



Aberdeen Boat Club, HK  
香港仔遊艇會

# Aberdeen Boat Club Proposed Development at Middle Island

## Town Hall Meeting No. 8 19 November 2022

Development Committee  
Aberdeen Boat Club

CONSULTANTS





Aberdeen Boat Club, HK  
香港仔遊艇會

# Development Committee

Barry Hill (Chairman)  
Chris Pooley  
John Berry  
Eric Tang  
Paul Scroggie  
Alan Child  
Philippe de Manny

## CONSULTANTS





# AGENDA

1. Project Overview
2. Background
3. Programme
4. Finance
5. Q&A



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# PROJECT OVERVIEW





# Development Project Objectives

- Obtain Government approval for the right to develop Middle Island
- Satisfy HAB Policy:
  - Increase public access to Club facilities
  - Provide training for Elite Sailing Athletes
  - Increase Hong Kong's reputation regionally and internationally in the sport of sailing
- Satisfy ABC needs:
  - Increased boat storage and training facilities
  - Enhance facilities for members
    - Additional pontoon berthing
    - Improved facilities for children
    - Possible future connectivity between ABC and RHKYC

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# Development Site

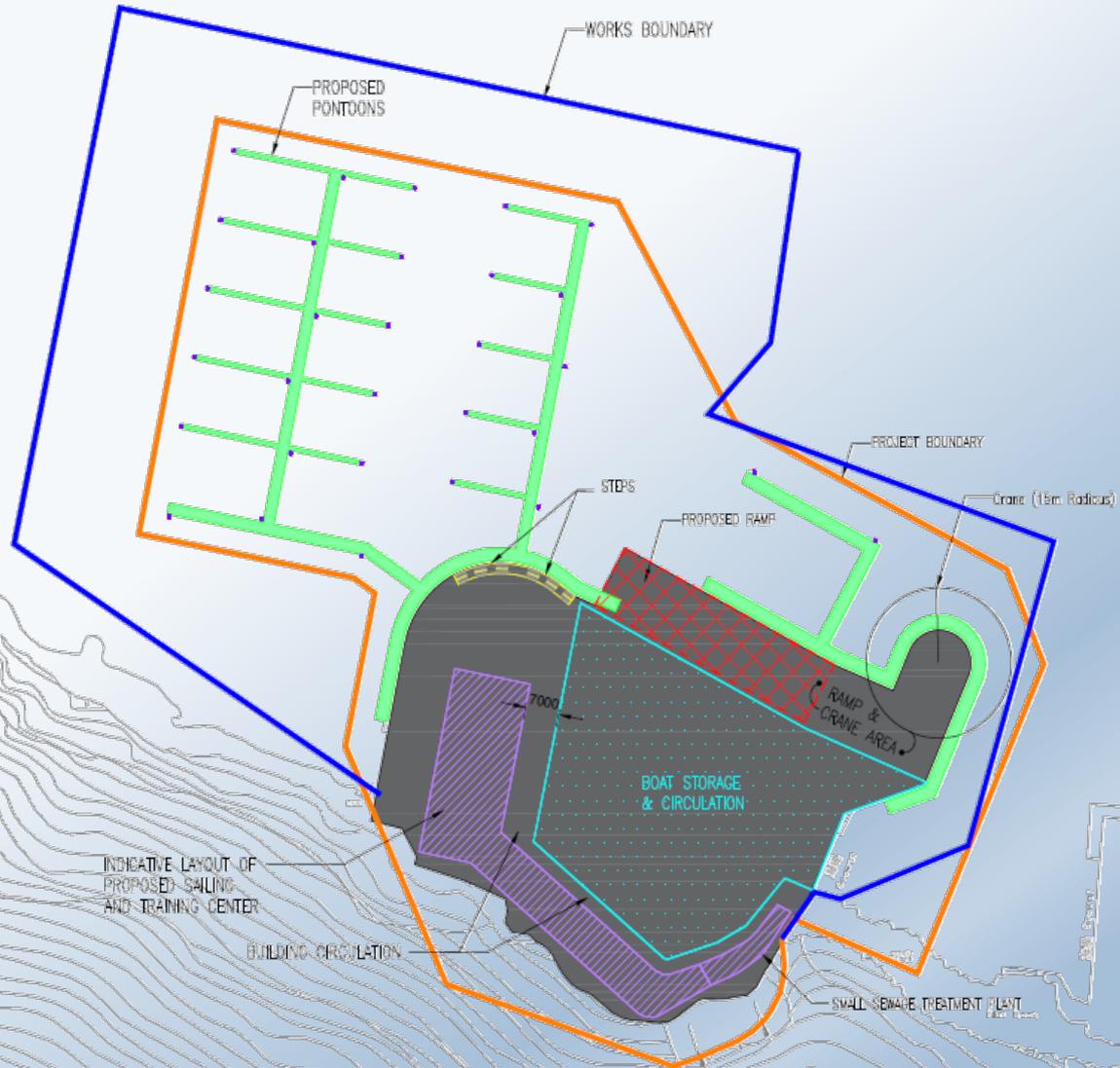




# Proposed Layout



0 10 20 30 40 50m





# Proposed Development Area

| DEVELOPMENT PARAMETERS | Existing            | Proposed Scheme (max) |
|------------------------|---------------------|-----------------------|
| Total Site Area        | 3,020m <sup>2</sup> | 5,300m <sup>2</sup>   |
| Total Building GFA     | 355m <sup>2</sup>   | 1,775m <sup>2</sup>   |
| No. of Storeys         | 1                   | 2                     |
| Max. Height            | 8m                  | 15m                   |





# BACKGROUND



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# Key Events 2010 - 2015

2010 - Review development options and selection of Middle Island

2011 - Introduction of Building Development Levy

2012 - Conceptual design options

2013 - Preparation of Preliminary Design

2014 - Issue of Preliminary Environmental Review

2015 - Presentation of Scheme to HAB  
- HAB Approval in Principle

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# KEY SUBMISSION 1

## Home Affairs Bureau Submission

- Justification for the proposal and area required for the development
- Based upon analysis of existing usage and forecasts for future demand
- Future benefits for members and non members
