



Progress of The Fullerton Hotel @ Ocean Park

富麗敦海洋公園酒店的進度

SDC meeting on 21 March 2016

Parkland to update SDC members of
and to seek support for the hotel
development.

2016年3月21日南區區議會會議

栢聯向南區區議會簡介酒店發展計劃
的最新進展，務求取得議員對該計劃
的支持

Latest Progress

In February 2016, the appointment of Parkland (Hong Kong) Limited as the ‘most preferred proponent’ (MPP) for the hotel development was announced; the hotel was renamed as The Fullerton Hotel @ Ocean Park.

With a view to following up the conditional planning approval granted by the TPB, we will submit the refined design to the TPB after gauging the SDC’s views. In the meantime, we are preparing the submissions on the hotel development to the Government departments concerned, namely a tree preservation scheme, a landscape master plan, and the proposed traffic arrangements for the hotel upon completion of the construction.

進度

2016年2月公布選出栢聯（香港）有限公司為該項目的首選投標者，並將酒店改稱為「富麗敦海洋公園酒店」。

就有關城規會批准的有條件規劃許可，我們將在聽取委員對酒店最新設計的意見後，向城規會都會規劃小組委員會提交經修訂的酒店設計方案。同時，我們正準備就酒店發展向相關部門提交樹木保育計劃及園景設計圖，和酒店落成後的交通安排建議。

OUR TEAM

我們的團隊



EMPIRE GROUP HOLDINGS LIMITED
帝國集團控股有限公司

Hotel Operator 酒店營運

Sino Hotels (Holdings) Ltd.
信和酒店(集團)有限公司



Empire Group Holdings' founder Dr. Walter Kwok is an experienced hotelier. His experience includes the development and setting up of the following hotels in Hong Kong :

The Royal Garden, Royal Park Hotel, Royal Plaza Hotel, Four Seasons Hotel, Four Seasons Place, Royal View Hotel, Holiday Inn Express Causeway Bay, W Hong Kong, The Harbour View Place, The Ritz-Carlton HK

帝國集團控股有限公司創辦人郭炳湘博士有豐富的酒店業務經驗。在香港經由他開發和建立經營的酒店包括如下：

帝苑酒店，帝都酒店，帝京酒店，四季酒店，四季匯，帝景酒店，銅鑼灣智選假日酒店，香港W酒店，港景匯，香港麗思卡爾頓酒店



酒店項目用地景況

Hong Kong Ocean Park
Marriot Hotel
香港海洋公園萬豪酒店

OCEAN PARK 海洋公園

CABLE CAR
纜車

The Fullerton
Hotel@Ocean Park
富麗敦海洋公園酒店

OCEAN PARK
海洋公園

MTR Station
港鐵站

Aerial View of Hotel Site

酒店項目用地鳥瞰景觀



View 1 觀點1



View 2 觀點2



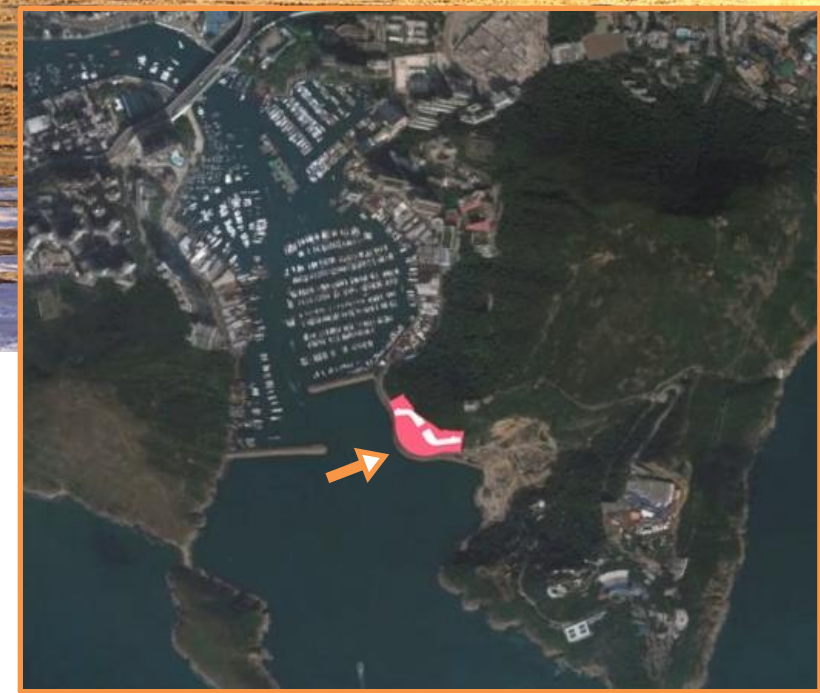
Aerial View Rendering

鳥瞰效果圖



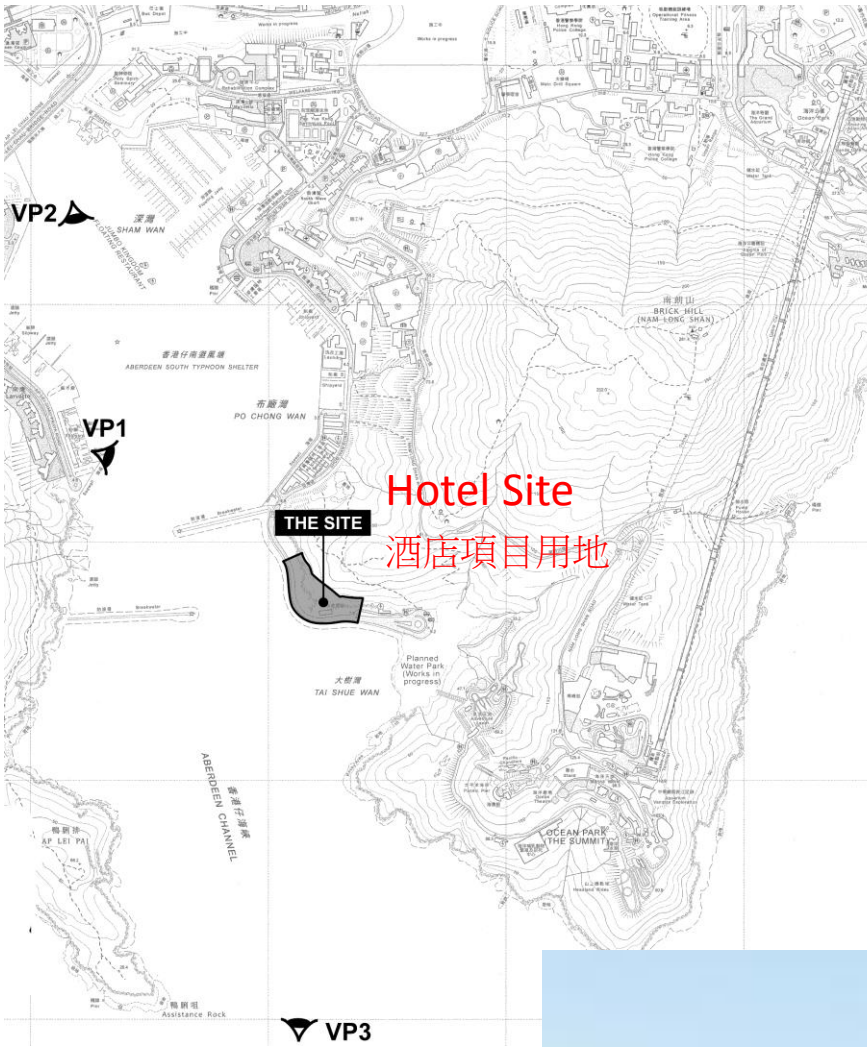
Horizontal View Rendering

水平面效果圖



PROPOSED HOTEL VIEW (I)

酒店方案效果圖 (I)



Hotel Site
酒店項目用地



Hotel Site
酒店項目用地

VP1



Proposed Hotel
擬議的酒店

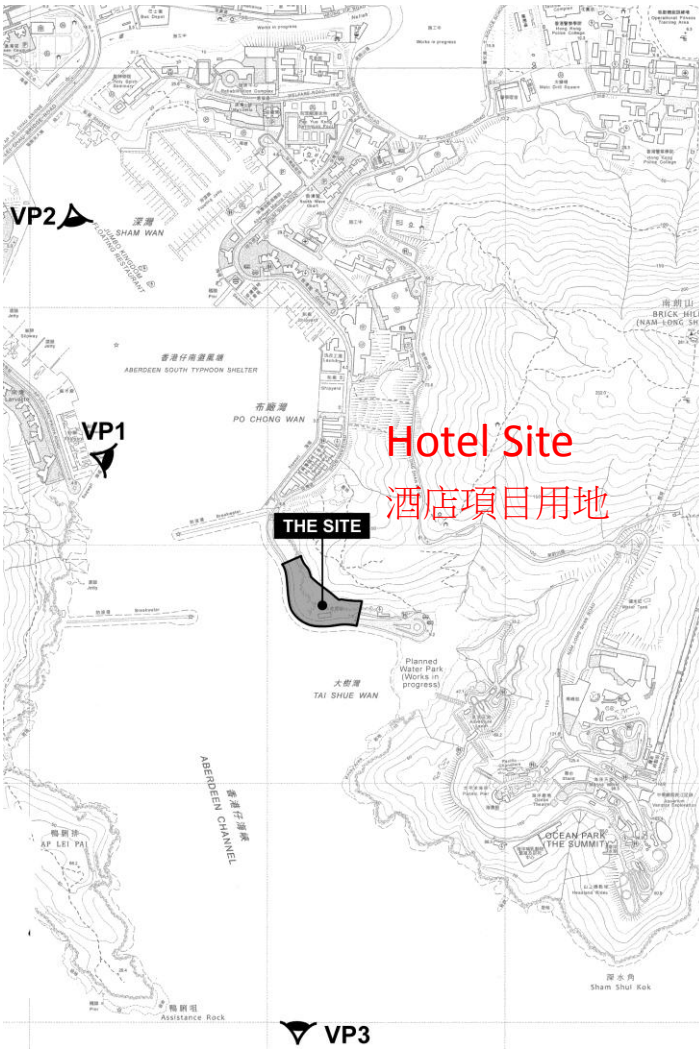
PROPOSED HOTEL VIEW (II)
酒店方案效果圖 (II)

