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**Updates on the Implementation of Environmental Plans (including the
Habitat Creation and Management Plan), Environmental Monitoring
and Ecological Mitigation / Enhancement Measures of the
San Tin Technopole Project**

PURPOSE

The purposes of this paper are to 1) consult the Advisory Council on the Environment (ACE) on the detailed Habitat Creation and Management Plan (HCMP) for its finalisation and the subsequent submission to the Director of Environmental Protection (DEP) for approval; and 2) report on the implementation progress of the Interim Wetland Enhancement Plan (IWEP), the Implementation Plan for Wetland Enhancement Measures at Mai Po (IPM), the Detailed Design Plan for Establishment of Wildlife Corridors (DDP), and the environmental monitoring results and effectiveness of ecological mitigation / enhancement measures for the San Tin / Lok Ma Chau Development Node Project, hereafter named as San Tin Technopole Project (the Project), as required under Approval Conditions (1) and (6) of the Environmental Impact Assessment (EIA) report (Register No. AEIAR-261/2024). A summary of the latest status of the concerned ecological mitigation and enhancement plans is enclosed in **Annex A**.

BACKGROUND

2. On 22 April 2024, the ACE discussed and endorsed with conditions the EIA report of the Project¹. DEP subsequently approved the EIA report with conditions on 17 May 2024², having regard to the findings of the EIA report and recommendations of the ACE.

¹ The EIA report of the Project was discussed at the 263rd ACE Meeting held on 22 April 2024. Hyperlink to the confirmed minutes:

http://www.eeb.gov.hk/sites/default/files/en/node5840/Minutes_ace_263.pdf

² Hyperlink to the letter of approval of the EIA report:

http://www.epd.gov.hk/cia/files/applications/en/pp_340/cia_1994/progress/action_157623/aeiar3022023.pdf

PROJECT STATUS

3. The Project will be developed in phases as shown in **Annex B**. Construction of the Phase 1 Stage 1 development, excluding pond filling works, commenced in December 2024. The pond filling works are targeted to commence in late 2026 / early 2027, which would be coordinated with the implementation programme of the Sam Po Shue Wetland Conservation Park (SPS WCP) to ensure that no pond filling works of the Project will be carried out prior to the commencement of construction of ecologically enhanced fish ponds at the proposed SPS WCP according to Approval Condition (9) of the approved EIA report.

4. In accordance with Approval Condition (5), the Civil Engineering and Development Department (CEDD) established an Environmental Committee (EC) on 27 September 2024. The latest membership of the EC is enclosed in **Annex C**. Three EC meetings have been convened to date on 7 November 2024, 27 March 2025 and 12 January 2026. During these meetings, members were briefed on progress in preparing the ecological mitigation and enhancement plans mentioned in paragraph 1 above and on the implementation of interim wetland enhancement measures.

5. In accordance with Approval Condition (9), the CEDD also established the working group with the Agriculture, Fisheries and Conservation Department (AFCD) (the Working Group) on 27 September 2024. The Working Group met on 13 March 2025 and 19 November 2025 to discuss issues such as implementation of wetland enhancement measures prior to pond filling works, sequencing of pond filling and development progress of the SPS WCP. These discussions aimed to ensure that the delivery of wetland compensation measures is closely coordinated and the potential adverse impacts to the wetlands due to construction activities of the Project could be minimised.

6. In addition to the establishment of EC and the Working Group, the CEDD has continued to collaborate with a range of non-government organisations, particularly green groups, on the design and implementation of ecological mitigation and enhancement measures under the Project, such as the proposed wildlife corridor and pilot interim wetland enhancement works. For instance, an informal engagement meeting was held with key green groups on 28 January 2026 to foster dialogue and exchange of ideas on environmental initiatives under various projects including the San Tin Technopole and SPS WCP. Green groups in general supported the proposed environmental initiatives like river revitalisation with nature-based solutions and blue-green infrastructures in various projects. CEDD committed to maintain dialogues with green groups to collaborate on development of detailed environmental mitigation measures.

PROGRESS UPDATE ON ENVIRONMENTAL MONITORING AND AUDIT WORK

7. The CEDD appointed Mott MacDonald Hong Kong Limited as the Environmental Team (“ET”) and Umwelt Consulting Limited as the Independent Environmental Checker (“IEC”) for the Pre-construction Ecological Environmental Monitoring and Audit (EM&A) Work for the Project in November 2024 and December 2024 respectively. A 12-month baseline wetland monitoring and pre-construction survey for Eurasian Otter, covering the Project area and its 500 m assessment area, as well as the proposed SPS WCP area were conducted from December 2024 to November 2025. Moreover, a 12-month baseline monitoring for the 300 m-wide flight corridor from December 2024 to November 2025 and pre-construction surveys of the Mai Po Village (MPV) Egret and Mai Po Lung Village (MPLV) Egret were also conducted. The location plan for the pre-construction EM&A work was enclosed in **Annex D**. The EM&A baseline findings provide a robust and up-to-date reference for subsequent construction-phase EM&A work. They also support the adaptive implementation of ecological mitigation and enhancement measures under the Project, including the HCMP, IWEP, IPM and DDP, by enhancing the overall ecological value, biodiversity and connectivity in the Deep Bay area through proactive conservation and management.

8. The baseline wetland monitoring, covering avifauna, mammals, herpetofauna, butterflies, odonates, fireflies, and freshwater communities, was conducted. The survey results confirmed that the contiguous pond and wetland habitats within the northern part of the Project area and the future SPS WCP continue to be of high ecological value, which is consistent with the findings and overall conclusions of the approved EIA report that the contiguous pond and wetland habitats form part of the wider Inner Deep Bay wetland system of high ecological importance. A total of 164 bird species were recorded during the monitoring period, including all four indicator species for wetland compensation identified in the approved EIA report, namely Black-faced Spoonbill, Great Cormorant, Great Egret and Grey Heron. Breeding behaviours for Black-winged Stilt, Chinese Pond Heron, Little Egret, and White-shouldered Starling were also observed. Seasonal variations were observed, with higher bird abundance during the dry season, reflecting the wintering and passage patterns of waterbird use anticipated in the approved EIA report for wetlands in Deep Bay. Other notable species of conservation importance recorded include Mai Po Bent-winged Firefly (*Pteroptyx maipo*) at Sam Po Shue area, and Crab-eating Mongoose (*Herpestes urva*) from Sam Po Shue and Lok Ma Chau areas. The proposed wetland enhancement at the SPS WCP and the incorporation of a wildlife corridor across Lok Ma Chau, Sam Po Shue, and the Inner Deep Bay area would also provide benefits to these species of conservation importance.

9. A pre-construction survey for Eurasian Otter was conducted to search for any otter holts / dens and otters at wetland habitats. A total of 48 camera trap records of otters were captured in the vicinity of three rivers / channels located at Mai Po and Sam Po Shue areas within the SPS WCP, and at the Loop outside of the Project area. Otter’s behaviours such as swimming, grooming and sprainting were captured. No

evidence of otter holts or dens was detected during the monitoring period. The spatial distribution of otter records, primarily along stream-fishpond interfaces, is consistent with the EIA findings, which identified these habitat interfaces as key movement corridors and foraging areas for otters within the Deep Bay wetland system³.

