitive areas and reduce carbon emissions through measures to decrease greenhouse gas emissions.
3	The public expected the Proposed Centre could provide guidance to visitor on nature education and remind the visitors not to disturb or damage the ecological environment, and suggested to undertake conservation work in the Proposed Centre such as breeding horseshoe crabs.
4	The public concerned about the potential impact of the Proposed Centre to the local water sports activities and suggested that the Proposed Centre could introduce and promote water sports activities.

Appendix B

Block Plan

SOUTH LANTAU ROAD



SCALE BAR 1:200



LEGEND:

- - - - - SITE BOUNDARY
- + + + + - FENCE

REMARKS:

PROPOSED MAXIMUM HEIGHT OF BUILDING = 4.35m

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Source : .

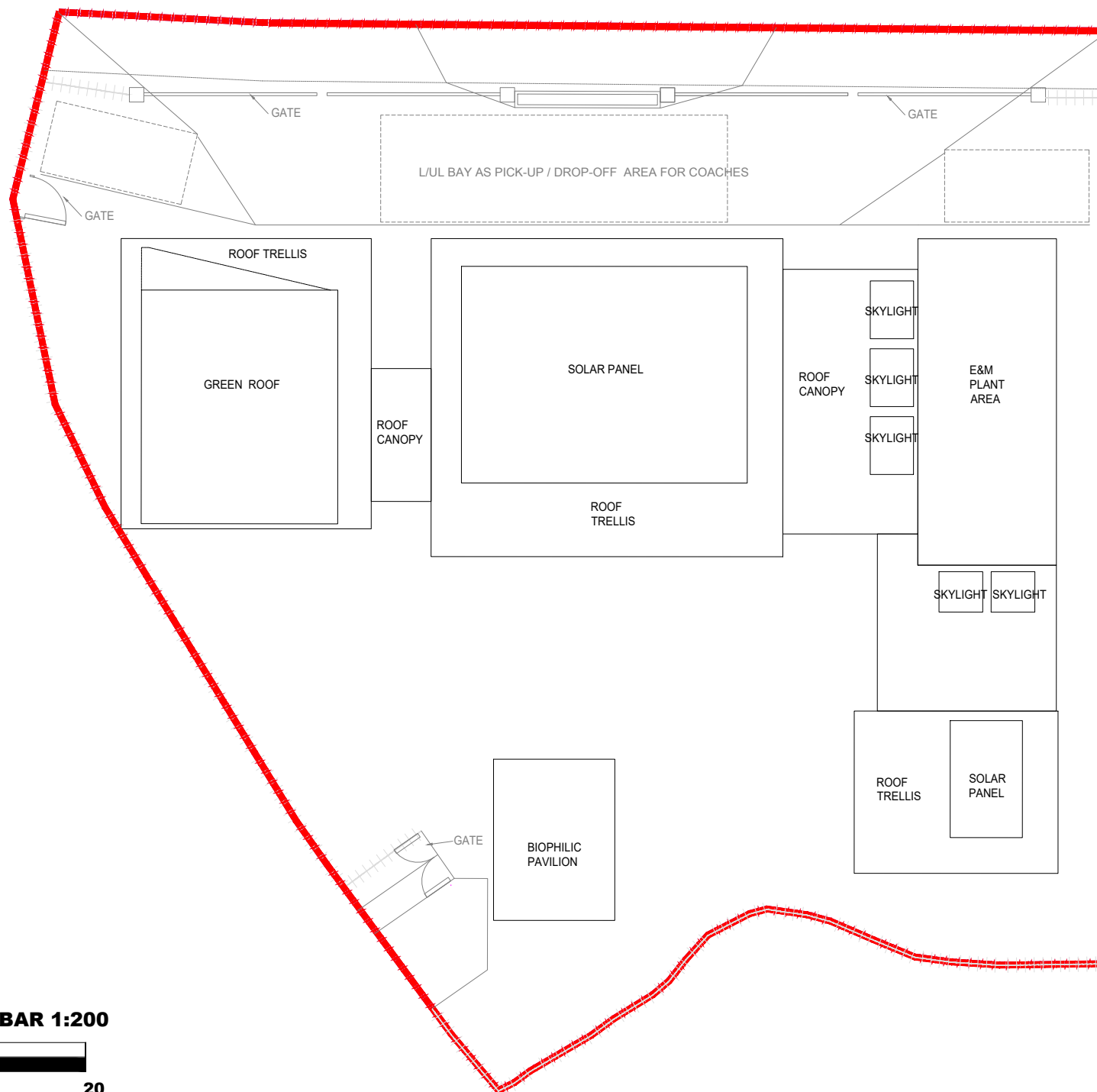
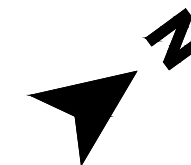


JOB TITLE:
Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
Block Plan (Ground Floor)

-	Submission	18/02/2025	Drawn	WC	Date	26/09/24	Drawing No.
A	Drawing Update	24/03/2025	Checked	KC	Approved	KC	Appendix B (Sheet 1 of 2)
B	Layout Update	10/03/2025	Scale	1:200@A3		Rev.	
Rev	Description	Date					B

SOUTH LANTAU ROAD



SCALE BAR 1:200



LEGEND:

- SITE BOUNDARY
- FENCE

REMARKS:

PROPOSED MAXIMUM HEIGHT OF BUILDING = 4.35m

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File Name :
Source :



JOB TITLE:
Section 16 Application for
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

Drawing Title
Block Plan (Roof Floor)

-	Submission	18/02/2025	Drawn	WC	Date	26/09/24
A	Drawing Update	24/03/2025	Checked	KC	Approved	KC
B	Layout Update	10/03/2025	Scale	1:200@A3		
Rev	Description	Date				

Drawing No.
Appendix B (Sheet 2 of 2)
Rev. **B**

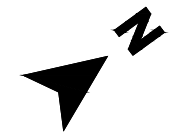
Appendix C

Notional Landscape Plan

LEGEND

- (A) MAIN ENTRANCE
- (B) L/UL BAY AS PICK-UP / DROP-OFF AREA FOR COACHES
- (C) OUTDOOR ACTIVITY LAWN
- (D) BIO-FILTRATION/DETENTION AND INFILTRATION RAIN GARDEN
- (E) CLIMBER FENCE
- (F) BUTTERFLY GARDEN
- (G) BIOPHILIC PAVILION
- (H) WASHING AREA
- (I) E&M AREA AT ROOF
- (J) GREEN ROOF
- (K) SOLAR PANEL AT ROOF
- (L) STAFF PARKING SPACE
- (M) BIRDBOX AT EAVE
- WOOD DECK
- GREY FLOOR PAVING
- SKYLIGHT
- ROOF TRELLIS
- VEHICULAR ENTRANCE/EXIT
- PEDESTRIAN ENTRANCE/EXIT
- NEW TREE
- NEW WHIP MIX

SOUTH LANTAU ROAD



SCALE BAR 1:200



**FOR INDICATIVE USE ONLY*

File Name :
Source :



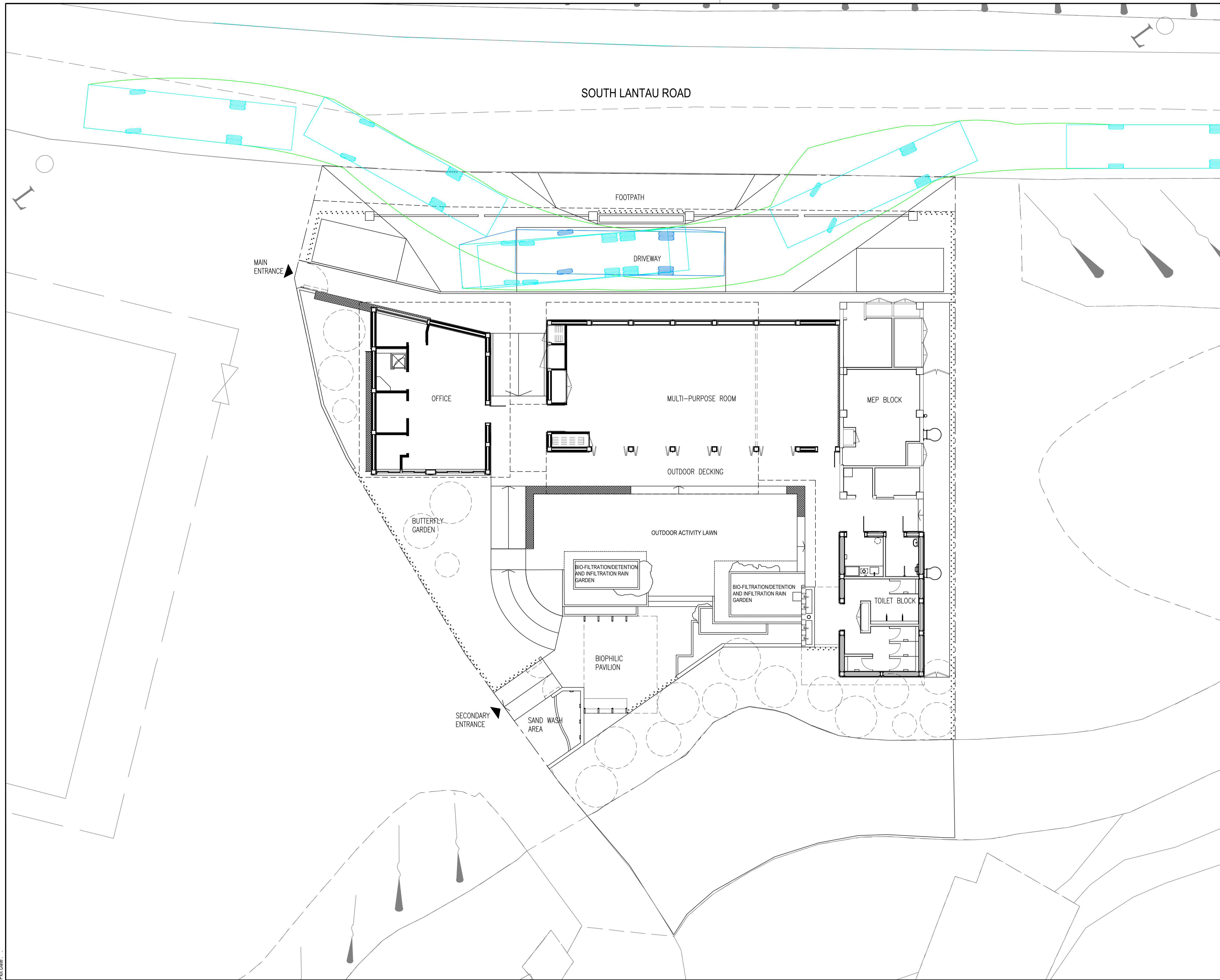
JOB TITLE:
Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
Notional Landscape Plan

-	Submission	18/02/2025	Drawn	WC	Date	26/09/24	Drawing No.
A	Layout Update	17/03/2026	Checked	KC	Approved	KC	Appendix C
B	Layout Update	26/03/2026	Scale	1:200@A3		Rev.	
Rev	Description	Date					B

Appendix D

Swept Path Analysis



Approved

Agreement no.

Agreement title

Drawing title

SWEPT PATH ANALYSIS

Drawing No. Revision

Appendix D --




Scale 1:100@A1

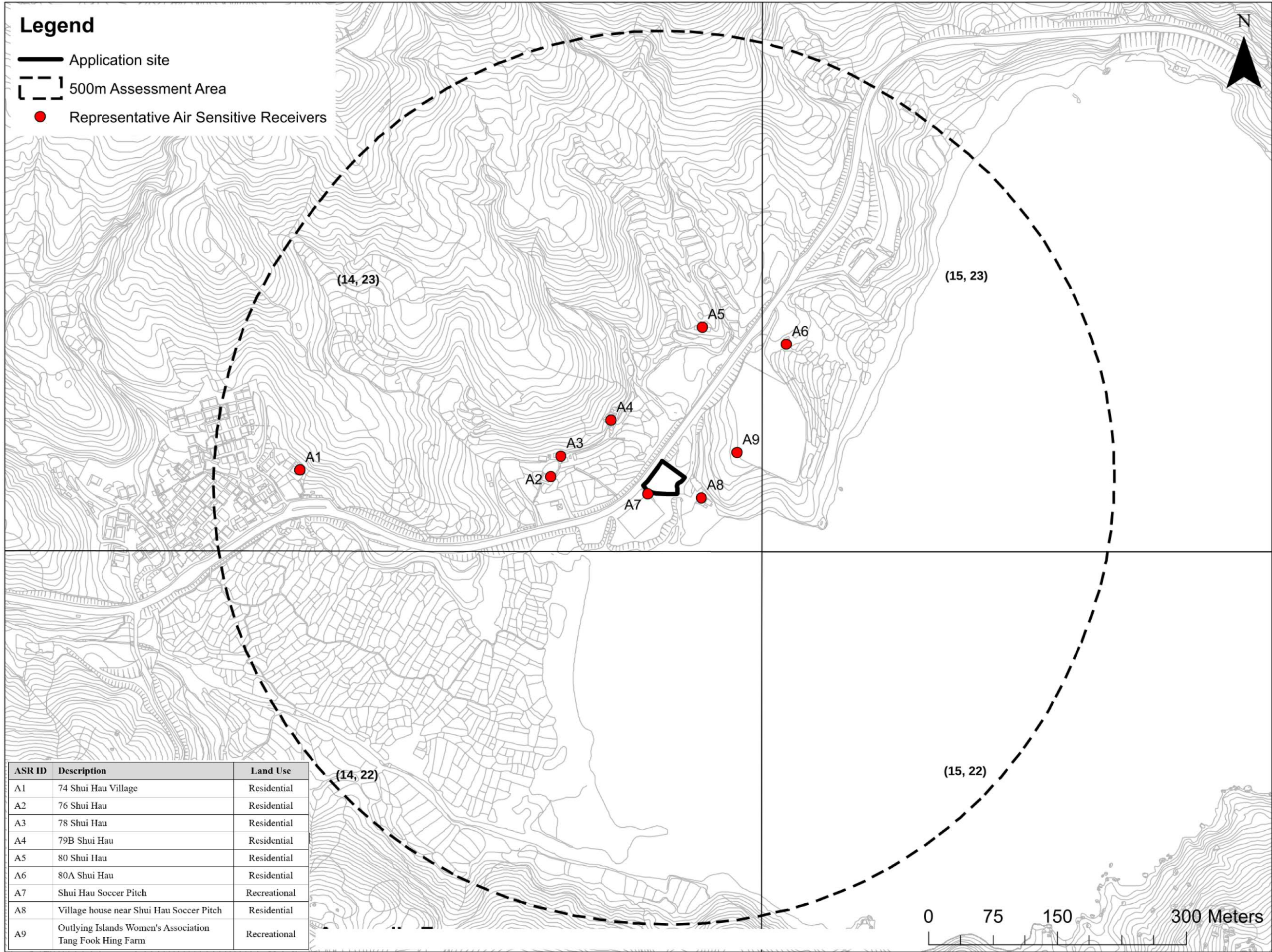


Appendix E


Locations of Representative Air Sensitive Receivers and PATH Grids

Legend

-  Application site
-  500m Assessment Area
-  Representative Air Sensitive Receivers

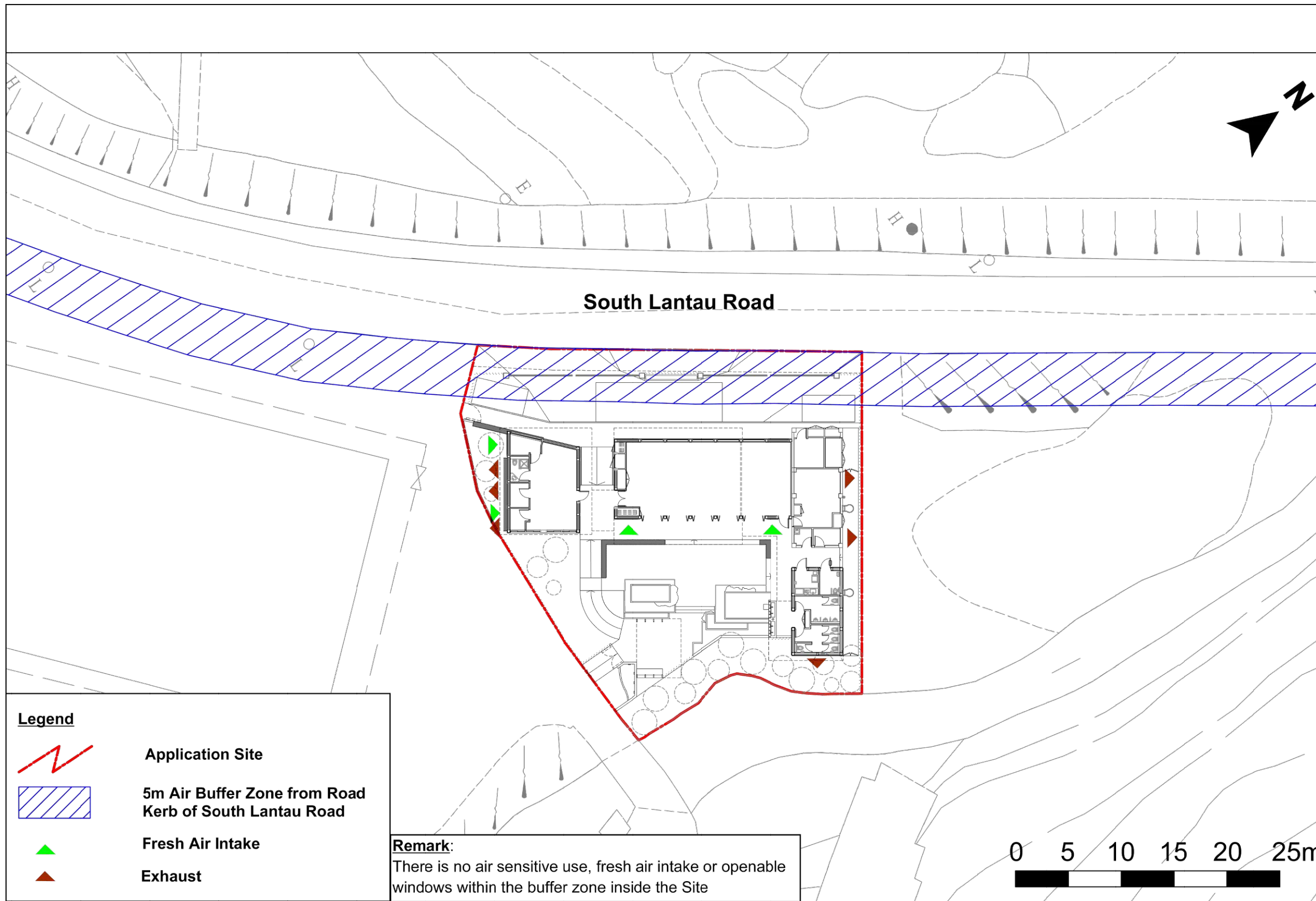


ASR ID	Description	Land Use
A1	74 Shui Hau Village	Residential
A2	76 Shui Hau	Residential
A3	78 Shui Hau	Residential
A4	79B Shui Hau	Residential
A5	80 Shui Hau	Residential
A6	80A Shui Hau	Residential
A7	Shui Hau Soccer Pitch	Recreational
A8	Village house near Shui Hau Soccer Pitch	Residential
A9	Outlying Islands Women's Association Tang Fook Hing Farm	Recreational


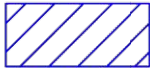


Approved	
Agreement no.	
Agreement title	
Drawing title	
LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS AND PATH GRIDS	
Drawing No.	Revision
Appendix E	--
Scale As Shown	
 土木工程拓展署 CEDD Civil Engineering and Development Department	

Appendix F

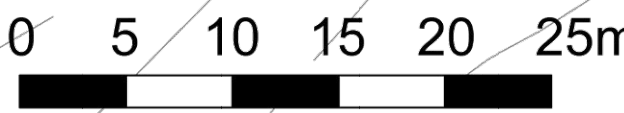
Air Buffer Distance and Fresh Air Intake Locations




Legend

-  Application Site
-  5m Air Buffer Zone from Road Kerb of South Lantau Road
-  Fresh Air Intake
-  Exhaust

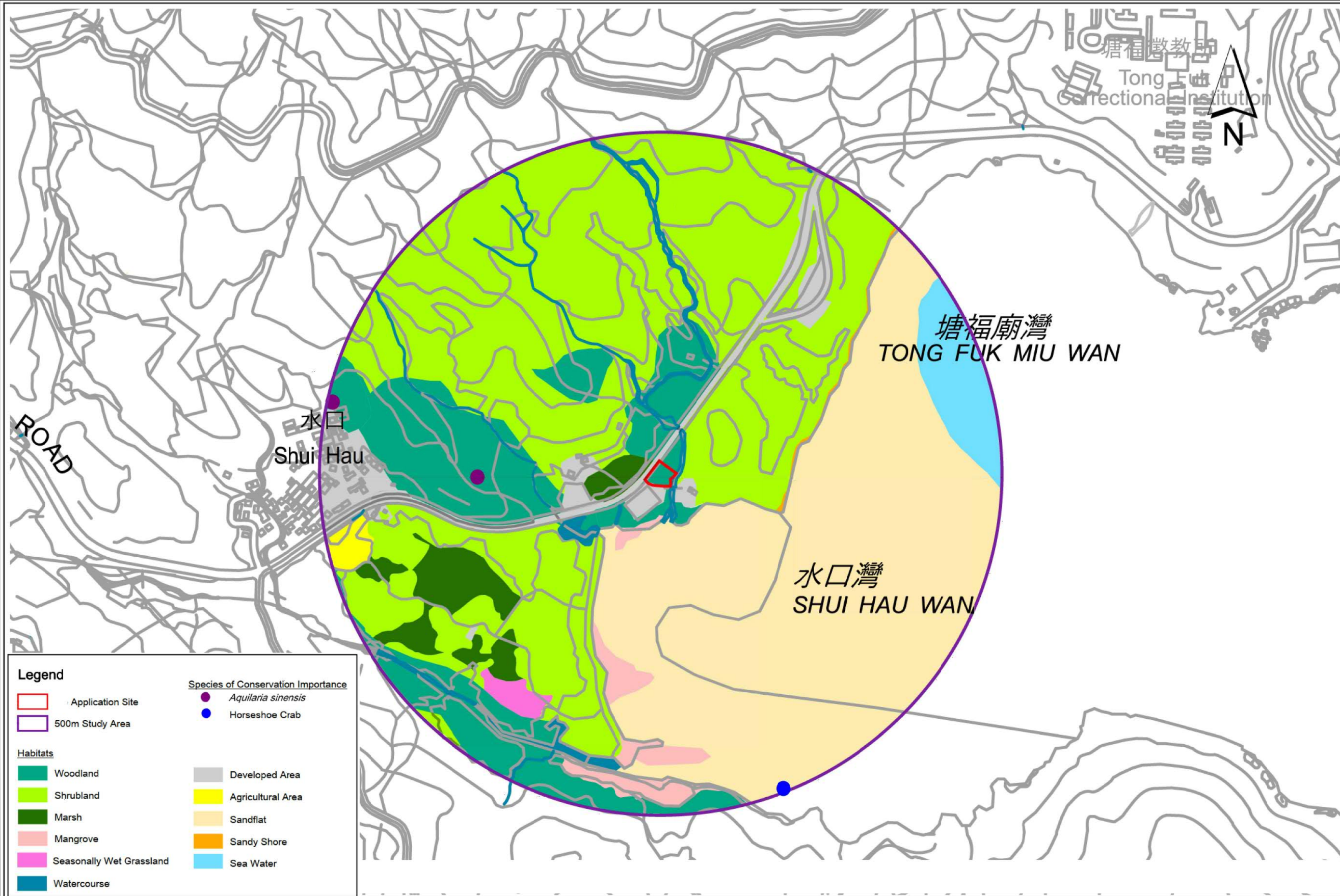
Remark:
 There is no air sensitive use, fresh air intake or openable windows within the buffer zone inside the Site



Approved	
Agreement no.	
Agreement title	
Drawing title LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS AND PATH GRIDS	
Drawing No. Appendix F	Revision --
Scale As Shown	
 土木工務拓展署 CEDD Civil Engineering and Development Department	

Appendix G

Habitat Map and Species of Conservation Importance



Approved

Agreement no.

Agreement title

Drawing title

HABITAT MAP AND SPECIES OF CONSERVATION IMPORTANCE

Drawing No. Appendix G

Revision --

Scale NTS

土木工程拓展署
CEDD Civil Engineering and
 Development Department

Appendix H

Aerial Photos



Legend
Application Site

Figure Title
Aerial Photo of Shui Hau Site in 1963

Drawing No. Appendix H (Sheet 1 of 8)

Scale A3: 1:5,000

SCALE BAR 1:5000



Legend

 Application Site



Figure Title

Aerial Photo of Shui Hau Site in 1982

Drawing No. Appendix H (Sheet 2 of 8)

Scale A3:1:5,000

SCALE BAR 1:5000





Legend
Application Site

Figure Title

Aerial Photo of Shui Hau Site in 1993

Drawing No. Appendix H (Sheet 3 of 8)

Scale A3: 1:5,000

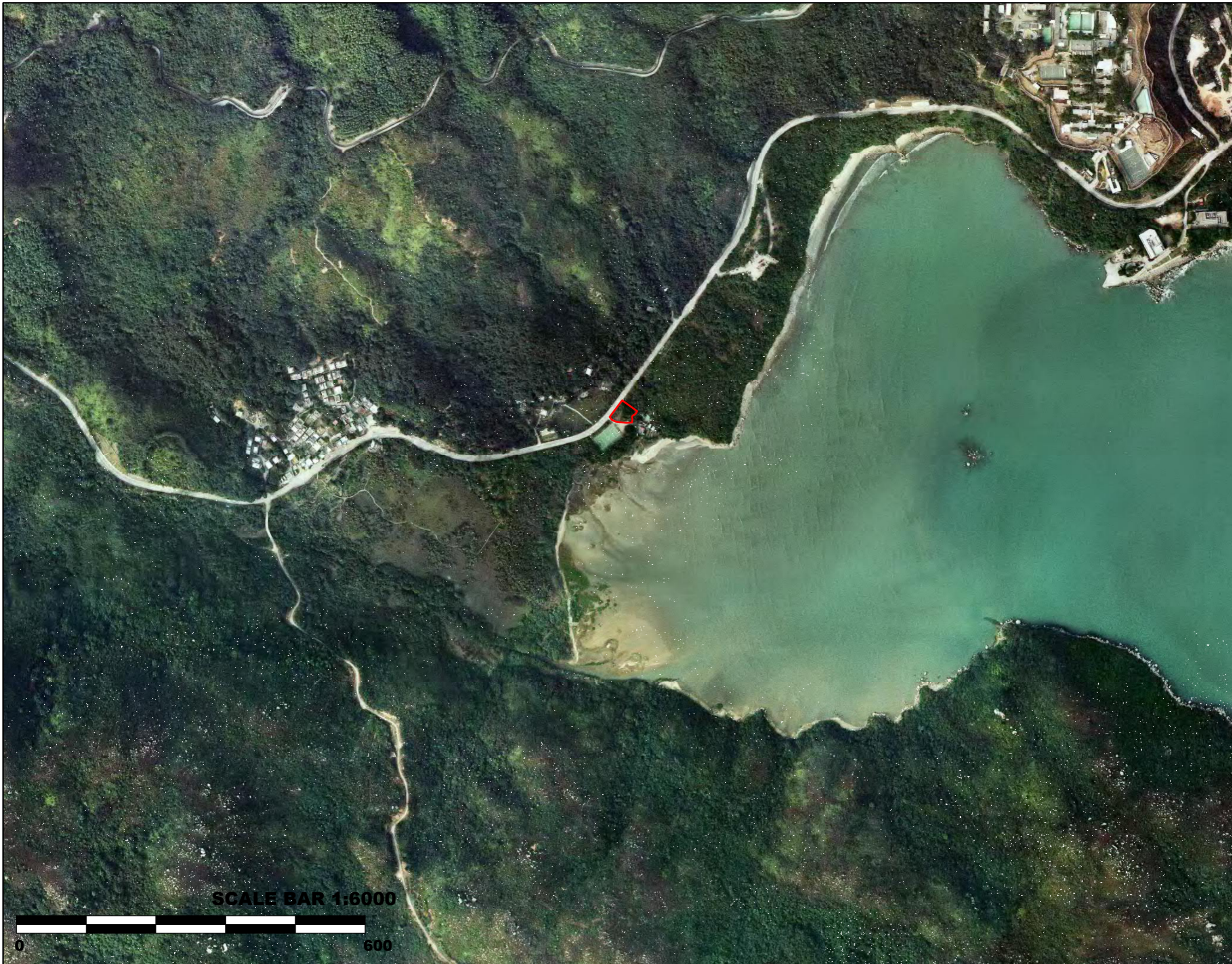


Legend
Application Site

Figure Title	Aerial Photo of Shui Hau Site in 2003
Drawing No.	Appendix H (Sheet 4 of 8)
Scale	A3: 1:5,000

SCALE BAR 1:5000





Legend

 Application Site

Figure Title

Aerial Photo of Shui Hau Site in 2006

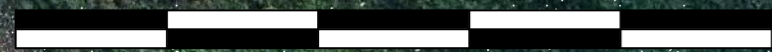
Drawing No.

Appendix H (Sheet 5 of 8)

Scale

A3:1:6,000

SCALE BAR 1:6000



0

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Legend


 Application Site

Figure Title

Aerial Photo of Shui Hau Site in 2012

Drawing No.

Appendix H (Sheet 6 of 8)

Scale

A3: 1:6,000

SCALE BAR 1:6000





Legend

 Application Site

Figure Title

Aerial Photo of Shui Hau
Site in 2015

Drawing No.

Appendix H (Sheet 7 of 8)

Scale

A3: 1:6,000



Legend

 Application Site

Figure Title

Aerial Photo of Shui Hau Site in 2022

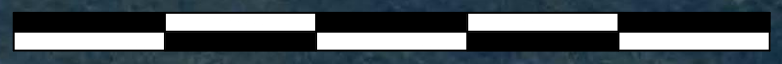
Drawing No.

Appendix H (Sheet 8 of 8)

Scale

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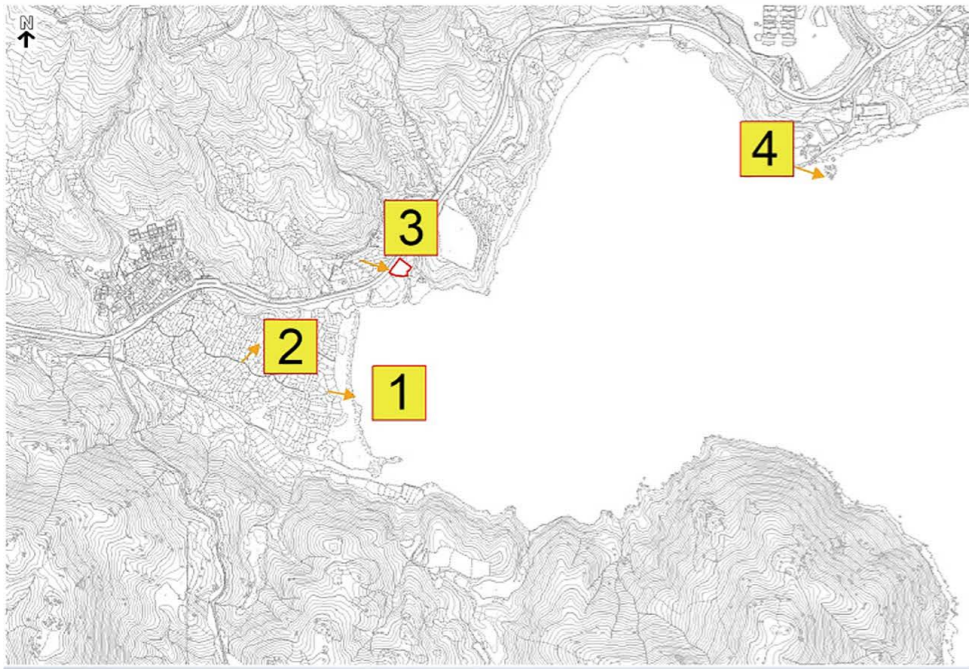


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Appendix I

Photos of Existing Conditions and Site Walkover Checklist



Legend

Application Site



Figure Title

Photo of Existing Conditions

Drawing No.

Appendix I

Scale

Appendix I: Site Walkover Checklist

1) GENERAL SITE DETAILS	
Site Owner/ Client	Government Land / CEDD
Property Address	Shui Hau, Government Land in D.D.326L
Person Conducting the Questionnaire (name & position)	Mr. W.L. LO Inspector of Works
Authorised Owner/ Client Representative (if applicable) (name, position & telephone)	N/A

2) ACTIVITIES	
Briefly describe activities carried out on site, including types of products/chemicals/materials handled. Obtain a flow schematic if possible.	
Number of employees:	N/A
- Full-time:	N/A
- Part-time:	N/A
- Temporary/Seasonal:	N/A
Maximum no. of people on site at any time:	N/A
Typical hours of operation:	N/A
Number of shifts:	N/A
Days per week:	N/A
Weeks per year:	N/A
Scheduled plant shut-down:	N/A
Detail the main sources of energy at the site:	N/A
Gas (Yes/No)	No
Electricity (Yes/No)	No
Coal (Yes/No)	No
Oil (Yes/No)	No
Other (Yes/No)	No

3) SITE DESCRIPTION	
This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.	
What is the total site area (m2):	1,110
What area of the site is covered by buildings (%):	0%
Please list all current and previous owners/occupiers if possible.	N/A
Is a site plan available? (Yes/No) If yes, please attach.	No
Are there any other parties on site as tenants or subtenants? (Yes/No) If yes, identify those parties.	No
Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry.	
North:	South Lantau Road, vegetation
South:	Football Field, Shui Hau Wan
East:	Single-storey structures
West:	South Lantau Road, village house (Shui Hau)
Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).	Flat terrain
State the size and location of the nearest residential communities.	Shui Hau Village at the west of the Site (about 550m away)
Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands, or site of special scientific interest?	Coastal Protection Area, intertidal sandflat

4) QUESTIONNAIRE WITH EXISTING/ PREVIOUS SITE OWNER OR OCCUPIER		
	Yes /No	Notes
1. What are the main activities/operations at the above address?	-	Vacant land
2. How long have you been occupying the site?	N/A	-
3. Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy.)	N/A	-
4. Prior to your occupancy, who occupied the site?	N/A	-
5. What were the main activities/operations during their occupancy?	N/A	-
6. Have there been any major changes in operations carried out at the site in the last 10 years?	N/A	-
7. Have any polluting activities been carried out in the vicinity of the site in the past?	N/A	-
8. To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	N/A	-
9. Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	N/A	-
10. Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	N/A	-
11. Are any chemicals used in your daily operations? (If yes, please provide details.)	N/A	-
- Where do you store these chemicals?	N/A	-
12. Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	N/A	-
13. Has the facility produced a separate hazardous substance inventory?	N/A	-
14. Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)	N/A	-
15. How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bays, silos, cisterns, vaults and cylinders)?	N/A	-
16. Do you have any underground storage tanks? (If yes, please provide details.)	N/A	-
- How many underground storage tanks do you have on site?	N/A	-
- What are the tanks constructed of?	N/A	-

4) QUESTIONNAIRE WITH EXISTING/ PREVIOUS SITE OWNER OR OCCUPIER (CONTUNUED)		
- What are the contents of these tanks?	N/A	-
- Are the pipelines above or below ground?	N/A	-
- If the pipelines are below ground, has any leak and integrity testing been performed?	N/A	-
- Have there been any spills associated with these tanks?	N/A	-
17. Are there any disused underground storage tanks?	N/A	-
18. Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	N/A	-
19. How are the wastes disposed of?	N/A	-
20. Have you ever received any notices of violation of environmental regulations or received public complains? (If yes, please provide details.)	N/A	-
21. Have any spills occurred on site? (If yes, please provide details)	N/A	-
- When did the spill occur?	N/A	-
- What were the substances spilled?	N/A	-
- What was the quantity of material spilled?	N/A	-
- Did you notify the relevant departments of the spill?	N/A	-
- What were the actions taken to clean up the spill?	N/A	-
- What were the areas affected?	N/A	-
22. Do you have any records of major renovation of your site or re-arrangement of underground utilities, pipe work/underground tanks? (If yes, please provide details.)	N/A	-
23. Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	N/A	-
24. Are there any known contaminations on site? (If yes, please provide details.)	N/A	-
25. Has the site ever been remediated? (If yes, please provide details.)	N/A	-

5) SITE SURVEY INFORMATION

1. Date of Survey:

2/3/2026

6) OBSERVATIONS

	Yes/No	Notes
1. Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	-	No chemical storage areas observed.
2. What are the conditions of the bund walls and floors?	-	-
3. Are any surface water drains located near to drum storage and unloading areas?	-	-
4. Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	No	-
5. Is there a storage site for the wastes?	No	-
6. Is there an on-site landfill?	No	-
7. Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	-
8. Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	No	-
9. Are there any potential off-site sources of contamination?	No	-
10. Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	-
11. Are there any sumps, effluent pits, interceptors or lagoons on site?	No	-
12. Any noticeable odours during site walkover?	No	-
13. Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anticorrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives, and polyurethane foam?	No	-

Appendix J

Records of Land Contamination

本署檔案
OUR REF: EP749/11/1
來函檔案
YOUR REF: 4110296-0184
電話
TEL NO: 2516 1761
圖文傳真
FAX NO: 2960 1760
網址
HOMEPAGE: <http://www.epd.gov.hk/>

Environmental Protection Department
Environmental Compliance Division
Regional Office (South)
2/F., Chinachem Exchange Square
1 Hoi Wan Street
Quarry Bay, Hong Kong



環境保護署
環保法規管理科
區域辦事處(南)
香港鰂魚涌
海灣街一號
華懋交易廣場二樓

By Email and Post

To: **Binnies Hong Kong Limited**
43/F, AIA Kowloon Tower
100 How Ming Street
Kwun Tong, Kowloon, Hong Kong
(Attn: Glenn T. H. Chan – Director of Projects)

25 October 2024

Dear Sir,

Agreement No. CE 88/2020 (CE)
Initiatives South Lantau Eco-recreation Corridor– Investigation
Request for Information on Land Contamination

I refer to your letter dated 14 August 2024, requesting the following information with respect to the assessment area in your attached figure:-

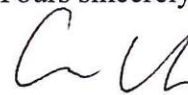
- (1) Applied / possessed dangerous goods licence record;
- (2) Spill and incident record;
- (3) Records of fire;
- (4) Current and past registration of registered chemical waste producers;
- (5) Historical records of chemical spillage/ leakage;
- (6) Waste disposal records; and
- (7) Submission relating to land contamination assessment.