VP2

Hotel Site
酒店項目用地

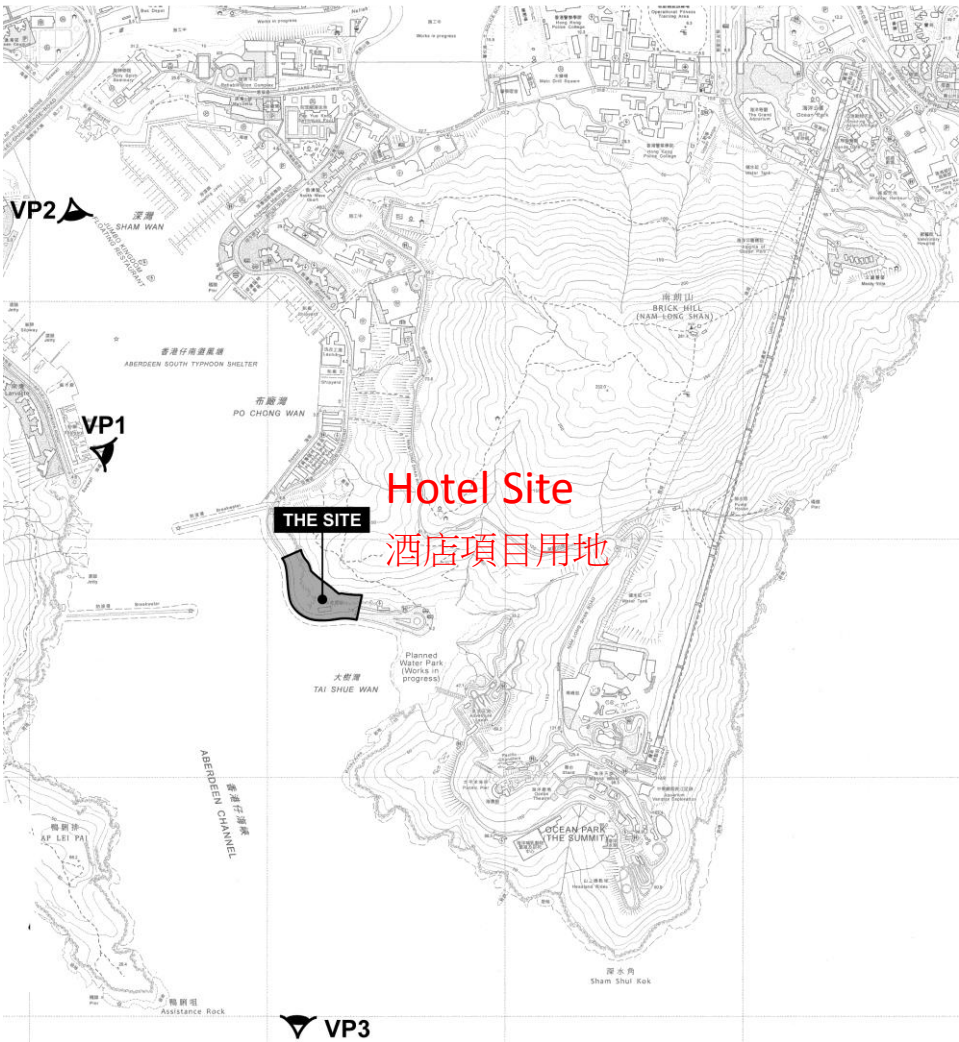


Proposed Hotel
擬議的酒店



PROPOSED HOTEL VIEW (III)
酒店方案效果圖 (III)

