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ACE Paper 8/2025
For advice on 12 May 2025

**Report on the 161st Environmental Impact Assessment
Subcommittee Meeting**

PURPOSE

The Environmental Impact Assessment (EIA) Subcommittee considered the EIA report on “Proposed Comprehensive Development with Wetland Enhancement at Nam Sang Wai (NSW) and Lut Chau (LC)” (the Project) submitted under Section 6(2) of the Environmental Impact Assessment Ordinance (EIAO) at the meeting on 14 April 2025. The EIA report was submitted by the Nam Sang Wai Development Company Limited (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, comprising two separate areas at NSW and LC, involves 4 major components, i.e. (1) a development site, (2) managed wetland area, (3) a public park and visitor centre, and (4) a connecting bridge between the development site and Yuen Long Industrial Estate. Implementation of the project would enhance the wetland ecosystem in the Inner Deep Bay region by preserving and enhancing wetland area in NSW and LC.

4. Through preserving and enhancing wetland area in NSW and LC, the Project is expected to yield several environmental benefits, including synergistic effect on conservation of Inner Deep Bay wetland ecosystem; promotion of sustainable fisheries and promotion of education on nature conservation.

5. Please refer to ACE-EIA Paper 2/2025 (*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 21 February to 22 March 2025. During the inspection period, a total of 1,094 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 14 April 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) ensure no construction works at the residential development be allowed prior to the completion of wetland enhancement works at the proposed Lut Chau Nature Reserve (LCNR) and Nam Sang Wai Wetland Enhancement Area (NSW WEA). The Project Proponent shall seek the approval from Director of Environmental Protection (DEP), in consultation with the Agriculture, Fisheries and Conservation Department (AFCD), on the completion of the LCNR and NSW WEA;
- (b) in consultation with AFCD, prepare an updated Conservation Management Plan (CMP) for the proposed LCNR and NSW WEA. The CMP shall provide the design and implementation details of enhancement measures and the long-term management of wetlands within the LCNR and NSW WEA, including the associated management and monitoring requirements (e.g. location, frequency and parameters), the implementation schedule, the financial and land arrangement, and the management agent. The CMP shall be submitted to the DEP for approval at least one month before the commencement of construction

of the LCNR and NSW WEA;

- (c) in consultation with AFCD, submit a Bird-friendly Design Guideline for buildings within the Project area to DEP for approval; and
- (d) set up an Environmental Advisory Group (EAG) to monitor the environmental aspects of the construction and establishment of the LCNR and NSW WEA. Membership of the EAG should comprise stakeholders with an interest/background in environmental and ecological issues.

Recommendations

The Project Proponent is recommended to –

- (a) explore the feasibility of biomass management by reusing and recycling of the fallen trees and removed vegetations;
- (b) explore ways to achieve carbon neutrality in the Project;
- (c) explore the feasibility to adopt green building design in the Project; and
- (d) devise specific and effective measures, such as prohibiting the use of flood lights, directing outdoor lighting away from sensitive receivers, and avoiding the setting up of outdoor light emitting display panels to minimise disturbance to wildlife during construction and operation phases.

10. Members of the EIA Subcommittee agreed that the Project Proponent should be invited to attend the subsequent ACE meeting to present and explain the project details to the full Council.

EIA Subcommittee Secretariat
May 2025