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31 July 2026

By Registered Post and Fax

Airport Authority Hong Kong

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

**Project Title: Water Recreation and Yacht Bay Development
(Application No. EIA-321/2026)**

I refer to your application received on 13 February 2026 for approval of an EIA report under Section 6(2) of the EIA Ordinance and our previous letter of 13 April 2026 advising you to exhibit the EIA report for public inspection in accordance with Section 6(4) of the EIA Ordinance.

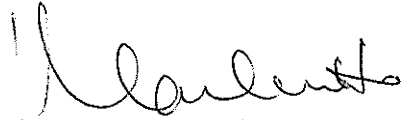
Having considered the public comments received during the public inspection period and the comments from the Advisory Council on the Environment (ACE) given to us on 24 July 2026, I now advise you under Section 8(3) of the EIA Ordinance that the above EIA report as exhibited under Section 7(1) of the EIA Ordinance is approved subject to the conditions at **Annex 1**.

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 - 275/2026) 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 (<https://www.epd.gov.hk/eia/en/index.html>).

Should you have any queries concerning the above, 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 (EIA) Ordinance, Cap.499
Application for Approval of EIA Report

Project Title: Water Recreation and Yacht Bay Development

Reference of the Approved EIA Report in the Register: AEIAR-275/2026

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

- (1) The Project Proponent shall no later than 3 months before commencement of construction of the eco-shoreline, in consultation with Agriculture, Fisheries and Conservation Department (AFCD) and Environmental Committee (EC) (set up under Condition (3)), submit the Eco-shoreline Implementation Plan (the ESIP) to the Director of Environmental Protection (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 Hong Kong Port (HKP) South Berthing Facility and the proposed vertical breakwater at Tung Chung East (TCE) Marina) and the implementation programme.
- (2) The Project Proponent shall no later than 3 months before commencement of construction of the Project, in consultation with AFCD and EC (set up under Condition (3)), submit the Ecological Enhancement Plan (the 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.
- (3) The Project Proponent shall set up an Environmental Committee (EC) no later than 4 months before the commencement of construction of the Project. The EC shall be consulted to advise on the preparation of the ESIP and the EEP and review the effectiveness of implementation of the proposed requirements and ecological enhancement measures of the Project according to the EIA report and the approved ESIP and EEP. The EC should have a wide representation including representatives of relevant government department (including AFCD), green groups and academics. The list of members and terms of reference of the EC shall be submitted to the Director for approval.

- (4) The Project Proponent shall no later than 3 months before commencement of operation of the proposed Marina, in consultation with AFCD, submit the Marine Traffic Management Plan (the 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 minimizing disturbance to the adjacent marine parks. The Project Proponent shall review the marine traffic movement data and submit the data bi-monthly to Environmental Protection Department and AFCD and also report annually to the Advisory Council on the Environment (ACE) on the effectiveness of the MTMP for the first two years of operation of the Project.
- (5) The Project Proponent shall no later than 3 months before commencement of operation of the Project, submit the Environmental Management Plan for the Water Park (the EMPWP), to the Director for approval. The EMPWP shall include the environmental practices to be implemented in the Water Park, including the demarcation of Water Park boundary, area for motorised water sports and means to track the position of the motorised water sport vessels, vessel speed control, promotion of use of biodegradable and ocean friendly sunscreen, and the arrangement, types of Special Events to be held at Water Park and the preventive measures

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Environmental Protection Department
July 2026