VP3



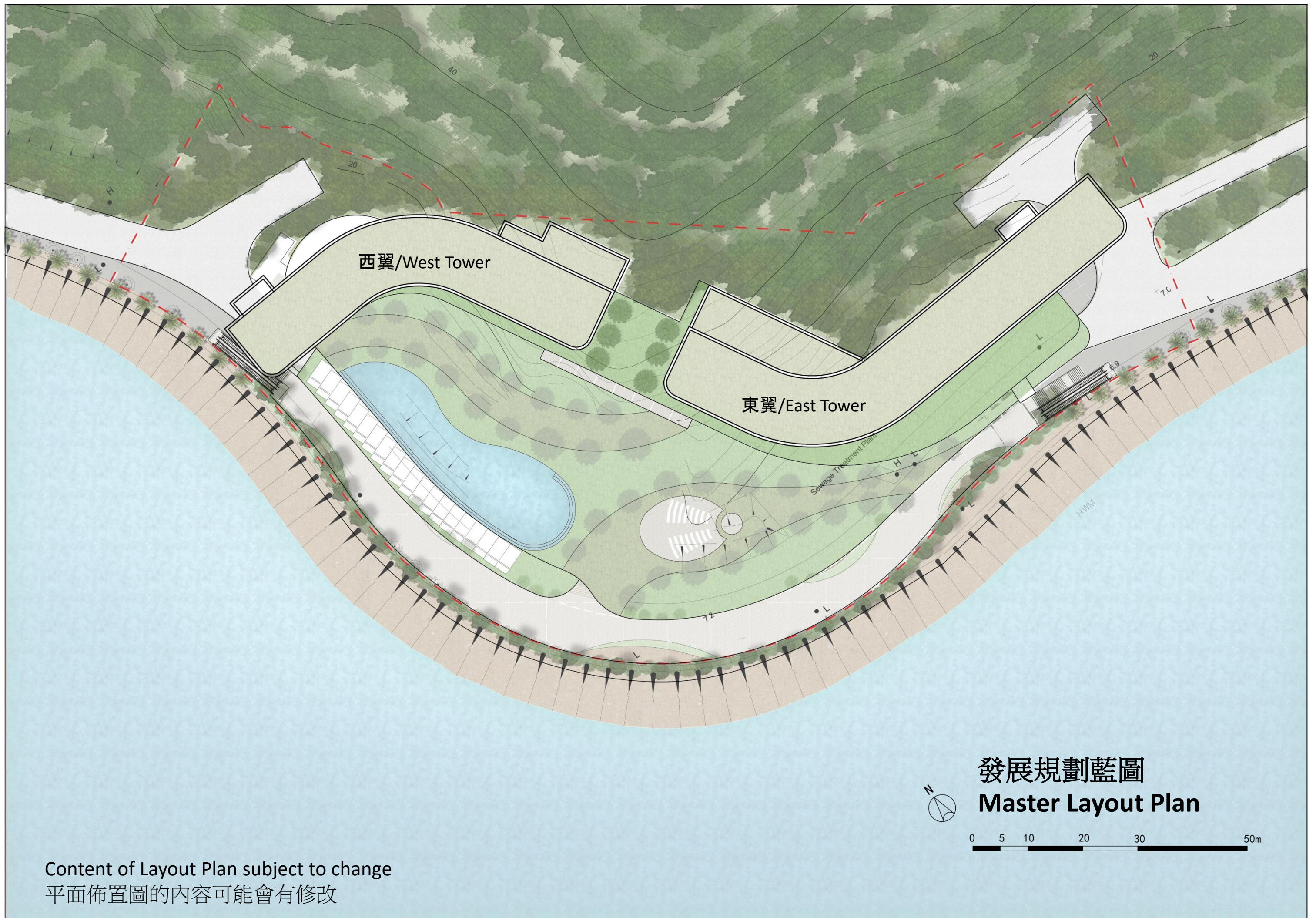
Proposed Hotel
擬議的酒店

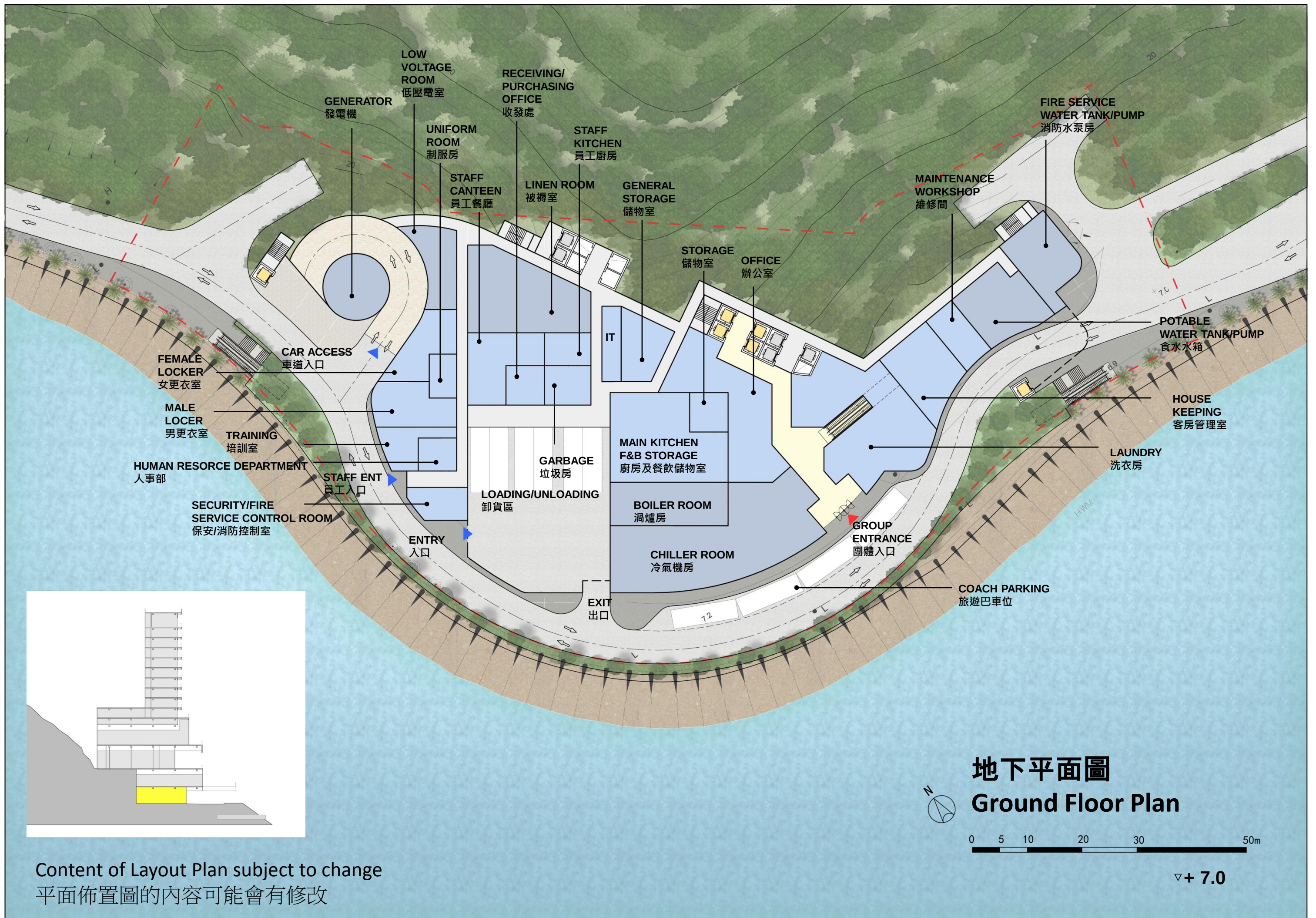


Development Parameters

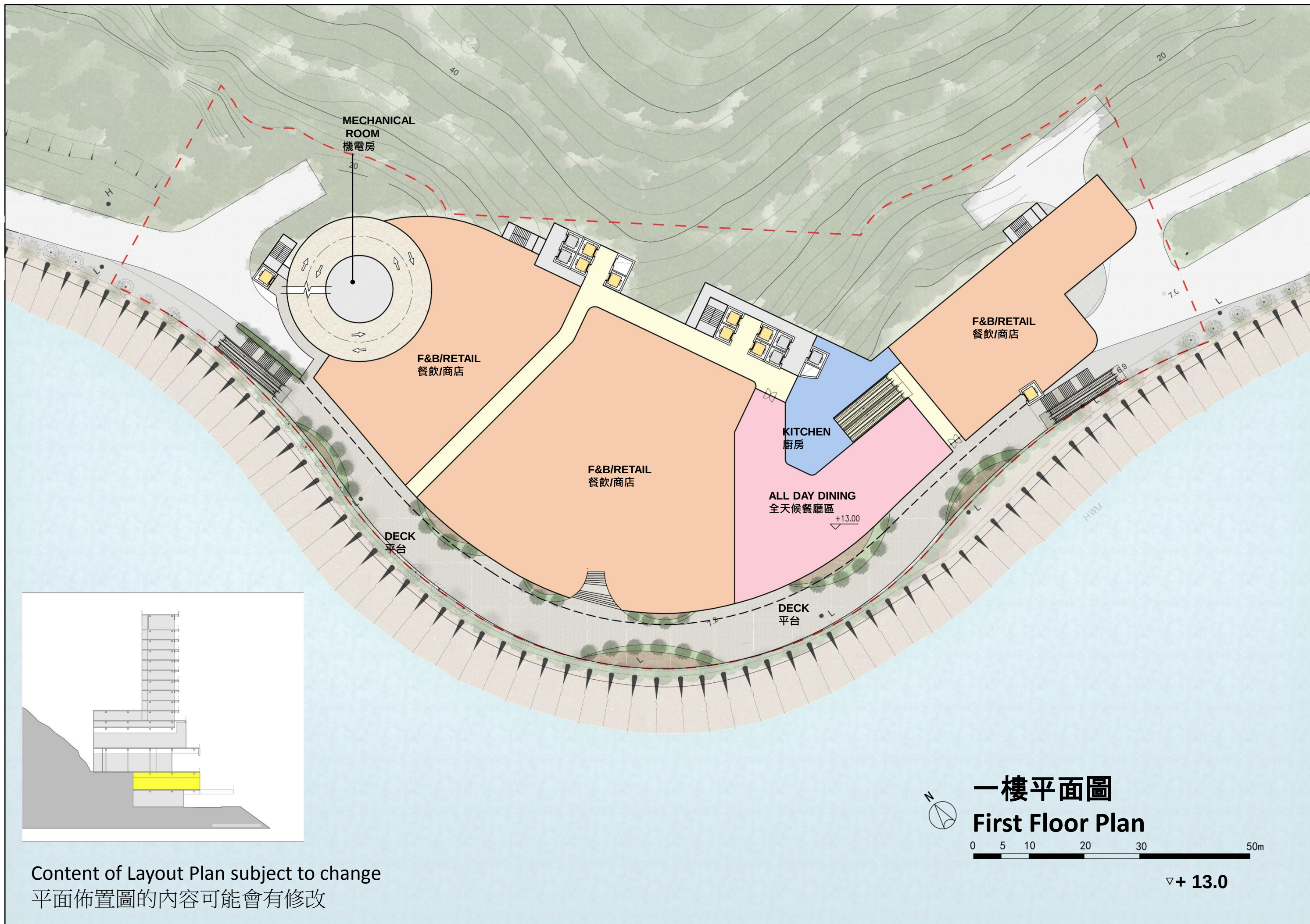
發展參數

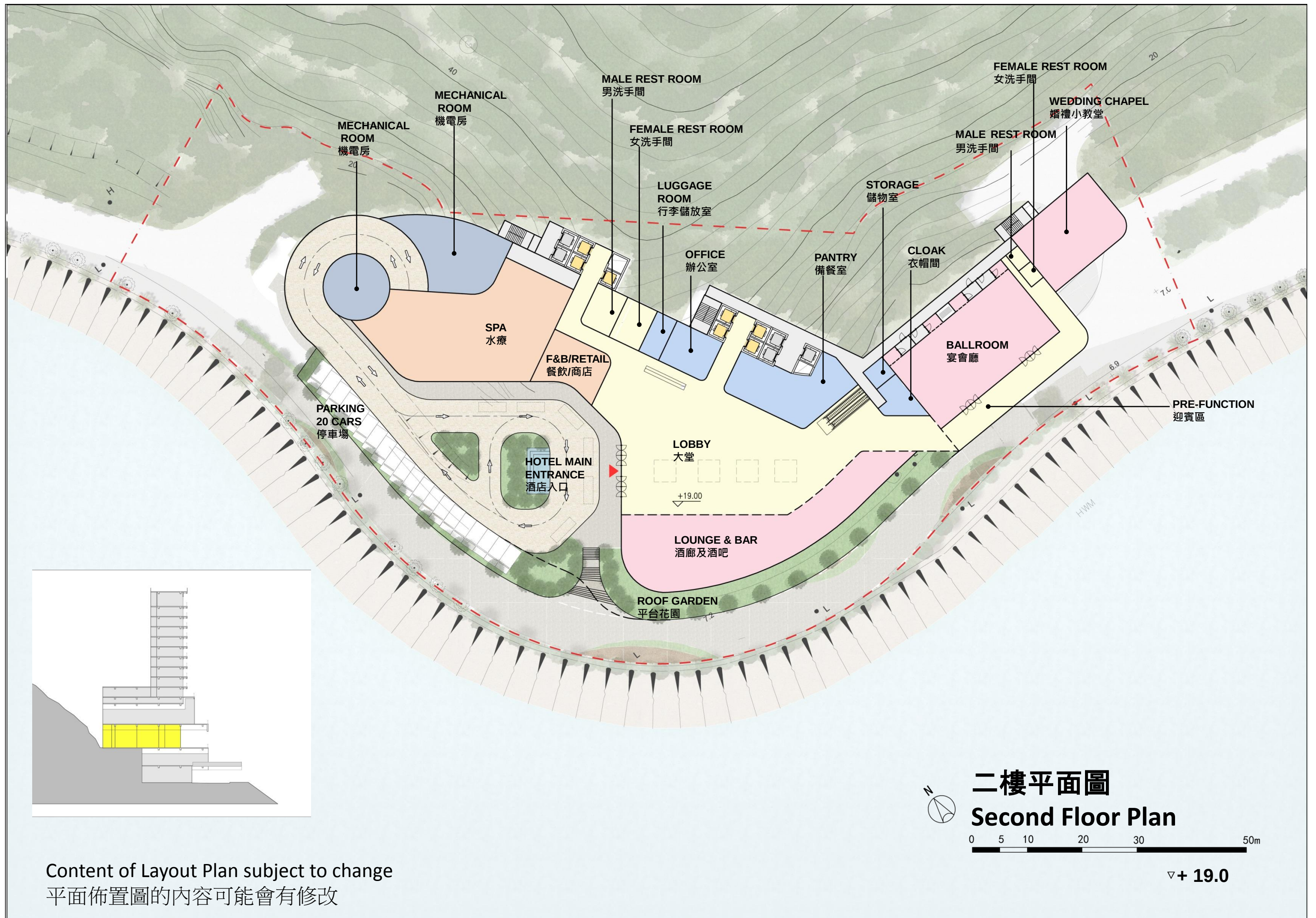
Development Parameters 發展參數	Enhanced Proposal 改進方案
Gross Floor Area 總樓面面積	40,570m ² 40,570平方米
Permissible Site Coverage 建築物覆蓋率	40% for Towers / 68% for Podium 塔樓: 40% / 基座: 68%
Maximum Building Height 最高建築物高度	74m PD 主水平基準上 74米
No. of Storeys 樓層數量	Not more than 14 Storeys 不超過14層
Proposed No. of Guest Rooms 客房數量	No more than 460 rooms with average size of approximately 38.5m ² 不多於460間客房, 而間客房平均面積約為38.5平方米



