



Aberdeen Boat Club, HK
香港仔遊艇會

Aberdeen Boat Club

Middle Island Development Update

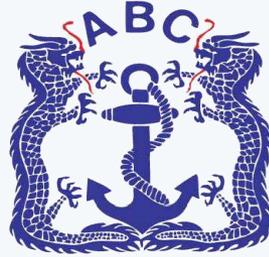
No. 10

23 November 2024

Development Committee
Aberdeen Boat Club

CONSULTANTS





Aberdeen Boat Club, HK
香港仔遊艇會

Development Committee

John Berry (Chairman)
Alan Child
Chris Pooley
Eric Tang
Paul Scroggie

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AGENDA

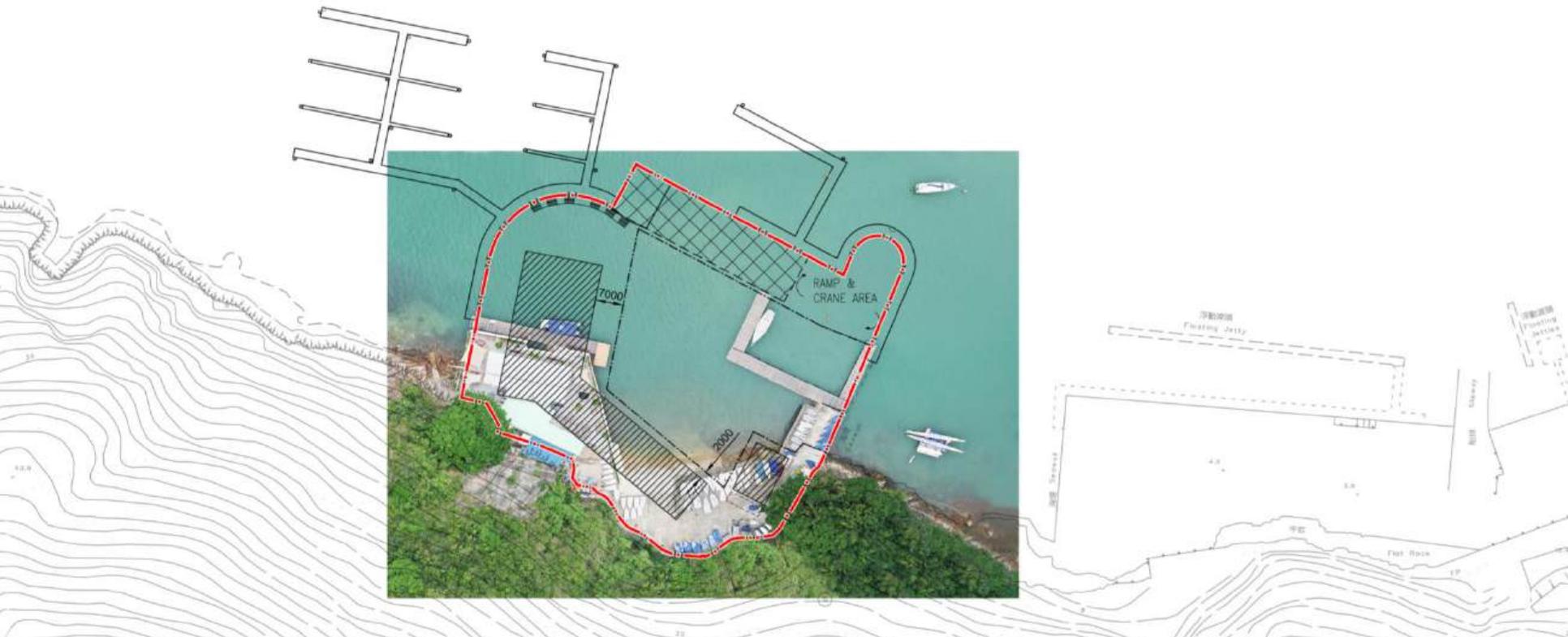
1. Project Overview
2. Background
3. Programme
4. Finance
5. Q&A