- Overall benefit to the local community
- Support of Government policy to promote sport
- Collaboration with RHKYC for staging of international events



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# Key Events 2016 - 2018

2016 - Issue of revised Preliminary Environmental Review

2017 - Preparation of Section 12A submission to Town Planning Board

- Connection of upgraded power supply

2018 - Marine Ground Investigation works commence following Government delay of 15 months

- EPD advises new requirement for Environmental Impact Assessment (EIA)

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# KEY SUBMISSION 2

## Environmental Protection Department (EPD) Requirements

## Environmental Impact Assessment Submission process

### EIA Report Contents

|    |                                    |
|----|------------------------------------|
| 1  | Introduction                       |
| 2  | Description of the Project         |
| 3  | Air Quality Impact                 |
| 4  | Noise Impact                       |
| 5  | Water Quality Impact               |
| 6  | Sewerage and Sewage Treatment      |
| 7  | Waste Management                   |
| 8  | Land Contamination                 |
| 9  | Marine Ecology                     |
| 10 | Fisheries                          |
| 11 | Landscape and Visual Impact        |
| 12 | Cultural Heritage                  |
| 13 | Environmental Monitoring and Audit |
| 14 | Summary of Environmental Outcome   |
| 15 | Conclusion                         |

- EPD reclassify development as Designated Project and issue Project Study Brief in 2018
- ABC submit Method Statement in response to Project Study Brief in February 2019
- October 2019 Marine Ecology study discovers the protected species Amphioxus leading to a complete redesign of the project land formation.
- ABC conduct public consultations in October 2020
- ABC submit first draft Environmental Impact Assessment (EIA) Report in November 2020
- ABC submit interim updates to specific EIA chapters throughout 2021
- ABC submit revised draft EIA in October 2022



# Key Events 2019 - 2020

- 2019
- Ecological survey for EIA discovers amphioxus causing delay to EIA submission of 11 months
  - Reinstatement of MI Clubhouse following damage caused by Typhoon Mangkhut
- 2020
- Presentation to AFCD on mitigation strategy for amphioxus
  - Preparation of alternative design
  - Submission of first draft of EIA