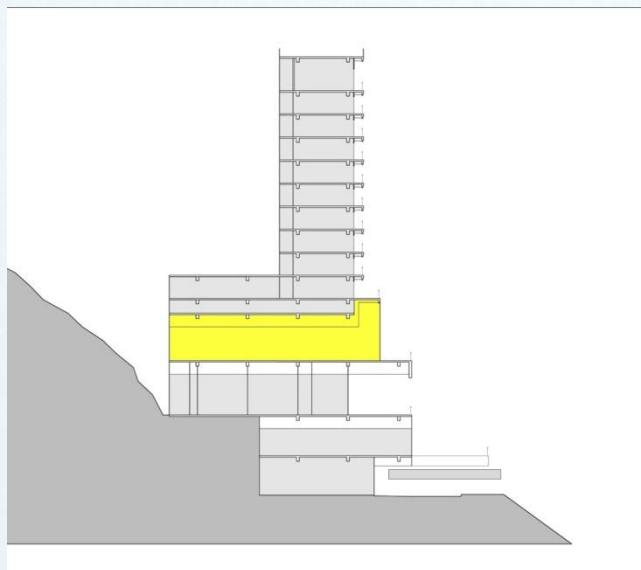
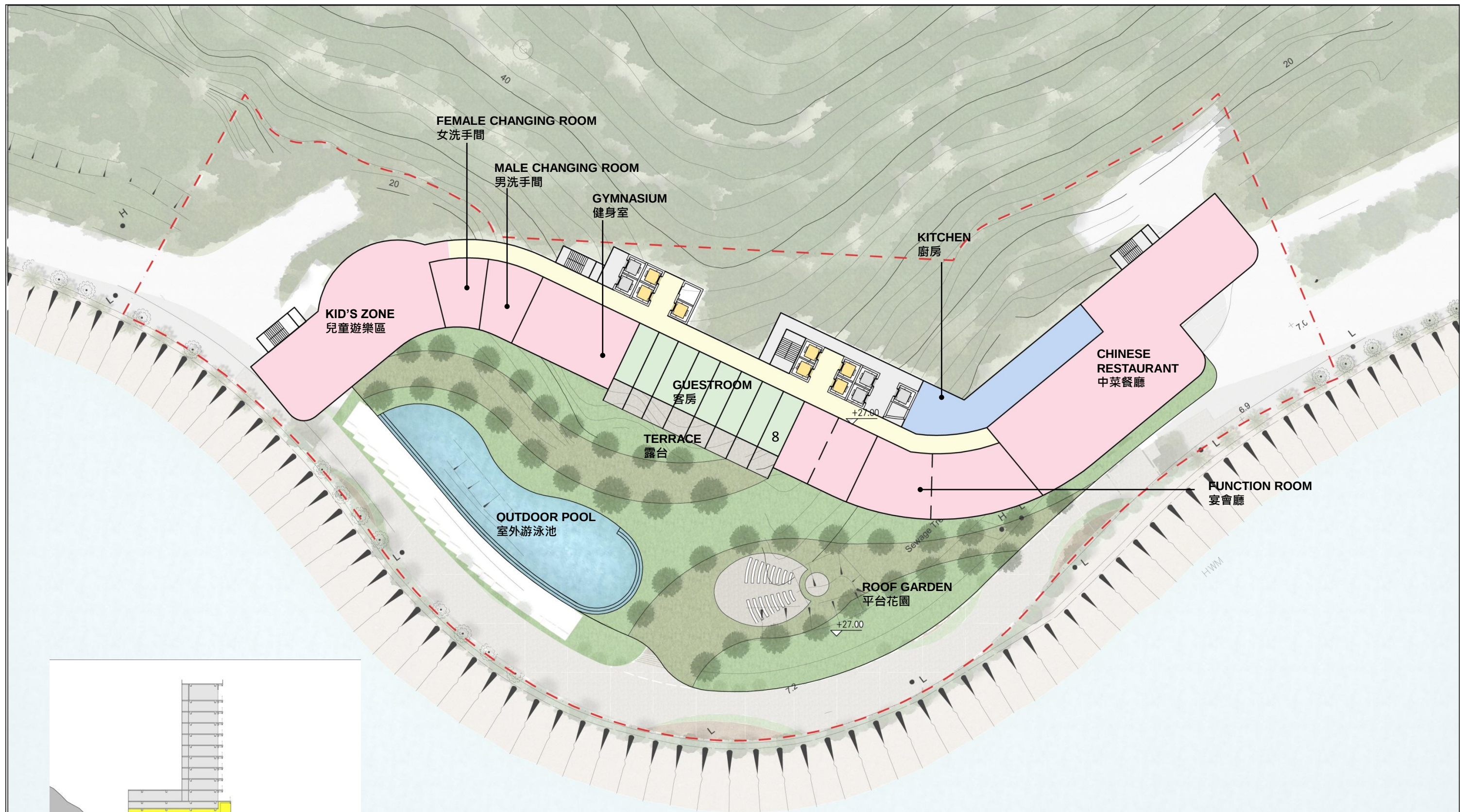


Content of Layout Plan subject to change
平面佈置圖的內容可能有修改





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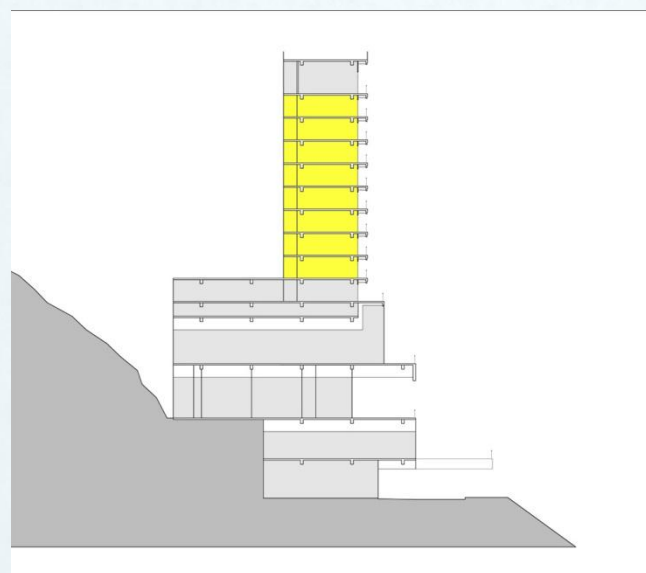
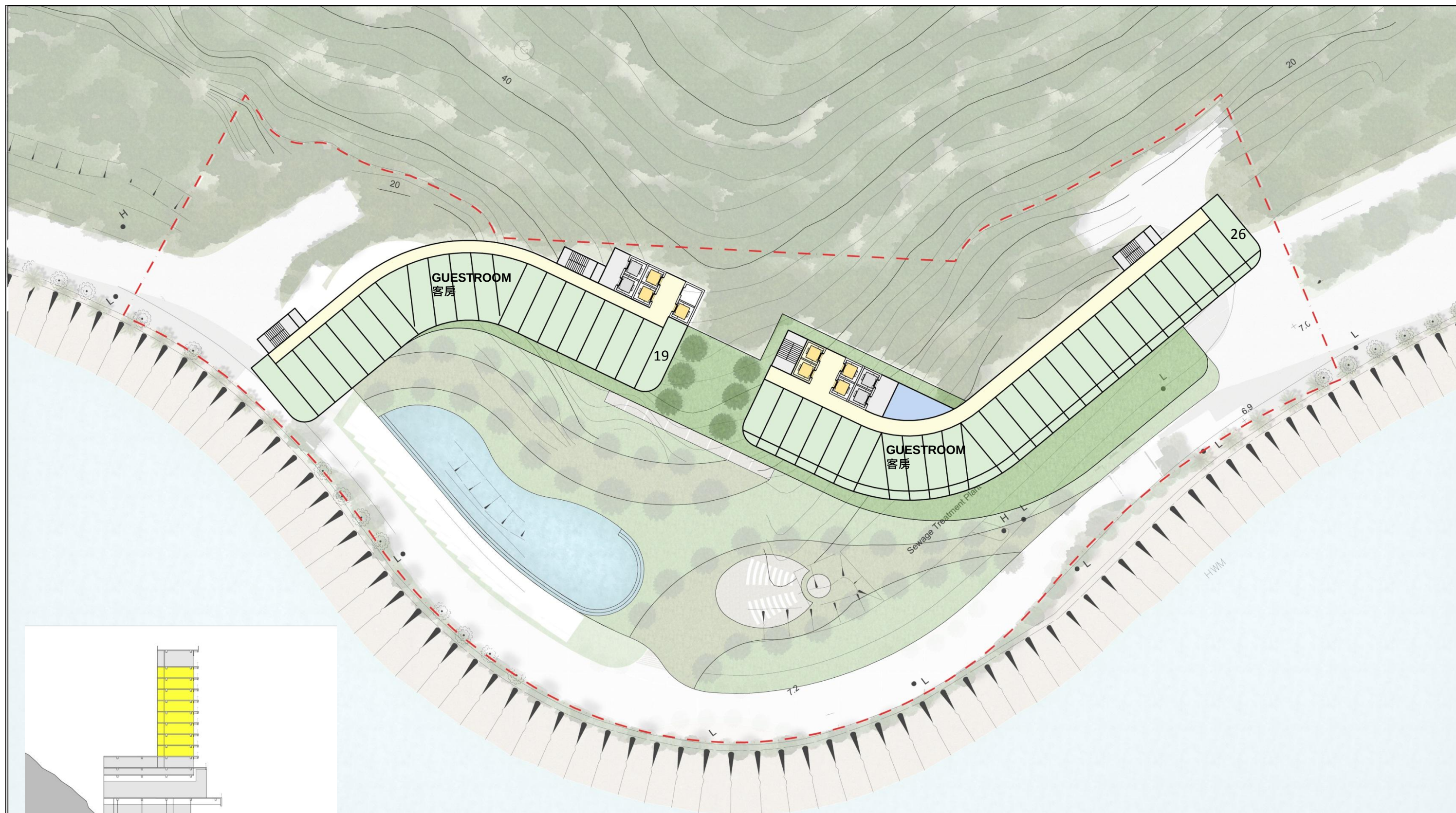