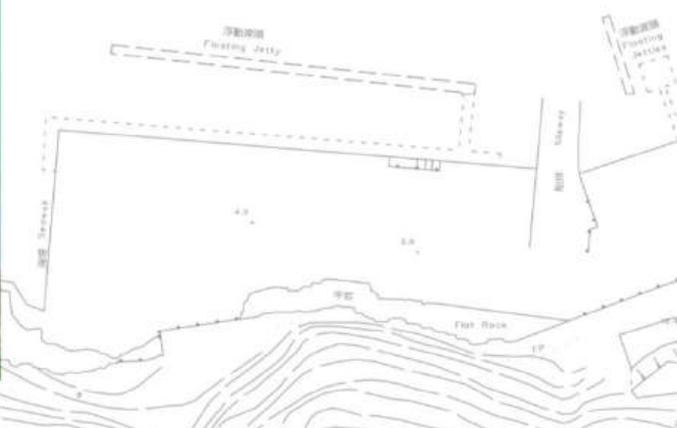


PROJECT OVERVIEW





Legend
Application Site Boundary





Development Project Objectives

- Obtain LandsD's consent for submitting s.12A rezoning application
- Satisfy CTSB (Cultural, Tourism and Sports Bureau) 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.

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CSTB's In-principle Support and LandsD's Consent

文化體育及旅遊局
香港路馬場美道二號
政府總部西翼十三樓



CULTURE, SPORTS AND TOURISM BUREAU
13TH FLOOR, WEST WING
CENTRAL GOVERNMENT OFFICES,
201M MELAVENUE
TAMAR
HONG KONG

本局接獲 OUR REF. : CSTB S&R 4022/37 Pt. 3
來函編號 YOUR REF. :
電話 TEL. NO. : 3506 8071
傳真 FAXLINE : 2519 7404
電子郵件 E-mail Address : dplcheung@cstb.gov.hk

By Email
2 January 2024

Aberdeen Boat Club
c/o URBIS Limited
11/F, Siu On Centre
188 Lockhart Road
Wan Chai
Hong Kong
(Attn. Mr Alan Macdonald)

Dear Mr Macdonald,

**Proposed Section 12A Rezoning Submission
for Aberdeen Boat Club**

I refer to your letter of 20 December 2023 seeking our in-principle support for the Aberdeen Boat Club (ABC) to take forward the Section 12A rezoning application with respect to its proposed expansion project on the site at the Middle Island (i.e. SHX-899).

Our in-principle support is hereby given for ABC to take forward Section 12A rezoning application given that the Club's proposal aims to increase the supply of water sports facilities, which will be beneficial to the promotion of water sports.

覆函時請註明本署編號
Please quote our reference in reply

電話 Tel : 2835 1716
圖文傳真 Fax : 2833 1945
電郵地址 Email : eshkwsrb@landsd.gov.hk
本署編號 Our Ref : (42) in LD DLO/HS HX-899 (D)
來函編號 Your Ref : ABC1-AM-2481-230759

地政總署
港島西及南區地政處
DISTRICT LANDS OFFICE/
HONG KONG WEST & SOUTH
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

香港灣仔軒尼詩道修頓中心五、十八、十九、二十樓
5/F, 18/F, 19/F, 20/F, SOUTHORN CENTRE,
130 HENNESSY ROAD, WAN CHAI, HONG KONG

網址 Web Site: www.landsd.gov.hk

**By Registered Service and
By Fax (2802 8662)**
7 June 2024

Aberdeen Boat Club Limited,
c/o URBIS Limited,
11/F Siu On Centre,
188 Lockhart Road,
Wan Chai, Hong Kong.

(Attn.: Mr. Alan MACDONALD)

Dear Sir,

**Rezoning Application under Section 12A of Town Planning Ordinance (Cap. 131)
by Aberdeen Boat Club Limited
Government Land at Middle Island, Hong Kong**

I refer to your letter dated 10 November 2023 and emails dated 15 and 16 November 2023 and 17 May 2024 regarding the captioned matter.

