

本署檔號
OUR REF: (3) in EP 2/N9/O/206 Pt.5
來函檔號
YOUR REF:
電話
TEL. NO.: 2835 1105
圖文傳真
FAX NO.: 2591 0558
電子郵件
E-MAIL: marleneho@epd.gov.hk
網址
HOMEPAGE: <http://www.epd.gov.hk>

**Environmental Protection Department
Branch Office**

28th Floor, Southorn Centre,
130 Hennessy Road,
Wan Chai, Hong Kong.



環境保護署分處
香港灣仔
軒尼詩道
一百三十號
修頓中心廿八樓

13 August 2026

By Registered Post and Fax

Airport Authority Hong Kong

**Environmental Impact Assessment (EIA) Ordinance, Cap. 499
Application for Environmental Permit**

Project Title: Water Recreation and Yacht Bay Development
(Application No. AEP-687/2026)

I refer to your above application received on 16 July 2026 for an environmental permit under Section 10(1) of the EIA Ordinance.

Pursuant to Section 10(5) of the EIA Ordinance, I now issue the attached Environmental Permit (No. EP-687/2026) for your use.

Under Section 15 of the EIA Ordinance, the Environmental Permit will be placed on the EIA Ordinance Register. It will also be placed on the EIA Ordinance website (<https://www.epd.gov.hk/eia/en/index.html>).

Please note that if you are aggrieved by any of the conditions imposed in this Permit, you may appeal under Section 17 of the EIA Ordinance within 30 days of receipt of this Environmental Permit.

Should you have any queries on the above application, please contact my colleague Ms. Jenny TSANG at 2835 1843.

Yours sincerely,

(Ms. Marlene HO)

Principal Environmental Protection Officer
for Director of Environmental Protection

Encl.

c.c. (w/o encl.)

ACE EIA Subcommittee Secretariat

(Attn. : Executive Officer (Cross Boundary Division)1)

ENVIRONMENTAL IMPACT ASSESSMENT ORDINANCE
(CHAPTER 499)
SECTION 10
環境影響評估條例
(第 499 章)
第 10 條

ENVIRONMENTAL PERMIT TO CONSTRUCT AND OPERATE
A DESIGNATED PROJECT
建造及營辦指定工程項目的環境許可證



Link to Project EIA
Information
項目環評資料連結

PART A (MAIN PERMIT)
A 部 (許可證主要部分)

Pursuant to Section 10 of the Environmental Impact Assessment Ordinance (EIAO), the Director of Environmental Protection (the Director) grants this environmental permit to the Airport Authority Hong Kong (hereinafter referred to as the "Permit Holder") to construct and operate the designated project described in Part B subject to the conditions specified in Part C. The issue of this environmental permit is based on the documents, approvals or permissions described below:

根據《環境影響評估條例》(環評條例) 第 10 條的規定，環境保護署署長(署長)將本環境許可證批予香港機場管理局(下稱「許可證持有人」)以建造及營辦 B 部 所說明的指定工程項目，但須遵守 C 部 所列明的條件。本環境許可證的發出，乃以下表所列的文件、批准或許可作為根據：

Application No. 申請書編號	AEP-687/2026
Document in the Register: 登記冊上的文件：	(1) Water Recreation and Yacht Bay Development (Register No. AEIAR-275/2026): - Environmental Impact Assessment (EIA) Report [Hereafter referred to as "the EIA Report"] - Environmental Monitoring and Audit (EM&A) Manual [Hereafter referred to as "the EM&A Manual"] - Executive Summary 水上康樂及遊艇港灣發展(登記冊編號：AEIAR-275/2026): - 環境影響評估報告[下稱「環評報告」] - 環境監察及審核手冊[下稱「環監手冊」] - 行政摘要 (2) The Director's letter of approval of the EIA Report dated 31 July 2026 (Reference: (133) in EP 2/N9/O/206 Pt.4) 署長於 2026 年 7 月 31 日發出批准環評報告的信件(檔案編號：(133) in EP 2/N9/O/206 Pt.4) (3) Application for Environmental Permit submitted on 16 July 2026 (Application No. AEP-687/2026) 於 2026 年 7 月 16 日提交的環境許可證申請文件(申請書編號：AEP-687/2026)

13 August 2026
2026 年 8 月 13 日

Date
日期

(Ms Marlene Y. H. HO)
Principal Environmental Protection Officer
for Director of Environmental Protection
環境保護署署長
(首席環境保護主任何婉嫻代行)



PART B (DESCRIPTION OF DESIGNATED PROJECT)

B 部 (指定工程項目的說明)

Hereunder is the description of the designated project mentioned in Part A of this environmental permit (hereinafter referred to as the "Permit"):

下列為本環境許可證 (下稱「許可證」) A 部 所提述的指定工程項目的說明:

Title of Designated Project 指定工程項目的名稱	Water Recreation and Yacht Bay Development [This designated project is hereafter referred to as "the Project"] 水上康樂及遊艇港灣發展 [本指定工程項目下稱「工程項目」]
Nature of Designated Project 指定工程項目的性質	(i) Reclamation works (including associated dredging works) more than 5 ha in size. (Item C.1 of Part I of Schedule 2 of the EIAO) 面積超過 5 公頃的填海工程 (包括相聯挖泥工程) (環評條例附表 2 第 I 部的 C.1 項) (ii) Reclamation works (including associated dredging works) that are of more than 1 ha in size, and a boundary of which is less than 500 m from the nearest boundary of an existing marine park that is wholly situated on or over any foreshore and sea-bed. (Item C.2(1)(a) of Part I of Schedule 2 of the EIAO) 面積超過 1 公頃的填海工程 (包括相聯挖泥工程), 而其一條界線距離一個現有的海岸公園 (整個處於前濱及海床或其上者) 的最近界線少於 500 米。 (環評條例附表 2 第 I 部的 C.2(1)(a) 項) (iii) A dredging operation with a dredging volume of more than 500 000 m³. (Item C.12(1)(a) of Part I of Schedule 2 of the EIAO) 挖泥量超過 500 000 立方米的挖泥作業。 (環評條例附表 2 第 I 部的 C.12(1)(a) 項) (iv) A marina designed to provide moorings for more than 30 vessels used primarily for pleasure or recreation. (Item O.2 of Part I of Schedule 2 of the EIAO) 在設計上是為超過 30 艘主要是用於遊樂或康樂的船隻提供碇泊處的遊艇停放處。 (環評條例附表 2 第 I 部的 O.2 項) (v) A theme park or amusement park with a site area of more than 20 ha in size. (Item O.8 of Part I of Schedule 2 of the EIAO) 場地面積超過 20 公頃的主題公園或遊樂公園。 (環評條例附表 2 第 I 部的 O.8 項)



Location of Designated Project 指定工程項目的地點	The Project is located at North Lantau. 工程項目位於北大嶼山。 The location of the Project is shown in <u>Figure 1</u> of this Permit. 工程項目的地點展示於本許可證圖 1。
Scale and Scope of Designated Project 指定工程項目的規模和範圍	The Project comprises the following key elements: 工程項目包含以下主要部份： (i) Marina 遊艇停放處 - Berthing and mooring facilities at Hong Kong Port (HKP) East Mooring Space, HKP South Berthing Facility and Tung Chung East (TCE) Marina and associated breakwaters, shoreside connection, floating walkways and landside deck structures; 香港口岸東碇泊區、香港口岸南船隻停泊設施及東涌東船隻停泊處的停泊及碇泊設施，以及相關的防波堤、岸邊連接設施、浮動步道及陸上平台結構； - Marina Club and Commercial Use with Ancillary Car Park, Dry Dock Storage and Berth Maintenance at TCE 位於東涌東的遊艇會及設有附屬停車場設施的商業用地、旱塢貯存及船隻停泊維護區；及 - Dredging works (including maintenance dredging) at HKP South Berthing Facility and TCE Marina. 位於香港口岸南船隻停泊設施及東涌東船隻停泊處的挖泥工程 (包括維護挖泥)。 (ii) Water Park of approximately 150 ha comprising a Cable Wake Park and Inflatable Park. 佔地約 150 公頃的水上樂園 (包括繩索滑水樂園及充氣設施樂園)。



PART C (PERMIT CONDITIONS)

C 部 (許可證條件)

1. General Conditions

一般條件

- 1.1 The Permit Holder and any person constructing or operating the Project shall comply with all conditions set out in this Permit. Any non-compliance by any person may constitute a contravention of the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499) and may become the subject of appropriate action being taken under the EIAO.
許可證持有人及任何建造或營辦工程項目的人士必須完全符合本許可證載列的全部條件。任何人士如有不符合本許可證的情況，可能違反《環境影響評估條例》(環評條例)(第 499 章)的規定，而當局可根據環評條例採取適當行動。
- 1.2 The Permit Holder and any person constructing or operating the Project shall ensure full compliance with all legislation from time to time in force including, without limitation to, the Noise Control Ordinance (Cap. 400), Air Pollution Control Ordinance (Cap. 311), Water Pollution Control Ordinance (Cap. 358), Dumping at Sea Ordinance (Cap. 466) and Waste Disposal Ordinance (Cap. 354). This Permit does not of itself constitute any ground of defence against any proceedings instituted under any legislation or imply any approval under any legislation.
許可證持有人及任何建造或營辦工程項目的人士須確保完全符合現行法例的規定，包括但不限於《噪音管制條例》(第 400 章)、《空氣污染管制條例》(第 311 章)、《水污染管制條例》(第 358 章)、《海上傾倒物料條例》(第 466 章)及《廢物處置條例》(第 354 章)。本許可證本身不會就根據任何法例提出的法律程序構成任何抗辯理由，或根據任何法例默示任何批准。
- 1.3 The Permit Holder shall make copies of this Permit together with all documents referred to in this Permit and the documents referred to in Part A of this Permit readily available at all times for inspection by the Director or his authorised officers at all sites covered by this Permit. Any reference to this Permit shall include all documents referred to in this Permit and also the relevant documents in the Register.
許可證持有人須印製本許可證的複本，連同本許可證所述的所有文件及本許可證 A 部 所述文件，以供署長或獲授權人員任何時間內在本許可證所涵蓋的所有工地查閱。凡提述本許可證，須包括本許可證所述的所有文件及登記冊內的相關文件。
- 1.4 The Permit Holder shall give a copy of this Permit to the person(s) in charge of the site(s) and ensure that such person(s) fully understands all conditions and all requirements incorporated in this Permit. The site(s) refers to site(s) of construction and operation of the Project and shall mean the same hereafter.
許可證持有人須把本許可證的一份複本交予有關工地的負責人，並確保這些人士完全明白本許可證的所有條件與規定。工地是指建造及營辦工程項目的工地，下文所提及的工地亦屬同一意思。
- 1.5 The Permit Holder shall display conspicuously a copy of this Permit on the construction site(s) at all vehicular site entrances/exits or at a convenient location for public's information at all times. The Permit Holder shall ensure that the most updated information about this Permit, including any amended Permit, is displayed at such locations. If the Permit Holder surrenders a part or the whole of this Permit, the notice he sends to the Director shall also be displayed at the same locations as the



original Permit. The suspended, varied or cancelled Permit shall be removed from display at the construction site(s).