三樓平面圖 Third Floor Plan

0 5 10 20 30 50m

每層8間客房

8 guestrooms/floor $\nabla + 27.0$



Content of Layout Plan subject to change
平面佈置圖的內容可能有修改



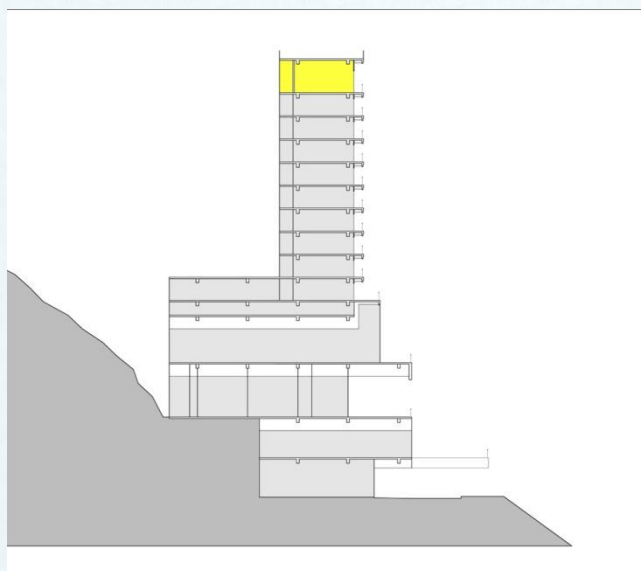
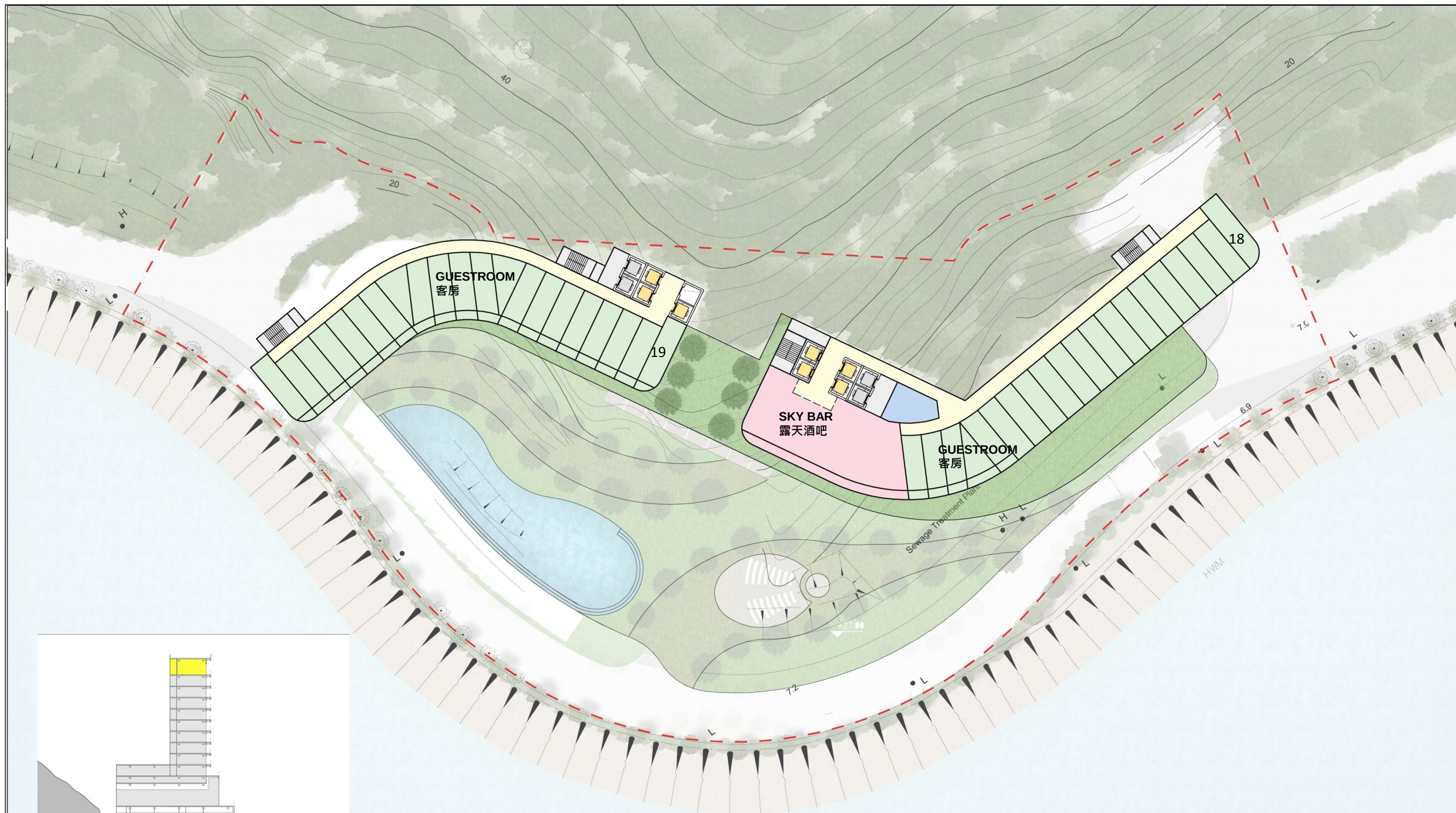
客房標準層平面圖（四至十二樓） Typical Floor Plan(4-12 th)

