

Aberdeen Boat Club, HK  
香港仔遊艇會

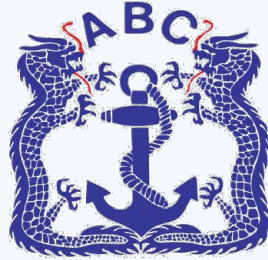
# Aberdeen Boat Club Proposed Development at Middle Island

## Town Hall Meeting No. 8 25 November 2023

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

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# AGENDA

**1. Project Overview**

**2. Background**

**3. Programme**

**4. Finance**

**5. Q&A**







# PROJECT OVERVIEW



100 METERS

PROPOSED  
PONTOONS

WORKS BOUNDARY

STRUCTURAL LAYOUT  
INDICATIVE

100 METERS



PROJECT BOUNDARY

CRANE (15m RADIUS)

PROPOSED RAMP

PROPOSED  
SAILING AND  
TRAINING CENTER

BH-03

BH-02

BH-01

100 METERS

ROYAL HONG KONG  
YACHT CLUB







# Development Project Objectives

- Obtain Government approval for the right to develop Middle Island (still on going)
- 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
    - Possible future connectivity between ABC and RHKYC

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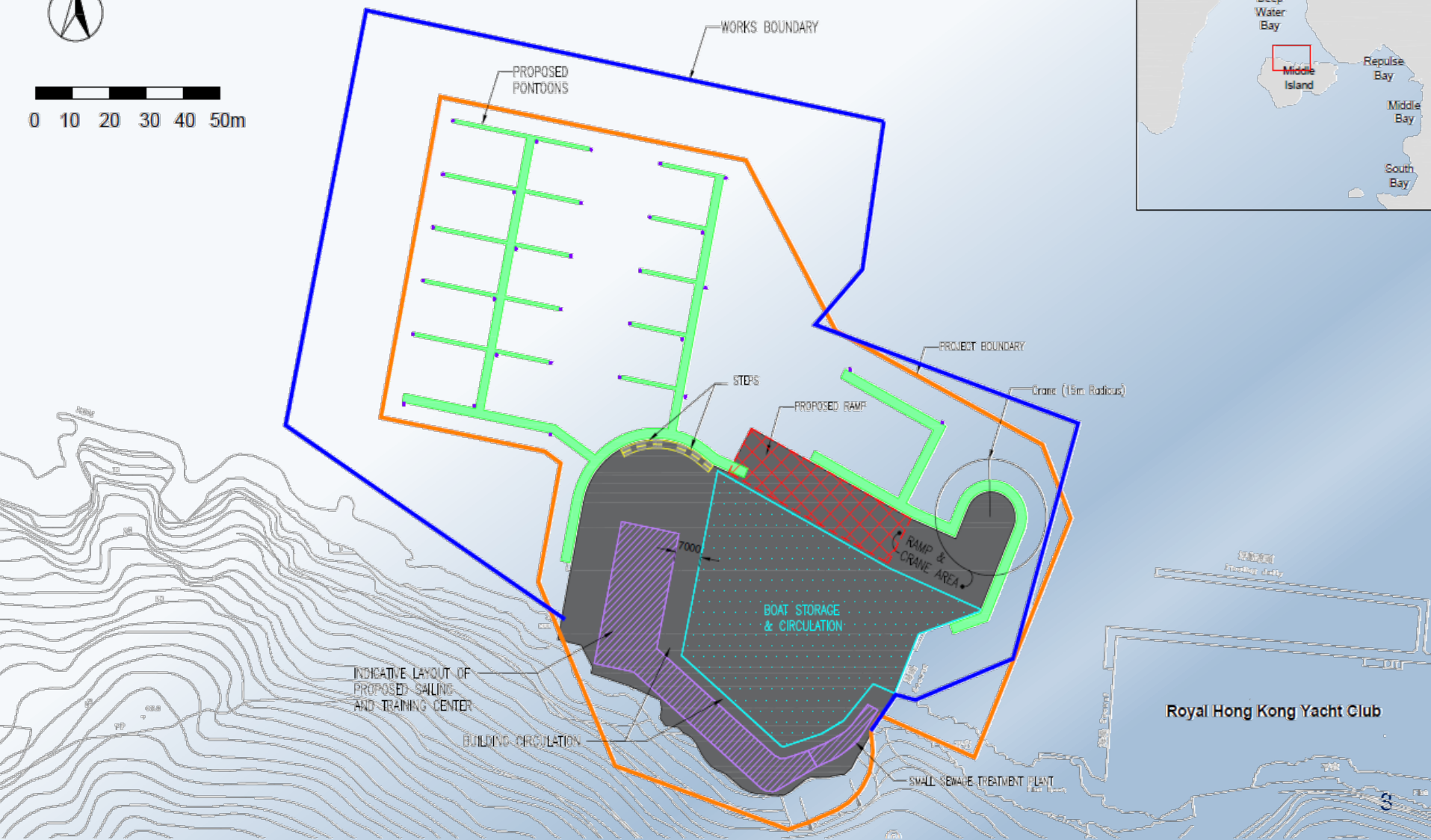
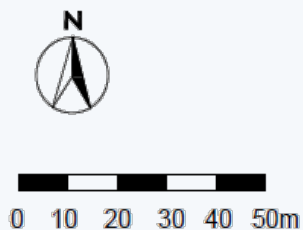


