

Section 16 Planning Application for

**Proposed Amendments to Approved Master Layout Plan of Ma Wan Park
Development**

Planning Statement

(February 2025)

**llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

TABLE OF CONTENTS

Executive Summary	<i>Page</i> ES1
中文摘要	ES3
1 INTRODUCTION	1
1.1 Purpose of Submission	1
1.2 Report Structure.....	2
2 BACKGROUND.....	3
2.1 Planning Context.....	3
2.2 Latest Update on Land Status.....	5
3 PROPOSED AMENDMENTS TO APPROVED MLP	6
3.1 Urban Design Proposal.....	6
3.2 The Restyled Ma Wan Village	8
3.3 Updated Indicative Master Layout Plan, Landscape Master Plan and Development Schedule.....	9
3.4 Implementation	15
4 TECHNICAL REVIEW	16
4.2 Landscape Aspect	17
4.3 Traffic Aspect.....	18
4.4 Environmental Aspect	19
4.5 Drainage, Sewerage and Water Supply Aspects.....	21
5 DEVELOPMENT JUSTIFICATIONS.....	23
5.1 In Line with 2024 Policy Address and the Blueprint for Arts and Culture and Creative Industries Development to Promote Tourism Development with Cultural Activities in Hong Kong	23

5.2	To Reinforce the Overall Planning Concept of Restyled Ma Wan Village through Enriching Visitors' Experience.....	24
5.3	Propose to Broaden the Uses Allowed for Restyled Ma Wan Village to Enhance Flexibility for Future Operation to Meet Visitors Needs.....	24
5.4	No Major Changes to the Approved Scheme	24
5.5	Proposed Amendments to the Approved MLP are Acceptable in Technical Terms	25
5.6	Other Proposed Amendments to the Approved MLP are Minor Updates only ...	25
6	CONCLUSION.....	26

List of Tables

	<i>Pages Following</i>
Table 1 Comparison of Key Development Parameters between the Approved Scheme and Proposed Scheme	13
Table 2 Comparison of GFA Distribution between the Approved Scheme and Proposed Scheme	14

List of Figures

	<i>Pages Following</i>
Figure 1 Extract of the Approved Ma Wan Outline Zoning Plan No. S/I-MWI/14	3
Figure 2 Latest Approved Master Layout Plan under Approval Condition (a) of Planning Application No. A/I-MWI/45	3
Figure 3 Indicative Master Layout Plan of Proposed Scheme	12
Figure 4 Indicative Landscape Master Plan of Proposed Scheme	12
Figure 5 Broad Location of the Proposed Uses in Restyled Ma Wan Village	12
Figure 6 Comparison of Indicative Master Layout Plan	12
Figure 7 Comparison of Broad Location of the Proposed Uses in Restyled Ma Wan Village	12

List of Appendices

Appendix A Extract of Notes and Explanatory Statement of the Approved Ma Wan Outline Zoning Plan No. S/I-MWI/14
Appendix B TPB's Approval Letter for Planning Application No. A/I-MWI/45 dated 7 February 2014
Appendix C Planning Department's Compliance Letter for Approval Condition (a) of Planning Application No. A/I-MWI/45 dated 28 July 2023
Appendix D Landscape Master Plan and Tree Preservation Proposal
Appendix E Traffic Review Report
Appendix F Preliminary Environmental Review
Appendix G Existing Drainage and Sewerage Plans

EXECUTIVE SUMMARY

Purpose of Submission

This planning application is submitted to the Town Planning Board (TPB/the Board) under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131) to seek TPB's approval for proposed amendments to the Approved Master Layout Plan (MLP) of the Ma Wan Park (MWP) development approved under Application No. A/I-MWI/45. The proposed amendments to the Approved MLP are mainly related to Phase 2 of MWP only and include the following changes:

- (i) including 'Hotel (Holiday House)' for guesthouse / short-term accommodation purpose (already approved in MWP Phase 1) in the Restyled Ma Wan Village;
- (ii) including 'Place of Entertainment' for uses such as cinema / theatre-type of arts operations in the Restyled Ma Wan Village;
- (iii) updating the site boundary by excluding unacquired lots and an area covered by a Government Land License; and
- (iv) general update of the MLP base map and annotations to reflect existing / new building structures on site.

