



Aberdeen Boat Club
20 Shum Wan Road,
Aberdeen, Hong Kong

香港仔遊艇會
香港仔深灣道二十號

T : 2552 8182
F : 2873 2945

www.abclubhk.com



**Aberdeen Boat Club
Building Development Levy
October 2023
Building Development Levy Renewal**

25 October 2023

Dear Members,

On 23 October 2022, I wrote to members advising of the continuation of a Building Development Levy for a further two years in accordance with Article 16 (c) of the Memorandum and Articles of Association.

Members will be aware from previous communications that the approval process for the development of Middle Island has been very protracted and not within the control of the Club.

In late 2018 we were requested to undertake an Environmental Impact Assessment (EIA) by the Environmental Protection Department (EPD). This was a major piece of work which required the assessment of many environmental issues, including visual impact, air quality, water quality, coral, fauna and ecology, which may result from the development. Progress on the EIA report was significantly prolonged by 18 months following the discovery of the protected species, amphioxus, within the seabed area of the work site in late 2019. This resulted in major rework of the design to replace the modest amount of reclamation for the enlarged storage deck with a piled deck arrangement.

In the second half of 2022 it became apparent that the Government was reconsidering the criteria used to classify those projects which are subject to the preparation of an EIA report for review and approval by EPD. This new legislation was significant and in January 2023 it was formally introduced. It had major implications on the approval process for our M.I. development because the requirement for an EIA was now unnecessary.

Notwithstanding the revised requirements, the EIA report, comprising over 600 pages and including a comprehensive analysis of all aspects of the scheme was subsequently submitted to EPD for their review. Following proactive engagement with EPD to respond to the formal queries and clarifications which they had raised, the final copy of the report was made available for EPD review in July 2022.

The project will still be subject to a review of the design features and construction processes included to protect the environment, but they will be assessed at a lower level of scrutiny within the context of the overall scheme rather than a formal EIA. The work already done for the EIA will be used to prepare the new documentation for project approval.

It is disappointing and frustrating that the cost and time to prepare the EIA has been unnecessary and we have considered the action available to the Club for compensation from Government but decided it would not be appropriate to pursue at this time.



Aberdeen Boat Club
20 Shum Wan Road,
Aberdeen, Hong Kong

香港仔遊艇會
香港仔深灣道二十號

T : 2552 8182
F : 2873 2945

www.abclubhk.com



We are now proceeding with the formal submission to Town Planning Board and the statutory gazettal process.

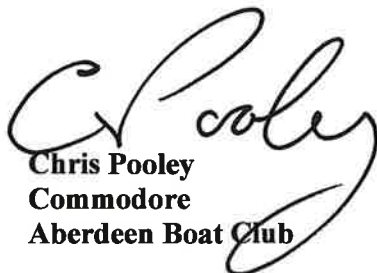
In parallel with the overall development process the power supply has been upgraded and the water supply upgrade is proceeding. This important enhancement of the utilities infrastructure will allow the Club to secure a Permanent Occupation Permit, support the future development proposal and provide improved services for members.

Funds for the development have been steadily accruing from the Building Development Levy and a portion of the new members fees. The apportionment to the Development Fund from new members fees was reviewed and approved in the 2023-2024 Budget.

In reviewing current progress and the latest financial requirements, the General Committee resolved in the meeting held on 24 October 2023 to continue the Building Development Levy at the same amount of HKD 288 per month until October 2025 at which time it will be subject to further review and amendment as necessary.

I wish to thank you for your continued support for the Club's proposal to develop Middle Island.

Yours sincerely



Chris Pooley
Commodore
Aberdeen Boat Club