10. Pre-construction monthly monitoring at the MPV and MPLV egretries was carried out during the ardeid breeding season of 2025 to confirm the latest boundary of the egretries and to verify the 100 m buffer area as recommended in the approved EIA report. Active nests and breeding behaviours of Chinese Pond Heron and Little Egret were observed at both egretries, with records of nesting activities similar to those in the previous review and survey records in the approved EIA report⁴. The MPLV egretty consistently supported a larger breeding population for both species throughout the breeding season, with a peak nest number of 111 nests, while the MPV egretty supported a small but consistent number of active nests of up to 76 for both species, particularly at the start of the breeding season. Intensive human activities (e.g. truck traffic) were noted near both egretries, but did not appear to affect the breeding behaviour. The latest extent and 100 m buffer areas of the MPV and MPLV egretries will be adopted in confirming the associated mitigation measures for protection of the egretries (including preservation of trees currently within the core area of the MPLV egretty and avoidance of the MPV egretty) as recommended in the approved EIA report.

11. Monthly monitoring of the 300 m-wide flight corridor, focusing on the composition and abundance of bird species using it, was conducted from December 2024 to November 2025. The east-west flight corridor across the Lok Ma Chau Boundary Control Point (LMC BCP) recorded in the approved EIA report⁵ was consistently used by a range of ardeids and other wetland birds at a higher flight height during the monitoring, in which Little Egret was the most abundance species recorded, followed by Great Cormorant and Great Egret. Higher bird usage of the flight corridor was observed during the dry season (November to March) than during the wet season (April to October). Birds were predominantly observed flying at heights of 21 m to 30 m and over 30 m above ground, with each height band

³ While there were no records of Eurasian Otters within the assessment area from the EIA surveys, according to the literature review of the approved EIA report, Eurasian Otters were previously recorded in the Loop and Lok Ma Chau Ecological Enhancement Area (LMC EEA) and their spraints (i.e. otter scats) were also recorded from Hoo Hok Wai, Sam Po Shue and the mangrove in Mai Po, suggesting that the wetland habitats of the assessment area of the Project and the wider wetland areas support a small population of Eurasian Otters.

⁴ According to the approved EIA report, fluctuating numbers of nests were recorded at both MPLV and MPV egretries. The maximum number of nests recorded at MPLV Egretty increased from 67 nests in 2018 to 110 nests in 2022, with a peak count of 86 nests recorded during the EIA ecological surveys; while that for MPV Egretty decreased from 222 nests in 2018 to 81 nests in 2022, with a peak count of 84 nests recorded during the EIA ecological surveys.

⁵ According to the approved EIA report, the existing 300 m-wide flight corridor across the LMC BCP was used by various avifauna in the wider area. A seasonal pattern of the flight direction and the abundance was also observed at these flight paths, with a much higher abundance of bird usage during dry season. The flight paths were generally observed at a greater flight height, with around one third of the flight paths being above 20 m. Bird individuals along these flight paths were also observed to cover a relatively long distance over and across the LMC.

individually comprising more than one-third of the records. Flight activity patterns were stable, with no new barriers or disturbances recorded.

12. Apart from the pre-construction EM&A work, CEDD also appointed ERM-Hong Kong, Limited and Mott MacDonald Hong Kong Limited in June 2025 as the ET and IEC respectively to carry out comprehensive EM&A work for Phase 1 development of the Project in accordance with the approved EIA report.

PROGRESS UPDATE ON HABITAT CREATION AND MANAGEMENT PLAN

13. In accordance with Approval Condition (1), the CEDD shall submit a detailed HCMP to the DEP for approval no less than nine months before commencement of pond filling works of the Project. The CEDD shall also consult the ACE in finalising the HCMP prior to submission.

Mitigation and Compensation Strategies of the Project

14. Under the approved EIA report, a wetland compensation strategy was formulated to achieve the compensation requirement in accordance with the Technical Memorandum on EIA Process (EIAO-TM) through enhancement of the ecological function and capacity of existing wetland habitats. The strategy aims to compensate for wetland loss associated with the Project development and to achieve no-net-loss in ecological function and capacity of the wetlands concerned. The proposed enhanced wetland is located within the future SPS WCP, which is anticipated to strengthen the connectivity of wetland habitats in the region. Conservation strategies to be implemented in the SPS WCP are likewise expected to contribute to broader ecological enhancement of the Project. In accordance with Approval Condition (9), pond filling works for the Project will not commence prior to commencement of construction of the ecologically enhanced fish ponds at the proposed SPS WCP, and the pace of pond filling will be aligned with the progress of the construction of the SPS WCP.

15. The detailed HCMP sets out a comprehensive framework as per the requirements stipulated in Approval Condition (1), covering (i) the wetland compensation and enhancement strategy; (ii) habitat creation, enhancement and management measures for the SPS WCP; (iii) specifications for the target habitats and species with reference to the findings of the baseline ecological monitoring; and (iv) a structured monitoring, reporting (e.g. monitoring location, frequency, parameters) and adaptive management mechanism with defined Action and Limit Levels and Event / Action Plans as well as overall implementation programme. Collectively, these components provide a clear basis to ensure that the wetland compensation measures can achieve the objective of no-net-loss in ecological function and capacity as concluded in the EIA report.

16. The draft detailed HCMP has been prepared with reference to the draft HCMP of the approved EIA report and in conjunction with the draft HCMP compiled under the Investigation Study on the establishment of the SPS WCP under Agreement No. CE 25/2024 (CE) commissioned by the AFCD and CEDD. The details of the HCMP have been discussed with the EC, AFCD and the Working Group. Recommendations from the EC on the design / operation of the enhanced wetlands of the SPS WCP have been incorporated accordingly, including bird island extent to accommodate a variety of waterbirds, vegetation management (e.g. control of exotic *Sonneratia* and other plant species), habitat design considerations for target species besides waterbirds (e.g. plantings for frugivorous and insectivorous bats utilising existing fishpond bunds / wetlands), trash-fish stocking species, etc.

17. Furthermore, as outlined in the draft HCMP of the approved EIA report, apart from establishment of the SPS WCP for wetland compensation, other wetland mitigation measures within the Project were also recommended under the approved EIA report, including provision of birds' flight corridor, wildlife corridors for non-flying mammals including Eurasian Otters, and protection of existing egrettries and night roosts. Integration of the design of the SPS WCP with these mitigation measures implemented within the Project has been duly considered in the detailed HCMP to ensure ecological linkage. This integrated approach allows the SPS WCP to function as part of a connected wetland network within the Inner Deep Bay area, enhancing the overall ecological value, biodiversity and connectivity in the Deep Bay area through proactive conservation and management. A critical element of the HCMP is its embedded monitoring and adaptive management framework, which is described in the following section.