For item (1), (3), and (6), please be advised that this department does not process or maintain the relevant information.

For item (4), you are advised to visit our territory-wide register of chemical waste producers, maintained at the Territory Control Office (in Wan Chai). Please contact our Environmental Protection Inspector Mr. LO Kin Hang (Tel: 2835 1357) to make an appointment for the access to the register.

Concerning the area in South Lantau, we do not have any records of reported accidents involving chemical spillage or leakage, or any land contamination. You are reminded that this information is not exhaustive and you are advised to check with other concerned parties/authorities responsible for handling chemical leakage/spillage incidents. You may also consider taking samples for your study of land contamination, if necessary.

Yours sincerely,



(Caleb LEE)

for Director of Environmental Protection

消防處

香港九龍尖沙咀東部康莊道1號
消防處總部大廈



FIRE SERVICES DEPARTMENT
FIRE SERVICES HEADQUARTERS BUILDING,
No.1 Hong Chong Road,
Tsim Sha Tsui East, Kowloon,
Hong Kong.

本處檔號 OUR REF. : (18) in FSD GR 6-5/4 R Pt. 56
來函檔號 YOUR REF. : 4110296-0184
電子郵件 E-mail : hkfsdenq@hkfsd.gov.hk
圖文傳真 FAX NO. : 2988 1196
電話 TEL NO. : 2733 7896

RECEIVED
20 NOV 2024

Binnies Hong Kong Limited
43/F, AIA Kowloon Tower,
100 How Ming Street,
Kwun Tong, Kowloon, Hong Kong.

(Attn: Mr. Glenn T.H. CHAN, Director of Projects)

ACTION REQUIRED BY	CLL	LB	
FILE	4110296		
REPLY BY	DATE		
TO SEE			

13 November 2024

Dear Mr CHAN,

Agreement No. CE 88/2020 (CE)
Initiatives for South Lantau Eco-recreation Corridor - Investigation Request for Information of Dangerous Goods & Incident Records

I refer to your letter of 14.8.2024 regarding the captioned request and reply below in response to your questions:-

1. According to our record, from the year of 1990 to present moment, dangerous goods licenses have been issued by this department to the subject address, with details as shown in **Appendix A**.
2. A total of 9 incident records were found at the subject location. Please refer to **Appendix B** for details.

If you have further questions, please feel free to contact the undersigned.

Yours sincerely,

(AU Ting-hin)

for Director of Fire Services

Agreement No. CE 88/2020 (CE)
Initiatives for South Lantau Eco-recreation Corridor - Investigation
Request for Information of Dangerous Goods & Incident Records

<u>Items</u>	<u>Type of dangerous goods</u>	<u>Quantity</u>	<u>Location of storage</u>
1.	Petrol	800 litres	Cheung Sha Exchange, South Lantau Road
2.	Air, Compressed	234 litres	
3.	Diesel	9,000 litres 450 litres	South Lantau Submarine Cable Station, Tong Fuk
4.	Diesel	9,000 litres	
5.	Diesel	9,000 litres 600 litres 500 litres	Cable Landing Station, Lot 1950, Section A in DD328, Tong Fuk
6.	Diesel	9,000 litres 600 litres 500 litres	

Agreement No. CE 88/2020 (CE)
Initatives for South Lantau Eco-recreation Corridor - Investigation
Request for Information of Dangerous Goods & Incident Records

No.	Date	Type of incident	Address
1.	5/12/2021	Vegetation Fire	Near CSA Beach, Welcome Beach
2.	22/12/2021	No. 1 Fire Alarm	Hillside near openground No.55 CSA Ha Tsuen
3.	22/5/2022	Rubbish Fire	Outside Public Toilet, Lower Cheung Sha Beach House
4	23/10/2022	Mountain Rescue	Near \UT HE008602 Shore, Lo Kei Wan
5	23/10/2022	Rubbish Fire	Openground near Lamp Post FB4575 of South Lantau Road
6	29/9/2023	Vehicle Fire	Roadside near Lamp Post FC1202 of South Lantau Road
7	24/12/2023	Rubbish Fire	Openground near Long Coast Sea Sports Campsite CSA Ha Tsuen
8	28/4/2024	Traffic Accident	Near Lamp Post FC1199 of South Lantau Road
9	5/6/2024	<u>Special Service:</u> Leakage of Diesel from the fuel tank of a crane lorry after traffic accident	Roadside near Lamp Post FC1228 of South Lantau Road

Appendix K

Visual Impact Assessment

Visual Impact Assessment

For

Section 16 Application

For

**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**

Applicant: Civil Engineering and Development Department
Authorized Agent: Prudential Surveyors International Limited
Date: March 2026

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1. Introduction

- 1.1.1 This Visual Impact Assessment (VIA) is submitted in support of a Section 16 Planning Application for Submission for the Proposed Shui Hau Education Centre (the Proposed Centre) on the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23 in Shui Hau, Lantau Island, Hong Kong.
- 1.1.2 The Application Site (the Site) with an area of about 1,110 sq.m is situated in Shui Hau, South Lantau, in close proximity to the Shui Hau sandflat and South Lantau Road (**Figure 1.1** refers).
- 1.1.3 This VIA is prepared with reference to the Town Planning Board Planning Guidelines No. 41 on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board (TPB-PG No. 41) published in July 2010. According to the Guidelines, a VIA is required if:-
- “g) the proposal may affect existing visually sensitive areas, visual amenities and visual resources on-site or off-site enjoyed by the public due to its nature, scale, location, visual prominence, design relationship to the site context, etc.”*
- 1.1.4 This VIA evaluates the anticipated visual impacts of the Proposed Centre on public views relevant to the Site and recommends corresponding mitigation measures.

2. Site Context

2.1 The Site and its Surroundings

Site

- 2.1.1 The Site is situated along the South Lantau Road near an existing football field (Shui Hau Mini-Soccer Pitch) to the southwest. Per on-site observations from the site visits in February 2026, the Site is generally flat with low quality natural vegetation (**Figure 2.1** refers).

Surrounding Context

Existing Context

- 2.1.2 The existing uses in the surroundings are as follows (**Figures 2.1 – 2.4** refer):-
- to the east of the Site are single-storey structures;
 - to the south and southeast of the Site is Shui Hau Wan;
 - to the southwest of the Site are the Lower Wan Lung Bus Stop (Tung Chung to Tai O Bound), a football field, the Lantau Trail Section 10 (about 210m away);
 - to the west of the Site is the Shui Hau Village (about 550m away);
 - to the northwest of the Site is the Shui Hau Picnic Area of Lantau Trail Section 10; and
 - to the northeast of the Site are the Lower Wan Lung Bus Stop (Tai O to Tung Chung Bound) and a Green Education Farm (離島婦聯鄧福興紀念農場).

Planned Context

- 2.1.3 The planned use in the surroundings is as follows:-
- to the immediate northeast of the Site is the Drainage Services Department’s (DSD) Shui Hau Sewage Pumping Station (SPS).

3. The Proposed Centre

3.1.1 The Proposed Centre is to serve as an education base to promote the natural ecological value of Shui Hau area as well as the local traditional village culture and customs and raise public awareness of nature conservation. Per the Broad Use Terms set out by the Town Planning Board (the TPB), the proposed use is regarded as ‘Field Study / Education / Visitor Centre’ use.

3.1.2 The Proposed Centre consists of a single-storey structure with an outdoor activity lawn and is equipped with a multi-purpose room, a staff office together with other ancillary facilities such as plant room, washing area and toilets. The Proposed Centre is configured in an “L” shape, clustering the development to the north and northwest of the Site while preserving significant outdoor space. Pavilion with projecting eaves create a verandah that meanders around the outdoor activity lawn, providing an intermediate space that harmonizes the built environment with the natural surroundings (**Figures 3.1** and **3.2** refer).

3.1.3 The Proposed Centre accommodates:-

- associated facilities including a multi-purpose room, a staff office and an outdoor activity lawn;
- ancillary facilities including plant room, washing area and toilets;
- 1 no. of loading / unloading (L/UL) bay as pick-up / drop-off area within the Site with footpath, road kerbs, railing, sign posts, etc. for coaches; and
- 2 nos. of staff parking spaces.

3.1.4 The development parameters of the Proposed Centre are as follows:-

Development Parameters	Proposed Centre
Site Area:	1,110 sq.m
Gross Floor Area:	About 440 sq.m
Plot Ratio:	About 0.4
Site Coverage:	About 40% (including roofed-over area)
Maximum Building Height (@ Main Roof):	About 4.35m

Table 3.1: Development Parameters of the Proposed Centre

3.1.5 The construction of the Proposed Centre is anticipated to commence in Q1 2027 and be completed in Q2 2028.

4. Assessment Area, Visual Envelope and Viewing Points

4.1 Assessment Area

4.1.1 According to the Para 4.3 of TPB-PG No.41, the assessment area is required to have a radius of three times the height of the Proposed Development. In this VIA, the Proposed Centre is used to determine the extent of this initial assessment area. Since the maximum absolute building height of the Proposed Centre is about 4.35m, the assessment area covers a radial area of about 13.05m (i.e. 3H) from the façade of the Proposed Centre (**Figure 4.1** refers).

4.2 Visual Envelope / Field of View

4.2.1 The Visual Envelope (VE) is the actual assessment area defined by the TPG PG-No. 41. A normal field of vision is at 60° vertically and horizontally without straining the human eyes.

4.2.2 To the north, northwest, west and south west, the VE extends along the South Lantau Road and up the vegetation hills to the natural ridgeline of the Lantau Trail Section 10. To the north east and east, the VE is defined by the natural hill. To the east and south east, the VE is extended to the natural coast line of Shui Hau Wan area.

4.2.3 Field of view towards the Proposed Centre from the identified five (5) viewing points are illustrated in **Figure 4.1** and the locations and the surrounding land uses of the viewing points are indicated in the same Figure.

4.3 Visual Elements

4.3.1 According to Para. 4.8 of the TPB-PG No. 41, the visual elements of a view comprise all the visual features of an area that shape its appearance and visual character from the perspective of prospective viewers.

4.3.2 The Site is located to the south of the South Lantau Road and north of the football field. Currently, it is covered with trees and vegetation, with no permanent structure on the Site.

4.3.3 Within the vicinity of the Site, key positive visual elements include:-

- Ridgeline of the vegetated hills and associated topography from Kau Nga Ling to Pak Kung Au: This prominent ridgeline forms a green, undulating, undeveloped backdrop from the west to the northwest and north of the Proposed Centre at a distance. As such it is a positive visual element within the visual context;
- Ridgeline of the vegetated hills and associated topography from Shek Mun Shan to Luk Keng Shan at the distance: This prominent ridgeline forms a green, undulating, undeveloped distance backdrop to the southwest to the southeast of the Proposed Centre. As such it is a positive visual element within the visual context;
- Hillside Vegetation to the immediate south and east of the Proposed Centre: Some semi-natural woodland and shrubs on the hill side near the Site provides a green backdrop and buffer. It forms a positive visual element within the local visual context; and
- The existing football field provides a recreation space and the walkways provides the public with access close to waterfront on the south of the Site.

4.3.4 Within the vicinity of the Site no major negative visual elements were observed.

5. Viewing Points

5.1 Introduction

- 5.1.1 With reference to Para. 4.5 of the TPG PG-No. 41, visual impact should take into account views from key strategic and popular local vantage points. In the interest of the public, it is important to protect public views, particularly those easily accessible and popular to the public or tourists. According to the TPG PG-No. 41, these points include “*key pedestrian nodes, popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, leisure, walking, sight-seeing, and prominent travel routes where travellers’ visual attention may be caught by the proposed development.*” The viewing points will mainly assess the impact on sensitive public viewers from the most influenced viewing points.
- 5.1.2 Local viewing points should be determined with reference to the setting of the project and views of local significance.
- 5.1.3 Strategic viewing points should be identified to provide comprehensive and representative views that are most relevant and important in terms of assessing and understanding the visual effects of the project at a strategic level of significance.
- 5.1.4 Future visual receivers from public viewing points must also be considered in the assessment, these being those who, whilst not able to see the Proposed Centre from a given location at present, will be able to see it in the future as a result of the Proposed Centre that is committed by the Applicant.
- 5.1.5 The visual sensitivity of the public viewers from the viewing points are qualitatively graded as high, medium or low, taking into account the activity of the viewers, the duration and distance over which the Proposed Centre would remain visible, and the public perception of value attached to the views being assessed. The public viewers and their sensitivity can be broadly categorized as follows:-
- High: The viewers are highly sensitive to any changes in the viewing experience – e.g. formalised public viewpoints or designed landscape vistas where the principle view is of the development site.
- Medium: The viewers are moderately sensitive to any changes in the viewing experience – e.g. outdoor workers, office workers, recreational users, residential properties where the secondary view is of the development.
- Low: The viewers are slightly sensitive to any changes in the viewing experience – e.g. people travelling through the landscape (by private / public motorised transport), people engaged in active recreational activities (e.g. sporting activities).
- 5.1.6 Five (5) Viewing Points (VPs) have been selected, one (1) from the mid-range level and four (4) at the local level (**Figure 4.1** refers). The mid-range level is VP1 from the Shui Hau Wan sandflat. This VP is located at the edge of the water and is accessed by visitors who want to enjoy the beach and the Shui Hau Wan sandflat.
- 5.1.7 The other four (4) of the VPs are local level. They consist of: VP2 at Shui Hau Wan. This VP is located at Shui Hau Wan which access from the path adjacent the Proposed Centre is possible. VP3 at Lower Wan Lung Bus Stop (Tung Chung to Tai O bound) on the South Lantau Road, VP4 at the Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) on the South Lantau Road and VP5 at the South Lantau Road Pedestrian Walkway. Access to these bus stops and Pedestrian Walkway are essential for visitors traveling to/from the area.

- 5.1.8 The results of the VIA will be provided in Section 7 of this report.
- 5.1.9 An aerial photo of the Site and surrounding (dated 20.11.2023) obtained from Hong Kong Geodata Store Imagery Map API shows the latest situation of the area (**Figure 4.2** refers). Photos were also taken during the site visits carried out on 03.09.2024, 24.09.2024 and 09.12.2024. They will be used to demonstrate the view from these VPs.

5.2 Viewing Point 1: Shui Hau Wan Sandflat

- 5.2.1 This VP is about 195m from the site near the edge of the beach at the Shui Hau Wan Sandflat to the southwest of the Site. This VP is selected as a representative of views of visitors of this area for who are enjoying the sandflat. This VP is comprised of the view of the Shui Hau Wan Sandflat and the water-front (depending on the tides) in the foreground and the woodland view in the mid-ground. This is followed with a panoramic view of Kau Nga Ling and Pak Kung Au in the background. There is also an unobstructed view of the open sky in the background. The Application site is screened by the surrounding vegetation / trees.
- 5.2.2 The Shui Hau Wan Sandflat view area is the key attraction for users of the Shui Hau Wan area. Viewers will tend to focus on passing through the sandflat with a **short** duration viewing from this VP. Although, generally low attendance on a daily basis, more visitors can be found on weekends and public holidays. The public viewers are considered to have a **Low Sensitivity** to visual change as their focus will be generally on the unobstructed distance view of Shui Hau Wan Sandflat, Kau Nga Ling, Pak Kung Au and the open sky, during their transitional travels.

5.3 Viewing Point 2: Shui Hau Wan

- 5.3.1 This VP is about 38m from the Site access of the Shui Hau Wan to the southeast of the Site. This VP is selected as a representative of views of visitors of this area for who access to/from the sandflat. This VP is comprised of the woodland view in the mid-ground. This is followed with part of a ridgeline view of Kau Nga Ling and open sky in the background. Application site is screened by the surrounding vegetation / trees.
- 5.3.2 The Shui Hau Wan view area is the key attraction for users of the Shui Hau Wan area. Viewers will tend to focus on entry or exit of the sandflat area with a **short** duration at this VP as they will be transitional in nature. Generally, this VP has a low attendance on a daily basis, but more visitors can be found on weekends and public holidays. The public viewers are considered to have a **Low Sensitivity** to visual change as their focus will be generally on the unobstructed distance view of Shui Hau Wan, Shui Hau Wan Sandflat, Kau Nga Ling and the open sky during their transitional travels.

5.4 Viewing Point 3: Lower Wan Lung Bus Stop (Tung Chung to Tai O bound) on the South Lantau Road

- 5.4.1 This VP of Lower Wan Lung Bus Stop (Tung Chung to Tai O bound) on the South Lantau Road is about 47m from the Site and is situated at the road level of South Lantau Road to the west of the Site. This view represents the view of the pedestrian passers-by and local residents going to/from the Proposed Centre. The existing views comprises of the South Lantau Road in the foreground, and surrounding vegetation in the middle ground and the surrounding vegetated ridgeline of Kau Nga Ling in the distance background. There is also an unobstructed view of the open sky in the background. Due to the setback from the road of the Proposed Centre and screening of the surrounding vegetation, only the based part of the building would be visible in the middle ground. After construction, users will experience minimal views of the Proposed Centre due to the setback and screening by the local vegetation.

5.4.2 Lower Wan Lung Bus Stop (Tung Chung to Tai O bound) on the South Lantau Road is used by visitors mainly going to/from the area. Users will tend to focus on walking rather than concentrate on the background setting as the viewers will have a transitional view with a **short** duration as the move away from the bus stop. In addition, with the setback from the road and also surrounding vegetation, the visual impact of the Proposed Centre would be minimal in nature. As such, these public viewers are considered to have a **Low Sensitivity** to visual change.

5.5 Viewing Point 4: Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) on the South Lantau Road

5.5.1 This VP of Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) on the South Lantau Road is about 45m from the Site and is situated at the road level of South Lantau Road to the northeast of the Site. This view represents the view of the pedestrian passers-by and local residents going to/from the Proposed Centre. The existing views comprises of the South Lantau Road in the foreground, the football field and surrounding vegetation in the middle ground and the surrounding vegetation in the distance background. There is also a view of the open sky in the background.

5.5.2 Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) on the South Lantau Road is used mainly by visitors at the area. Users will tend to focus on waiting for the bus or focus on walking from the Proposed Centre rather than concentrate on the background setting at this VP. As such, these public viewers are considered to have a **Low Sensitivity** to visual change.

5.6 Viewing Point 5: South Lantau Road Pedestrian Walkway

5.6.1 This short-range VP is located about 8m to the northwest of the Site, facing toward the Proposed Centre at the pedestrian level. This VP represents the view of the pedestrian passers-by and local residents going to/from the Proposed Centre. Due to the short-range distance this VP is mainly facing the Proposed Centre which is setback with 8.3m from the South Lantau Road carriageway. The existing views comprises of the South Lantau Road in the foreground with an unobstructed view of the open sky in the background.

5.6.2 South Lantau Road pedestrian walkway is used by visitors to the area. The pedestrian walkway is only used by a small number on a daily basis and most people are traveling by in transit only. Users will tend to focus on walking along the South Lantau Road in this VP. However, the public perception of the value attached to the view is high. The viewers will have a transitional view with a short duration as they move toward the bus stop. As such, these public viewers are considered to have a **Medium Sensitivity** to visual change.

6. Appraisal and Evaluation of Visual Impacts

6.1 Appraisal of Visual Changes

6.1.1 With reference to Para 4.10 of TPB PG-No. 41, to appraise the effects of visual changes on the assessment area and sensitive public viewers, the following aspects should be considered:-

a) Visual Composition

“Visual composition is the total visual effects of all the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportions and characters vis-a-vis the overall visual backdrop. Visual composition may result in visual balance, compatibility, harmony, unity or contrast. The appraisal should have due regard to the overall visual context and character within the wider and local contexts”.

b) Visual Obstruction

“A development may cause views in its foreground or background to be intercepted or blocked. The appraisal should assess the degree of visual obstruction and loss of views or visual openness due to the proposed development from all key public viewing points within the assessment area. Blockage or partial blockage of views which substantially reduce visual permeability, existing panorama, vistas, visual resources or visual amenities should be avoided or minimized as far as possible. In particular with regard to impact on prominent ridgelines, the harbour, natural coastlines, open sea horizon, skyline, scenic areas, valued landscape, special landmark, heritage features are to be preserved”.

c) Effect on Public Viewers

“The effects of visual changes from key public viewing points with direct sightlines to the proposed development should be assessed and demonstrated in the VIA. The changes in views to the existing and future public viewers should be compared before and after the proposed development. The cumulative impact with any known planned developments as permitted by the statutory plans should be taken into account where possible. The appraisal should take into account the public perception of value attached to the views currently enjoyed, and any likely visual concerns from the general public. The effects of the visual changes can be graded qualitatively in terms of magnitude as substantial, moderate, slight or negligible”.

d) Effect on Visual Resources

“The condition, quality and character of the assessment area may change positively or negatively as a result of a development. The applicant should appraise if the proposed development may improve or degrade the condition, visual quality and character of the assessment area and any on-site and off-site visual impact such as that on the visual resources, visual amenities, area of special character, natural and built heritage, sky view, streetscape, townscape and public realm related to the development”.

6.2 Evaluate the Visual Impacts

6.2.1 With reference to Para 4.11 TPB PG-No. 41, the overall visual impacts are concluded and classified within a range of threshold:-

a) Enhanced

“if the proposed development in overall term will improve the visual quality and complement the visual character of its setting from most of the identified key public viewing points”;

b) Partly Enhanced / Partly Adverse

“if the proposed development will exhibit enhanced visual effects to some of the identified key public viewing points and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public viewing points”;

c) Negligible

“if the proposed development will, with or without mitigation measures, in overall term have insignificant visual effects to most of the identified key public viewing points, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area”;

d) Slightly Adverse

“if the proposed development will, with or without mitigation measures, result in overall term some negative visual effects to most of the identified key public viewing points”;

e) Moderately Adverse

“if the proposed development will, with or without mitigation measures, result in overall term negative visual effects to most of the identified key public viewing points”; and

f) Significantly Adverse

“if the proposed development will in overall term cause serious and detrimental visual effects to most of the identified key public viewing points even with mitigation measures.”

6.3 Mitigation Measures

6.3.1 To address or minimise possible visual impact, the sources of impact need to be identified and suitable mitigation measures are proposed as appropriate so that the significance of impacts is reduced. Mitigation measures could relate to the building design itself (e.g. location, design, colour and façade features) or could involve the overall project design (e.g. landscaping, such as tree planting to screen a development and enhance views).

6.3.2 To address the visual impact, the Proposed Centre would adopt a low building profile design with a maximum high of 4.35m (1 storey) (**Figure 3.2** refers) which retain the background open sky view (**Figure 7.5** refers) and the building setback with 8.3m from the road (**Figure 3.1** refers) will provide a longer distance from the South Lantau Road pedestrian walkway to lessen the visual impact.

7. Assessment of Visual Impacts

7.1 Introduction

7.1.1 This section assesses the visual changes in visual quality for each VP comparing the Proposed Centre and the existing site.

7.1.2 Photomontages of VPs are used to assess the visual impact of the Proposed Centre and the existing site. Please refer to **Figures 7.1 to 7.5** for the photomontages of the assessments.

7.2 Viewing Point 1 – Shui Hau Wan Sandflat

7.2.1 The view of the Proposed Centre from the Shui Hau Wan Sandflat will be approximately 195m. After construction, the Proposed Centre will not be visible to the users of this area.

Visual Composition

7.2.2 This VP is from the Shui Hau Wan Sandflat towards the Proposed Centre. The current visual composition is comprised of the view of the Shui Hau Wan Sandflat, the water front (depending on the tides) and Shui Hau Wan in the foreground with a panoramic view of Kau Nga Ling and Pak Kung Au in the background. As illustrated in **Figure 7.1**, the Proposed Centre will not be visible from this VP, due to its low building height of 4.35m (single-storey) and building setback with 8.3m from the road. Therefore, the Proposed Centre will have no impact on the visual composition in terms of visual balance compatibility, harmony, unity or contrast at this VP. Given the above, the effect on the existing visual composition will be **Negligible**.

Visual Obstruction

- 7.2.3 The presence of the Proposed Centre will result in **nil visual obstruction** of the existing visual elements; therefore, it **would not form any adverse visual obstruction** to the views or visual openness at this VP or reduce the existing visual permeability or visual resources.

Effect on Public Viewers

- 7.2.4 The public viewers of this VP are visitors of the Shui Hau Wan Sandflat. These public viewers will continue to enjoy the view of the water front and the Kau Nga Ling and Pak Kung Au in the background as the Proposed Centre will not be visible from this VP. Therefore, the visual change caused by the Proposed Scheme at this VP would be **Negligible**.

Effect of Visual Resources

- 7.2.5 The existing visual resources include the sandflat, the water front in the foreground, and the view of Kau Nga Ling and Pak Kung Au in the background. The above resources would **not be affected** by the Proposed Centre compared to the existing view / condition, and no change to the quality and character of the assessment area will be caused due to the distance and the elevation differences.
- 7.2.6 In summary, the visual impact of the Proposed Centre compared to the existing site viewed from this VP is assessed to be **Negligible**.

7.3 Viewing Point 2 – Shui Hau Wan

- 7.3.1 The view of the Proposed Centre from the Shui Hau Wan will be approximately 38m. After construction, the Proposed Centre will not be visible to the users of this area.

Visual Composition

- 7.3.2 This VP is from the Shui Hau Wan towards the Proposed Centre. The current visual composition is comprised of the woodland view in the mid-ground. This is followed with part of a ridgeline view of Kau Nga Ling and open sky in the background. As illustrated in **Figure 7.2**, the Proposed Centre will not be visible from this VP, due to its low building height of 4.35m (single-storey) and setback. Therefore, the Proposed Centre will have no impact on the visual composition in terms of visual balance compatibility, harmony, unity or contrast at this VP. Given the above, the effect on the existing visual composition will be **Negligible**.

Visual Obstruction

- 7.3.3 The presence of the Proposed Centre will result in **nil visual obstruction** of the existing visual elements; therefore, it **would not form any adverse visual obstruction** to the views or visual openness at this VP or reduce the existing visual permeability or visual resources.

Effect on Public Viewers

- 7.3.4 The public viewers of this VP are visitors of the Shui Hau Wan Sandflat. These public viewers will continue to enjoy the view of the water front and the Kau Nga Ling and Pak Kung Au in the background as the Proposed Centre will not be visible from this VP. Therefore, the visual change caused by the Proposed Scheme at this VP would be **Negligible**.

Effect of Visual Resources

- 7.3.5 The existing visual resources include the sandflat, and the water front in the foreground, and the view of Kau Nga Ling and open sky view in the background. The above resources would

not be affected by the Proposed Centre compared to the existing context, and no change to the quality and character of the assessment area will be caused due to the distance and the elevation differences.

- 7.3.6 In summary, the visual impact of the Proposed Centre compared to the existing site, viewed from this VP is assessed to be **Negligible**.

7.4 Viewing Point 3 – Lower Wan Lung Bus Stop (Tung Chung to Tai O bound) on the South Lantau Road

- 7.4.1 The view of the Proposed Centre compared to the existing site from the Lower Wan Lung Bus Stop (Tung Chung to Tai O bound) will be partially screened by the existing vegetation on the pedestrian South Lantau Road and surrounding vegetation in the foreground.

Visual Composition

- 7.4.2 This existing view currently comprises of the South Lantau Road in the foreground, the South Lantau Road, and surrounding vegetation in the middle ground and the surrounding vegetation in the distance background. Due to the low building height of 4.35m (single-storey) (**Figure 3.2** refers) and building setback with 8.3m from the road (**Figure 3.1** refers), only part of the building would be visible in the background. After construction, users will experience minimal views of the Proposed Centre compared to the existing site due to the low-profile development and the setback from the road (**Figure 7.3** refers). Given that only a small part of the building would be visible, the Proposed Centre compared to the existing site will not be too intrusive to the existing visual composition and visual character. It will form a relatively inconspicuous feature as it lies beyond the road and is partially screened by the existing football field and vegetation. In this connection, the Proposed Centre compared to the existing site will have a **Negligible** impact on the visual balance, compatibility, or harmony at this VP.

Visual Obstruction

- 7.4.3 The presence of the Proposed Centre compared to the existing site will not result in a large visual obstruction of the background given the low height profile and the setback from the road of the Proposed Centre. Viewing from in front of the Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) the lower part of the building of the Proposed Centre compared to the existing site is barely visible. Therefore, the degree of visual obstruction is considered **Low**.

Effect on Public Viewers

- 7.4.4 The current view for the pedestrians consists of the South Lantau Road in the foreground, and the surrounding vegetation in the middle ground and the vegetation in the distance background. Following construction, the public viewers will have minimally obscured views of the Proposed Centre compared to the existing site as only portions of the lower part of the building is only visible.
- 7.4.5 As the Proposed Centre will be setback from the South Lantau Road, the visual impact is minimal.
- 7.4.6 As the Proposed Centre is only single-storey and will have a setback from the South Lantau Road, the visual impact is minimal. Most of the viewers here will be of transient nature traveling to/from the bus stop, this will result in a **Slightly Adverse** in visual impact significance. The overall effect on the public viewers will be **Negligible**.

Effect of Visual Resources

- 7.4.7 The existing visual resources include the South Lantau Road with vegetation surrounding the open sky view in the background. The above resources would **be slightly affected** by the Proposed Centre compared to the existing context, and no change to the quality and character

of the assessment area will be caused due to the distance and the elevation differences which result in truly a **Slight** impact upon the existing Visual Elements / Resources.

- 7.4.8 In summary, the visual impact of the Proposed Centre with visual mitigation measures compared to the existing site, viewed from this VP is assessed to be **Slightly Adverse**.

7.5 Viewing Point 4 – Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) on the South Lantau Road

- 7.5.1 The view of the Proposed Centre compared to the existing site from Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) will be partially screened by surrounding vegetation in the foreground.

Visual Composition

- 7.5.2 This existing view comprises of the South Lantau Road in the foreground, the surrounding vegetation in the middle ground and the surrounding vegetation in the distance background. Due to the low building height of 4.35m (single-storey) (**Figure 3.2** refers) and building setback with 8.3m from the road (**Figure 3.1** refers), only part of the exterior wall would be visible in the background. After construction, users will experience minimal views of the Proposed Centre compared to the existing site due to the low-profile, setback design and the screening from the surrounding natural vegetation. Although the Proposed Centre drive a minimal view, the clearance of vegetations within the site boundary open up part of the sky view above the Proposed Centre, the overall visual composition will be slightly affected (**Figure 7.4** refers). Given that only part of the exterior wall would be visible, the Proposed Centre as compared to the existing site, will be slightly intrusive to the existing visual composition and visual character. In this connection, the Proposed Centre will have a **Slightly Adverse** impact on the visual balance, compatibility, or harmony at this VP.

Visual Obstruction

- 7.5.3 The presence of the Proposed Centre compared to the existing site will not result in a large visual obstruction of the background given the low height and setback of the Proposed Centre compared to the existing site. Viewing from in front of the Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) the Proposed Scheme is barely visible. Therefore, the degree of visual obstruction is considered **Low**.

Effect on Public Viewers

- 7.5.4 The current view for the pedestrians consists of the South Lantau Road in the foreground, the surrounding vegetation in the middle ground and the vegetation surrounding in the distance background. Following construction, the public viewers will have minimally obscured views from the Proposed Centre compared to the existing site as only a small portion of the building is visible.
- 7.5.5 As the Proposed Centre will be setback from the South Lantau Road, the visual impact is minimal. Most of the public viewers here will be of transient nature traveling to/from the bus stop, this will result in a **Slightly Adverse** in visual impact significance. The overall effect on the public viewers is **Negligible**.

Effect of Visual Resources

- 7.5.6 The existing visual resources include the surrounding vegetation. Part of the vegetation will be lost and changed to open sky in the Proposed Centre. The above resources would **be Slightly affected** by the Proposed Centre compared to the existing context, and there is little change to the quality and character of the assessment area will be caused due to the distance and the elevation differences which result in **Slightly Adverse** impact upon the existing Visual Elements / Resources.

7.5.7 In summary, the visual impact of the Proposed Centre with visual mitigation measures compared to the existing site, viewed from the VP is assessed to be **Slightly Adverse**.

7.6 Viewing Point 5 – South Lantau Road Pedestrian Walkway

7.6.1 This VP is 8m away from the Proposed Centre. When compared to the existing site from South Lantau Road Pedestrian Walkway, the Proposed Centre is **visible**.

Visual Composition

7.6.2 This existing view comprises of the South Lantau Road in the foreground, the South Lantau Road and surrounding vegetation in the middle ground. After construction, users will experience a view of the façade of the Proposed Centre compared with the existing site (**Figure 7.5** refers). Given that the building would be visible, the Proposed Centre will be a part of the visual character. Due to the low building height of 4.35m (single-storey) (**Figure 3.2** refers) and building setback with 8.3m from the road (**Figure 3.1** refers), it will form a feature as it lies beyond the road and the low building height will enlarge the open sky view in the backdrop. In this connection, the Proposed Centre compared to the existing site **will have a contrast impact effect on the visual balance and compatibility or harmony at this VP.**

Visual Obstruction

7.6.3 The presence of the Proposed Centre will result in a visual obstruction of the background. However, the setback design allows viewers to have a spacious view and more open sky as a part of the backdrop. As the proposed maximum height of the building is lower than the existing vegetation and more open sky view will be compensated in the backdrop. Therefore, the degree of visual obstruction is considered **Low**.

Effect on Public Viewers

7.6.4 The current view of the pedestrians consists of the South Lantau Road in the foreground, the dense vegetation, the lamp pole and signage. Following construction, the dense vegetation green view will be replaced by the building façade with maximum height 4.35m which open up more open sky. However, the viewers will have a transitional view with a short duration as they move toward the bus stop and the majority of visual resources in the existing view is the dense vegetation, it leads the public viewers to have a **Moderate** change of views from this VP.

Effect of Visual Resources

7.6.5 The existing visual resources include the dense vegetation and some open sky view as a background. The dense vegetation will be replaced by the façade and open sky. Due to the low building height of Proposed Centre, more open sky will be available. Existing vegetation would be lost but more open sky view will be gained. This would in **Slightly Adverse** impact upon the existing Visual Elements / Resources.

7.6.6 In summary, the visual impact of the Proposed Centre with visual mitigation measures, viewed from the VP is assessed to be **Slightly Adverse**.

8. Conclusion

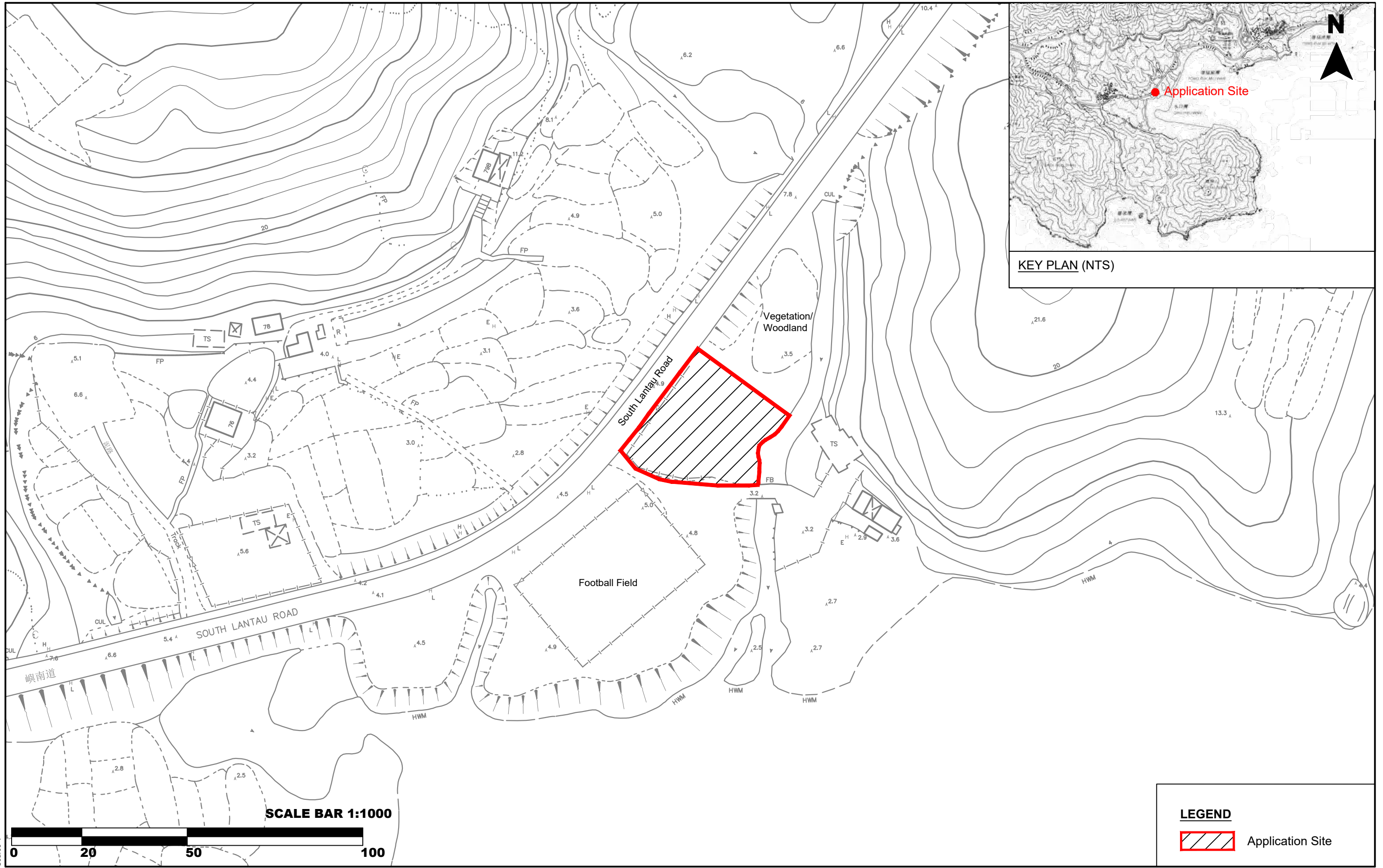
- 8.1.1 The Proposed Centre is a single-storey structure with maximum building height of about 4.35m. Given the low building height and its surrounding building height profile, the Proposed Centre in its location is considered reasonable.
- 8.1.2 After the implementation of the proposed mitigation, the Proposed Centre with visual mitigation measures has a **Slight** visual impact.
- 8.1.3 Based on the analysis of the appraisal of visual impact on the Visual Composition, Visual Obstruction, Effect on Public Views and Effect on Visual Resources, **Table 8.1** below presents the overall visual impact of the Proposed Centre to the receivers of each VP.

