

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SLC/199

- Applicant** : South Development and Sustainable Lantau Office, Civil Engineering and Development Department (CEDD) represented by Prudential Surveyors International Limited
- Site** : Government Land (GL) in D.D. 326L, Shui Hau, Lantau Island
- Site Area** : About 1,110m²
- Land Status** : GL
- Plan** : Approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/23
- Zoning** : “Coastal Protection Area” (“CPA”)
- Application** : Proposed Education Centre and Associated Excavation and Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed education centre (the proposed centre) and associated excavation and filling of land at the application site (the Site). The Site falls within an area zoned “CPA” on the approved South Lantau Coast OZP No. S/SLC/23 (**Plans A-1 and A-2**). According to the Notes of the OZP, ‘Field Study/Education/Visitor Centre’, which is a Column 2 use, and excavation and filling of land in the “CPA” zone require planning permission from the Town Planning Board (the Board).
- 1.2 The Site is located at the upland coastal area of Shui Hau in South Lantau abutting South Lantau Road. A local track is currently connecting between the Site and the Shui Hau sandflat (水口沙坪) at the south (**Plans A-2 to A-4c**).
- 1.3 The proposed centre is to serve as an education base to promote the natural ecological value of the Shui Hau area as well as the local traditional village culture and customs and to raise public awareness of nature conservation by providing a permanent structured venue for interpretation and coordinated activities. According to the submission, the establishment of an education centre at the Site was recommended by the “Ecological Study for Pui O, Shui Hau, Tai O and Neighbouring Areas – Feasibility Study” (the Ecological Study) commissioned by the applicant in 2017 with an aim to raising public awareness on nature conservation and generating synergy with other conservation initiatives in South Lantau.

According to the submission, the Site is identified for the proposed centre considering the low to moderate ecological value of the Site (see para. 1.8 below), its high accessibility to the entry point of Shui Hau sandflat for engaging visitors in conservation and public education (**Drawing A-5**), as well as its proximity to Shui Hau Tsuen (水口村) (**Plans A-1 and A-2**) for synergising with villagers on nature education and cultural heritage conservation.

The Proposed Centre

- 1.4 The proposed centre comprises five single-storey building structures connected by roof canopies accommodating a multi-purpose room (130m²), a staff office (60m²), a plant room (60m²) and utility room and toilets (40m²), as well as a single-storey biophilic pavilion structure and an outdoor activity lawn with washing area (**Drawings A-1a, A-1b and A-2**). Key development parameters of the proposed centre are shown in the table below:

Site Area	About 1,110m ²
Gross Floor Area (GFA)	About 440m ²
Plot Ratio (PR)	About 0.4
Site Coverage (SC)	About 40%
Building Height (BH)	1 storey (about 4.35m)
Facilities	Education centre with associated facilities, including a multi-purpose room, a staff office, an outdoor activity lawn, plant room, washing area and toilets
Parking Facilities	2 car parking spaces and 1 loading/unloading (L/UL) bay

- 1.5 The proposed centre also involves excavation of land with an area of about 291m² (about 26.2% of the Site) with a depth of about 2.8 to 6.3m for the foundation works of the building structures. Upon completion of the foundation works, the excavated area will be backfilled to the site formation level similar to the existing ground level. Meanwhile, excavation and filling of land with an area of about 260m² (about 23.4% of the Site) with a depth of about 0.1 to 0.5m is required for the car parking and L/UL bay areas abutting South Lantau Road. The remaining area of about 559m² (about 50.4% of the Site) does not involve excavation or filling of land (**Drawings A-4a and A-4b**).
- 1.6 According to the applicant, upon completion of the construction works in Q2 2028, the proposed centre will be managed by the Government with service providers engaged for operation from 9:30a.m. to 4:30p.m. on weekdays, weekends and public holidays (except Tuesday) including 5 on-site staff. The proposed centre will organise conservation and culture-based activities¹ in collaboration with nearby villagers, non-governmental organisations (NGOs) and education groups to enhance public awareness of environmental conservation and their understanding of rural culture. Each activity could accommodate of about 20 to 50 participants on average, with more than 60 educational activities will be held annually. The proposed centre will have a capacity to accommodate up to a total of 400 visitors at any one time.

