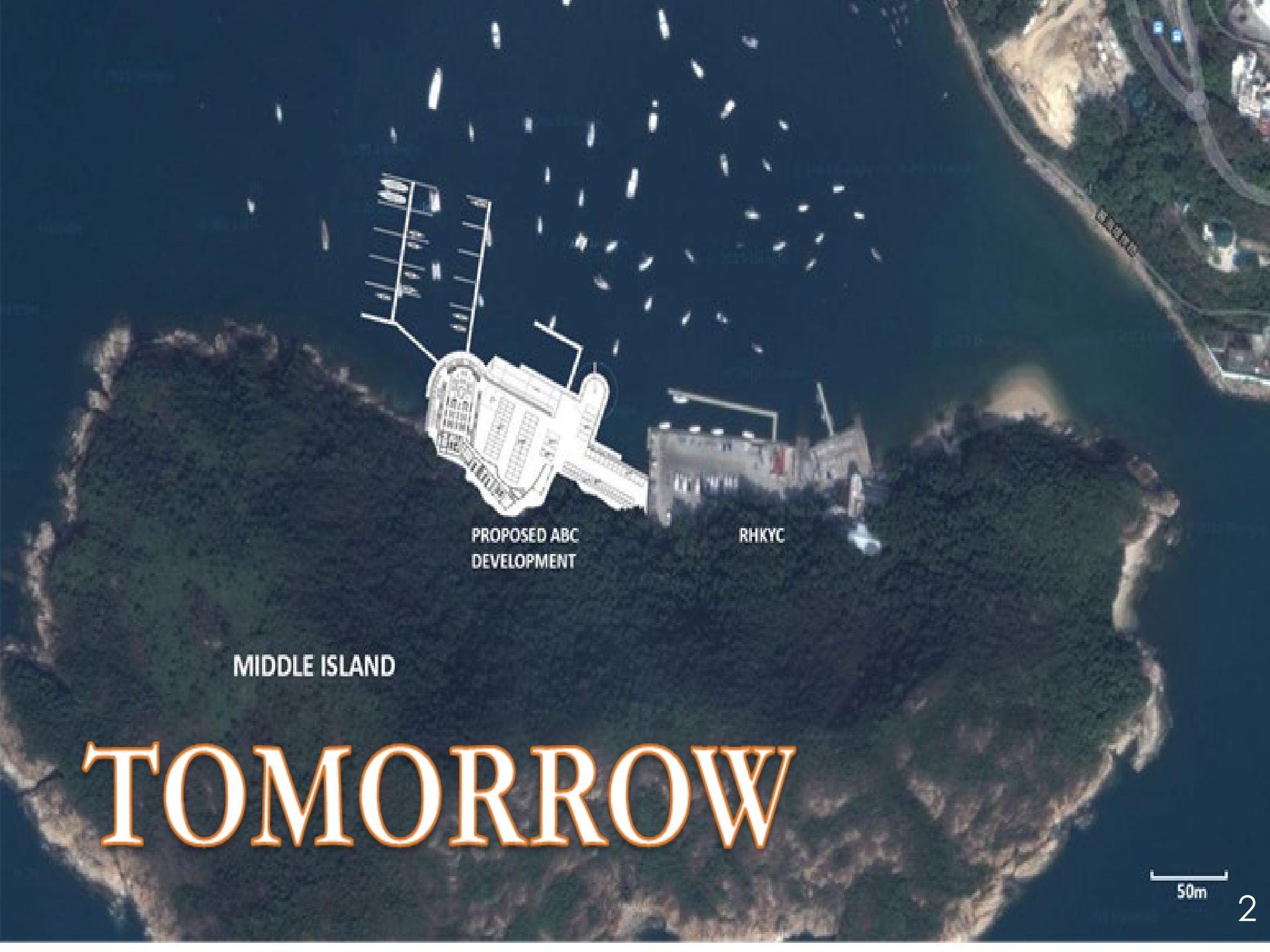


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**Aberdeen Boat Club  
Proposed Development at  
Middle Island  
Town Hall Meeting  
14 October 2020**



PROPOSED ABC  
DEVELOPMENT

RHKYC

MIDDLE ISLAND

TOMORROW

50m

# **ABC OVERALL OBJECTIVE**

1. Obtain Government Approval

2. Satisfy H.A.B 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*

# **ABC DESIGN OBJECTIVES**

Increased boat storage and training facilities

Improved recreational facilities






Additional pontoon berthing

Improved facilities for children

Improved connectivity between ABC and RHKYC

**Floating Pontoon  
for mooring 29  
vessels**

## SECTION 12A – LANDSCAPE MASTER PLAN

Legend	
	Application Site Boundary
	Proposed Tree
	Proposed Shrub
	Paving
	Timber Deck