2. On behalf of the Lands Department, the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government"), I hereby grant consent to you to submit an application to the Town Planning Board (hereinafter referred to as "the Board") for amendment of plan under Section 12A of the Town Planning Ordinance, Cap. 131 in respect of the Government land (hereinafter referred to as "the Government Land") as shown edged purple on the plan titled "Proposed Rezoning Boundary" attached to your email dated 17 May 2024 (hereinafter referred to as "the Application") on the basis that the Application has obtained in-principle policy support from the Secretary for Culture, Sports and Tourism and is subject to your acceptance of the following conditions

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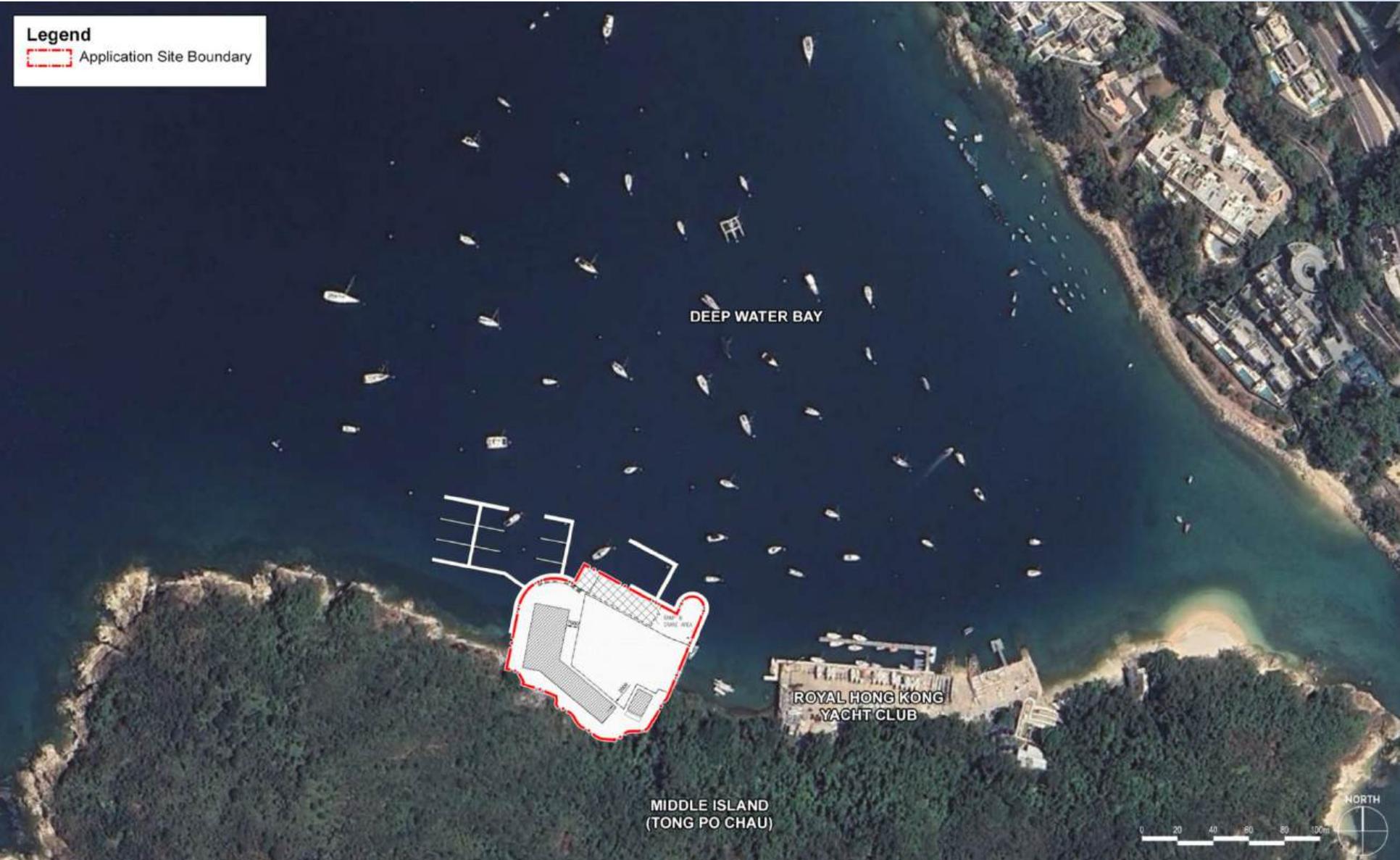




s.12A Rezoning Application Site

Legend

 Application Site Boundary



DEEP WATER BAY

ROYAL HONG KONG
YACHT CLUB

MIDDLE ISLAND
(TONG PO CHAU)

