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5 June 2025

By Registered Post & Fax

Nam Sang Wai Development Company, LTD

**Environmental Impact Assessment (EIA) Ordinance, Cap.499
Application for Approval of EIA Report**

**Project Title: Proposed Comprehensive Development with Wetland Enhancement (CDWE)
at Nam Sang Wai and Lut Chau
(Application No. EIA-310/2024)**

I refer to your above application received on 13 December 2024 for approval of an EIA report under Section 6(2) of the EIA Ordinance and our previous letter of 10 February 2025 advising you to exhibit the EIA report for public inspection in accordance with Section 6(4) of the EIA Ordinance.

Having considered the public comments received during the public inspection period and the comments from the Advisory Council on the Environment (ACE) given to us on 19 May 2025, I now advise you under Section 8(3) of the EIA Ordinance that the above EIA report as exhibited under Section 7(1) of the EIA Ordinance is approved subject to the conditions at **Annex 1**, which shall be imposed, together with other relevant requirements as conditions in the Environment Permit for carrying out of the Project. In addition, recommendations from the ACE are contained in **Annex 2** for your onward action.

It should be noted that the approval of the EIA report shall not relieve you of the responsibility to comply with other legislation or Government requirements for implementing the Project.

Under Section 15 of the EIA Ordinance, the approved EIA report (Register No. : AEIAR - 266/2025) will be placed on the EIA Ordinance Register. The approved EIA report and the conditions of approval will also be placed on the EIA Ordinance website (<http://www.epd.gov.hk/eia/>).

Should you have any queries on the above application, please contact my colleague

Mr. William LUNG at 2835 1129.

Yours sincerely,



(Ms. Clara U)
Principal Environmental Protection Officer
for Director of Environmental Protection

Encl.

c.c. (w/o encl.)

ACE EIA Subcommittee Secretariat (Attn : Ms. Karen W.Y. CHEK)

**Environmental Impact Assessment (EIA) Ordinance, Cap. 499
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(CDWE) at Nam Sang Wai and Lut Chau**

Reference of the Approved EIA Report in the Register: AEIAR-266/2025

Conditions of Approval under Section 8(3) of the EIA Ordinance

- (1) The Project Proponent shall 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 Agricultural, Fisheries and Conservation Department (AFCD), on the completion of the LCNR and NSW WEA;
- (2) The Project Proponent shall 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 associated management and monitoring requirements (e.g. location, frequency and parameters), the implementation schedule, the financial and land arrangement, and the name of the management agent. The CMP shall be submitted to the DEP for approval at least one month before the commencement of wetland enhancement construction works at LCNR and NSW WEA; and
- (3) The Project Proponent shall set up an Environmental Advisory Group (EAG) to advise on the environmental aspects of the construction and establishment of the LCNR and NSW WEA at least three months before the proposed construction works. Membership of the EAG should comprise stakeholders with an interest or background in environmental and ecological issues.

- END -

**Environmental Protection Department
June 2025**

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**Recommendations from the Advisory Council on the Environment
for Carrying Out of the Project**

The Project proponent is recommended to –

- (1) explore the feasibility to biomass management by reusing and recycling of the fallen trees and removed vegetations;
- (2) minimise disturbance to wildlife during construction and operation phases by devising 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; and
- (3) consult AFCD to develop bird-friendly practices for the design, construction and operation within the building area of the project.

- END -

**Environmental Protection Department
June 2025**