¹ Activities are expected to take the form of exhibitions, seminars, talks, workshops and guided tours.

The applicant indicates that the occupancy level of the centre will be kept below the maximum capacity to enrich overall visitor experience. On top of the pre-registration arrangement, effective visitor management measures, such as digital queuing system for walk-in visitors, will be implemented. The proposed centre will not impose any entry restriction to the public to visit the existing Shui Hau sandflat.

Technical Reviews and Justifications

- 1.7 The applicant provides technical reviews and justifications to demonstrate that the proposed centre will not give rise to insurmountable impacts on the surrounding areas in terms of ecological, environmental, drainage, sewage, water supply, visual, landscape, traffic and archaeological aspects.
- 1.8 In view of the ecological sensitivity of Shui Hau, the applicant has referenced the findings of the Approved Environmental Impact Assessment Report No. AEIAR-210/2017 (the Approved EIA Report)², from which the ecological value of the Site was considered low to moderate. The applicant conducted site verification surveys in 2022 (the Surveys) to confirm the findings of the Approved EIA Report, and concluded that no flora or fauna species of conservation importance are expected to be affected by the proposed development. To minimise potential impacts arising from runoff and discharge during both the construction and operation stages, a watercourse protection zone will be designated along the western boundary of the Site, maintaining a minimum setback of 3m from the bank of the adjacent watercourse (**Drawing A-3**). Within this zone, no material stockpiling and construction activities will be permitted. In addition, the applicant commits to implementing comprehensive environmental precautionary, mitigation, monitoring, inspection, reporting and best site practice measures, in accordance with the relevant legislation and guidelines, to avoid or minimise potential environmental impacts on air quality, noise, waste management, ecology and lighting throughout the construction and operation stages.
- 1.9 According to the submission, surface runoff will either drain naturally in the watercourse protection zone or be properly collected and discharged to existing drainage system within the development area. Sewage generated from the proposed development will be stored in an underground tank³ equipped with a dual set of monitoring sensors, and a licenced service provider will be engaged to collect and dispose of the sewage on a regular basis. Besides, new water mains are proposed to tee off from the nearby existing water supply network, and the relatively small water demand of the development can be fully accommodated by the existing system.
- 1.10 The applicant has also conducted a Visual Impact Assessment (VIA) which concludes that the overall visual impact of the proposed development will be negligible to slightly adverse (**Drawings A-8a to A-8c**). To address the visual

² The ecological value of the Site was assessed under the Approved EIA Report in 2017 and further confirmed by the Surveys in 2022. The Site was intended for a Shui Hau Sewage Pumping Station, which was approved by the Director of Environmental Protection under the Environmental Impact Assessment Ordinance on 24.4.2017 for the “Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Works” commissioned by the Drainage Services Department.

³ The tank is designed with a capacity of 127m³, which is more than 9 times the estimated total Average Dry Weather Flow, with an additional 30% allowance for contingency.

impact, a full-height building setback of 7.3m and landscape treatments for the proposed centre facing South Lantau Road will be provided to lessen the visual impact (**Drawings A-1a, A8-d and A-8e**). Moreover, the Landscape Proposal (LP) in the submission indicates that there are 31 existing trees within the Site and 4 existing trees outside the Site that will be affected. No trees of protected species or Registered Old and Valuable Trees (OVTs) have been identified. All affected trees will be felled and a total of 53 new trees⁴ will be planted within the Site, achieving a compensatory planting ratio of 1:1.5. Besides, nature-based landscape design with various greening provisions at ground, vertical surface and roof levels is proposed to achieve not less than 20% of greenery coverage within the Site (**Drawing A-3**).