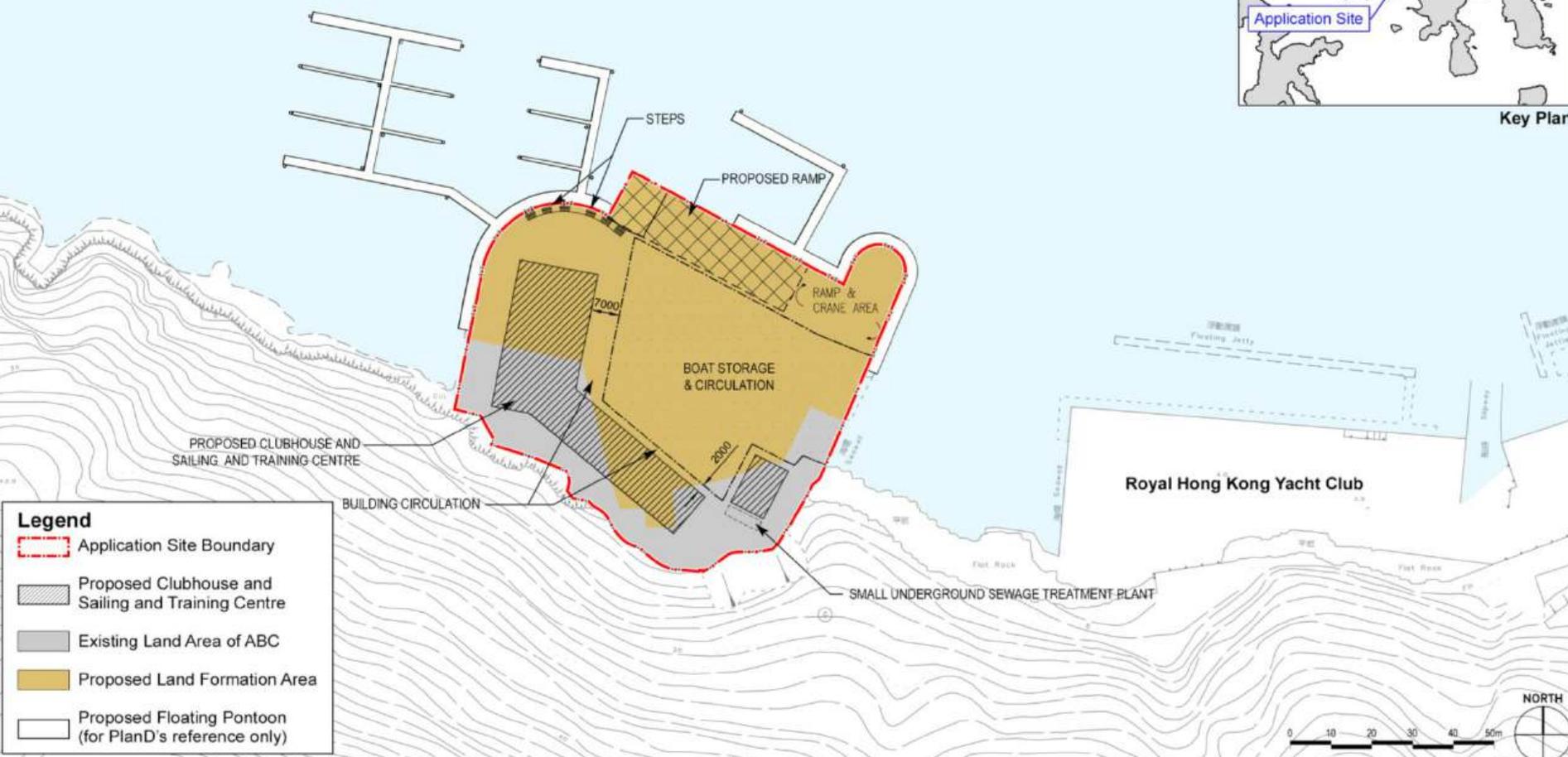




Proposed Layout



Key Plan



Legend

- Application Site Boundary
- Proposed Clubhouse and Sailing and Training Centre
- Existing Land Area of ABC
- Proposed Land Formation Area
- Proposed Floating Pontoon (for PlanD's reference only)