Proposed Amendments to Approved MLP

The Restyled Ma Wan Village is intended to preserve, restore and renovate the existing village houses of the Ma Wan Village for adaptive re-use. Under the Approved MLP, various uses have already been allowed in the Restyled Ma Wan Village to enrich visitors' experience, including 'Eating Place', 'Shop and Services', 'Place of Recreation, Sports or Culture', 'Open Space', 'Amenity Planting' and 'Holiday Camp'. These cover various facilities, such as antique shops, shops, artists' village, forest retreat, food & beverage, museum & craft workshops, fine dining & specialty, and the traditional village, etc, as originated from earlier approved schemes.

The current planning application proposes to introduce a more diversified mix of leisure, recreational and entertainment uses in the Restyled Ma Wan Village to enrich visitors' experience and contribute to enhancing tourism development in Hong Kong. As the proposed amendments to the Approved MLP are mainly to enhance future operational

flexibility in the Restyled Ma Wan Village by including 'Place of Entertainment' for cinema / theatre-type of arts operations and 'Hotel (Holiday House)' already approved in MWP Phase 1 for guesthouse / short-term accommodation purpose, there are NO CHANGES to the proposed development parameters of the MWP development (except minor update of the site boundary to tally with the latest Application Site boundary).

Planning Justification and Merits

The proposed amendments to the Approved MLP for Restyled Ma Wan Village are supportable on the following grounds:-

- The Proposed Scheme is in line with 2024 Policy Address and the Blueprint for Arts and Culture and Creative Industries Development to promote tourism development with cultural activities in Hong Kong following the concept of "Tourism is Everywhere in Hong Kong" and "shaping tourism with cultural activities and promoting culture through tourism";
- The Proposed Scheme reinforces the overall planning concept of Restyled Ma Wan Village through enriching visitors' experience;
- The proposed amendments to the Approved MLP propose to enhance flexibility for future operation for the Restyled Ma Wan Village to meet visitors needs;
- There are no major changes to the Approved Scheme. The key development parameters and GFA distribution, as compared with the Approved MLP, all remain UNCHANGED;
- The proposed amendments to the Approved MLP are acceptable in technical terms; and
- The proposed amendments to the Approved MLP other than broadening the uses allowed for Restyled Ma Wan Village are merely minor updates to reflect latest site boundary and situation. There are no material changes to the Approved MLP in terms of uses, layout and key development parameters.

In light of the justifications presented in this Planning Statement, the Board is cordially invited to consider the application favourably.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

申請目的

申請人現根據城市規劃條例第 16 條 (第 131 章)，向城市規劃委員會(下稱城規會)遞交規劃申請，對申請編號 A/I-MWI/45 已核准的馬灣公園發展總綱發展藍圖作出擬議修訂。對已核准的總綱發展藍圖的擬議修訂主要僅與馬灣公園二期相關，並包括以下變更：

- (i) 加入「酒店(度假屋)」作為賓館/短期出租住宿用途至重新設計後的馬灣村容許的用途；
- (ii) 加入可作藝術運作之電影院/劇院類型的「娛樂場所」用途至重新設計後的馬灣村容許的用途；
- (iii) 更新地盤範圍界線，剔除尚未收購的地段和一個被政府土地牌照涵蓋的範圍；和
- (iv) 一般更新總綱發展藍圖底圖和註釋，以反映地盤現有/新建築物。

對已核准的總綱發展藍圖的擬議修訂

馬灣村的重新設計旨在保育、修復和翻新馬灣村現有村屋，以活化再用。根據已核准的總綱發展藍圖，馬灣村已獲准作多種用途，以豐富遊客的體驗，包括「食肆」、「商店及服務行業」、「康體文娛場所」、「休憩用地」、「美化種植」和「度假營」。這些設施涵蓋古董店、商店、藝術村、園林靜修處、餐飲地方、博物館和工藝工作坊、精緻餐飲和特色餐廳、傳統村莊等，源自早期批准的計劃。

本規劃申請建議在重新設計後的馬灣村引入更多元化的消閒、康樂及娛樂用途，以豐富旅客的體驗，並促進香港的旅遊業發展。由於對已批准的總綱發展藍圖的建議修訂，主要是為了提高重新設計後的馬灣村未來營運的靈活性，加入可作藝術運作之電影院/劇院類型的「娛樂場所」用途，以及馬灣公園一期已核准的「酒店(度假屋)」用途作為賓館/短期出租住宿用途。擬議修訂對馬灣公園發展的擬議發展參數沒有改動(除了對地盤範圍界線進行小幅更新以符合最新的申請地盤範圍界線)。