Viewing Point (VP)	Distance from the Site	Receivers	Visual Sensitivity	Visual Impact of the Proposed Centre
VP1 – Shui Hau Wan Sandflat	195m	Visitors and users of the sandflat	Low	Negligible
VP2 – Shui Hau Wan	38m	Visitors and users of the beach and the sandflat	Low	Negligible
VP3 – Lower Wan Lung Bus Stop (Tung Chung to Tai O bound) on the South Lantau Road	47m	Pedestrians to and from the Shui Hau Area	Low	Slightly Adverse
VP4 – Lower Wan Lung Bus Stop (Tai O to Tung Chung) on the South Lantau Road	45m	Pedestrians to and from the Shui Hau Area	Low	Slightly Adverse
VP5 – South Lantau Road Pedestrian Walkway	8m	Visitors and users of South Lantau Road pedestrian walkway	Medium	Slightly Adverse

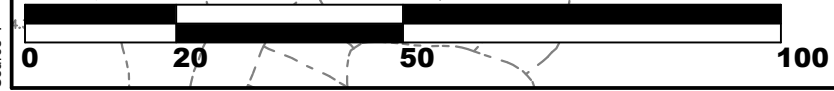
Table 8.1: Summary of Assessment of Visual Impact

- 8.1.4 To address the visual impact, the Proposed Centre would adopt a low building profile design with a maximum high in 4.35m (single-storey) (**Figure 3.2** refers) which would open up the background of open sky view and building setback with 8.3m from the road (**Figure 3.1** refers) will provide a spacious distance from the South Lantau Road pedestrian walkway-to lessen the impact.
- 8.1.5 The VP1 and VP2 will experience **Negligible** visual impacts. For VP1 and VP2, the severity of impact is **Negligible** due to the distance of the view and screening by the vegetation. The Proposed Centre compared to the existing site will not affect the existing view currently enjoyed by the users at these VPs. For VP3 and VP4, the impact is **Slightly Adverse** due to the combined factor of the distance of the Proposed Centre and the surrounding landscape. For the VP5, the impact is **Slightly Adverse** due to the short-range viewing distance. However, given the setback from the road and landscaping screening, the viewers would only notice a small portion of the development. Therefore, all visual impact would be minimally affected due to the scale of the Proposed Centre.
- 8.1.6 This VIA concludes that the overall visual impact of the Proposed Centre at the Site to its surroundings would be **Negligible to Slightly Adverse** when compared to the existing site which is acceptable from the visual impact standpoint given the size and nature of the Proposed Centre.


Figures



File Name :
Source :



LEGEND

 Application Site



JOB TITLE:
Section 16 Application for
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

Drawing Title
Site Location Plan

Rev	Description	Date

Drawn	WC	Date	23/09/24
Checked	HT	Approved	RT
Scale		1:1000 @ A3	

Drawing No.	Fig. 1.1
Rev.	-



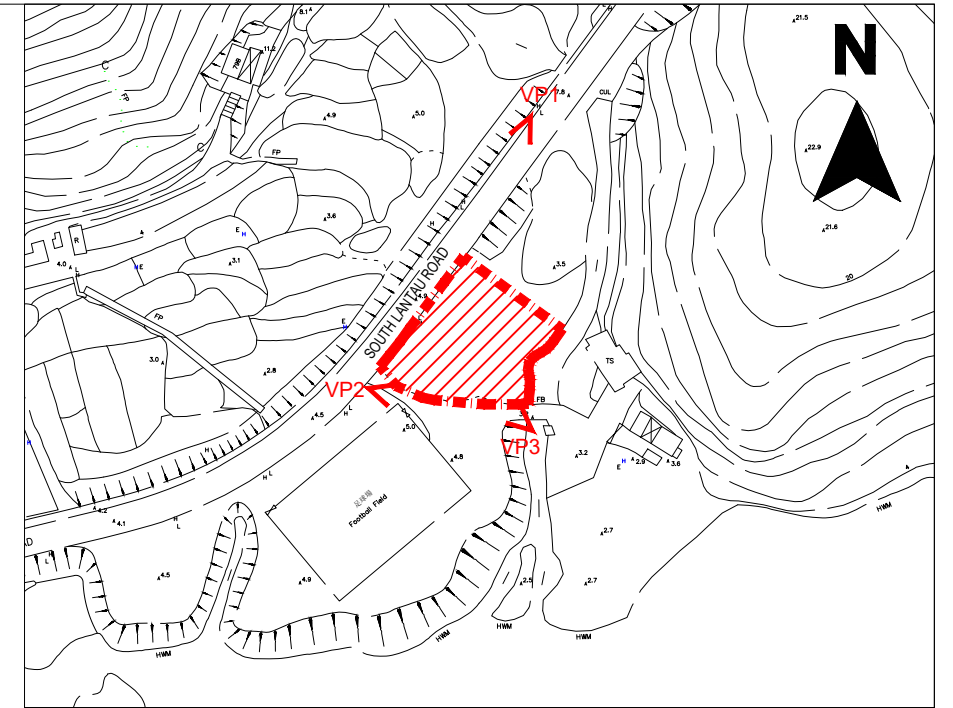
Viewing Point 1



Viewing Point 2



Viewing Point 3



KEY PLAN (NTS)

LEGEND:





-  Application Site
-  VP1 North East View of the Site
-  VP2 West View of the Site
-  VP3 South View of the Site

PHOTO DATE: 24/09/2024(VP1,VP2), 03/10/2024(VP3)

File Name :
Source :

Drawn	WC	Date	26/09/24	Drawing No.	Fig. 2.1
Checked	KC	Approved	KC	Rev.	
Scale	AS SHOWN		Rev.	-	
Rev	Description	Date			

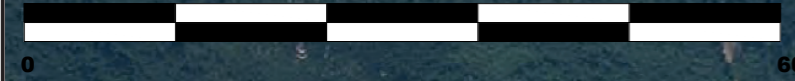


KEY PLAN (NTS)

Legend

Application Site

SCALE BAR 1:6000



**FOR INDICATIVE USE ONLY*

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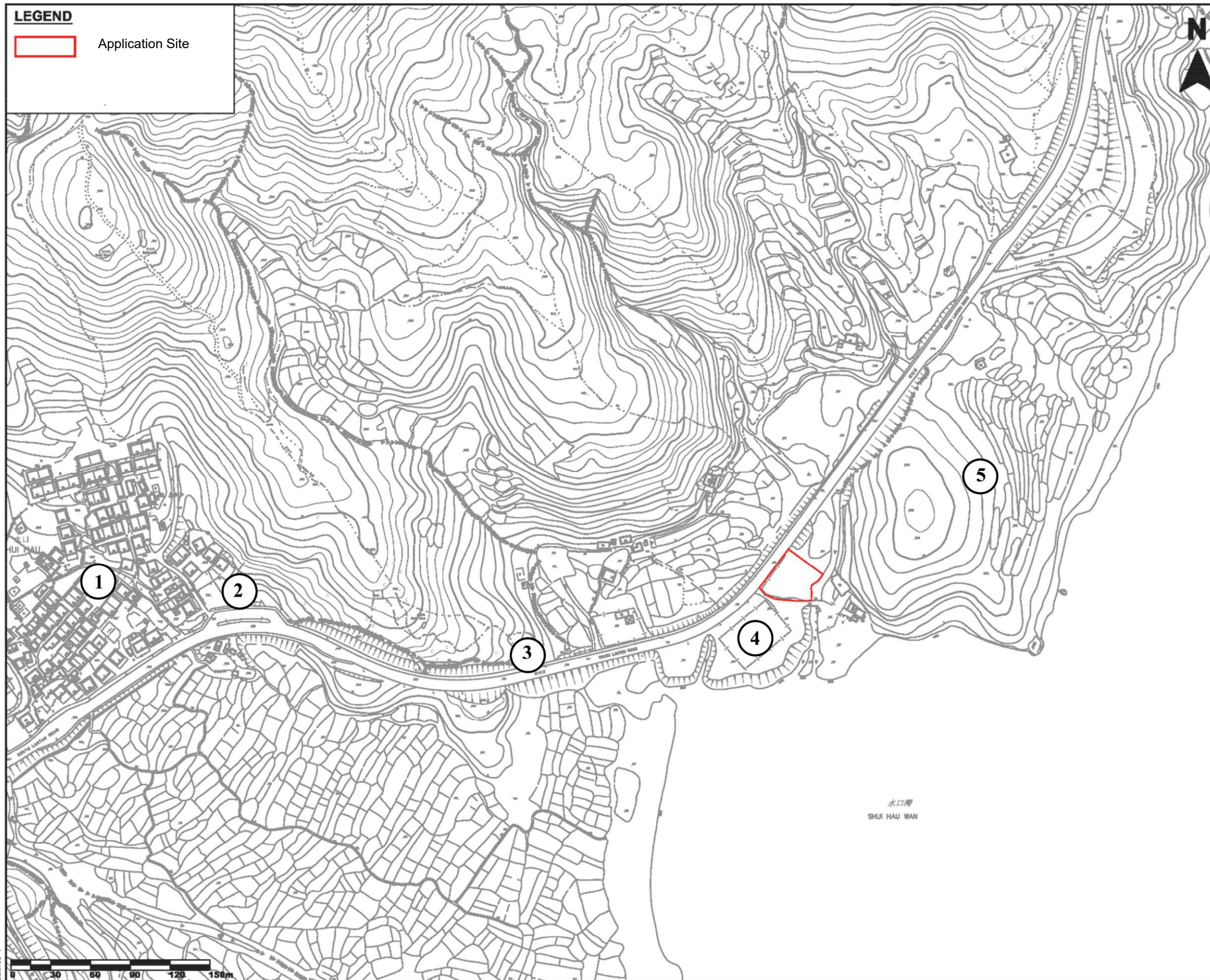
JOB TITLE:
Section 16 Application for Proposed Shui Hau Education Centre on the Approved South Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau, Lantau Island, Hong Kong

Drawing Title
Site Area and Surrounding Plan

-	Submission	18/02/2025
A	Base Map Updated	24/03/2025
Rev	Description	Date

Drawn	WC	Date	23/09/24
Checked	HT	Approved	RT
Scale	A3		

Drawing No.	Fig. 2.2
Rev.	A



File Name :
Source :

 土木工程拓展署 Civil Engineering and Development Department	 PRUDENTIAL SURVEYING · LAND ADVISORY · VALUATION	JOB TITLE: Section 16 Application for 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	Drawing Title Existing Context of the Surroundings	Drawn HY Date 23/09/24	Drawing No. Fig. 2.3(Sheet 1 of 2)						
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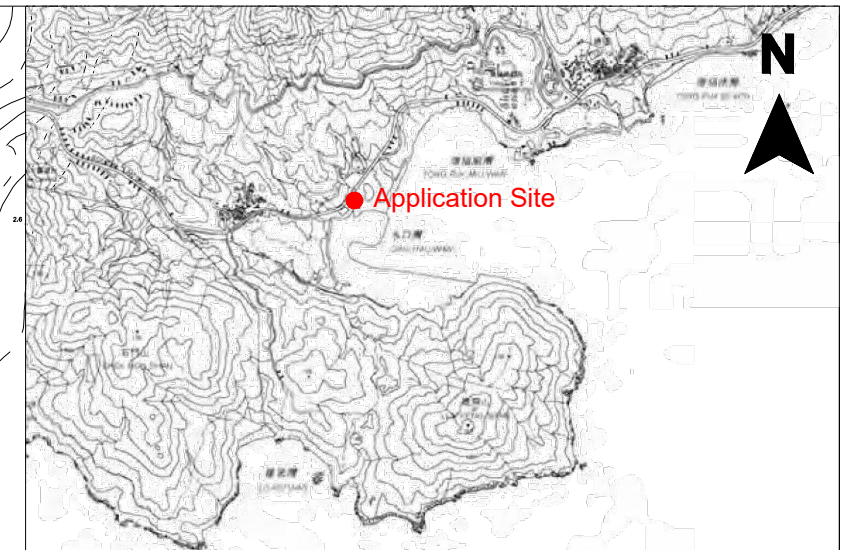
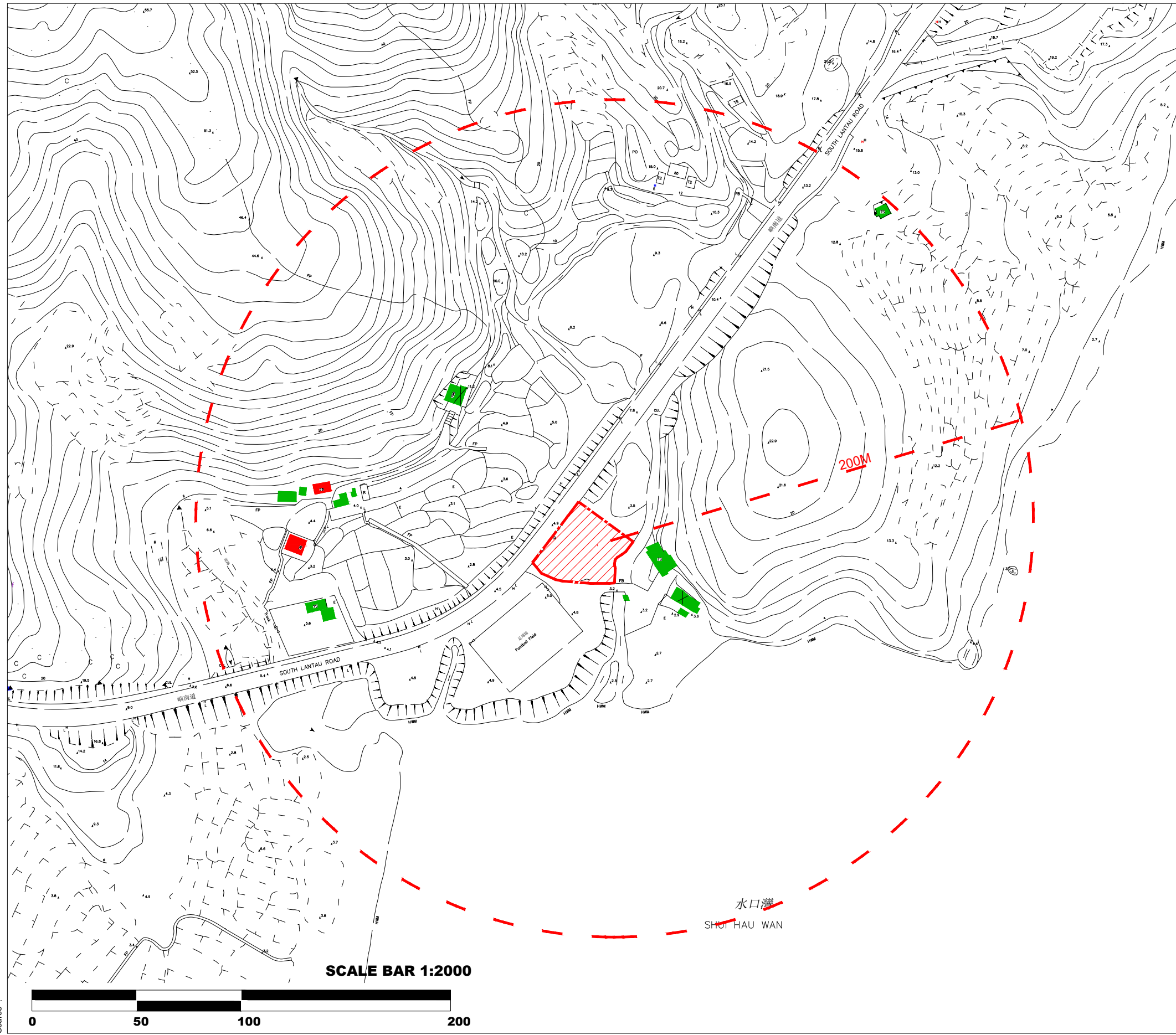
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Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
Existing Context of the Surroundings

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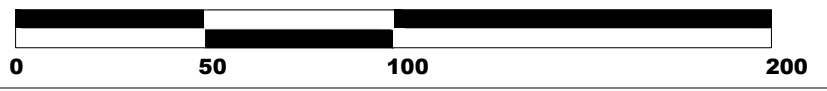
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Fig. 2.3(Sheet 2 of 2)
Rev. -






KEY PLAN (NTS)

SCALE BAR 1:2000



LEGEND:

-  APPLICATION SITE
-  EXISTING SINGLE STOREY TEMPORARY STRUCTURE / BUILDING
-  EXISTING 2 STOREY BUILDING

File Name :
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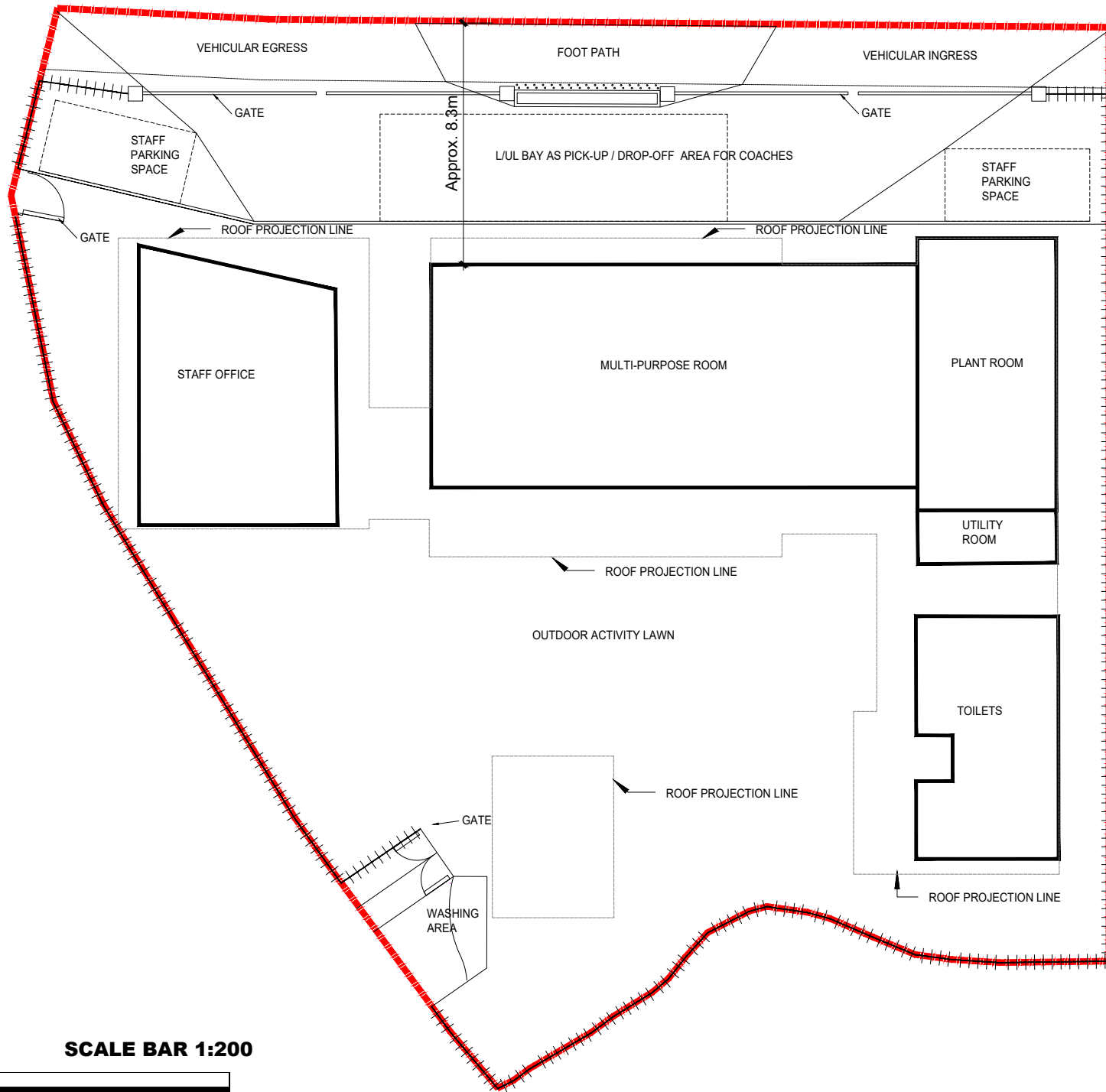
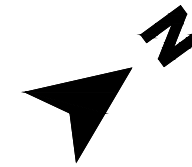


JOB TITLE:
Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
Building Height Profile of the Surroundings

Drawn	WC	Date	10/10/24	Drawing No.
Checked	HY	Approved	RT	Fig. 2.4
Rev	Description	Date	Scale	1:2000@A3
				Rev.

SOUTH LANTAU ROAD



LEGEND:

- SITE BOUNDARY
- FENCE

REMARKS:

PROPOSED MAXIMUM HEIGHT OF BUILDING = 4.35m

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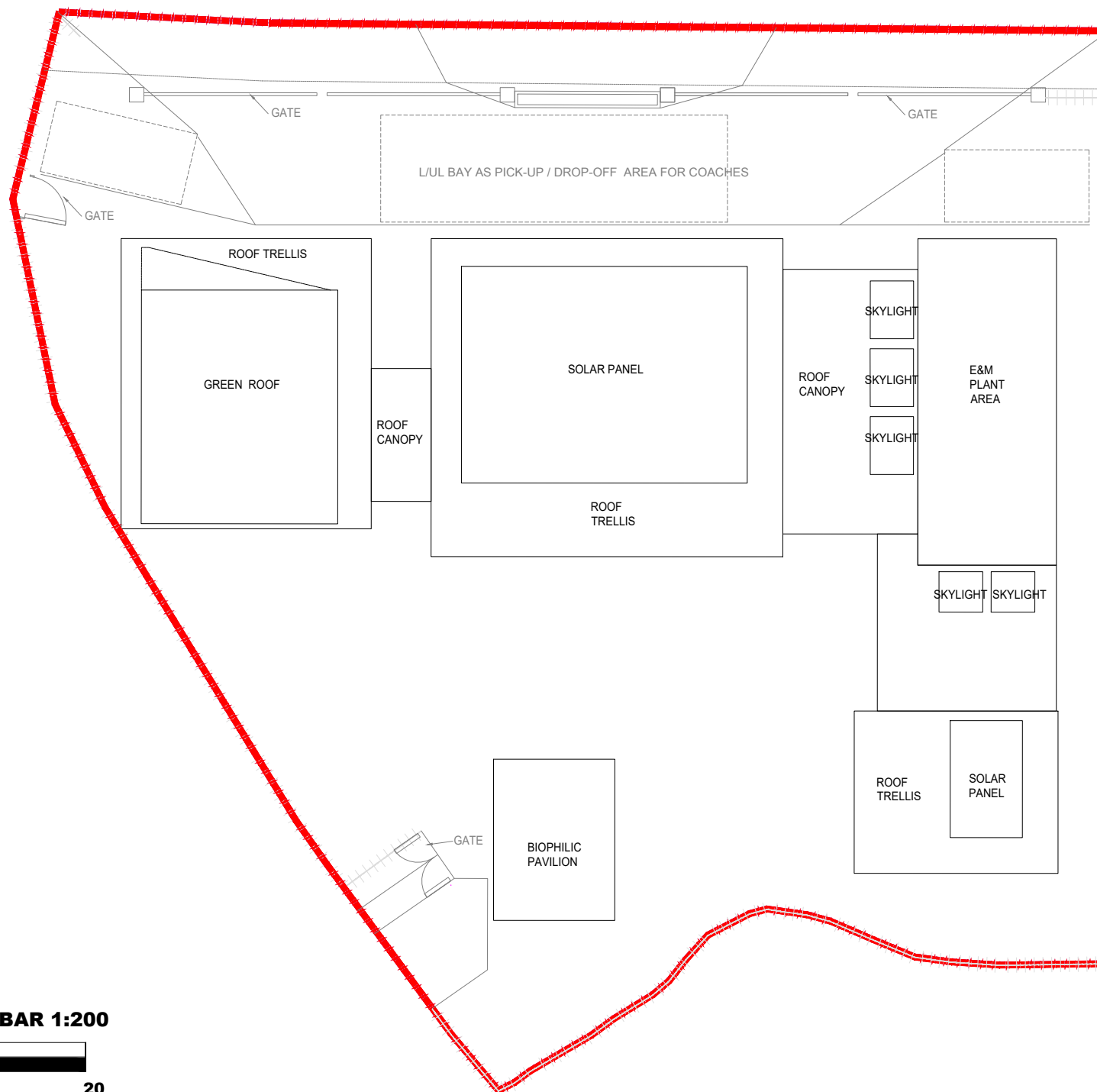
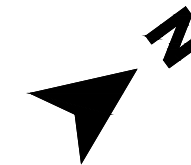
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CEDD 土木工程拓展署 Civil Engineering and Development Department	PRUDENTIAL SURVEYING · LAND ADVISORY · VALUATION	JOB TITLE: Section 16 Application for Proposed Shui Hau Education Centre on the Approved South Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau, Lantau Island, Hong Kong	Drawing Title Block Plan (Ground Floor)	-	Submission	18/02/2025	Drawn	WC	Date	26/09/24	Drawing No.
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B	Layout Update	10/03/2025	Scale	1:200@A3		Rev.	B				
Rev	Description	Date									

SOUTH LANTAU ROAD



SCALE BAR 1:200



LEGEND:

- SITE BOUNDARY
- FENCE

REMARKS:

PROPOSED MAXIMUM HEIGHT OF BUILDING = 4.35m

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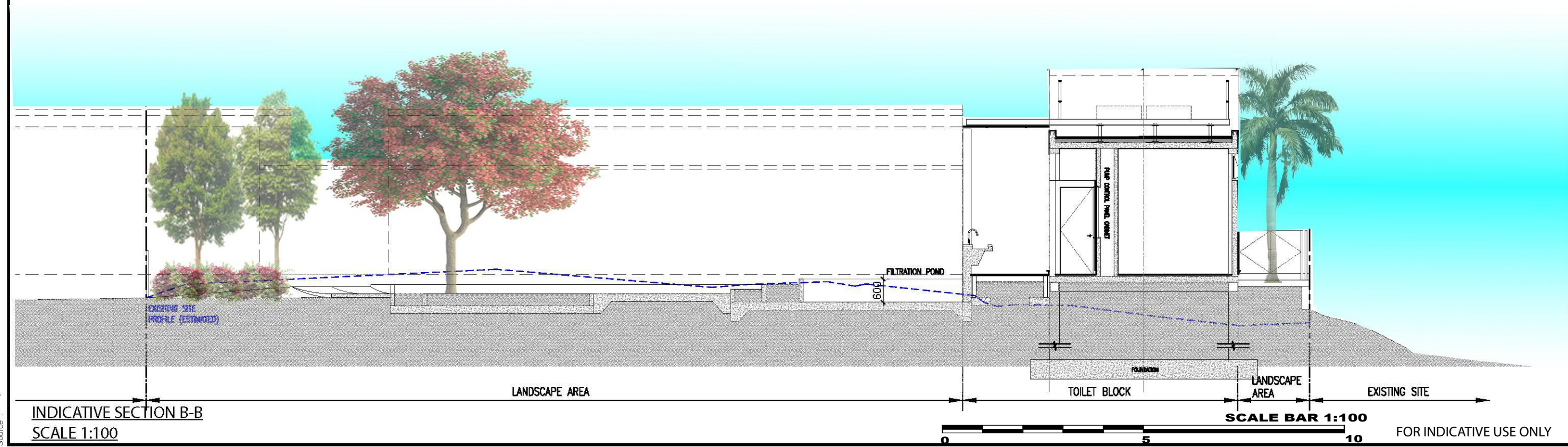
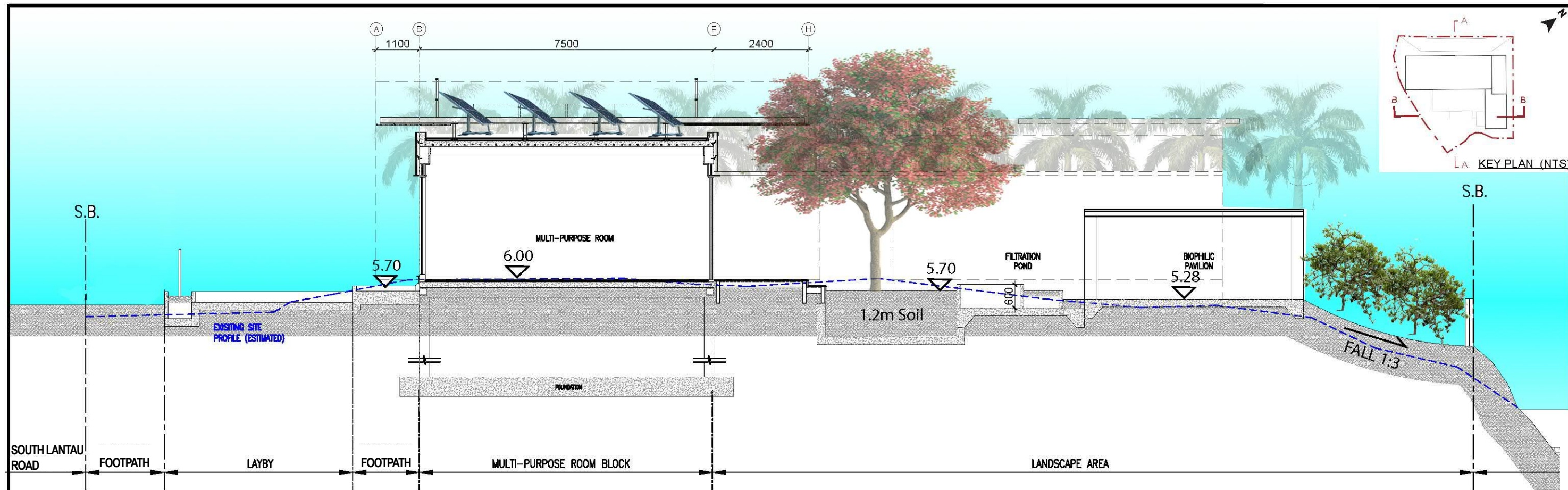
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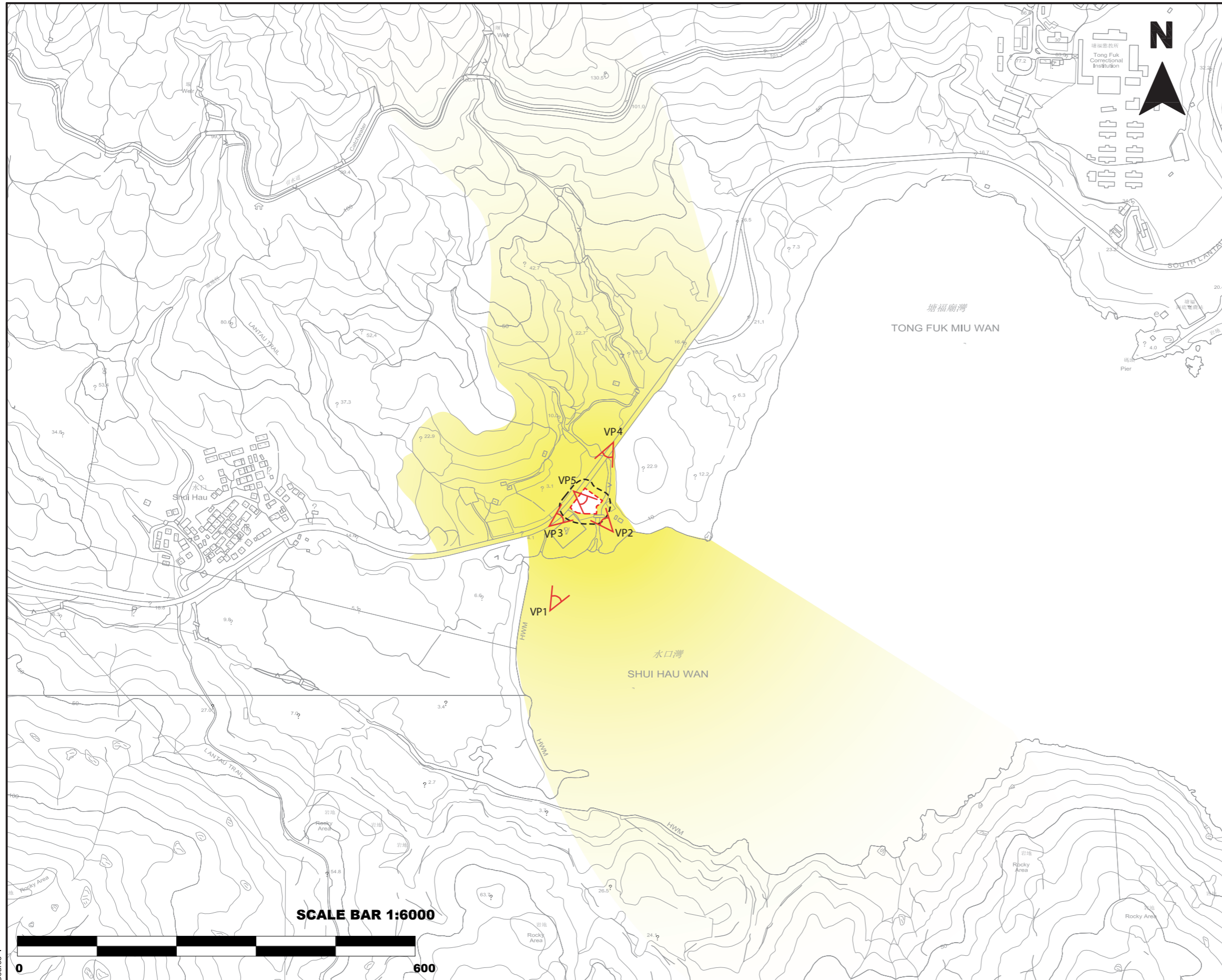


JOB TITLE:
Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
Block Plan (Roof Floor)

-	Submission	18/02/2025	Drawn	WC	Date	26/09/24	Drawing No.
A	Drawing Update	24/03/2025	Checked	KC	Approved	KC	Fig 3.1 (Sheet 2 of 2)
B	Layout Update	10/03/2025	Scale	1:200@A3		Rev.	
Rev	Description	Date					B





KEY PLAN (NTS)

Legend

- Application Site
- Assessment Area
- Visual Envelope
- ▲ Selected Key Public Viewing Points (VP)
- VP1 View from Shui Hau Wan Sandflat
- VP2 View from Shui Hau Wan
- VP3 View from the Lower Wan Lung Bus Stop (Tung Chung to Tai O bound) on the South Lantau Road
- VP4 View from the Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) on the South Lantau Road
- VP5 View from South Lantau Road Pedestrian Walkway

**FOR INDICATIVE USE ONLY*

File Name :
Source :



JOB TITLE:
Section 16 Application for
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

Drawing Title
Assessment Area, Visual Envelope, and Viewing Points

Rev	Description	Date
-	Submission	18/02/2025
A	Drawing and Legend Update	24/03/2025

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Checked	HT	Approved	RT
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Drawing No.	Fig 4.1
Rev.	A



KEY PLAN (NTS)

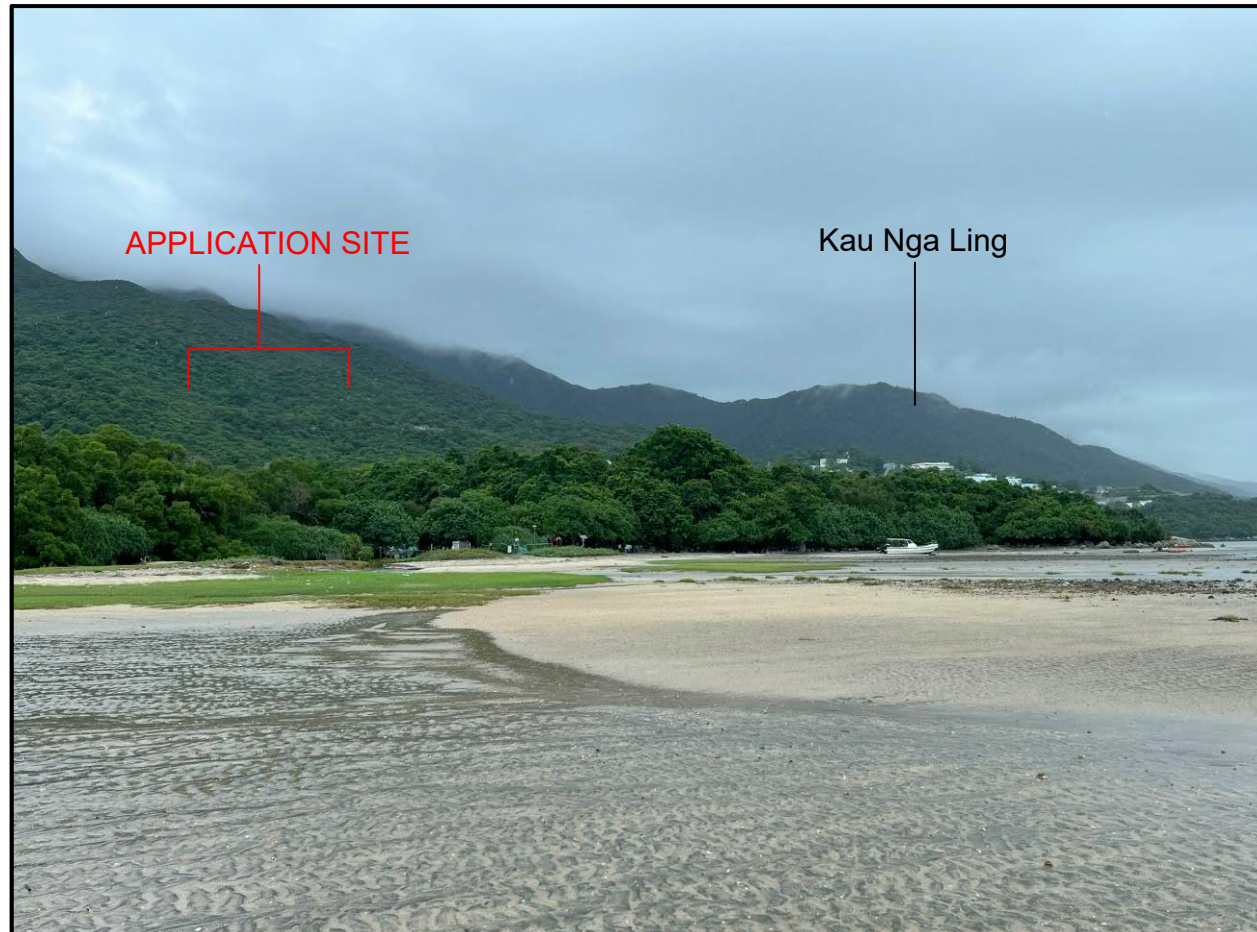
Legend

	Application Site
	Country Park
	Tong Fuk Correctional Institution
	Tong Fuk Temple
	Hiking Trails
	Waterfront
	Major Roads

