

**Proposed Gazetting under the
Foreshore and Sea-bed (Reclamations) Ordinance (Cap 127)
Proposed Reclamation for Boat Storage Hardstanding
and Submarine Sewage Pipelines
Deep Water Bay, Hong Kong**

Purpose

The purpose of this paper is to seek Members' views on the proposed reclamation of an area of foreshore and sea-bed adjacent to the existing clubhouse of Royal Hong Kong Yacht Club ("the Club") on Middle Island for boat storage, and the construction of two submarine sewage pipelines between the foreshore on Middle Island and the Seaview Promenade ("the Reclamation Scheme").

Background

2. In view of the shortage of space for the storage of boats for public and international dinghy events, the Club applied to the Government for the leasing of land to be formed by reclamation at the foreshore adjacent to its clubhouse on Middle Island for boat storage. A planning approval from the Town Planning Board has been obtained. To comply with one of the planning approval conditions, it is also proposed to construct two submarine sewage pipelines beneath the sea-bed, connecting the sewage facilities of the Club on the Island to the public sewage system at the Seaview Promenade on the opposite shoreline.

3. Having consulted with relevant Government departments (including Environmental Protection Department, Civil Engineering and Development Department and Southern District Office), Lands Department considered that before approval could be given on the grant of the relevant short term tenancies ("STTs"), the Club has to obtain the authorization of the Reclamation Scheme from the Chief Executive in Council under the Foreshore and Sea-bed (Reclamations) Ordinance (Chapter 127) ("the Ordinance").

4. The gazettal is now under processing and no adverse comments have been received during departmental circulation.

5. Please refer to the Attachment prepared by the Project Development Consultant of the Club for the details of the Reclamation Scheme.

Consultation

6. Members' comments and suggestions are invited for the proposed gazetting of the Reclamation Scheme.

District Lands Office/Hong Kong West and South, Lands Department
January 2008

Proposed Gazetting
Proposed Reclamation for Boat Storage Hardstanding
and Submarine Sewage Pipelines
Deep Water Bay, Hong Kong

1. Purpose

After obtaining the relevant planning approval, the Club has applied to the Government for the grant of STTs for the construction of a hardstanding for boat storage at the foreshore adjacent to its Clubhouse on Middle Island and the construction of two submarine sewage pipelines between the foreshore on Middle Island and the Seaview Promenade on the opposite shoreline. Lands Department has been arranging for the gazetting under the Ordinance and no adverse comments about the Reclamation Scheme and the gazettal documents have been received during departmental circulation. The proposal is now submitted for Members' comments.

2. Background of the Reclamation Scheme

The Club promotes and facilitates various water sports activities, including yachting, sailing, rowing and dragon boating. The Club organizes over 100 regatta and rowing events, and over 200 training courses every year. With its close relationship with the Southern District, the Club works closely with universities in rowing regatta and Sea School at Stanley in promoting water sports activities. The Club's Middle Island water sports facilities play a key role in providing the schools and those interested in water sports in the district with sailing and rowing training, and boats storage service.

Rural Building Lot No. 1181 ("RBL 1181") on Middle Island, Hong Kong was granted to the Club for the purpose of a non-profit-making yacht club. In addition to RBL 1181, the Club is currently holding two STTs on Middle Island for the installation of 4 water tanks and the associated water pipes and for boat storage.

In view of the continual growth in dinghy sailing and rowing activities, there is a shortage of space for the storage of boats for public and international events. The Club applied to the Lands Department for the reclamation of part of the foreshore adjacent to the clubhouse on Middle Island for constructing a hardstanding to be used for the storage of additional dinghy and boats.

The hardstanding will also provide improved supporting facilities for youngsters and

beginners, and for both local and international racing events.

3. Planning Approval

The proposed construction of the hardstanding was approved by the Town Planning Board (“TPB”) with validity period extended to 18 January 2009 subject to the following conditions:

- (a) the implementation of adequate measures to minimize adverse impacts on water quality in the vicinity brought about by construction works to the satisfaction of the Director of Environmental Protection or of the TPB;
- (b) the provision of adequate sewage treatment facilities for the development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (c) the provision of landscape treatment (including planting and colour of buildings) to the satisfaction of the Director of Planning or of the TPB; and
- (d) the treatment of the slope at the rear of the development to the satisfaction of the Director of Civil Engineering and Development or of the TPB.

The Club has made significant progress to address the requirements and comments of various Government departments. The approvals of technical reports / studies are summarized below for reference:

- (i) Environmental Protection Department (EPD) confirmed no further comment on the Club’s proposed mitigation measures to minimize adverse impacts on water quality during construction, for the purposes of discharging Condition (a).
- (ii) EPD confirmed no further comment on the Club’s proposal of submarine sewage pipelines and the Emergency Response Plan, for the purpose of discharging Condition (b).
- (iii) District Planning Office/Hong Kong confirmed no further comment on the landscape treatment proposal, for the purpose of discharging Condition (c).
- (iv) Geotechnical Engineering Office of Civil Engineering and Development Department confirmed no further comment on the Club’s Natural Terrain Hazard Review Report, Natural Slope Risk Assessment Report and Risk Mitigation Measures Report, for the purpose of discharging Condition (d).