發展理據及規劃增益

以下為支持本規劃申請的發展理據及規劃增益:

- 擬議計劃呼應 2024 年施政報告及《文藝創意產業發展藍圖》，融合發展文化和旅遊，並符合「香港無處不旅遊」及「以文塑旅，以旅彰文」的理念；
- 擬議計劃透過豐富遊客體驗，強化馬灣村重新設計的整體規劃概念；
- 對已核准的總綱發展藍圖的擬議修訂是為提高重新設計後的馬灣村未來營運的靈活性，滿足遊客的需求；
- 本申請對已核准的計劃沒有重大變更。與已核准的總綱發展藍圖相比，主要發展參數和總樓面面積分佈均保持不變；
- 本申請已考慮各方面的技術評估，而評估亦證明本申請在技術上可以接受；以及
- 除了擴闊重新設計後的馬灣村容許的用途，已核准的總綱發展藍圖所提出的修訂僅為輕微更新，以反映最新的地盤範圍界線和情況。修訂與已核准的總綱發展藍圖相比，在用途、佈局和主要發展參數方面沒有重大變化。

基於以上的發展理據，現懇請城規會能對是次規劃申請予以贊同。

1 INTRODUCTION

1.1 Purpose of Submission

1.1.1 Ma Wan Park (MWP) is a recreational development providing entertainment, recreation, amusement, shopping, restaurants and other commercial facilities. It comprises two phases. Phase 1 of MWP has been largely completed and in operation. Phase 2 of MWP is under implementation and mainly covers the Restyled Ma Wan Village.

1.1.2 This planning application is submitted to the Town Planning Board (TPB/the Board) under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131) to seek TPB's approval for proposed amendments to the Approved Master Layout Plan (MLP) of the MWP development approved under Application No. A/I-MWI/45. The proposed amendments to the Approved MLP are mainly related to Phase 2 of MWP only and include the following changes:

- (i) including 'Hotel (Holiday House)' for guesthouse / short-term accommodation purpose (already approved in MWP Phase 1) in the Restyled Ma Wan Village;
- (ii) including 'Place of Entertainment' for cinema / theatre-type of arts operations in the Restyled Ma Wan Village;
- (iii) updating the site boundary by excluding unacquired lots and an area covered by a Government Land License; and
- (iv) general update of the MLP base map and annotations to reflect existing / new building structures on site.

1.2 Report Structure

1.2.1 This planning statement includes the following sections:

- Section 2: describes the Application Site, its surrounding and planning context;
- Section 3: depicts the proposed amendments to the Approved MLP;
- Section 4 reviews the technical considerations in support of the Proposed Scheme;
- Section 5: highlights the justifications and planning merits of the Proposed Scheme; and
- Section 6: concludes the planning statement.

1.2.2 Other supplementary information are included in **Appendices A to G**:

- Appendix A: Extract of Notes and Explanatory Statement of the Approved Ma Wan Outline Zoning Plan No. S/I-MWI/14
- Appendix B: TPB's Approval Letter for Planning Application No. A/I-MWI/45 dated 7 February 2014
- Appendix C: Planning Department's Compliance Letter for Approval Condition (a) of Planning Application No. A/I-MWI/45 dated 28 July 2023
- Appendix D: Landscape Master Plan and Tree Preservation Proposal
- Appendix E: Traffic Review Report
- Appendix F: Preliminary Environmental Review
- Appendix G: Existing Drainage and Sewerage Plans