# Development Site





# Proposed Layout







# Proposed Development Area

DEVELOPMENT PARAMETERS	Existing	Proposed Scheme (max)
Total Site Area	3,020m <sup>2</sup>	Additional 5,300m <sup>2</sup>
Total Building GFA	355m <sup>2</sup>	1,361m <sup>2</sup>
No. of Storeys	1	3 plus open roof
Max. Height	8m	15 m above ground

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# BACKGROUND



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# Key Events 2010 - 2023

- 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





# KEY SUBMISSIONS

## HAB & EPD 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
- Intent to connect with RHKYC for staging of international events and utilities connections
- Community engagement particularly the fishermen association.
- Full Environmental Impact Assessment



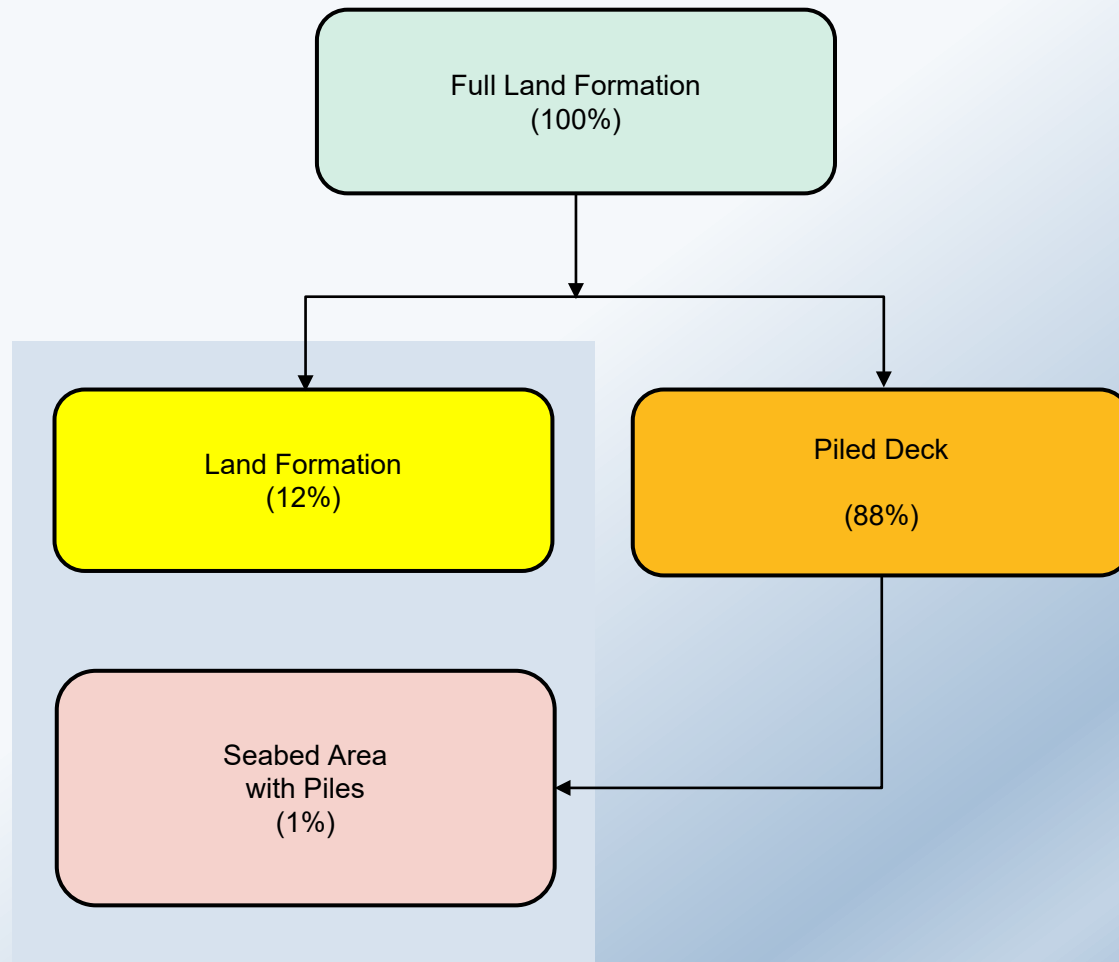
**This has been completed**

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# Design of New Land Formation



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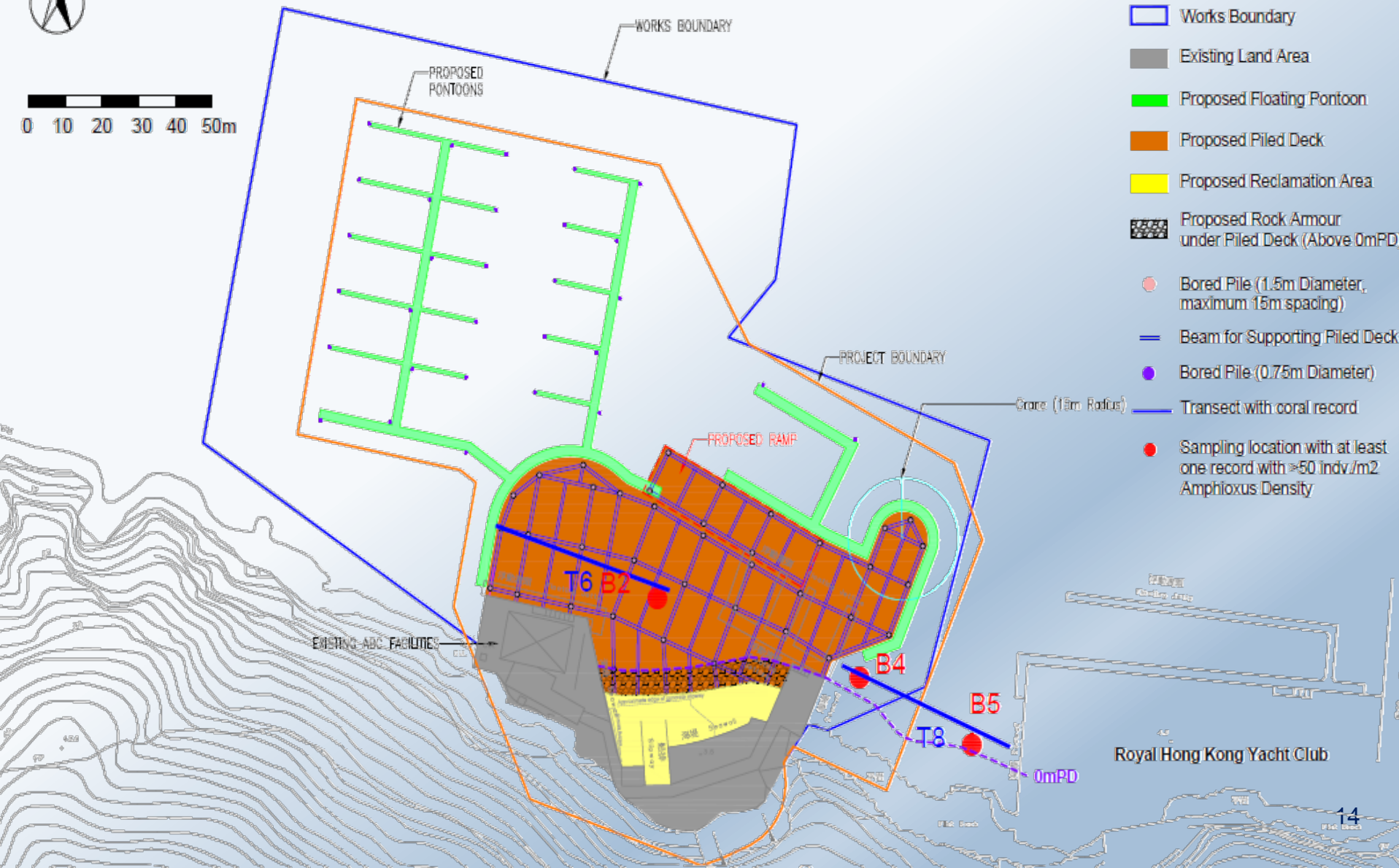




