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ACE Paper 2/2026
For advice on 9 March 2026

**Report on the 163rd Environmental Impact Assessment
Subcommittee Meeting**

PURPOSE

The Environmental Impact Assessment (EIA) Subcommittee considered the EIA report on “Reclamation at Lung Kwu Tan (LKT)” (the Project) submitted under Section 6(2) of the Environmental Impact Assessment Ordinance (EIAO) at the meeting on 13 February 2026. The EIA report was submitted by the Civil Engineering and Development Department (the Project Proponent).

2. Members are requested to note the views of the EIA Subcommittee and advise on whether the EIA report should be endorsed.

BACKGROUND AND NEED FOR THE PROJECT

3. The Project is a strategic initiative under the “Hong Kong 2030+” strategy and the “10-year Formation Forecast of Spade-ready Sites” to address medium-to-long term land supply needs. Located at the western end of the New Territories, LKT offers extensive sea frontage and connectivity to the Northern Metropolis and the Greater Bay Area, positioning it ideally for industries such as advanced construction and green / new energy. With reference to Policy Address 2025, proposed green / new energy development (including green maritime fuel and sustainable aviation fuel) aligns with the Government's carbon neutrality target before 2050 and combating climate change.

4. The Project involves near-shore reclamation of approximately 145 hectares at the north of LKT with associated works including the rearrangement of submarine outfall at Urmston Road, dredging works for provisioning of possible future berthing facilities and submarine pipe laying works, and associated site clearance and formation works. Construction is tentatively scheduled to commence in 2028, with land delivery starting in stages from 2029-2030 and completion targeted for 2035.

5. Please refer to ACE-EIA Paper 1/2026 (*Annex A*) for details of the EIA project.

VIEWS OF THE SUBCOMMITTEE

6. Members noted that the EIA report was made available for public inspection during the period from 2 to 31 January 2026. EPD has received a total of 67 public comments, and 10 late comments were received after the inspection period. All public comments were submitted to Members of the EIA Subcommittee for consideration before its meeting.

7. Relevant extract of the draft minutes of the EIA Subcommittee meeting held on 13 February 2026 is at *Annex B*.

VIEWS OF THE DIRECTOR OF ENVIRONMENTAL PROTECTION

8. The Director of Environmental Protection (DEP), in consultation with relevant authorities, considered that the EIA report has met the requirements in the EIA Study Brief and the Technical Memorandum on EIA Process, for the purpose of its exhibition for public inspection under Section 7(4) of the EIAO.

RECOMMENDATIONS OF THE SUBCOMMITTEE

9. Having regard to the findings of the EIA report and information provided by the Project Proponent and its consultants, the EIA Subcommittee recommended the full Council to endorse the EIA report with the following conditions –

Brief Introduction:

- (a) According to the baseline survey results for marine mammals and the findings of literature review conducted under this EIA, the waters within and in the vicinity of the Project are unlikely important habitats for Chinese White Dolphin (CWD) (EIA S.8.3.3.17). Nevertheless, the EIA has recommended marine mammal watching by marine mammal observers with the use of smart initiatives to support the marine mammal watching works (EIA S.8.9.7.2 and S.8.11.1.2). More specifically, during marine dredging and marine Deep Cement Mixing (DCM) works, a marine mammal exclusion zone within a radius of 250 m from the dredger / DCM barge will be implemented. The marine mammal exclusion zone will be scanned for at least 30 minutes prior to the start of these marine works. If marine mammals or other megafauna are observed in the marine mammal exclusion zone, the marine works will be delayed until the marine mammals / megafauna have left the area.

Condition (1) is recommended in specifying the details of the smart initiatives to support the marine mammal watching works.

- (b) Eco-shoreline will be provided under this Project, spanning about 2 km. As stated in the EIA report (EIA S.8.9.5.5), key considerations for the design of the eco-shoreline include marine conditions, exposure of wave and storm surge, and maintenance, etc. Therefore, the EIA report has recommended the submission of an Eco-shoreline Study Report (ESR) for approval to determine the form, the detailed design and the specific location of the eco-shoreline, and the implementation programme (EIA S.8.9.5.7). In fact, prior to the submission of the EIA report, the Project Proponent has conducted a series of public engagement activities to collate comments from different stakeholders and has received support for the adoption of the eco-shoreline (EIA S.2.11.1.1). For continuing the public engagement during the course of eco-shoreline design for the Project, **Condition (2)** is recommended for setting up an Environmental Committee (EC) for the Project, comprising government department, green group and academic, to advise on the preparation of the ESR.
- (c) The EIA has also recommended consideration of other potential ecological enhancement measures, such as artificial reefs (EIA S.8.9.6.1). **Condition (3)** - Artificial Reef Deployment and Management Plan (ARDMP) is thus recommended for determining the specific details of the artificial reefs.
- (d) The EIA has recommended pre-construction ecological survey between February and August prior to commencement of construction activities within 100 m of the Lung Kwu Sheung Tan (LKST) Egretty. The survey methodology will be submitted for agreement (EIA S.8.9.4.2). During construction, ecological monitoring of the LKST Egretty will also be conducted at monthly interval between February and August (EIA S.8.9.4.3). Detailed monitoring methodology will also be submitted for agreement (EIA S.8.9.4.3). Specific mitigation measures will be adopted during construction if the LKST Egretty is found to be active (EIA S.8.9.4.4). To take forward these recommendations from the EIA report, **Condition (4)** is recommended to require the setting up of AI-powered device to support the monitoring works recommended by the EIA report for the LKST Egretty covering the pre-construction phase (i.e. between February and August prior to the commencement of construction activities within 100 m of the Egretty) and thereafter the construction phase of the Project.

Conditions of Endorsement

The Project Proponent shall –

- (a) no later than 3 months before the commencement of construction of the

Project, submit the details of the smart initiatives (including Passive Acoustic Monitoring (PAM) and AI-powered camera) to support the marine mammal watching works to the DEP for agreement;

- (b) set up an EC no later than 3 months before the commencement of construction of the Project. The EC shall advise on the preparation of the ESR, and the effectiveness of implementation of the eco-shoreline of the Project according to the EIA report and the ESR. The EC should have a wide representation such as representatives of relevant government department (including Agriculture, Fisheries and Conservation Department), green group and academic. The list of members and terms of reference of the EC shall be submitted to the DEP for approval;
- (c) no later than 3 months before the commencement of construction of the Project, submit an Artificial Reef Deployment and Management Plan (ARDMP) to the DEP for approval. The ARDMP shall include the design, dimension, quantity of artificial reef unit(s), location(s), maintenance and monitoring of the artificial reef; and
- (d) no later than 3 months before the commencement of the pre-construction survey at LKST Egretty (the Egretty), set up AI-powered device to support the monitoring works as recommended by the EIA report for the Egretty. The installed AI-powered device shall be operated to cover the pre-construction phase (i.e. between February and August prior to the commencement of construction activities within 100 m of the Egretty) and thereafter the construction phase of the Project.

10. The Project Proponent would be required to attend the subsequent ACE meeting to present and explain the project details to the full Council.

**EIA Subcommittee Secretariat
March 2026**