Details of the Ecological Enhancement Works and Management Strategies of the SPS WCP

18. To compensate for the loss in wetland habitats arising from the development of the Project and to achieve no-net-loss in ecological function and capacity of the wetlands (including fishponds) concerned, the approved EIA report recommended that the SPS WCP be established to create environmental capacity for the development of the Project, with active conservation management to enhance the ecological functions and capacity of 288 hectares (ha) of wetlands. Among the wetland areas, there will be 253 ha of Ecologically Enhanced Fishponds (EEF) compensating for pond habitat loss, and 35 ha of Enhanced Freshwater Wetland (EFW) habitat compensating for other freshwater wetland habitat loss. 40 ha of enhanced fishponds will also be reserved as Fisheries Enhancement Area (FEA) for compensating the impacts on fisheries resources. Section 10.11.3.26 of the approved EIA report notes that additional enhancement measures, such as trash-fish stocking, will be implemented as needed to further enhance the functional value of the EEF ponds so as to meet mitigation targets. As detailed in Appendix 3 and Appendix 4 of the Approved Planning and Design Brief for sites zoned "OU(I&T)" on San Tin Technopole Outline Zoning Plan, some additional ponds along the boundary of the SPS WCP and I&T Sites will be retained and incorporated with the

management of adjacent enhanced ponds in the SPS WCP to provide a more natural interface and better wetland connectivity.

19. Further to the draft HCMP and the requirements outlined in the approved EIA report, a detailed habitat conceptual plan has been developed for the HCMP as enclosed in **Annex E**. The planning and design of habitats in the SPS WCP aims to create diverse wetland habitats that will enhance biodiversity and environmental capacity while also improving aquaculture production. Long-term sustainability in terms of cost-effective management, climate resilience and low carbon operation of the SPS WCP are also crucial considerations in the design of the SPS WCP.

20. The majority of the SPS WCP will be managed as EEF habitats. These EEF areas will primarily comprise active ponds managed with sustainable and eco-friendly aquaculture practices. They will be enhanced with various features to increase the abundance and diversity of wildlife, thereby compensating for the loss of the functional value due to the Project⁶. Overall, the EEF will be reprofiled to provide better habitats for wildlife, and subject to extended and sequenced drain-downs. Some areas to be further modified into sub-habitats including *gei wai* (both Open Water and Vegetated), a low intensity management area, and an eco-friendly aquaculture demonstration zone to increase the overall habitat complexity and create diverse wetland habitats for various wildlife such as the four indicator species and other ardeids, ducks and grebes, shorebirds and gulls, freshwater wetland and other wetland-associated avifauna, raptors, Eurasian Otter and other non-avifaunal species of conservation importance.

21. The EFW habitats are expected to support less disturbance sensitive species and will mainly comprise a mix of water channels / open water, permanent and seasonal marsh habitat, lily ponds, and reedbeds. These habitats will attract wetland avifauna such as Black-winged Stilt, snipes, bitterns, as well as support diverse wetland plant communities, aquatic invertebrates and herpetofauna.

Target Species and Habitats of the SPS WCP

22. Target species for wetland compensation and enhancement have been identified with reference to the approved EIA report and draft HCMP, the latest 12-month baseline ecological monitoring results, as well as consultations with the EC. Key target species include large wetland-dependent avifauna that are relatively sensitive to disturbance (e.g. the four indicator species identified in the approved EIA report, namely Black-faced Spoonbill, Great Cormorant, Great Egret and Grey Heron), as well as other fish-eating and non-fish-eating avifauna considered to be key

⁶ Enhancement measures for the EEF could include increasing pond area and enhancing connectivity; physical modification of pond habitats to increase environmental carrying capacity; managing and sequencing pond drain-down across multiple ponds in the dry season to maximise feeding opportunities for avifauna and other wildlife; implementing access control to reduce disturbances and predation of wildlife by feral dogs; removing existing bird scaring devices at actively managed ponds, where appropriate; and stocking ponds with suitable prey items (i.e. trash-fish) for target wildlife species (as an enhancement measure to achieve higher enhancement value). According to the approved EIA report, upon the implementation of ecological enhancement measures at the pond areas, the functional value of the EEF could increase by at least 45% compared to typical active / inactive fishponds based on monitoring data from other similar enhancement works.

species utilising pond habitats. Collectively, these target groups aim to capture the full range of avifaunal species that would potentially utilise the fishpond habitats within the SPS WCP. Non-avifaunal species of conservation importance, such as Eurasian Otter, are also included as key target species, as these species are relatively common in and / or largely restricted to the wetland habitats affected by the Project. Additional avifauna, mammal and firefly species have also been identified as supplementary focus species.

23. Diverse wetland habitats with different mixes of vegetation (in both composition and structure), open water, water levels and hydrological cycles will be created in the EEF (including *gei wai*) and EFW. These habitats will be managed to provide optimal year-round conditions for the target / supplementary species to forage, and for some to breed and roost.

Monitoring and Reporting Requirements

24. A comprehensive monitoring and adaptive management framework has been incorporated into the detailed HCMP to evaluate the effectiveness of habitat creation and enhancement measures during the operation of the SPS WCP. The monitoring will cover key ecological parameters covering different species groups including vegetation, avifauna, mammals, herpetofauna, fish communities, butterflies, dragonflies, aquatic invertebrates and fireflies. It will also track other environmental indicators including water quality, water levels and the performance of specific habitat enhancement measures.

25. Regular reporting of the operation and monitoring results at the SPS WCP will be made to the AFCD, Environmental Protection Department and EC for reviewing ecological performance and formulating timely refinements to management measures where necessary. These reports will cover the management activities (including but not limited to desilting and vegetation management), monitoring data, analysis, evaluation, proposed management adjustments (if any), as well as any measures implemented in response to triggered action or limit levels during the reporting period.

Action / Limit Levels and Event / Action Plans

26. The detailed HCMP includes defined Action / Limit Levels and corresponding Event / Action Plans, for key ecological parameters such as plant cover, cover of aquatic invasive plant species, functional value (i.e. abundance) and occurrence of indicator species and other key target species (e.g. Greater Spotted Eagle, Eastern Imperial Eagle, Eurasian Otter etc.), as well as environmental indicators such as water quality and visitor disturbance impacts. The action and limit levels have made reference to local case studies, including the LMC EEA, Lut Chau Nature Reserve and the Nam Sang Wai Wetland Enhancement Area, taking into account the natural variability in abundance of the target species and year-to-year variations in historical monitoring data. Should there be any changes in migratory

patterns or abundance of key target species, action / limit levels and plans will be further reviewed and updated accordingly.

27. The Action / Limit Levels and Event / Action Plans provide clear trigger mechanisms for management response where monitoring results indicate deviations from expected performance or emerging risks. If the action level is exceeded, adaptive management actions including adjustment of management measures (e.g. vegetation removal), notification to the AFCD and investigation of the causes through reviewing other monitoring data, habitat conditions and management practices, etc., will be carried out. If the limit level is exceeded, further investigation will be carried out, with additional short-term management measures implemented as needed to ensure the trigger level is no longer exceeded.

