



The Hebe Haven Yacht Club Limited 白沙灣遊艇會
10.5 Miles, Hiram's Highway, Pak Sha Wan, Sai Kung, N.T. Hong Kong
香港 新界 西貢 白沙灣 西貢公路10咪半

電話 T: +852 2719 9682 傳真 F: +852 2358 1017 電郵 E: hhyc@hhyc.org.hk
www.hhyc.org.hk

Land and Lease Consultations

土地和契約諮詢

In response to the Community's concerns on Private Recreational Lease (PRL) sites in recent years, the Government has launched the following two public consultations:

為回應社會近年對私人遊樂場地契約（PRL）用地的關注，政府現正展開以下兩項公眾諮詢：

1. The Home Affairs Bureau (HAB) Review on Policy of Private Recreational Leases - closes on 19 September 2018
民政事務局（民政局）私人遊樂場地契約政策檢討 - 諮詢將於 2018 年 9 月 19 日結束
2. Task Force on Land Supply Public Engagement Activities – closes on 26 September 2018
土地供應專責小組公眾參與活動 - 諮詢將於 2018 年 9 月 26 日結束

Purposes of the two public consultation surveys

這兩項公眾諮詢目的

1. To review the lease renewal conditions for PRL clubs. Thus, we (the Hebe Haven Yacht Club) may have to pay a concessionary premium to be set at one-third of the full market value land premium to continue the Club's operation beyond 2027.
檢討私人遊樂場地契約續約條件。因此，我們（白沙灣遊艇會）可能需要在 2027 年續約時，支付十足市值地價三分之一的徵費，才得以繼續營運。
2. To find more land to build more flats in Hong Kong. Thus PRLs such as the Hebe Haven Yacht Club may be considered as potential sites to supply land for housing.
在香港尋求更多土地以興建更多房屋。因此，私人遊樂場地例如白沙灣遊艇會會址可能被考慮作為提供房屋用地。

We need you to SUPPORT the Club by:

白沙灣遊艇會需要您的支持, 請:

- Submitting your views directly to HAB, so as to stop or reduce the land premium we have to pay in 2027;
直接向民政局提交意見書，以阻止或減少政府在 2027 年向我們徵收的地價。
- Writing to the Task Force on land supply options, so as to avoid taking the PRL sites and destroying sports facilities and their development in Hong Kong; and
向土地供應專責小組提交問卷調查，以阻止政府沒收私人遊樂場地契約用地和摧毀香港的體育設施及發展；及
- Ensuring that your family, friends, associates and others who are familiar with HHYC complete and submit these two consultation surveys.
確保您的家人、朋友、合夥人及其他熟悉白沙灣遊艇會的朋友完成並提交這兩份諮詢調查。

You need to do TWO things

您需要做的兩件事

1. Click [here](#). You will be taken to the reply option and email to HAB directly, and; 點擊[這裡](#)。您將會被帶到回覆選項並發送電子郵件給民政局。及;
2. Click [here](#). You will be taken to the land survey that you must complete on line. 點擊[這裡](#)。您將會被帶到必須在線完成的土地供應調查。

	<p>ACTION 1 行動一</p> <p>HAB REVIEW ON POLICY OF PRIVATE RECREATIONAL LEASES 民政局私人遊樂場地契約政策檢討</p> <p>PUBLIC CONSULTATION CLOSING ON 19 SEPTEMBER 2018 公眾諮詢將於 2018 年 9 月 19 日結束</p>	<p>ACTION 2 行動二</p> <p>TASK FORCE LAND SUPPLY PUBLIC ENGAGEMENT ACTIVITIES 土地供應專責小組公眾參與活動</p> <p>PUBLIC CONSULTATION CLOSING ON 26 SEPTEMBER 2018 公眾諮詢將於 2018 年 9 月 26 日結束</p>	
--	---	--	---

INFORMATION REGARDING THE TWO CONSULTATIONS:

有關這兩份諮詢文件的資料:

Summary of the HAB Briefing: <http://www.info.gov.hk/gia/general/201803/20/P2018032000750p.htm>