Before occupying the hardstanding for boat storage, the Club shall carry out and complete relevant slope upgrading and protection works.

4. Short Term Tenancy and Gazetting under the Ordinance

Lands Department has been processing two proposed STTs, namely STT No. SHX-1159 for construction of a hardstanding for boat storage and STT No. SHX-1180 for construction of two submarine sewage pipelines, to comply with Condition (b) mentioned in paragraph 3 above as required in the planning approval.

The Reclamation Scheme has been circulated among relevant Government departments and no adverse comments have been received. Departmental comments have been considered and have been addressed in the design and future construction works as appropriate. Lands Department considered that before approval could be given on the grant of two STTs, the Club has to obtain the authorization of the Reclamation Scheme from the Chief Executive in Council under the Ordinance.

The gazettal is now under processing by the Lands Department and no adverse comments have been received during departmental circulation.

5. Proposed Hardstanding and Submarine Sewage Pipelines

Proposed Hardstanding

- (a) Hardstanding Area : 6,390 square metres (measuring from the base of the reclamation)
- (b) Method of Construction : Construction of a sea wall and filling with suitable material to form a hardstanding area behind the sea wall.
- (c) Period of Construction : About 12 months

Proposed Submarine Sewage Pipelines

- (d) Dimensions of the Proposed Submarine Sewage Pipelines : Two submarine sewage pipelines each of 100 millimetres in diameter and 186 metres in length

- (e) Method of Construction : By horizontal directional drilling techniques from shore to shore in order to avoid disturbance to the seabed. To avoid damage by dragging anchors the two pipelines will be constructed at a depth between 3 and 5 metres below the sea-bed.
- (f) Period of Construction : About 18 months

6. Conclusion

Various technical aspects regarding the design and construction of the Reclamation Scheme have been thoroughly studied and engineering, environmental and public safety aspects have also been examined to the satisfaction of relevant Government departments.

As recommended by the Lands Department, comments on the Reclamation Scheme shall be sought from the Southern District Council before formal gazetting. In addition, under Section 6 of the Ordinance, any person who considers that he has an interest, right or easement in or over the foreshore and sea-bed may, by notice in writing delivered to the Director of Lands before the expiration of such time being not less than 2 months as shall be specified in the notice, object to the proposed reclamation.

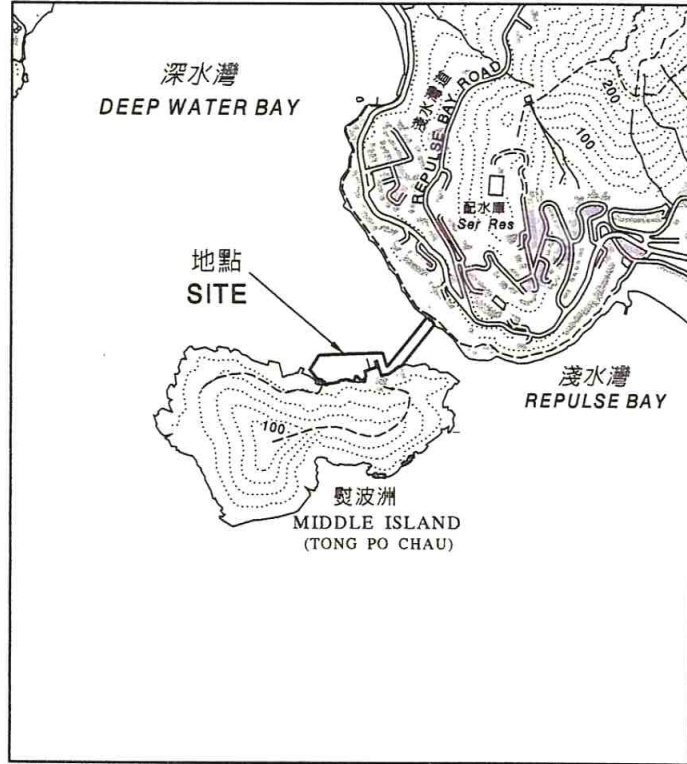
CB Richard Ellis Ltd.