DEEP WATER BAY

**Reclamation of  
5,310m<sup>2</sup> to provide  
dry storage of 170  
vessels**

**2-storey  
Clubhouse and  
Training Centre**

MIDDLE ISLAND

CLUB HOUSE

CLUB HOUSE  
FLAT ROOF TERRACE

RHKYC  
HARD STAND

0 10 20 30 40 50m





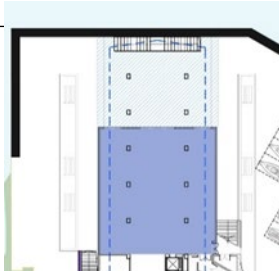
# **PROGRAMME FOR PHASE 1**

- Finalised all utilities up-grade for lease 2018
- Obtain all Approvals 2021
- Procurement 2021
- Commence Stage 1 West Reclamation 2022
- Complete Stage 1 West Reclamation 2021
- Complete Stage 2 Essential Accommodation 2022
- Complete Stage 3A G/F Clubhouse 2023

# PRELIMINARIES TO PHASE 1

- 1 ELECTRICITY UPGRADE Final cost HK\$ 5.9 M (6.1m)
  - *Started in 2004, RECEIVED COMPLETE REJECTION*
  - *Join venture with RHKYC 2010 and MOU sign*
  - *Contract sign with HKE, RHYC & ABC 14 April 2014,*
  - *Work Started 2016*
  - *Completed November 2017*
  
- 2 WATER SUPPLY UPGRADE – Cost estimate HK\$ 1 M
  - *WSD require the club to have an STT over the alignment of the water pipe*
  - *WSD require a RHKYC agreement (MOU signed 19 april 2017)*
  - *DLO STT approval expected 2018*
  - *Quotation received, HK\$ 150,000 in. January 2016*
  - *Estimated cost HK\$1 million.*
  - *ON HOLD UNTIL LEASE RENEWAL OF THE CLUB 2021*

# PROGRAMME – PHASE 1 (cont.)

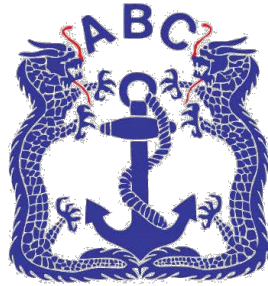
STAGE		EXTENT OF WORK	REMARKS
P	PRELIMINARIES	FEES, POWER & WATER	COMPLETED BY 2018 POWER & WATER AVAILABLE
1	WEST RECLAMATION		<ul style="list-style-type: none"> <li>• COMPLETE 2022</li> <li>• SEAWALL 126 LM</li> <li>• BACKFILL 2,480 M2</li> <li>• PONTOON BERTHING</li> <li>• HS-SW RATIO 22:1</li> </ul>
2	ESSENTIAL ACCOMODATION AND EXISTING PAVILION EXTENSION		<ul style="list-style-type: none"> <li>• COMPLETED BY 2021</li> <li>• KITCHEN, CHANGE ROOMS, LECTURE ROOM, RACE OFFICE, LANDSCAPED ROOF PLAY AREA</li> <li>• EXTEND EXISTING DINING ROOM</li> <li>• 615 M2 GFA</li> </ul>
3A	FRONT OF HOUSE G/F BISTRO		<ul style="list-style-type: none"> <li>• COMPLETED BY 2024</li> <li>• GROUND FLOOR BISTRO</li> <li>• 290 M2</li> </ul>

# **SUMMARY PROGRAMME – PHASE 2**

- Complete front house ground floor 2024
- Start land connection with RHKYC 2025
- Complete connection with RHKYC 2026

# **GOVERNMENT SUBMISSION**




EPD	EIA	2021
TPB	S12A PLANNING APPLICATION	2021
DPO	PREPARE DRAFT OZP	2021
TPB	GAZETTAL OF DRAFT OZP	2022
DLO	GAZETTAL RECLAMATION	2022
BD	APPROVAL	2023
	CONSTRUCTION BEGIN	2024- 26






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# 4. FINANCE

# PHASE 1 ESTIMATE - 2016 - 2022

STAGE + EXTENT OF WORK			COST HKD(M)	CONTINGENCY (5%)	INFLATION (2% - 5YRS)	TOTAL HKD(M)
P	PRELIMINARIES (FEES, POWER & WATER)		7.1	-	-	7.1
1	WEST RECLAMATION		47.0	2.3	4.7	54.0
2	ESSENTIAL ACCOMMODATI ON		17.0	0.8	1.7	19.5
3 A	FRONT OF HOUSE G/F BISTRO		5.0	0.2	0.5	5.7
	TOTAL HKD(M)		76.1	3.3	6.9	86.3