Development Phasing of the SPS WCP

28. The northern and northwestern portions of the SPS WCP have been identified as the first phase to be established as these areas are mostly located on Government land. This phasing approach also prioritises the conservation of the major avifauna flight corridor connecting the Mai Po Nature Reserve (MPNR) to the Hoo Hok Wai area. Phase 1 of the SPS WCP is targeted for completion by 2031 and the full completion of the whole Park is expected on or before 2039 to tie in with the full operation of the Project. Phase 1 of the SPS WCP covers areas of EEF, both open water and vegetated *gei wai* and eco-friendly aquaculture demonstration zone as well as some EFW freshwater marshes. This phased implementation allows for the early delivery of enhanced wetland habitats and provides flexibility for refinement of management measures and adaptive management under the HCMP framework.

29. The CEDD will be responsible for the implementation of the SPS WCP and management of the area until the completion of works and establishment of the enhanced wetland habitats within the SPS WCP. Future operation and maintenance of the established enhanced wetland habitats will be undertaken by the AFCD. Adaptive management will be adopted for the enhanced wetland habitats to provide year-round optimal conditions for the target species to forage, and for certain species to breed and roost.

30. While the AFCD will be responsible for overseeing, coordinating and providing guidance to the overall management of the SPS WCP, the Government will explore a hybrid management model for different areas, such as direct management by the Government, and collaborations with NGOs, agricultural and fisheries associations and local communities etc. to leverage on their relevant expertise in managing fishpond and wetland habitats.

31. To facilitate conservation activities within the Deep Bay area, an additional working / liaison group will be set up. This group will include representatives from adjacent wetlands (e.g. Hong Kong Wetland Park, MPNR and LMC EEA, potentially with existing nature reserves / wetlands in Shenzhen and other potential wetlands to be established in the wider Deep Bay Area). The aims of the group are to maintain

communication, explore collaboration opportunities and handle interfacing issues across the region.

Environmental Benefits and Outcomes of the SPS WCP

32. In addition to its core conservation function to create environmental capacity for the development of Project, the SPS WCP will also support modernised aquaculture development, promote aquaculture-related scientific research, and provide quality outdoor eco-education and eco-tourism experience / facilities for the public. These objectives and functions will be achieved through establishing a mixture of biodiverse and productive wetland habitats, under effective and sustainable management, alongside the development of suitable facilities and programmes for eco-education and eco-tourism experience.

33. The SPS WCP is planned to incorporate carefully designed eco-education and awareness elements to enhance public understanding of wetland conservation and the role of the SPS WCP as an ecological compensation measure. These eco-education and awareness elements will be confined to defined visitor management zones and implemented in a manner that avoids disturbance to sensitive habitats and target species. Visitor access, timing and intensity will be monitored together with the ecological monitoring outcomes. The primary function of the SPS WCP as a wetland compensation and conservation area will remain paramount at all times, upholding the principle of co-existence between development and conservation.

ECOLOGICAL MITIGATION / ENHANCEMENT MEASURES

Interim Wetland Enhancement Plan

34. The IWEP sets out the details of the interim wetland enhancement measures to be implemented at suitable ponds in the Inner Deep Bay area prior to the commencement of pond filling works, including active management such as trash fish stocking. Four abandoned or otherwise degraded ponds located on Government land and within the proposed SPS WCP, which were readily for improvement to provide rapid increase in ecological capacity, were identified and selected for implementing the enhancement measures. These selected ponds range from approximately 1.0 ha to 6.7 ha in size and were historically managed as fishponds from the 1990s to early 2000s. Subsequently, active aquaculture was found ceased and long-term abandonment occurred, resulting in extensive encroachment by emergent / terrestrial vegetation and exotic *Sonneratia* species, with some ponds now exhibiting limited open water and reduced habitat heterogeneity.

Environmental Benefits and Outcomes of the Interim Wetland Enhancement Works

35. The selected ponds will be restored and enhanced to intertidal / *gei wai* habitat, enhanced freshwater wetland, and ecologically enhanced fishponds that are

similar to the enhanced wetland to be created within the SPS WCP. *Gei Wai* would provide open water and intertidal mudflat habitats, which are high value feeding grounds for wetland avifauna target species; enhanced freshwater wetland would provide shallow water marsh and open water habitats that can provide screening, shelter and foraging grounds for target species of avifauna, odonate and herpetofauna; while ecologically enhanced fishponds would be reprofiled with bird islands and drained down regularly to provide for avifauna breeding and foraging habitats.

36. The associated interim habitat modification measures include restoration of abandoned ponds through vegetation clearance, pond reprofiling (including shallow water zones), formation of bird islands, consolidation of ponds where appropriate, construction of sluice gates and perimeter channels for *gei wai*, and trash-fish stocking for the ecologically enhanced fishponds. The proposal was formulated in consultation with the AFCD and EC. The IWEP was formally submitted to the DEP for approval in October 2025.

37. Following the completion of land acquisition procedures and handover of the ponds concerned to CEDD in November 2025, non-intrusive surveys, including topographic surveys and surveys on vegetation coverage, soil and mud conditions, and site access, were conducted for finalising the detailed design of the habitat enhancement works. Further non-intrusive surveys and preparatory arrangements are being undertaken to facilitate environmentally friendly construction methods and site access planning, in consultation with relevant authorities.

38. Suitable construction and management methods to minimise disturbance to waterbirds during habitat restoration works are being developed in consultation with the AFCD. The implementation of interim enhancement works is scheduled to commence in Q1/Q2 2026 tentatively for targeted completion of key habitat modification works and commencement of active management measures (e.g. fish stocking) for individual ponds between 2026 and 2027. The interim enhanced ponds will be progressively integrated into the Phase 1 SPS WCP works to avoid abortive works. The enhanced ponds will subsequently be handed over to the SPS WCP Project for further habitat enhancement and integration into the long-term SPS WCP wetland system to ensure continuity of ecological function.

39. As part of the non-intrusive survey and continuous monitoring of the interim enhanced wetland, the CEDD will install an Artificial Intelligence (AI)-assisted monitoring system and cameras for wildlife detection and species identification at two selected ponds under the IWEP to facilitate collection of more comprehensive wildlife data for evaluation of the effectiveness of the interim enhancement measures in enhancing ecological function and capacity. The cameras and AI processors are currently trained to automatically identify species including Black-faced Spoonbill, Great Cormorant, Great Egret, Grey Heron and Eurasian Otter continuously. This innovative AI-assisted monitoring system strengthens the effectiveness of ecological mitigation and enhancement measures through continuous monitoring and reporting of wildlife utilisation which enable data-driven evaluation and timely decision

making for adaptive management of the wetland enhancement works under this Project.

Implementation Plan of Wetland Enhancement Measures at Mai Po

40. The IPM outlines two enhancement measures at Mai Po, namely the improvement of tidal channels and the clearance of exotic *Sonneratia* species in Inner Deep Bay, with the objective of supporting native mangrove habitats and maintaining open mudflat areas. The proposed measures were formulated in consultation with the AFCD and EC. The IPM was submitted to the DEP for approval in November 2024 and subsequently approved by the DEP in July 2025.