1.11 Considering that South Lantau Road is subject to a Closed Road Permit system, individual visitors to the proposed centre are expected to travel by public transport. Schools and groups may arrange 28-seater coaches, and the L/UL bay has sufficient space to accommodate two such coaches simultaneously. According to the traffic review in the submission, no significant impact on road capacity is anticipated during either the construction or operation stages, taking into account the restrictions on goods vehicles access during construction, the proposed internal transport arrangements for the centre, and the estimated coach traffic generated by group visitors. To further enhance public convenience, the applicant also commits to pursuing minor local improvement works in the Shui Hau area, including provision of a bus lay-by and pedestrian crossing facilities. Temporary traffic arrangements for both the construction works of the proposed centre and the local improvement works will be subject to the agreement of relevant Government departments.

1.12 An Archaeological Baseline Review has been undertaken by the applicant to identify, summarise and ascertain the potential archaeological impacts of the proposed development, noting that the Site falls within the Tong Fuk Miu Wan Site of Archaeological Interest (SAI). The review concludes that the Site has low archaeological potential.

1.13 In support of the application, the applicant has submitted the following documents:

- (a) Application Form and supporting planning statement (SPS) (**Appendix I**) with attachments received on 23.4.2026;
- (b) Further Information (FI) received on 9.6.2026*; and (**Appendix Ia**)
- (c) FI received on 18.6.2026*. (**Appendix Ib**)

** accepted and exempted from publication and recounting requirement*

1.14 On 5.6.2026, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendices I, Ia and Ib** and summarised as follows:

⁴ Including 18 heavy standard trees and 35 whip trees.

Government's Policies

- (a) the proposed centre at Shui Hau is situated within the Government's strategic policy framework for Lantau, as set out in the "Sustainable Lantau Blueprint" (2017) (the Blueprint) and further developed in the "Lantau Conservation and Recreation Masterplan" (2020) (the Masterplan). The Masterplan provides an overall framework for conservation and recreation in South Lantau, including the concept of the "South Lantau Eco-Recreation Corridor" (the Corridor). The proposed centre is to be taken forward as one of the proposals under the context of the Corridor for pursuing the beneficial use of natural, cultural and heritage resources for low-impact sustainable recreational or eco-tourism uses. 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, achieving to raise public awareness of nature conservation and synergise the conservation of South Lantau;
- (b) the 2023 Policy Address also 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, followed by the 2024 Policy Address to expedite the development of the Corridor. The establishment of the proposed centre in Shui Hau reflects the policy intent by strengthening the protection of natural, cultural and heritage resources while facilitating the provision of environmental and cultural education, aligning with the Policy Addresses;

Suitable Location

- (c) Shui Hau possesses various habitats of high ecological value with over 560 species of flora and fauna recorded in the Ecological Study (**Drawing A-6**). According to the findings from the Ecological Study, Shui Hau sandflat is a very rare and distinctive habitat of conservation importance in Hong Kong, preserving a seamless connection between terrestrial and marine natural habitats with gradual transition in natural landscape. As recommended by the Ecological Study, establishing an education centre at the Site would raise public awareness on nature conservation and generate synergy with other conservation initiatives in South Lantau;
- (d) Shui Hau also has a long history of human habitation from the 400-year-old multi-lineage village, Shui Hau Tsuen, which its name is listed in the Gazetteer of Xin'an County in 1819 (**Plan A-2**). The Site in proximity to Shui Hau Tsuen would provide a platform to promote Shui Hau's cultural heritage, helping to sustain local traditions and strengthening public awareness of the village's historical value;
- (e) with due consideration of the public concerns about the potential threats to the ecological ecosystem from excessive clam digging activities at Shui Hau sandflat, the proposed centre is strategically located at a popular entry point easily accessed by means of public transport on South Lantau Road, enabling early and proactive engagements with visitors for environmental protection and public education on responsible behaviour so as to support long-term conservation in the Shui Hau area;
- (f) according to the Approved EIA Report and the Surveys, the ecological value of the Site is considered low to moderate with no flora or fauna species of conservation importance recorded. The Site is a piece of easily identifiable, accessible and available vacant GL in the Shui Hau area with a suitable land area to accommodate

an education facility of a required scale and provide a convenient gathering point for guided tours, which is considered the most suitable and practical option for implementation;