許可證持有人須在建造工地的所有車輛進出口或一處方便地點，顯眼地展示本許可證的複本，以供公眾在任何時間內閱覽。許可證持有人須確保在這些地點展示關於本許可證(包括任何經修訂的許可證)的最新資料。許可證持有人如交回本許可證的部分或全部，必須把其送交署長的通知書，在備有原有許可證的各處相同地點展示。遭暫時吊銷、更改或取消的許可證必須從建造工地除下，不再展示。

- 1.6 The Permit Holder and any person constructing or operating the Project shall construct and operate the Project in accordance with the project description in Part B of this Permit.

許可證持有人及任何建造或營辦工程項目的人士須依據本許可證 B 部的工程項目說明，建造及營辦工程項目。

- 1.7 The Permit Holder and any person constructing or operating the Project shall ensure that the Project is designed, constructed and operated in accordance with the information and recommendations described in the approved EIA Report (Register No.: AEIAR-275/2026); the application documents for environmental permits; other relevant document in the Register; the information and mitigation measures described in this Permit; mitigation measures to be recommended in submissions that shall be deposited with or approved by the Director as a result of permit conditions contained in this Permit, and mitigation measures to be recommended under on-going surveillance and monitoring activities during all stages of the Project. Where recommendations referred to in the application documents of the Register are not expressly referred to in this Permit, such recommendations are nevertheless to be implemented unless expressly excluded in this Permit or otherwise agreed by the Director.

許可證持有人及任何建造或營辦工程項目的人士須確保工程項目按照下述資料設計、建造及營辦：核准環評報告(登記冊編號：AEIAR-275/2026)所說明的資料及相關建議；環境許可證的申請文件；登記冊內的其他相關文件；本許可證所說明的資料及緩解措施；根據本許可證所載的條件須提交予署長存放或獲署長批准的文件所建議的緩解措施；以及在工程項目各階段進行的持續監察及監測工作所建議的緩解措施。登記冊內的申請文件所述建議如沒有在本許可證明確表示，則仍須實施這些建議，除非獲本許可證明確豁除或另獲署長同意。

- 1.8 All submissions, as required under this Permit, shall be rectified and resubmitted in accordance with the comments, if any, made by the Director within 1 month of the receipt of the Director's comments or otherwise as specified by the Director.

所有按本許可證規定提交的文件，須在接獲署長的意見(如有者)後 1 個月內或署長另行指定的期限內，根據署長的意見加以修正及重新提交。

- 1.9 All submissions approved by the Director, all submissions deposited without comments by the Director, or all submissions rectified in accordance with comments by the Director under this Permit shall be construed as part of the permit conditions described in Part C of this Permit. Any variation of the submissions shall be approved by the Director in writing or as prescribed in the relevant permit conditions. Any non-compliance with the submissions may constitute a contravention of the EIAO (Cap. 499). All submissions or any variation of submissions shall be certified by the Environmental Team (ET) Leader and verified by the Independent Environmental Checker (IEC) referred to



in Conditions 2.1 and 2.4 below before submitting to the Director under this Permit.

所有提交署長並獲批准的文件、所有提交署長存放而沒有收到署長意見的文件或根據本許可證提交並已依照署長的意見作出修訂的所有文件，將詮釋為本許可證 C 部 所說明的許可證條件的一部分。對提交文件所作的任何修訂，均須獲得署長的書面批准，或符合有關許可證條件所述。凡與所提交的文件有不合的情況，均可能構成違反環評條例(第 499 章)。所有提交文件或提交文件的任何修訂本，均須按下文條件第 2.1 及 2.4 項所述的環境小組組長核證及獨立環境查核人核實，然後才按本許可證規定向署長提交。

- 1.10 The Permit Holder shall release all finalised submissions as required under this Permit to the public by depositing copies in the Environmental Impact Assessment Ordinance Register Office, or in any other places, or any internet websites as specified by the Director, or by any means as specified by the Director, for public inspection. For this purpose, the Permit Holder shall provide sufficient copies of the submissions.

許可證持有人須把所有按本許可證規定提交的文件定稿公開給公眾人士知道，方法是把有關文件複本存放於環境影響評估條例登記冊辦事處，或署長指定的任何其他地方，或署長指定的任何互聯網網站，或署長指定的任何方法，以供公眾查閱。為此，許可證持有人須提供足夠數量的複本。

- 1.11 The Permit Holder shall submit and/or deposit all submissions within the time as specified in the Conditions of this Permit. All submissions to the Director required under this Permit shall be delivered either in person or by registered mail to the Environmental Impact Assessment Ordinance Register Office (currently at 27/F, Southorn Centre, 130 Hennessy Road, Wanchai, Hong Kong). Electronic copies of all finalised submissions required under this Permit shall be prepared in Portable Document Format (PDF version 1.3 or later), unless otherwise agreed by the Director and shall be submitted at the same time as the hard copies.

許可證持有人須在本許可證條件所列明的時間內，提交及／或存放所有文件。本許可證規定向署長提交的所有文件，須親身送交或以掛號方式郵寄至環境影響評估條例登記冊辦事處(現址為：香港灣仔軒尼詩道 130 號修頓中心 27 樓)。所有按本許可證規定提交的文件定稿的電子複本，均須以便攜式文件格式(PDF)(第 1.3 或較後版本)製作，除非另獲署長同意，電子複本須與硬複本同時提交。

- 1.12 The Permit Holder shall notify the Director in writing the commencement date of construction of the Project no later than 4 months prior to the commencement of construction of the Project. The Permit Holder shall notify the Director in writing immediately if there is any change of the commencement date of the construction.

許可證持有人須在工程項目建造工程展開前最少 4 個月，以書面方式把工程項目建造工程的展開日期通知署長。建造工程的展開日期如有任何更改，許可證持有人必須立即以書面方式通知署長。

- 1.13 For the purpose of this Permit, "commencement of construction" does not include works related to site clearance and preparation, or other works as agreed by the Director.

為執行本許可證，「建造工程的展開」不包括有關工地清理和預備的工程，或署長同意的其他工程。



- 1.14 The Permit Holder shall notify the Director in writing the commencement date of operation of the Project no later than 3 months prior to the commencement of operation of the Project. The Permit Holder shall notify the Director in writing immediately if there is any change of the commencement date of operation.
許可證持有人須在工程項目開始營辦前最少 3 個月，以書面方式把工程項目開始營辦的日期通知署長。開始營辦的日期如有任何更改，許可證持有人須立即以書面方式通知署長。

2. **Specific Conditions**
特定條件

Employment, Establishment or Submissions before Construction of the Project
工程項目施工前須聘用的人員、成立的小組／委員會或提交的文件

Establishment of Environmental Team (ET)
成立環境小組

- 2.1 An ET shall be established by the Permit Holder no later than 3 months before the commencement of construction of the Project. The ET shall not be in any way an associated body of the Contractor or the IEC for the Project. The ET shall be headed by an ET Leader. The ET Leader shall be a person who has at least 7 years of experience in environmental monitoring and auditing (EM&A) or environmental management.

許可證持有人須在工程項目的建造工程展開前最少 3 個月成立一個環境小組。環境小組不得與工程項目的承辦商或獨立環境查核人有任何關聯。環境小組須由一名環境小組組長帶領。該名環境小組組長須在環境監察及審核(「環監」)或環境管理方面至少有 7 年經驗。

- 2.2 The ET and the ET Leader shall be responsible for duties defined in the EM&A Manual and this Permit, including implementation of the EM&A programme in accordance with the EM&A requirements as contained in the EM&A Manual of the Project; and site inspections to audit the Contractor's site practice and work methodologies with respect to environmental mitigation measures contained in the EM&A Manual of the Project and/or as required under this Permit and to take pro-active actions to pre-empt environmental problems. The ET Leader shall be responsible for:

環境小組及環境小組組長須負責執行環監手冊及本許可證所列明的職務，包括按工程項目的環監手冊所載的環監規定執行環監計劃；及進行實地視察，以便就工程項目的環監手冊所載及／或按本許可證規定的環境緩解措施，審核承辦商的工地作業方式及工作方法，並採取積極行動，防止環境問題出現。環境小組組長須負責：

- (i) certifying the environmental acceptability of permanent and temporary works, relevant plans and submissions required in the EM&A Manual and/or under this Permit. Certification(s) shall be documented in the upcoming EM&A monthly report;
核證永久及臨時工程在環境上的可接受程度、相關的設計圖則和根據環監手冊及／或本許可證規定提交的文件。核證須記錄於每月環監報告；
- (ii) notifying the IEC within one working day of the occurrence of each and every instance or circumstance or change of circumstances, which may affect the compliance with the recommendations of the approved EIA Report



(Register No. AEIAR-275/2026) and/or this Permit. Notification(s) shall be documented in the upcoming EM&A monthly report; and

在發生可能會影響核准環評報告(登記冊編號：AEIAR-275/2026)的建議及／或本許可證的合規情況的每宗事件、每種情況或每次情況變化後1個工作天內通知獨立環境查核人。通知須記錄於每月環監報告；以及

- (iii) keeping a contemporaneous log-book of any such instance or circumstance or change of circumstances, which may affect the compliance with the approved EIA Report (Register No. AEIAR-275/2026) and/or this Permit. The format of the log-book shall be certified and approved by the IEC. The log-book shall be kept readily available for inspection by all persons assisting in supervision of the implementation of the recommendations of the approved EIA Report (Register No. AEIAR-275/2026) and this Permit or by the Director or his authorised officers.