# PHASE 2 ESTIMATE - 2022 - 2026

STAGE + EXTENT OF WORK			COST HKD(M)	CONTINGENCY (5%)	INFLATION (2% - 5 YRS)	TOTAL HKD(M)
3B	FRONT OF HOUSE 1/F RESTAURANT		13.0	0.6	1.3	14.9
4	LAND CONNECTION TO RHKYC		4.0	0.2	0.4	4.6
5	FULL CONNECTION TO RHKYC		25.0	1.2	2.5	28.7
	TOTAL HKD(M)		42.0	2.0	4.2	48.2

# **FUNDING CAPABILITY**

- Funding capability determines programme for the works
- Reclamation phased to provide greatest benefit to members in shortest duration.
- Current income stream assumed for period 2016 to 2021
- Income stream required to fund Stages 1 to 3A by 2022

# **BUILDING DEVELOPMENT LEVY**

- Building Levy introduced in 2011.
- Provided a significant increase to Middle Development funds.
- Continuation of Building Levy until sufficient funding is achieved, is essential to support the development of Middle Island.



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# Findings of Ecological Surveys



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No species of conservation importance found

## Intertidal Survey



ABC

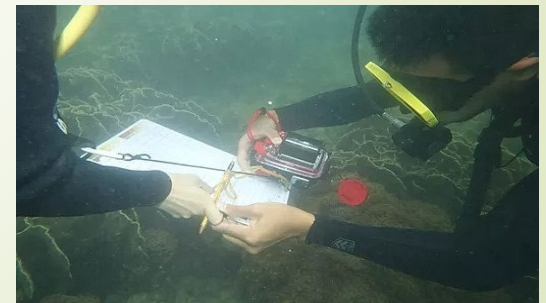
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Kong Yacht Club