In Line with the Planning Intention of “CPA” zone

- (g) the proposed centre serves as an education base to promote the ecological value, local traditional village culture and customs of the Shui Hau area; conduct on-going ecological monitoring and conservation measures in collaboration with relevant parties; and facilitate proactive engagement with visitors on the protection of coastal environment. The proposed centre is intended to be small in scale through minimising the physical footprint (with a total GFA of 440m²) and focusing on guided education programmes, research support and community outreach, which is considered conservation-supportive in nature and compatible with the planning intention of the “CPA” zone;

Compatible with Surroundings

- (h) the “blend-into-nature” concept guides the design of the proposed centre through minimum but efficient built development. To accommodate all necessary indoor facilities for operational needs while maintaining a minimal building bulk, a PR of 0.4 and a SC of 40% are proposed to retain sufficient open-air landscaped area at the south of the Site for an outdoor activity lawn facing the access to Shui Hau sandflat. In terms of the building height and orientation, all indoor facilities are single-storey (BH of about 4.35m) and clustered along the northern periphery of the Site to respect the surrounding topography descending in a north-south direction and serve as a transition from road-side environment to the sandflat environment in Shui Hau Wan (水口灣) while providing a full-height building setback of 7.3m from South Lantau Road to minimise visual impact (**Drawings A-1a, A-1b and A-5**);
- (i) the 31 existing trees within the Site and 4 existing trees outside the Site are mostly common species, with no trees of protected species or OVTs identified. All identified trees are affected by the proposed centre and will be felled. 18 new trees in heavy standard⁵ and 35 whip trees will be planted within the Site, achieving a compensatory planting ratio of 1:1.5. Besides, nature-based landscape design with various greening provisions at ground, vertical surface and roof levels is proposed to achieve not less than 20% of greenery coverage within the Site. Other sustainable design elements including photovoltaic system, rain garden, skylights at roof, permeable paving and biophilic design elements on planting species, bird-friendly installations and insect shelters will be incorporated within the Site (**Drawing A-3**);
- (j) based on available ground investigation information, the superficial soil layer of the Site comprises mainly a mixture of colluvium and clayey silt, which is comparatively soft. Excavation of land with a depth from 2.8m to 6.3m is anticipated to be required to found the foundation at an appropriate soil stratum with sufficient bearing capacity. Upon completion of the foundation works, excavated soil will be backfilled to the site formation level similar to the existing ground level. Meanwhile, excavation and filling of land with a total depth of about 0.1 to 0.5m are required for

⁵ “Heavy Standard Trees” should meet the requirements of height exceeding 3.5m, stem diameter exceeding 75mm, well balanced branching head, etc.

two staff private car parking spaces and a L/UL bay as coach pick-up/drop-off area (**Drawings A-4a and A-4b**);

No Insurmountable Impacts

- (k) technical reviews and justifications are provided to demonstrate that the proposed development will have no insurmountable ecological, environmental, drainage, sewerage, water supply, visual, landscape, traffic and archaeological impacts (**Drawings A-6 to A-8e**); and

Supported by the Public

- (l) as reflected from the public engagement exercises for the Corridor and consultation meetings with various stakeholders, including the Islands District Council and South Lantau Rural Committee, the proposed development is generally supported by the public for promoting nature conservation and local culture, showcasing the ecological diversity of Shui Hau and providing nature education to visitors while preventing potential impacts on the ecologically sensitive areas.

