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ACE Paper 5/2025
For advice on 7 April 2025

**Report on the 160th Environmental Impact Assessment
Subcommittee Meeting**

PURPOSE

The Environmental Impact Assessment (EIA) Subcommittee considered the EIA report on “Development of Tseung Kwan O Area 137 and Associated Reclamation Sites” (the Project) submitted under Section 6(2) of the Environmental Impact Assessment Ordinance (EIAO) at the meeting on 17 March 2025. 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 proposed development in Tseung Kwan O Area 137 (TKO 137) is one of the major sources to increase land and housing supply as promulgated in the 2022 Policy Address, providing about 50,000 residential units accommodating a population of about 135,000.

4. To make way for the development in TKO 137, it became necessary to identify suitable locations for accommodating the existing public facilities in TKO 137, and the opportunity was taken for locating other region-specific public facilities which require marine frontage for operation.

5. Please refer to ACE-EIA Paper 1/2025 (*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 3 January to 11 February 2025. During the inspection period, a total of 38 public comments were received by EPD. 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 17 March 2025 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 and recommendations –

Conditions of Endorsement

The Project Proponent shall –

- (a) in consultation with the Agriculture, Fisheries and Conservation Department (AFCD), submit a Coral Translocation and Enhancement Plan (CTEP) to the Director of Environmental Protection for approval no less than three months before commencement of marine works of the relevant parts of the Project. The CTEP shall provide details on the results of the pre-construction coral survey, coral translocation methodology, location and suitability of the coral recipient site(s), the post-translocation monitoring programme, the implementation details of the proposed coral enhancement measures (such as collection of bodies of unmovable corals, and coral fragments for coral plantation, etc.) and the overall implementation programme;
- (b) prepare a Tree Management and Enhancement Plan (TMEP) covering individual trees that would be affected by the Project, proposed compensatory planting and enhancement measures, and maintenance and monitoring programme. The TMEP shall be deposited with the Director

of Environmental Protection no less than one month before commencement of construction of the relevant parts of the Project involving tree felling works; and

- (c) set up community liaison group(s) comprising representatives from the concerned and affected parties to facilitate communication and enquiries handling on all environmental issues related to the Project.

Recommendations

The Project Proponent is recommended to –

- (d) explore the feasibility to adopt eco-shoreline design with a wave-like structure (i.e. not a straight shoreline) to provide diverse habitats for marine organisms;
- (e) explore the use of construction methods and materials with low carbon emission to reduce carbon emission of the Project as technically and economically feasible and practicable;
- (f) consider climate resilience in the seawall design to prevent flooding at the proposed development of the Project;
- (g) consider planting native species for greening to enhance ecological connectivity and urban biodiversity; and
- (h) enhance waste reduction, reuse and recycling during construction and operation phases of the Project.

10. Members of the EIA Subcommittee have agreed at the meeting that the Project Proponent would not be required to attend the full Council meeting in respect of the aforementioned EIA report.

**EIA Subcommittee Secretariat
April 2025**