

A photograph of two giant pandas in a tree, split vertically. The panda on the left is looking towards the camera, while the panda on the right is looking away. The background is a dense network of bare tree branches.

海洋公園建議中之酒店發展計劃 **Proposed Hotel Development in Ocean Park**

向立法會經濟發展事務委員會作出之簡介
**Presentation to
Panel on Economic Development of the Legislative Council**

17.03.2008

背景 Background

提昇海洋公園成為世界級、以海洋為主題的旅遊景點

Upgrading Ocean Park to create a world class marine-themed attraction

- 全新發展計劃之項目已展開

Master Redevelopment Project currently under construction

- 2007年7月18日已向前經濟事務委員會闡述

Updated former ES Panel on 18 July 2007

- 於公園內興建之三間酒店將成為重要的配套建設

Provision of three in-Park themed hotels an important supporting infrastructure

- 港鐵南港島線將大大改善海洋公園與香港其他地區的交通接駁，令公園成為興建酒店之理想地點

The South Island Line (SIL) of the MTR is expected to greatly improve the connectivity between Ocean Park and the rest of Hong Kong, thus making Ocean Park an attractive site for hotel development



海洋公園全新發展計劃

Ocean Park's Master Redevelopment

- 由2006年開始，預計於2012/13年完成

Started in 2006, targeting 2012/13 completion

- 公園的設施數目將於6年間由35個增至約70個

Attractions will be increased from 35 to about 70



全新發展計劃範圍

Area of Master Redevelopment



conservation • education • entertainment



建議之海洋公園酒店發展

Proposed Ocean Park Hotel Developments

酒店發展



背景 Background

- 行政長官 2007/08 施政報告

Policy Address by The Chief Executive 2007/08

- 在酒店土地供應方面作出配合

to gauge the need for land supply for hotel development

- 推動會展及獎勵旅遊

to promote exhibition and convention tourism

- 財政司司長2008/09 財政預算案

Budget by the Financial Secretary 2008/09

- 鞏固香港作為國際會議展覽和旅遊之都之地位

to consolidate Hong Kong's status as an international convention,
exhibition and tourism capital

背景 Background

- 政府原則上支持
Support in-principle by the Administration
- 南區區議會議員及城規會之成員均表示支持
Both members on the Southern District Council and Town Planning Board showed support
- 港鐵南港島線的興建將令海洋公園更具吸引力
Ocean Park will be even more attractive after the completion of South Island Line
- 提昇對旅客的吸引力/ 延長遊人逗留海洋公園及香港的玩樂時間
Enhancing tourism appeal/prolonging guest stay in Ocean Park and in Hong Kong

酒店發展可行性研究 Hotel Feasibility Study

證明興建酒店計劃在技術及經濟效益上均屬可行

Demonstrated the technical and financial feasibility
of the hotel developments



高峰水療
渡假酒店

3間酒店之位置

Location of the three hotels



酒店發展資料 Development Parameters

	海洋酒店 Ocean Hotel 3 - 4 星級 stars	漁人碼頭酒店 Fisherman's Wharf Hotel 4 星級 stars	高峰水療渡假酒店 Spa Hotel 5 星級 stars
房間數目 Nos. of Rooms	660	460	180
房間平均面積 Average Room sizes	34 平方米sq m	40 平方米sq m	50 平方米sq m
層數 No. of Storeys	17	14	7
設施 Facilities	<ul style="list-style-type: none"> •自助餐廳 Cafeteria •家庭餐廳 Family Dining •特式餐廳、酒吧 Speciality Restaurant & Bar •大堂酒吧 Lounge bar • 其他與海洋公園相關的設施 Facilities related to Ocean Park 	<ul style="list-style-type: none"> •主要餐飲設施 Main Dining Outlet •中式菜館 Chinese Restaurant •酒吧、酒廊 Bars & Lounges •海濱長廊、商店、娛樂及餐飲設施 Promenade, Retail, Entertainment & Dining •其他與海洋公園相關的設施 Facilities related to Ocean Park 	<ul style="list-style-type: none"> •主要餐飲設施 Main Dining Outlet • 特式餐廳、酒吧 Speciality Restaurant & Bar •水療設施 Spa Outlet • 其他與海洋公園相關的設施 Facilities related to Ocean Park