Proposed Development Area

DEVELOPMENT PARAMETERS	Existing	Proposed Scheme (max)
Total Land Area	1,837m ²	Additional 5,090m ²
Total Building GFA	355m ²	2,800m ²
No. of Storeys	1	3 plus open roof
Max. Height	8m	15 m above ground

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BACKGROUND, a long and winding road to approval!



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Key Events 2010 - 2024

- 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 informal approval in principle
- 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
- 2018 - EPD advises new requirement for Environmental Impact Assessment (EIA)
- 2020 – Alternative land formation to protect the amphioxus and coral species.
- 2022- Completion of EIA submission.
- 2023 – Termination of (EIA) requirements
- 2024 – Obtained LandsD’s consent for submitting the s.12A rezoning application



KEY SUBMISSIONS

s.12A Rezoning Submission

- Planning Statement with the following annexes:
 - Revised Conceptual Architectural Design
 - Environmental Assessment
 - Landscape and Visual Impact Assessment
 - Marine Traffic Impact Assessment
 - Ecology and Fishery Impact Assessment
 - Cultural Heritage Impact Assessment
 - Drainage Impact Assessment
 - Water Supply Impact Assessment
 - Sewerage Impact Assessment
 - Geotechnical Planning Review
 - Natural Terrain Hazard Study
- Obtain letters of support from SF&OC and 5 other organizations.



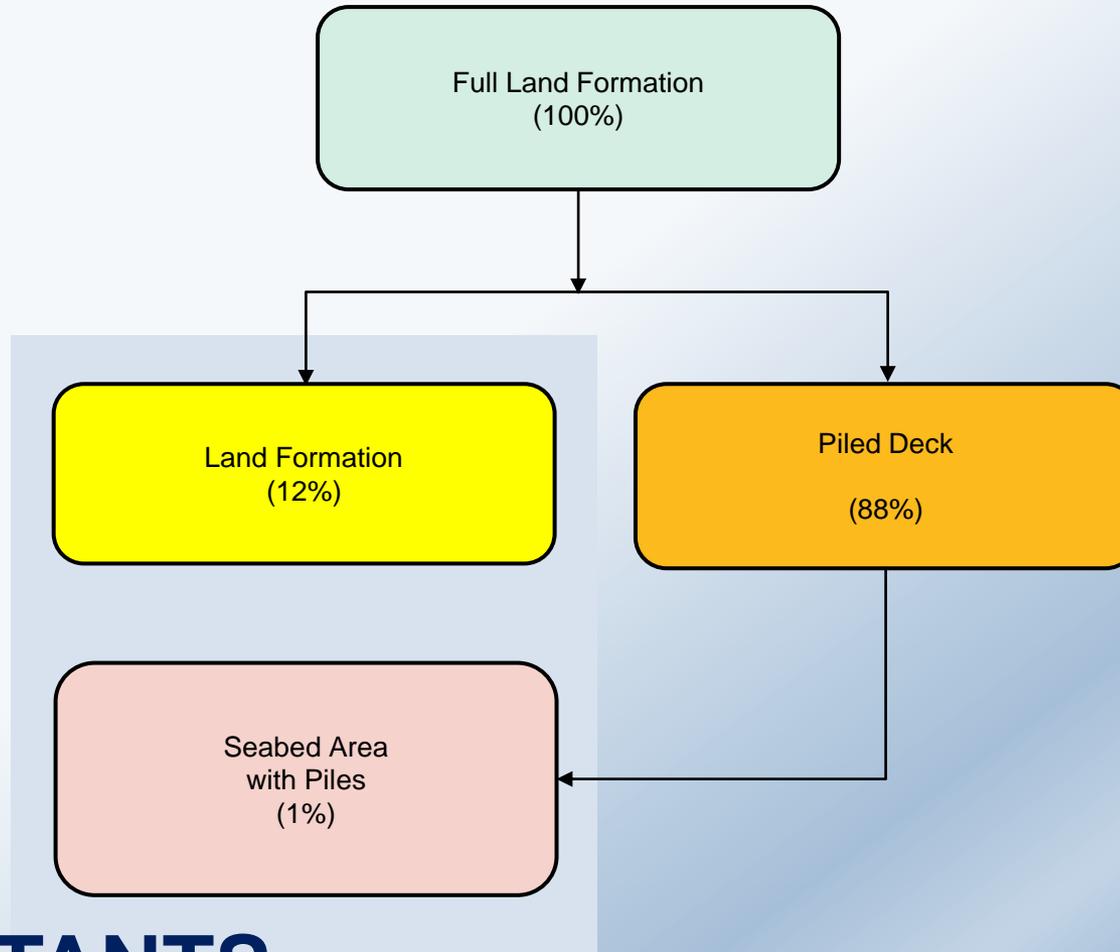
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These tasks have been completed