- VP** Selected Key Public Viewing Points (VP)
- VP1 View from Shui Hau Wan Sandflat
 - VP2 View from Shui Hau Wan
 - VP3 View from the Lower Wan Lung Bus Stop (Tung Chung to Tai O bound) on the South Lantau Road
 - VP4 View from the Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) on the South Lantau Road
 - VP5 View from South Lantau Road Pedestrian Walkway

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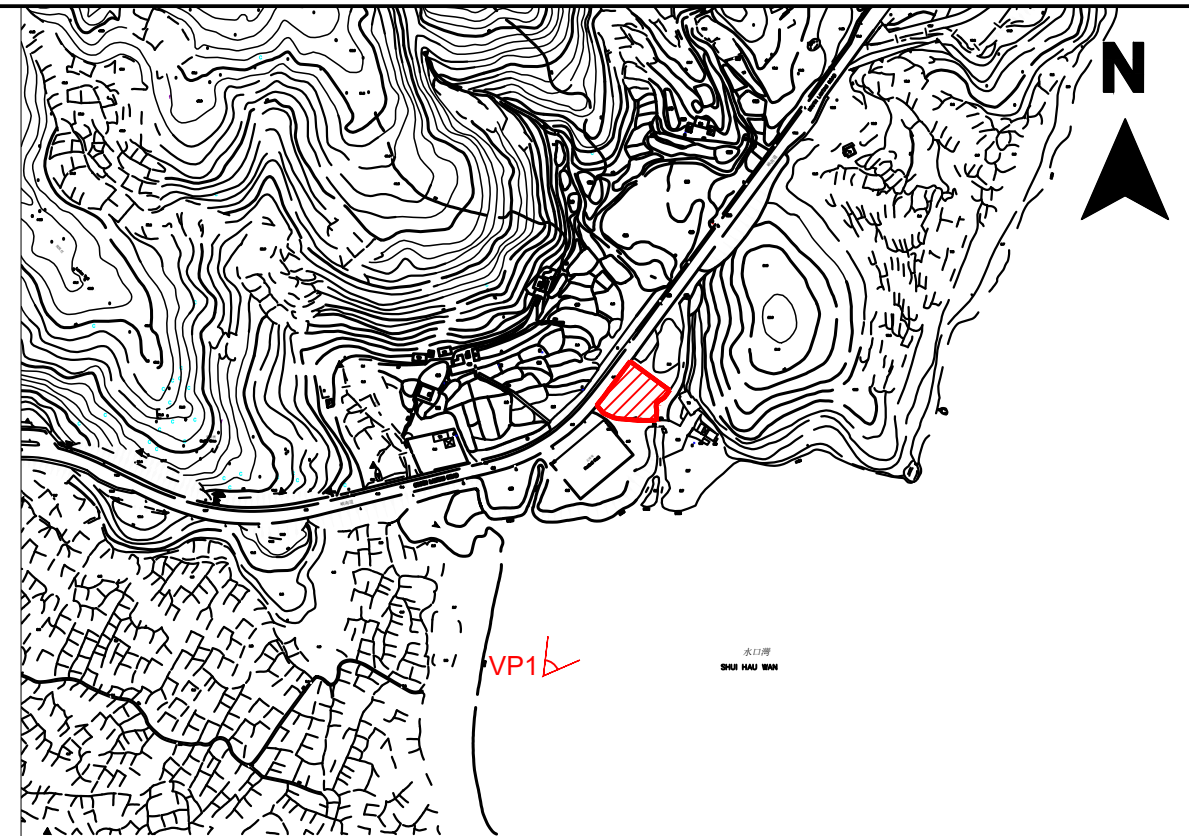
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				Scale	N.T.S.		Rev.	-
Rev	Description	Date						



EXISTING SITE



PHOTOMONTAGE WITH PROPOSED CENTRE



KEY PLAN (NTS)

LEGEND:



APPLICATION SITE



VIEWPOINT (VP)



EXISTING PHOTO
PHOTO DATE:
24/09/2024

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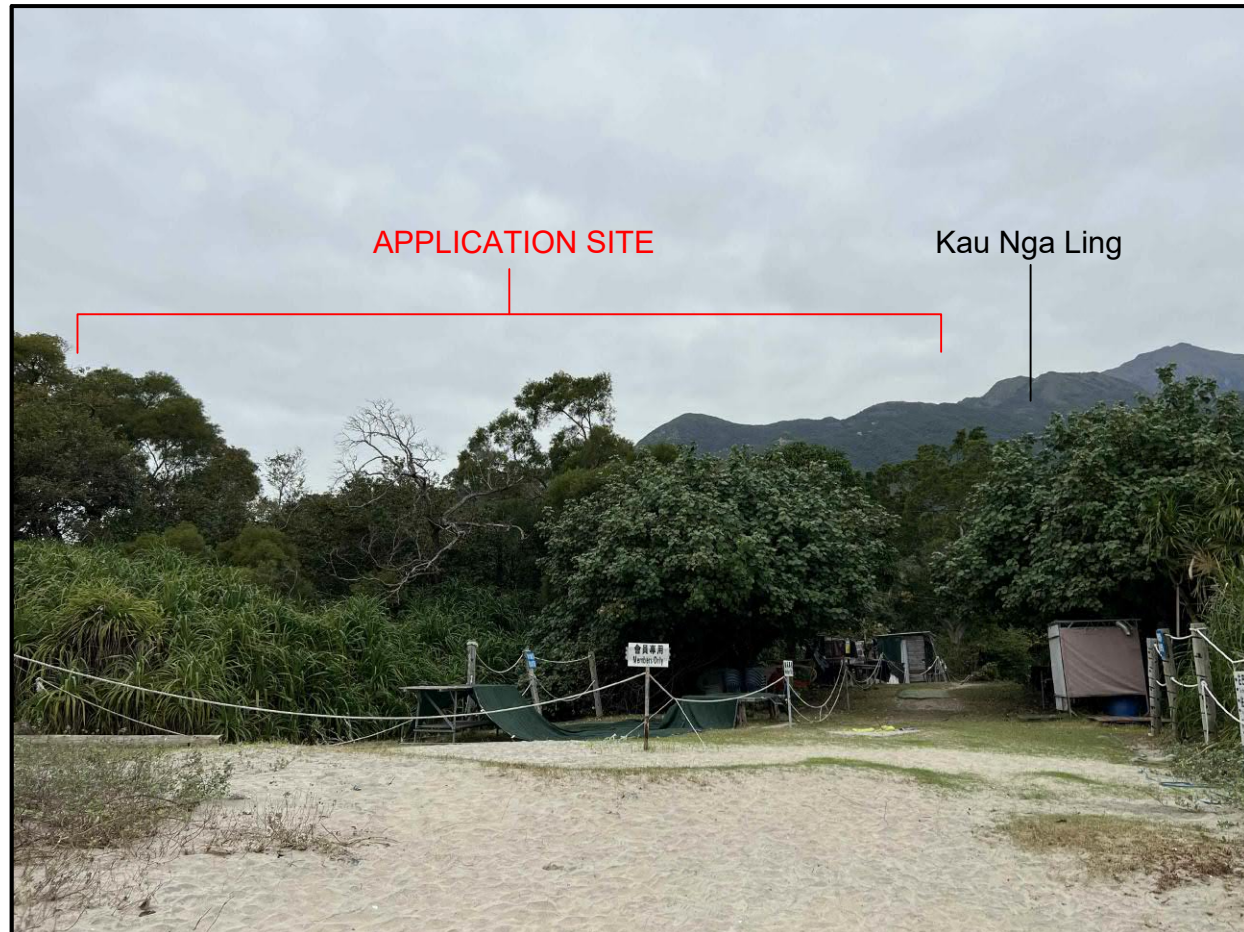
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JOB TITLE:
Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
VP1 - Shui Hau Wan Sandflat

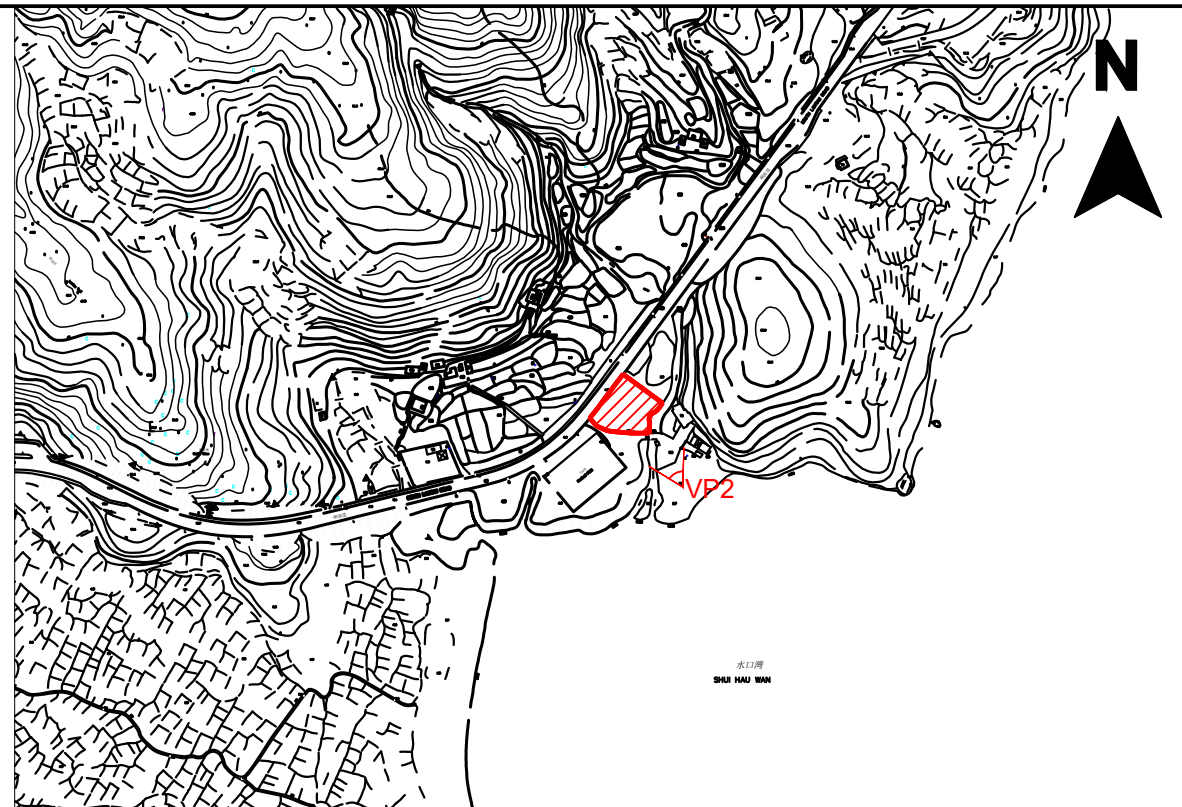
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Rev	Description	Date	Scale	AS SHOWN		Rev.	A



EXISTING SITE



PHOTOMONTAGE WITH PROPOSED CENTRE



KEY PLAN (NTS)

LEGEND:



APPLICATION SITE



VIEWPOINT (VP)



EXISTING PHOTO
PHOTO DATE:
09/12/2024

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File Name :
Source :



JOB TITLE:
Section 16 Application for
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

Drawing Title
VP2 - Shui Hau Wan

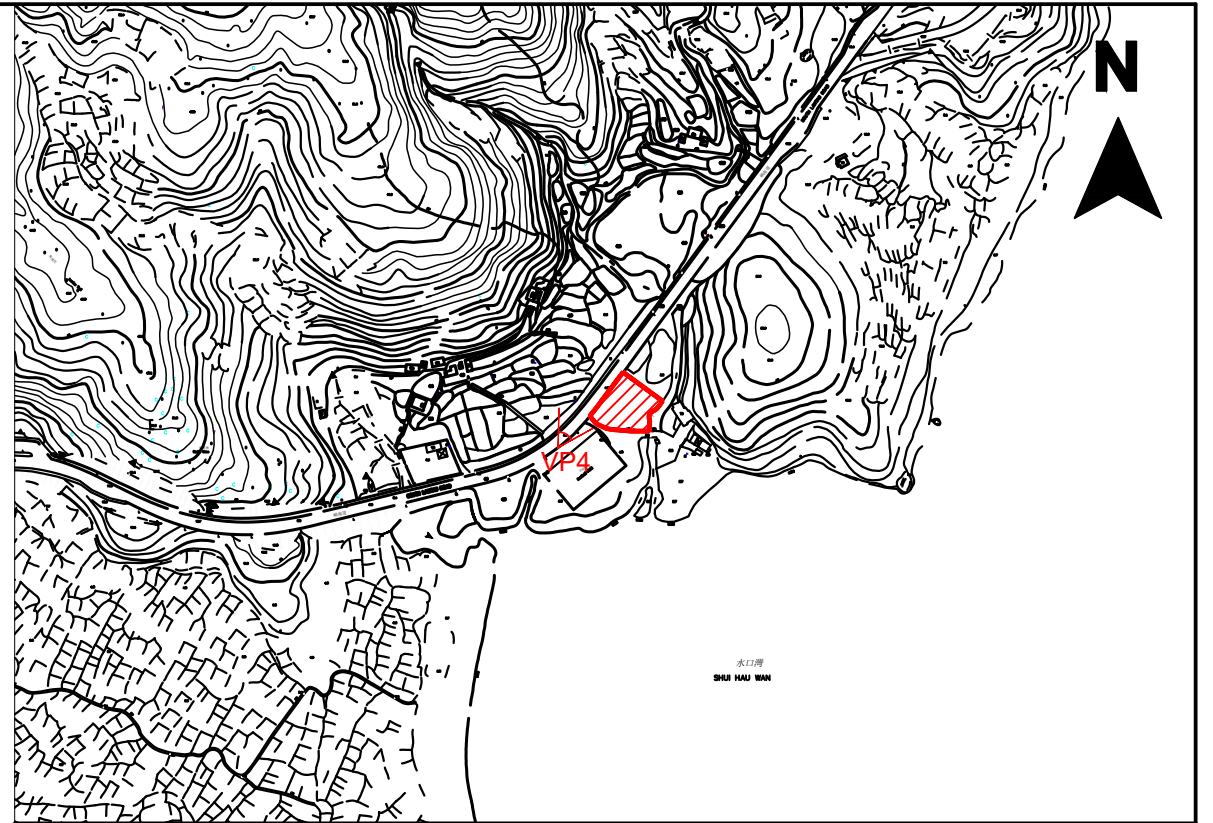
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Rev	Description	Date	Scale	AS SHOWN		Rev.	A



EXISTING SITE





PHOTOMONTAGE WITH PROPOSED CENTRE



KEY PLAN (NTS)

LEGEND:

-  APPLICATION SITE
-  VIEWPOINT (VP)



EXISTING PHOTO
PHOTO DATE:
24/09/2024

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File Name :
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JOB TITLE:
Section 16 Application for
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

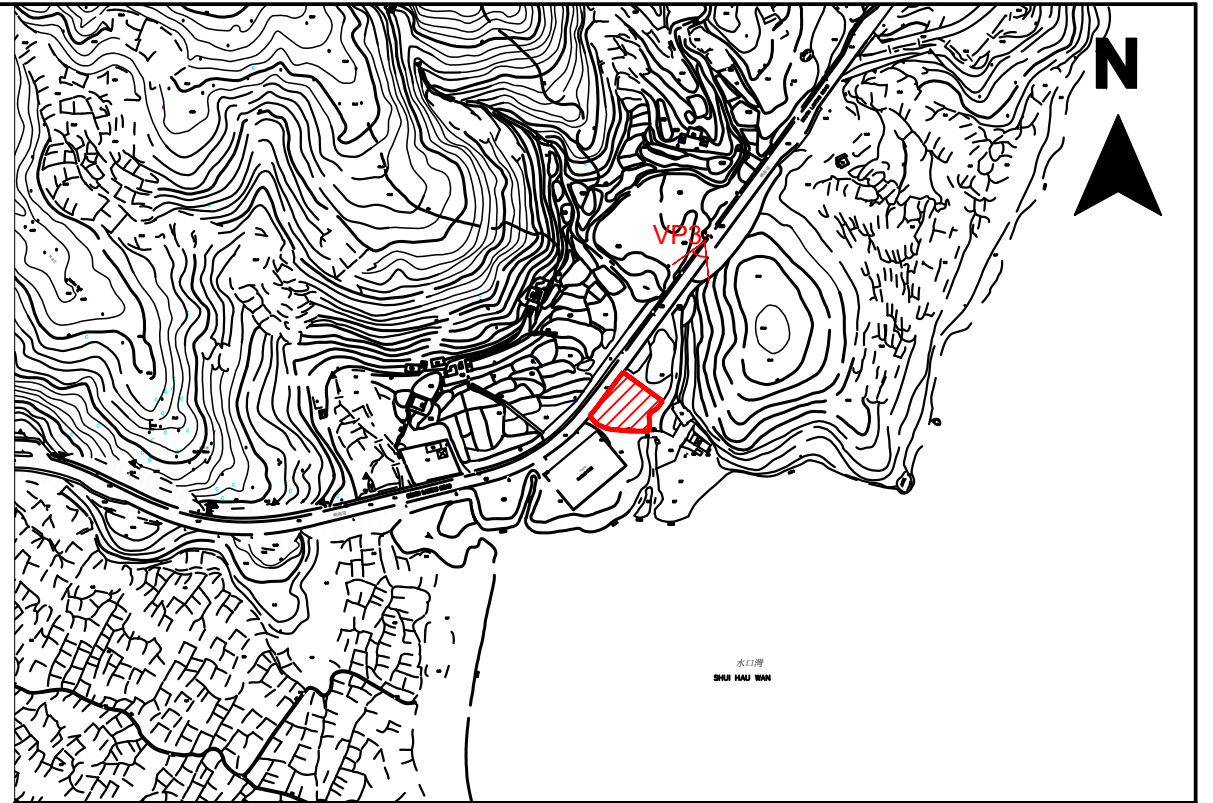
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Rev	Description	Date	Scale	AS SHOWN		Rev.	A



EXISTING SITE

PHOTOMONTAGE WITH PROPOSED CENTRE



KEY PLAN (NTS)

LEGEND:



APPLICATION SITE



VIEWPOINT (VP)



EXISTING PHOTO
PHOTO DATE:
24/09/2024

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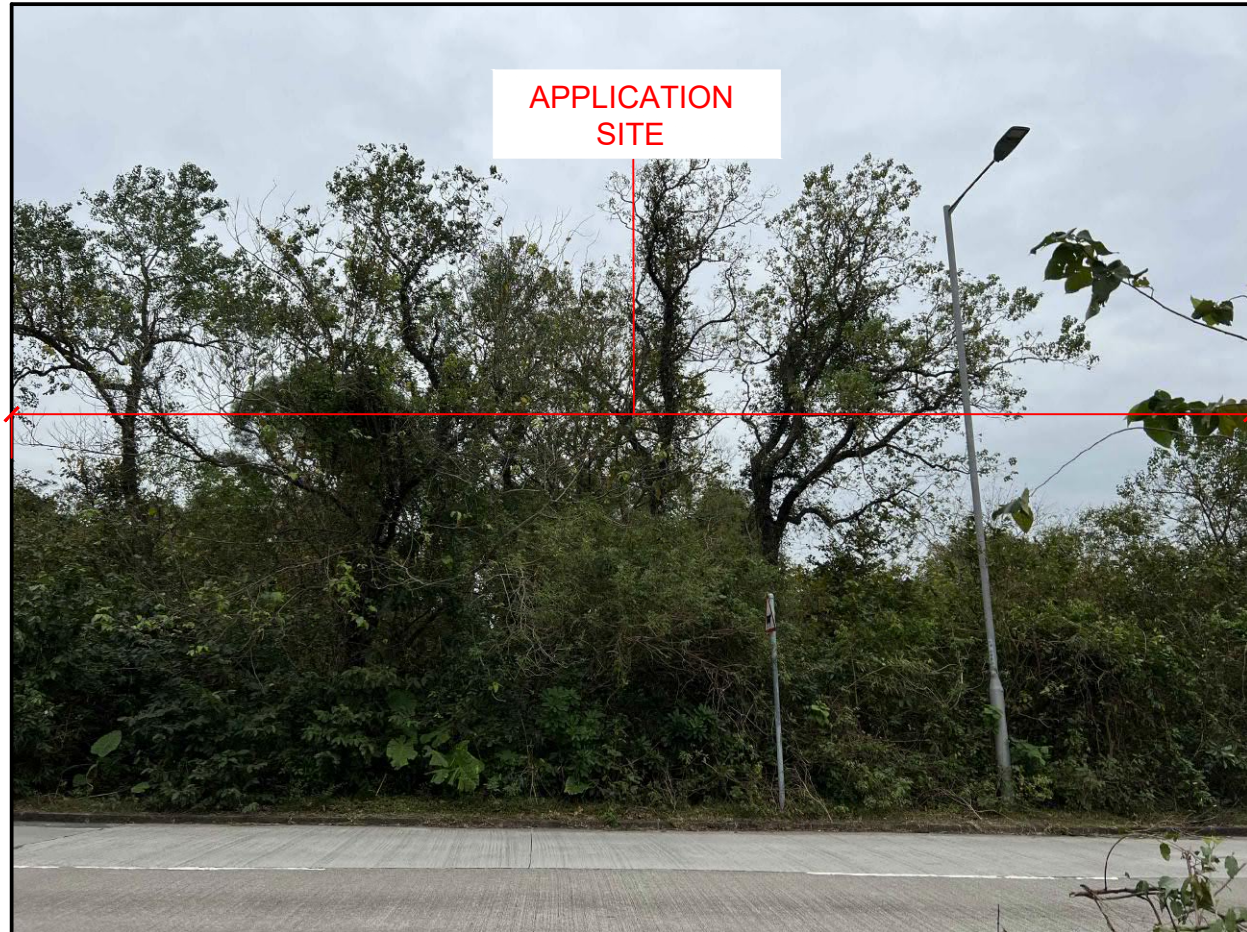
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JOB TITLE:
Section 16 Application for Proposed Shui Hau Education Centre on the Approved South Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau, Lantau Island, Hong Kong

Drawing Title
VP4 - Lower Wan Lung Bus Stop (Tai O to Tung Chung Bound) on the South Lantau Road

-	Submission	18/02/2025	Drawn	WC	Date	04/10/24	Drawing No.
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Rev	Description	Date	Scale	AS SHOWN		Rev.	A



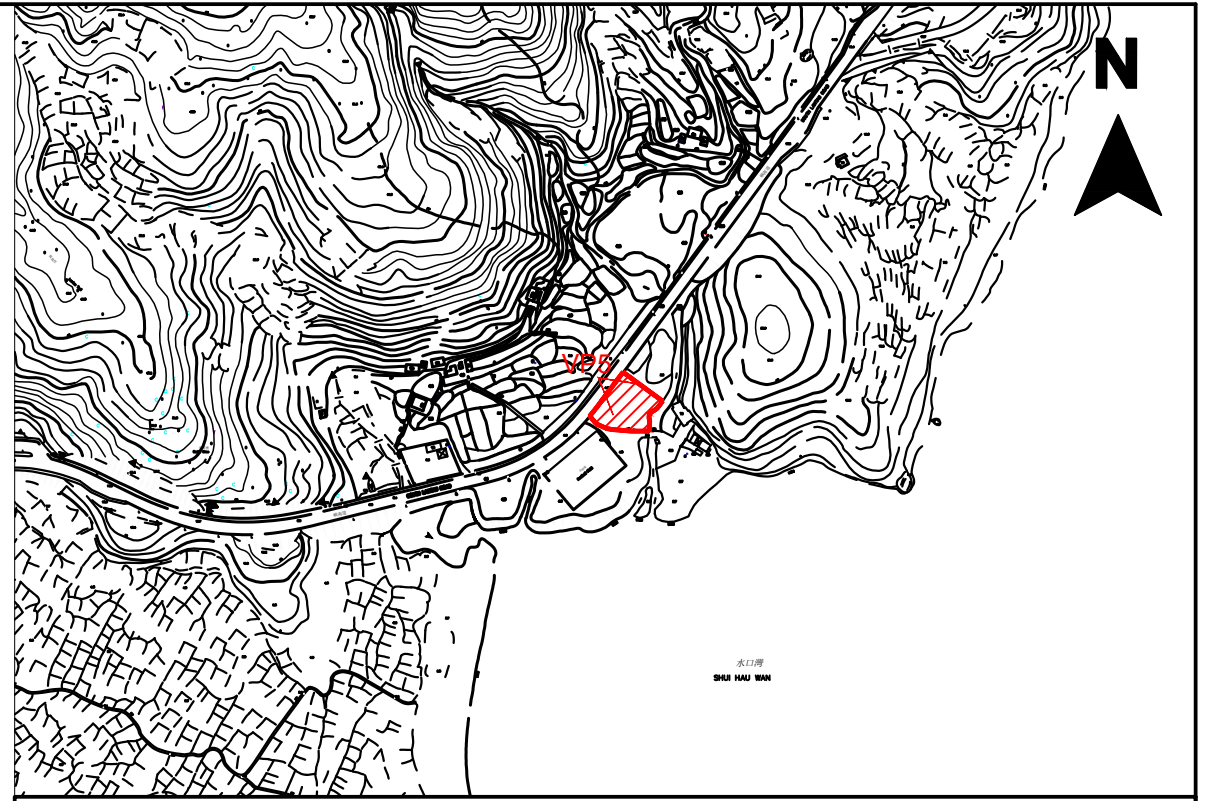
APPLICATION SITE



PROPOSED CENTRE

EXISTING SITE

PHOTOMONTAGE WITH PROPOSED CENTRE



KEY PLAN (NTS)

LEGEND:



APPLICATION SITE



VIEWPOINT (VP)



EXISTING PHOTO
PHOTO DATE:
09/12/2024

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File Name :
Source :



JOB TITLE:
Section 16 Application for
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

Drawing Title
VP5 - South Lantau Road Pedestrian Walkway

-	Submission	18/02/2025	Drawn	WC	Date	04/10/24	Drawing No.
A	Drawing Update	24/03/2025	Checked	RT	Approved	RT	Fig.7.5
B	Drawing Update	16/03/2026					
C	Model Update	26/03/2026					
Rev	Description	Date	Scale	AS SHOWN			Rev.

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Appendix L

Landscape Proposal

*Landscape Proposal for Section 16 Application for
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*



Landscape Proposal

For

Section 16 Application

For

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

Applicant:
Authorized Agent:
Date:

Civil Engineering and Development Department
Prudential Surveyors International Limited
March 2026

**Quotation No: SLO 24/2024
Section 16 Application
For
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**

Landscape Proposal

Prepared and Approved by:



LAI Chung Yin Stephanie

Position: Registered Landscape Architect

RLA Registration Number: R-153

Date: 30 MAR 2026

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1 Introduction

- 1.1.1 This Landscape Proposal (LP) is submitted in support of a Section 16 Planning Application Submission for the Proposed Shui Hau Education Centre (the Proposed Centre) on the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23 in Shui Hau, Lantau Island, Hong Kong.
- 1.1.2 The Application Site (the Site) with an area of about 1,110 sq.m is situated in Shui Hau, South Lantau, in close proximity to the Shui Hau Sandflat and South Lantau Road (**Figure 1.1** refers).

2 Site Context

2.1 The Site and its Surroundings

Site

- 2.1.1 The Site is situated along the South Lantau Road near an existing football field (Shui Hau Mini-Soccer Pitch) to the southwest. Per on-site observations from the site visits in February 2026, the Site is generally flat with low quality natural vegetation (**Figures 1.1** and **2.1** refer).

Surrounding Context

Existing Context

- 2.1.2 The existing uses in the surroundings are as follows (**Figure 2.2** refers):-
- to the east of the Site are single-storey structures;
 - to the south and southeast of the Site is Shui Hau Wan;
 - to the southwest of the Site are the Lower Wan Lung Bus Stop (Tung Chung to Tai O Bound), a football field, the Lantau Trail Section 10 (about 210m away);
 - to the west of the Site is the Shui Hau Village (about 550m away);
 - to the northwest of the Site is the Shui Hau Picnic Area of Lantau Trail Section 10; and
 - to the northeast of the Site are the Lower Wan Lung Bus Stop (Tai O to Tung Chung Bound) and a Green Education Farm (離島婦聯鄧福興紀念農場).

Planned Context

- 2.1.3 The planned use in the surroundings is as follows:-
- to the immediate northeast of the Site is the Drainage Services Department's (DSD) Shui Hau Sewage Pumping Station (SPS).

2.2 Existing Site Landscape Resources

- 2.2.1 Majority of the Site is covered by dense and low quality natural vegetation including ground cover, shrubs, saplings, vines and trees. Vegetation maintenance such as pruning at the periphery were noticed especially near the South Lantau Road and access road (**Figure 2.1** refers).
- 2.2.2 The Site level is mainly flat along South Lantau Road. A slope was noticed at the south-east area of the Site which was adjacent to the natural stream. It ranges from 2m to 3m fall within 5m strip to the edge of natural stream (**Figure 2.3** refers).

3 The Proposed Centre

3.1.1 The proposed use 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 raise public awareness of nature conservation. Per the Broad Use Terms set out by the Town Planning Board (the TPB), the proposed use is regarded as ‘Field Study / Education / Visitor Centre’ use.

3.1.2 The Proposed Centre comprises a single-storey structure with covered walkway and a landscape area as a courtyard in the middle of the Site. The Proposed Centre is configured in an “L” shape, clustering the development to the north and northwest of the Site while preserving significant outdoor space. Pavilion-like structures with projecting eaves create a verandah that meanders around the outdoor activity lawn, providing an intermediate space that harmonizes the built environment with the natural surroundings.

3.1.3 The Proposed Centre accommodates:-

- associated facilities including a multi-purpose room, a staff office and an outdoor activity lawn;
- ancillary facilities including E&M room, washing area and toilets;
- 1 no. of loading / unloading (L/UL) bay as pick-up / drop-off area within the Site with footpath, road kerbs, railing, sign posts, etc. for coaches; and
- 2 nos. of staff parking spaces.

3.1.4 The development parameters of the Proposed Centre are as follows:-

Development Parameters	Proposed Centre
Site Area:	1,110 sq.m.
Proposed Main Uses:	Education Centre with associated facilities, including a multi-purpose room, a staff office and an outdoor activity lawn
Ancillary Uses to the Proposed Use:	E&M room, washing area and toilets
Greenery Coverage:	Not less than 20% of the site area
Loading / Unloading (L/UL) Bay:	1 no. of L/UL bay as pick-up / drop-off area for coaches
Parking Space:	2 nos. of staff parking spaces
Anticipated Date for Commencement of Work:	Q1 2027
Anticipated Completion Date:	Q2 2028

Table 3.1: Development Parameters of the Proposed Centre

3.1.5 The construction of the Proposed Centre is anticipated to commence in Q1 2027 and be completed in Q2 2028.

4 Tree Preservation and Removal Proposal

4.1 Tree Survey Findings

- 4.1.1 The tree survey for the Application Site was carried out on 3rd and 24th of September 2024. There are 31 nos. of tree (24 nos. of living tree, 7 nos. of dead tree) found within the Site. Outside the Site there are 4 nos. of tree were found in close proximately. The surveyed species include *Alangium chinense*, *Ficus hispida*, *Acacia confuse*, *Mallotus paniculatus*, *Sapium sebiferum*, *Celtis sinensis* and *Microcos nervosa*. The condition of the trees range from poor to fair, and most are of low amenity value. For the Tree Survey details, refer to Tree Assessment Schedule and Tree Photographs (**Annex A** and **Annex B** refers).

	Nos. of Existing Trees
Within Site	31
Total	31

Table 4.1: Summary of Existing Trees

- 4.1.2 None of the existing trees are protected species listed under the Forestry Regulations, Forests and Countryside Ordinance (Cap. 96 sub. leg.) or are “*Old and Valuable Tree*” or “*Potential Old and Valuable Tree*” as defined in DEVB TC (W) No. 5/2020 “*Registration of Old and Valuable Trees*” or “*Champion Tree*” as identified in the book “*Champion Trees in Urban Hong Kong*”.
- 4.1.3 35 nos. of whips will be planted on slopes with min. 1.5m spacing, 18 nos. of heavy standard tree will be planted on adjacent slopes with min. 3m spacing within the planting area of the Site, mainly on garden landscaped area, with soil depth of a minimum 1200mm excluding drainage layer. (**Figure 4.1** refers).
- 4.1.4 A summary of the proposed treatments of existing trees within the Application Site boundary is provided below:-

	Nos. of Existing Trees to be felled	Nos. Compensatory Trees
Within Site – (North)	29	18 (Heavy Standard)
Within Site – (South)	2	35 (Whips)
Total	31	53

Table 4.2: Summary of Treatment of Existing Trees

- 4.1.5 The calculation of compensatory planting ratio is as shown below:-

Compensatory Planting Ratio Calculation					
Total nos. of trees proposed to be felled	=	35	nos.		
Total DBH of trees proposed to be felled	=		9,140		mm
Total nos. of Proposed Heavy Standard Trees	=		18		nos.
Total nos. of Proposed Whip Trees	=		35		nos.
Total nos. of Proposed Compensatory Planting	=	18 + 35	=	53	nos.
DBH of Heavy Standard Tree	=		95		mm
Total Proposed Heavy Standard Trees DBH	=	18 × 95	=	1,710	mm
DBH of Whip Tree	=		10		mm
Total Proposed Whip Trees DBH	=	35 × 10	=	350	mm
Total Proposed Compensatory Planting DBH	=	1,710 + 350	=	2,060	mm
Compensatory Planting Ratio in terms of number	=	35 : 53	=	1 : 1.51	(>1:1)
Compensatory Planting Ratio in terms of aggregated DBH	=	9,140 : 2,060	=	1 : 0.23	(<1:1)

Table 4.3: Compensatory Planting Ratio Calculation

- 4.1.6 As shown in **Table 4.3**, the compensatory planting ratio of better than 1:1 compensation in terms of numbers (Quantity) can be achieved with the proposed compensatory trees and whips planting mix. However, the ratio of 1:1 in terms of aggregated DBH (Quality) cannot be achieved. Other tree planting opportunities have been fully explored for the Proposed Centre. Due to the Site conditions of slopes with gradient of approximately 1:3, planting heavy standard trees on slope are undesirable and unsuitable in the Proposed Centre, according to GEO Publication No. 1/2011 – Technical Guidelines on Landscape Treatment for Slopes. The room for compensatory planting space is limited. In this connection, whips planting is proposed to be planted on slope instead to maximise the planting opportunity, thus resulting in a compensatory planting ratio of 1:0.23 is calculated in terms of aggregated DBH. In support of the compensation quantity, the Proposed Centre has taken steps to enhance the quality aspect of the soft landscape proposal as a viable solution to improve the landscaping for the Site. Following the DEVB TC(W) No. 4/2020 on tree preservation, the current proposal includes the improving the vegetation diversity of native species mix by incorporating native species of trees as part of the compensatory tree and whips planting mix; improving the overall landscaping setting by providing soft landscaping and planting throughout the Site to soften the effects of the structures; and maximising the soft landscape opportunities on the Site through long-term sustainable vertical and rooftop landscapes.

5 Landscape Proposal

5.1 Landscape Design Concept and Strategy

- 5.1.1 The design objective for the Landscape Design Proposal are illustrated in the Landscape Proposal (**Figure 5.1A to 5.1C** refers):-
- The landscape design concept aims to echo the mission of Architecture’s building design.
- 5.1.2 The landscape concept will follow a barrier free design and would follow the Design Manual – Barrier Free Access 2008 (2024 Edition) issued by the Building Department.
- 5.1.3 As a Biophilic Centre, a few core principles should be integrated as follow:-
- appreciating symbiotic relationship of Shui Hau people and nature;
 - appreciating eco-system services;
 - habitat creation; and
 - mitigating existing human impact.
- 5.1.4 The Landscape Proposal adopts the following design approach:-
- a) creation of a landscape design which responds to the specific site conditions of the Proposed Centre;
 - b) adoption of a landscape character consistent with the overall design language and aesthetic of the architectural elements;
 - c) sensitive integration of the Proposed Centre in the surrounding areas via appropriate interface treatments;
 - d) minimisation of the visual impact of the Proposed Centre through naturalistic landscape treatment and appearance;
 - e) creation of suitable outdoor spaces for passive recreational and educational activities; and
 - f) promotion of the use of indigenous plant species throughout the landscape generally

where possible and introduction of nectariferous plant as food plant of Butterfly and exotic ornamental species where appropriate to suit particular applications.

5.2 Major Landscape Elements

Landscape at Main Entrance

- 5.2.1 Low waist level porous perimeter wall and gate to create a naturalistic and welcoming appearance of the centre.
- 5.2.2 Climber wall / frame and herbaceous plant integrate with building façade to blend with the surrounding natural setting.

