

On the 23rd October a "Town Hall" meeting to present progress to the ABC membership was held. MAP presented a synopsis report on the progress made to date on the design. Comments and suggestions were received from the floor and some of these are in process of being incorporated in the revised design proposals. Three different options were presented and a more in depth explanation of the preferred Option 3 was presented and discussed.

Option 3. – 0%Existing & 100% New



4) As advised by MAP team and agreed ABC Development Committee **Option 3** (0% old, 100% new) was chosen. As stated in the previous report it is the most radical proposal where all existing facilities are removed and rebuilt with a new layout to suit the overall program of facilities required in the ABC brief. A significant difference for Option3 is the improved green view back to the Island hillside as well as the buildings shielding the premises from the winter monsoons. One advantage of this option is that the existing club house facilities can remain whilst the new structures for the club house facilities are being built.

Option 3. – Uses schedule & Ground floor Plan



5) From all the notes at the 18th September the main comments that were taken into account were:

- 5.1) Improve the interaction between the two sides: main terrace and boatyard, creating an easier and better access between the two areas;
- 5.2) Improve the view out from the new Club House to have 180 degree views from Ocean Park to Repulse Bay.
- 5.3) The size of the entertainment areas seem too big for the kitchen area provided with inflexible planning.
- 5.4) The main concern from the Committee was that the water front are should not be built upon and that the Club House should be located further back from the hard stand water edge, with changing rooms, toilets and showers located to the rear.
- 5.5) A playground and a protected area for children was asked for; primarily near the sitting out-door area, where parents can supervise activities easily.
- 5.6) ABC Committee stressed that greening measures were important to soften the impact of the new facilities.

6) Some other comments/questions were present by the members on the 18th September:

- 6.1) The toilets facilities were big enough and it seems to work.

- 6.2) The boat racking display seems rational and understandable although the client had asked in percentage what was the difference between the terrace/leisure area and boat yard. The boat yard area is 75.65% from the total area and terrace plus clubhouse facilities only 24.35%.

7) At the Middle Island "Town Hall" meeting, MAP not only presented the progress for Option 3, but they also presented their work for the other options so that the progress could be assessed in total.

The image below shows the updated plan developed for the 23rd October meeting. This drawings/project took not only in consideration the client comments as well internal MAP notes.

Option 3. – Updated plan with the link between the two ABC & RYHKC



- 8) The major changes at this plan were done at:
- 8.1) The size of the restaurant: the clear entertainment area was turned into a more flexible space with a wider shape although smaller and incorporating a covered outdoor terrace;
 - 8.2) Creating of a water front terrace area in front of the enclosed restaurant, the restaurant, with a connection between the terrace and the boatyard;
 - 8.3) Access to the workshop as well as the toilets & showers facilities was incorporated from the boat yard side.
 - 8.4) In order to soften the Wall idea that breaks the North-East and East-South winds and open the views to the Sailor's bar, a big window towards the boatyard was incorporated.
 - 8.5) In accordance with the 5.6 point the trees/ landscape along the wall were