41. The targeted tidal channels and *Sonneratia* removal areas as recommended in the approved EIA report lie within the Mai Po Marshes Restricted Area and the Frontier Closed Area, where land access for machinery is limited by boundary fences and marine access is constrained by the soft mudflat environment of Inner Deep Bay, which is subject to tidal influences. In view of the site and operational constraints, the IPM recommended implementing pilot scheme in the areas with comparatively favourable access to confirm and optimise the proposed desilting and *Sonneratia* clearance methodologies. A location plan for the enhancement works recommended in the approved EIA report, as well as for the pilot works, is enclosed in **Annex F**.

Environmental Benefits and Outcomes of the Pilot Works

42. An approximately 400 m long channel near Shan Pui River with both available land and marine accesses was selected to conduct the pilot channel desilting works. The pilot channel was originally less than 2 m to 3 m wide on its landward side towards the connecting *gei wai*. It was widened to approximately 6 m and deepened by about 1 m, to improve tidal exchange and hydrological connectivity within the surrounding wetland system. The desilting works lasted for four months and was completed in December 2025, removing approximately 4,000 m³ of sediment. The enhanced tidal channel is anticipated to benefit over 16 ha of connecting *gei wai* by promoting tidal exchange and enhancing the associate habitat condition within the *gei wai*. The pilot desilting works, however, revealed some key challenges for desilting works at the remaining channels including provision of safe site access via the existing shallow mud-flat subject to tidal condition, protection of existing mangroves, and handling and disposal of potentially contaminated desilted materials.

43. Regarding the *Sonneratia* clearance, it was revealed that some of the areas recommended in the approved EIA report were densely overgrown and the majority of *Sonneratia* located in the inland without access from either marine or land means. It was thus recommended to conduct pilot *Sonneratia* clearance along the Shenzhen River. The CEDD commenced the clearance works in August 2025 and took three months to manually remove approximately 170 nos. of *Sonneratia* across three structural layers, with some individuals reaching heights of 17 - 18 m. The pilot clearance works restored open mudflat and mangrove edge habitats along the

Shenzhen River, supporting native mangrove regeneration and improving foraging conditions for waterbirds. Although the pilot works successfully cleared quite some *Sonneratia* along the Shenzhen River, it revealed potential safety risk to workers during the clearance works.

44. The progress and challenges identified from the pilot works were briefed to the EC members. The EC acknowledged the enhancement works undertaken and the manner in which feedback from the EC and AFCD had been taken into account in the implementation of the IPM, including due consideration of sediment quality, measures to minimise impacts on native mangroves, and proper handling and management of yard waste arising from the works, and provided constructive feedback on refining the enhancement strategy having regard to site constraints and long-term sustainability.

45. The EC also concurred with the safety concerns and engineering difficulties identified for the remaining channel desilting and *Sonneratia* clearance works. The CEDD would continue to explore viable and cost-effective ways for channels desilting giving due consideration of the identified constraints from the pilot works and the view of the EC. In consultation with the AFCD, the CEDD will also explore alternative means (such as the use of amphibious plant) for clearance of young seedlings at the outer edge of the Deep Bay mudflat, with the aim of supporting native mangrove regeneration and maintaining open mudflat areas for bird foraging.

PROGRESS UPDATE ON DETAILED DESIGN PLAN OF ESTABLISHMENT OF WILDLIFE CORRIDOR

46. The wildlife corridor proposed in the DDP aims to provide opportunity for ecological linkage, mitigate the impact of habitat fragmentation, maintain the movement corridors of non-flying terrestrial mammal species of conservation importance, and facilitate the movement of Eurasian Otters across Lok Ma Chau, Sam Po Shue, and the Inner Deep Bay area.

47. The proposed wildlife corridor consists of aboveground open channel sections running along the non-building area within the I&T sites and the future AFCD Fisheries Research Centre, with a total length of approximately 600 m. The proposed aboveground open channels have a width of 10 m, with vegetation and water features, and are fenced off to minimise human disturbance to the non-flying animals.

48. The proposed aboveground open channel sections would be connected by underpasses beneath the planned roads. The proposed underpasses are 3 m wide and 2 m high (providing a cross-sectional area of 6 m²), with ledges on both sides to provide both wet and dry routes for wildlife movement. Light shafts above the underpasses are proposed to provide natural lighting conditions as much as possible.

49. Members of the EC were briefed and consulted on the detailed design of the wildlife corridor in March 2025. Stakeholder engagement sessions with various bureaux and departments, future management and maintenance parties, and green groups were conducted throughout 2025 and will be continued. This latest design was discussed in the EC meeting in January 2026 with no major comments received.

WAY FORWARD

50. CEDD will continue to implement all environmental mitigation and enhancement measures, and proactively engage with relevant stakeholders on environmental matters for the Project through the established engagement platforms.