3. Compliance with the “Owner’s Consent/Notification” Requirements

As the Site involves GL only, the “owner’s consent/notification” requirements as set out in the “Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance” (TPB PG-No. 31B) are not applicable to the application.

4. Background

The Site is within South Lantau Coast Regulated Area and is currently not subject to any planning enforcement action.

5. Previous Application

There is no previous application at the Site.

6. Similar Application

There is no similar application within the same “CPA” zone of the OZP.

7. The Site and Its Surrounding Areas (Plans A-1 to A-2, aerial photo on Plan A-3 and site photos on Plans A-4a to A-4c)

- 7.1 The Site is a piece of vacant GL located to the immediate south of South Lantau Road and currently covered with dense tree groups. The Site is accessible via a local track which connects between South Lantau Road, a nearby football field and Shui Hau sandflat.

- 7.2 The surrounding areas of the Site are characterised by a rural landscape predominated by woodland, natural shoreline, sandflat, some scattered village houses, farmland and temporary structures with the following characteristics:
- (a) to the immediate north and northwest of the Site is South Lantau Road. The entrance of Lantau Trail Section 10 is located approximately 200m to the west. Shui Hau Tsuen, a 400-year-old multi-lineage village facing Shui Hau Wan with existing Grade 3 Historic Buildings (No. 49 and 50 Shui Hau)⁶, is situated approximately 450m further west. To the further northeast is the Green Education Farm operated by the Outlying Islands Women's Association;
 - (b) to the immediate west and southwest are a football field and a franchised bus stop along South Lantau Road; and
 - (c) to the immediate east is a natural stream flowing towards the sandflat in north-south direction. To the further south are the Shui Hau sandflat and Shui Hau Wan with some temporary structures near the coast. The whole Shui Hau Wan area including the Site falls within Tong Fuk Miu Wan SAI.

8. Planning Intention

- 8.1 The “CPA” zone 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.
- 8.2 As stated in the Explanatory Statement (ES) of the OZP, as excavation and filling of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities in the “CPA” zone.

9. Comments from Relevant Government Departments

- 9.1 The following government departments have been consulted and their views on the application are summarised as follows:

⁶ Part of the buildings (No. 49 Shui Hau) is the subject of a planning application (No. A/SLC/172) approved by the Committee on 13.1.2023 for proposed shop and services (retail shop and tourist information office). The proposed use at the premises is to support a village regeneration project which had obtained the funding approval from Lantau Conservation Fund and commenced accordingly.

Land Administration

9.1.1 Comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):

- (a) the Site is on unleased and unallocated GL with no existing structure, and falls within the Tong Fuk Miu Wan SAI;
- (b) no enforcement action has been undertaken and no application for excavation or relevant permit has been received by her office at the Site;
- (c) no adverse comment on the application from a land administration point of view; and
- (d) other advisory comments are at **Appendix II**.

Nature Conservation

9.1.2 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) based on the Approved EIA Report, the Site was mainly plantation in nature and there was no observation of species of conservation interest within the site area. According to the applicant's submission, the result was validated in the Surveys in 2022; and
- (b) no comment on the application from nature conservation perspective.

Environment

9.1.3 Comments of the Director of Environmental Protection (DEP):

- (a) the proposed development, including the office and multi-purpose room, does not reply on opened windows for ventilation. The environmental mitigation and precautionary measures for the proposed development are also included in the submission;
- (b) no comment on the application from environmental planning perspective; and
- (c) other advisory comments are at **Appendix II**.

Drainage

9.1.4 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) since the area of the proposed education centre is not large in scale, it is anticipated that the drainage impacts on the nearby stream would

be insignificant and the proposed development is acceptable from drainage point of view; and

- (b) no comment on the application from drainage point of view subject to the submission and implementation of a drainage proposal for the proposed development to his satisfaction or of the Board.