民政局政策檢討概要: <http://www.info.gov.hk/gia/general/201803/20/P2018032000745.htm>

HAB 63-page Review:

http://www.hab.gov.hk/file_manager/en/documents/references/papers_reports_others/District/private_recreational_2018.pdf

民政局的63頁政策檢討書:

http://www.hab.gov.hk/file_manager/tc/documents/references/papers_reports_others/District/private_recreational2018.pdf

Task Force on Land Supply: www.landforhongkong.hk

土地供應專責小組: www.landforhongkong.hk

HAB Review on Policy of Private Recreational Leases

民政局私人遊樂場地契約政策檢討

 	<p>HAB Review on Policy of Private Recreational Leases 民政局私人遊樂場地契約政策檢討</p> <p>Click Here 點擊這裡</p>	<p>This consultation will close on 19 September 2018</p> <p>諮詢將於 2018 年 9 月 19 日結束</p>	 
--	--	---	--

The Home Affairs Bureau (HAB) has created a 68-page document regarding review on policy of Private Recreational Leases (PRLs) to solicit views from the public and stakeholders on the recommendations.

民政事務局（民政局）製作了一份有關私人遊樂場地契約政策檢討的 68 頁文件，以徵詢市民及持份者對建議修訂的意見。

To assist you to reply to HAB, we have extracted below the seven questions which are covered in the policy review. We have also included some suggested model responses which you may copy and paste, as well as, other comments you may wish to express.

為幫助您回應民政局，我們摘錄了政策檢討書內的七條問題。我們更為每個問題創建了示例回覆及一些您希望表達的其他意見，供您剪貼。

In order for you to directly email HAB, please click the blue icon on top of this page.

為方便您直接發送電郵給民政局，請點擊頁面上方的藍色圖標。

The seven questions included in the HAB review and our recommendations on how to address them:

民政局檢討書內的七條問題及我們建議的回應：

- | |
|---|
| <p>Q. 1 Whether all PRL sites should continue to be handled under the existing lease arrangement, or alternative lease arrangement should be adopted (Refer to pages 7-15)
應否繼續以私人遊樂場地契約處理現時所有契約用地，抑或可另作安排（請參閱第 7-15 頁）</p> |
| <p>A. 1 - It is beneficial to all if the Hebe Haven Yacht Club is permitted to continue to operate under the current PRL policy.
如果允許白沙灣遊艇會繼續按照現行私人遊樂場地契約政策運營，對所有人都有好處。</p> <p>- Lease conditions should be modified to allow the Hebe Haven Yacht Club to meet the criteria and objectives set by HAB.
應修改契約條件，使白沙灣遊艇會能夠符合民政事務局製定的準則和目標。</p> |

Q2. How to assess whether these sites should be retained or returned to the Government for other development purposes (Refer to pages 15-19)

如何評估契約用地應否予以保留抑或應交還政府作其他發展(請參閱第 15-19 頁)

- A.2 - The Hebe Haven Yacht Club provides training bases for the Hong Kong Sailing Federation.
白沙灣遊艇會提供香港帆船運動總會訓練基地。
- The Hebe Haven Yacht Club is a host venue and organizer for both regional and international regattas.
白沙灣遊艇會是區域和國際帆船賽的主辦機構和場地。
- The Hebe Haven Yacht Club is a major contributor to fostering elite participation and encouraging youth sailing.
白沙灣遊艇是促進精英參與和鼓勵青少年航海活動的主要貢獻者。
- There are other options such as brownfield sites, military sites and land banks owned by private developers which should be considered in priority to already scarce sporting facilities.
可優先考慮其他用地，例如棕色地帶、軍事場所和私人開發商擁有的土地儲備。而不是先考慮缺少的體育設施用地。

Q. 3 Whether charging nil or nominal land premium for the use of these sites should continue (Refer to pages 19- 25)

契約用地應否繼續免收地價或收取象徵式地價 (請參閱第 19-25 頁)