## Subtidal Survey

One species of conservation importance found



Benthic Grab  
Survey



REA Survey

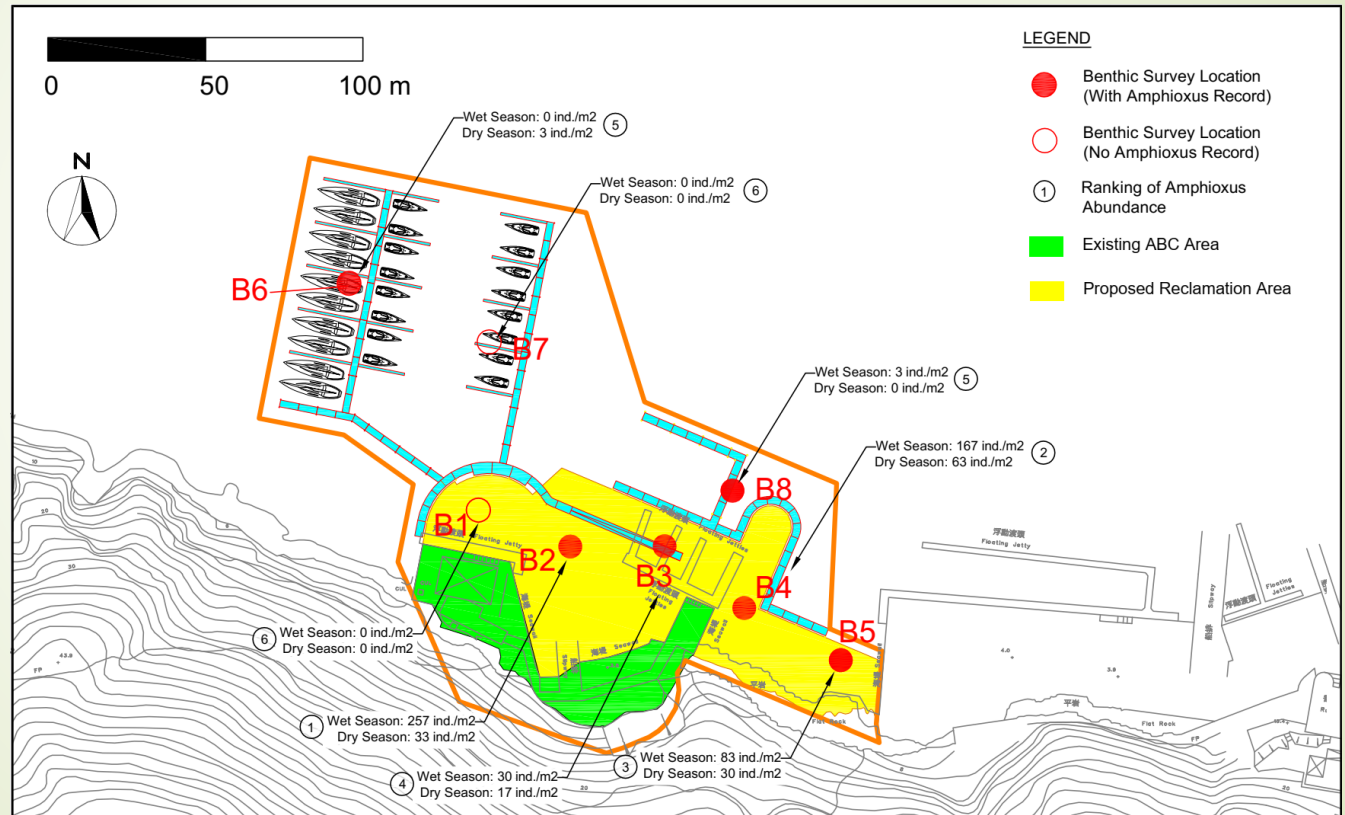


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## Subtidal Survey – Benthic

Species of  
Conservation  
Importance  
**Amphioxus**  
*Branchiostoma*  
*belcheri* was found:

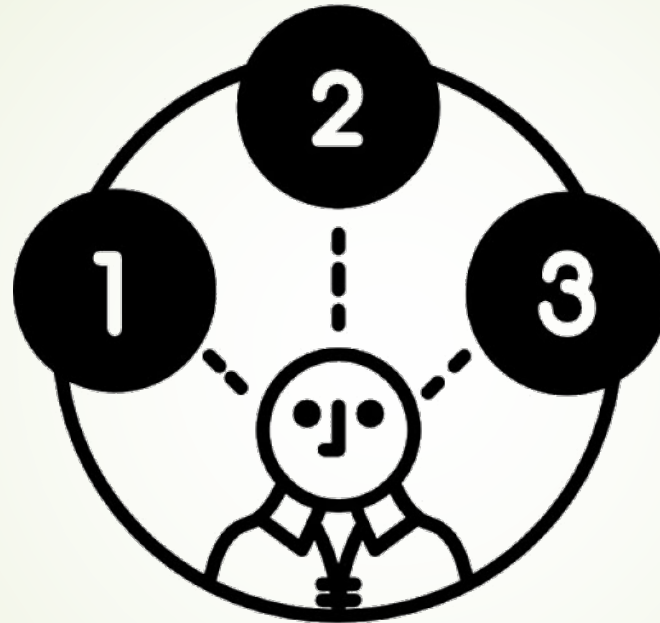
- Most concentrated at shallow water with sandy seabed (B2, B4, B5)
- About 1-year in age
- High abundance in wet season due to recruitment
- Low abundance in dry season due to natural die-off and predation stress







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# Development Options and Discussion



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## Development Options

↖ Total 8 options, forming 4 groups

Group A - Reclamation	Group B - Hillside Encroachment
Group C - Reclamation w/ Partial Hillside Encroachment	Group D - Piled Deck



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## Development Options - Reclamation (Group A)

### Option A1

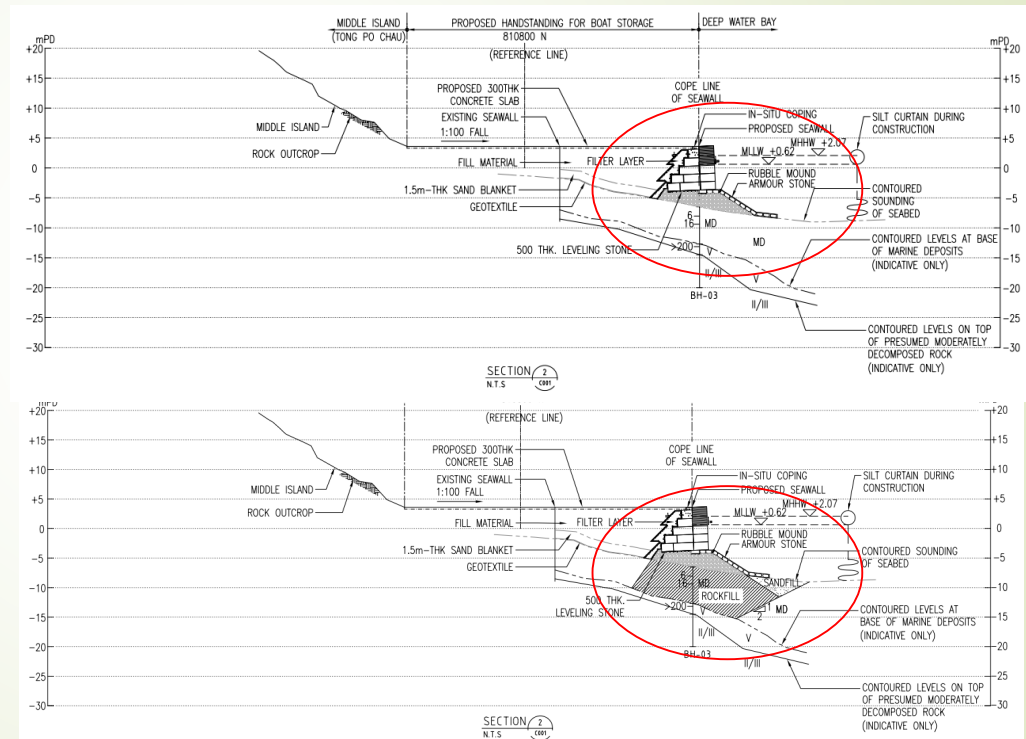
#### Reclamation w/ Blockwork Seawall (Non-dredged)