Landscape Garden

- 5.2.3 Outdoor activity lawn / rain water garden to accommodate outdoor gathering and educational space.
- 5.2.4 Biophilic pavilion to provide an outdoor place where visitors can learn from the environment.
- 5.2.5 Bio-filtration / detention and infiltration rain garden to promote as an educational example of ecosystem services provided by the nature, water body in pond can also attract wildlife to the context and ecology.
- 5.2.6 Butterfly garden planted with nectar, berry and leaves as food to attract and promote growth of butterfly population in the neighbouring habitat.
- 5.2.7 Birdboxes at eave away from public areas are provided to attract local wildlife.

Peripheral Planting and Boundary Treatment

- 5.2.8 Porous perimeter wall outgrown by vegetation can maintain porosity of the site boundary for wildlife.
- 5.2.9 Washing area is introduced to provide washing facilities for the general public after visiting the sandflat. Water from the washing area would be treated by bio-filtration / detention and infiltration rain garden and reused within the Site.
- 5.2.10 Whips planting is proposed as interface treatment to the boundary adjacent to the natural stream, demarcation with rope and wooden pole along streamside to integrate seamless approach to natural context.

Roof Planting

- 5.2.11 Roof planting (Soilless Green Roof) is introduced to integrate with the surrounding natural setting to work as a part of modified natural habitat.
- 5.2.12 Landscape sections are provided in **Figure 5.3** refers.

5.3 Hard Landscape Material Proposal

5.3.1 Pavements are specifically selected and proposed to suit the variety of landscape areas within the Site. The proposed finishes and materials are summarized below:-

Area / Location	Hard Landscape Elements and Materials*
Main Entrance	<ul style="list-style-type: none"> • Vehicular Road Surface – recycled concrete blocks or similar • Main Entrances Pedestrian Footpath – recycled glass blocks or similar • Planter Kerbs – natural granite stone or similar • Feature Wall – limecrete blocks or similar
Landscape Garden	<ul style="list-style-type: none"> • Footpaths – recycled concrete blocks or similar • Kerb Planter – natural granite stone or similar • Biophilic Pavilion – recycled timber and steel structures • Seatings – limecrete blocks or similar • Bio-filtration / detention and infiltration rain garden – limecrete blocks and concrete structures • Washing Area – limecrete blocks or similar
Boundary Treatment	<ul style="list-style-type: none"> • Fencing – GMS rod, recycled concrete blocks curb, recycled wooden pole with rope and stainless-steel strip

Table 5.1: General Hard Landscape Elements and Materials

*All the above Hardscape Elements and Materials are subject to final confirmation.

5.4 Soft Landscape Material Proposal

5.4.1 Planting Strategy – Structure planting shall compliment the adjacent vegetation and will help ameliorate the local micro-climate, contribute to pollution and noise mitigation, improve energy efficiency of buildings through insulation effects and provide wildlife habitats. Species selection will relate to the particular landscape character in each area. Peripheral naturalistic buffer planting will adopt mainly native species. Amenity planting throughout the pedestrian circulation network will be more formal in style and include exotic species chosen for flower and foliage colour, seasonal variation and form. Butterfly Gardens and bio-filtration / detention and infiltration rain garden will be more informal in planting style and will include a mix of indigenous species common to the area and exotic trees and shrubs to provide colour, fragrance, visual structure and variety.

5.4.2 The planting design consists of the following types:-

- Planting Design in the Entrance and Open Landscape Areas: trees, shrubs and ground covers are proposed.
- Perimeter Planting: To deter the entry of cow / buffalo, *Mansoa alliacea* is proposed to be planted on the fence.
- Butterfly Garden: A mixture of plants, especially nectariferous plant as food for butterfly would create a vibrant landscape for the Site.
- Planting Design on the Roof Tops: Vegetated roofing systems are proposed to achieve lightweight multi-layered green roof system that is easy to install, low maintenance and economical; and
- Landscape Buffer Planting: *Livistona chinensis* (Chinese Fan-palm).

5.4.3 Whips planting is proposed all along the edge of the natural stream to echo the natural context of the Site.

5.4.4 Plant Stock Sizes – Generally, “Heavy Standard” sized trees will be selected for new tree planting in order to provide a positive visual impact on day one where possible. The planting

size of low shrubs will vary from 300mm to 600mm whilst the tall shrubs will be above 800mm. For groundcovers, 100mm to 300mm size will be provided.

5.4.5 **Table 5.2** indicated the Proposed Compensation Trees:-

No.	Species	Chinese Name	Size	Quantity	Species Native/ Exotic
FEATURED TREE / COMPENSATORY TREE					
1	<i>Sapium sebiferum</i>	烏柏	Heavy Standard	1	Native
2	<i>Polyspora axillaris</i>	大頭茶	Heavy Standard	5	Native
3	<i>Livistona chinensis</i>	蒲葵	Heavy Standard	8	Exotic
4	<i>Pyrus calleryana</i>	豆梨	Heavy Standard	1	Native
5	<i>Viburnum odoratissimum</i>	珊瑚樹	Heavy Standard	3	Native
6	<i>Bridelia tomentosa</i>	土密樹	Whip	6	Native
7	<i>Quercus championii</i>	嶺南青岡	Whip	6	Native
8	<i>Quercus myrsiniflora</i>	小葉青岡	Whip	6	Native
9	<i>Reevesia thyrsoidea</i>	梭羅樹	Whip	6	Native
10	<i>Cleistocalyx nervosum</i> Water Adoptable	水翁	Whip	9	Native
Total Native Species: 45 (85%) Total Exotic Species: 8 (15%)					
Total: 53					

Table 5.2: Proposed Compensation Trees.

5.4.6 In the landscape proposal, only one exotic species, *Livistonia chinensis* was selected; all the other trees are native species. The *Livistonia chinensis* was selected as it can contribute to the local biodiversity as a habitat creator and food source. This selection is not excessive, considering that only 15% of the total 53 trees planted are exotic.

5.4.7 The species in the **Table 5.3** will form the basis of the planting schedule with the reference image shown in Figure 5.4.

The below plant will be considered at the details design stage*		
No.	Species	Chinese Name
BUTTERFLY-FRIENDLY SEASONAL CHANGING PLANT		
1	<i>Crotalaria retusa</i>	吊裙草
2	<i>Lantana camara</i>	馬纓丹
3	<i>Duranta erecta "Lass"</i>	蕾絲假連翹
4	<i>Chinese ixora</i>	龍船花
5	<i>Orthosiphom aristatus</i>	貓蘇草
6	<i>Gardenia jasminoides</i>	梔子花
7	<i>Agapanthus africanus</i>	百子蓮
8	<i>Angelonia angustifolia</i>	狹葉天使花
9	<i>Belamcanda chinensis</i>	射干
10	<i>Canna indica</i>	美人蕉
11	<i>Hedychium coronarium</i>	薑花
12	<i>Iris tectorum</i>	鳶尾
13	<i>Asclepias curassavica</i>	馬利筋
14	<i>Zephyranthes candida</i>	蔥蘭
EVERGREE SHRUB / GROUND COVER		
1	<i>Codlacum varlegatum</i>	灑金榕

The below plant will be considered at the details design stage*		
No.	Species	Chinese Name
2	<i>Phyllostachys aurea</i>	羅漢竹
3	<i>Liriope spicata</i>	山麥冬
4	<i>Asparagus densiflorus "Sprengeri"</i>	天門冬
5	<i>B. Zoysia tenuifolia</i>	朝鮮草
ROOFTOP PLANT		
1	<i>Cyanotic cristata</i>	四孔草
2	<i>Callisia repens</i>	洋竹草
3	<i>Portulaca oleracea</i>	馬齒莧

Table 5.3: Planting Schedule

*Note: Species selection will be subject to detail design development & market availability

5.5 Soil Depth, Drainage and Irrigation

- 5.5.1 In order to provide adequate soil depth and to use natural soil mix, 1,200mm soil depth excluding drainage layer for tree planting is designed. In general, the soil depth provided, with all drainage layer, water-proofing and protective screening exclusive is listed below:-

Planting Type	Soil Depth (Minimum)
Tree / Palm Tree	1,200mm
Shrub	600mm
Groundcover	450mm
Turf	300mm

Table 5.4: Soil Depth of Planting Types

- 5.5.2 Drainage system for each planter will be provided and under checked for all planting areas.
- 5.5.3 The irrigation system consists of three parts, i.e. the planters at grade will be served by traditional manual watering with irrigation points. Inaccessible Green roofs will be served by automatic irrigation system.
- 5.5.4 Water points at 20m hose radius will be provided for effective maintenance and watering of plants.

5.6 Landscape Area Provision

- 5.6.1 The Proposed Centre will include about not less than 20% of greenery of landscape area including at-grade green space, outdoor activity lawn and roof green system.

5.7 Site Coverage of Greenery

- 5.7.1 Not less than 20% of greenery (of total site area of 1,110 sq.m.) will be achieved in accordance with the requirement of Buildings Department PNAP (APP-152).

Area of the Site = 1,110 sq.m.

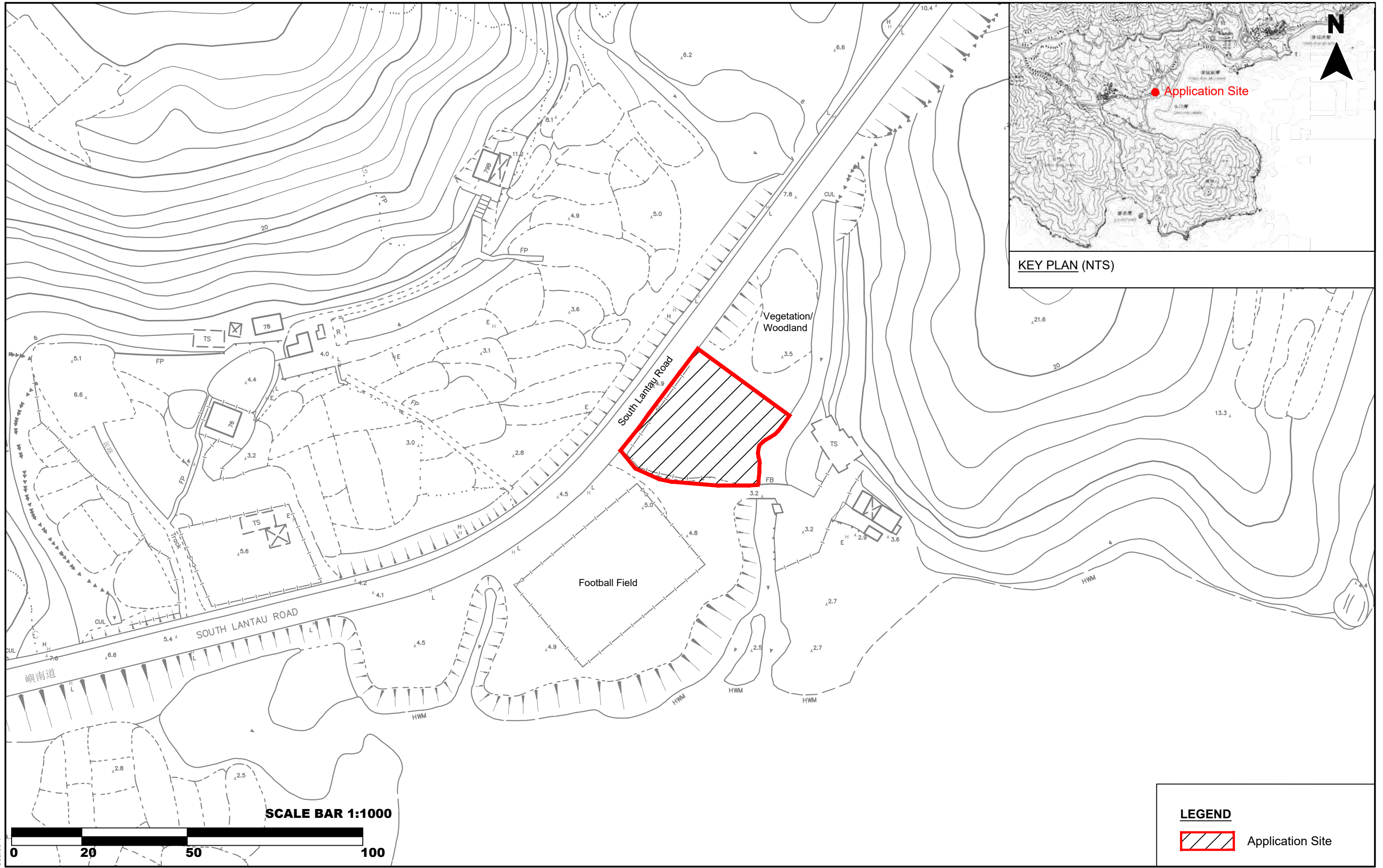
Site Coverage of Greenery Requirements: -

- a) Minimum Total Greenery Areas = 222 sq.m. (i.e. 20% of Area of the Site)
 - b) Minimum At-grade Greenery Area = 111 sq.m. (i.e. 10% of Area of the Site)
- 5.7.2 Not less than 20% of greenery will be provided (**Figure 5.7** refers).

6 Management and Maintenance

- 6.1.1 All landscape areas within the Site will be managed and maintained in a sustainable manner by the services provider employed by the Applicant.
- 6.1.2 Upon completion of the construction works, a 12-month establishment period will be implemented for both hard and soft landscape works.

Figures



File Name :
Source :



JOB TITLE:
Section 16 Application for
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

Drawing Title
Site Location Plan

Rev	Description	Date

Drawn	WC	Date	23/09/24
Checked	HT	Approved	RT
Scale		1:1000 @ A3	

Drawing No.	Fig. 1.1
Rev.	-



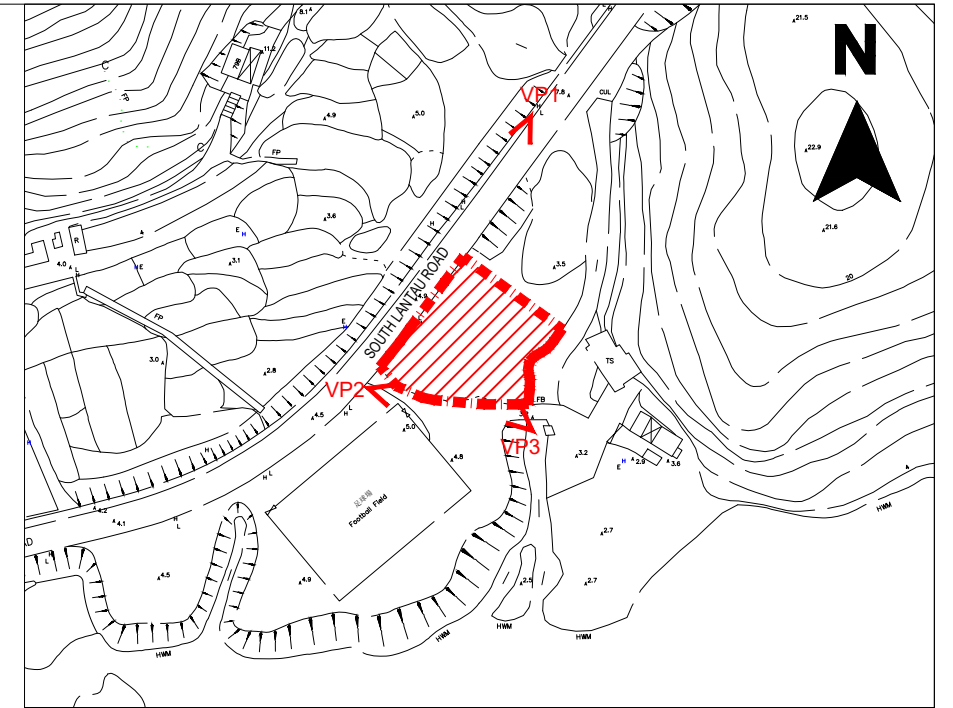
Viewing Point 1



Viewing Point 2



Viewing Point 3



KEY PLAN (NTS)

LEGEND:





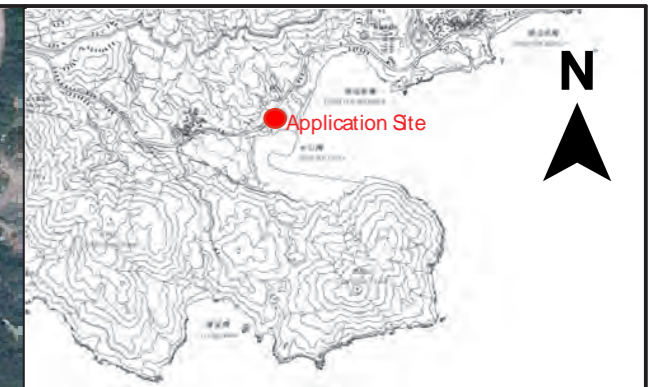
-  Application Site
-  VP1 North East View of the Site
-  VP2 West View of the Site
-  VP3 South View of the Site

PHOTO DATE: 24/09/2024(VP1,VP2), 03/10/2024(VP3)

File Name :
Source :

Drawn	WC	Date	26/09/24	Drawing No.	Fig. 2.1
Checked	KC	Approved	KC	Rev.	
Scale	AS SHOWN		Rev.	-	
Rev	Description	Date			



KEY PLAN (NTS)

Legend

Application Site

*FOR INDICATIVE USE ONLY

File Name :
Source :



JOB TITLE:
Section 16 Application for 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

Drawing Title
Site Area and Surrounding Plan

-	Submission	18/02/2025
A	Base Map Updated	24/03/2025
Rev	Description	Date

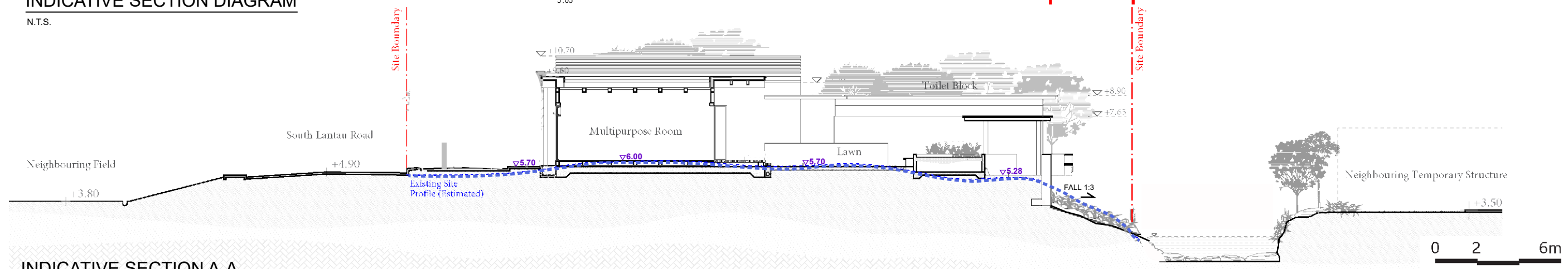
Drawn	WC	Date	23/09/24
Checked	HT	Approved	RT
Scale	A3		

Drawing No.	Fig. 2.2
Rev.	A



- Legend:**
- T000(F) Tree to be Felled
 - T000(D) Dead Tree
 - 5.50 Existing Level
 - ⊕ 5.50 Proposed Finished Level (Plan)
 - ▽ 5.50 Proposed Finished Level (Section)

INDICATIVE SECTION DIAGRAM
N.T.S.



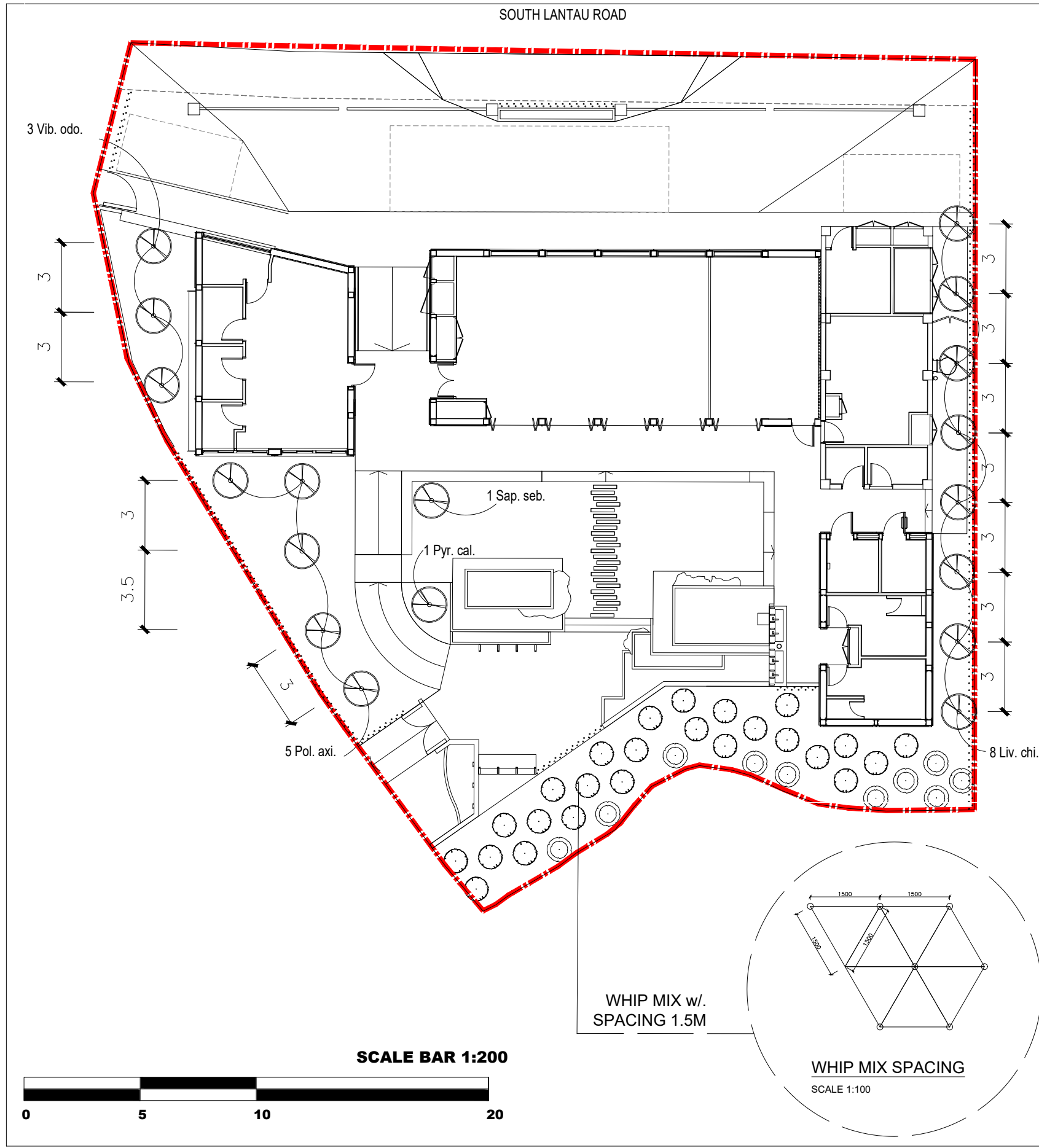
INDICATIVE SECTION A-A
SCALE 1:200



JOB TITLE:
Section 16 Application for 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

Drawing Title
INDICATIVE SITE CONTEXT ON SLOPE AND SECTION

- Draft Submission	18/02/2025	Drawn	WC	Date	26/09/24	Drawing No.	Fig. 2.3
A Drawing Update	18/02/2025	Checked	KC	Approved	KC	Rev.	
Rev	Description	Date	Scale	1:200@A3			A

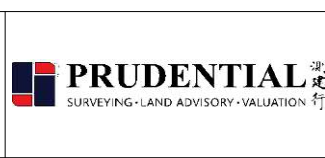


LEGEND:

- COMPENSATED TREE
- COMPENSATED WHIP MIX
- COMPENSATED WATER ADOPTABLE WHIP MIX
- APPLICATION SITE

LEGEND	Botanical Name	Chinese Name	Size (mm)	Quantity
Sap. seb.	<i>Sapium sebiferum</i> (Native)	烏柏	Heavy standard	1
Pol. axi.	<i>Polyspora axillaris</i> (Native)	大頭茶	Heavy standard	5
Liv. Chi.	<i>Livistona chinensis</i> (Exotic)	蒲葵	Heavy standard	8
Pyr. cal.	<i>Pyrus calleryana</i> (Native)	豆梨	Heavy standard	1
Vib. odo.	<i>Viburnum odoratissimum</i> (Native)	珊瑚樹	Heavy standard	3
WHIP MIX	<i>Bridelia tomentosa</i> (Native)	土密樹	Whip mix	6
	<i>Quercus championii</i> (Native)	嶺南青岡	Whip mix	6
	<i>Quercus myrsinifolia</i> (Native)	小葉青岡	Whip mix	7
	<i>Reevesia thyrsoidea</i> (Native)	梭羅樹	Whip mix	6
	<i>Cleistocalyx nervosum</i> (Native) Water Adoptable whip	水翁	Whip mix	10

File Name :
Source :











JOB TITLE:
Section 16 Application for 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

Drawing Title
Tree Compensatory Plan

-	Submission	18/02/2025	Drawn	WC	Date	26/09/24	Drawing No.
A	Layout Update	10/03/2025	Checked	KC	Approved	KC	Fig. 4.1
Rev	Description	Date	Scale	1:200@A3		Rev.	A

LEGEND

- (A) MAIN ENTRANCE
- (B) L/UL BAY AS PICK-UP / DROP-OFF AREA FOR COACHES
- (C) OUTDOOR ACTIVITY LAWN
- (D) BIO-FILTRATION/DETENTION AND INFILTRATION RAIN GARDEN
- (E) CLIMBER FENCE
- (F) BUTTERFLY GARDEN
- (G) BIOPHILIC PAVILION
- (H) WASHING AREA
- (I) E&M AREA AT ROOF
- (J) GREEN ROOF
- (K) SOLAR PANEL AT ROOF
- (L) STAFF PARKING SPACE
- (M) BIRDBOX AT EAVE
-  WOOD DECK
-  GREY FLOOR PAVING
-  SKYLIGHT
-  ROOF TRELLIS
-  VEHICULAR ENTRANCE/EXIT
-  PEDESTRIAN ENTRANCE/EXIT
-  NEW TREE
-  NEW WHIP MIX

SOUTH LANTAU ROAD



SCALE BAR 1:200



**FOR INDICATIVE USE ONLY*

File Name :
Source :



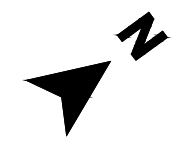
JOB TITLE:
Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
Notional Landscape Plan (Overall)

-	Submission	18/02/2025	Drawn	WC	Date	26/09/24	Drawing No.
A	Layout Update	17/03/2026	Checked	KC	Approved	KC	Fig. 5.1A
B	Layout Update	26/03/2026	Scale	1:200@A3		Rev.	
Rev	Description	Date					B

LEGEND

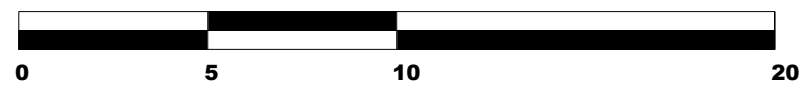
- (A) MAIN ENTRANCE
- (B) L/UL BAY AS PICK-UP / DROP-OFF AREA FOR COACHES
- (C) OUTDOOR ACTIVITY LAWN
- (D) BIO-FILTRATION/DETENTION AND INFILTRATION RAIN GARDEN
- (E) CLIMBER FENCE
- (F) BUTTERFLY GARDEN
- (G) BIOPHILIC PAVILION
- (H) WASHING AREA
- (L) STAFF PARKING SPACE
- WOOD DECK
- GREY FLOOR PAVING
- VEHICULAR ENTRANCE/EXIT
- PEDESTRIAN ENTRANCE/EXIT
- SPOT LEVEL
- NEW TREE
- NEW WHIP MIX



SOUTH LANTAU ROAD



SCALE BAR 1:200



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Source :



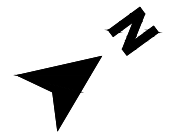
JOB TITLE:
Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
Notional Landscape Plan (Ground Floor Plan)

-	Submission	18/02/2025	Drawn	WC	Date	26/09/24	Drawing No.
A	Layout Update	17/03/2026	Checked	KC	Approved	KC	Fig. 5.1B
B	Layout Update	26/03/2026	Scale	1:200@A3		Rev.	
Rev	Description	Date					B

LEGEND

- ⓐ BIOPHILIC PAVILION
- ⓑ E&M AREA AT ROOF
- ⓒ GREEN ROOF
- ⓓ SOLAR PANEL AT ROOF
- ⓔ BIRDBOX AT EAVE
- SKYLIGHT
- ▤ ROOF TRELLIS



SOUTH LANTAU ROAD



SCALE BAR 1:200



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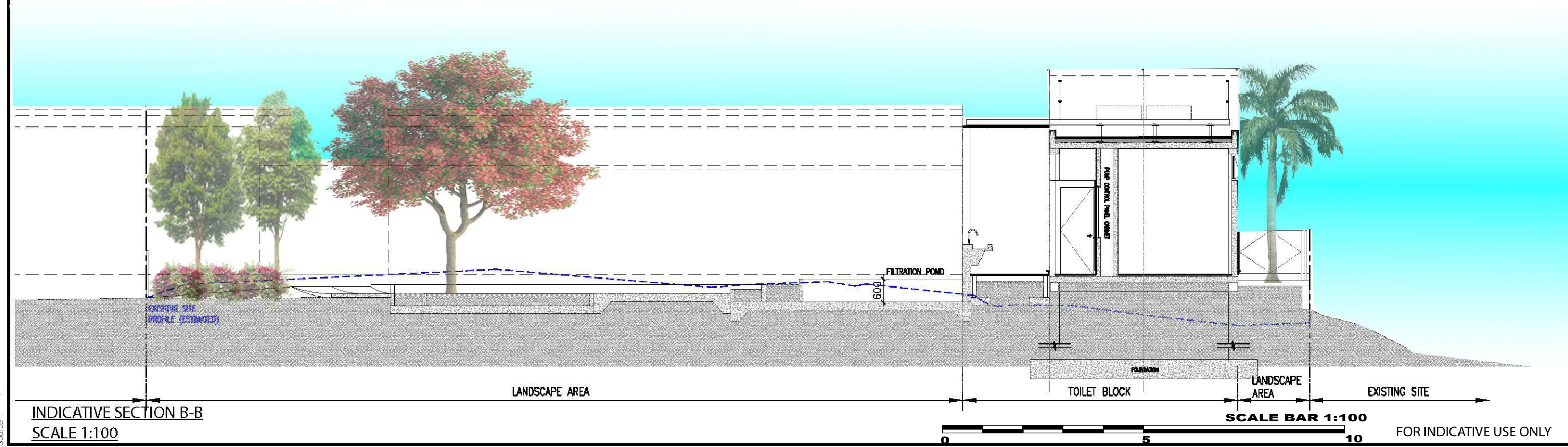
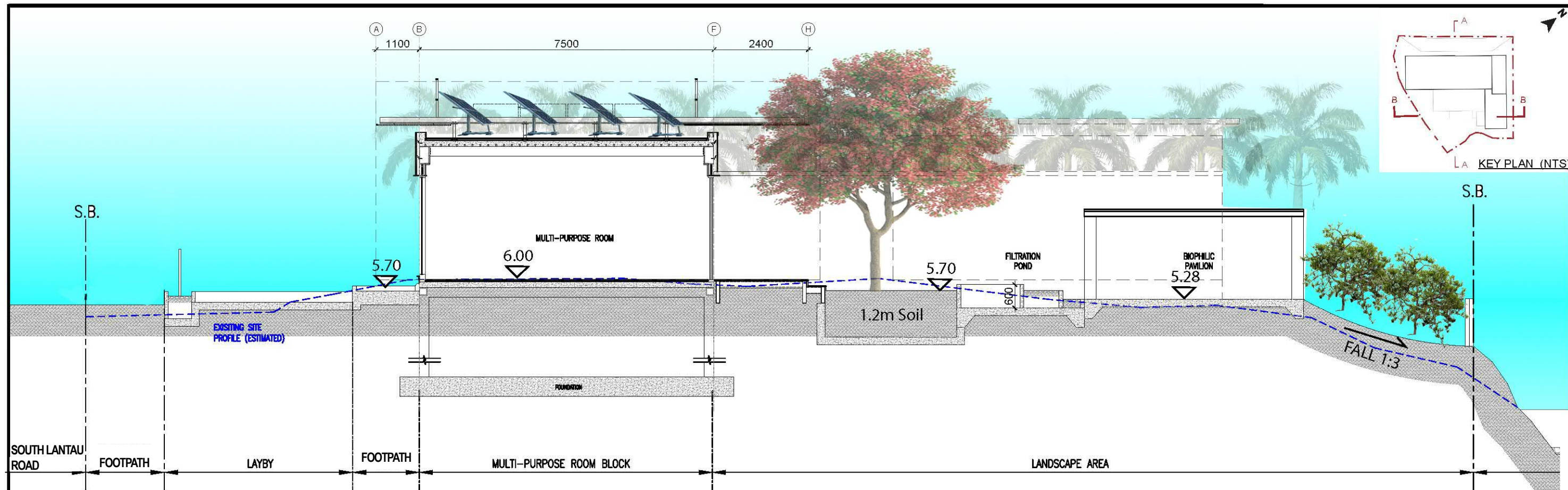
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JOB TITLE:
Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
Notional Landscape Plan (Roof Plan)

-	Submission	18/02/2025	Drawn	WC	Date	26/09/24	Drawing No.
A	Layout Update	17/03/2026	Checked	KC	Approved	KC	Fig. 5.1C
B	Layout Update	26/03/2026	Scale	1:200@A3		Rev.		B
Rev	Description	Date					



Featured Tree /Compensatory Tree



Sapium sebiferum
烏柏



Pyrus calleryana
豆梨



Polyspora axillaris
大頭茶



Viburnum odoratissimum
珊瑚樹



Quercus myrsinifolia
小葉青岡



Quercus championii
嶺南青岡



Livistona chinensis
蒲葵



Bridelia tomentosa
土密樹



Reevesia thyrsoidea
梭羅樹

Butterfly-Friendly Seasonal Changing Plant



Crotalaria retusa
吊裙草



Lantana camara
馬纓丹



Duranta erecta "Lass"
蕾絲假連翹



Chinese ixora
龍船花



Orthosiphon aristatus
貓蘇草



Gardenia jasminoides
梔子花



Agapanthus africanus
百子蓮



Angelonia angustifolia
狹葉天使花



Belamcanda chinensis
射干



Canna indica
美人蕉



Hedychium coronarium
薑花



Iris tectorum
鳶尾



Asclepias curassavica
馬利筋



Zephyranthes candida
蔥蘭

Evergreen Shrub/Ground Cover



Codiaeum variegatum
灌金榕



Phyllostachys aurea
羅漢竹



Liriope spicata
山麥冬



Asparagus densiflorus Sprengeri'
天門冬

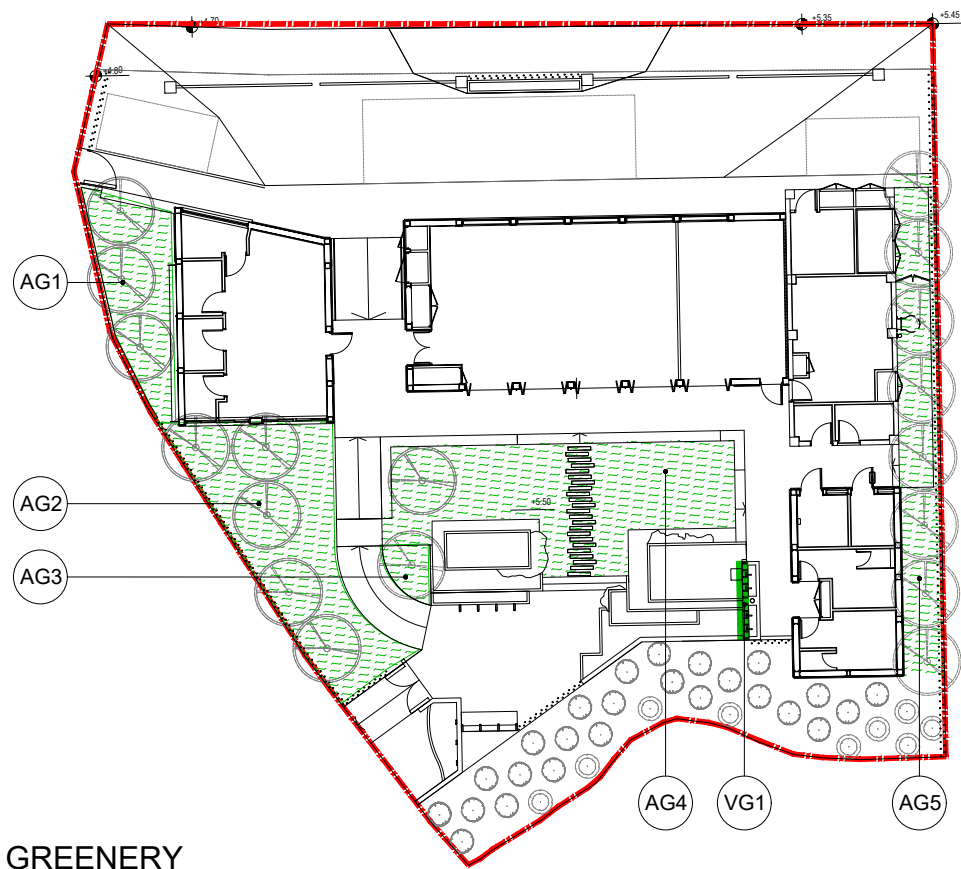


B.Zoysia tenuifolia
朝鮮草



Gardenia jasminoides
梔子花

File Name
Source



AT-GRADE GREENERY

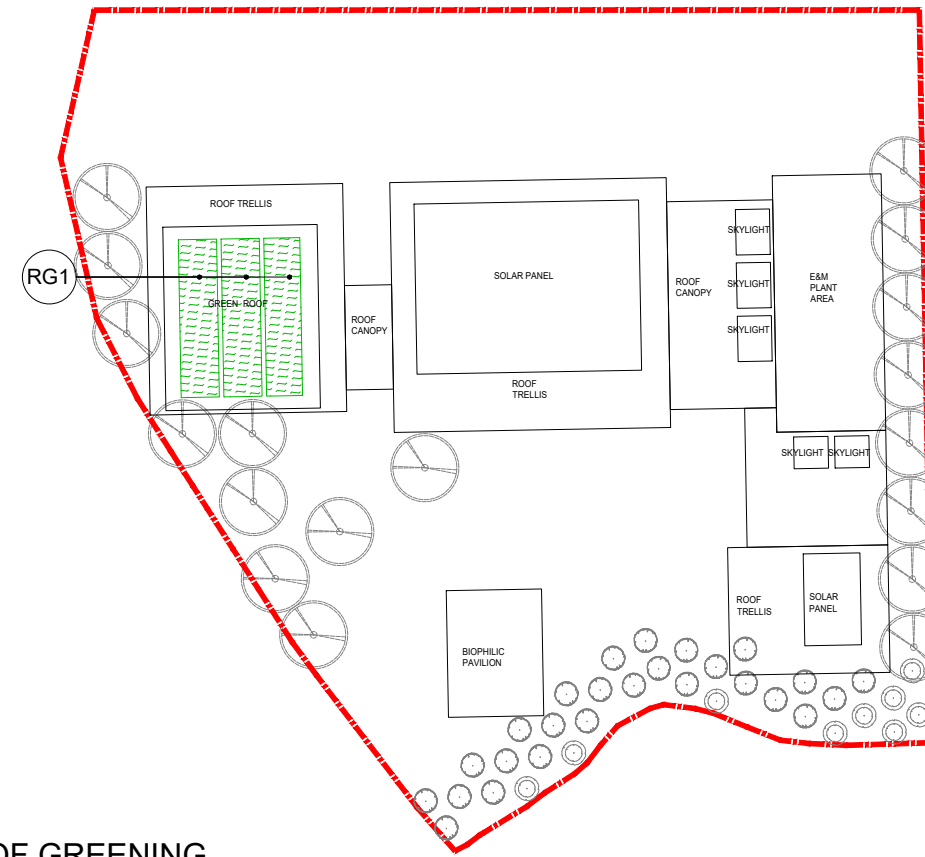
MARK	AREA
AG1	16.8 m ²
AG2	39.2 m ²
AG3	2.8 m ²
AG4	45.5 m ²
AG5	28 m ²
TOTAL	132.30 m ²

VERTICAL GREENING

VG1	3.45m x3m =10.35m ²
-----	-----------------------------------

AT-GRADE GREENERY

N.T.S.