51. Members are invited to note the above and advise.

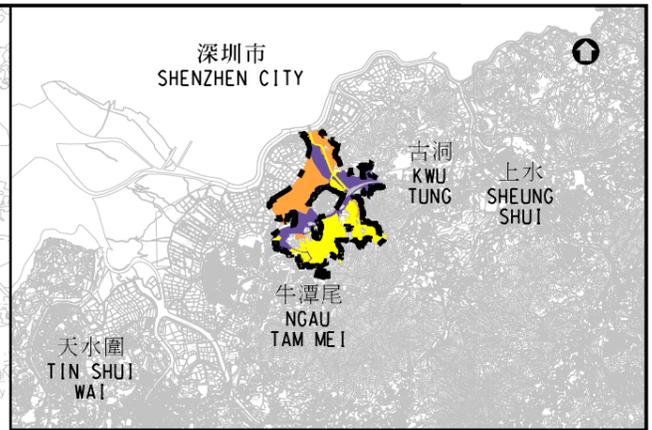
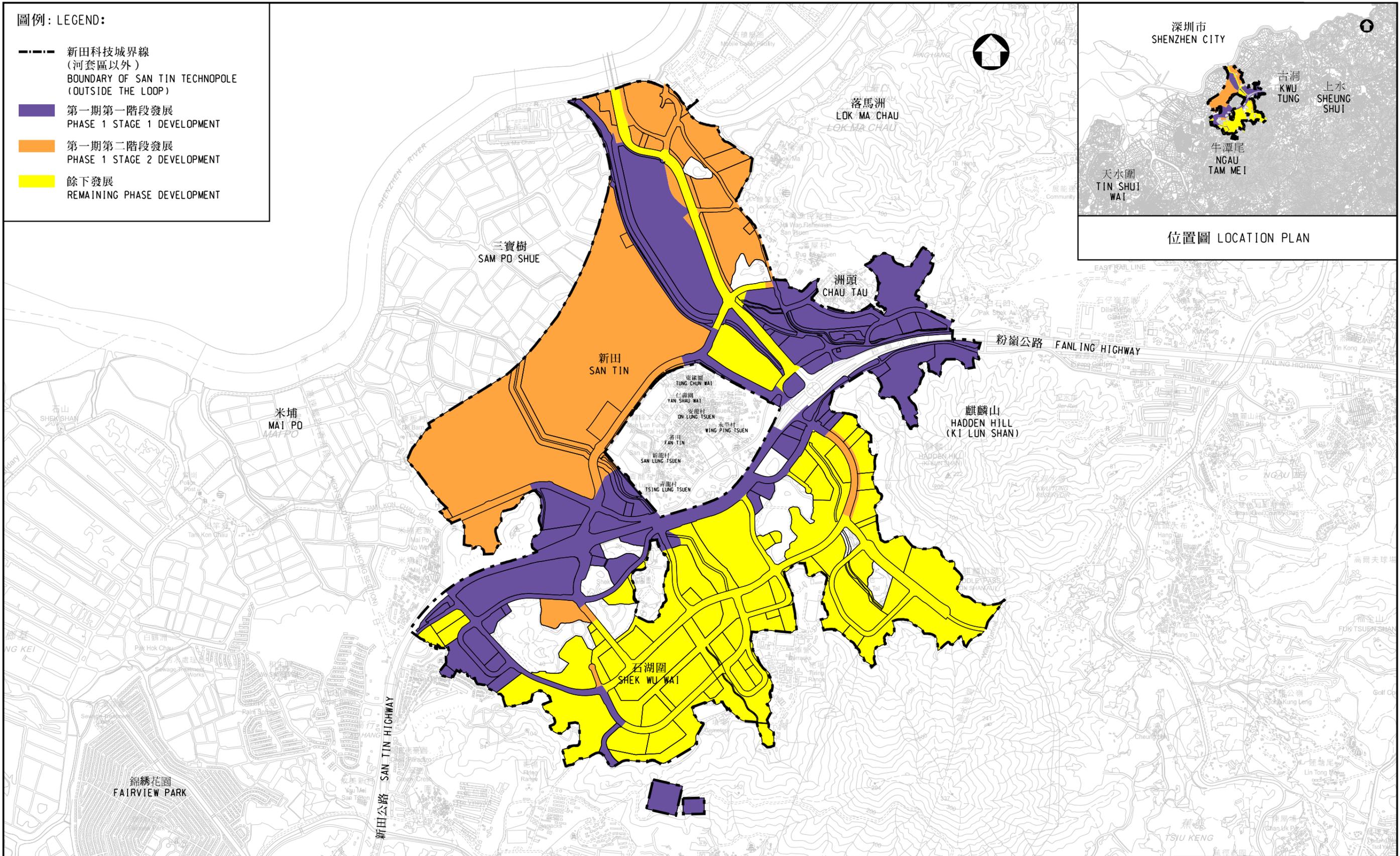
**Civil Engineering and Development Department
February 2026**

Status of Environmental Plans to be reported to Advisory Council on the Environment as required under Approval Conditions (1) and (6) of the EIA Report of San Tin/ Lok Ma Chau Development Node (AEIAR-261/2024)

Approval Conditions	Key Requirements	Status
1. Detailed Habitat and Creation Management Plan (HCMP)	The project proponent shall submit a detailed HCMP to the Director of Environmental Protection (DEP) for approval no less than nine months before commencement of pond filling works of the Project. The project proponent shall consult the Advisory Council on the Environment (ACE) in finalising the detailed HCMP prior to submission.	The draft detailed HCMP was circulated to the EPD and AFCD in December 2025. Consultation with the ACE on the detailed HCMP scheduled for 9 March 2026.
2. Detailed Design Plan for Establishment of Wildlife Corridors (DDP)	The project proponent shall submit a DDP to the DEP for approval three months before commencement of construction of relevant parts of the Project affecting the existing wildlife corridor(s).	The first draft of the DDP was submitted to the DEP in February 2025. The latest draft DDP, incorporating the comments from the EC members and other stakeholders, was circulated to relevant stakeholders in October 2025.
3. Implementation Plan for Wetland Enhancement Measures at Mai Po (IPM)	The project proponent shall, in consultation with the Agriculture, Fisheries and Conservation Department (AFCD), submit an IPM to the DEP for approval one month before commencement of construction of the Project.	The IPM was approved by the DEP in July 2025.
4. Interim Wetland Enhancement Plan (IWEP)	The project proponent shall, in consultation with the AFCD, submit an IWEP to the DEP for approval no less than nine months before commencement of pond filling works of the Project.	The IWEP was submitted to the DEP for approval in October 2025.

圖例: LEGEND:

- 新田科技城界線 (河套區以外)
BOUNDARY OF SAN TIN TECHNOPOLE (OUTSIDE THE LOOP)
- 第一期第一階段發展
PHASE 1 STAGE 1 DEVELOPMENT
- 第一期第二階段發展
PHASE 1 STAGE 2 DEVELOPMENT
- 餘下發展
REMAINING PHASE DEVELOPMENT



位置圖 LOCATION PLAN

圖則名稱 drawing title 新田科技城各期發展示意圖 SAN TIN TECHNOPOLE DEVELOPMENT PHASING PLAN	繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office 北拓展處 NORTH DEVELOPMENT OFFICE  土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
	核對 checked	簽署 initial	日期 date	比例 scale	
	核准 approved	簽署 initial	日期 date	圖則編號 drawing no.	
	Y H WONG		10.10.25		
	C F WONG		10.10.25	1:20 000	
	C Y CHAN		10.10.25	CDNLMCZ0099	

**Environmental Committee (EC)
for San Tin / Lok Ma Chau Development Node
Environmental Impact Assessment
Membership of the EC**

Composition of the EC

Chairman : Project Manager, North Development Office,
Civil Engineering and Development Department

Secretary : Senior Engineer, North Development Office
Civil Engineering and Development Department

Membership

Regular Members:

Government Departments

(Representatives of Rank Level preferably at D1 or above)

Assistant Director (Conservation)
Agriculture, Fisheries and Conservation Department

Chief Engineer/North 4, North Development Office,
Civil Engineering and Development Department

Principal Environmental Protection Officer (Territory South)
Environmental Protection Department

Academics

Prof. Nora Fung-yee TAM
Hong Kong Metropolitan University

Prof. Jianwen QIU
Hong Kong Baptist University

Prof. WONG Sze-chun
The University of Hong Kong

**Environmental Committee (EC)
for San Tin / Lok Ma Chau Development Node
Environmental Impact Assessment
Membership of the EC**

Dr. LAU Shun-shun, Sam
Hong Kong Baptist University

Prof. Jerome HUI
Chinese University of Hong Kong

Non-governmental Organisations (NGOs)