# Design of new Land Formation and Pontoons

## LEGEND

- Project Boundary
- Works Boundary
- Existing Land Area
- Proposed Floating Pontoon
- Proposed Piled Deck
- Proposed Reclamation Area
- Proposed Rock Armour under Piled Deck (Above 0mPD)
- Bored Pile (1.5m Diameter, maximum 15m spacing)
- Beam for Supporting Piled Deck
- Bored Pile (0.75m Diameter)
- Transect with coral record
- Sampling location with at least one record with  $\geq 50$  indiv./m<sup>2</sup> Amphioxus Density







# Summary of Delays

**Delay of 4 years**

**Due to change of environmental requirement**

**Delay of 2 years**

**Discovery of rare species of amphioxus and coral  
resulting in a full re-design of the land formation.**

**Delay 2 Year**

**Finalizing EPD EIA submission.**

**Cumulative delay of 8 years**

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# PROGRAMME



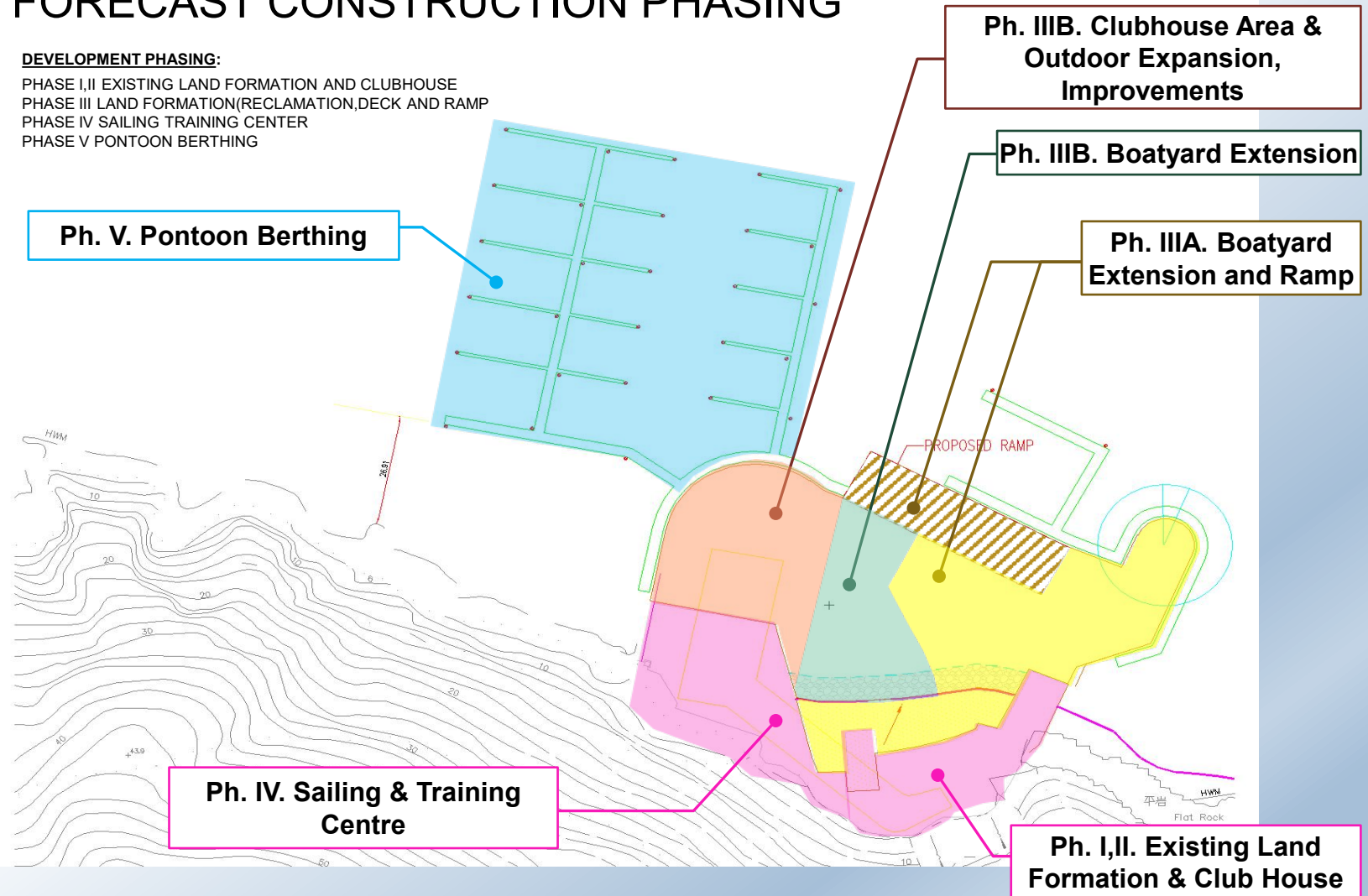
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# FORECAST CONSTRUCTION PHASING

## 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



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# Programme Forecast

## Obtaining the Right to Develop

- Satisfaction of EA requirements - June 2023
- ABC Scope and Cost review - Jan 2024
  - 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 application to TPB - Sept 2024
- TPB endorsement of Section 12 A - Jan 2025
- Submission of draft OZP for CE approval - Mar 2025
- Approval - Foreshore & Seabed Gazettal - Dec 2025

## Start of construction 2026

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# FINANCE



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# 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**

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# Income and Expenditure Projection

- **Expected Funds raised in December 2025 - HKD 99 M**
- **Expected Total expenditure - HKD 19.5 M comprising:**
- **Costs for Middle Island improvement(excluded from HKD 99 M amount above)**
  - Utilities upgrade costs - HKD 6.6M
  - Following Typhoon Mangkhut damage - HKD 4.4M
- **Balance in Development Fund in December 2025 - HKD 79.5 M**

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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 time deposit interest with our bank
- Forecast of funds at December 2025 is HKD 99M which will be insufficient to complete Phase III once all section 12A surveys and submission are completed as well as all consultancy fees paid , a Shortfall of 20% is expected.
- Current sourcing of funds is assumed to continue until completion, maybe additional fund 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 - 1<sup>st</sup> Quarter 2024
- Approval of Rezoning - Mar 2025
- Approval - Foreshore & Seabed Gazette - Dec 2025
- Commence construction - Jan 2026

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# Questions and Answers