2 BACKGROUND

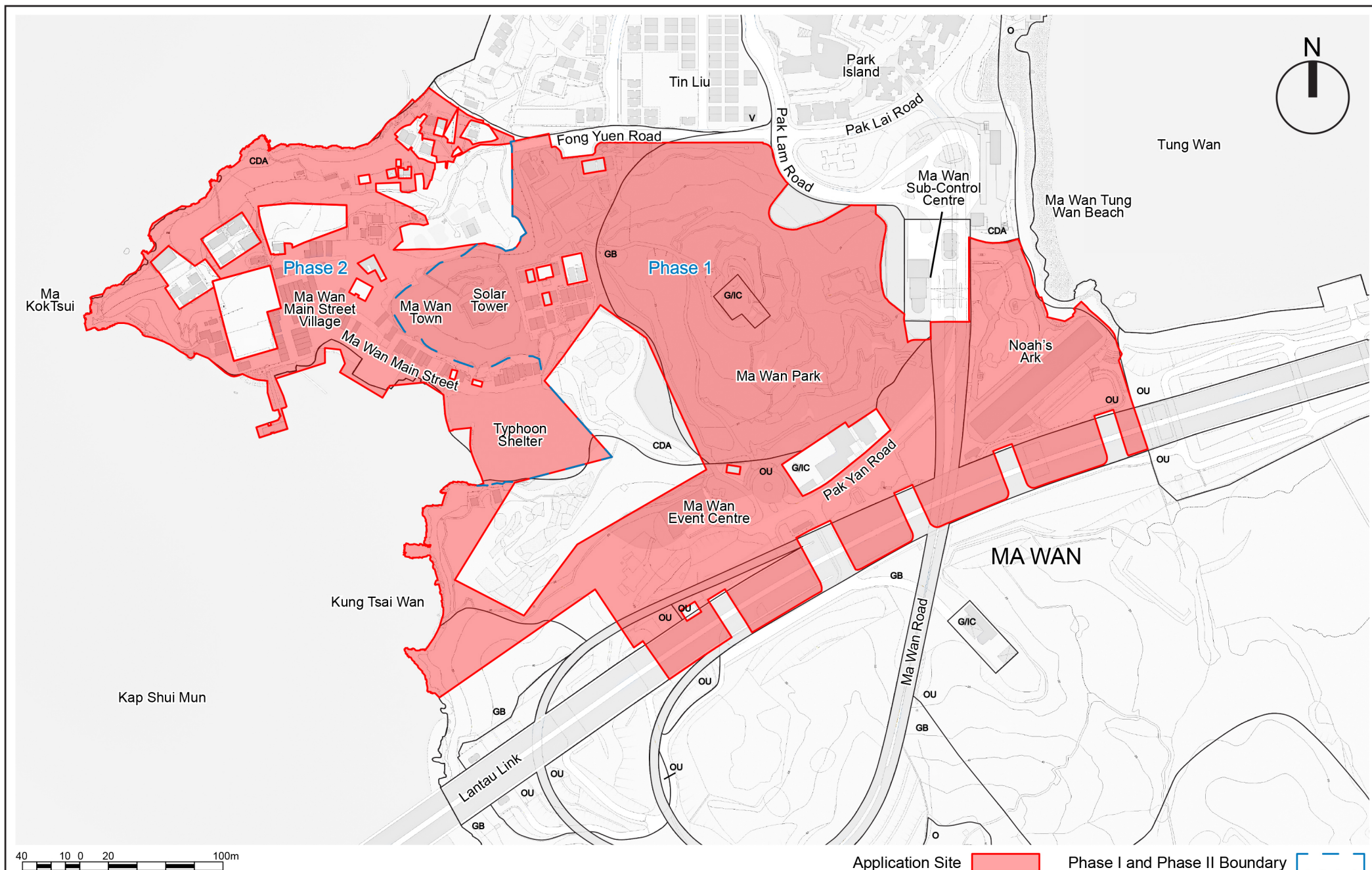
2.1 Planning Context

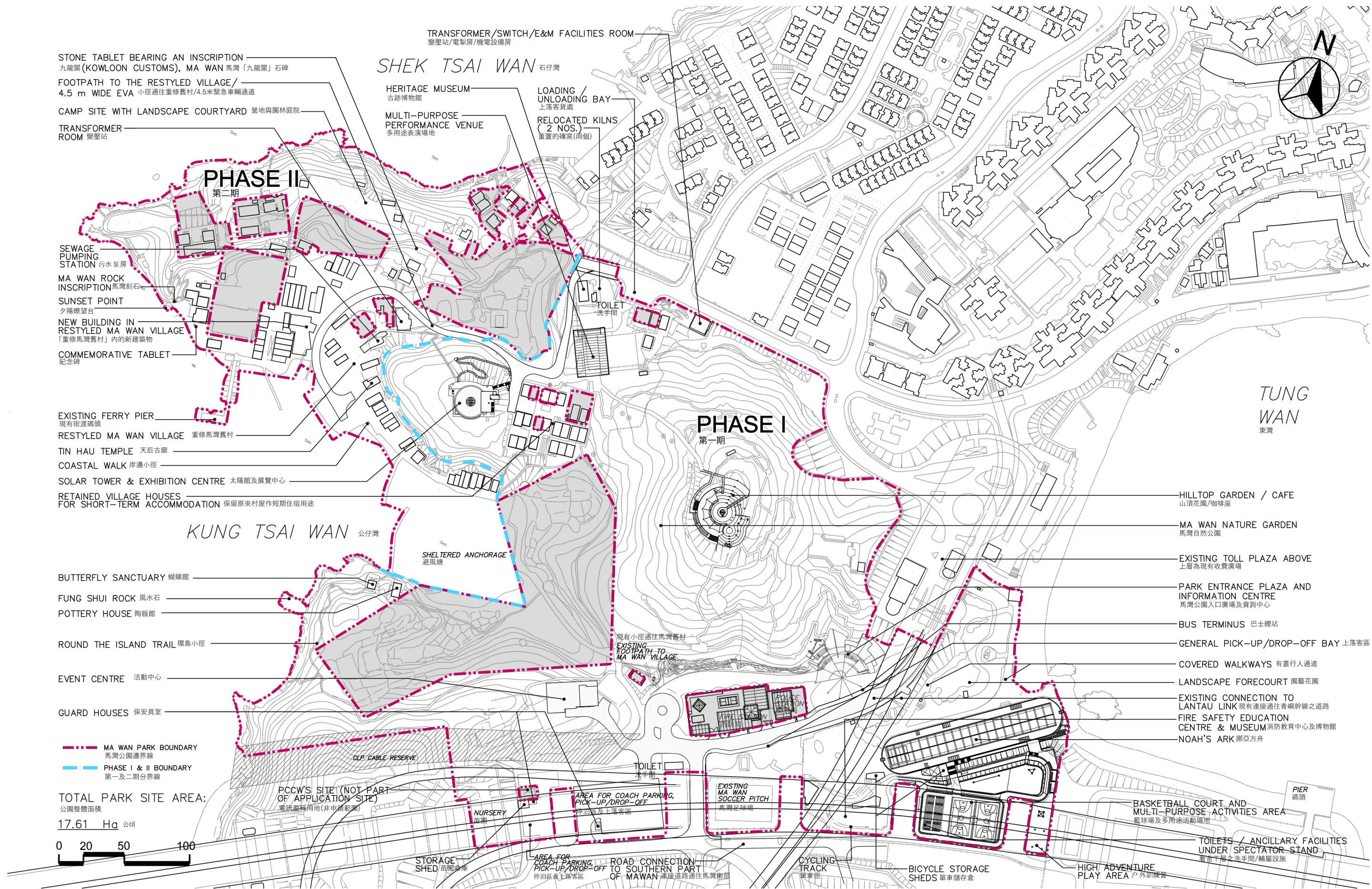
2.1.1 The Application Site is located at the central portion of Ma Wan, to the north of the Lantau Link and southwest of Park Island. It falls within the “Comprehensive Development Area” (“CDA”), “Other Specified Uses” annotated “Recreation and Tourism Related Uses” (“OU(RTRU)”), “Green Belt” (“GB”), “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” annotated “Highways Maintenance Area” (“OU(HMA)”) zones and areas shown as ‘Road’ on the Approved Ma Wan Outline Zoning Plan (OZP) No. S/I-MWI/14 (**see Figure 1**). The extract of relevant OZP Notes and Explanatory Statement of the “CDA” and “OU(RTRU)” zones, which the Application Site mainly falls within, is enclosed in **Appendix A** for reference.

2.1.2 A S16 planning application (under Application No. A/I-MWI/45) for proposed amendments to the Approved MLP for MWP development was approved with conditions by the Rural and New Town Planning Committee (RNTPC) of the Board on 17 January 2014. TPB’s approval letter dated 7 February 2014 is enclosed in **Appendix B** for reference. The latest Approved MLP (for compliance with approval condition (a) of Application no. A/I-MWI/45, which was approved on 28 July 2023) is shown in **Figure 2** for reference. Planning Department’s compliance letter for approval condition (a) of Application no. A/I-MWI/45 dated 28 July 2023 is enclosed in **Appendix C** for reference.