→ Total permanent habitat loss (100%)

### Option A2

#### Reclamation w/ Blockwork Seawall (Dredged)

→ Total permanent habitat loss (100%)





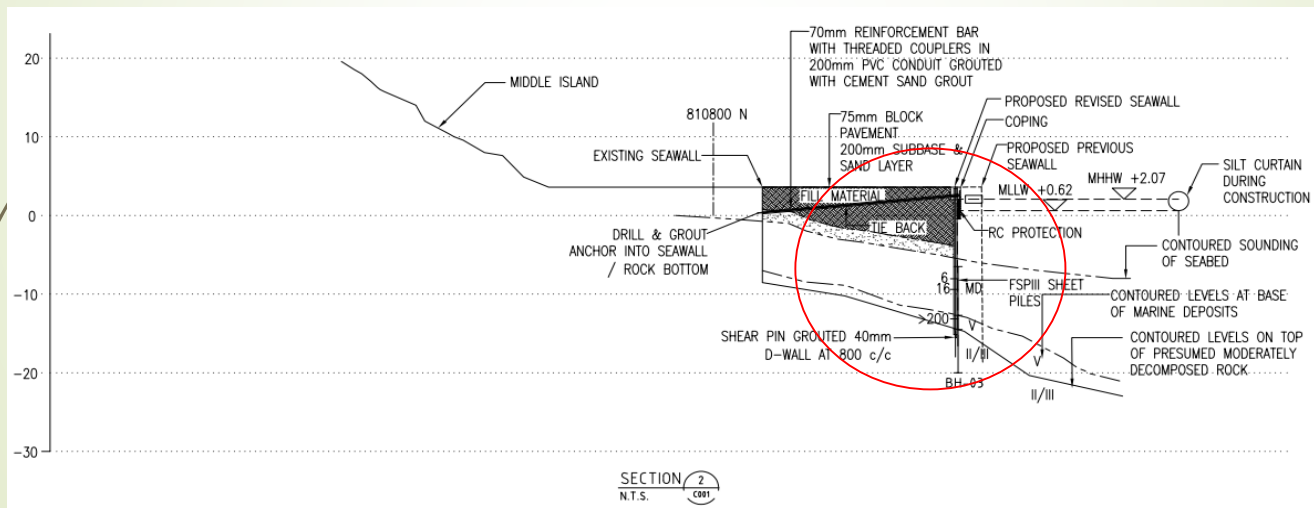
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## Development Options - Reclamation (Group A)

### Option A3

#### Reclamation w/ Sheet Piling

→ Total permanent habitat loss (100%)





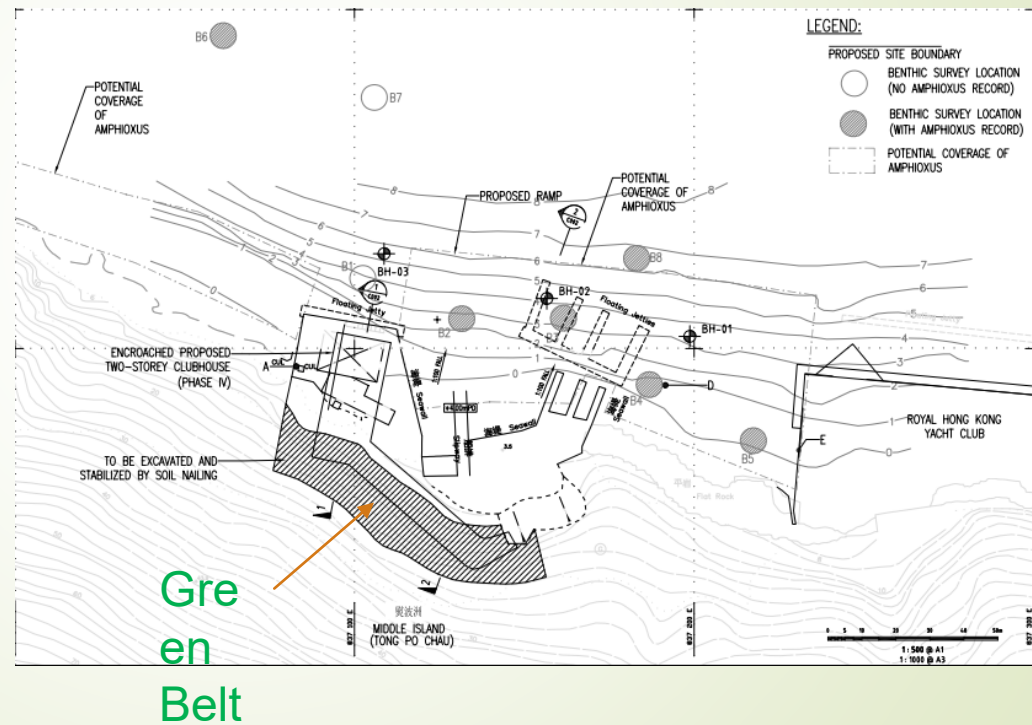
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## Development Options - Hillside Encroachment (Group B)