0 5 10 20 30 50m

每層45間客房

45 guestrooms/floor

▽+ 36.2 ~ +63.4



Content of Layout Plan subject to change
平面佈置圖的內容可能會有修改



十三樓平面圖 Thirteenth Floor Plan

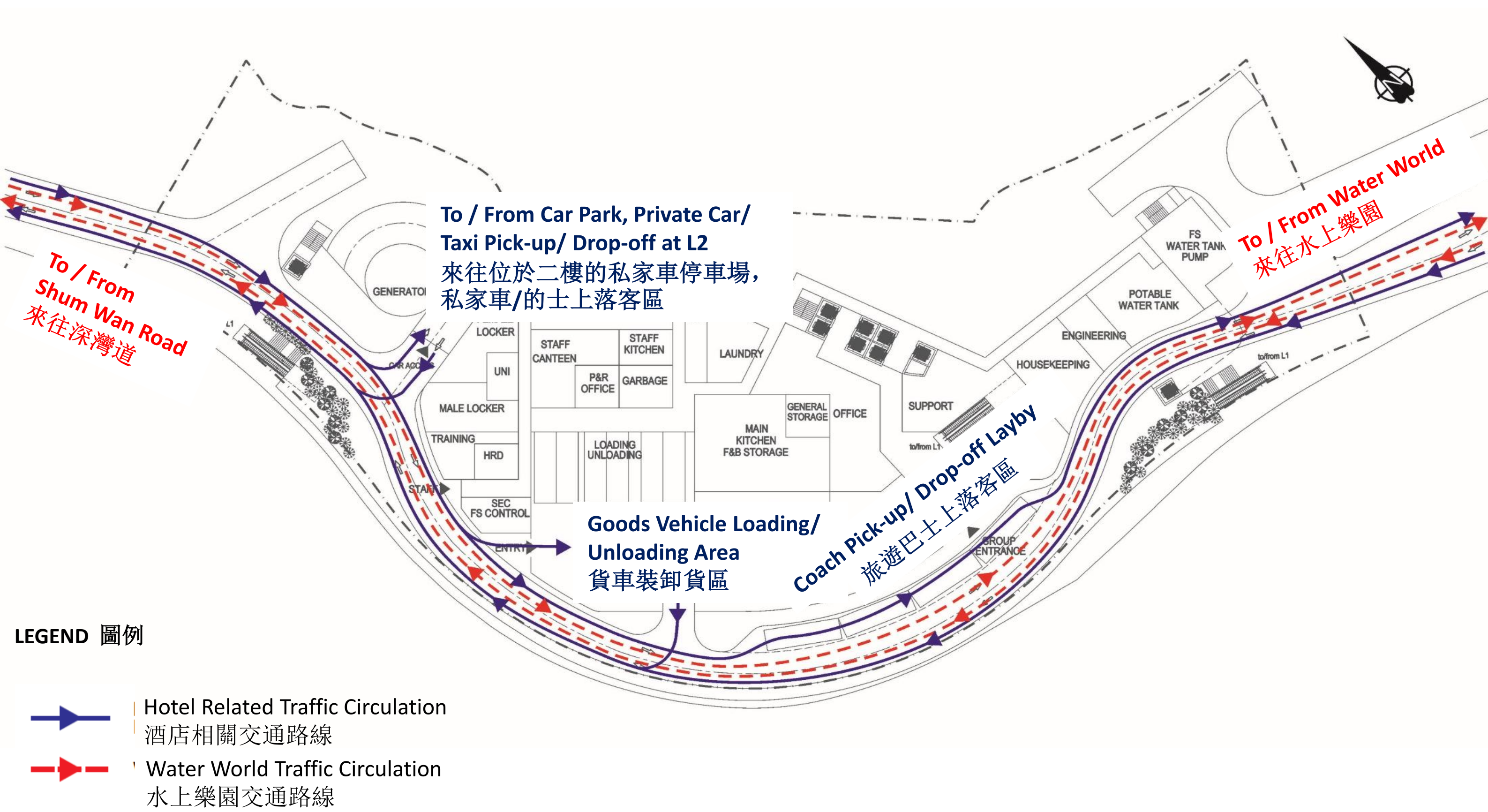
0 5 10 20 30 50m

每層37間客房
共450間客房

37 guestrooms/floor
Total 450 rooms
▽+ 66.8

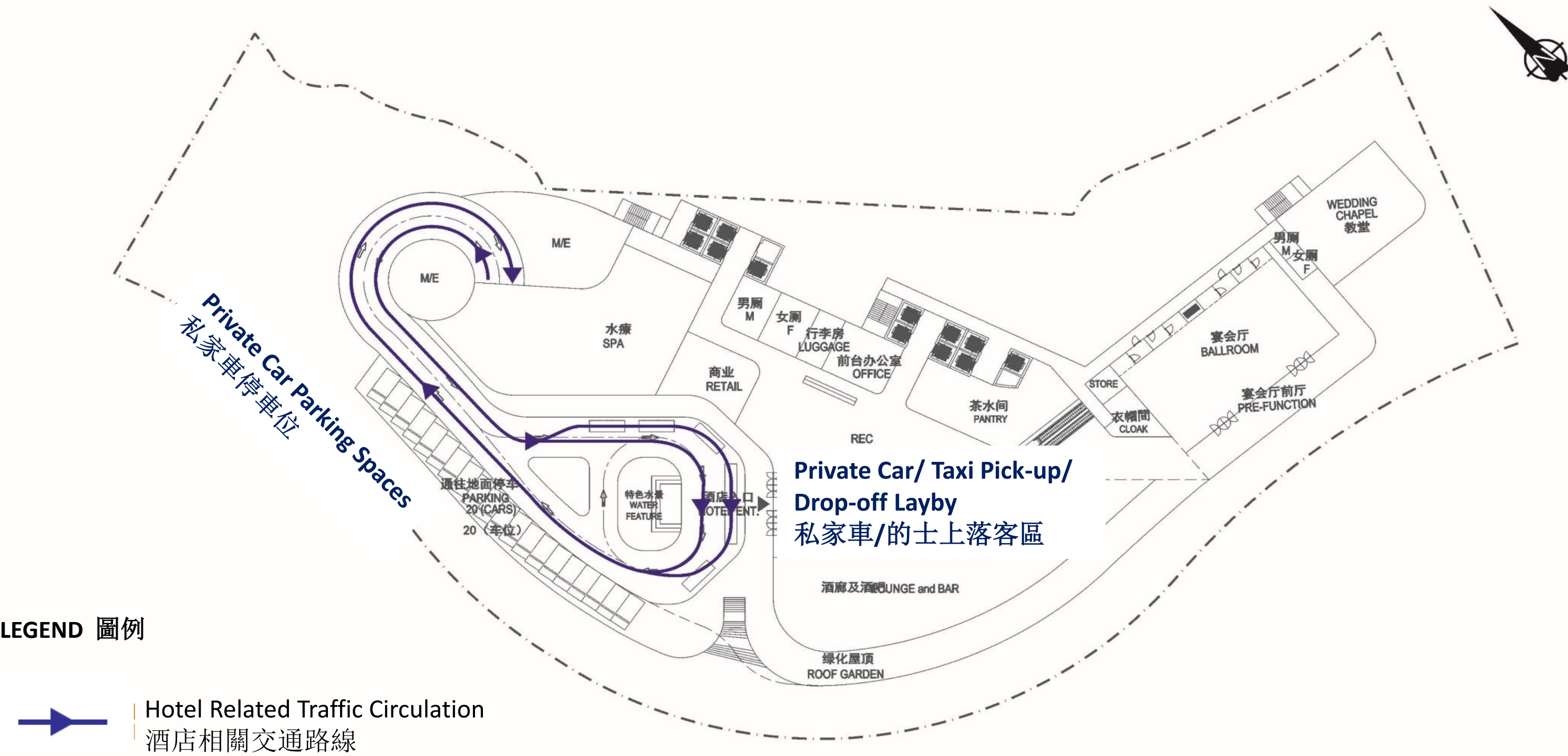
Proposed Traffic Circulation 酒店交通路線

Internal Road Layout at Ground Level 地面層交通佈局



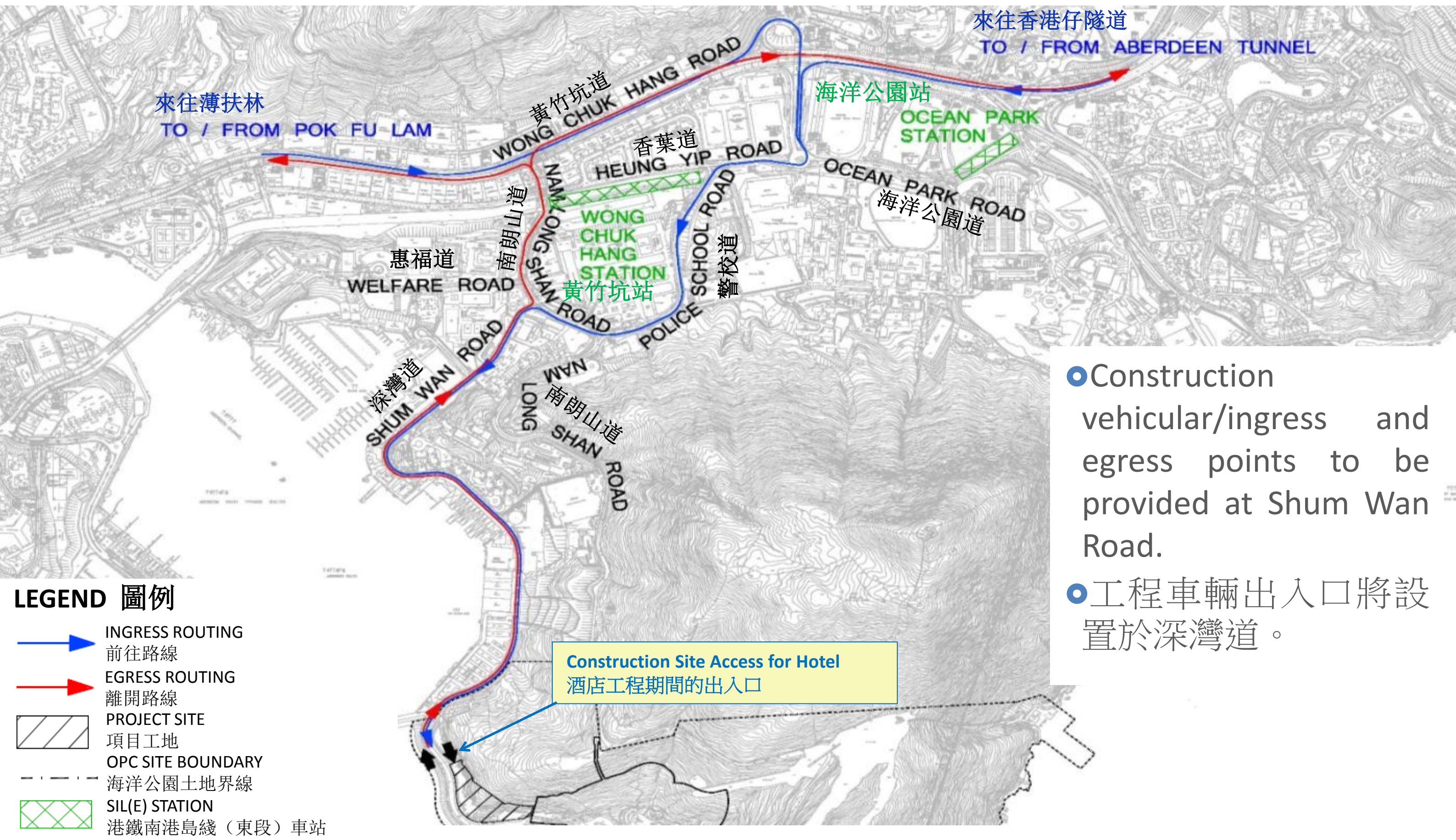
Proposed Traffic Circulation 酒店交通路線

Internal Road Layout at Level 2
二層交通佈局



Construction Site Access & Vehicular Access Routing

地盤主要車輛出入口及行車路徑



- Construction vehicular/ingress and egress points to be provided at Shum Wan Road.
- 工程車輛出入口將設置於深灣道。

