



THE HEBE HAVEN YACHT CLUB LTD

白沙灣遊艇會



Notice to Members

Lease Renewal - update

Dear Members,

I am writing to update you on the progress made in our preparations for lease renewal, since my note of 28th September.

During this period, we have progressed discussions with the authorities. Our focus is to maintain our essential services, whilst complying with the requirement of removing the temporary and unauthorised structures.

Our ultimate objectives are to re provision and improve the Sailing Centre, workshops and boat racks and to be able to extend the services we now offer.

Why do we have unauthorised structures?

These arise in part due to changes in the policy of what was by custom and practice deemed to be a "structure" e.g. our notice board and partly pre existing lease constraints. For the latter, the Club has utilised a "temporary" buildings approach to allow growth of our services and revenues, whilst continuing to seek a route with the authorities to regularise the situation.

Which facilities will be affected?

The garden bar marquee, the workshops, Sailing Centre and the boat racks will all be removed.

What is the programme for removing these structures?

We expect to substantially complete the removal phase by the end of November.

Will we be able to keep the Club running?

We expect that the Sailing Centre, garden bar events and boat launching services will run with little or no interruption during this period. A collapsible tent, similar to the one we use at the 24 Hr event will be erected in the Garden Bar. Support facilities for boat maintenance will be impaired and no doubt the yard will be a bit untidy until we can make better arrangement



Address 地址: 157, Pak Sha Wan, Sai Kung, N.T. Hong Kong 香港 新界 西貢 白沙灣 157 號
Tel 電話: 2719 9682 Fax 傳真: 2358 1017
Email 電郵地址: hhyc@hhyc.org.hk Website 網頁: www.hhyc.hk





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What's the future?

We are now preparing a series of documents to capture the functional and spatial requirements of Club operations, alongside a revised concept plan for the first phase of re-provisioning. The first phase will address as a priority, the new Sailing Centre and the reinstatement of workshops, racks and the garden bar marquee.

We expect to be granted a further lease period and to make substantial progress in both permissions and re-provisioning over the coming 9 months.

We envisage that existing marquee structure will be re-erected and that the workshops and boat racks will be substantially re-designed.

The "shape" of these plans will emerge over the next two months but we expect it to be quite close to the "wings" concept presented to members at the last Club Development forum.

Communication

We understand that members are concerned about the security of our future lease and wish to understand the details of arrangements in the transition period.

The Club is legally bound by Government to confidentiality in some of the details of the (draft) new lease and there still remain some aspects of the program for reinstatement that are not yet settled. Nonetheless we intend to hold a members information evening, focused on these matters in the Garden Bar on Tuesday 19 November at 1900 in order to answer questions and to receive ideas and feedback. We look forward to seeing you there.

Mark Ashton

Commodore

3/11/2013



Address 地址: 157, Pak Sha Wan, Sai Kung, N.T. Hong Kong 香港 新界 西貢 白沙灣 157 號
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會員通告

地契續約 – 最新消息

親愛的會員：

正如我曾於九月廿八日通知各位會員，我們正為白沙灣遊艇會地契續約事宜做好準備工作，以下是最新情況。

我們已經與各個有關政府部門進行多次討論。我們的重點是維持本會的主要服務，但同時亦要遵守法例，拆除臨時及未經許可的建築結構。

我們希望最終能重新建造及改善航海訓練中心、維修工場和船架，也希望能夠擴展我們現時提供的服務。

為什麼我們會有不合法建築結構？

不合法建築結構的出現乃基於釐定“結構”慣例的政策改變。例如，告示板及部分在租約管制條例實施前建築的建築物。對於後者，本會已採用“臨時”建築物的方法，好讓我們的服務及收入得以增長，同時繼續與當局磋商尋找方法將其正規化。

哪些設施將受到影響？

花園酒吧帳篷，工場，航海訓練中心和船架將全部被拆卸。

拆卸這些建築的程序如何安排？

我們預計十一月月底前完成拆卸程序。

我們將能夠保持會所的運作嗎？

我們預計航海訓練中心、花園酒吧的活動和船隻上落水服務將在這段期間受到輕微或不受影響。一個可折疊，類似我們在廿四小時慈善小艇賽使用的帳篷將設立在花園酒吧。供船隻維修的設施將受影響而減少，而且毫無疑問船廠裡會有點凌亂，直至我們能夠作出更完善的安排。

有關未來的景象是怎樣？

我們現正準備一連串相關的文件以及在第一階段裡重新所訂的規劃概念以使本會取得實際和空間上的需求。在第一階段裡優先將會涉及的項目，包括重新興建的航海訓練中心，和重建的有關維修工場，船架和花園酒吧及海事部門。

我們要在期待取得土地續約的時刻，以及未來九個月裡在允許重新規劃的進展裡得到順利完滿的進行。

我們正準備著現有的海事部門將會重建，和有關維修工場和船架將會大幅度重新設計的事宜。

這些計劃將會於未來兩個月出現，而我們亦預計這些概念均會貼近在上次會員論壇裡所帶出的理念



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溝通

我們明白會員們也相當關注會所的地契問題，更想了解有關過渡期的安排。

在法律上，會所是受制於政府並要將有關詳情保密，在某些規劃上亦沒有妥協。然而，我們打算在本月十九日晚上七時在花園酒吧舉行一個「會員資詢之夜」此舉希望能解答會員的問題，更希望從中得到會員給我們的寶貴意見。

期待當晚與你們見面。

Mark Ashton

會長

2013年11月3日



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