### Option B

#### Full Hillside Encroachment

- No obstruction to waterflow
- Over 5,310m<sup>2</sup> of permanent habitat loss (>100%)
- Affect flora of conservation importance upslope
- Create high amount of waste due to massive excavation
- Land use issue





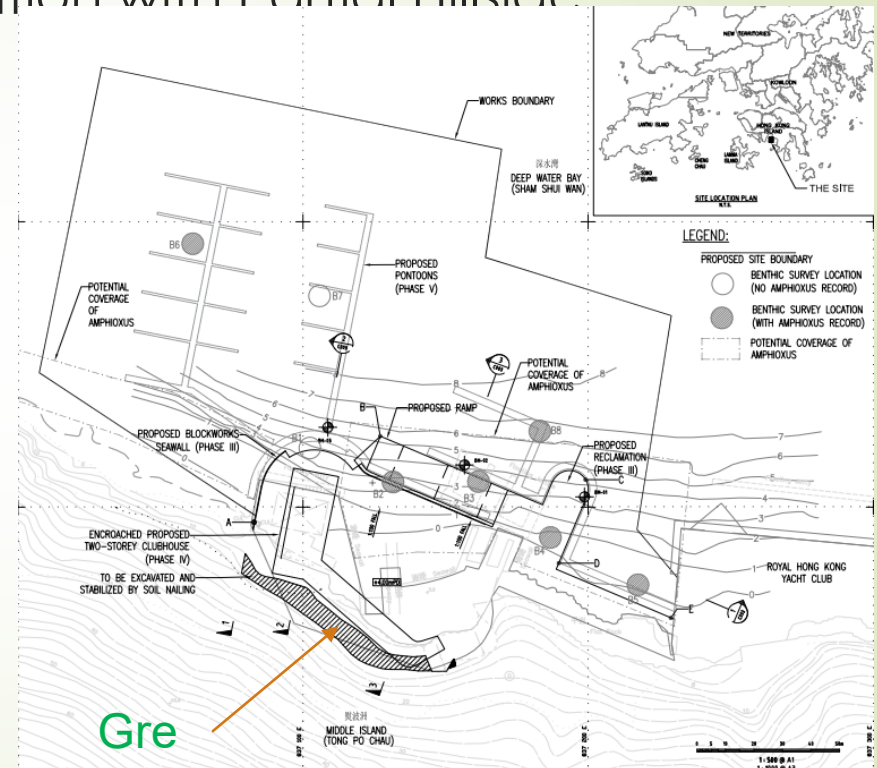
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## Development Options - Reclamation with Partial Hillside Encroachment (Group C)

### Option C

#### Reclamation with Partial Hillside Encroachment

- Over 5310m<sup>2</sup> of permanent habitat loss (>100%)
- Affect fauna and flora of conservation importance at shore and upslope
- Create high amount of waste due to massive excavation
- Land use issue