Latest Construction Programme

施工程序

DEVELOPMENT 工程項目	LOCATION 地點	COMMENCEMENT DATE 施工日期	COMPLETION DATE 完成日期
Hong Kong Ocean Park Marriott Hotel 香港海洋公園萬豪酒店	Main Entrance 正門	Q4 2014 2014年第四季	Q4 2017 2017年第四季
Water World 水上樂園	Tai Shue Wan 大樹灣	Q2 2015 2015年第二季	2 nd Half 2018 2018下半年
The Fullerton Hotel @ Ocean Park 富麗敦海洋公園酒店	Tai Shue Wan 大樹灣	Q1 2017 2017年第一季	Q2 2020 2020年第二季

Development 工程項目	Location 地點	Estimated Construction Traffic Generation 預計工程車流量* (per hour 每小時)	Tentative Works Program 預計施工時間						
			2014	2015	2016	2017	2018	2019	2020
Hong Kong Ocean Park Marriott Hotel 香港海洋公園萬豪酒店	Main Entrance 正門	<15							
Water World 水上樂園	Tai Shue Wan 大樹灣	<10							
The Fullerton Hotel @ Ocean Park 富麗敦海洋公園酒店	Tai Shue Wan 大樹灣	15							

Note* to be determined once the contract is awarded.

註*工程車之流量將由承建商確定

Peak Accumulative Construction Volume
高峰期工程車累積流量

Traffic Impact During Construction

施工期間的交通影響

The maximum no. of construction vehicles from Hong Kong Ocean Park Marriott Hotel and Water World in 2015 was around 45 veh/hr. It is estimated that the maximum no. of construction vehicles from Hong Kong Ocean Park Marriott Hotel, Water World and The Fullerton Hotel @ Ocean Park in 2017 will be less than 40 veh/hr. With the commissioning of the SIL(E) by this year end and the related junction improvement works, the proposed hotel development will not cause significant impact to the nearby road network during construction.

2015年由香港海洋公園萬豪酒店及水上樂園高峰期產生的工程車流量約每小時**45**架次。預計**2017**年由香港海洋公園萬豪酒店、水上樂園及富麗敦海洋公園酒店高峰期產生的工程車流量每小時將少於**40**架次。加上港鐵南港島綫(東段)於今年年底通車後以及有關的一系列的路口改善工程完成後，酒店施工將不會對附近的交通網絡帶來顯著的影響。

Operational Performance of Critical Junctions – Year 2016

主要路口的運作情況 – 2016年

	Critical Junctions 主要路口	Method of Control 控制方法	RC (%) / RFC / 剩餘容車輛 (百分比) / 交通量	
			Typical Weekday 平日	
			Noon 中午 (1430 - 1530)	PM 下午 (1700-1800)
J1	Nam Long Shan Rd / Shum Wan Rd 南朗山道 / 深灣道	Signal 交通燈	65%	90%
J2	Police School Rd / Nam Long Shan Rd 警校道 / 南朗山道	Priority 優先通行	0.55	0.21
J3	Ocean Park Rd / Heung Yip Rd 海洋公園道 / 香葉道	Roundabout 迴旋處	0.60	0.47

- According to the traffic impact assessment results, the key junctions would have sufficient junction capacities during noon and PM peak periods.
- 交通影響評估結果顯示，關鍵路口在中午及下午繁忙時間尚有足夠容車量。



Traffic Management Recommendations

建議交通管理

In order to minimize the traffic impacts on local road networks, it is suggested that the Contractor should adopt on-site traffic management measures such as minimizing the no. of construction vehicles during school peaks, regular site observation etc. to regulate the construction traffic in response to the actual traffic conditions of adjacent road network and Ocean Park.

為減少對周邊道路的影響，建議承建商採取現場交通管理措施，例如減少中午學校高峰時段建築車輛的架次、定期實地視察等，來因應周邊道路的實際交通情況調節建築工程車輛流量。