ROOF GREENING

MARK	AREA
RG1	27.40 m ²
TOTAL	27.40 m ²

ROOF GREENING

N.T.S.



GREENERY ON SLOPES LESS THAN 45°

MARK	AREA
GS1	74.50 m ²
TOTAL	74.50 m ²

GREENING ON SLOPE LESS THAN 45°

N.T.S.

File Name :
Source :

Types of countable Greenery Area	Greenery Areas (sq.m)	Reduction Factor(%)	Greenery Areas (sq.m) contributing to Site Coverage of Greenery	
			At-grade Greenery Areas	Greenery Areas at other locations
Items <u>without</u> cap requirement				
1. Roof greening ¹	27.40	N/A	0	27.40
2. Podium greening/sky garden	0	N/A	0	0
3. Greening on slope $\leq 45^\circ$	74.50	N/A	74.50	0
4. At-grade Greenery	132.30	N/A	132.30	
Sub-total (A)			206.80	27.40
Other type of Greenery Areas <u>with</u> cap requirement				
5. Grass Pavers ²	0	50	0	0
6. Vertical greening	10.35	N/A	N/A	10.35
7. Covered Greenery Areas (at other locations)	0	N/A		0
8. Covered Greenery Areas (at-grade greenery)	0	50	0	
9. Aquatic planting in water features/bodies	0	50	0	0
10. Greening on slope $\leq 45^\circ$	0	N/A	0	0
Sub-total			0	10.35
Exceeding the total / combined total cap for others types of greenery areas (i.e. 30% of minimum greenery areas = 66.6 sq.m)			No, 0 + 0 = 0 (i.e. < 66.6)	
Adjustment required			0	0
Adjusted sub-total (B)			0	0
Total (A) + (B)			206.80	37.75
Attaining the minimum At-grade Greenery Area?			Yes, (i.e. ≥ 111)	
Attaining the minimum Total Greenery Areas?			Yes, 206.80 + 37.75 = 244.55 (i.e. ≥ 222)	
Percentage of countable Greenery Areas over Area of the Site			206.80 / 1110 = 18.6%	37.75 / 1110 = 3.4%
Site Coverage of Greenery			18.6% + 3.4% = 22%	

Calculation of Site of Greenery

Area of the Site (sq.m)
= 1110

Site Coverage of Greenery Requirements:

a. Minimum total Greenery Areas (sq.m)
= 222 (i.e. 20% of Area of the Site)

b. Minimum At-grade Greenery Areas (sq.m)
= 111 (i.e. 10% of Area of the Site)

Notes:

- The greenery areas on the roof are uncovered.
- The grass pavers applied at vehicular access and circulation areas including access, maintenance access and open car parking are countable for Site Coverage of Greenery.

File Name :
Source :

JOB TITLE:

Section 16 Application for
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

Drawing Title

Greenery Calculation Plan

Annex A

Tree Assessment Schedule, Tree Location Plan, Tree Treatment Plan

Tree Assessment Schedule

Project Title: Shui Hau Conservation Centre

Date of Tree Survey: 3-Sep-24

Surveyed by: Hincnet Ng Yu Hin (ISA Certified Arborist, HK-0944AM)

Tree No.	Tree Species		Measurement			Top of soil level above root collar	Coordination (N)	Coordination (E)	Amenity Value	Form	Health Condition	Structural Condition	Survival Rate After Transplantation High(H)/Medium(M)/Low(L)	Feasibility of Transplantation & Justification (see footnotes)	Conservation Status	Proposed Treatment	Maintenance department to provide comments on TPRP	Future Maintenance Authority	Additional Remarks
	Scientific Name	Chinese Name	DBH (mm)	Height (m)	Crown Spread (m)											Retain/Transplant/Remove			
T001	<i>Alangium chinense</i>	八角楓	140	6	3	5.34	809 309.57N	809 746.08E	F	P	F	F	L	Non-transplantable (1)	Common Species	Remove	LCS D	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Dieback twigs, trunk covered with vine, extensive growth of watersprouts
T002	<i>Sapium sebiferum</i>	烏柏	255	10	6	5.85	809 303.30N	809 747.54E	F	P	F	F	L	Non-transplantable (1)	Common Species	Remove	LCS D	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Trunk covered with vine, obscured rooting area, low live crown ration
T003	<i>Sapium sebiferum</i>	烏柏	235	7	4	5.61	809 301.18N	809 744.38E	P	P	F	F	L	Non-transplantable (1, 3)	Common Species	Remove	LCS D	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Curvey trunk covered with vine, growing on sloping area abutting road kerb
T004	<i>Alangium chinense</i>	八角楓	200	5	4	5.31	809 301.68N	809 742.44E	F	P	F	F	L	Non-transplantable (1)	Common Species	Remove	LCS D	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Imbalanced crown, slightly leaning trunk
T005	<i>Sapium sebiferum</i>	烏柏	210	10	5	5.91	809 294.19N	809 742.33E	F	F	F	F	L	Non-transplantable (3)	Common Species	Remove	LCS D	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Trunk covered with vine
T006	<i>Sapium sebiferum</i>	烏柏	250	10	6	5.92	809 293.91N	809 723.24E	F	P	F	F	L	Non-transplantable (3)	Common Species	Remove	LCS D	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Dieback twigs, imbalanced form
T007	<i>Sapium sebiferum</i>	烏柏	300	8	6	4.99	809 281.18N	809 726.92E	F	P	F	F	L	Non-transplantable (5)	Common Species	Remove	LCS D	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Trunk triangled with wire fencing and covered with vine
T009	<i>Ficus hispida</i>	對葉榕	420	6	5	5.45	809 280.26N	809 750.79E	F	F	F	F	L	Non-transplantable (3)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Multiple trunks, dead branches
T010	<i>Sapium sebiferum</i>	烏柏	360	10	5	4.89	809 284.43N	809 756.95E	P	P	F	F	L	Non-transplantable (3)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Co-dominant trunks with one main trunk and one stem broken
T011	<i>Celtis sinensis</i>	朴樹	455	12	8	4.06	809 284.26N	809 761.06E	F	P	F	F	L	Non-transplantable (3)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Imbalanced crown and moderately leaning
T012	<i>Acacia confusa</i>	台灣相思	430	13	8	5.72	809 291.77N	809 754.77E	P	F	P	F	L	Non-transplantable (4)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Sparse crown with severe dieback
T013	<i>Ficus hispida</i>	對葉榕	255	5	5	5.61	809 286.81N	809 752.63E	F	F	F	P	L	Non-transplantable (3)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Co-dominant trunks, large trunk wounds
T014	<i>Ficus hispida</i>	對葉榕	260	5	6	5.35	809 281.85N	809 745.41E	F	P	F	F	L	Non-transplantable (2, 3)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Branches crossing with adjacent trees, moderately leaning
T015	<i>Ficus hispida</i>	對葉榕	200	4	4	5.34	809 280.67N	809 745.78E	F	P	F	F	L	Non-transplantable (2, 3)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Branches crossing with adjacent trees, moderately leaning
T016	<i>Alangium chinense</i>	八角楓	235	5	4	5.4	809 283.18N	809 742.91E	F	P	F	F	L	Non-transplantable (2, 3)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Trunk covered with vine, co-dominant trunks with V-crotch
T017	<i>Alangium chinense</i>	八角楓	275	5	4	5.49	809 280.32N	809 740.82E	P	P	F	F	L	Non-transplantable (2, 3)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Trunk covered with vine, co-dominant trunks with V-crotch and one broken trunk
T018	<i>Acacia confusa</i>	台灣相思	465	12	6	5.82	809 291.73N	809 751.74E	P	P	P	P	-	Dead tree	Common Species	Remove	-	-	Dead tree, no living foliage on crown
T019	<i>Acacia confusa</i>	台灣相思	220	5	1	5.82	809 292.01N	809 752.34E	P	P	P	P	-	Dead tree	Common Species	Remove	-	-	Dead and collapsed tree
T020	<i>Acacia confusa</i>	台灣相思	180	7	4	5.83	809 293.43N	809 751.19E	F	F	F	F	L	Non-transplantable (2, 3)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Moderately leaning
T021	<i>Acacia confusa</i>	台灣相思	360	10	3	5.99	809 294.86N	809 750.66E	P	P	P	P	-	Dead tree	Common Species	Remove	-	-	Dead tree, no living foliage on crown
T022	<i>Acacia confusa</i>	台灣相思	475	8	5	6.11	809 294.73N	809 749.76E	P	P	P	P	-	Dead tree	Common Species	Remove	-	-	Dead tree, no living foliage on crown

Tree Assessment Schedule

Project Title: Shui Hau Conservation Centre

Date of Tree Survey: 3-Sep-24

Surveyed by: Hincent Ng Yu Hin (ISA Certified Arborist, HK-0944AM)

Tree No.	Tree Species		Measurement			Top of soil level above root collar	Coordinate n (N)	Coordinate n (E)	Amenity Value	Form	Health Condition	Structural Condition	Survival Rate After Transplantation	Feasibility of Transplantation & Justification (see footnotes)	Conservation Status	Proposed Treatment	Maintenance department to provide comments on TPRP	Future Maintenance Authority	Additional Remarks
	Scientific Name	Chinese Name	DBH (mm)	Height (m)	Crown Spread (m)											Retain/Transplant/Remove			
T024	<i>Sapium sebiferum</i>	烏柏	270	8	4	6.11	809 297.62N	809 746.71E	P	P	F	P	L	Non-transplantable (1, 4)	Common Species	Remove	LCS D	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Wounded trunk covered by vine, leaning trunk
T025	<i>Celtis sinensis</i>	朴樹	210	8	5	6.09	809 294.98N	809 745.19E	F	F	F	F	L	Non-transplantable (3)	Common Species	Remove	LCS D	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Wounded trunk covered by vine
T026	<i>Alangium chinense</i>	八角楓	115	7	5	5.71	809 296.46N	809 754.14E	F	F	F	F	L	Non-transplantable (3)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Trunk covered with vine
T027	<i>Alangium chinense</i>	八角楓	135	7	5	5.98	809 297.63N	809 751.58E	F	F	F	F	L	Non-transplantable (3)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Trunk covered with vine, co-dominant leaders
T028	<i>Acacia confusa</i>	台灣相思	230	11	7	5.53	809 297.31N	809 757.78E	P	P	P	F	L	Non-transplantable (3)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Moderately leaning, dead branches, sparse crown
T029	Dead Tree		395	6	1	5.56	809 299.51N	809 758.24E	P	P	P	P	-	Dead tree	Unknown	Remove	-	-	Dead and collapsed tree
T031	Dead Tree		300	6	1	5.72	809 300.11N	809 754.64E	P	P	P	P	-	Dead tree	Unknown	Remove	-	-	Dead tree
T032	<i>Alangium chinense</i>	八角楓	115	7	5	5.81	809 303.15N	809 743.57E	F	F	F	F	L	Non-transplantable (3)	Common Species	Remove	LCS D	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Trunk covered with vines
T033	<i>Ficus hispida</i>	對葉榕	110	5	4	5.39	809 299.89N	809 759.89E	F	P	F	F	L	Non-transplantable (3)	Common Species	Remove	LandsD	-	The tree is located within site boundary and conflicts with the proposed layout of the building or the change of site levels. Imbalanced form, Dead branches
T035	<i>Microcos nervosa</i>	布渣葉	360	11	7	4.95	809 302.24N	809 763.00E	F	F	F	F	L	Non-transplantable (3)	Common Species	Remove	LandsD	-	The tree is located in close proximity to the site boundary which will be affected by the site formation works. Trunk covered with vine (outside boundary)
T036	<i>Microcos nervosa</i>	布渣葉	200	5	10	4.05	809 305.03N	809 761.41E	P	P	F	F	L	Non-transplantable (1)	Common Species	Remove	LandsD	-	The tree is located in close proximity to the site boundary which will be affected by the site formation works. Horizontal growing stems, growing on rocky substrate (outside boundary)
T037	<i>Microcos nervosa</i>	布渣葉	120	6	4	5.25	809 304.38N	809 758.20E	P	P	F	P	L	Non-transplantable (1, 4)	Common Species	Remove	LandsD	-	The tree is located in close proximity to the site boundary which will be affected by the site formation works. Broken leader, growing on rocky substrate (outside boundary)
T039	<i>Ficus hispida</i>	對葉榕	280	5	1	5.68	809 289.84N	809 749.74E	P	P	P	P	-	Dead tree	Common Species	Remove	-	-	Dead tree
T040	<i>Mallotus paniculatus</i>	白楸	120	5	4	5.15	809 307.15N	809 754.47E	P	F	P	F	L	Non-transplantable (4)	Common Species	Remove	LCS D	-	The tree is located in close proximity to the site boundary which will be affected by the site formation works. Sparse crown, trunk wound (outside boundary)

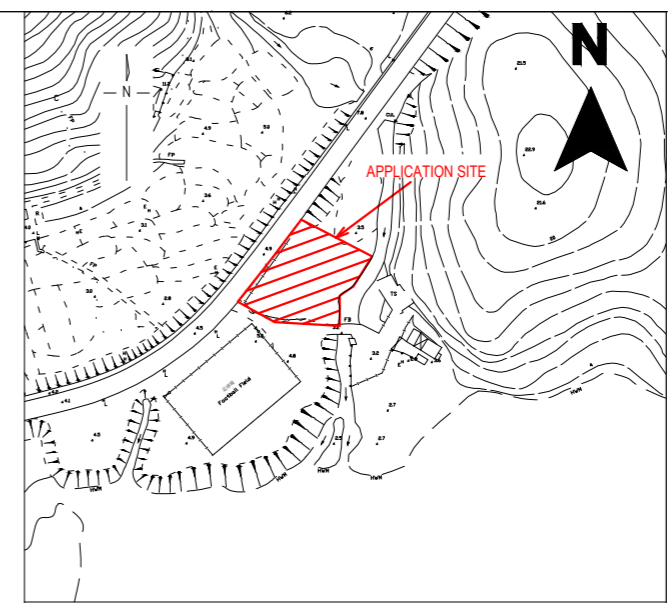
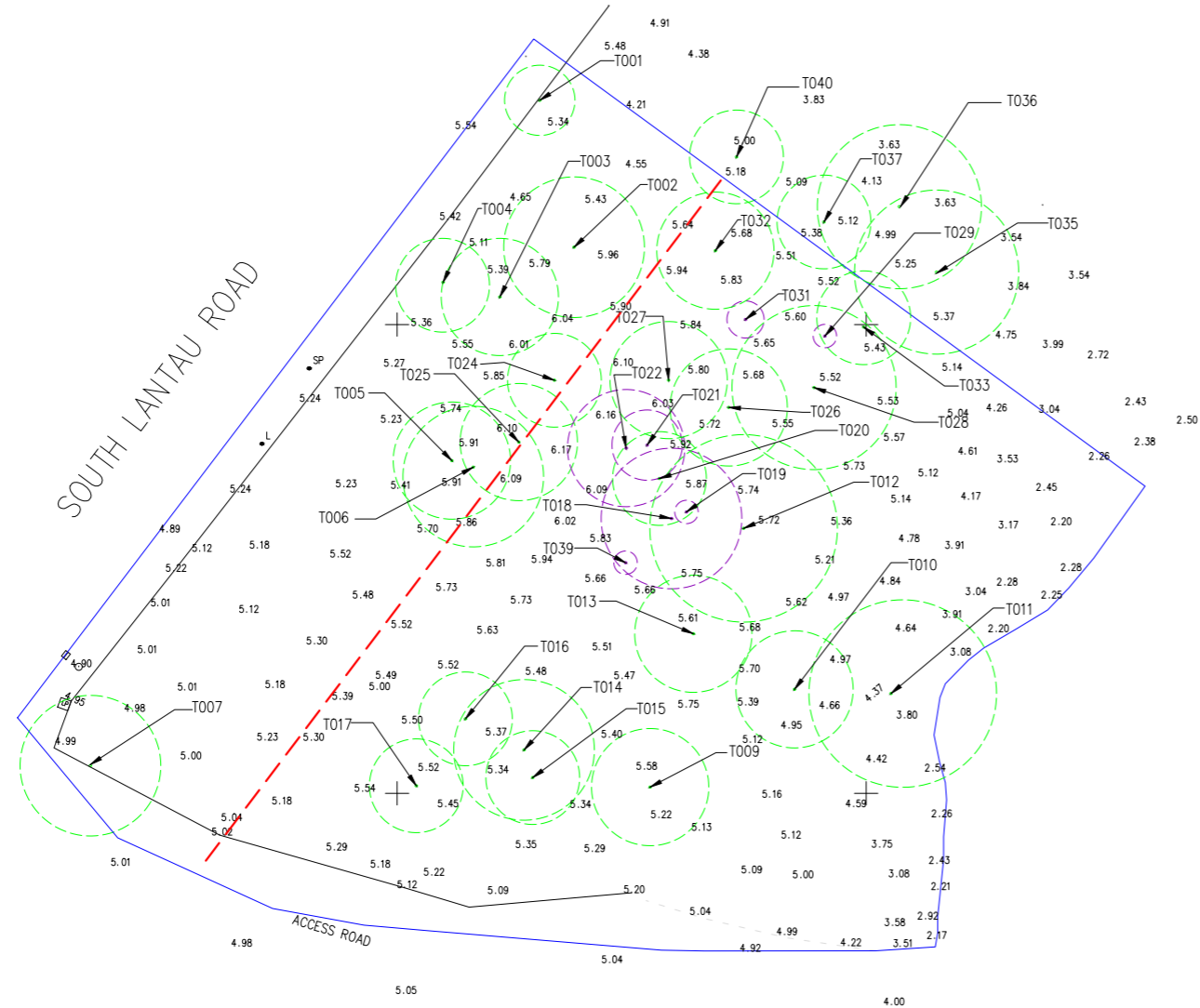
Summary of Tree Treatment:

a. No. of Surveyed Tree:	35
b. No. of Tree to be Retained:	0
c. No. of Tree to be Removed:	35
d. No. of Tree to be Transplanted:	0

Note
Conservation Status
 OVT = Tree specimens registered as Old & Valuable Trees in the OVTs' register
 POVT = Trees identified with potential for the Registered Old and Valuable Trees
 NT = Near Threatened, as listed in "Rare and Precious Plants of Hong Kong"
 Cap. 96 = Protected species listed under Forests and Countryside Ordinance Cap.96A
 Cap. 586 = Protection and Endangered Species of Animals and Plants Ordinance

Justification for Transplantable/Non-transplantable

- Poor tree form and low live crown ratio developed in dense woodland
- Isolation of branches practically not feasible
- Isolation and preparation of rootball practically not feasible
- Poor health and structural condition
- Trunk embedded wire fencing



KEY PLAN
SCALE 1:2000

SOURCE: HKMS 2.0
T13-NE-12A(2024-08-04),
T13-NE-12C(2024-04-02),
T13-NE-12B(2024-04-02)

LEGEND:

5.54	SURVEYED LEVEL
5.43	LIDAR DATA
—	FENCE
—	KERB BOTTOM
L	LAMP POST
LP	LIGHTING PIT
SP	SIGN POLE
○ T002	SURVEYED TREE
○ T002	DEAD TREE
---	10m HORIZONTAL DISTANCE FROM KERB

- NOTES :
1. ALL LEVELS ARE IN METRES ABOVE H.K.P.D.
 2. CO-ORDINATES ARE OF HONG KONG 1980 GRID SYSTEM.
 3. CO-ORDINATES OF LOWER LEFT SHEET CORNER: N: 809253; E: 809696; ROT. ANGLE : 0
 4. LIC BASEMAP SHOWN IN GREY IS FOR INDICATION ONLY.
 5. ALL DATA ARE EXTRACTED FROM LIDAR DATA SURVEYED IN 2020.

Rev.	DESCRIPTION	DATE
-	Submission	18/02/2025



CLIENT:
PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED

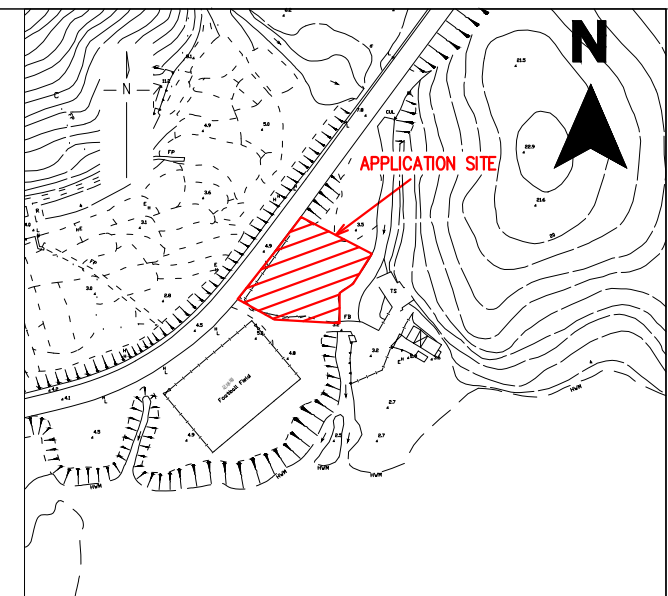
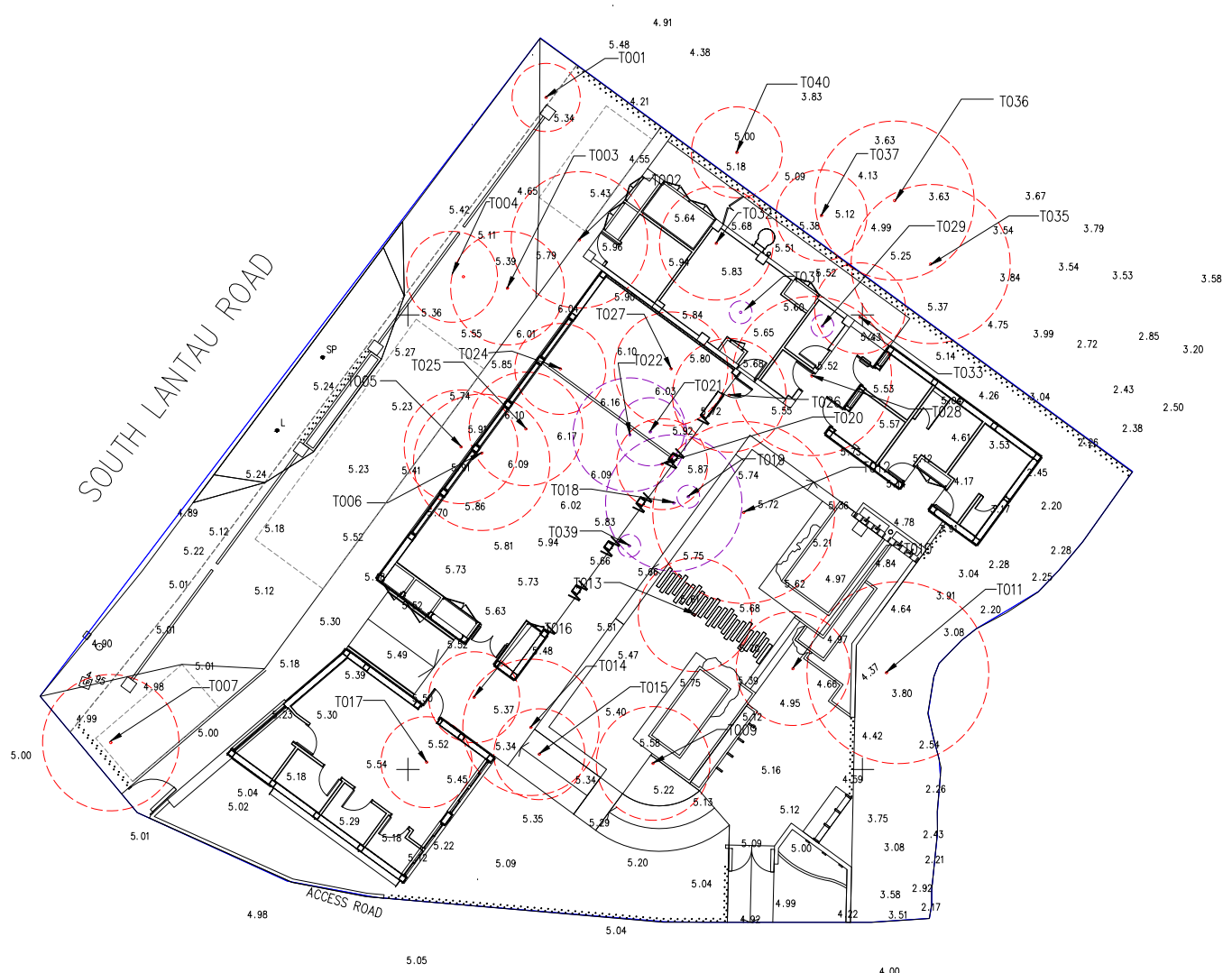
PROJECT:
SECTION 16 APPLICATION FOR PROPOSED SHUI HAU EDUCATION CENTRE ON THE APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/23 IN SHUI HAU, LANTAU ISLAND

TITLE
TREE LOCATION PLAN

SCALE:	N.T.S.
DRAWN BY:	HN
CHECKED BY:	KC
APPROVED BY:	KC
DRAWING DATE:	10 SEP 2024
APPROVED BY:	SLO 24/2024

SHEC_TLP_01	REV:
-------------	------

0 2 6m
*FOR INDICATIVE USE ONLY



KEY PLAN
SCALE 1:2000

SOURCE: HKMS 2.0
T13-NE-12A(2024-08-04);
T13-NE-12C(2024-04-02);
T13-NE-12B(2024-04-02)

LEGEND:

	SURVEYED LEVEL
	PROPOSED FINISHED LEVEL
	DEAD TREE
	TREE TO BE FELLED
	APPLICATION SITE

- NOTES :
- ALL LEVELS ARE IN METRES ABOVE H.K.P.D.
 - CO-ORDINATES ARE OF HONG KONG 1980 GRID SYSTEM.
 - CO-ORDINATES OF LOWER LEFT SHEET CORNER:
N: 809253; E: 809696; ROT. ANGLE : 0
 - LIC BASEMAP SHOWN IN GREY IS FOR INDICATION ONLY.
 - ALL DATA ARE EXTRACTED FROM LIDAR DATA SURVEYED IN 2020.

DATE	DESCRIPTION

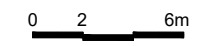
MODERN TREE MANAGEMENT

CLIENT:
PRUDENTIAL SURVEYORS
INTERNATIONAL LIMITED

PROJECT:
PROPOSED SHUI HAU ECOLOGICAL AND
CULTURAL CONSERVATION CENTRE

TITLE
TREE TREATMENT PLAN

SCALE:	N.T.S.
DRAWN BY:	HN
CHECKED BY:	KC
APPROVED BY:	KC
DRAWING DATE:	10 SEP 2024
APPROVED BY:	SLO 24/2024
SHEC_TTP_01	REV:A



Annex B

Tree Photographs

001 *Alangium chinense* 八角楓 (Remove)



Overview



Trunk condition



Root flare condition



Tree label

T002 *Sapium sebiferum* 烏柏 (Remove)



Overview



Crown condition



Root flare condition



Tree label

T003 *Sapium sebiferum* 烏柏 (Remove)



Overview



Trunk condition



Root flare condition



Tree label

T004 *Alangium chinense* 八角楓 (Remove)



Overview



Trunk condition



Root flare condition



Tree label

T005 *Sapium sebiferum* 烏柏 (Remove)



Overview



Trunk condition



Root flare condition



Tree label

T006 *Sapium sebiferum* 烏柏 (Remove)



Overview



Trunk condition



Root flare condition



Tree label

T007 *Sapium sebiferum* 烏柏 (Remove)



Overview



Trunk covered with vine



Basal trunk covered with vine



Tree label

T009 *Ficus hispida* 對葉榕 (Remove)



Overview



Multiple trunks



Root flare condition

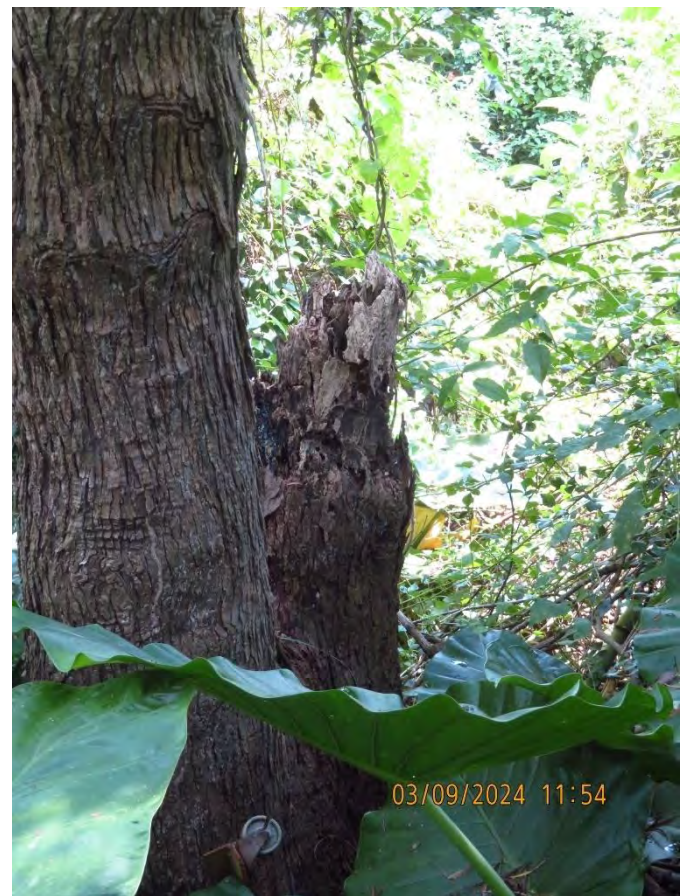


Tree label

T010 *Sapium sebiferum* 烏柏 (Remove)



Overview



Broken trunk



Root flare condition



Tree label

T011 *Celtis sinensis* 朴樹 (Remove)



Overview



Trunk condition (moderately leaning approx. 30 deg)



Trunk wound

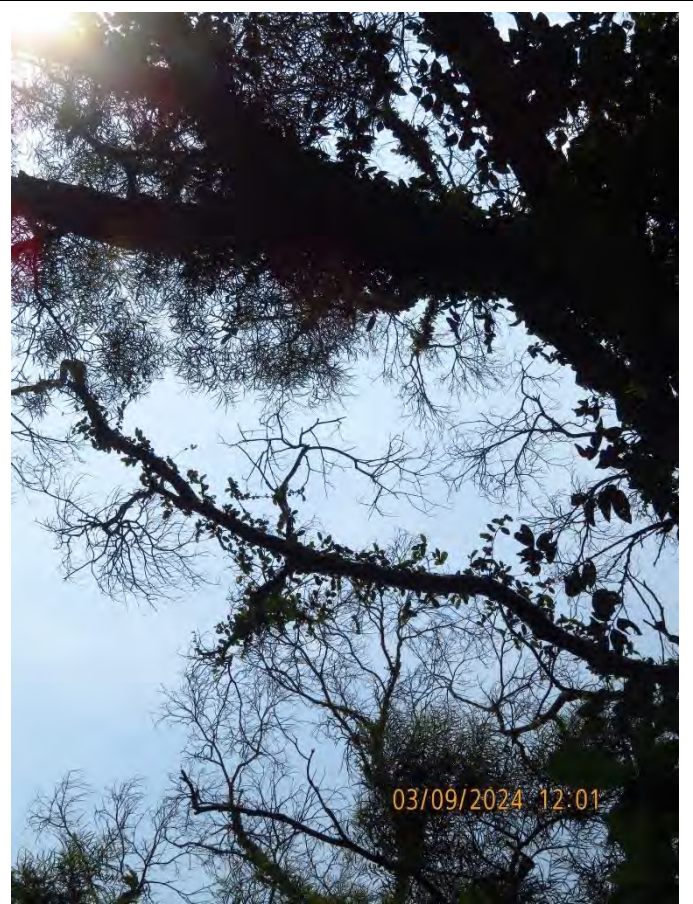


Tree label

T012 *Acacia confusa* 台灣相思 (Remove)



Overview



Severe dieback



Root flare condition



Tree label

T013 *Ficus hispida* 對葉榕 (Remove)



Overview



Co-dominant trunks and root flare condition



Trunk wound



Tree label

T014 *Ficus hispida* 對葉榕 (Remove)



Overview (moderately leaning approx. 20 deg)



Trunk condition and crossing branches



Root flare condition

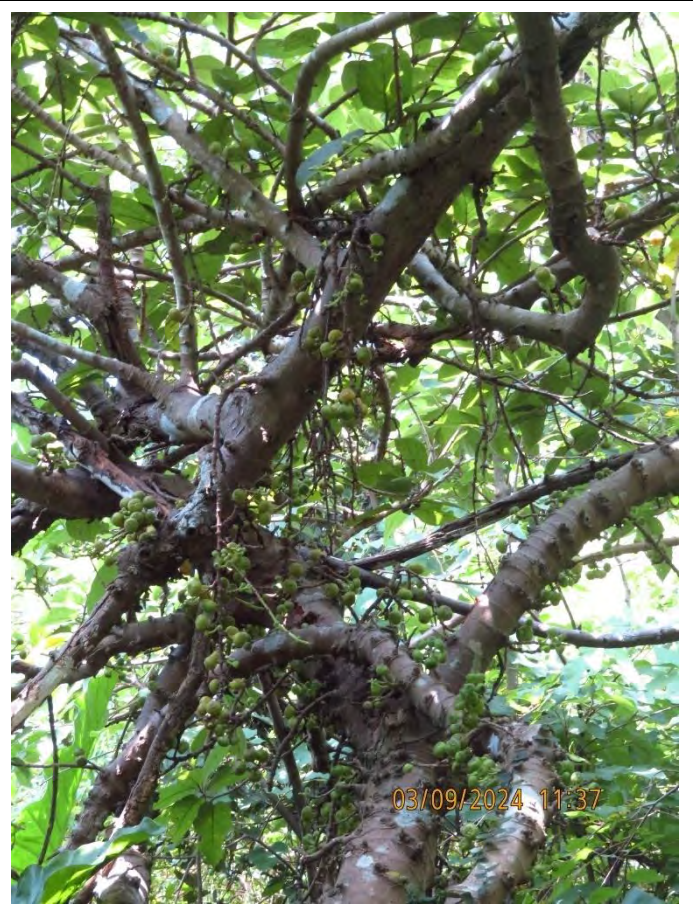


Tree label

T015 *Ficus hispida* 對葉榕 (Remove)



Overview (moderately leaning approx. 30 deg)



Trunk condition and crossing branches



Root flare condition



Tree label

T016 *Alangium chinense* 八角楓 (Remove)



Overview



Co-dominant trunks



Root flare condition



Tree label

T017 *Alangium chinense* 八角楓 (Remove)



Overview



Co-dominant trunks



Root flare condition



Tree label

T018 *Acacia confusa* 台灣相思 (Remove)



Overview (Dead tree) and trunk condition



Crown with no living foliage



Root flare condition



Tree label

T019 *Acacia confusa* 台灣相思 (Remove)



Overview (Collapsed and dead)



Tree label

T020 *Acacia confusa* 台灣相思 (Remove)



Overview



Trunk condition (moderately leaning approx. 25 deg)