2.1.3 The Approved MLP comprises 2 phases:-

- Phase 1 of MWP has been largely completed and in operation, enabling guesthouse / holiday houses for short-term accommodation, hotel and exhibition uses. Under Phase 1 of MWP, some of the main attractions include Noah’s Ark, Solar Villas, as well as Solar Tower and Exhibition Centre.
- Phase 2 of MWP is under implementation. Under Phase 2 of MWP, the Restyled Ma Wan Village is intended to preserve, restore and renovate the existing village houses for eating place, shop and services, place of recreation, sports and culture and holiday camp uses.





Checked	DH	Drawn	PW
Rev	0	Date	Feb 2025
Scale	N/A		Figure 2

In Noah's Ark, it includes hotel use and exhibition venue.



Photo of Noah's Ark

In Solar Villas, it includes guesthouse / holiday house for short-term accommodation.



Photo of Solar Villas

In Solar Tower and Exhibition Centre, it includes exhibition venue.



Photo of Solar Tower and Exhibition Centre

2.2 Latest Update on Land Status

- 2.2.1 The land grant has been executed since March 2021 and the lot for MWP development is now known as Lot No. 684 in Ma Wan. The Application Site boundary largely follows the boundary of Lot No. 684 and also includes Lot Nos. 48, 114 and 229 RP¹, along with some adjoining Government land. All unacquired lots have been excluded from the Application Site.

¹ Owner's consent has been obtained for these three lots (i.e. Ma Wan Lot Nos. 48, 114 and 229 RP).

3 PROPOSED AMENDMENTS TO APPROVED MLP

3.1 Urban Design Proposal

3.1.1 The Application Site is the subject of various previously approved planning applications for MWP development between 2000 and 2014. The applicant has been actively materializing development themes and concepts of the urban design proposal under the approved Application No. A/I-MWI/27 (page 6 of the planning statement submitted to the Board on 24 January 2003 refers) and subsequently maintained under the latest Application No. A/I-MWI/45.

3.1.2 According to the urban design proposal, which covers the entire MWP, including the subject MWP Phase 2, it was agreed with the Government under past planning applications that the design of Ma Wan Park should make “the best of the existing character and features of Ma Wan” from an urban and landscape design perspective. The urban design principles which were previously approved under Application No. A/I-MWI/27 are now recapped below:-

- (a) Preserve as many of the existing buildings as possible and demolish those which are in bad repair or inappropriate;
- (b) Restore and renovate the existing buildings;
- (c) Create complementary outdoor spaces amongst the buildings and create areas for outdoor activities and focal points, all to be landscaped to a high international standards; and
- (d) Construct, where necessary, a limited number of new buildings of similar height and type as the existing village cluster which would revitalize and complement with the existing character and expand the range of activities which can be included.

3.1.3 The above urban design principles have been adhered to by the Applicant when implementing MWP based on the previous Approved MLP. The current application does not propose any major changes to the design and layout of the Approved MLP, hence the above urban design principles are still valid. The current application mainly relates to Phase 2 of MWP and proposes more flexibility of uses in the Restyled Ma Wan Village only. The more diverse uses allowed in the

Restyled Ma Wan Village would reinforce the integration and coordinated design of the retained village houses to form an overall character in MWP.

3.2 The Restyled Ma Wan Village

3.2.1 The Restyled Ma Wan Village is intended to preserve, restore and renovate the existing village houses of the Ma Wan Village for adaptive re-use. Under the Approved MLP, various uses have already been allowed in the Restyled Ma Wan Village to enrich visitors' experience, including 'Eating Place', 'Shop and Services', 'Place of Recreation, Sports or Culture', 'Open Space', 'Amenity Planting' and 'Holiday Camp'. These cover various facilities, such as antique shops, shops, artists' village, forest retreat, food & beverage, museum & craft workshops, fine dining & specialty, and the traditional village, etc, as originated from earlier approved schemes.