- A. 3 - The Hebe Haven Yacht Club members have already paid many millions of member's dollars for equipment, infrastructure and resources to develop and contribute to the sport of sailing in Hong Kong.
白沙灣遊艇會會員已經支付數百萬元費用支付設備、基礎設施和資源，開發和促進香港航海運動。
- A nominal fee only is appropriate.
只收取象徵性費用比較合適。
- If a high land premium is introduced, many clubs would find it prohibitive thus affecting their abilities to contribute to sports development in Hong Kong. Even if the Land Premium is relatively low it will mean that sporting clubs will have less to spend on the largely shared objectives specified by the Government.
如果引入高地價政策，許多遊艇會都會認為過高，從而影響他們為香港體育發展做出貢獻的能力。即使土地徵費相對較低，也意味著體育會所在政府指定的大部分共同目標上花費較少。

Q. 4 Whether the PRL lessees should be required to further open up their facilities so as to better complement and support sports development in Hong Kong (Refer to pages 25-30)

是否應要求契約用地承租人進一步開放設施，以更好地配合及支援香港的體育發展(請參閱第 25-30 頁)

- A.4 - In the case of the Hebe Haven Yacht Club in particular, artificial constraints in its PRL limit the ability of the Club to provide facilities to members of the public much beyond what is presently provided. Lease modifications should be permitted in order to accommodate further opening up so as to provide adequate facilities to enhance contributions.
人為約束私人遊樂場契約，以白沙灣遊艇會為例，會限制他們向公眾提供設

施的能力。建議允許進行契約修改，以進一步開放及提供足夠的設施加強對社會的貢獻。

Q. 5 What types of facilities should be allowed on these sites (including ancillary facilities) (Refer to pages 30-31)

契約用地上應該容許哪些設施(包括附屬設施) (請參閱第 30-31 頁)

- A.5 - Expanded shower and toilet facilities are required.
需要擴展淋浴和衛生間設施。
- Facilities such as lecture, committee rooms, administration offices, shaded outdoor areas, boat racking for vertical storage of training and safety vessels, and properly equipped maintenance workshops are all urgently needed by Hebe Haven Yacht Club.
教室、會議室、行政辦公室、有蓋戶外區域、儲存訓練和安全船隻的船架，及設備齊全的工作坊等都是白沙灣遊艇會緊急需要的設施。

Q. 6 How to enhance the monitoring on the governance and transparency of the lessees (Refer to pages 31-33)

如何加強契約用地承租人的企業管治和透明度 (請參閱第 31-33 頁)

- A.6 - Quarterly returns highlighting non-members' participations.
季度匯報突出非成員的參與。

Q. 7 Whether and how to assess applications for new sites for sports and recreational use (Refer to pages 33-34)

應否及如何審批新的康體用地申請 (請參閱第 33-34 頁)