Project Development Consultant of Royal Hong Kong Yacht Club

January 2008



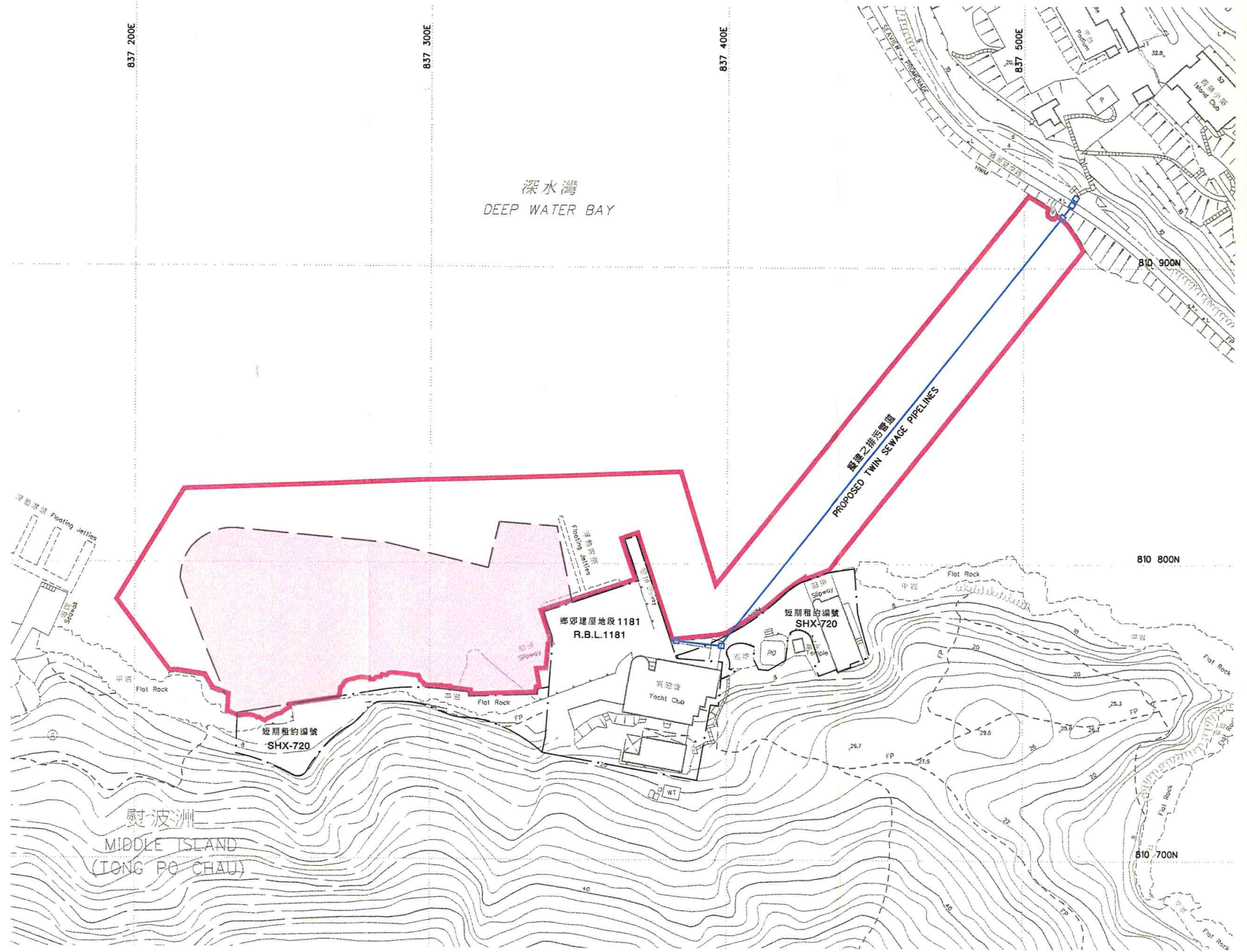
位置 LOCATION



比例 Scale 1 : 20000

圖例 LEGEND

- 受影響的前濱及海床
FORESHORE AND SEA-BED AFFECTED
- 將進行填海工程的前濱及海床
(面積約 6390 平方米)
FORESHORE AND SEA-BED TO BE RECLAIMED
AREA 6 390 m² (ABOUT)
- 擬建之污水渠 (長度大約為 186 米及內徑大約為 100 毫米)
PROPOSED TWIN SEWAGE PIPELINES
(ABOUT 186 m IN LENGTH AND OF ABOUT 100 mm INTERNAL DIAMETER EACH)
- H W M 高水位線
HIGH WATER MARK



紅邊線標明面積約 16 730 平方米

Edged Red Area 16 730 Square Metres (About)

比例尺 Scale 1 : 1500



DRAFT

副署長 (專業事務)
 DEPUTY DIRECTOR/SPECIALIST
 日期 Date: / /
 地政總署
 Lands Department
 圖則由港島測量處繪製
 Plan Prepared by District Survey Office, Hong Kong

前濱及海床 (填海工程) 條例 (第 127 章)
 香港深水灣擬建的填海工程作放置船艇之用及鋪設海底污水管
 FORESHORE AND SEA-BED (RECLAMATIONS) ORDINANCE (CHAPTER 127)
 PROPOSED RECLAMATION FOR BOAT STORAGE HARDSTANDING AND
 SUBMARINE SEWAGE PIPELINES DEEP WATER BAY, HONG KONG

檔案編號 File No. DLO/HS L/M SHX-1159
 測量圖編號 Survey Sheet No. 15-NE-1C/6A, 15-NW-5D/10B
 發展藍圖編號 Layout Plan No.
 參考圖編號 Reference Plan No.
 圖則編號 PLAN No. HKM7801b