Photo of Restyled Ma Wan Village under implementation (2024)

3.3 Updated Indicative Master Layout Plan, Landscape Master Plan and Development Schedule

3.3.1 The current planning application proposes to introduce a more diversified mix of leisure, recreational and entertainment uses in the Restyled Ma Wan Village to enrich visitors' experience and contribute to enhancing tourism development in Hong Kong. The proposed amendments to the Approved MLP mainly involve the followings:

Proposed 'Hotel (Holiday House)' Use

- It is proposed to include 'Hotel (Holiday House)' use in the Restyled Ma Wan Village so as to allow flexibility for conversion of some of the village houses (i.e. a maximum of 30 houses, out of a total of 56 houses) in the Restyled Ma Wan Village into guesthouse / short-term accommodation purpose. No new structures will be built for guest houses / short term accommodation purpose. Suitable village house(s) will be identified to provide back-of-house facilities (such as laundry and storage). Reception for guests will be provided in form of 24-hour means of contact and help within 20 minutes in compliance with the requirement by the Licensing Authority of Home Affairs Department.
- The proposed 'Hotel (Holiday House)' use in the Restyled Ma Wan Village will be able to create greater synergy and provide more in-depth visitors' experience together with the other originally approved uses in the Restyled Ma Wan Village such as shops, eating places and place of recreation, sports or culture. At the same time, it will also be able to supplement the existing guesthouse / hotel use (i.e. Solar Villas and Noah's Ark) in Phase 1 of the same MWP to offer more short-term accommodation choices to visitors and promote short vacation on Ma Wan Island.
- Under the Hotel and Guesthouse Accommodation Ordinance, premises for providing sleeping accommodation with a fee for a period less than 28 consecutive days requires an application for a license. For providing such accommodation in village type houses in the New Territories, a "Guesthouse (Holiday Flat) License" will be applicable. Upon obtaining planning approval, the Applicant / guesthouse operator will then apply for such license and meet the relevant statutory requirements accordingly.

- According to TPB's "Definition of Terms", village type houses where sleeping accommodation is provided for holidaymakers for a short period of time upon payment is regarded as 'Hotel (Holiday House)' use.

Proposed 'Place of Entertainment' Use

- Under the Approved MLP, 'Place of Recreation, Sports or Culture' is already allowed in the Restyled Ma Wan Village and it covers uses such as arts galleries and exhibition venues to present local history of Ma Wan and various arts. In future operation, in order to enhance visitors' experience, some cinema / theatre-type of arts operation² might require the application of Place of Public Entertainment (PPE) License for operation. It is therefore proposed to include 'Place of Entertainment' use in the Restyled Ma Wan Village so as to allow the flexibility for more innovative types of operation in the Restyled Ma Wan Village.
- According to TPB's "Definition of Terms", any place or premises intended to be used for the purpose of entertainment or amusement where the general public is admitted with or without payment or where membership is required for admission is regarded as 'Place of Entertainment' use.



Examples of various types of operations in the Restyled Ma Wan Village such as arts gallery / exhibition under 'Place of Recreation, Sports or Culture' use; and cinema / theatre-type of arts operation under 'Place of Entertainment' use

² The future outdoor performing activities, if any, will strictly follow the relevant regulations and guidelines on noise control related to Music, Singing and Instrument Performing Activities as issued by the Environmental Protection Department so as to minimize any potential noise impact.

Update the Application Site Boundary and Site Area

- Following the execution of the land grant, the Application Site now largely follows the boundary of Lot No. 684 and also includes Lot Nos. 48, 114 and 229 RP, along with some adjoining Government land. Hence, the Applicant takes this opportunity to update the Application Site by excluding two unacquired lots (i.e. Lots 241 and 244 in Ma Wan) previously included in the Approved MLP and avoiding minor encroachment into an area covered by Government Land Licence within Phase 2 of MWP. As the update in the Application Site boundary is very minor, the site area remains as about 17.61 ha as per the Approved MLP.

General Update of the Base Map and Annotations of the MLP

- The Applicant also takes this opportunity to update the base map of the MLP to reflect the existing / new building structures on site. Some of the annotations as shown on the MLP have also been updated to facilitate the above proposed uses.