保存一本記錄冊，即時記載可能會影響核准環評報告(登記冊編號：AEIAR-275/2026)及／或本許可證的合規情況的任何此類事件、情況或情況變化。記錄冊的格式須得到獨立環境查核人的核證和批准。記錄冊須加以保存，以供協助督導執行核准環評報告(登記冊編號：AEIAR-275/2026)及本許可證的建議的所有人士、署長或獲授權人員隨時查閱。

- 2.3 Failure to maintain records in the log-book, failure to discharge the duties of the ET Leader as defined in the EM&A Manual or failure to comply with Condition 2.2 above would entitle the Director to require the Permit Holder by notice in writing to replace the ET Leader. Failure by the Permit Holder to make replacement or further failure to keep contemporaneous records in the log-book despite the employment of a new ET Leader may render this Permit liable to suspension, cancellation or variation.

環境小組組長如未能在記錄冊保存記錄、未能執行環監手冊所列明的環境小組組長職務或未能符合上文條件第 2.2 項的規定，署長有權以書面通知要求許可證持有人撤換環境小組組長。許可證持有人如未能安排人選替補，或在聘用新環境小組組長後仍未能在記錄冊保存即時記錄，或會導致本許可證遭暫時吊銷、取消或更改。

Employment of Independent Environmental Checker (IEC)

聘用獨立環境查核人

- 2.4 An IEC shall be employed by the Permit Holder no later than 3 months before the commencement of construction of the Project. The IEC shall not be in any way an associated body of the Contractor or the ET for the Project. The appointment of IEC shall be approved by the Director before being appointed by the Permit Holder. The IEC shall be a person who has at least 7 years of experience in EM&A or environmental management.

許可證持有人須在工程項目建造工程展開前最少 3 個月聘用一名獨立環境查核人。獨立環境查核人不得與工程項目的承辦商或環境小組有任何關聯。獨立環境查核人須經署長批准才可獲許可證持有人聘用。獨立環境查核人須在環監或環境管理方面至少有 7 年經驗。

- 2.5 The IEC shall be responsible for duties defined in the EM&A Manual and this Permit, including the following:

獨立環境查核人須執行環監手冊及本許可證所列明的職務，包括以下：



- (i) auditing the overall EM&A performance, including the implementation of all environmental mitigation measures and monitoring activities on site, submissions required in the EM&A Manual, and/or under this Permit. Finding(s) of the audit(s) shall be documented in the upcoming EM&A monthly report;
審核整體環監工作的表現，包括實施所有環境緩解措施和執行現場的監察工作、提交環監手冊及／或本許可證所規定的文件。審核結果須記錄於每月環監報告內；
- (ii) verifying the environmental acceptability of permanent and temporary works, relevant design plans and submissions required in the EM&A Manual and under this Permit. Verification(s) shall be documented in the upcoming EM&A monthly report;
核實永久及臨時工程在環境上的可接受程度、相關的設計圖則和根據環監手冊及本許可證規定提交的文件。核實結果須記錄於每月環監報告內；
- (iii) verifying the log-book(s) mentioned in Condition 2.2(iii). The IEC shall sign off with a date on the log-book after verification.
核實條件第 2.2(iii)項所述的記錄冊。核實後獨立環境查核人須於記錄冊上簽署並註明日期；
- (iv) notifying the Director by fax or email, within one working day of receipt of notification from the ET Leader, or identification by the IEC and his team, of each and every change of circumstances or suspected and/or potential non-compliance with the recommendations (such as construction methods, mitigation measures and environmental standards) of the approved EIA Report (Register No. AEIAR-275/2026), the EM&A Manual and this Permit, which might affect the monitoring or control of adverse environmental impacts arising from the Project. Notification by the Permit Holder is the same as notification by the IEC for the purpose of this Condition;
在每次出現情況變化或懷疑及／或可能不符合核准環評報告(登記冊編號：AEIAR-275/2026)的建議(例如：施工方法、緩解措施及環境標準)、環監手冊及本許可證的情況，而可能會妨礙對工程項目所造成的不良環境影響作出監察或控制時，獨立環境查核人須在接獲環境小組組長通知或獨立環境查核人及其支援小組確定情況後1個工作天內以傳真或電郵方式通知署長。為執行本條件，許可證持有人的通知等同獨立環境查核人的通知；
- (v) liaising closely with the Director;
與署長密切聯繫；
- (vi) accompanying the Director in carrying out site inspections and attending meetings when requested;
按要求陪同署長進行實地視察及出席會議；
- (vii) offering objective and professional advice on environmental issues, when requested, and to respond to questions and enquiries from the Director on the project, the EM&A programme and duties discharged by the IEC, with the support of relevant information, documents and records as appropriate; and
按要求就環境問題提供客觀及專業意見，並提供合適的相關資料、文件和記錄，以回應署長就工程項目、環監計劃及獨立環境查核人所執行之職務提出的問題及查詢；以及



- (viii) allocating adequate resources, including any necessary specialist support, for discharging the duties required in the EM&A Manual and/or this Permit.
分配足夠資源，包括所需的專家支援，以履行環監手冊及／或本許可證規定職務。

- 2.6 If the Director considers the IEC fails to discharge the duties of the IEC as defined in the EM&A Manual or in this Permit, the Director may require the Permit Holder by notice in writing to replace the IEC. Failure to replace the IEC as directed or further failure to so notify the Director despite employment of a new IEC may render this Permit liable to suspension, cancellation or variation.

如署長認為獨立環境查核人未能執行環監手冊或本許可證所列明的獨立環境查核人職務，署長可藉書面通知要求許可證持有人撤換獨立環境查核人。如未能按指示撤換獨立環境查核人，或在聘用新獨立環境查核人後仍未能通知署長有關情況，則或會導致本許可證遭暫時吊銷、取消或更改。

Employment of Qualified Ecologist(s)

聘用合資格的生態學家

- 2.7 The Permit Holder shall, no later than 3 months before the commencement of the construction of the Project, appoint Qualified Ecologist(s) to form part of the ET to carry out works relating to ecological aspects including preparing submissions required under Conditions 2.11, 2.13 and 2.14 of this Permit, and audit the implementation of ecological mitigation measures to ensure compliance with Conditions, and the recommendations stated in the submissions under Conditions 2.11, 2.13 and 2.14 of this Permit and the approved EIA Report (Register No. AEIAR-275/2026). The Qualified Ecologist shall be a person who has at least 5 years of relevant experience. The qualification and experience of the Qualified Ecologist(s) shall be certified by the ET Leader and verified by the IEC.

許可證持有人須在工程項目的建造工程展開前最少 3 個月聘用 1 名(或多名)合資格的生態學家作為環境小組成員，以進行生態方面的工作，包括擬備本許可證條件第 2.11、2.13 及 2.14 項規定的文件，並審核生態緩解措施的執行情況，確保已遵從各項條件以及按照本許可證條件第 2.11、2.13 及 2.14 項提交的文件和核准環評報告(登記冊編號：AEIAR-275/2026)載述的建議。合資格的生態學家均須具備最少 5 年相關經驗，其資格及經驗須由環境小組組長核證，並經獨立環境查核人核實。

Establishment of Environmental Committee

成立環境委員會

- 2.8 The Permit Holder shall set up an Environmental Committee (EC) no later than 4 months before the commencement of construction of the Project or otherwise agreed by the Director. The EC shall be consulted to advise on the preparation of the Eco-shoreline Implementation Plan (ESIP) and the Ecological Enhancement Plan (EEP) referred to in Conditions 2.13 and 2.14 of this Permit, and review the effectiveness of implementation of the proposed requirements and ecological enhancement measures of the Project according to the EIA report (Register No. AEIAR-275/2026) and the approved ESIP and EEP. The EC shall have a wide representation including representatives of relevant government department (including Agriculture, Fisheries and Conservation Department (AFCD)), green groups and academics. The list of members and terms of reference of the EC shall be submitted to the Director for approval.