Mr. Sin Kar Wah Matthew
Green Power

Dr. Gary WJ ADES
Kadoorie Farm & Botanic Garden

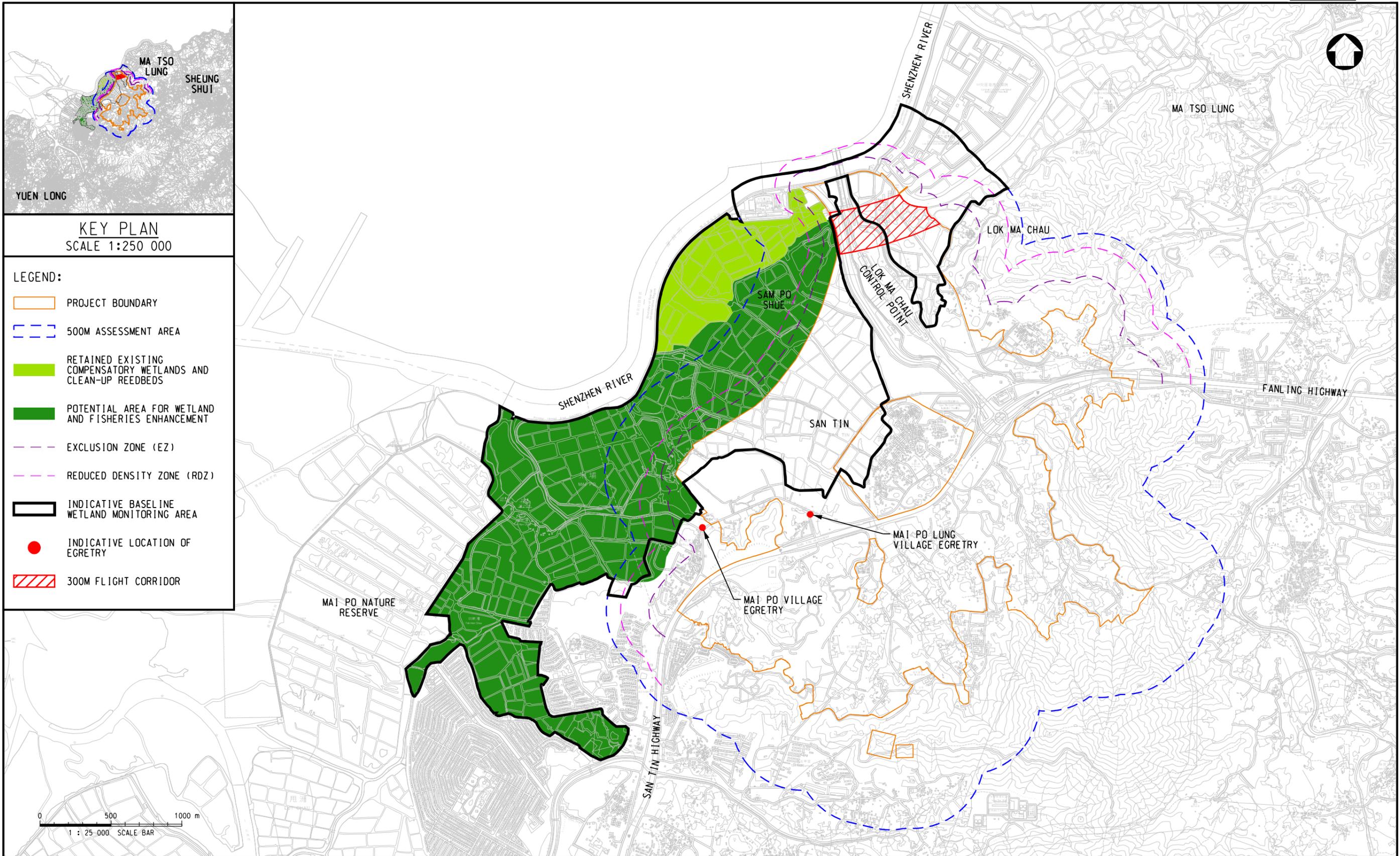
Ms. Kami HUI Shuk-kwan
The Conservancy Association

Mr. Yat-Tung YU
The Hong Kong Bird Watching Society

Dr. Bosco CHAN
World Wide Fund For Nature Hong Kong

In Attendance:

Representatives from the project teams of San Tin Technopole and Sam Po Shue Wetland Conservation Park, and the consultants / sub-consultants



圖則名稱 drawing title ANNEX D LOCATION OF PRE-CONSTRUCTION ECOLOGICAL EM&A WORKS	繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office 北拓展處 NORTH DEVELOPMENT OFFICE
	核對 checked	簽署 initial	日期 date	比例 scale	
	核准 approved	簽署 initial	日期 date	圖則編號 drawing no.	1:25 000 CDNLMCZ0115

Legend

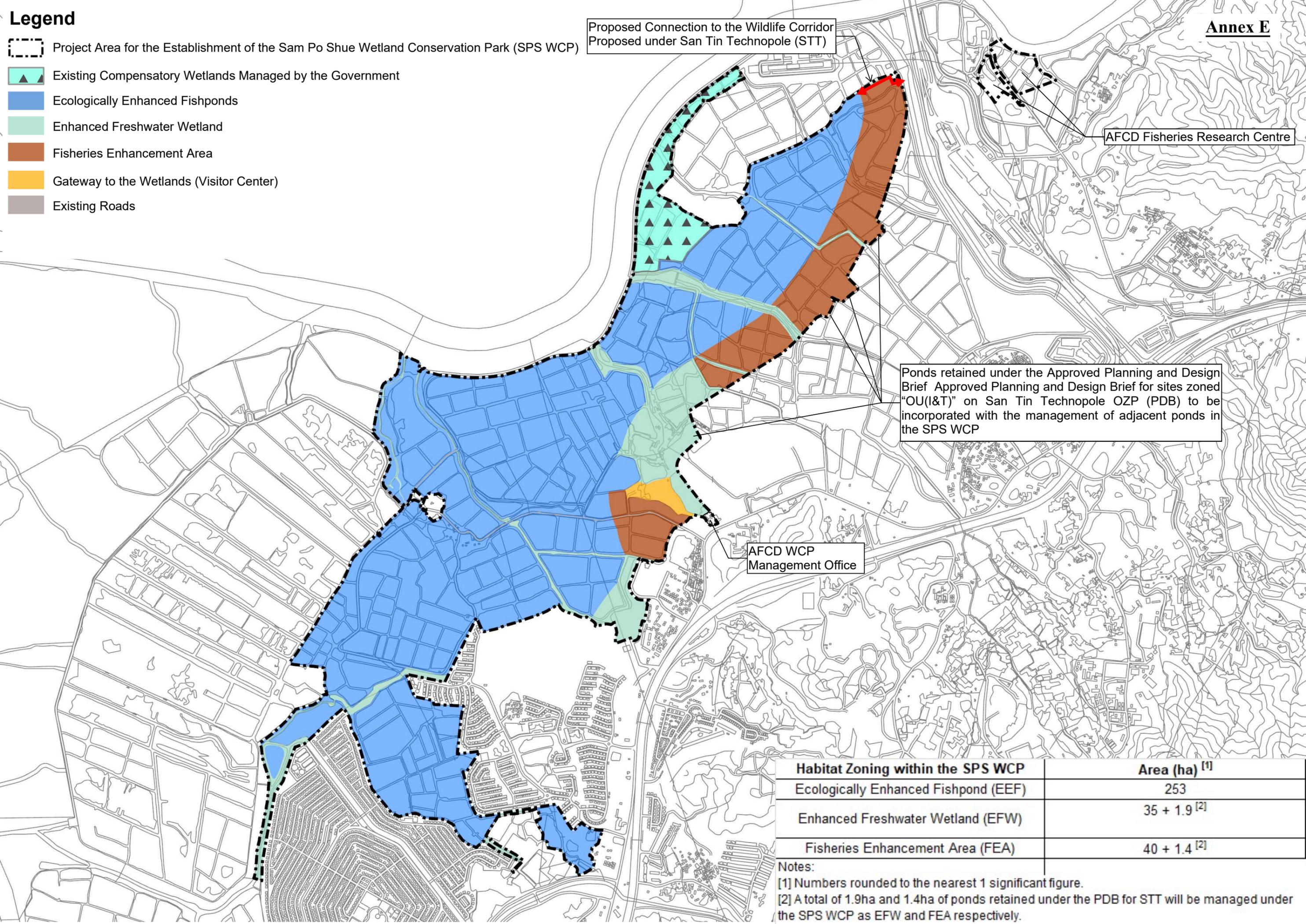
-  Project Area for the Establishment of the Sam Po Shue Wetland Conservation Park (SPS WCP)
-  Existing Compensatory Wetlands Managed by the Government
-  Ecologically Enhanced Fishponds
-  Enhanced Freshwater Wetland
-  Fisheries Enhancement Area
-  Gateway to the Wetlands (Visitor Center)
-  Existing Roads