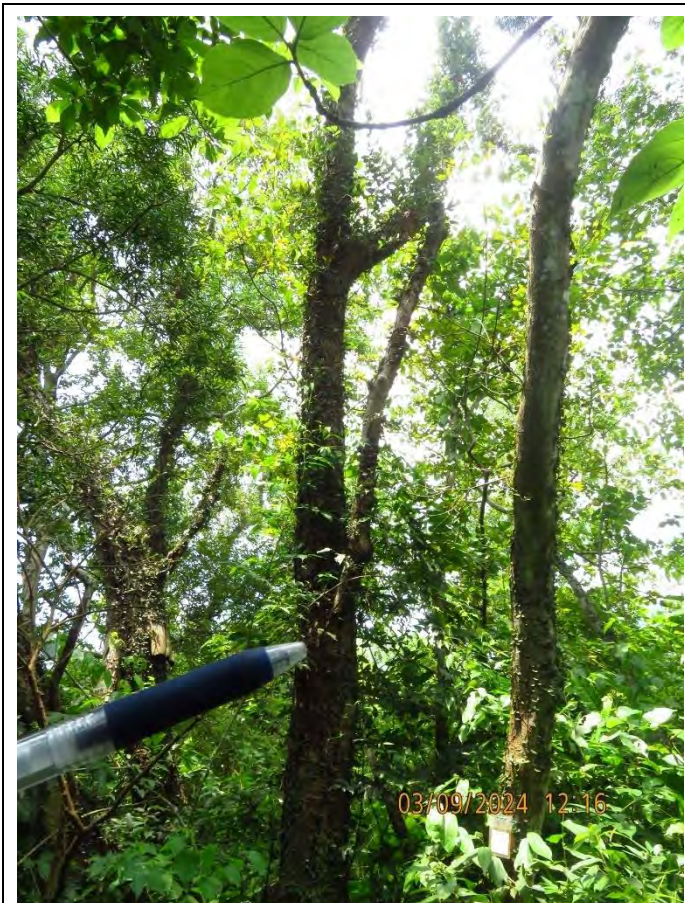


Root flare condition



Tree label

T021 *Acacia confusa* 台灣相思 (Remove)



Overview (Dead tree)



Crown with no living foliage and covered with vine

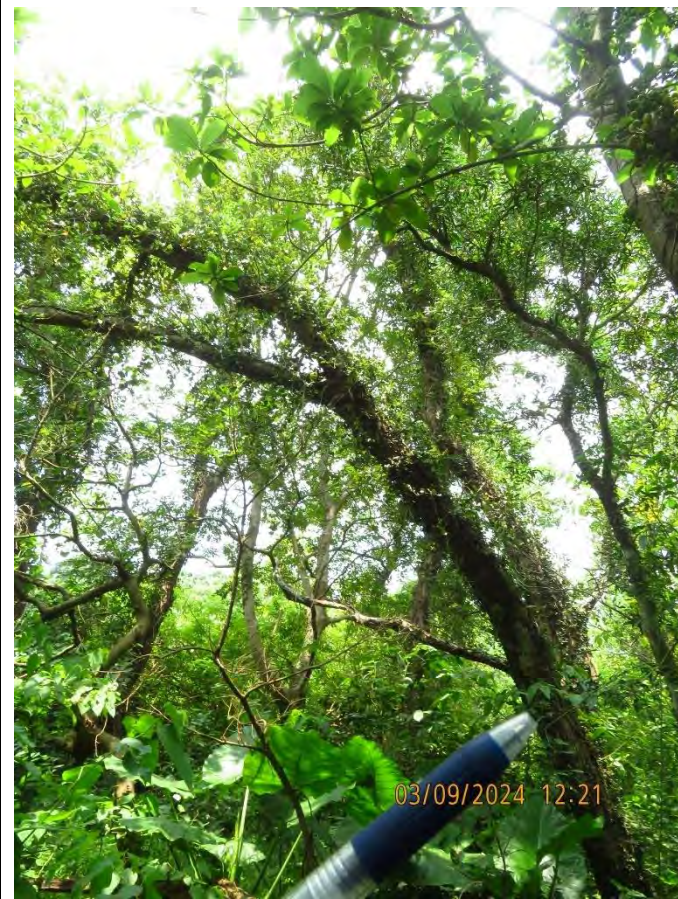


Dehydrated and bark peeling trunk

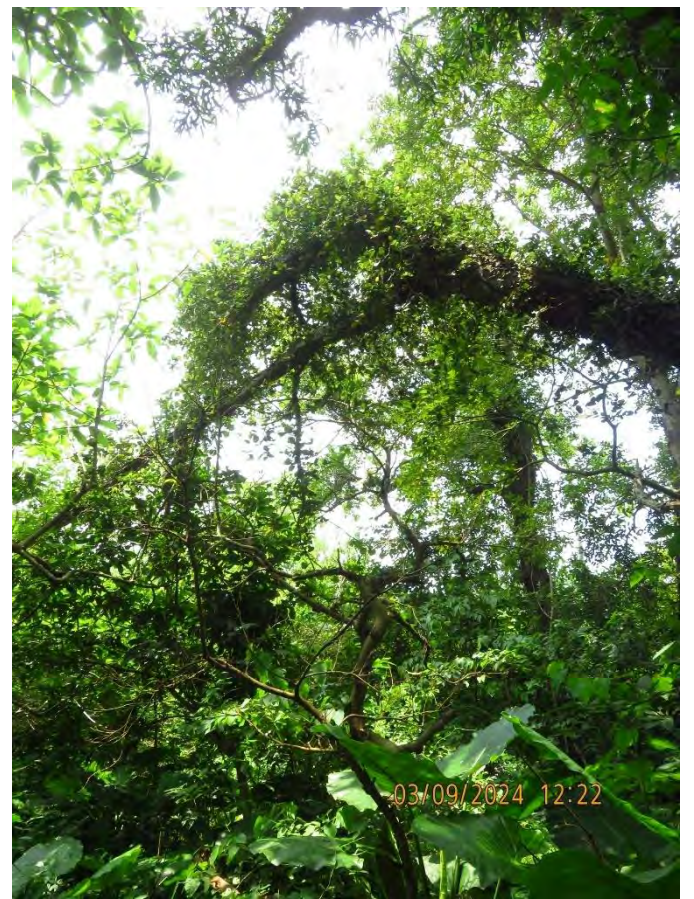


Tree label

T022 *Acacia confusa* 台灣相思 (Remove)



Overview (Dead tree)



Bowling crown with no living foliage



Dehydrated and bark peeling at basal trunk

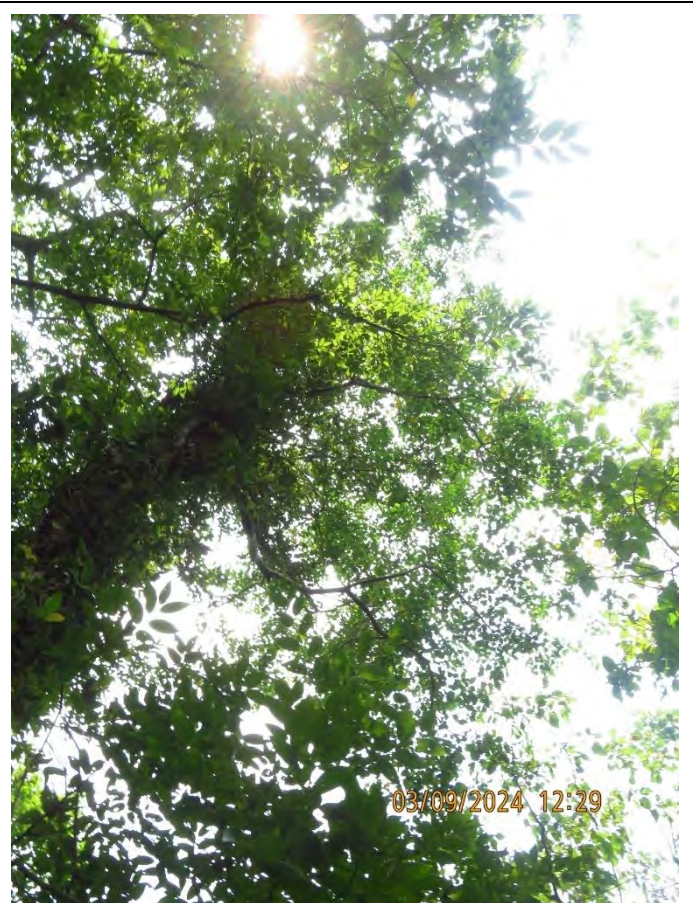


Tree label

T024 *Sapium sebiferum* 烏柏 (Remove)



Overview



Crown condition



Trunk wound



Tree label

T025 *Celtis sinensis* 朴樹 (Remove)



Overview



Crown condition

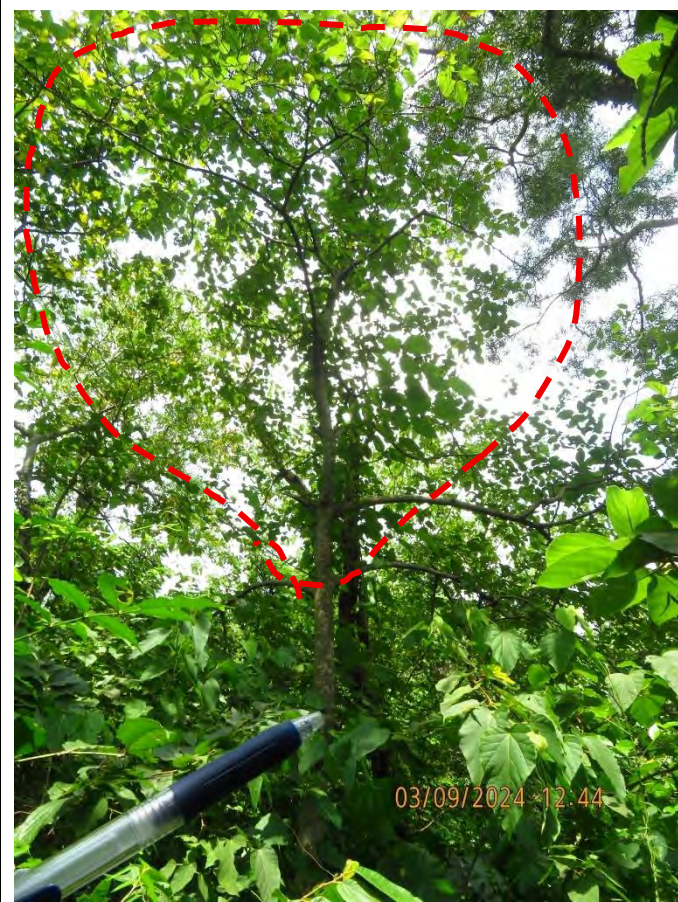


Root flare condition



Tree label

T026 *Alangium chinense* 八角楓 (Remove)



Overview



Trunk condition



Root flare condition



Tree label

T027 *Alangium chinense* 八角楓 (Remove)



Overview



Trunk condition



Root flare condition



Tree label

T028 *Acacia confusa* 台灣相思 (Remove)



Overview



Dead branches

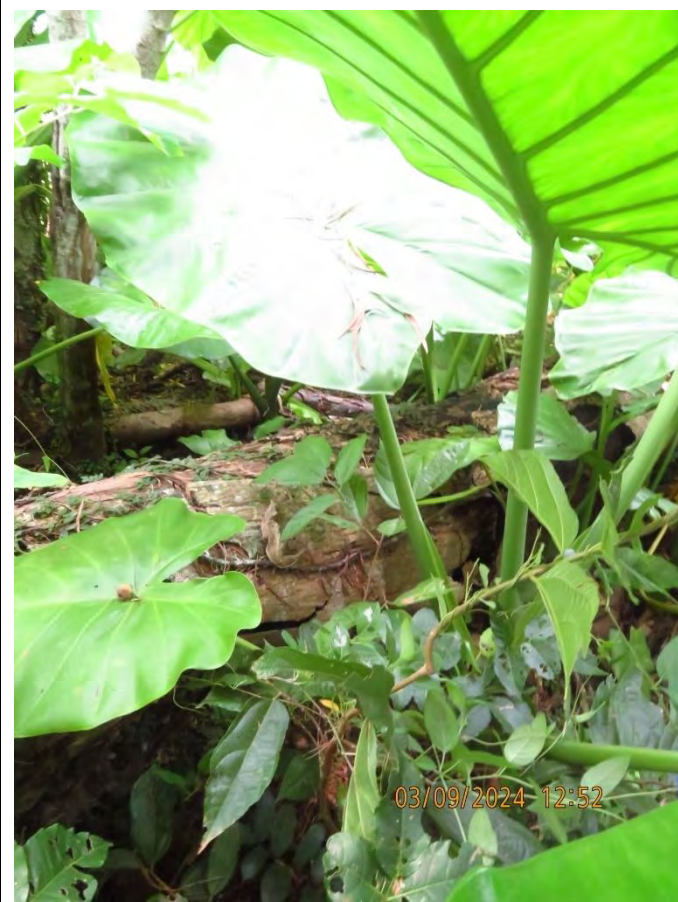


Trunk condition (moderately leaning approx. 25 deg)



Tree label

T029 Unidentified Species (Remove)



Overview (Collapsed dead tree)



Tree label

T031 Unidentified Species (Remove)



Overview (Dead tree)



Dehydrated and bark peeling trunk

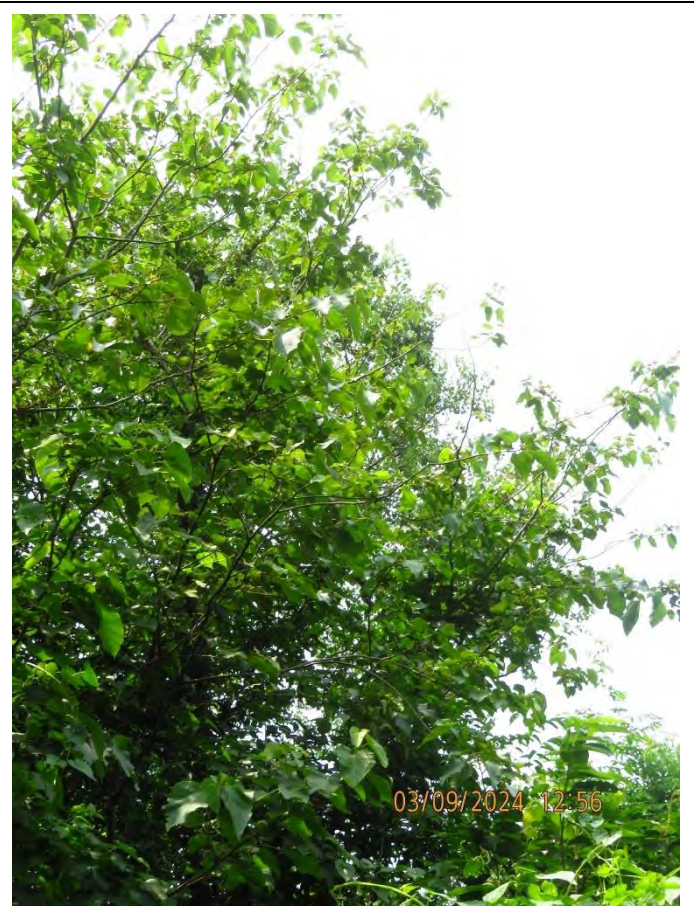


Tree label

T032 *Alangium chinense* 八角楓 (Remove)



Overview



Crown condition

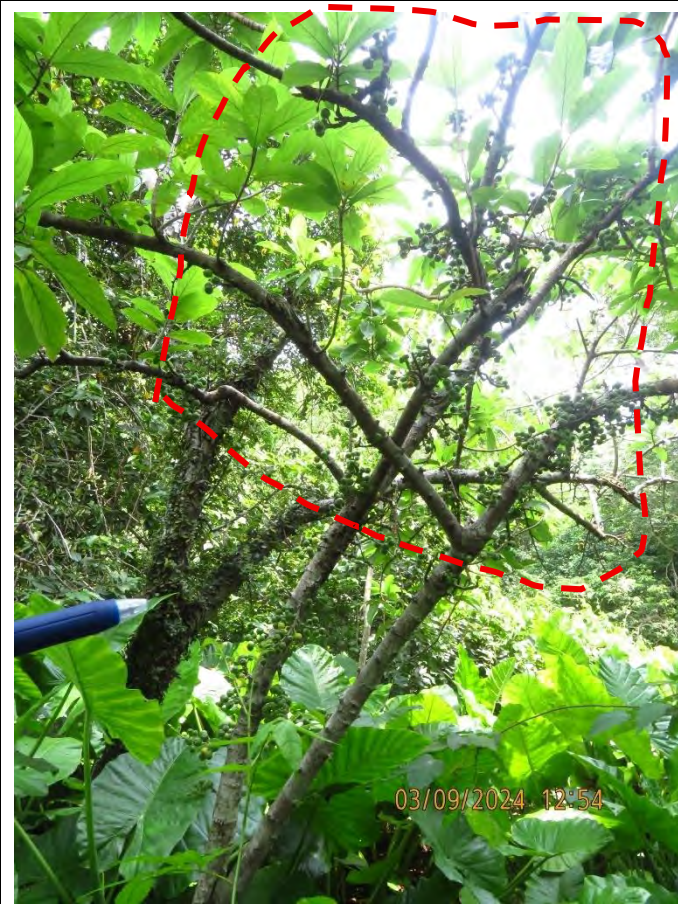


Root flare condition



Tree label

T033 *Ficus hispida* 對葉榕 (Remove)



Overview



Trunk condition

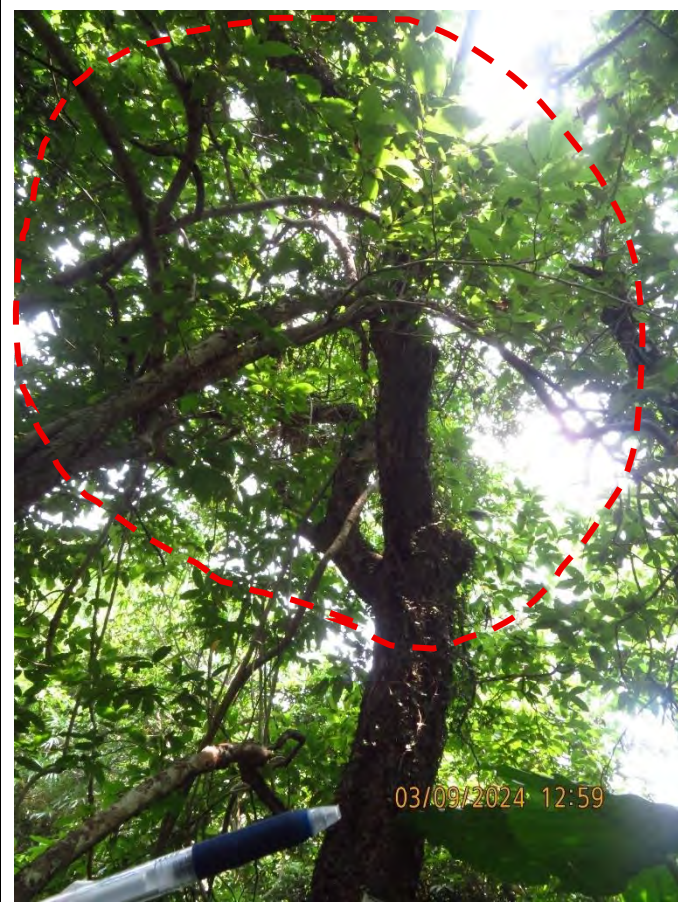


Root flare condition



Tree label

T035 *Microcos nervosa* 布渣葉 (Remove)



Overview



Trunk condition



Root flare condition



Tree label

T036 *Microcos nervosa* 布渣葉 (Retain)



Overview



Crown condition



Co-dominant trunks

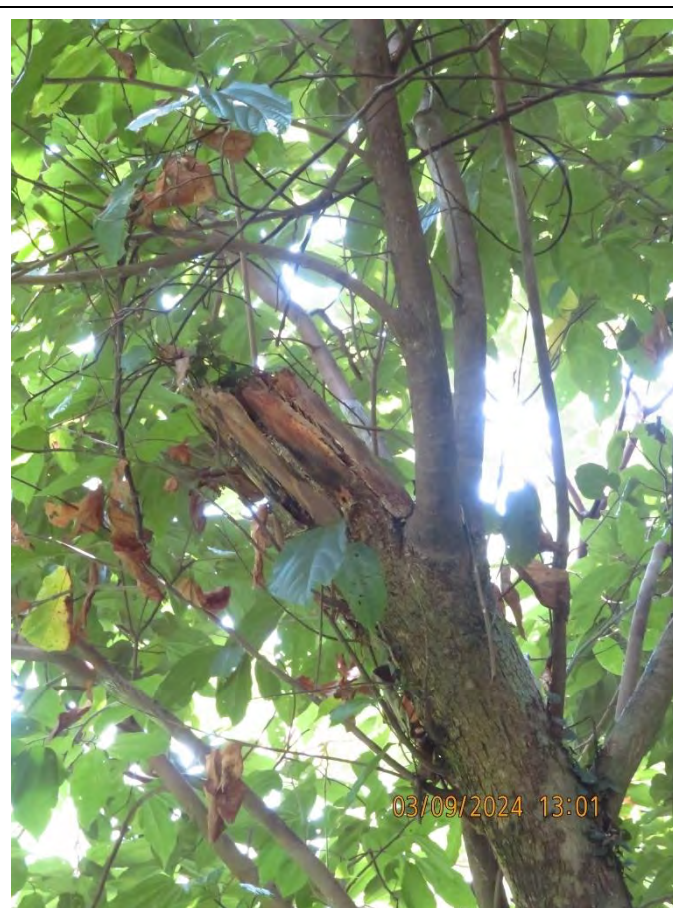


Tree label and root flare condition

T037 *Microcos nervosa* 布渣葉 (Remove)



Overview and trunk condition



Broken stem

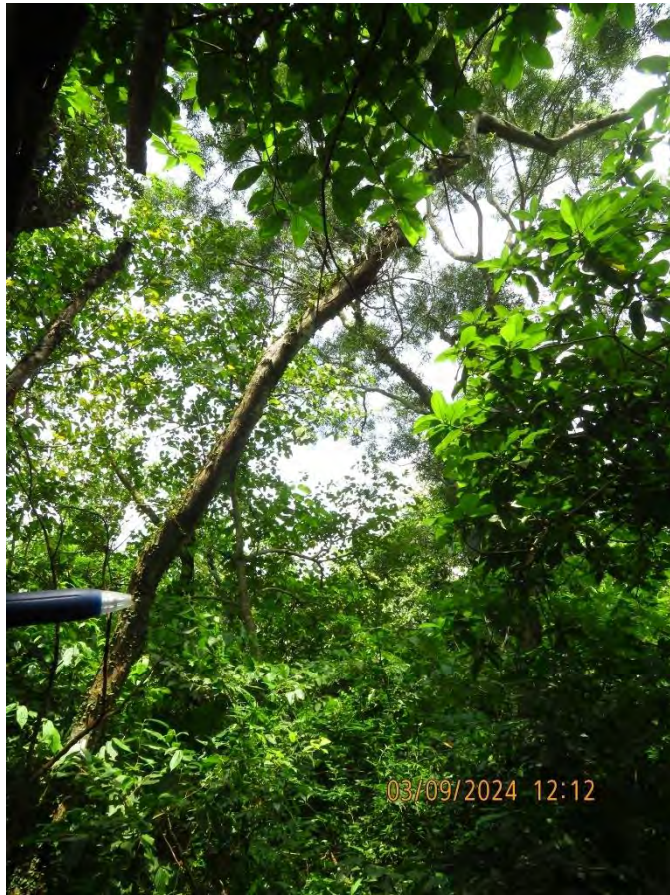


Root flare condition

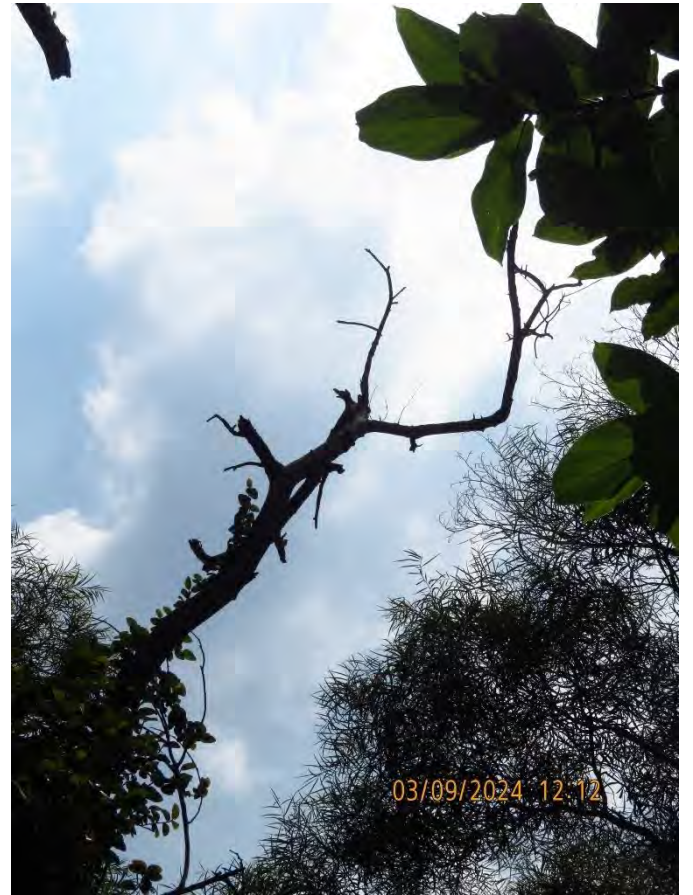


Tree label

T039 *Ficus hispida* 對葉榕 (Remove)



Overview (Dead tree)



Crown with no living foliage

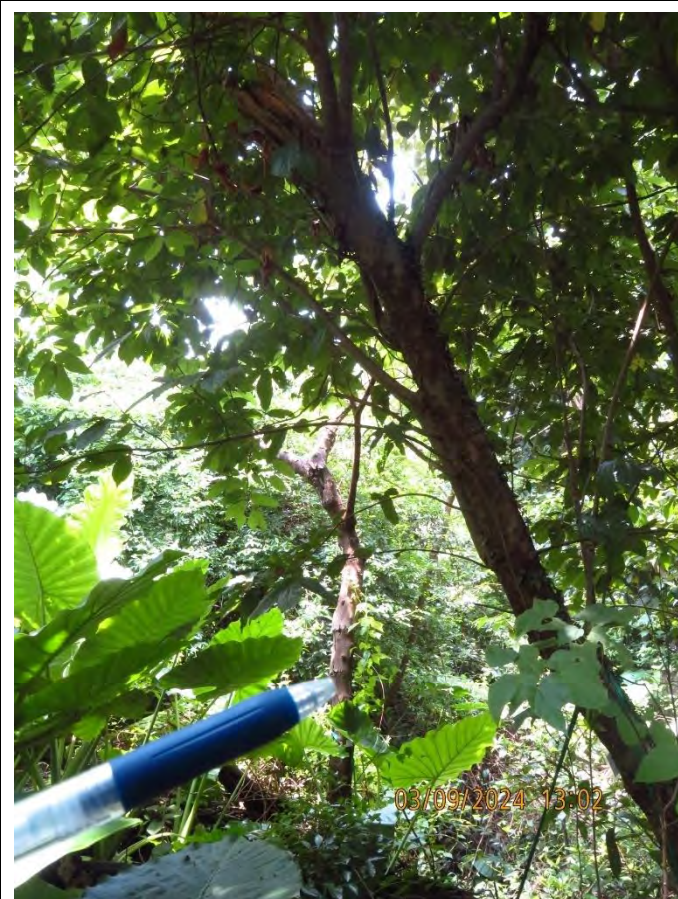


Root flare condition



Tree label

T040 *Mallotus paniculatus* 白楸 (Remove)



Overview



Crown condition



Root flare condition

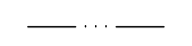
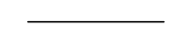

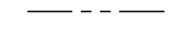
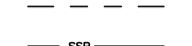
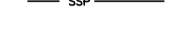



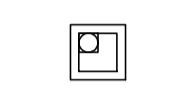
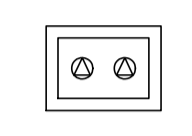
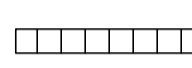
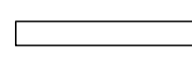






Tree label

Appendix M

Drainage Plan

LEGEND

-  RAIN WATER PIPE
-  WASTE WATER PIPE
-  SOIL WATER PIPE
-  PUMPED SOIL WATER PIPE
-  VENT PIPE / ANTI-SYPHONAGE PIPE
-  SUB SOIL PIPE
-  FLOOR DRAIN
-  RAINWATER OUTLET / PLANTER DRAIN
-  OPEN TRAPPED GULLY
-  STORMWATER MANHOLE
-  FOUL WATER / WASTEWATER SUMP PIT WITH SUBMERSIBLE PUMP
-  SURFACE CHANNEL WITH GRATING
-  DISH CHANNEL
-  FRESH AIR INLET
-  VENT COWL
-  GATE VALVE
-  CHECK VALVE

Revision	Date	Description	Initial
	Designed	Checked	Drawn
Initial			
Date			

Approved

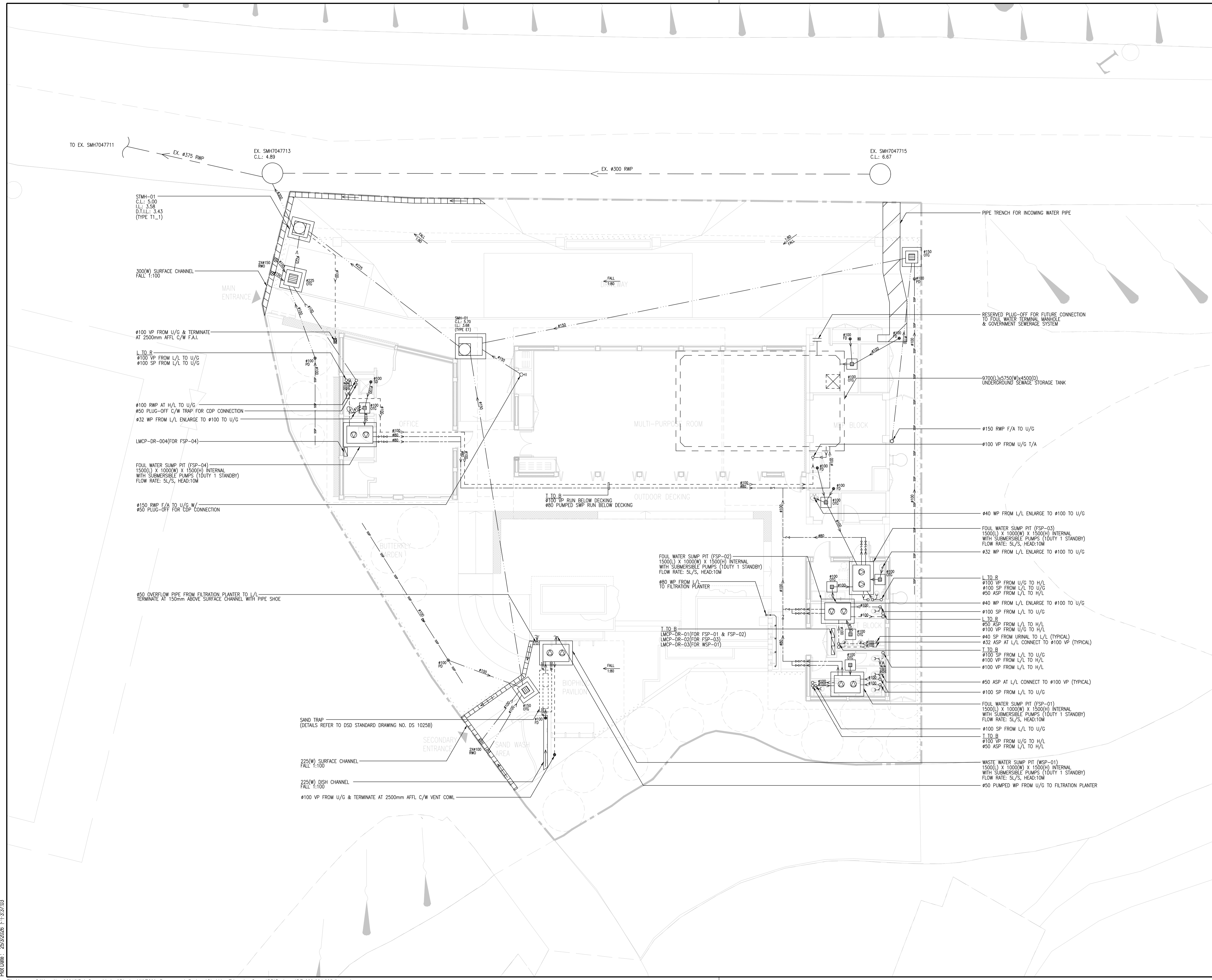
Agreement no.
CE 88/2020 (CE)

Agreement title
INITIATIVES FOR SOUTH LANTAU
ECO-RECREATION
CORRIDOR-INVESTIGATION

Drawing title
DRAINAGE SERVICES LAYOUT PLAN -
GROUND FLOOR (LOW LEVEL)

Drawing No. APPENDIX M
Revision -

Scale 1:100@A1



STMH-01
C.L.: 5.00
L.L.: 3.58
D.T.L.L.: 3.43
(TYPE T1_1)

300(W) SURFACE CHANNEL
FALL 1:100

#100 VP FROM U/G & TERMINATE
AT 2500mm AFFL C/W F.A.I.
L TO R
#100 VP FROM L/L TO U/G
#100 SP FROM L/L TO U/G

#100 RWP AT H/L TO U/G
#50 PLUG-OFF C/W TRAP FOR CDP CONNECTION
#32 WP FROM L/L ENLARGE TO #100 TO U/G
LMCP-DR-004(FOR FSP-04)

FOUL WATER SUMP PIT (FSP-04)
1500(L) X 1000(W) X 1500(H) INTERNAL
WITH SUBMERSIBLE PUMPS (1DUTY 1 STANDBY)
FLOW RATE: 5L/S, HEAD:10M

#150 RWP F/A TO U/G W/
#50 PLUG-OFF FOR CDP CONNECTION

#50 OVERFLOW PIPE FROM FILTRATION PLANTER TO L/L
TERMINATE AT 150mm ABOVE SURFACE CHANNEL WITH PIPE SHOE

SAND TRAP
(DETAILS REFER TO DSD STANDARD DRAWING NO. DS 1025B)

225(W) SURFACE CHANNEL
FALL 1:100

225(W) DISH CHANNEL
FALL 1:100

#100 VP FROM U/G & TERMINATE AT 2500mm AFFL C/W VENT COWL

FOUL WATER SUMP PIT (FSP-02)
1500(L) X 1000(W) X 1500(H) INTERNAL
WITH SUBMERSIBLE PUMPS (1DUTY 1 STANDBY)
FLOW RATE: 5L/S, HEAD:10M
#80 WP FROM L/L
TO FILTRATION PLANTER

T TO B
LMCP-DR-01(FOR FSP-01 & FSP-02)
LMCP-DR-02(FOR FSP-03)
LMCP-DR-03(FOR WSP-01)

PIPE TRENCH FOR INCOMING WATER PIPE

RESERVED PLUG-OFF FOR FUTURE CONNECTION
TO FOUL WATER TERMINAL MANHOLE
& GOVERNMENT SEWERAGE SYSTEM

#150 RWP F/A TO U/G
#100 VP FROM U/G T/A

#40 WP FROM L/L ENLARGE TO #100 TO U/G

FOUL WATER SUMP PIT (FSP-03)
1500(L) X 1000(W) X 1500(H) INTERNAL
WITH SUBMERSIBLE PUMPS (1DUTY 1 STANDBY)
FLOW RATE: 5L/S, HEAD:10M
#32 WP FROM L/L ENLARGE TO #100 TO U/G

L TO R
#100 VP FROM U/G TO H/L
#100 SP FROM L/L TO U/G
#50 ASP FROM L/L TO H/L

#40 WP FROM L/L ENLARGE TO #100 TO U/G
#100 SP FROM L/L TO U/G

L TO R
#50 ASP FROM L/L TO H/L
#100 VP FROM U/G TO H/L
#40 SP FROM URINAL TO L/L (TYPICAL)
#32 ASP AT L/L CONNECT TO #100 VP (TYPICAL)

T TO B
#100 SP FROM L/L TO U/G
#100 VP FROM L/L TO H/L
#100 VP FROM L/L TO H/L

#50 ASP AT L/L CONNECT TO #100 VP (TYPICAL)
#100 SP FROM L/L TO U/G

FOUL WATER SUMP PIT (FSP-01)
1500(L) X 1000(W) X 1500(H) INTERNAL
WITH SUBMERSIBLE PUMPS (1DUTY 1 STANDBY)
FLOW RATE: 5L/S, HEAD:10M
#100 SP FROM L/L TO U/G

T TO B
#100 VP FROM U/G TO H/L
#50 ASP FROM L/L TO H/L

WASTE WATER SUMP PIT (WSP-01)
1500(L) X 1000(W) X 1500(H) INTERNAL
WITH SUBMERSIBLE PUMPS (1DUTY 1 STANDBY)
FLOW RATE: 5L/S, HEAD:10M
#50 PUMPED WP FROM U/G TO FILTRATION PLANTER

Appendix N

Archaeological Baseline Rev

Archaeological Baseline Review

For

Section 16 Application

For

**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**

Client:
Consultant
Date:

Civil Engineering and Development Department
Prudential Surveyors International Limited
March 2026

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1 Introduction / Background

1.1 Introduction

- 1.1.1 This Archaeological Baseline Review (ABR) is submitted in support of a Section 16 Planning Application for Submission for the Proposed Shui Hau Education Centre (the Proposed Centre) on the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23 in Shui Hau, Lantau Island, Hong Kong.
- 1.1.2 The Proposed Centre consists of a single-storey structure with an outdoor activity lawn and is equipped with a multi-purpose room, a staff office, together with other ancillary facilities such as plant room, washing area and toilets.
- 1.1.3 The Application Site (the Site) with an area of about 1,110 sq.m. is situated in Shui Hau, South Lantau, in close proximity to the Shui Hau Sandflat and South Lantau Road (**Figure 1.1** refers).

