

Southern District Council
District Development and Environment Committee

Ocean Park's Tai Shue Wan Development Project

Purpose

This paper briefs Members on the Ocean Park's Tai Shue Wan Development Project ("the TSW Project").

Background

2. In 2011, the Ocean Park Corporation ("OPC") appointed independent consultants to conduct technical feasibility studies and assessments on the impact of the TSW Project on various aspects, including land use planning, environment, engineering, sustainability, traffic and landscape issues, etc. The studies revealed that the TSW Project is technical feasible. The Government then commissioned an independent financial adviser to examine the business and financial aspects of the TSW Project. The adviser considered the OPC's proposal and the estimated project cost reasonable, and that the TSW Project itself should be financially viable in general. Overall speaking, the TSW Project is worth supporting from the angle of overall tourism development for Hong Kong and enhancement of the capacity of local key attractions.

3. In 2013/14 Budget, the Financial Secretary proposed to provide financial support to the OPC to take forward the TSW Project.

Tai Shue Wan Project

4. The Ocean Park has always been a valuable asset in our tourism portfolio, and is widely popular with tourists and local residents alike. Its old waterpark, including the thrill of sliding down the Super Slides, remains to be a thread of the fabric of Hong Kong people's collective memory. Meanwhile, theme parks and entertainment facilities of different natures have been built in our main competitor cities in recent years. Thus, although the Park has become a world-class marine themed park, it is necessary for the Park to keep rejuvenating itself to maintain its competitiveness.

5. In 2012, the attendance of the Ocean Park reached another new record of

more than 7.4 million. This also proves that the Park has an actual need to expand to provide further capacity for ensuring a pleasant stay for visitors. With these considerations in mind, the Government agrees that the OPC should embark on another phase of development, and that redeveloping the Tai Shue Wan area into a new integrated theme zone with the main focus on an all-weather indoor-cum-outdoor waterpark should be pursued. This will not only add to the variety of Hong Kong's tourism offerings, but also allow our local grown-ups to recall their youthful memories. In addition, a novel and interesting destination will be added for our new generation.

6. The TSW Project will comprise an all-weather indoor-cum-outdoor waterpark, a retail-dinning-cum-entertainment zone and a parking zone. Under the OPC's latest workplan, the detailed design of the TSW Project will be completed by mid 2014 and the main construction works will then commence. The TSW Project is scheduled for completion in the second half of 2017. The total project cost is estimated to be \$2,290 million.

7. The OPC's assessment on the traffic and environmental impacts on the district in respect of the TSW Project, and the relevant measures taken by the Park on the hygiene and safety perspectives are detailed at [Annex](#).

The importance to the district development

8. The TSW Project will enrich the overall tourism appeal of Hong Kong by offering product diversity and additional capacity in one of our major tourist attractions, which in turn will enhance the status of Hong Kong as a premier destination for family visitors in the region. From the district angle, it is expected that the TSW Project will enhance the economic activities of the Southern district by attracting a significant number of visitors to the district. Coupling with the improvement works on the tourist attractions and facilities of Aberdeen which are underway, the TSW Project will help further enhance the overall tourism development of the district concerned.

Views Sought

9. Members are invited to note and support the TSW Project, and offer views.

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Traffic impact assessment (TIA)

Based on the initial traffic assessments conducted by an independent consultant, the waterpark will not induce any significant traffic impacts to the Aberdeen and Wong Chuk Hang area. Recent guest surveys reveal that over 90% of guests arrive and depart from the Ocean Park by public transport. It is expected that the opening of the MTR South Island Line will further push guest travelling patterns in favour of using public transport. To assist guests in moving between the future MTR Ocean Park station and the Park, the Ocean Park will arrange shuttle bus service between the Park, the MTR Ocean Park Station and the waterpark. In addition, an underground car park will be built underneath the waterpark with 250 car parking spaces and 10 coach parking spaces.

2. Before its closure in January 2011, the Tai Shue Wan gate on average received 33 – 45% of Ocean Park's daily attendance (around 15 000 – 18 000 guests), which is more than the expected daily attendance for the waterpark (around 10 000 guests per day). As such, it is believed that it has ample capacity to cater for the anticipated visitor and traffic flow upon the commission of the waterpark.

Environmental impact assessment

3. The Ocean Park is in close liaison with the Environment Protection Department on all ecological, environmental and visual issues. Previous Technical Feasibility Study (TFS) and more recent consultant assessments identified no significant issues of concern on the waterpark's impact under the existing Environmental Permit.

4. The waterpark will be designed to minimize use of energy, water and waste production. Design and materials selection will be carried out with environmental sensitivities in mind. Building Information Modelling techniques (BIM) will be extensively applied for effective, sustainable, and highly coordinated designs. Efficient building structure design also reduces both the use of materials and the construction times, thereby minimizing the carbon footprint of the project.

5. Ways to minimize carbon footprint include: gas absorption chiller technology; sea water cooling; natural ventilation; "regenerative media" water filtration systems; natural lighting and heating through solar energy; and reusing heat waste for hot water use in showers, pools, restaurants etc.

6. The internal environment of the waterpark will be enhanced by careful

development of the indoor building's shape, its orientation for sunlight and shading, and adoption of natural ventilation. It will be designed in accordance with internationally-accepted best practices and various certification models for sustainability and energy efficiencies. ETFE, a responsive building envelope, will be used as the roof for the Indoor Building. Automatically controlled sensors can be opened for hot air extraction in summer and closed for insulation in winter. The form of the roof will also optimize climatic control by promoting natural ventilation and shading. Daylight is allowed in to warm the internal environment, allowing healthy plant growth provided as part of the enriching interior landscaping. All these features will significantly reduce the use of electrical infrastructures and energy consumption.

7. As the completion of the waterpark is 4 years away, and recognizing the speed at which technologies and practices are introduced, the Park will remain vigilant in its pursuit of the latest technology, as the Park progresses the project.

Hygiene and safety issues

8. The Ocean Park's facilities will adopt the highest of industry standard filtration and disinfection systems. They will be maintained and monitored by professionals in water quality. The waterpark will be designed to have a number of separate and independent water and disinfection systems, such that particular issue can be isolated in specific water or disinfection systems and addressed without impacting the entire waterpark.

9. Within the operation, the Park will have trained lifeguards on duty throughout the facility to ensure proper bathing etiquette and behaviour is maintained by all guests. Facilities will include pre-bathing showers, appropriately spaced toilets, and first aid facilities. Rules and regulations will be developed based on international benchmarking of other world-class aquatic facilities, and written in English, Traditional Chinese and Simplified Chinese for guests' easy understanding.

10. With a view to preventing the spread of diseases, ozone, UV, and chlorine will be used together for disinfection to ensure the water quality. Regenerative media will be used for the effective filtration, while sea water will be used for chlorine generation.

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