Traffic

9.1.5 Comments of the Commissioner for Transport (C for T):

- (a) considering that the activities in the proposed development will primarily be conducted on a pre-registration basis, also a maximum of two 28-seater coaches will arrive at the proposed development simultaneously, as well as the proposed bus lay-by and pedestrian crossing facilities as committed by the applicant under a separate project, will be completed prior to the opening of the proposed development; and
- (b) no comment on the application from traffic engineering perspective.

Urban Design, Visual and Landscape

9.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design and Visual

- (a) the surrounding areas of the Site are predominantly rural in character with a mix of temporary structures, village houses, vegetation and trees. The proposed single-storey education centre with BH of 4.35m is a relatively small-scale development;
- (b) the applicant has submitted a VIA which concludes that the proposed development would induce negligible to slightly adverse visual impact on the surrounding areas. The applicant has proposed mitigation measures including the adoption of a low building profile design and a building setback of at least 7.3m from the site boundary along South Lantau Road to alleviate the visual impact;
- (c) she has no adverse comment on the application from visual perspective as the proposed development is not incompatible with the surrounding areas from visual perspective;

Landscape

- (d) based on aerial photo taken in 2025 and site photos in 2026, the Site is covered with dense tree groups and located in area of rural landscape character predominated by woodland and natural shoreline. There is a football field to its southwest and an education farm to its

northeast. The proposed development is considered not entirely incompatible with the surrounding landscape character;

- (e) according to the LP from the applicant, there are 35 trees affected by the proposed development. All of them are common species and no OVT or mature tree are identified. All of them are proposed to be felled. For tree compensatory planting, 18 heavy standard trees and 35 whip trees are proposed to be planted within the Site. Landscape provisions such as activity lawn, infiltration rain garden, butterfly garden, peripheral planting and roof planting are proposed;
- (f) as no significant adverse landscape impact arising from the proposed development is anticipated, she has no adverse comment on the application from landscape planning perspective subject to the submission and implementation of a Landscape Master Plan to the satisfaction of the Director of Planning or of the Board; and
- (g) other advisory comments are at **Appendix II**.

Fire Safety

9.1.7 Comments of the Director of Fire Services (D of FS):

- (a) no objection in principle to the proposed development subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction or of the Board; and
- (b) other advisory comments are at **Appendix II**.

9.2 The following government departments have no comment on or no objection to the application and their advisory comments are at **Appendix II**:

- (a) Chief Highway Engineer/New Territories East, Highways Department;
- (b) Commissioner of Police;
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Director of Electrical and Mechanical Services;
- (e) Director of Leisure and Cultural Services;
- (f) Executive Secretary (Antiquities and Monuments)², Antiquities and Monuments Office, Development Bureau (ES(AM)², AMO, DEVB); and
- (g) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD).

10. Public Comments Received During Statutory Publication Period

10.1 On 5.5.2026, the application was published for public inspection. During the statutory public inspection period, eight public comments were received (**Appendix III**), including two supporting comments from green and concern groups, five comments from green and concern groups expressing concerns on the application, and one comment from an individual opposing the application.