Green  
Belt



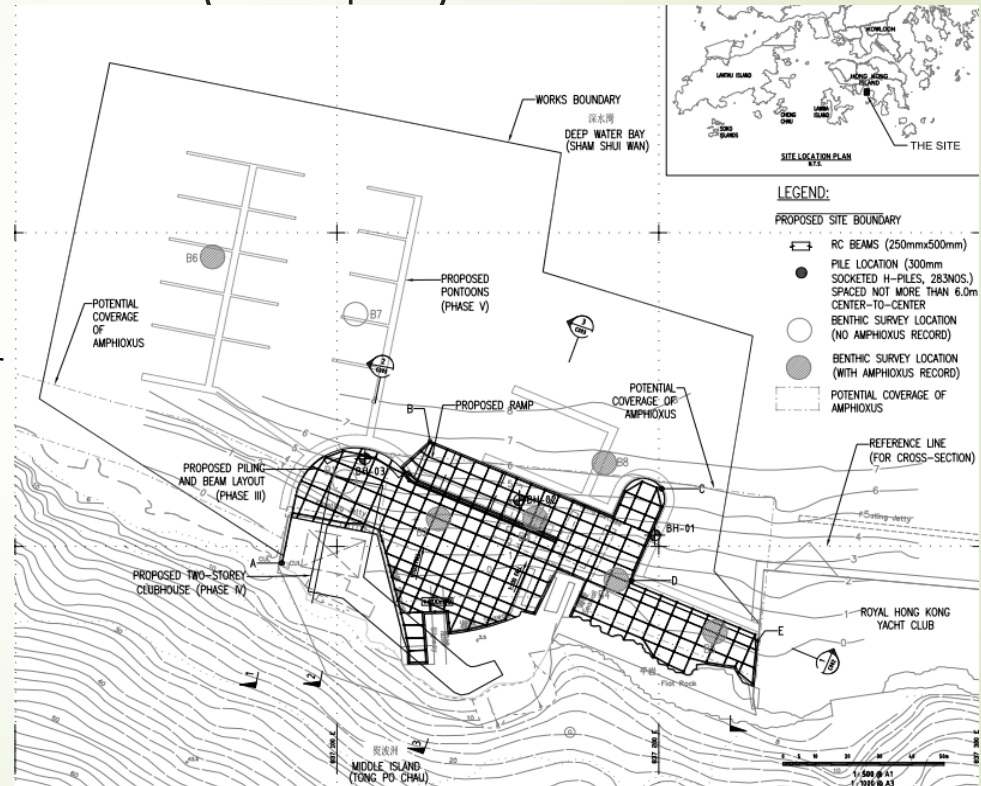
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## Development Options - Piled Deck (Group D)

### Option D1

#### Piled Deck

- 20m<sup>2</sup> of permanent habitat loss (0.38% of reclamation area)
- Formed by 283 mini-piles with 300mm diameter
- ~5m spacing between each pile
- Slight obstruction to waterflow

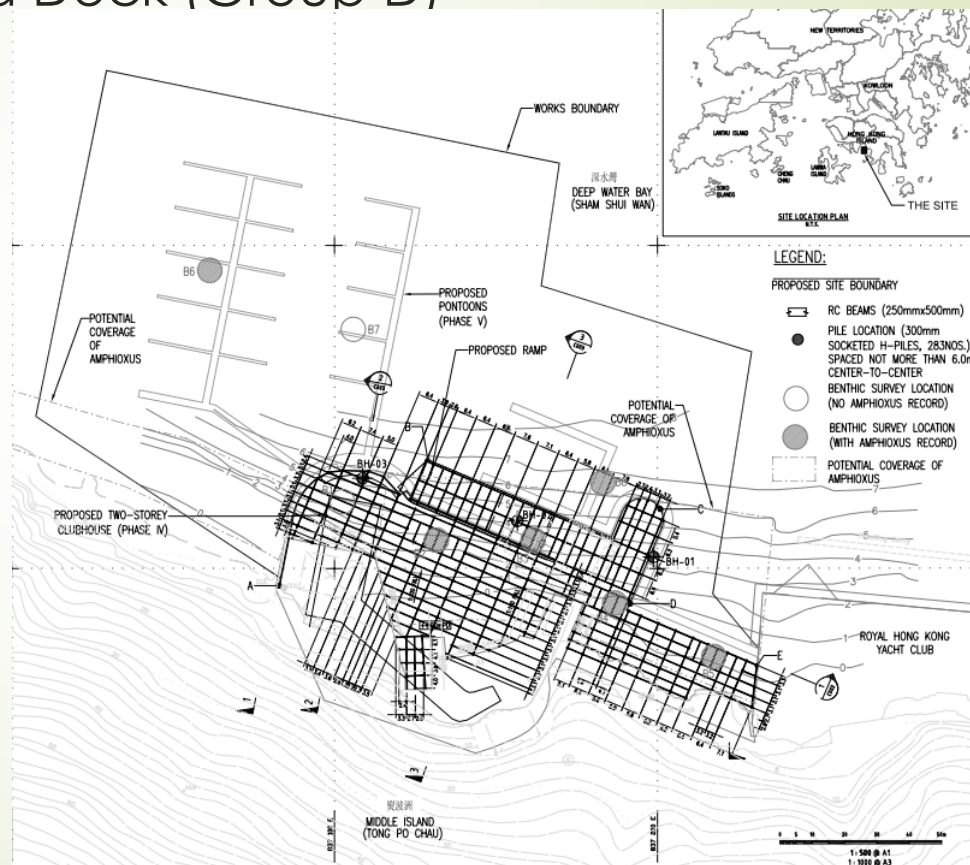


## Development Options - Piled Deck (Group D)

### Option D2

#### Revised Piled Deck with Mini-piles

- 20m<sup>2</sup> of permanent habitat loss (0.38% of reclamation area)
- Formed by 283 mini-piles with 300mm diameter
- ~2.6 - 7m spacing between each pile
- Slight obstruction to waterflow