# The Infamous 5cm Amphioxus

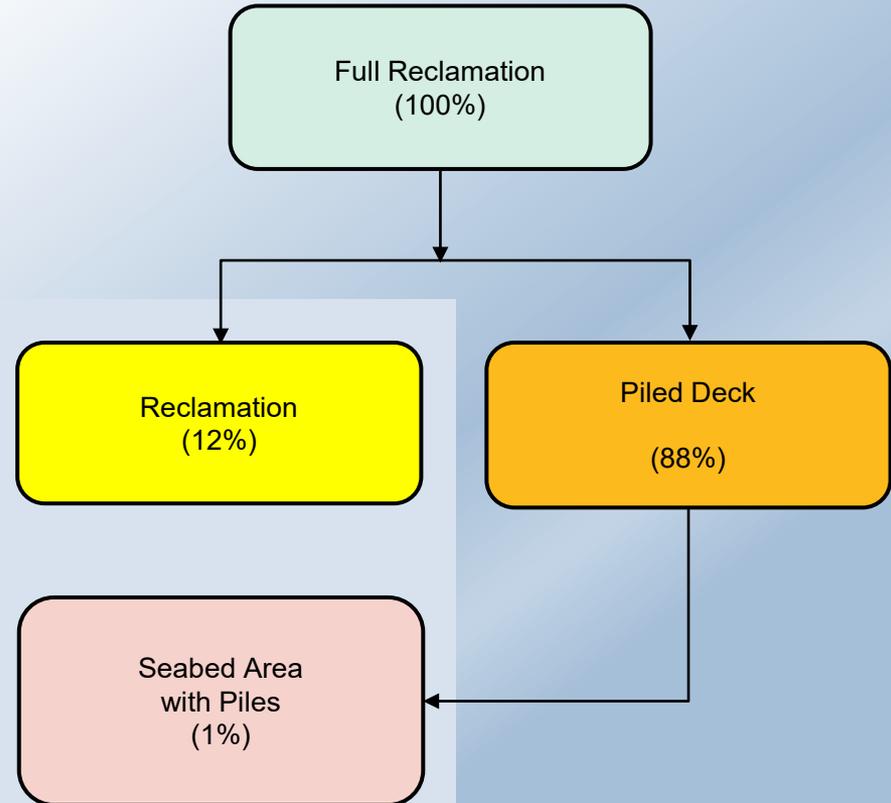
## The size of a match stick





# Redesign of Land Formation

- Reclamation not supported by AFCD because of presence of amphioxus
- To minimize impact on amphioxus, the design has been revised to:
  - Reduce habitat loss by constructing a piled deck with minor reclamation
  - Minimize obstruction to water flow by maximizing pile spacing to 15m
  - Total number of piles is 38 for land formation; 28 for pontoons





# Summary of Delays

- 2014 - Environmental Review - First issue
- 2016 - Environmental Review – Revised issue
- 2017 - Section 12 A submission to Town Planning Board
- 2018 - New requirement from EPD for a full Environmental Impact Assessment (EIA).
- 2019 - Discovery of amphioxus
- 2020 - Preparation of alternative land formation design to protect the amphioxus and coral species.
- 2021 – 2022 - 4 submissions of draft EIA in response to EPD comments