- 10.2 Two supporting comments from green and concern groups, namely Living Islands Movement and The Conservancy Association, welcome the proposed development to promote nature education, as well as to raise public awareness of nature conservation and traditional village culture and customs. They also request the implementation of adequate precautionary, monitoring and best site practice measures during the site formation, construction and operation stages of the proposed centre; suggest incorporating green-building and bird-friendly design features, safe pedestrian facilities and sufficient sewerage capacity; inquire about the educational activities, local collaboration and ongoing liaison with green groups; and raise concerns regarding the protection of nearby stream.
- 10.3 Five comments from green and concern groups, namely World Wide Fund for Nature in Hong Kong, Kadoorie Farm and Botanic Garden Corporation, Ark Eden, Green Power and Save Lantau Alliance, express concerns on the proposed development and request that the project proponent should impose proactive control on the construction waste, runoff, wastewater discharge and operational lighting, together with contingency measures to prevent irreversible impacts on the nearby stream; incorporate building setback, greenery provision and a buffer zone along the existing vegetated riparian area into the architectural and landscape design; ascertain potential impacts through clarifications on design capacity of sewerage facilities, sewage handling and disposal arrangements, parking provision and pedestrian facilities; consider protective measures for habitats of birds, butterflies, water buffaloes and horseshoe crabs; adopt stringent management practices, monitoring mechanisms and robust enforcement actions for nature conservation with a maximum carrying capacity; and emphasize on the roles of the proposed centre in ecological education and wetland protection in the Shui Hau area.
- 10.4 One opposing comment from an individual questions the applicant's role in proposing an education centre in the Shui Hau area for conservation purpose; raises concerns about the site selection for the proposed development; and requests clarifications on the construction and operation details.

11. Planning Considerations and Assessments

- 11.1 The applicant seeks planning permission for a proposed education centre and associated filling and excavation of land at the Site 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. 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.
- 11.2 As promulgated by the 2023 and 2024 Policy Addresses, South Lantau should be developed for eco-tourism or recreational uses, supported by diversified eco-recreational facilities along the Corridor. The proposed centre is one of the initiatives under the Corridor, intended to serve as an education base to promote the natural ecological value of the Shui Hau area, as well as the local traditional village culture and customs, and to raise public awareness of nature conservation. The

proposed centre in a justifiable scale also aligns with the low-impact leisure and recreational development principle in South Lantau area as promulgated in Government plans and policies (including the Blueprint and the Masterplan).

- 11.3 The applicant has provided justifications on site selection of the proposed development, which include the relatively low to moderate ecological significance of the Site, its high accessible connection to the Shui Hau sandflat entrance for engaging visitors in conservation and public education, as well as its proximity to Shui Hau Tsuen enabling synergy with the villagers' nature education and cultural heritage conservation efforts. In particular, the applicant has referenced the findings of the Approved EIA Report and conducted the Surveys, which have concluded that the ecological value of the Site is considered low to moderate and no flora or fauna species of conservation importance are expected to be affected by the proposed development. As such, DAFC has no comment on the application. Given the establishment of the proposed centre at the Site to the northeast of Shui Hau is to support the conservation of the existing natural landscape and promote ecological value of the Shui Hau area, the proposed centre is considered in line with the planning intention of the "CPA" zone.
- 11.4 The ES of the OZP stipulates that as excavation and filling of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities in the "CPA" zone. According to the submission, excavation of land with an area of about 291m² (about 26.2% of the Site) with a depth of about 2.8 to 6.3m is required for the foundation works of the building structures due to the geological conditions and soil layer at the Site. Upon completion of the foundation works, the excavated area will be backfilled to the site formation level similar to the existing ground level. Meanwhile, excavation and filling of land with an area of about 260m² (about 23.4% of the Site) with a depth of about 0.1 to 0.5m is required for the car parking and L/UL bay areas abutting South Lantau Road. The remaining area within the Site (about 559m²) will not involve excavation or filling of land. The applicant proposes that surface runoff will either drain naturally in the watercourse protection zone or be properly collected and discharged to existing drainage system within the development area. Hence, significant adverse drainage and environmental impacts on the surrounding areas are not anticipated. Both CE/HK&I, DSD and DEP have no adverse comment on the application from drainage and environmental planning perspectives.
- 11.5 The Site is located on the coast of South Lantau and east of Tong Fuk and is characterised by a traditional multi-lineage village and a rich ecological environment including sandflats, wetlands, woodlands, and streams, making it suitable for conservation and education. The proposed centre comprises a single-storey complex (about 4.35m in height) with a PR of 0.4, SC of 40% and GFA of 440m² accommodating a multi-purpose room (about 130m²), a staff office (about 60m²), a plant room (about 60m²) and toilets (about 40m²) connected by roof canopy, as well as a single-storey biophilic pavilion structure and an outdoor activity lawn with washing area. According to the applicant, the scale of the proposal has been minimised by optimising the floor space usage, balancing the operational needs with minimal building bulk and respecting the surrounding topography in building orientation and layout. The built form is clustered along the northern periphery of the Site to act as a transition from the roadside environment on South Lantau Road