許可證持有人須在工程項目的建造工程展開前最少 4 個月或署長同意的其他限期



內成立環境委員會，並就擬備本許可證條件第 2.13 及 2.14 項的生態海岸線執行計劃及生態提升計劃諮詢該委員會以提供建議，及根據環評報告(登記冊編號：AEIAR-275/2026)和已獲批准的生態海岸線執行計劃及生態提升計劃內建議的要求及生態提升措施的成效諮詢該委員會以進行檢視。環境委員會須由具廣泛代表性的持分者組成，包括相關政府部門（包括漁農自然護理署（漁護署））、環保團體及學者的代表。環境委員會的成員名單及職權範圍須提交署長批准。

Submission of Environmental Permit (EP) Submission Schedule
提交環境許可證文件提交時間表

- 2.9 The Permit Holder shall, no later than 3 months before the commencement of construction of the Project, submit an EP Submission Schedule to the Director to set out a timeline for EP submissions in this Permit and shall report the progress in fulfilling the submission requirements in the monthly EM&A reports submitted under Condition 3.5 of this Permit. The Permit Holder shall inform the Director no later than 2 weeks before the scheduled submission date of the EP submission in writing in case of any subsequent change(s) to the submitted EP Submission Schedule. The EP Submission Schedule or any subsequent change(s) to the submitted Schedule shall be certified by the ET Leader and verified by the IEC referred to in Conditions 2.1 and 2.4 above, before submitting to the Director under this Permit.

許可證持有人須在工程項目的建造工程展開前至少提早 3 個月，向署長提交環境許可證文件提交時間表，以列出本許可證所要求的文件的提交時間，並須在根據本許可證條件第 3.5 項提交的每月環監報告中，匯報文件提交進度。倘若環境許可證文件提交時間表的内容在提交後有任何更改，許可證持有人須在提交文件的預定提交日期前至少提早 2 個星期，就有關更改以書面通知署長。環境許可證文件提交時間表或已提交的時間表其後有任何更改，均須按上文條件第 2.1 及 2.4 項所述的環境小組組長核證及獨立環境查核人核實，然後才按本許可證規定向署長提交。

Submission of Management Organisation
提交管理架構

- 2.10 The Permit Holder shall, no later than 1 month before the commencement of construction of the Project, inform the Director in writing with the following information:

許可證持有人須在工程項目的建造工程展開前最少 1 個月以書面通知署長以下資料：

- (i) the management organisation of the main construction companies and/or any form of joint ventures associated with the construction of the Project;
主要建造公司及／或與工程項目建造工程相關聯的任何形式的聯營企業的管理架構；
- (ii) the management organisation of the ET;
環境小組的管理架構；
- (iii) the management organisation of the IEC and his supporting team; and
獨立環境查核人及其支援小組的管理架構；以及
- (iv) the submitted information shall include at least an organisation chart, names of responsible persons and their contact details.
提交的資料須最少包括一份組織圖、負責人的姓名及聯絡資料。



Submission of Marine Mammal Watching Plan
提交海洋哺乳動物觀察計劃

- 2.11 The Permit Holder shall, no later than 3 months before the commencement of marine works of the Project, submit 2 hard copies and 1 electronic copy of a Marine Mammal Watching Plan (MMWP) to the Director for approval. The MMWP shall include the duties of the Qualified Ecologist(s) as appointed under Condition 2.7 of this Permit and the Marine Mammal Observer(s) on marine mammal watching works, the inspection requirement of works areas enclosed by the silt curtains during marine works, the smart initiatives to be adopted to aid the marine mammal watching works, and the response / measures to be implemented and the reporting mechanism if marine mammal is observed at the works areas enclosed by the silt curtains. The MMWP shall be prepared by the Qualified Ecologist(s) as appointed under Condition 2.7 of this Permit and, before submission to the Director, shall be certified by the ET Leader and verified by the IEC as conforming to the information and recommendations contained in the approved EIA Report (Register No. AEIAR-275/2026). All measures recommended and requirements specified in the MMWP shall be fully implemented.

許可證持有人須在工程項目的海事工程展開前最少 3 個月，把海洋哺乳動物觀察計劃的 2 份硬複本及 1 份電子複本提交署長批准。海洋哺乳動物觀察計劃須包括按本許可證條件第 2.7 項聘用的合資格的生態學家以及海洋哺乳動物觀察員進行海洋哺乳動物監察工作的職責、進行海事工程期間檢查淤泥屏障圍封的施工範圍的要求、為輔助海洋哺乳動物監察工作而採取的智慧措施，以及在淤泥屏障圍封的施工範圍內發現海洋哺乳動物時，須採取的應變措施及依循的匯報機制。海洋哺乳動物觀察計劃須由按本許可證條件第 2.7 項聘用的合資格的生態學家擬備，並須在提交署長前由環境小組組長核證及獨立環境查核人核實，證明其符合核准環評報告(登記冊編號：AEIAR-275/2026)所載的資料及建議。海洋哺乳動物觀察計劃建議的所有措施及訂明的要求，均須全面實施。

Submission of Spillage Response Plan
提交溢漏應變計劃

- 2.12 The Permit Holder shall, no later than 2 months before the commencement of marine works of the Project, deposit with the Director 2 hard copies and 1 electronic copy of a Spillage Response Plan (SRP). The SRP shall set out the details on the measures and actions to be taken in the event of accidental spillage of oil and chemical during construction of the Project for protecting water quality and marine ecology. The SRP shall be certified by the ET Leader and verified by the IEC as conforming to the information and recommendations of the approved EIA Report (Register No. AEIAR-275/2026) before submission to the Director. All measures recommended and requirements specified in the SRP shall be fully implemented.

許可證持有人須在工程項目的海事工程展開前最少 2 個月，把溢漏應變計劃的 2 份硬複本及 1 份電子複本送交署長存放。溢漏應變計劃須載列在工程項目施工期間發生油品或化學物意外溢漏時須採取的措施和行動的詳情，以保護水質及海洋生態。溢漏應變計劃須在送交署長前由環境小組組長核證及獨立環境查核人核實，證明其符合核准環評報告(登記冊編號：AEIAR-275/2026)所載的資料及建議。溢漏應變計劃建議的所有措施及訂明的要求，均須全面實施。

Submission of Eco-shoreline Implementation Plan
提交生態海岸線執行計劃

- 2.13 The Permit Holder shall, in consultation with AFCD and EC, no later than 3 months before the commencement of construction of the eco-shoreline or otherwise agreed by the Director, submit 2 hard copies and 1 electronic copy of an Eco-shoreline



Implementation Plan (ESIP) to the Director for approval. The ESIP shall include recommendations on the types, design and extent of eco-shoreline to be implemented at each proposed breakwater (i.e. the proposed three breakwaters at HKP South Berthing Facility and the proposed vertical breakwater at TCE Marina as shown in Figure 1 of this Permit) and the implementation programme. The ESIP shall be prepared by the Qualified Ecologist(s) as appointed under Condition 2.7 of this Permit and, before submission to the Director, shall be certified by the ET Leader and verified by the IEC as conforming to the information and recommendations contained in the approved EIA Report (Register No. AEIAR-275/2026). The ESIP shall be fully implemented.

許可證持有人須諮詢漁護署及環境委員會的意見，在生態海岸線的建造工程展開前最少 3 個月或署長同意的其他限期內，把生態海岸線執行計劃的 2 份硬複本及 1 份電子複本提交署長批准。生態海岸線執行計劃須包括各擬議防波堤(即本許可證圖 1 所示的香港口岸南船隻停泊設施的三條防波堤以及東涌東船隻停泊處的垂直式防波堤)上設置的生態海岸線類型、設計及範圍的建議，以及實施計劃。生態海岸線執行計劃須由按本許可證條件第 2.7 項聘用的合資格的生態學家擬備，並須在提交署長前由環境小組組長核證及獨立環境查核人核實，證明其符合核准環評報告(登記冊編號：AEIAR-275/2026)所載的資料及建議。生態海岸線執行計劃須全面實施。

Submission of Ecological Enhancement Plan **提交生態提升計劃**

- 2.14 The Permit Holder shall, in consultation with AFCD and EC, no later than 3 months before the commencement of construction of the Project or otherwise agreed by the Director, submit 2 hard copies and 1 electronic copy of an Ecological Enhancement Plan (EEP) to the Director for approval. The EEP shall provide (a) the types of ecological enhancement features to be adopted, including artificial reefs, oyster shell reefs, restocking of fish fries/shellfishes; (b) the design, location and quantity of the ecological enhancement features; and (c) the implementation programme of the ecological enhancement features. The EEP shall be prepared by the Qualified Ecologist(s) as appointed under Condition 2.7 of this Permit and, before submission to the Director, shall be certified by the ET Leader and verified by the IEC as conforming to the information and recommendations contained in the approved EIA Report (Register No. AEIAR-275/2026). The EEP shall be fully implemented.

許可證持有人須諮詢漁護署及環境委員會的意見，在工程項目的建造工程展開前最少 3 個月或署長同意的其他限期內，把生態提升計劃的 2 份硬複本及 1 份電子複本提交署長批准。生態提升計劃須包括：(a)擬採用的生態提升設施類型，包括人工魚礁、蠔礁、投放魚苗／貝類；(b)生態提升設施的設計、位置及數量；以及(c)生態提升設施的實施計劃。生態提升計劃須由按本許可證條件第 2.7 項聘用的合資格的生態學家擬備，並須在提交署長前由環境小組組長核證及獨立環境查核人核實，證明其符合核准環評報告(登記冊編號：AEIAR-275/2026)所載的資料及建議。生態提升計劃須全面實施。

Submission of Construction Vessel Management Plan **提交工程船隻管理計劃**

- 2.15 The Permit Holder shall, no later than 3 months before the commencement of marine works of the Project, submit 2 hard copies and 1 electronic copy of a Construction Vessel Management Plan (CVMP) to the Director for approval. The CVMP shall include:

許可證持有人須在工程項目的海事工程展開前最少 3 個月，把工程船隻管理計劃的 2 份硬複本及 1 份電子複本提交署長批准。工程船隻管理計劃須包括：



- (i) designated routes for construction vessels working for the Project;
工程項目的工程船隻指定航行路線；
- (ii) details of the real time tracking system for tracking the position and speed of the construction vessels for the Project, together with the mechanism to alert the concerned vessels in case of deviation, and the implementation arrangement of the compliance checking;
追蹤工程項目的工程船隻位置及速度的實時追蹤系統詳情，連同在船隻偏離航線情況下的警示機制，以及合規檢查的執行安排；
- (iii) imposition of speed limit of 10 knots for construction vessels working for the Project within and around the works area and marine parks;
工程項目的工程船隻在施工區域及海岸公園內及其周邊航行時須限速 10 節；
- (iv) restriction on anchoring within marine parks; and
於海岸公園內實施錨泊限制；以及
- (v) training with proper record for all vessel captains working for the Project, prior to construction, to educate them about local cetaceans, as well as guidelines for safe vessel operations in the presence of the Chinese White Dolphin.
在建造工程展開前向工程項目的所有船長提供培訓並作妥善記錄，教導他們認識本地鯨類動物，以及有中華白海豚出沒時安全操作船隻的指引。

The CVMP shall be certified by the ET Leader and verified by the IEC as conforming to the information and recommendations contained in the approved EIA Report (Register No. AEIAR-275/2026) before submission to the Director. All measures recommended and requirements specified in the CVMP shall be fully implemented.
工程船隻管理計劃須在提交署長前由環境小組組長核證及獨立環境查核人核實，證明其符合核准環評報告(登記冊編號：AEIAR-275/2026)所載的資料及建議。工程船隻管理計劃建議的所有措施及訂明的要求，均須全面實施。

Submission of Silt Curtain Deployment Plan **提交淤泥屏障敷設計劃**

- 2.16 The Permit Holder shall, no later than 2 months before the commencement of marine works of the Project, deposit with the Director 2 hard copies and 1 electronic copy of a Silt Curtain Deployment Plan (SCDP). The SCDP shall include the construction programme of marine works and details on the design, location, inspection and maintenance of silt curtain(s) to be deployed during the marine works and dredging works for the Project covering maintenance dredging. The SCDP shall be certified by the ET Leader and verified by the IEC as conforming to the information and recommendations of the approved EIA Report (Register No. AEIAR-275/2026) before submission to the Director. The SCDP shall be fully implemented.
許可證持有人須在工程項目的海事工程展開前最少2個月，把淤泥屏障敷設計劃的2份硬複本及1份電子複本送交署長存放。淤泥屏障敷設計劃須包括海事工程的施工計劃，以及在工程項目的海事工程及挖泥工程(包括維護挖泥)期間敷設淤泥屏障的設計、位置、檢查及保養詳情。淤泥屏障敷設計劃須在送交署長前由環境小組組長核證及獨立環境查核人核實，證明其符合核准環評報告(登記冊編號：AEIAR-275/2026)所載的資料及建議。淤泥屏障敷設計劃須全面實施。



Submission of Construction Noise Management Plan
提交建築噪音管理計劃

- 2.17 Unless otherwise agreed by the Director, the Permit Holder shall, no later than 2 months before the issuance of the tender invitation of corresponding parts of the Project and before the commencement of construction of corresponding parts of the Project, deposit with the Director 2 hard copies and 1 electronic copy of a Construction Noise Management Plan (CNMP) for the corresponding parts of the Project. Any CNMP deposited before the issuance of the tender invitation shall be included in the tender document unless otherwise agreed by the Director. If there is any change to the recommended construction noise mitigation measures, plant inventory and/or construction noise impact monitoring and audit programme in the CNMP, the Permit Holder shall, no later than 1 month before the implementation of any such change, deposit with the Director 2 hard copies and 1 electronic copy of an updated CNMP. The CNMP / updated CNMP shall contain a quantitative construction noise impact assessment, a list of the quieter construction method(s) and equipment and other noise mitigation measures to be adopted, a proposed construction noise impact monitoring and audit programme, with reference to the latest construction programme, methodology and plant inventory. The CNMP / updated CNMP shall also assess the effectiveness of the recommended construction noise mitigation measures, and include an implementation schedule in table form to list out the construction noise mitigation measures to be implemented as well as the responsible party, location, timing and environmental performance required for the implementation of the mitigation measures. The CNMP / updated CNMP shall be prepared using Web-CNMP platform and checked by a Certified / Qualified Noise Modelling Professional as recognised by the Hong Kong Institution of Engineers (HKIE), the Hong Kong Institute of Qualified Environmental Professionals (HKIQEP), Hong Kong Institute of Acoustics (HKIOA) or other professional as agreed by the Director. The CNMP / updated CNMP shall be certified by the ET Leader or other professional as agreed by the Director, and verified by the IEC or other professional as agreed by the Director, as conforming to the findings and recommendations of the approved EIA Report (Register No. AEIAR-275/2026). All mitigation measures recommended and requirements specified in the CNMP / updated CNMP shall be fully implemented.

除非另獲署長同意，許可證持有人須在工程項目的相關部分發出招標邀請前最少 2 個月，以及在相關部分的建造工程展開前最少 2 個月，把工程項目相關部分的建築噪音管理計劃的 2 份硬複本及 1 份電子複本送交署長存放。除非另獲署長同意，任何在發出招標邀請前送交署長存放的建築噪音管理計劃均應包含在招標文件中。如建築噪音管理計劃所建議的建築噪音緩解措施、設備清單及／或建築噪音影響監察及審核計劃有任何更改，許可證持有人須在落實任何更改事項前最少 1 個月，把更新的建築噪音管理計劃的 2 份硬複本及 1 份電子複本送交署長存放。建築噪音管理計劃／更新的建築噪音管理計劃須包含根據最新的施工計劃、方法和設備清單作出的定量建築噪音影響評估、將會採用的較寧靜施工方法和設備及其他噪音緩解措施清單，以及擬議的建築噪音影響監察及審核計劃。建築噪音管理計劃／更新的建築噪音管理計劃亦須評估建議的建築噪音緩解措施的成效，並包括一份實施時間表，以列表形式列出將會實施的建築噪音緩解措施，以及實施緩解措施的負責方、地點、時間和須達到的環保成效。建築噪音管理計劃／更新的建築噪音管理計劃須使用 Web-CNMP 平台編制，並須由香港工程師學會、香港合資格環保專業人員學會（香港環專會）或香港聲學學會認可的經認證／合資格噪音模擬專業人員或其他由署長同意的專業人員擬備及查核。建築噪音管理計劃／更新的建築噪音管理計劃須由環境小組組長或其他由署長同意的專業人員核證，並經獨立環境查核人或其他由署長同意的專業人員核實，證明其符合核准環評報告（登記冊編號：AEIAR-275/2026）載列的相關結果及建議。建築噪



音管理計劃／更新的建築噪音管理計劃中建議的所有緩解措施及指明的規定均須全面實施。

Submission of Fixed Noise Management Plan
提交固定噪音管理計劃

- 2.18 Unless otherwise agreed by the Director, the Permit Holder shall, no later than 2 months before the commencement of construction of the corresponding parts of the Project, deposit with the Director 2 hard copies and 1 electronic copy of a Fixed Noise Management Plan (FNMP) for the corresponding parts of the Project. If there is any change to the recommended fixed noise mitigation measures and/or plant inventory in the FNMP, the Permit Holder shall, no later than 1 month before the implementation of any such change, deposit with the Director 2 hard copies and 1 electronic copy of an updated FNMP. The FNMP / updated FNMP shall contain a quantitative fixed noise impact assessment with reference to the latest plant inventory, noise mitigation measures to be adopted, a proposed fixed noise impact monitoring and audit programme. The FNMP / updated FNMP shall also assess the effectiveness of the recommended fixed noise mitigation measures and include an implementation schedule in table form to list out the fixed noise mitigation measures to be implemented as well as the responsible party, location, timing and environmental performance required for implementation of the mitigation measures. The FNMP / updated FNMP shall be prepared and checked by a Certified / Qualified Noise Modelling Professional as recognised by the HKIE, HKIQEP, HKIOA or other professional as agreed by the Director. The FNMP / updated FNMP shall be certified by the ET Leader or other professional as agreed by the Director, and verified by the IEC or other professional as agreed by the Director, as conforming to the relevant noise standards in and recommendations of the approved EIA Report (Register No. AEIAR-275/2026). All mitigation measures recommended and requirements specified in the FNMP / updated FNMP shall be fully implemented.

除非另獲署長同意，許可證持有人須在工程項目的相關部分的建造工程展開前最少 2 個月，把工程項目相關部分的固定噪音管理計劃的 2 份硬複本及 1 份電子複本送交署長存放。如固定噪音管理計劃所建議的固定噪音緩解措施及／或設備清單有任何更改，許可證持有人須在落實任何更改事項前最少 1 個月，把更新的固定噪音管理計劃的 2 份硬複本及 1 份電子複本送交署長存放。固定噪音管理計劃／更新的固定噪音管理計劃須包含根據最新的設備清單作出的定量固定噪音影響評估、將會採取的噪音緩解措施，以及擬議的固定噪音影響監察及審核計劃。固定噪音管理計劃／更新的固定噪音管理計劃亦須評估所建議的固定噪音緩解措施的成效，並包括一份實施時間表，以列表形式列出將會實施的固定噪音緩解措施，以及實施緩解措施的負責方、地點、時間和須達到的環保成效。固定噪音管理計劃／更新的固定噪音管理計劃須由香港工程師學會、香港環專會或香港聲學學會認可的經認證／合資格噪音模擬專業人員或其他由署長同意的專業人員擬備及查核。固定噪音管理計劃／更新的固定噪音管理計劃須由環境小組組長或其他由署長同意的專業人員核證，並經獨立環境查核人或其他由署長同意的專業人員核實，證明其符合核准環評報告(登記冊編號：AEIAR-275/2026)載列的相關噪音標準及建議。固定噪音管理計劃／更新的固定噪音管理計劃中建議的所有緩解措施及指明的規定均須全面實施。

Submission of Cultural Heritage Mitigation Measures Plan
提交文化遺產緩解措施計劃

- 2.19 The Permit Holder shall conduct pre-construction survey/investigation to obtain the updated information on the archaeology potential for the marine areas at HKP South Berthing Facility and review the need to update the mitigation measures proposed in



the approved EIA Report (Register No. AEIAR-275/2026). The Permit Holder shall, in consultation with the Antiquities and Monuments Office (AMO), no later than 2 months before the commencement of marine works at HKP South Berthing Facility or otherwise agreed by the Director, submit 2 hard copies and 1 electronic copy of a Cultural Heritage Mitigation Measures Plan (CHMMP) to the Director for approval. The CHMMP shall include the result of the pre-construction survey/ investigation, the review on the proposed mitigation measures for the identified anomaly, the implementation programme and the monitoring and audit arrangement. The CHMMP shall be prepared by the archaeologist(s) who have obtained a "Licence to Excavate and Search for Antiquities" and, before submission to the Director, shall be certified by the ET Leader and verified by the IEC as conforming to the information and recommendations contained in the approved EIA Report (Register No. AEIAR-275/2026). All mitigation measures recommended and requirements specified in the CHMMP shall be fully implemented.