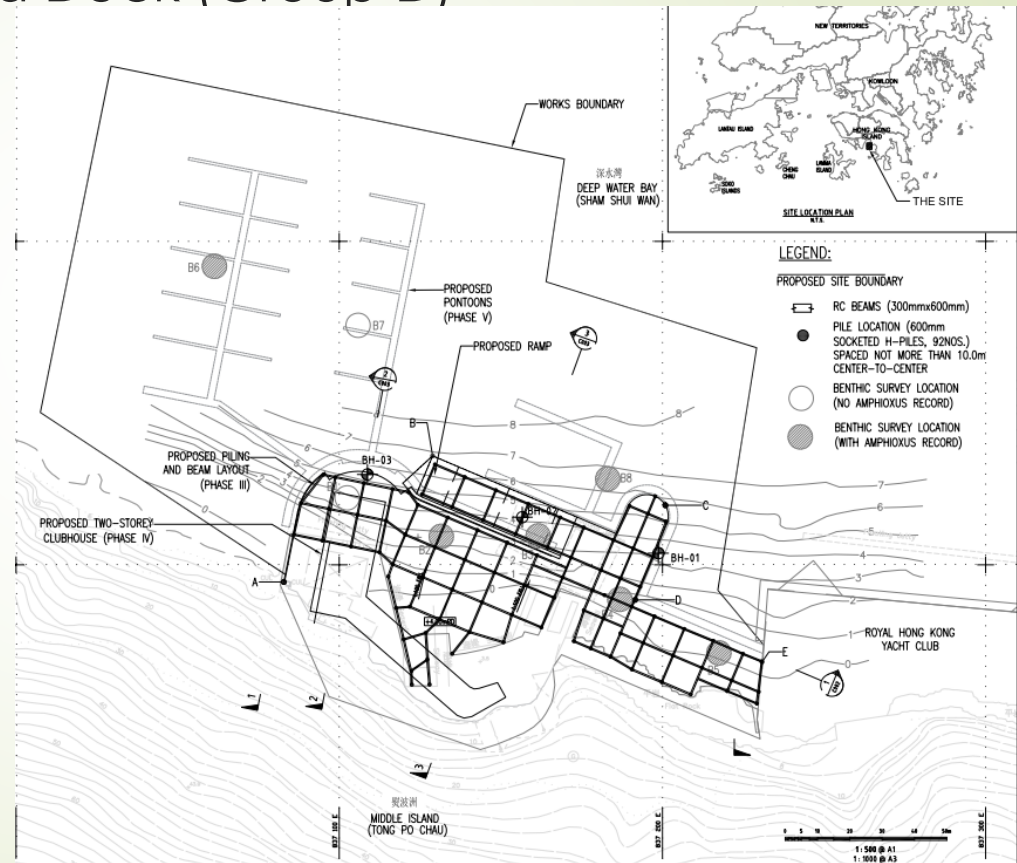
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## Development Options - Piled Deck (Group D)

### Option D3

#### Revised Piled Deck with Piles

- 26m<sup>2</sup> of permanent habitat loss (0.49% of reclamation area)
- Formed by 92 piles with 600mm diameter
- ~10m spacing between each pile
- Slight obstruction to waterflow (better than Option D1 and D2)





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## Development Options - Comparison between Options in Group D

	<u>Option D1</u> Piled Deck (300mm Mini-piles)	<u>Option D2</u> Revised Piled Deck (300mm Mini-piles)	<u>Option D3</u> Revised Piled Deck (600mm Mini-piles)
Permanent Habitat Loss (m <sup>2</sup> ) (% loss)	<b>20 (0.38%)</b>	<b>20 (0.38%)</b>	26 (0.49%)
No. of Piles	283	283	<b>92</b>
Diameter of the Pile (mm)	300	300	600
Spacing between each Pile (m)	~5	~2.6-7.6	<b>~10</b>

# **NEXT STEPS**

- TOP, STT to POP
- New Lease or STT
- EIA approval
- Section 12A Submission and Approval
- Gazettal of the overall scheme
- Refine scheme design and estimate
- Develop detailed programme
- Prepare for procurement phase
- Start to build phase 1

# Questions & Answers