- A.7 - Annual inspections
年度檢查

Other comments you may give

您可以回答的其他意見

- The Hebe Haven Yacht Club is open to the general public for sail training and sailing activities.
白沙灣遊艇會向公眾人士開放帆船訓練和賽事活動。
- The Hebe Haven Yacht Club has developed the land over the last 50 years and has already paid its dues.
白沙灣遊艇會在過去 50 年開發了土地，並且已經支付了應付的費用。
- The Hebe Haven Yacht Club has been proactively promoting sailing to children through the Development Fund for Youth Sailing programme at the Sail Training Centre.
白沙灣遊艇會一直通過帆船訓練中心的“青年航海發展基金”積極推動兒童帆船訓練。
- The Hebe Haven Yacht Club provides a home base to Sailability Hong Kong, which is a not for profit volunteer-based organisation giving an opportunity to those with a disability to join a structured training course resulting in recognised sailing certifications, or simply to enjoy a new experience.
白沙灣遊艇會為香港航能提供了一個訓練基地。香港航能是一個非牟利志願機構，為殘障人士提供機會參加培訓課程，從而獲得公認的帆船訓練證書，又或只是體驗航海運動。
- The Hebe Haven Yacht Club will be the host venue for South East Asian Para Championships Hong Kong in December 2018.
白沙灣遊艇會將會是東南亞殘疾人士錦標賽 2018 年 12 月在香港舉辦的主辦場地。
- The Hebe Haven Yacht Club to date has raised over HK\$10 Million for Charity from an Annual Sailing event which commenced in 2002, with over 5,000 visitors, participants, volunteers and sponsors attending.
由2002 年至今，白沙灣遊艇會已通過每年舉辦的帆船比賽籌得超過一千萬港元善款，超過 5 千名訪客，參賽者，義工及贊助商參與活動。
- The Hebe Haven Yacht Club has offered sailing opportunities to 18 local schools as well as YMCA and various charities.
白沙灣遊艇會提供航海訓練給 18 間本地學校、香港基督教青年會及多間慈善機構。
- The Hebe Haven Yacht Club is part of the local Sai Kung Community, participates in all local ceremonies and festivals and has been an employer to local Sai Kung residents over the years.
白沙灣遊艇會是西貢社區的一部分，參與所有當地的儀式和節日，多年來一直是西貢居民的雇主。
- The Hebe Haven Yacht Club works in co-operation with the Hong Kong Marine Dept and other authorities such as the local Marine Police.
白沙灣遊艇會與香港海事處及水警等其他機構合作。
- The Hebe Haven Yacht Club has 200 Sailing Cadet Members aged between 7 and 18 years.
白沙灣遊艇會有 200 名年齡由 7 至 18 歲的學生航海會員。
- The Hebe Haven Yacht Club is the Hong Kong Sports Federation base for regional Laser training.
白沙灣遊艇會為香港體育聯會區域 Laser 訓練基地。
- The Hebe Haven Yacht Club racing team has three youth members representing Hong Kong in the National Sailing Team.
白沙灣遊艇會比賽隊伍有三名青年成員代表香港出席區域帆船比賽。

- The Hebe Haven Yacht Club provides local and regional sailors (including those from mainland China) with sailing and racing opportunities.
白沙灣遊艇會提供本地及區域航海員(包括來自中國內地)航海及比賽機會。
- The Hebe Haven Yacht Club has over 3,000 non-members on the premises per year for sailing courses, keelboat and dinghy regattas contributing to 2,800 hours of community access.
白沙灣遊艇會每年有超過 3000 名非會員參加帆船訓練課程，龍骨船和小艇帆船比賽，提供共 2,800 小時給社區人士使用設施。

Task Force on Land Supply Public Engagement Activities

土地供應專責小組公眾參與活動

 	Land Supply Options 土地供應選項 Click Here 點擊這裡	This consultation will close on 26 September 2018 諮詢將於 2018 年 9 月 26 日 結束	 
--	---	--	--

- This consultation is regarding insufficient land supply and various options to increase land areas, including alternative uses of sites under Private Recreational Leases (PRLs). Hebe Haven Yacht Club operates as a PRL Lessee and is one of the options identified.
此諮詢是關於土地供應不足以及增加土地面積的各種選擇，包括利用私人遊樂場地契約同地作其他用途。白沙灣遊艇會是以私人遊樂場地契約承租人運作，也是確定的選項之一。
 - Please log in here <https://landforhongkong.hk/en/index.php>
請登錄 <https://landforhongkong.hk/tc/#>
 - Click [Conduct the survey now], watch a five minute video clip about Hong Kong—which you can stop after one minute—and then reply to a very simple survey.
按【進行問卷調查】，觀看一部 5 分鐘的電影—您可以在 1 分鐘後停止—然後回答一個非常簡單的問卷調查。
 - Please click on the icon of the land supply option (s) that is/are acceptable.
請點擊你認為可以接受的土地供應選項的圖標。
-

Summary of Your Choice

You have selected 2 short-to-medium term, 5 medium-to-long term and 4 conceptual option(s),

which can yield 260 ha of land in the next 10 years and 2690 ha of land in the next 10-30 years respectively. The total land yield is 2950 ha, which is greater than the minimum shortfall of 1200 ha. The extra 1750 ha of land can be deemed as land reserve for unforeseeable needs.

Short-to-Medium Term and Medium-to-Long Term Options



Conceptual Options

