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**ACE Paper 6/2014**

*For advice on 21 July 2014*

**Report on the 127<sup>th</sup>  
Environmental Impact Assessment Subcommittee Meeting**

**PURPOSE**

The Environmental Impact Assessment Subcommittee (EIASC) considered the EIA report on “Tai Shue Wan Development at Ocean Park” (the Project) under Section 6(2) of the Environmental Impact Assessment Ordinance (EIAO) at the meeting on 23 June 2014. The EIA report was submitted by the Ocean Park Corporation (the Applicant).

2. Members are requested to consider the views of the EIASC at paragraph 10 below and advise on the way forward for handling the EIA report.

**BACKGROUND AND NEED FOR THE PROJECT**

3. The existing Tai Shue Wan theme park of Ocean Park, with facilities including Middle Kingdom, Aviary, Bird Paradise Pond and Flamingo Pond, was closed in January 2011 and has not been used by visitors since then. The Applicant proposes to construct and operate a new Water Park at the Tai Shue Wan area, which is expected to come into operation in mid-2017.

4. The Applicant advises that the Project is needed to accommodate increasing number of visitors to Ocean Park and to enrich the overall tourism appeal of Hong Kong by offering product diversity and additional capacity in one of Hong Kong’s major tourism attractions. The Project will also enhance the status of Hong Kong as a premier destination for family visitors in the region, and serve to re-connect the people of Hong Kong with their fond memories of Ocean

Park's original Water World in the past.

5. The key environmental benefits with the Project in place will include –
  - (i) improved landscape and visual appearance as well as environmental settings of the Tai Shue Wan area by the implementation of various greening features and landscape elements, e.g. aesthetically-pleasing structures and landscape planting at the roofs and platform structures; and
  - (ii) promotion on the use of environment friendly designs including a rainwater harvesting system, renewable energy systems and energy efficient device and green transport mode for guest shuttle service and staff transportation.
  
6. Please refer to the ACE-EIA paper 2/2014 on the EIA report at **Annex A** for details of the Project.

## **VIEWS OF THE DIRECTOR OF ENVIRONMENTAL PROTECTION**

7. The Director of Environmental Protection (DEP), in conjunction with the relevant authorities, considers that the EIA report has met the requirements of the EIA Study Brief and the Technical Memorandum of EIA Process. Comments from the public and ACE will be taken into account by DEP in deciding whether or not to approve the EIA report under the EIAO.

## **VIEWS OF THE SUBCOMMITTEE**

8. Public inspection period of the EIA report was from 20 May to 18 June 2014. Three (3) public comments on the EIA report had been made to the Environmental Protection Department (EPD). The three comments, together with the gist of comments, were issued to Members on 20 June 2014 for reference before the meeting.
  
9. A summary of issues discussed by EIASC at the meeting on 23 June 2014 on the Project is prepared at **Annex B**.

## **RECOMMENDATIONS OF THE SUBCOMMITTEE**

10. Having regard to the findings of the EIA report and the information provided by the Applicant, EIASC agreed to recommend to the full Council to endorse the EIA report with the following condition and recommendations –

### Condition of endorsement

The Applicant shall develop the Ecological Enhancement Area (i.e. the re-provisioned Flamingo Pond) at the southwestern end of the project site in the first phase of the construction for the purpose of establishing an alternative roosting site for ardeids and other wild birds so as to improve the overall ecological benefits of the Tai Shue Wan Development.

### Recommendations

- (a) Despite there will be a condition requiring submission of the Woodland Compensation Plan for approval by DEP, it is recommended that the Applicant should consult the Director of Agriculture, Fisheries and Conservation (DAFC) and set out the justifications on the flora species to be selected for planting in the Woodland Compensation Plan with the view to providing a better quality and more diversified secondary woodland areas in the project site, and manage the tree planting with respect to the general health condition and survival rate of the plants.
- (b) The Applicant should provide favourable conditions and settings in the Ecological Enhancement Area for ardeids to roost after completion of the construction works in the project site.
- (c) The Applicant should consider sustainable flora species for green roof and vertical planting to blend in with the surrounding natural environment.
- (d) The Applicant should consider enhancing the greening design of the Project including the use of non-reflective materials to reduce glare as well as adoption of an earth-tone colour scheme to allow the buildings and facilities in the site to blend well into the surrounding natural environment.
- (e) The Applicant should liaise closely with the Water Supplies Department on water saving measures to be adopted in the project site, including a permeable paving design for harvesting rainwater

for irrigation or cleaning purposes.

- (f) The Applicant is strongly recommended to pursue the opportunity to incorporate programmes on nature conservation in the overall design of the Project for public education purpose.
- (g) The Applicant should introduce green transport including the use of electric vehicles for guest shuttle service subject to available technology at the time of operation.

**EIA Subcommittee Secretariat**  
**July 2014**