

Proposed Way Forward for Ocean Park

Key components

(a) New retail, dining, and entertainment zone

- A new non-ticketed retail, dining, and entertainment (RDE) zone to be created at the lower park area (i.e. the area north of Brick Hill). The RDE zone will consist of low-rise buildings (a gross floor area of about 42 000 m²), dotting with public spaces which can host open air markets and events and incorporating a sizeable children's play area featuring playground and water play to provide a family-friendly environment.
- The conservation and education-related facilities and attractions, including the Grand Aquarium, the Hong Kong Jockey Club Sichuan Treasures, the Giant Panda Adventure, the Little Meerkat and Giant Tortoise Adventure, and the soon-to-be-completed STEAM Hub, to be integrated into the RDE zone harmoniously to continue their important functions of conservation and education.
- A number of attractions in the lower park area which are coming into the end of their useful life in the next three to five years to be phased out in order to free up space for creating an open air RDE destination for all age groups.
- The existing admission gate to be receded to the Cable Car Station and the Ocean Express Station in order to allow free access to the new RDE zone and a proposed pier at Deep Water Bay.

(b) Conservation and education initiatives

- More investments on conserving local and endangered species in and out of Ocean Park, as well as funding research and sharing scientific discoveries through seminars and conferences. Content showcasing conservation and education may also be created and shared on social media, television, and other suitable channels.
- More conservation and education information to be integrated into the facilities of Ocean Park, and more volunteering opportunities to be offered to engage the public in its conservation efforts. A digital platform for children may also be

developed to share relevant information such that their knowledge and awareness towards animals and conservation could be enhanced.

- Collaboration with other conservation institutions/sites in Hong Kong, such as the Hong Kong Wetland Park and the Hong Kong UNESCO Global Geopark to provide conservation-themed activities. Conservation-themed study tours to other parts of the world may also be organised, such as tours to Sichuan on giant panda-related activities.

(c) Existing attraction zone

- The existing core attraction zone at the upper park area (i.e. the area south of Brick Hill) to be upgraded or re-themed, including improvement of navigational signs and incorporation of storytelling elements to enhance the zone's relevance to conservation and education. For instance, educational videos can be shown when visitors queue up for attractions to enhance visitor experience, and the Vet Centre can be upgraded to enable the public to witness animal care first hand.

(d) New adventure zone

- Some aged thrill rides in the upper park area to be phased out, namely Mine Train and Raging Rivers, to make room for a new adventure-themed zone. The zone could feature outdoor attractions, such as Xraycer and Zipline, which can leverage the natural topography and scenic view of the area while involving less capital investment.

(e) New wellness-themed zones

- Space for longer term development and exploration of new elements to be provided with the demolition of ageing existing rides in the southern tip of the upper park area in the coming years and the greenfield site north of Tai Shue Wan. These areas may provide space for wellness-themed activities such as glamping, trekking, meditation, and yoga retreats taking full advantage of the natural scenery of Ocean Park and its surroundings.

(f) Water World

- The Water World opening in summer 2021 to become Hong Kong's first year-

round, all-weather water park featuring 27 indoor and outdoor water attractions such as a man-made beach, a surf rider, and an eight-lane mat racer. A resort-style cabana area where visitors can dine, refresh and relax will also be featured.

(g) Connectivity

- The iconic Cable Car and the Ocean Express to be retained to provide connection between the lower park area and the upper park area. A pier is also proposed to be developed in the lower park area at Deep Water Bay, such that, in future, the public can access the new RDE zone by sea. Another pier is also proposed to be built adjacent to the Water World in Tai Shue Wan to enhance connectivity between the two areas.

Operation mode

- A new and mixed mode of operation in future is suggested, which allows the Ocean Park Corporation to tap into the expertise available in the market while shouldering limited risks and securing an additional source of income.
- The new non-ticketed RDE zone to be outsourced to a private developer under a long term concession. The Ocean Park Corporation may receive an upfront payment and share rental income throughout the concession period, thereby subsidising its conservation and education initiatives. The developer is expected to bear all the costs for the planning, design, construction, management, maintenance, marketing and leasing of the RDE facilities as well as the related facilities in the zone (including public spaces and children's play area) and be solely responsible for any possible losses which might arise from their operation.
- The Ocean Park Corporation is proposed to take up the operation of the Water World at least in the short to medium term to ensure its early opening.
- The Government to develop proposed piers as public works projects and entrust them to the Ocean Park Corporation for management in future, as they would serve the larger community of Southern District.
- Taking into account the possibility of having different operators running various parts of the Park at the same time, the Ocean Park Corporation is recommended to consider introducing a pay-as-you-go ticketing regime subject to a nominal

admission price for crowd control purpose in place of the existing pay-one-price model which may help boost the Park's attendance and facilitate the public's access to certain parts of the Park as they like.

Financial Arrangements

- The commencement of the repayments of the two Government loans (a total of \$5.4 billion) to be deferred to Financial Year 2028-29 and interest waivers for the two Government loans to be provided with effect from July 1, 2021.
- A non-recurrent funding of some \$1.67 billion, which is equivalent to the one-year operation cost of Ocean Park (inclusive of capital cost), to be provided to the Ocean Park Corporation to help it meet the projected amount of cash shortage in the coming financial years, to mitigate the uncertainty on whether attendance recovery would take place as forecast, and to cushion itself against any possible delay in the implementation of the various future initiatives, as well as to provide it with the necessary initial resources to embark on the future strategy.
- Maximum yearly financial assistance of \$280 million to be provided to Ocean Park for four financial years starting from 2022-23 to support its education and conservation initiatives in the future strategy. The maximum amount will be \$1.12 billion.

Legislative Amendments

- The Ocean Park Corporation Ordinance to be amended to expand the functions of the Ocean Park Corporation to cover the promotion, facilitation, and enhancement of public recreation, education, conservation, and tourism outside the park area both in and outside of Hong Kong, as well as to make it explicit that the Ocean Park Corporation may perform its functions either alone, or jointly, or by agreement with any other person.

Tourism Commission

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