許可證持有人須進行施工前調查／勘察，以取得香港口岸南船隻停泊設施海域考古潛質的最新資料，並檢視是否需要更新核准環評報告(登記冊編號：AEIAR-275/2026)所建議的緩解措施。許可證持有人須諮詢古物古蹟辦事處的意見，在香港口岸南船隻停泊設施的海事工程展開前最少 2 個月或署長同意的其他限期內，把文化遺產緩解措施計劃的 2 份硬複本及 1 份電子複本提交署長批准。文化遺產緩解措施計劃須包括施工前調查／勘察的結果、對已識別異常情況所建議緩解措施的檢視安排、實施計劃，以及監察及核查安排。文化遺產緩解措施計劃須由持有『挖掘及搜尋古物牌照』的考古學家擬備，並須在提交署長前由環境小組組長核證及獨立環境查核人核實，證明其符合核准環評報告(登記冊編號：AEIAR-275/2026)所載的資料及建議。文化遺產緩解措施計劃建議的所有緩解措施及訂明的要求，均須全面實施。

Submission of Measures during Construction and Operation of the Project **工程項目建造及營辦期間須提交的文件或實施的措施**

Waste Management Measure **廢物管理措施**

- 2.20 All dump trucks for waste transportation and disposal under the Project shall be equipped with Global Positioning System (GPS) or equivalent automatic identification system (AIS) for real time tracking and monitoring of their travel routings and parking locations in order to avoid illegal dumping or landfilling of construction and demolition materials. The data collected by GPS or equivalent AIS relating to travel routings and parking locations of all dump trucks shall be recorded properly for checking and auditing by ET and IEC respectively. The audit findings shall be reported in the Monthly EM&A Report.

工程項目所有用於運送和處置廢物的泥頭車，均須配備全球衛星定位系統或同等的自動識別系統，以實時追蹤及監察泥頭車的行駛路線及停泊地點，防止非法棄置或堆填建築和拆卸物料。全球衛星定位系統或同等的自動識別系統所收集有關所有泥頭車的行車路線及泊車地點的數據，均須妥為記錄，以供環境小組檢查及獨立環境查核人審核，而有關審核結果須在每月環監報告內匯報。

Measures to Mitigate Marine Ecological and Water Quality Impact **緩解海洋生態及水質影響的措施**

- 2.21 The Permit Holder shall implement the following construction methods and measures:
許可證持有人須執行以下施工方法及措施：



- (i) Non-dredged ground treatment methods shall be adopted for the construction of breakwaters;
須採用非浚挖式地層處理方法建設防波堤；
- (ii) Marine construction works shall be restricted to daytime hours only, and shall not be undertaken beyond one hour after sunset;
海事工程須限制在日間進行，並不可在日落一小時後的時間進行；
- (iii) All construction-related marine vessels shall be equipped with GPS or equivalent AIS for real time tracking and monitoring of their travel routings and speed;
所有工程船隻須安裝全球衛星定位系統或同等的自動識別系統，以實時追蹤及監察其航行路線及速度；
- (iv) Non-percussive piling method shall be adopted for marine works; and
須採用非撞擊式打樁方法進行海事工程；以及
- (v) No dredging works shall be conducted at HKP East Mooring Space.
不得在香港口岸東碇泊區進行挖泥工程。

Measures to Mitigate Cultural Heritage Impact
緩解文化遺產影響的措施

- 2.22 The Permit Holder shall implement the Archaeological Exclusion Zone (AEZ) as indicated in Figure 1 during construction and operation of the Project to prohibit any construction works or vessel movement within AEZ, or updated mitigation measures as specified in the approved Cultural Heritage Mitigation Measures Plan under Condition 2.19 of this Permit.
許可證持有人須在工程項目建造及營辦期間實施本許可證圖1所示的考古限制區，禁止在考古限制區進行任何工程或讓船隻航行，或實施本許可證條件第2.19項的核准文化遺產緩解措施計劃所訂明的已更新緩解措施。

Submission of Environmental Management Plan for Marina
提交遊艇停泊處環境管理計劃

- 2.23 The Permit Holder shall, no later than 3 months before commencement of operation of the Marina, deposit with the Director 2 hard copies and 1 electronic copy of Environmental Management Plan for Marina (EMPM). The EMPM shall include house rules to be imposed to the visiting yachts (including prohibiting vessel cleaning and maintenance, vessel speed and travel route control within marine parks and surrounding areas, the code of conduct on marine mammal encounter, arrangements for on-shore power connection and wastewater handling), spill prevention and emergency response plan, the details of the booking and registration arrangements and the linkage of booking priority with compliance performance on relevant house rules. The EMPM shall be certified by the ET Leader and verified by the IEC as conforming to the information and recommendations contained in the approved EIA Report (Register No. AEIAR-275/2026) before submission to the Director. All measures recommended and requirements specified in the EMPM shall be fully implemented.
許可證持有人須在遊艇停泊處營辦前最少 3 個月，把遊艇停泊處環境管理計劃的 2 份硬複本及 1 份電子複本送交署長存放。遊艇停泊處環境管理計劃須包括對到訪遊艇施加的使用守則(包括禁止進行遊艇清潔及維護、在海岸公園及其周邊區域實施船速與航線管制、遇上海洋哺乳類動物時的行為守則、岸電連接與污水處理安排)、防溢與緊急應變計劃、預約及登記安排的詳情，以及與遵守使用守則表現掛鈎的預訂優先安排。遊艇停泊處環境管理計劃須在送交署長前由環境小組



組長核證及獨立環境查核人核實，證明其符合核准環評報告(登記冊編號：AEIAR-275/2026)所載的資料及建議。遊艇停泊處環境管理計劃建議的所有措施及訂明的要求，均須全面實施。

Submission of Marine Traffic Management Plan
提交海上交通管理計劃

- 2.24 The Permit Holder shall, in consultation with AFCD, no later than 3 months before commencement of operation of the Marina, submit 2 hard copies and 1 electronic copy of Marine Traffic Management Plan (MTMP) to the Director for approval. The MTMP shall include (a) the imposition of speed limit for the vessels under the Project and the visiting yachts, (b) the suggested vessel travel routes; (c) the set-up of the real-time vessel tracking system including data integrity measures and the smart initiatives to be adopted; (d) the mechanism to alert the concerned vessels in case of deviation; and (e) the implementation arrangement of the compliance performance linked booking and registration system with a view to minimising disturbance to the adjacent marine parks. The Permit Holder shall review the marine traffic movement data and submit the data bi-monthly to the Director and AFCD and also report annually to the ACE on the effectiveness of the MTMP for the first two years of operation of the Project. The MTMP shall be certified by the ET Leader and verified by the IEC as conforming to the information and recommendations contained in the approved EIA Report (Register No. AEIAR-275/2026) before submission to the Director. All measures recommended and requirements specified in the MTMP shall be fully implemented.

許可證持有人須諮詢漁護署的意見，在遊艇停泊處營辦前最少 3 個月，把海上交通管理計劃的 2 份硬複本及 1 份電子複本提交署長批准。海上交通管理計劃須包括 (a)對項目轄下船隻及到訪遊艇施加的航速限制；(b)建議航線；(c)設立實時船隻追蹤系統，包括擬採用的數據完整性措施及智慧措施；(d)船隻偏離航線時的警示機制；以及 (e)將合規表現與預約及登記系統掛鈎的執行安排，以減少對毗鄰海岸公園的滋擾。許可證持有人須檢視海上交通活動數據，並在工程項目首兩年營辦期間每兩個月向署長及漁護署提交相關數據及每年向環諮會匯報海上交通管理計劃的成效。海上交通管理計劃須在提交署長前由環境小組組長核證及獨立環境查核人核實，證明其符合核准環評報告(登記冊編號：AEIAR-275/2026)所載的資料及建議。海上交通管理計劃建議的所有措施及訂明的要求，均須全面實施。

Submission of Environmental Management Plan for the Water Park
提交水上樂園環境管理計劃

- 2.25 The Permit Holder shall, no later than 3 months before commencement of operation of the Water Park, submit 2 hard copies and 1 electronic copy of Environmental Management Plan for the Water Park (EMPWP) to the Director for approval. The EMPWP shall include the environmental practices to be implemented in the Water Park, including the demarcation of the Water Park boundary and areas for motorised water sports, means to track the position of the motorised water sport vessels, vessel speed control, the promotion of use of biodegradable and ocean-friendly sunscreen, and the arrangements and types of Special Events to be held at the Water Park and the associated preventive measures. The EMPWP shall be certified by the ET Leader and verified by the IEC as conforming to the information and recommendations contained in the approved EIA Report (Register No. AEIAR-275/2026) before submission to the Director. All measures recommended and requirements specified in the EMPWP shall be fully implemented.