Proposed Connection to the Wildlife Corridor
Proposed under San Tin Technopole (STT)

AFCD Fisheries Research Centre

Ponds retained under the Approved Planning and Design Brief Approved Planning and Design Brief for sites zoned "OU(I&T)" on San Tin Technopole OZP (PDB) to be incorporated with the management of adjacent ponds in the SPS WCP

AFCD WCP Management Office



Habitat Zoning within the SPS WCP	Area (ha) ^[1]
Ecologically Enhanced Fishpond (EEF)	253
Enhanced Freshwater Wetland (EFW)	35 + 1.9 ^[2]
Fisheries Enhancement Area (FEA)	40 + 1.4 ^[2]

Notes:
 [1] Numbers rounded to the nearest 1 significant figure.
 [2] A total of 1.9ha and 1.4ha of ponds retained under the PDB for STT will be managed under the SPS WCP as EFW and FEA respectively.

PROJECT
FIRST PHASE DEVELOPMENT OF THE NEW TERRITORIES NORTH – SAN TIN / LOK MA CHAU DEVELOPMENT NODE – PACKAGE 1 - DESIGN AND CONSTRUCTION

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

CONSULTANT
AECOM - HALCROW JOINT VENTURE

SUB-CONSULTANTS

IR	DATE	DESCRIPTION	CHK.

STATUS

SCALE
A1 1 : 10000
DIMENSION UNIT
METRES

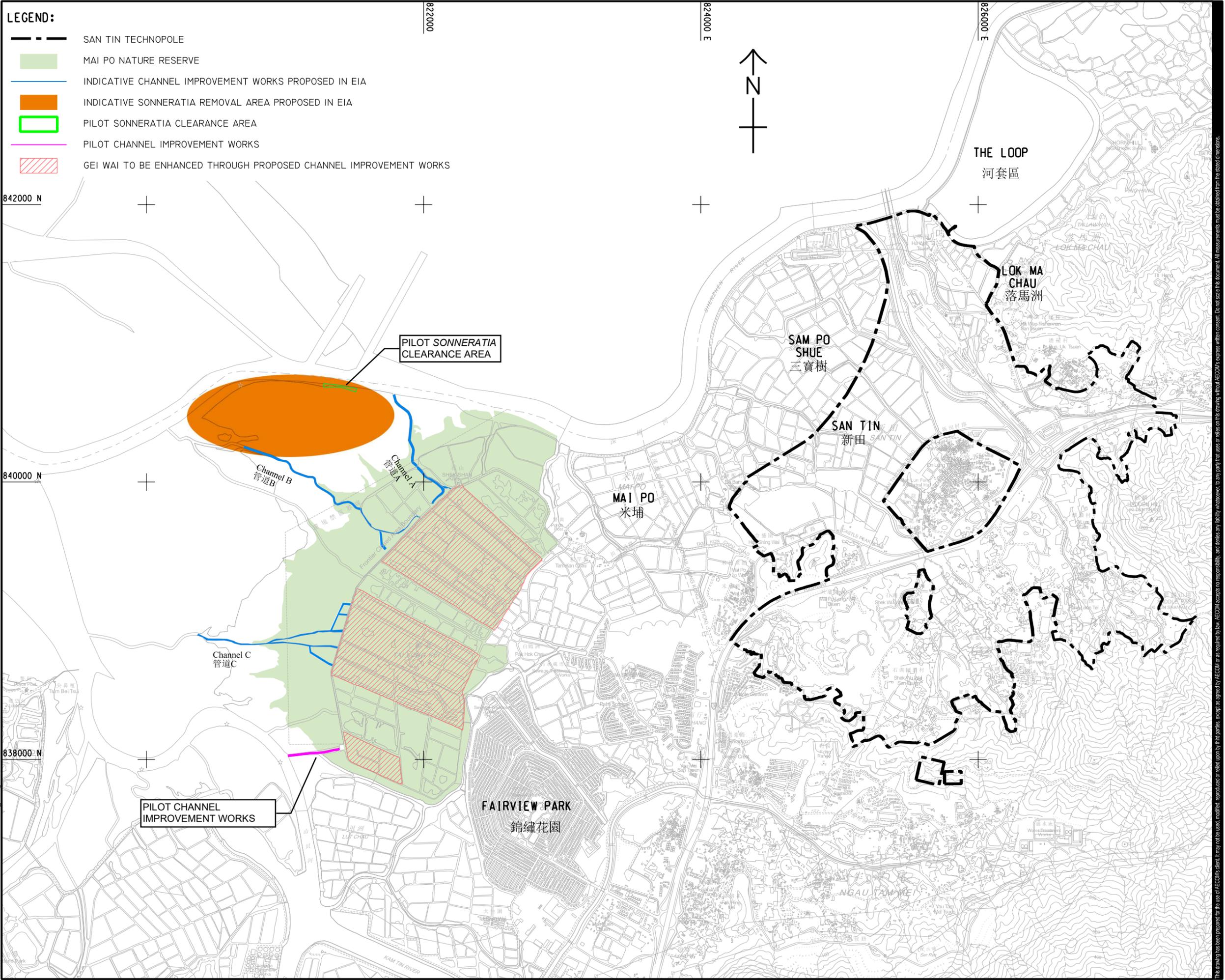
KEY PLAN

PROJECT NO.
60718076
CONTRACT NO.
CE 15/2023 (CE)

SHEET TITLE
INDICATIVE LOCATION FOR WETLAND ENHANCEMENT AT MAI PO

SHEET NUMBER

ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management Initials:
2023/12/27
PATH PROJECTS\60670892\DRAWING\REPORT\A3\A34_735.dgn



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