to the natural sandflat environment of Shui Hau Wan. As such, the proposed centre is considered not entirely incompatible with the surrounding natural environment with a minimum of built development.

- 11.6 According to the submitted VIA, the overall visual impact of proposed development would be negligible to slightly adverse. A full-height building setback of 7.3m and landscape treatments for the proposed centre facing South Lantau Road will be provided to lessen the visual impact. Furthermore, according to the LP, 35 trees are identified and proposed to be felled due to the proposed centre. No trees of protected species or OVTs are involved. For tree compensatory planting, 18 heavy standard trees and 35 whip trees will be planted within the Site, achieving a compensatory ratio of about 1:1.5 in terms of quantity. The applicant also proposes nature-based landscape design with greening provisions at ground level, on vertical surfaces and at roof level, as well as sustainable building design elements to achieve not less than 20% of greenery coverage within the Site. CTP/UD&L, PlanD has no adverse comment on the application from landscape planning and visual perspectives.
- 11.7 The proposed centre will be managed by the Government upon completion, with service providers engaged for operation. Visitors will be required to pre-register to facilitate activity planning and participant and venue management. For individual visitors, they are expected to use public transport, while only visitors in a group setting with their own coaches arranged will use the L/UL bay for pick-up/drop-off. In addition, with the aim of enhancing public convenience, the applicant commits to pursuing minor local improvement works in Shui Hau, including provision of a bus lay-by and pedestrian crossing facilities. As the education activities will be mainly appointment-based, no notable increase in visitors to Shui Hau is anticipated, and no insurmountable traffic impact is expected. In this regard, C for T has no adverse comment on the application from traffic engineering perspective.
- 11.8 On other technical aspects, the applicant proposes that the sewage generated will be collected and disposed of by licenced service provider on a regular basis. In addition, a watercourse protection zone with a minimum setback of 3m from the bank of the adjacent watercourse will be designed to minimise any potential impacts arising from runoff and discharge generated from the proposed centre. The applicant also commits to implement environmental mitigation and precautionary measures and good site practices during both the construction and operation stages in compliance with the relevant legislation, standards and guidelines. Relevant departments have no objection to or no adverse comment on the application. To address the requirements of the concerned government departments, appropriate approval conditions are recommended in paragraph 12.2 below.
- 11.9 Regarding the public comments as detailed in paragraph 10, the government departments' comments and planning assessments above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments in paragraph 10 above, PlanD has no objection to the application.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **26.6.2030**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following approval conditions and advisory clauses are also suggested for Member's reference:

Approval Conditions

- (a) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (b) the submission and implementation of a landscape master plan to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (c) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix II**.

12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form and SPS with attachments received on 23.4.2026
Appendix Ia	FI received on 9.6.2026
Appendix Ib	FI received on 18.6.2026
Appendix II	Recommended Advisory Clauses
Appendix III	Public Comments
Drawings A-1a and A-1b	Block Plans
Drawing A-2	Layout Plan
Drawing A-3	Notional Landscape Plan
Drawings A-4a and A-4b	Excavation and Filling Plans
Drawing A-5	Urban Design Diagram

Drawing A-6
Drawing A-7
Drawings A-8a to A-8e

Habitat Map
Drainage Plan
Photomontages

Plan A-1
Plan A-2
Plan A-3
Plans A-4a to A-4c

Location Plan
Site Plan
Aerial Photo
Site Photos

PLANNING DEPARTMENT
JUNE 2026