許可證持有人須在水上樂園營辦前最少 3 個月，把水上樂園環境管理計劃的 2 份硬複本及 1 份電子複本提交署長批准。水上樂園環境管理計劃須包括在水上樂園內實施的環保措施，包括劃定水上樂園邊界及機動水上運動區域、追蹤機動水上



運動船隻位置的方法、船速管制、推廣使用可生物降解及對海洋友善的防曬產品，以及水上樂園舉辦特別活動的安排、類型及相關的預防措施。水上樂園環境管理計劃須在提交署長前由環境小組組長核證及獨立環境查核人核實，證明其符合核准環評報告(登記冊編號：AEIAR-275/2026)所載的資料及建議，然後才提交署長審批。水上樂園環境管理計劃建議的所有措施及訂明的要求，均須全面實施。

3 Environmental Monitoring and Audit Requirements 環境監察及審核規定

- 3.1 The Permit Holder shall, no later than 3 months before commencement of construction of the Project, submit 2 hard copies and 1 electronic copy of updated EM&A Manual to the Director for approval. The updated EM&A Manual shall include the following information:

許可證持有人須在工程項目的建造工程展開前最少 3 個月，把更新的環監手冊的 2 份硬複本及 1 份電子複本提交署長批准。更新的環監手冊須包括：

- (i) updates on the information contained in the EM&A Manual submitted together with the approved EIA Report (Register No. AEIAR-275/2026); and 與核准環評報告(登記冊編號：AEIAR-275/2026)一同提交的環監手冊所載的資料更新；以及
- (ii) audit / reporting requirements for the measures as specified in the submission under Condition 2.15 of this Permit.
按照本許可證條件第 2.15 項提交的文件中列明的措施所制定的審計／報告要求。

- 3.2 The Permit Holder shall implement the EM&A programme in accordance with the procedures and requirements as set out in the updated EM&A Manual. Any changes to the EM&A requirements or programme or termination of the programme shall be justified by the ET Leader and verified by the IEC as conforming to the information and requirements contained in the updated EM&A Manual before submission to the Director for approval.

許可證持有人須按照環監手冊所載的程序及規定執行環監計劃。環監的規定或計劃如有更改或計劃如終止，須由環境小組組長提出理據並由獨立環境查核人核實，證明其符合環監手冊所載的資料及規定，然後才提交署長審批。

- 3.3 The Permit Holder shall take samples, measurements and necessary remedial actions in accordance with the requirements of the updated EM&A Manual by:

許可證持有人須按照環監手冊所載的規定，透過以下方法進行取樣、測量及所需的補救行動：

- (i) conducting baseline environmental monitoring;
進行環境基線監測；
- (ii) conducting impact monitoring;
進行影響監測；
- (iii) carrying out remedial actions described in the Event/Action Plans of the EM&A Manual in accordance with the time frame set out in the Event/Action Plans, or as agreed by the Director, in case where specified criteria in the EM&A Manual are exceeded; and



如超逾環監手冊內指定的標準，則按照環監手冊內的事件／行動計劃所訂明的時限或署長所同意的時限，執行事件／行動計劃所說明的補救行動；以及

- (iv) logging and keeping records of the details of (i) to (iii) above for all parameters within 3 working days of the collection of data or completion of remedial action(s), for the purpose of preparing and submitting the monthly EM&A Reports and to make available the information for inspection
在收集數據或完成補救行動 3 個工作天內，須記錄及備存上文(i)至(iii)段所有參數的詳情，用作擬備及提交每月環監報告，並備妥有關資料以供在工地查閱。

- 3.4 The Permit Holder shall submit 1 hard copy and 1 electronic copy of Baseline Monitoring Reports to the Director at least 2 weeks before the commencement of construction of the Project. The submissions shall be certified by the ET Leader and verified by the IEC as having complied with the requirements as set out in the updated EM&A Manual before submission to the Director. Additional copies of the Baseline Monitoring Reports shall be provided upon request by the Director.

許可證持有人須在展開工程項目的建造工程前最少 2 個星期向署長提交基線監測報告的 1 份硬複本及 1 份電子版本。提交文件須由環境小組組長核證及獨立環境查核人核實，證明其符合環監手冊所載的規定，然後才提交署長。如署長要求，則須提交基線監測報告的額外複本。

- 3.5 The Permit Holder shall submit 1 hard copy and 1 electronic copy of Monthly EM&A Reports for the construction stage of the Project to the Director, within 10 working days after the end of the reporting month. The monthly EM&A Reports shall include an executive summary of all environmental audit results, together with actions taken in the event of non-compliance (exceedances) of the environmental quality performance limits (Action and Limit Levels), complaints received and emergency events relating to violation of environmental legislation. The submissions shall be certified by the ET Leader and verified by the IEC as having complied with the requirements as set out in the updated EM&A Manual before submission to the Director. Additional copies of the Monthly EM&A Reports shall be provided upon request by the Director.

在每個提交報告的月份結束後 10 個工作天內，許可證持有人須向署長提交工程項目建築階段每月環監報告的 1 份硬複本及 1 份電子版本。每月環監報告須包括各項環境審核結果，以及在發生不符合(超出)環境質素表現規限(行動及極限水平)情況時所採取的行動、接獲有關違反環境法例的投訴及發生相關緊急事件的行政摘要。提交的報告須由環境小組組長核證及獨立環境查核人核實，證明其符合環監手冊所載的規定，然後才提交署長。如署長要求，則須向署長提交每月環監報告的額外複本。

- 3.6 All EM&A data submitted under this Permit shall be true, valid and correct.
根據本許可證提交的所有環監數據，均須有效及真實無誤。

- 3.7 To ensure a high degree of transparency regarding the monitoring data and results in view of the public concern about the Project, all environmental monitoring and audit data and results and all submissions and all performance test data and results required by this Permit shall be made available by the Permit Holder to the public through a dedicated website to be set up by the Permit Holder under Condition 4.2 below, in the shortest practicable time and in no event later than 10 working days after such information is available.

基於公眾對工程項目的關注，為確保監察數據和結果具高透明度，許可證持有人須盡快把各項環境監察及審核數據和結果、本許可證規定的所有提交文件及各項



表現測試數據和結果，透過按下文條件第 4.2 項由許可證持有人設立的特定網站供公眾閱覽，在任何情況下均不得遲於這些資料可供閱覽後的 10 個工作天。

4 Electronic Reporting of EM&A Information 環監資料的電子匯報

- 4.1 To facilitate public inspection of the Baseline Monitoring Report and Monthly EM&A Reports via the EIAO Internet Website and at the EIAO Register Office, electronic copies of these Reports shall be prepared in Portable Document Format (PDF version 1.3 or later), unless otherwise agreed by the Director and shall be submitted at the same time as the hard copies as described in Conditions 3.4 and 3.5 above. A content page capable of providing hyperlink to each section and sub-section of these Reports shall be included in the beginning of the document. Hyperlinks to all figures, drawings and tables in these Reports shall be provided in the main text from where the respective references are made. All graphics in these Reports shall be in interlaced GIF, JPEG or PDF format unless otherwise agreed by the Director. The content of the electronic copies of these Reports must be the same as the hard copies.

為方便公眾透過環評條例互聯網網站及在環評條例登記冊辦事處查閱基線監測報告及每月環監報告，除非另獲署長同意，否則該等報告的電子複本須以備攜式文件格式(PDF)(第 1.3 或較後版本)擬備，並須與上文條件第 3.4 及 3.5 項所說明的硬複本同時提交。在文件開端須加入可與報告各節及小節作出連結的目錄。報告內的正文如有任何相關的參考資料，須建立超連結以連結至報告所載的相關數據和圖表。除非另獲署長同意，否則報告內所有圖像均須以交錯存取的 GIF、JPEG 或 PDF 格式制定。報告的電子複本內容，必須與硬複本的內容一致。

- 4.2 The Permit Holder shall, within 4 weeks after the commencement of construction of the Project, set up a dedicated Internet website and notify the Director in writing the Internet address where the environmental monitoring data and project information is to be placed. All environmental monitoring data described in Condition 4.1 above shall be made available to the public via the abovementioned dedicated Internet website in the shortest possible time and in any event no later than 2 weeks after the relevant environmental monitoring data are collected or become available, unless otherwise agreed with the Director. All finalised submissions and plans shall be made available to the public via the dedicated Internet website in the shortest possible time and in any event no later than 2 weeks after the submissions and plans are approved by or deposited with the Director, unless otherwise agreed with the Director. The Permit Holder shall maintain the dedicated website for public access of the environmental monitoring data and reports throughout the entire construction period and during the first 3-year period of operation of the Project, or otherwise as agreed by the Director.

許可證持有人須在工程項目的建造工程展開後 4 個星期內，設立特定網站存放環境監察數據及工程項目資料，並以書面通知署長互聯網網址所在。除非另獲署長同意，上文條件第 4.1 項說明的所有環境監察數據，均須盡快透過上述特定互聯網網站供公眾閱覽，在任何情況下均不得遲於有關資料在收集或可供發放後的 2 個星期內上載至該特定網站。所有提交文件及圖則定稿，均須盡快透過該特定互聯網網站供公眾閱覽，在任何情況下均不得遲於有關提交文件及圖則獲署長核准或向署長存放後的 2 個星期，除非另獲署長同意。許可證持有人須在工程項目整個施工期內及首 3 年營辦期內，或署長同意的其他期間，維持該特定網站，供公眾接達有關環境監察數據及報告。

- 4.3 The Internet website as described in Condition 4.2 above shall enable user-friendly public access to the environmental monitoring data and project information including



the Project Profile, EIA Report and Environmental Permit(s). The Internet website shall have features capable of:

上文條件第 4.2 項說明的互聯網網站，必須方便用戶使用，讓公眾容易接達環境監察數據及工程項目資料，當中包括工程項目簡介，環評報告及環境許可證。除非另獲署長同意，互聯網網站須具備部件，提供下述功能：

- (i) providing access to all environmental monitoring data of this Project collected since the commencement of construction;
接達建造工程展開後所收集的全部環境監察數據；
- (ii) searching by date;
按日期搜尋；
- (iii) searching by types of monitoring data; and
按監察數據類別搜尋；以及
- (iv) hyperlinking to relevant monitoring data after searching
在搜尋後與相關的監察數據作出超文本連結。

or otherwise as agreed by the Director.