**Delay of 4 years for change of environmental requirement**

**Delay of 2 years for discovery of amphioxus and coral**

**Cumulative delay of 6 years**



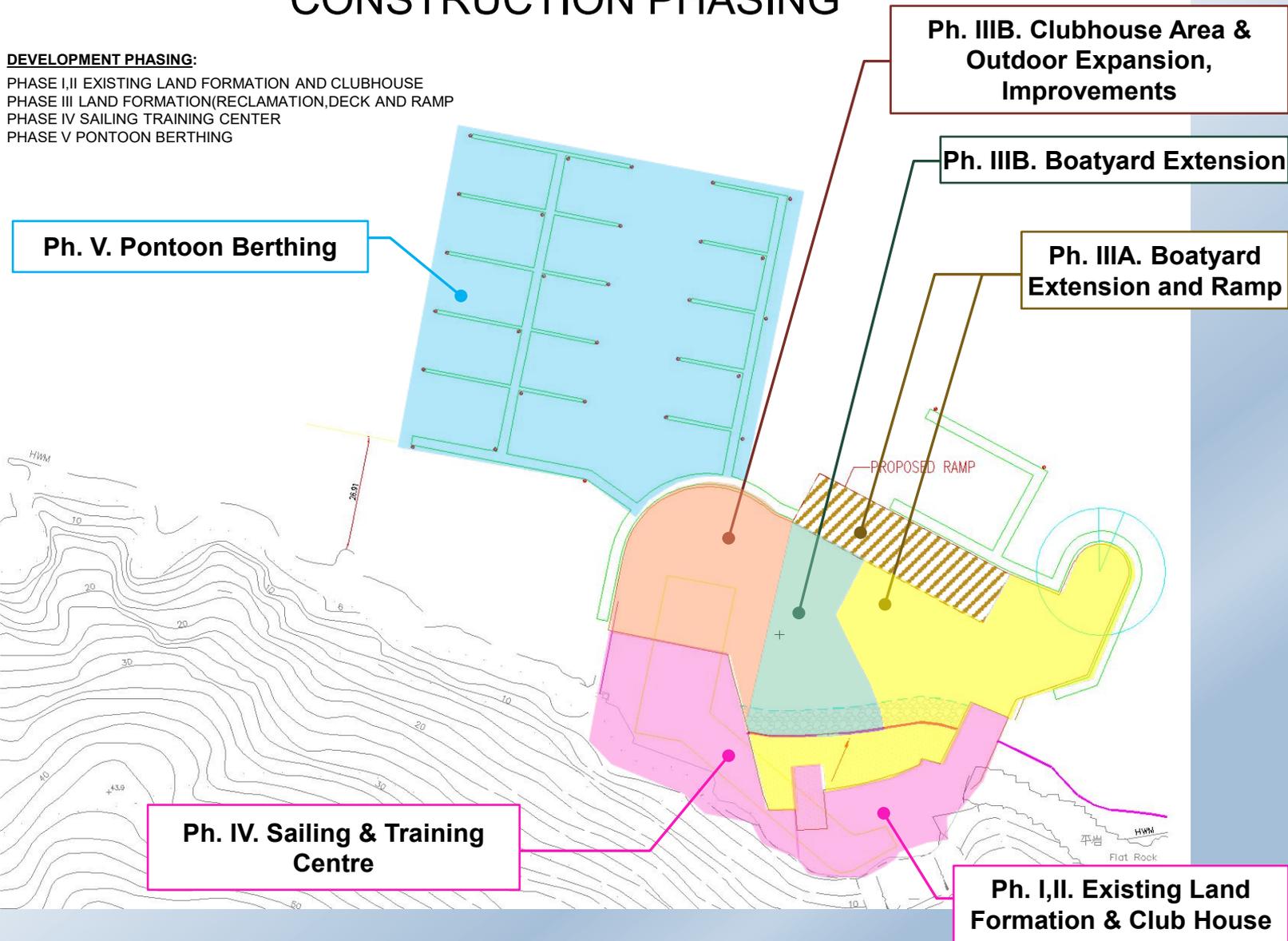
# PROGRAMME



# CONSTRUCTION PHASING

## DEVELOPMENT PHASING:

- PHASE I,II EXISTING LAND FORMATION AND CLUBHOUSE
- PHASE III LAND FORMATION(RECLAMATION,DECK AND RAMP
- PHASE IV SAILING TRAINING CENTER
- PHASE V PONTOON BERTHING





# Programme Forecast

## Obtaining the Right to Develop

- Submit Draft EIA, EM&A, ES - Oct 2022
- Submit EIA, EM&A, ES - Dec 2022
- Approval of EIA & Issue EP - May 2023
- Section 12A application to TPB - Sept 2023
- TPB endorsement of Section 12 A - Jan 2024
- ABC Scope and Cost Review - Jan 2024
- Submission of draft OZP for CE approval - Mar 2025
- Approval - Foreshore & Seabed Gazettal - Dec 2025

**Start of construction January 2026**



# FINANCE





# Income and Expenditure

- **Funds raised up to June 2022 - HKD 73.5M**
- **Total expenditure to date - HKD 16.1M comprising:**
  - Utilities upgrade costs - HKD 6.6M
  - Consultancy costs - HKD 9.5M
- **Costs for Middle Island Reinstatement**
  - Following Typhoon Mangkhut damage - HKD 4.4M (excluded from HKD 73.5M amount above)
- **Balance in Development Fund at June 2022 - HKD 57.4M**



# Capital Cost Estimate

- Phase IIIA - Boatyard Extension and Ramp - HKD 95M
- Phase IIIB - Clubhouse Area - To be prepared
- Phase IV - Sailing & Training Center and other facilities  
To be redesigned due to the new land formation
- Phase V - Pontoon Berthing - To be prepared

**Final Scope and Estimate to be reassessed  
during the ABC Scope and Cost Review**



# Funding

- Funding is sourced from the Building Levy and a proportion from entrance fees.
- Entrance fee proportion has varied, but is currently set at 30% from January 2023
- \$73.5 M has been raised to date
- Forecast of funds at December 2025 is HKD 98M which will be sufficient to complete Phase III A
- Current sourcing of funds is assumed to continue until completion



# NEXT STEPS





# Forward Key Dates

- Approval of EIA - May 2023
- Commence ABC Scope and Cost Review - Jan 2024
- Approval of Rezoning - Mar 2025
- Approval - Foreshore & Seabed Gazette - Dec 2025
- Commence construction - Jan 2026



# Questions and Answers