Design of New Land Formation Piled Deck Approach



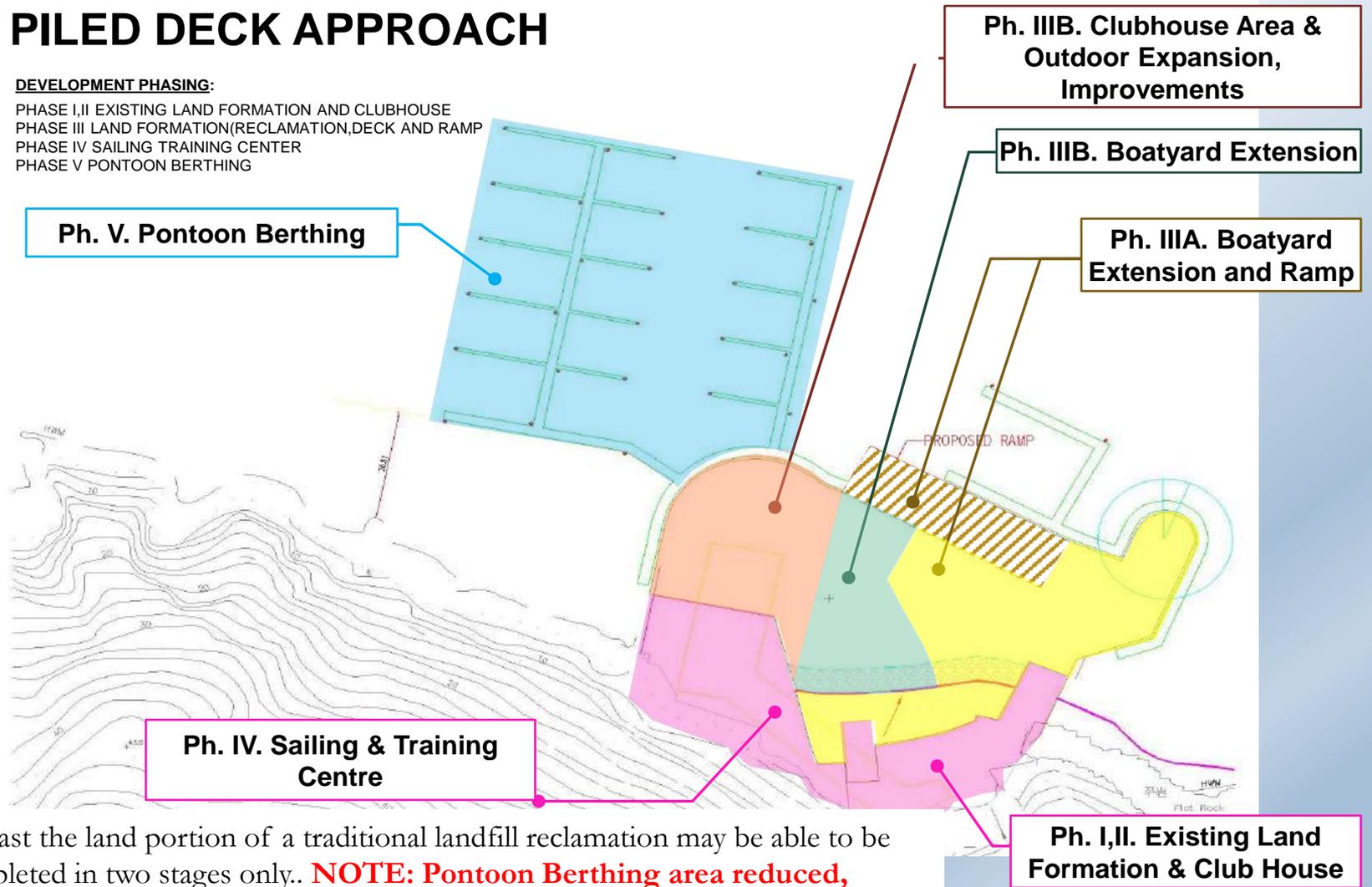
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FORECAST CONSTRUCTION PHASING - PILED DECK APPROACH