1.2 Background

- 1.2.1 There are seventeen Sites of Archaeological Interest (SAIs) within the area of the Approved OZP, the Proposed Centre is situated within the Tong Fuk Miu Wan Site of Archeological Interest (“SAI”) (**Figure 1.2** refers). The purpose of this Archaeological Baseline Review is (1) to gain a holistic understanding of the archaeological impact to the area and (2) to ascertain if there is any archaeological materials, features or deposits on the Site.
- 1.2.2 A desktop Archaeological Baseline Review has been carried out and the closed stack reference materials of “*The Hong Kong Archaeological Survey Subsurface Investigation Reports*”, “*Report of the Hong Kong Archaeological Survey*” and “*South Lantau Archaeological Survey 1997*” from Antiquities and Monuments Office (AMO) have been reviewed. Reference has also been made to governmental study, namely “*Site Investigation, Surveys and Testings Report (Volume 2 – Environmental, Part 3) of Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works – Investigation*” conducted by Drainage Service Department (DSD) in 2012.

2 Site Context

2.1 The Site and its Surroundings

Site

- 2.1.1 The Site is situated along the South Lantau Road near an existing football field (Shui Hau Mini-Soccer Pitch) to the southwest. Per on-site observations from the site visits in February 2026, the Site is generally flat with low quality natural vegetation (**Figures 1.1 and 2.1** refer).

Surrounding Context

Existing Context

- 2.1.2 The existing uses in the surroundings are as follows:-
- to the east of the Site are single-storey structures;
 - to the south and southeast of the Site is Shui Hau Wan;
 - to the southwest of the Site are the Lower Wan Lung Bus Stop (Tung Chung to Tai O Bound), a football field, the Lantau Trail Section 10 (about 210m away)
 - to the west of the Site is the Shui Hau Village (about 550m away);

- to the northwest of the Site is the Shui Hau Picnic Area of Lantau Trail Section 10; and
- to the northeast of the Site are the Lower Wan Lung Bus Stop (Tai O to Tung Chung Bound) and a Green Education Farm (離島婦聯鄧福興紀念農場).

Planned Context

2.1.3 The planned use in the surroundings is as follows:-

- to the immediate northeast of the Site is the Drainage Services Department's (DSD) Shui Hau Sewage Pumping Station (SPS).

3 Aims and Objectives

3.1.1 The aim and objective of this Archaeological Baseline Review are as follows:-

- to identify and summarize the past archaeological studies of the surrounding area for a holistic understanding of the archaeological impact on the Site; and
- to ascertain if there is any archaeological materials, features or deposits nearby.

4 Relevant Surveys and Assessment Criteria

4.1.1 Key literature and study relevant to the findings of archaeological survey include the followings:-

- Report of the Hong Kong Archaeological Survey (1985) by Peacock, B.A.V. and Nixon, T.J.P.;
- The Hong Kong Archaeological Survey Subsurface Investigation Reports (1988) by Peacock, B.A.V. and Nixon, T.J.P.;
- South Lantau Archaeological Survey 1997 (1997) by Mower, James P., Abel A. Drewett and Alison K. Gatland; and
- Site Investigation, Surveys and Testings Report (Volume 2 – Environmental, Part 3) of Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works – Investigation (2012) by DSD (Approved by Environmental Protection Department (EPD) in 2017).

4.1.2 Reference has been made to following key legislations, standards, and guidelines. They include the followings:-

- Antiquities and Monuments Ordinance (Cap. 53);
- Environmental Impact Assessment Ordinance (Cap. 499) and the associated Technical Memorandum on the EIA Process (EIAO-TM);
- Hong Kong Planning Standards and Guidelines (HKPSG);
- Development Bureau Technical Circular (Works) No. 1/2022: Heritage Impact Assessment Mechanism for Capital Works Projects;
- List of the 1,444 Historic Buildings with Assessments Results and List of New Items for Grading Assessment with Assessment Results; and
- Guidance Note on Assessment of Impact on Sites of Cultural Heritage in Environmental Impact Assessment Studies.

Antiquities and Monuments Ordinance (Cap. 53)¹

- 4.1.3 The Antiquities and Monuments Ordinance provides the statutory framework for the preservation of objects of historical, archaeological and palaeontological interest and for matters ancillary thereto or connected therewith.
- 4.1.4 This Ordinance contains the statutory procedures for the Declaration of Monuments. With reference to Section 2 of the Ordinance, monument means “*a place, building, site or structure which is declared to be a monument, historical building, archaeological or palaeontological site or structure because of its historical, archaeological or palaeontological significance under Section 3 of the Ordinance*”.
- 4.1.5 Under Section 6 and subject to Subsection (4) of the Ordinance, the following acts are prohibited in relation to certain monuments, except under permit granted by the Secretary for Development:-
- “*to excavate, carry on building works, plant or fell trees or deposit earth or refuse on or in a proposed monument or monument; or*
 - *to demolish, remove, obstruct, deface or interfere with a proposed monument or monument*”.
- 4.1.6 Under the Section 10 (1) and (2) of the Ordinance, it provides that the ownership of every relic discovered in Hong Kong after the commencement of this Ordinance shall vest in the Government from the moment of discovery. The Authority on behalf of the Government may disclaim ownership of the relic. With reference to Section 11 (1) of the Ordinance, the discovery of an antiquity or supposed antiquity shall forthwith report the discovery to the Authority, or a designated person.
- 4.1.7 According to Section 12 of the Ordinance, no archaeological excavation of antiquities can be carried out by any person, other than the Authority and the designated person, without a licence issued by the Authority. Under Section 13 of the Ordinance, a licence will only be issued if the Authority is satisfied that the applicant has sufficient scientific training or experience to enable him to carry out the excavation and search satisfactorily, is able to conduct, or arrange for, a proper scientific study of any antiquities discovered as a result of the excavation and search, with sufficient staff and financial support.

Environmental Impact Assessment Ordinance (Cap. 499)² (EIAO) and the associated Technical Memorandum on the Environmental Impact Assessment Process (EIAO-TM)³

- 4.1.8 The EIAO stipulates that consideration must be given to issues associated with built heritage and archaeology as part of the Environmental Impact Assessment (EIA) process. Schedule 1 Interpretation of the EIAO defines “Sites of Cultural Heritage” as “*an antiquity or monument, whether being a place, building, site or structure or a relic, as defined in the Antiquities and Monuments Ordinance and any place, building, site, or structure or a relic identified by AMO to be of archaeological, historical or paleontological significance*”.
- 4.1.9 With reference to Annex 10, Para 2.1 (a) and (b) of the EIAO-TM, it identifies that “*the general presumption in the favour of the protection and conservation of all sites of cultural heritage and requires adverse impacts on sites of cultural heritage shall be kept to the absolute minimum*”. Annex 10 and 19 of the EIAO-TM outline criteria for evaluating the impacts on sites of cultural heritage and guidelines for impact assessment, respectively.

¹ Secretary for Development, (2019). Antiquities and Monuments Ordinance (Cap. 53). Retrieve from https://www.elegislation.gov.hk/hk/cap53!en-zh-Hant-HK?INDEX_CS=N&xpid=ID_1438403334981_001

² HKSAR, (2021). Environmental Impact Assessment Ordinance (Cap. 499). Retrieved from <https://www.elegislation.gov.hk/hk/cap499>

³ Environmental Protection Department, (2023). Technical Memorandum on Environmental Impact Assessment Process. Retrieved from <https://www.epd.gov.hk/eia/english/legis/memorandum/es5202327182.pdf>

Guidance Notes on Assessment of Impact on Sites of Cultural Heritage in Environmental Impact Assessment Studies⁴

4.1.10 The purpose of this Guidance Notes is to assist the understanding of the requirements set out in Section 2 of Annex 10 and Annex 19 of the EIAO-TM under the EIAO in assessing impacts on sites of cultural heritage in EIA studies. The set of Guidance Notes shall no way override the provisions under Section 2 of Annex 10 and Annex 19 of the EIAO-TM which stipulate the requirements in carrying out assessment of impact on sites of cultural heritage in EIA reports. The Guidance Notes serves only as a reference and it is not meant to be exhaustive nor comprehensive. The onus remains on the project proponents to conduct EIA studies, when required, in such manner and to such standard as to completely satisfy the Director in accordance with the EIAO-TM.

Hong Kong Planning Standards and Guidelines (HKPSG)⁵

4.1.11 With reference to the Para. 4.1 of Chapter 10: Conservation of HKPSG, “*heritage conservation aims to protect declared monuments, historic buildings, Sites of Archaeological Interest and other heritage items but in a wider sense implies respect for local activities, customs and traditions*”.

Development Bureau (DevB) Technical Circular (Works) No. 1/2022: Heritage Impact Assessment Mechanism for Capital Works Projects⁶

4.1.12 This Technical Circular provides the requirement for assessing impacts on historic / heritage sites and buildings / structures arising from the implementation of capital works projects so that their conservation will be given due consideration.

4.1.13 In regard to the implementation of a development project, Para. 6 of the Technical Circular required to:-

- “*confirm with the Antiquities & Monuments Office (AMO) of the Development Bureau whether there is / are any declared monuments, proposed monuments, sites and buildings / structures graded by the Antiquities Advisory Board (AAB), Sites of Archaeological Interest or Government Sites identified by AMO (referred as “Heritage Sites”) within or in the vicinity of the project boundary. The responsibility to identify the presence of “Heritage Sites” should rest with the works agents. Based on the detailed submitted information (including but not limited to site plans, building plans / record information, historic and recent photos of external and internal of “Heritage Sites”), AMO will advise whether the works agent should conduct a Heritage Impact Assessment (HIA) for the project” and*
- “*conduct a HIA for its project should AMO advise it is necessary to do so. Before conducting the HIA, it is required to submit a proposed Study Brief and agree with AMO on the scope of the HIA*”

⁴ Environmental Protection Department, (1998). Guidance Notes on Assessment of Impact on Sites of Cultural Heritage in Environmental Impact Assessment Studies. Retrieved from <https://www.epd.gov.hk/eia/english/guid/cultural/intro.html>

⁵ Planning Department, (2020). HKPSG Chapter 10: Conservation. Retrieved from https://www.pland.gov.hk/file/tech_doc/hkpsg/full/pdf/ch10.pdf

⁶ Works Branch, Development Bureau, Government Secretariat, (2022). Development Bureau Technical Circular (Works) No. 1/2022 – Heritage Impact Assessment Mechanism for Capital Works Projects. Retrieved from <https://www.devb.gov.hk/filemanager/technicalcirculars/en/upload/390/2/C-2022-01-02.pdf>

List of the 1,444 Historic Buildings with Assessments Results and List of New Items for Grading Assessment with Assessment Results⁷

- 4.1.14 AAB provides the definition of the gradings for historic buildings and the definitions of gradings are administrative guidelines adopted by the AAB and the AMO for the preservation of historic buildings (Table 4.1 refers).

Grade 1	Buildings of outstanding merit, which every effort should be made to preserve if possible.
Grade 2	Buildings of special merit; efforts should be made to selectively preserve.
Grade 3	Buildings of some merit; preservation in some form would be desirable and alternative means should be considered if preservation is not practicable.

Table 4.1: Definition of the Gradings for Historical Buildings

5 Methodology

- 5.1.1 A baseline review has been conducted based on the desktop research, closed stack reference materials from AMO and relevant governmental study reports. The methodology adopted to formulate this Archaeological Baseline Review includes the following steps:-

- to conduct a baseline review through searching and reviewing of the published material related to the Site and its surrounding;
- to analyse the material from above, to identifying any potential archaeological issues relating to the surrounding area including the Site; and
- to report findings in the form of a report.

6 Baseline Review of the Site and its Surroundings

6.1 General Information

- 6.1.1 With reference to Chapter 11: of the Tong Fuk of The Hong Kong Archaeological Survey Subsurface Investigation Reports by Peacock, B.A.V. and Nixon, T.J.P., no records of archaeological remains on the low coastal hill near Tong Fuk exist prior to the investigations of the Survey.

6.2 Previous Archaeology Surveys

Archaeological Survey in 1982

- 6.2.1 The first archaeological survey investigation was conducted by Peacock, B.A.V. and Nixon, T.J.P. in the Tong Fuk area in 1982. The area covers from Shui Hau to Tong Fuk with a distance of 1.5km. This survey served as an initial survey for the general area as a whole. Several surface artefacts were observed amongst small cairns. This also included stoneware sherds with geometric designs applied with a carved paddle, coarse, low-fired pottery, and chipped and polished stone tools. Further artefacts were observed eroding from soil exposures at the downhill edges of the cultivation terraces. In many instances, sherds from the same vessel were found together, suggesting that some in situ deposits are likely still present. The archaeologists tentatively classified these surface artifacts as originating from the Bronze Age.

⁷ Antiquities Advisory Board, (2024). Results of the Assessment of 1,444 Historic Buildings and New Items. Retrieved from <https://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html>

- 6.2.2 Considering the gentleness of the hillslope and the absence of any high or steep terrain in the near proximity, artefact displacement at the Site is considered minimal, which represented that a smaller likelihood of redeposition – either of the archaeological deposits or of colluvium over the archaeological deposits. However, on subsequent visits the effects of grazing cattle and the seasonal alteration of the vegetation cover were clearly displayed in the increased number of artefacts eroding from the terrace fronts.
- 6.2.3 The Survey Area had apparently been cultivated for about 20 years, ending around 1980, but the extent of disturbance to any in situ deposits could not be assessed. Farmers reported uncovering numerous artefacts during their farming and terracing activities across the entire hillslope. The limited presence of surface artefacts above the +50m contour suggests that archaeological deposits in that area may have been moved downhill to the more defined terraced slopes. The higher elevations feature thin soil and exposed bedrock, recent land modifications, such as partial store walls, pathways, and cairns, have likely disturbed the archaeological context. The continued presence of associated artefacts, despite erosion, indicates that some undisturbed deposits may still remain.

Archaeological Survey in 1985^{8,9}

- 6.2.4 The second archaeological survey investigation was also conducted by Peacock, B.A.V. and Nixon, T.J.P. in 1985. This was conducted in the general Tong Fuk area similar to the 1982 survey. From surface observations, it appeared that there was a high density of artefacts both on the grass surfaces of the terraces and eroding from the terrace walls. During subsequent visits, the scrub became noticeably denser, and erosion had been slowed down, leading to a decrease in the number of surface artefacts. Peacock, B.A.V. and Nixon, T.J.P. also conducted a subsurface investigation to assess the extent and nature of the archaeologically significant deposits and to determine whether cultivation and the formation of terraces had caused significant disturbance.
- 6.2.5 Survey excavated four small trenches running down the hillslope for subsurface investigation. The subsurface investigation found that the top layer of residual soil was archaeologically sterile. The trenches on the lower terraces indicated that their formation involved significant modification of the natural hillslope, with steps cut deeply into the decomposed bedrock. The soil that was subsequently redeposited was concluded to have been relocated from its original position.
- 6.2.6 From the survey, it is assumed farmers who had unearthed quantities of artefacts during farming activities in the early 60s, the Survey Area have had considerable archaeological potential. Considering the Survey Area were some distance away from the Site and the test pits were excavated at the top hill of the other side of the valley. Therefore, the survey findings can only be used as a reference.

Archaeological Survey in 1997¹⁰

- 6.2.7 A third archaeological survey investigation was conducted by Mower, James P., Abel A. Drewett and Alison K. Gatland in 1997. It was a follow-up survey based on the findings from the 1985 survey. It was conducted in Tong Fuk Miu Wan (about 150m from the Site), shown in **Figure 6.1**. It was an enhanced study that explore the high potential area for archeology findings.
- 6.2.8 This survey investigation only assessed the exposed areas in Tong Fuk Miu Wan. From survey observation, there was much of the rest of the coastline remained inaccessible or heavily overgrown since the agricultural land use ended. A high number of artefacts were

⁸ Peacock, B.A.V. and Nixon, T.J.P. "Tong Fuk", The Hong Kong Archaeological Survey Subsurface Investigation Reports. Antiquities and Monuments Office Occasional Paper No. 1. (1988): pp.83-98.

⁹ Peacock, B.A.V. and Nixon, T.J.P. "Summary site data sheet of Tong Fuk Miu Wan (E), site no,13/08.". Report of the Hong Kong Archaeological Survey, 3.3 (1985-86): pp. 412-4, 424-5

¹⁰ Mower, James P., Abel A. Frewett and Alison K. Gatland. "1308 Tong Fuk Miu Wan", South Lantau Archaeological Survey 1997. 1997.

discovered, including Late Neolithic / Early Bronze Age coarse ware, Qing dynasty pottery and evidence of stone working in the form of chipped stone, stone ring cores and fragments.

6.2.9 Two Test Pits (namely Test Pit A and Test Pit B) with 1m x 1m were excavated at the southern end of the coastal hill within the Tong Fuk Miu Wan SAI (**Figure 6.1** refers). The survey findings of the two Test Pits are as the followings:-

- Test Pit A: It contained dark deposit described as ironpan in 1985 and the artefacts recovered included Bronze age pottery and stone working debitage; and
- Test Pit B: It contained coarse pebbles, stone debitage a single Bronze age sherd and Bronze age pottery.

6.2.10 From the survey, artefacts were found in Test Pits A and B. However, taking the consideration to the Survey Area is located about 150m away from the Site and the excavation of Test Pits were at the top of the hill on the opposite side of the valley and separated by a hill and a stream, it is likely that these artefacts would be drifted to the Survey Area and it is unlikely that any in situ archaeological remains will be found in the current nearby Site. Therefore, the survey findings can only be used as a reference.

Archaeological Survey in 2012¹¹

6.2.11 A Baseline Archaeological Survey was conducted by DSD in 2012, covering the Tong Fuk Miu Wan SAI. Referring to the Environmental Impact Assessment (EIA) Report for Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works approved in 2017, the location of the proposed Shui Hau SPS, in which the location is identical to that of the Proposed Centre, is considered of **low archaeological potential**.

6.2.12 With reference to Para. 3.5.2 of Annex 11B – Final Site Investigation, Surveys and Testings Report (Volume 2 – Environmental, Part 3) by DSD, one red coarse pottery sherd was retrieved from the sandy layer at Test Pit TFT6¹², dating to the Neolithic period (**Figure 6.1** refers). Only one artefact was discovered, which is considered a small quantity and not significant. It was assumed the found pottery sherd had drifted over and accumulated on the Site, which was not originally from this area and considered a secondary deposit. **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.** Given the Test Pit TFT6 is located about 10m to northeast of the Site, the potential for finding similar artefacts within the Site is also relatively low. However, the Applicant will implement the recommended mitigation measures as outlined in the Approved EIA.

6.2.13 Based on the latest survey and the close proximity of this test pit, there are no additional in-situ archaeological materials, features or deposits found nearby. It is observed the Site and the surrounding had undergone some land works between 80s to 90s, including farming, terracing activities, and stone working. The remnants of the previous disturbances can be seen in the aerial photo (Photo No.: 04063) dated 31.05.1973 and is reproduced in **Figure 6.2**. In this connection, the Site of the Proposed Centre within the Tong Fuk Miu Wan SAI has low archaeological potential.

¹¹ Drainage Services Department. (2012). Site Investigation, Surveys and Testings Report (Volume 2 – Environmental, Part 3) of Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works – Investigation.

¹² The location of TFTA was newly proposed by DSD due to the original location of test pit and auger hole of PT28 was identified having near 2m thick layer of modern fill of stone boulders.

7 Discussion

7.1.1 Shui Hau Area was largely unexplored in terms of archaeological manner in the past. Farming activities including excavations occurred in the past (**Figure 6.2** refers). These activities may have disturbed and impacted the integrity of the Site. In 1982, the first archaeological survey of the area was conducted. It found some artefacts but were at the surface level. In 1997, a dig was conducted in four trenches, Test Pit B being the closest at about 150m northwest of the Site. It should be noted that Test Pit B and the Site is separated by a canyon shape topography, divided by a hill and a stream separating the two locations. The corresponding elevations are approximately as follows: Test Pit B about +17mPD; the stream about +1.5mPD and the Site about +5.0mPD.

7.1.2 In 2012, a nearby Test Pit in vicinity to the Site (previous reserved Shui Hau SPS) was excavated under a baseline archaeological survey conducted by DSD for the Shui Hau SPS. It found only one artefact and it was concluded as a secondary deposit. The site of the Shui Hau SPS, in which the location is identical to that of the Proposed Centre, is considered of low archaeological potential. Given the above, two categories of precautionary measures should be implemented for the future, including i) informing and arrangement with AMO; and ii) establishing a communication plan. It is advised that the Applicant and the its contractor for the on-site works shall carry out the followings:-

i) Informing AMO

- inform the AMO on the works schedule for AMO to conduct site inspection as and when required;
- inform the AMO immediately in case of discovery of antiquities or supposed antiquities in the course of soil excavation works in the construction stage in the proposed works area including the areas of proposed works with low archaeological potential;

ii) Establishing a Communication Plan

- prepare a communication plan (including the specific contact person at each level and their contact numbers), circulate the communication plan among the relevant parties to solicit their comments and obtain approval from the Applicant before the commencement of construction works;
- post the communication plan and relevant documents in the site office(s);
- inform AMO immediately for site inspection in the event of discovery of antiquities or supposed antiquities and agreement on the follow up action if required;
- arrange necessary measures as agreed with the AMO to protect and secure the discovered object(s) and also the location of discovery, which may include temporary suspension of works, under the instruction of the Applicant if necessary and appropriately carry out protection / further investigation on the discovered object(s); and
- brief the communication plan to all site staffs, including workers who will be responsible for the excavation works and to make sure that they are fully comprehend with the procedures of discovering remain(s).

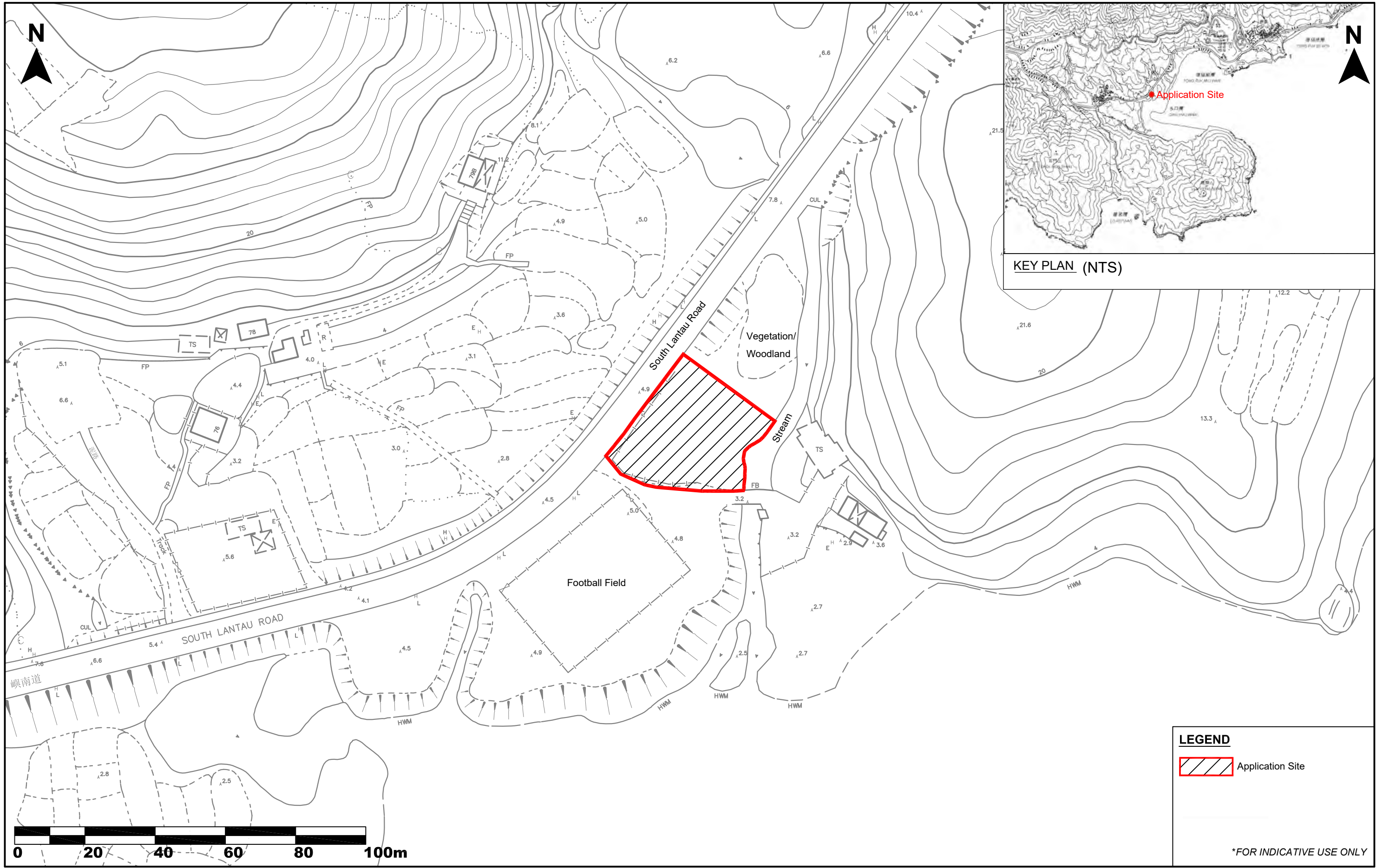
8 Conclusion

- 8.1.1 A desktop Archaeological Baseline Review focussing on the Proposed Centre Site has been carried out. The Archaeological Baseline Review identified that archaeological surveys had been respectively carried out in Tong Fuk Miu Wan SAI in 1982, 1985, 1997 and 2012. In the 1997 Archaeological Survey, some surface artefacts were found at Test Pit B. Test Pit B located on the top of the hill on the opposite side of the canyon and separated by a hill and a stream. The latest archaeological survey was specifically carried out in close proximity to the Site (about 10m away) within the Tong Fuk Miu Wan SAI in 2012. Through the surface scan, auger testing and test pit excavation in the SAI, the survey findings concluded that **the Site has a low archaeological potential**. The assessment of the Site as low archaeological potential is also agreed in the Approved EIA Report for Outlying Island Sewerage Stage 2 – South Lantau Sewerage Works.
- 8.1.2 Given that the past archaeological Test Pits did not fall within the Site, with the closest one located about 10m away, we cannot rule out that no archaeological materials, features or deposits are present at the Site. However, the chances are low. It is suggested that the Applicant to inform the AMO on the works schedule for AMO to conduct site inspection as and when required; and to inform AMO if antiquities or supposed antiquities are discovered within the Site.

9 List of References

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Figures



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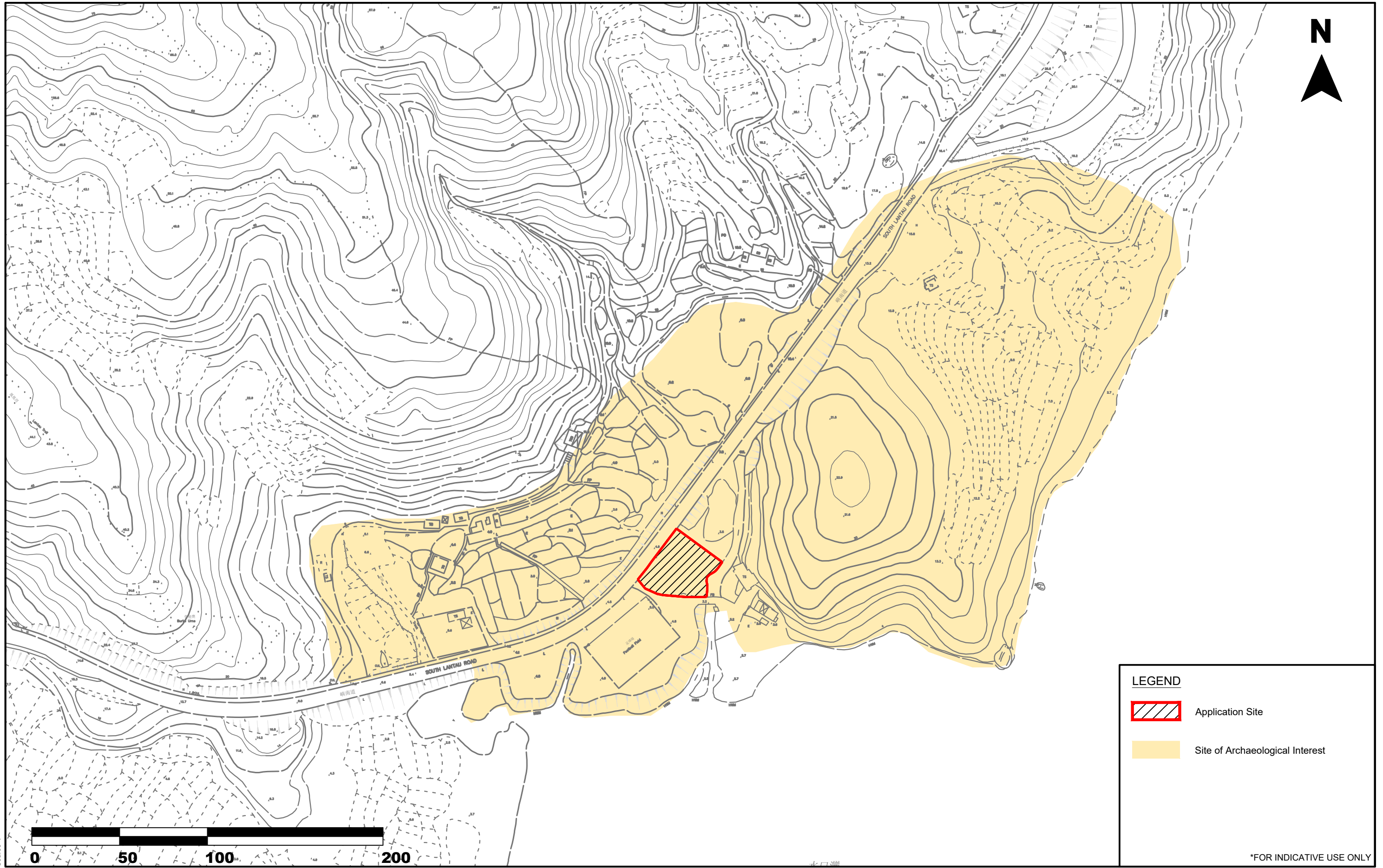
JOB TITLE:
Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
Site Location Plan



-	Submission	18/02/2025	Drawn	HY	Date	23/09/24
			Checked	HT	Approved	RT
Rev	Description	Date	Scale	1:1 000 @ A3		

Drawing No.
Fig. 1.1
Rev. -

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LEGEND

-  Application Site
-  Site of Archaeological Interest

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Source :



JOB TITLE:
Section 16 Application for
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

Drawing Title
Boundary of Tong Fuk Miu Wan Site of
Archaeological Interest

Submission	26/03/2025	Drawn	WC	Date	04/10/24
Checked		HT	HT	Approved	HT
Rev	Description	Date	Scale	1:2000@A3	

Drawing No.	Fig.1.2
Rev.	-



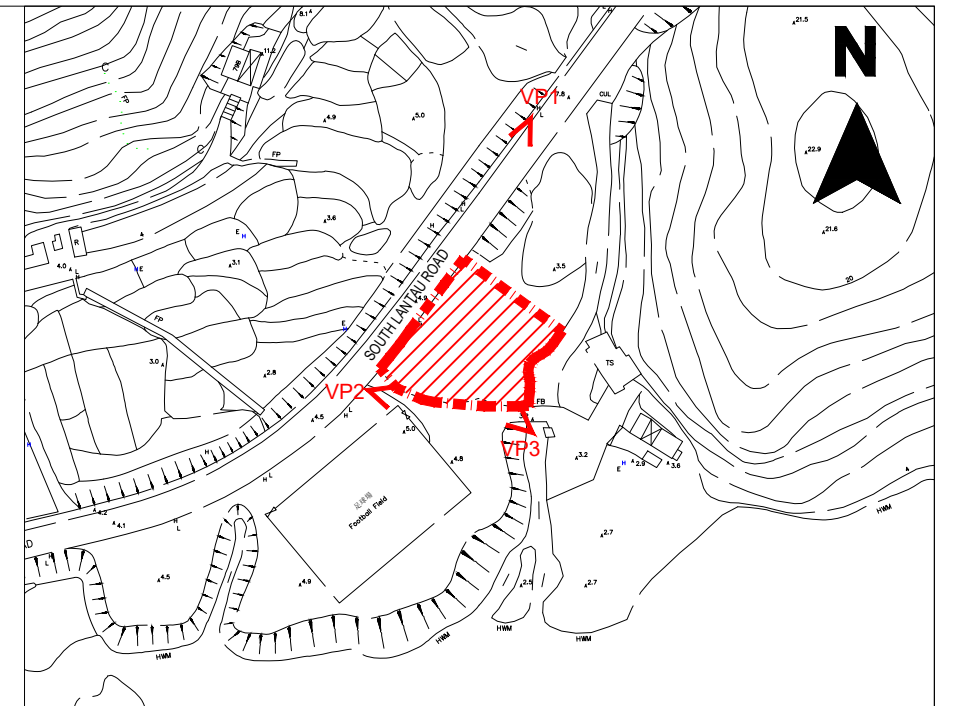
Viewing Point 1



Viewing Point 2



Viewing Point 3



KEY PLAN (NTS)

LEGEND:





-  Application Site
-  VP1 North East View of the Site
-  VP2 West View of the Site
-  VP3 South View of the Site

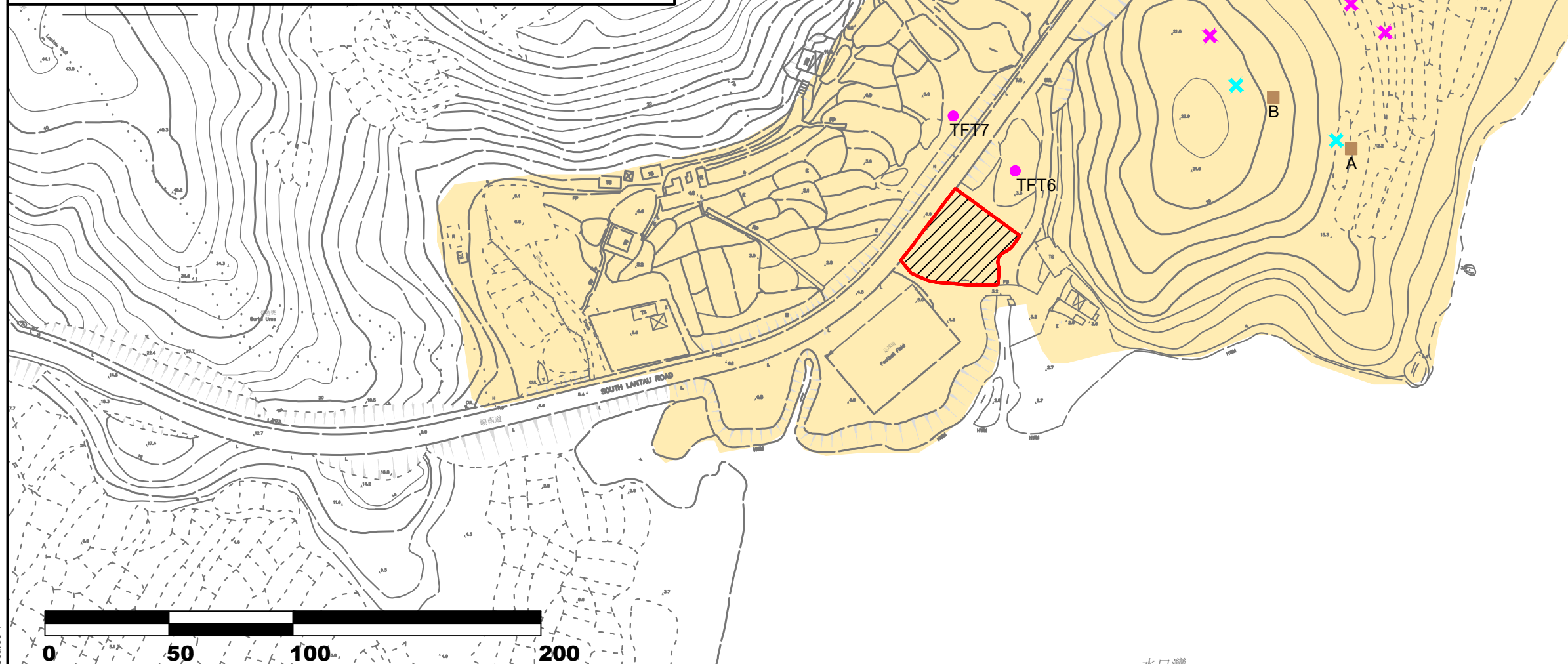
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Drawn	WC	Date	26/09/24	Drawing No.	Fig. 2.1
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Rev	Description	Date			



KEY PLAN (NTS)



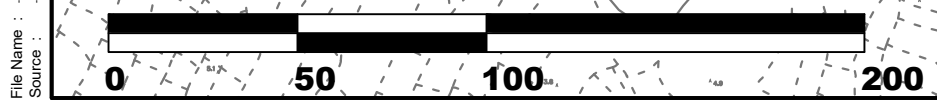
LEGEND

-  Application Site
-  Site of Archaeological Interest
-  Trenchers of 1985 Survey (Indicative) ①
-  Trenchers of 1997 Survey (Indicative) ②
-  Test Pit (2012) ①
-  Test Pit (1997) ②

① Site Investigation, Surveys and Testing Report (Volume 2 - Environmental, Part 3) of Outlying Islands Sewerage Stage 2 - South Lantau Sewerage Works - Investigation (2012) by DSD

② South Lantau Archaeological Survey 1997 by Mower, James P., Abel A. Drewett and Alison K. Galland

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 Section 16 Application for 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

Drawing Title
 Location of Test Pits

-	Submission	18/02/2025	Drawn	WC	Date	04/10/24
A	Drawing Update	26/03/2025	Checked	HT	Approved	HT
Rev	Description	Date	Scale	1:2000@A3		

Drawing No.
 Fig.6.1

Rev. A



① Original

② Enlargement

LEGEND

Application Site

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Section 16 Application for
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

Drawing Title
Aerial Photo

Submission	26/03/2025	Drawn	WC	Date	04/10/24
		Checked	HT	Approved	HT
Rev	Description	Date	Scale	N.T.S.	

Drawing No.
Fig.6.2

Rev. -