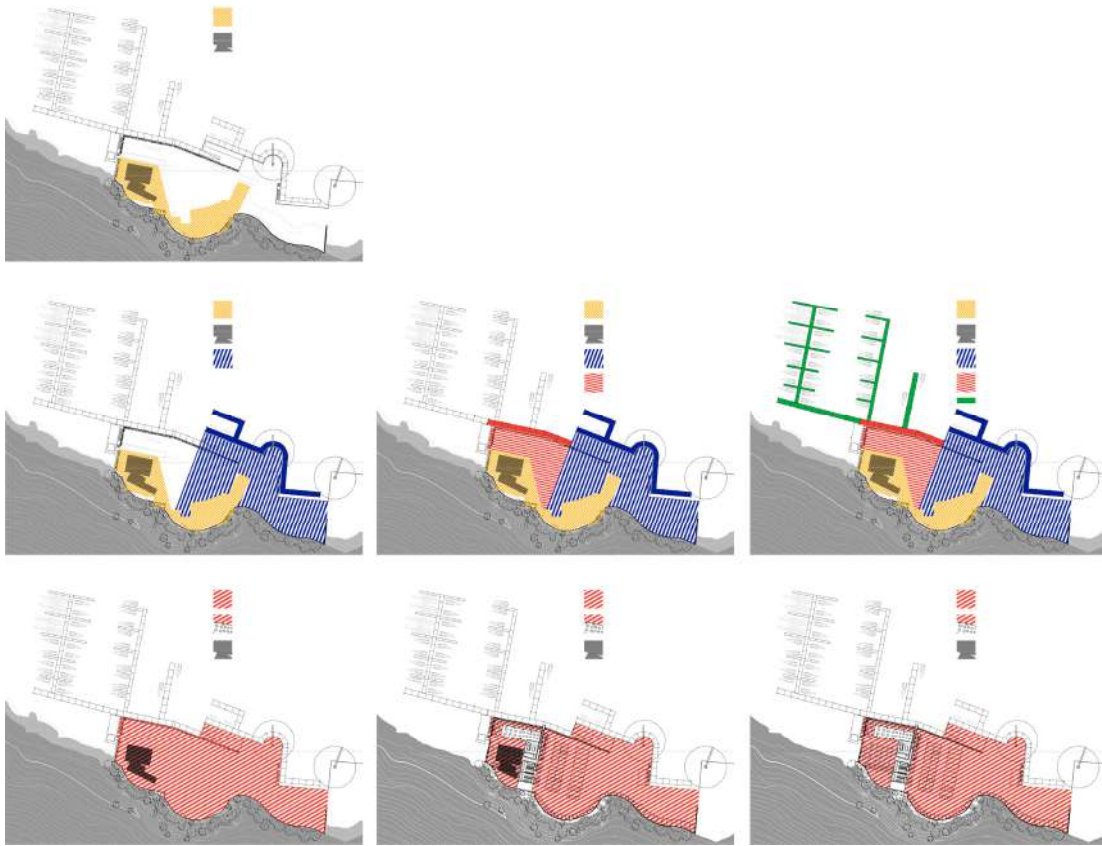
- included;
- 8.6) With the seawall rotation from the wall towards the East-South the reclamation area had decrease the size substantially;
 - 8.7) A sails mats storage facility was included at the first floor;
 - 8.8) The mast repair tower was deleted.
9. Apart from program and areas referred at the plans & section shown there were other topics presented at the "Town Hall Meeting" such as:
- 9.1) Two options for the retain wall were designed as illustrated by the images below: one constructed in concrete and the other as a gabion; both would incorporate a landscape growing through and the sloping earth back fill will create the depth needed to grow tree species along the back of the retain wall.

Retain Wall Options: Gabion on the left & Concrete on the right side.



- 9.2) The Phases for the Clubhouse & Seawall construction were illustrated: The required stages for the build is illustrated in the diagrams below. These are complicated due to the requirements to retain as much use of the facility as possible during the construction stages.

Construction Phases for MID: Existing, new Seawall and new Club house



10. During the "Town Hall" meeting several questions were raised by the ABC memberships and the most relevant issues were:
 - 10.1) Design team should consider a balcony closing at the north east for a better protection on the clubhouse during storms and typhoons;
 - 10.2) Seating for parents within the playground was suggested
 - 10.3) The sea wall layout to the west was questioned. This area could become a stagnant water area where floating rubbish could collect.
 - 10.4) The day mooring provision seems inadequate and should be increased for future ease of use.
 - 10.5) Since it's a private club and the reclamation area requested is substantially bigger than the current area the members were concerned that the club would needed a public & environmental advice from other consultants in order to obtain the governmental approval.
11. The connection created between the two adjacent Clubs was a raised question by the members. Although obvious to the ABC DC and MAP, they explained the main reasons for that link:
 - 11.1) Create a physical connection between clubs since they will share potable water & electricity supply
 - 11.2) Double space for both clubs and design of a more flexible space;
 - 11.3) Both clubs could share facilities such as: boatyard, lift crane, access boat ramp, toilets & showers, etc.
 - 11.4) The physical merging will allow larger scale International Regattas to be hosted jointly by both clubs.
12. The Wall Concept that shelters the building from the winter monsoons winds was objected to in principle by several members. One suggestion was that the barrier

between the Club House facilities and the boat hard stand could be achieved with planting of trees and shrubs as a landscape barrier.

13. Siting the Club House at the rear of the site against the slope had already been suggested by the Development Committee in order to create a larger open space at the water front. Following this suggestion, result MAP had prepared some 3D sketch options to illustrate this. These are shown below.

Sketch of other options for the Club house position.



Summary:

The chosen option is Option 3 which means the Clubhouse will be a totally new. The seawall extent and configuration was agreed to although the clubhouse building position & shape was not consented to. The MAP team will proceed with developing drawings and sketches for the final clubhouse design and will work with the Development Committee to finalize this over the next few weeks.