Notes:

註：

1. This Permit consists of three parts, namely, Part A (Main Permit), Part B (Description of Designated Project) and Part C (Permit Conditions). Any person relying on this Permit should obtain independent legal advice on the legal implications under the EIAO, and the following notes are for general information only.
本許可證共有 3 部，即 A 部 (許可證主要部分)；B 部 (指定工程項目的說明) 及 C 部 (許可證條件)。任何援引本許可證的人士須就環評條例的法律含意徵詢獨立法律意見，下述註解只供一般參考用。
2. If there is a breach of any condition of this Permit, the Director or his authorised officer may, with the consent of the Secretary for Environment and Ecology, order the cessation of associated work until the remedial action is taken in respect of the resultant environmental damage, and in that case the Permit Holder shall not carry out any associated works without the permission of the Director or his authorised officer.
如違反本許可證的任何條件，署長或獲授權人員徵得環境及生態局局長的同意後可勒令停止相關工程，直至許可證持有人為所造成的環境損害採取補救行動為止。在此情況下，許可證持有人未經署長或獲授權人員同意，不得進行任何相關工程。
3. The Permit Holder may apply under Section 13 of the EIAO to the Director for a variation of the conditions of this Permit. The Permit Holder shall replace the original permit displayed on the Project site by the amended permit.
許可證持有人可根據環評條例第 13 條的規定向署長申請更改本環境許可證的條件。許可證持有人須以經修改的許可證替換在工程項目工地內展示的原有許可證。
4. A person who assumes the responsibility for the whole or a part of the Project may, before he assumes responsibility of the Project, apply under Section 12 of the EIAO to the Director for a further environmental permit.



承擔工程項目整項或部分工程的責任的人，在承擔責任之前，可根據環評條例第 12 條的規定向署長申請新的環境許可證。

5. Under Section 14 of the EIAO, the Director may with the consent of the Secretary for Environment and Ecology, suspend, vary or cancel this Permit. The suspended, varied or cancelled Permit shall be removed from display at the Project site.
根據環評條例第 14 條的規定，署長可在取得環境及生態局局長的同意下暫時吊銷、更改或取消本許可證。遭暫時吊銷、更改或取消的許可證必須從工程項目工地除下，不再展示。
6. If this Permit is cancelled or surrendered during construction or operation of the Project, another environmental permit must be obtained under the EIAO before the Project could be continued. It is an offence under Section 26(1) of the EIAO to construct or operate a designated project listed in Part I of Schedule 2 of the EIAO without a valid environmental permit.
如果本許可證在工程項目建造或營辦期間取消或交回，則在繼續進行工程項目之前，必須先根據環評條例規定取得另一份環境許可證。根據環評條例第 26(1)條的規定，任何人在沒有有效環境許可證的情況下建造或營辦環評條例附表 2 第 1 部所列明的指定工程項目，即屬犯罪。
7. Any person who constructs or operates the Project contrary to the conditions in this Permit, and is convicted of an offence under the EIAO, is liable:
 - (i) on a first conviction on indictment to a fine of \$2 million and to imprisonment for 6 months;
 - (ii) on a second or subsequent conviction on indictment to a fine of \$5 million and to imprisonment for 2 years;
 - (iii) on a first summary conviction to a fine at level 6 and to imprisonment for 6 months;
 - (iv) on a second or subsequent summary conviction to a fine of \$1 million and to imprisonment for 1 year; and
 - (v) in any case where the offence is of a continuing nature, the court or magistrate may impose a fine of \$10,000 for each day on which he is satisfied the offence continued.

如任何人在違反本許可證的條件下建造或營辦工程項目，且被裁定觸犯環評條例所訂明的罪行，即屬犯罪：

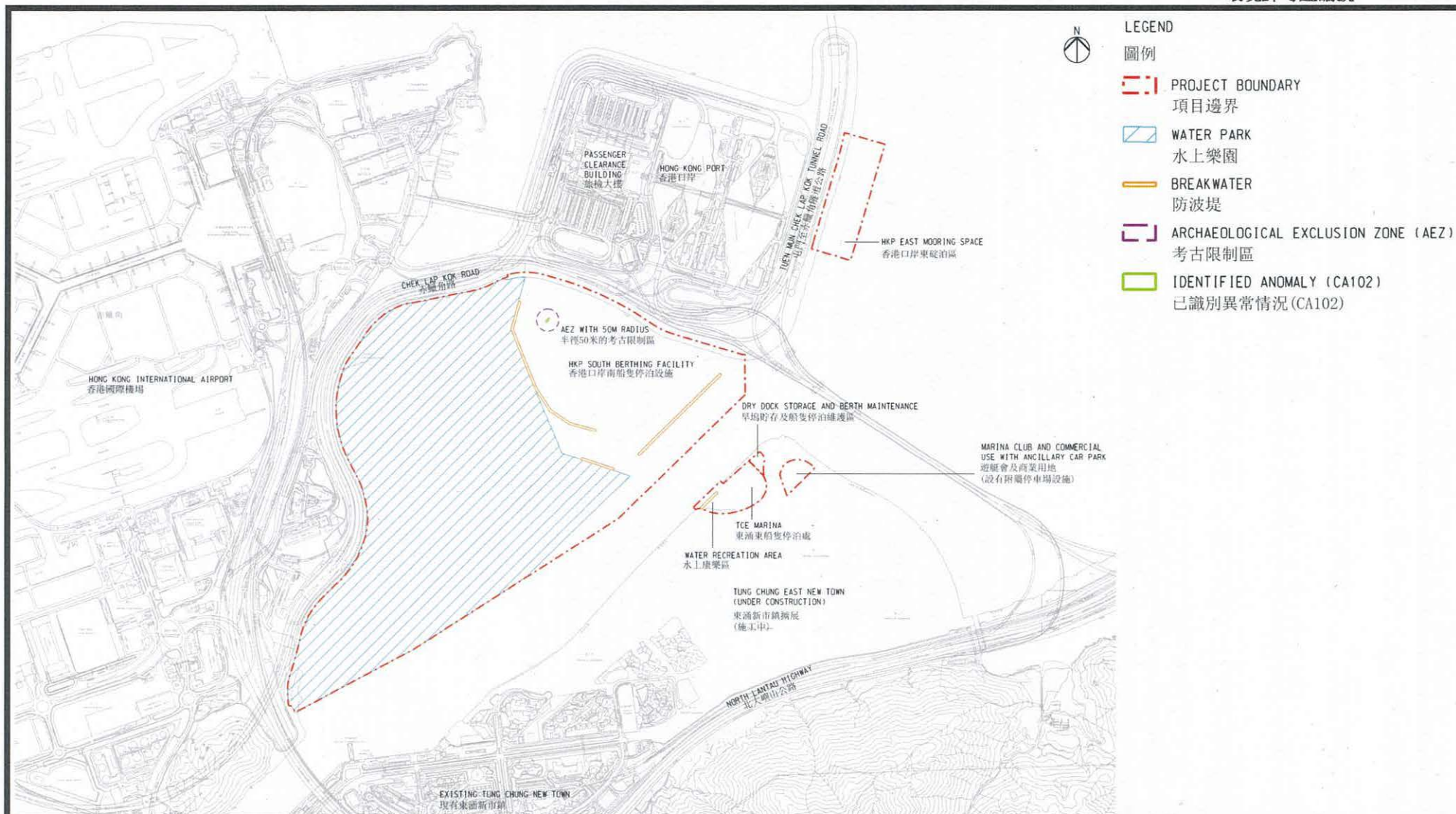
- (i) 一經循公訴程序首次定罪，可處罰款 200 萬元及監禁 6 個月；
 - (ii) 一經循公訴程序第二次或其後每次定罪，可處罰款 500 萬元及監禁 2 年；
 - (iii) 一經循簡易程序首次定罪，可處第 6 級罰款及監禁 6 個月；
 - (iv) 一經循簡易程序第二次或其後每次定罪，可處罰款 100 萬元及監禁 1 年；以及
 - (v) 在任何情況下如該罪行屬持續性質，法院或裁判官可就其信納該罪行持續的每天另處罰款 10,000 元。
8. The Permit Holder may appeal against any condition of this Permit under Section 17 of the EIAO within 30 days of receipt of this Permit.
許可證持有人可在接獲本許可證後 30 天內，根據環評條例第 17 條就本許可證的任何條件提出上訴。



9. The Notes are for general reference only and that the Permit Holder should refer to the EIAO for details and seek independent legal advice.
上述註解只供一般參考用，欲知有關詳情，許可證持有人須參閱環評條例及徵詢獨立法律意見。

Environmental Permit No. EP-687/2026
環境許可證編號 EP-687/2026





Project Title
工程項目名稱

Water Recreation and Yacht Bay Development
水上康樂及遊艇港灣發展

Figure 1:
圖 1:

Project Location Plan
項目位置圖

[This figure was prepared based on Figure 3.1 of the Executive Summary (Register No.: AEIAR-275/2026)]
[本圖是根據行政摘要(登記冊編號: AEIAR-275/2026)圖 3.1 編制]

Environmental Permit No.: EP-687/2026
環境許可證編號: EP-687/2026