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



At least the land portion of a traditional landfill reclamation may be able to be completed in two stages only.. **NOTE: Pontoon Berthing area reduced, yellow area modified.**

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PROGRAMME



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Programme Forecast

Obtaining the Right to Develop

- Satisfaction of EA requirements - June 2023
 - Right to develop will allow amendments to the design
 - Final design to support original objectives subject to affordability and optimizing usage of available funds
 - Increased storage, realignment of the ramp and provision of improved training facilities are the priorities
 - Opportunity to retain the improved clubhouse
 - Opportunity to introduce staged development
- Section 12A pre-submission to PlanD - Q1 2025
- Section 12A application to TPB - Q2 2025
- ABC Scope and Cost review - 2025
- TPB endorsement of Section 12 A - Q2-Q3 2025
- Submission of draft OZP for CE approval - Q3 2026
- Approval - Foreshore & Seabed Gazettal - Q1 2027

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Start of construction 2027





FINANCE



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Capital Cost Estimate

- Phase IIIA - Boatyard Extension and Ramp - HKD 95M
(Piled Deck Option, *other options, likely significantly less*)
- 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**

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Income and Expenditure Projection

- **Expected net funds raised by December 2025 - HKD 70 M**

after expenditure to date - HKD 19.5 M comprising:

- **Costs for Middle Island improvement and fees:**
 - Utilities upgrade costs - HKD 6.6M
 - Repair & upgrade following Typhoon Mangkhut damage - HKD 4.4M
 - Consultant fees, Investigations & Surveys
- **Balance in Development Fund in November 2024 - HKD 65.4 M**

**ABC's Financial Controller has advised on 22 Nov 2024 that the current balance in the Middle Island Development Fund is projected for Dec 2025 to be approximately \$70 million.*

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Funding

- Funding is sourced from the Building Levy and a proportion from interest generated through time deposit.
- Entrance fee proportion has varied, 80% on bank time deposit interest
- Forecast of funds at December 2025 is HKD 70M (using piled deck scheme for land formation) which will be insufficient to complete Phase III once all section 12A surveys and submission are completed as well as all consultancy fees paid, giving a Shortfall of 20%. Cost is expected less for other construction options. *Post meeting note: consultants have advised that ABC is no longer bound to adopt the more expensive piled deck option formerly required by EPD due to change in EIA rules.*
- Current sourcing of funds is assumed to continue until completion maybe additional funds may be raised if the Club decide to take again a portion of entrance fees as previously.

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NEXT STEPS





Forward Key Dates

- Commence ABC Scope and Cost Review - 1st Half 2025
- Approval of Rezoning and Plan Amendment - Q3 2026
- Approval - Foreshore & Seabed Gazette - Q1 2027
- Commence construction - Q1 2027

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Questions and Answers