建議的海洋酒店位置概念圖
RENDERING OF PROPOSED OCEAN HOTEL
SITE LOCATION





建議的海洋酒店正門概念圖 RENDERING OF PROPOSED OCEAN HOTEL - MAIN ENTRANCE

黃竹坑道景觀 *View from Wong Chuk Hang Road*





建議的大樹灣漁人碼頭酒店概念圖

RENDERING OF PROPOSED FISHERMAN'S WHARF HOTEL TAI SHUE WAN

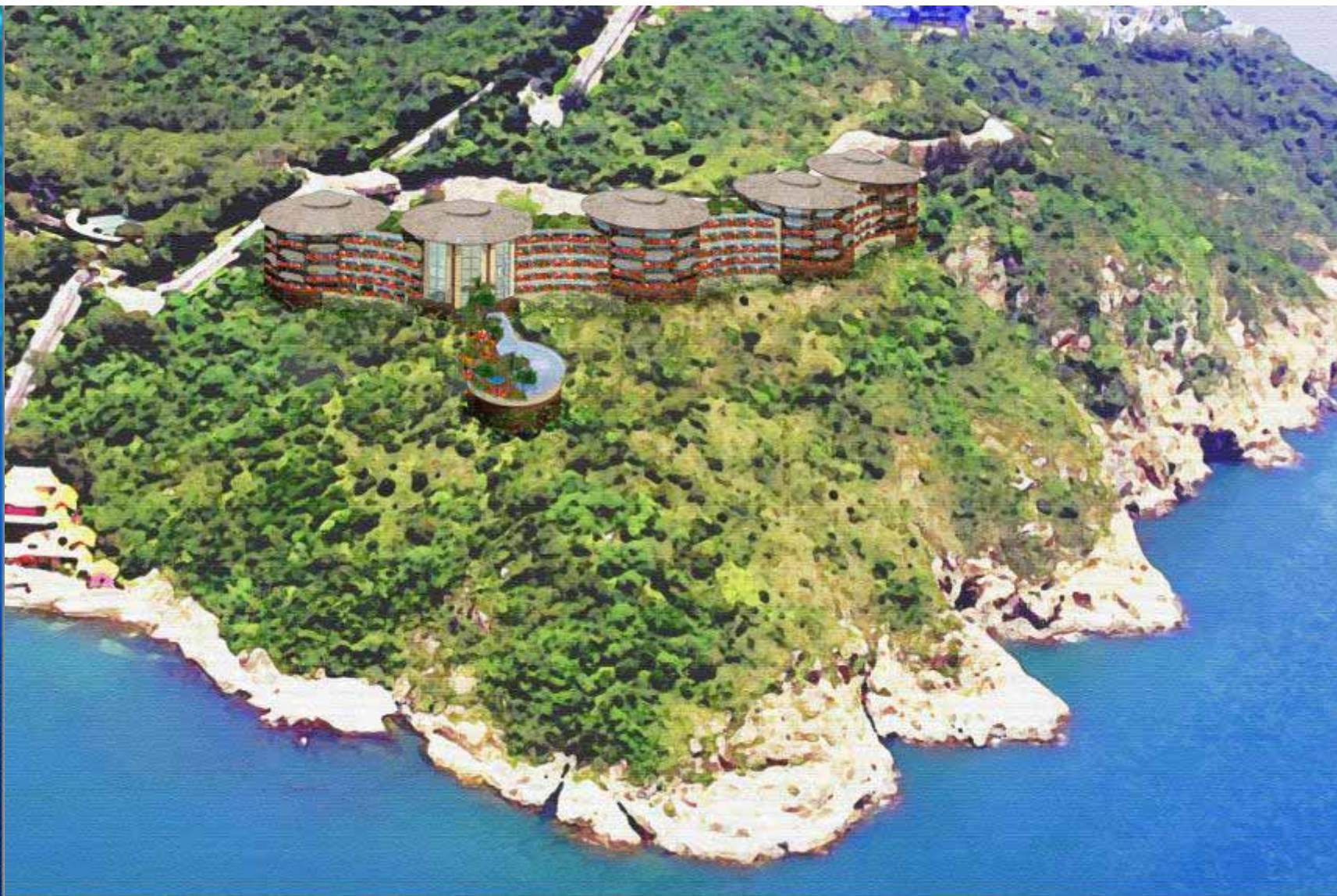
鴨脷洲景觀 *View from Apleichau*





建議的大樹灣漁人碼頭酒店概念圖
RENDERING OF PROPOSED FISHERMAN'S WHARF HOTEL
TAI SHUE WAN





建議的高峰水療渡假酒店概念圖

RENDERING OF PROPOSED SPA HOTEL, THE SUMMIT





建議的高峰水療渡假酒店概念圖

RENDERING OF PROPOSED SPA HOTEL, THE SUMMIT





建議中的高峰水療渡假酒店概念圖
**RENDERING OF PROPOSED SPA HOTEL,
THE SUMMIT**



技術可行性 Technical Feasibility

- 顧問研究結果 Consultants' Findings

- 興建酒店之計劃在技術上是可行的
proposed hotels technically feasible
- 海洋公園會於施工及營運期間實施適當的措施，以滿足所有公眾及環境的需求。

Ocean Park will implement effective measures during the construction and operation phases to satisfy all appropriate public and environmental requirements

經濟效益 **Economic Benefits**

- 令香港旅遊業更多元化

Diversification of Hong Kong's Tourism Market

- 開拓具潛質的市場，例如：家庭旅客、水療愛好者及高效益之客群

Going after under-served markets, e.g. family tourists, spa lovers and high-yield visitors



經濟效益 **Economic Benefits**

- 為香港帶來長遠的經濟效益

On-going Economic Benefits to Hong Kong

年份 Period	本地生產總值增長 GDP Contribution	創造就業的機會 New Employment Opportunities
2011	HK\$102 (百萬 million)	320 個新職位 jobs
2030	HK\$260 (百萬 million)	812 個新職位 jobs

經濟效益 **Economic Benefits**

- 為南區帶來的經濟效益

Economic Benefits to the Southern District

- 酒店發展計劃成為振興南區的催化劑

Hotel development as a catalyst for Southern District's revitalization

經濟效益 **Economic Benefits**

- 一次過的經濟效益 (於施工期間)
One-off Economic Benefits (During Construction)

創造的就業機會
**New Employment
Opportunities**

3,180
(一人一年之工作量) man-years

時間表 **Timetable**

2008年第2季 2nd Quarter of 2008	<ul style="list-style-type: none">• 城市規劃委員會審批程序完成 Town Planning Board approval process completed
2008年底 By end of 2008 (暫定 tentative)	<ul style="list-style-type: none">• 開始招標 Initiate tender invitation
2009年第三季 3rd Quarter of 2009 (暫定 tentative)	<ul style="list-style-type: none">• 工程開始 start construction
2011-2012年	<ul style="list-style-type: none">• 陸續完工 Completion in phases



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