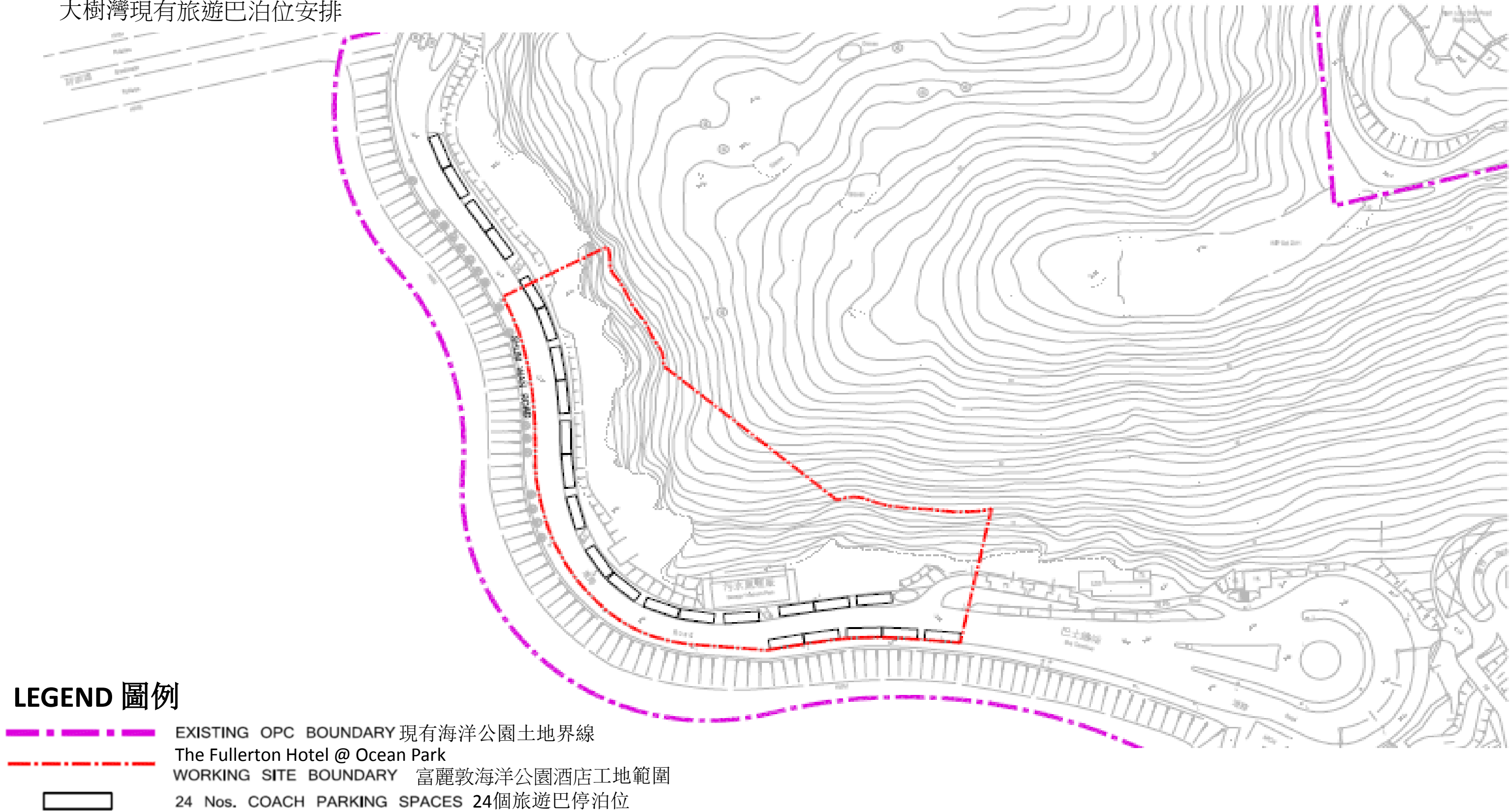
Interim Coach Parking Arrangement

施工期間的旅遊巴泊位安排

Temporary Coach Parking 施工期間的旅遊巴泊位安排

EXISTING COACH PARKING PROVISIONS AT TAI SHUE WAN

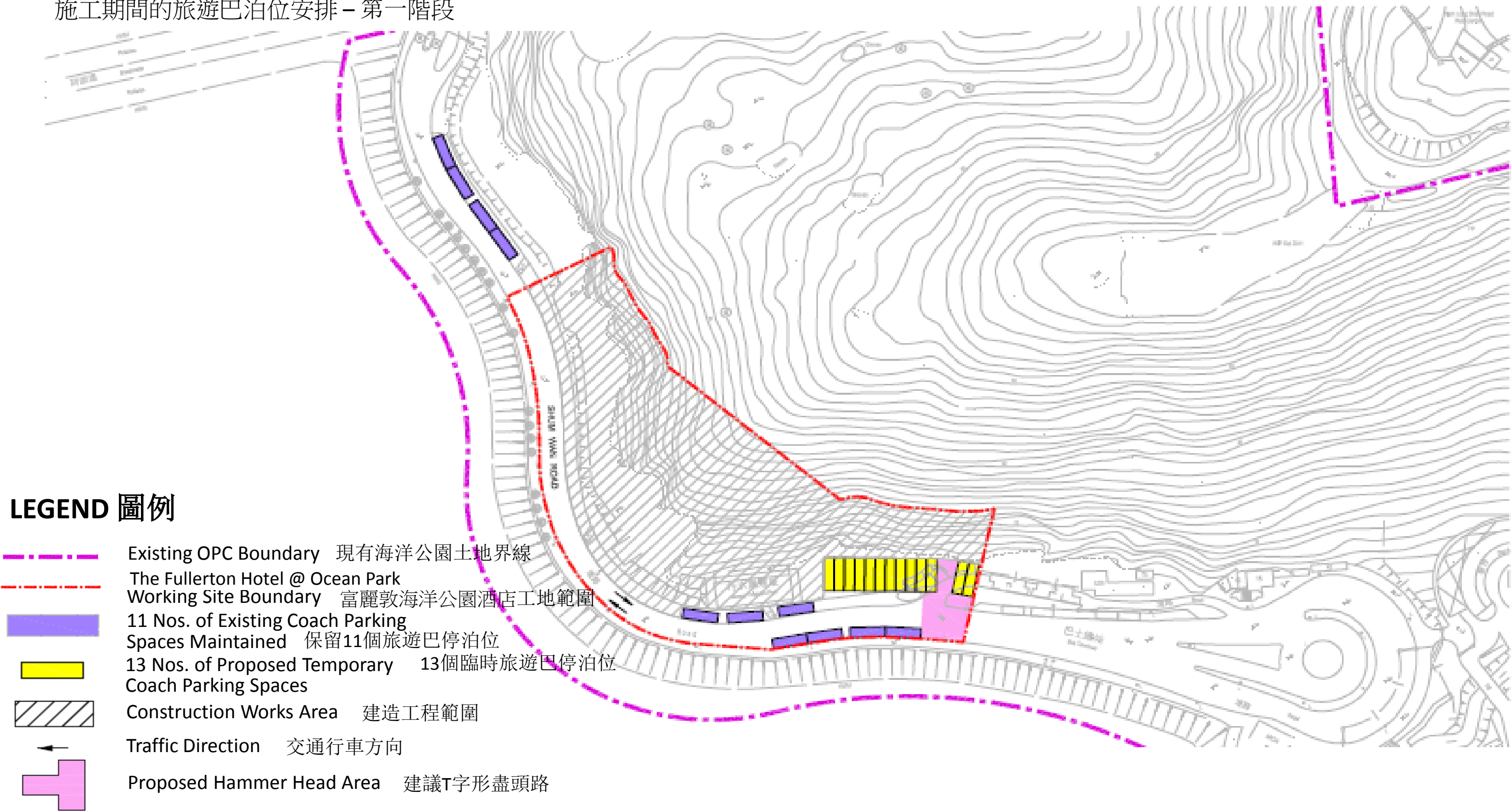
大樹灣現有旅遊巴泊位安排



Temporary Coach Parking 施工期間的旅遊巴泊位安排

TEMPORARY COACH PARKING ARRANGEMENT (STAGE 1)

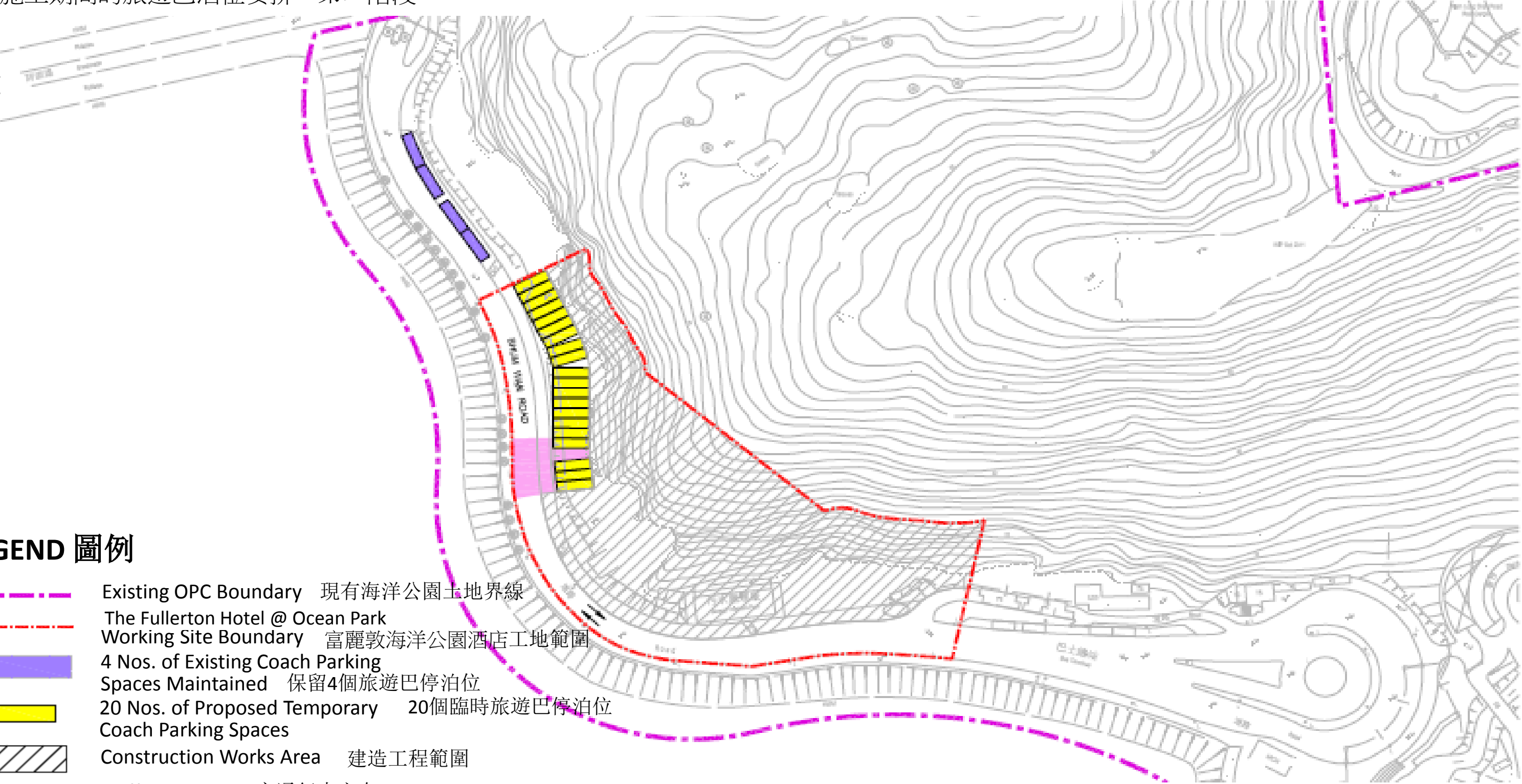
施工期間的旅遊巴泊位安排 – 第一階段



Temporary Coach Parking 施工期間的旅遊巴泊位安排

TEMPORARY COACH PARKING ARRANGEMENT (STAGE 2)

施工期間的旅遊巴泊位安排 – 第二階段



LEGEND 圖例

- Existing OPC Boundary 現有海洋公園土地界線
- The Fullerton Hotel @ Ocean Park Working Site Boundary 富麗敦海洋公園酒店工地範圍
- 4 Nos. of Existing Coach Parking Spaces Maintained 保留4個旅遊巴停泊位
- 20 Nos. of Proposed Temporary Coach Parking Spaces 20個臨時旅遊巴停泊位
- Construction Works Area 建造工程範圍
- Traffic Direction 交通行車方向
- Proposed Hammer Head Area 建議T字形盡頭路

Potential Traffic Impact after Completion of the Hotel

酒店發展項目完工後潛在的交通影響

According to the assessment by the traffic consultant, the commissioning of the SIL(E) and the related junction improvement works will allow the key junctions near the Ocean Park and hotel to operate with ample capacity. The proposed hotel development will not cause significant impact to the nearby road network during its operation.

按照交通顧問的評估，港鐵南港島綫(東段)通車後及有關的一系列的路口改善工程完成後，所有在海洋公園及酒店附近的主要路口均會有足夠運作容量，而酒店發展項目於營運期間將不會對附近的交通網絡帶來顯著的影響。

Operational Performance of Critical Junctions – Year 2021

主要路口的運作情況 – 2021年

	Critical Junctions 主要路口	Method of Control 控制方法	RC (%)/ RFC/ 剩餘容車輛（百分比）/交通量	
			Typical Weekday 平日	
			AM 上午 (0730 - 0830)	PM 下午 (1700-1800)
J1	Nam Long Shan Rd/ Shum Wan Rd 南朗山道/ 深灣道	Signal 交通燈	39%	15%
J2	Police School Rd/ Nam Long Shan Rd 警校道/南朗山道	Priority 優先通行	0.499	0.285
J3	Ocean Park Rd / Heung Yip Rd 海洋公園道 / 香葉道	Roundabout 迴旋處	0.737	0.736

Note: (1) Source from the Approved TIA Report of Water World submitted in 2014.
 (2) 2021 Traffic Model was developed taking into account the approved future developments in the vicinity (i.e. Wong Chuk Hang Business Area, Water World and 3 hotels of Ocean Park) and the MTR Station traffic.

註：（1）數據來源：已獲批的水上樂園交通影響評估報告（2014）。

（2）2021交通模型包括區內已獲批的未來發展項目（黃竹坑商業區、水上樂園及海洋公園的三間酒店）以及地鐵站產生的交通。

- According to the traffic impact assessment results, the key junctions would have sufficient junction capacities during noon and PM peak periods.
- 交通影響評估結果顯示,關鍵路口在中午及下午繁忙時間尚有足夠容車量。



Thank You ! 多謝 !