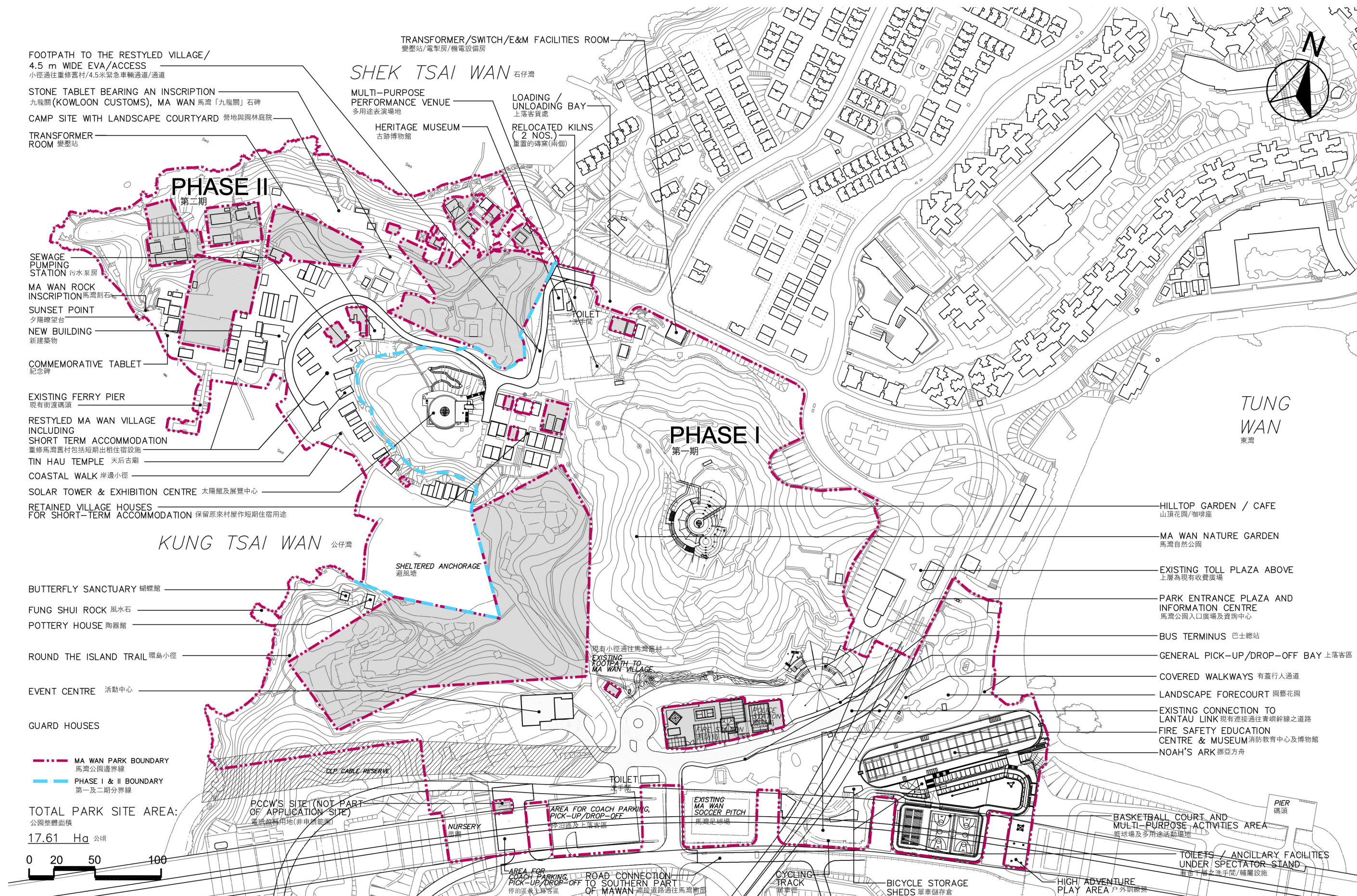
3.3.2 To incorporate the proposed amendments to the Approved MLP, the indicative MLP and Landscape Master Plan of MWP development are updated and enclosed in **Figure 3** and **Figure 4**. A plan showing the broad location of the various uses in the Restyled Ma Wan Village, including the newly added 'Hotel (Holiday House)' and 'Place of Entertainment' uses, is also provided in **Figure 5**. The exact location of each of these uses will be subject to ultimate tenancy agreements with individual operators (e.g. operator of guesthouse, shop, F&B facilities, art studio, etc.) and activity organizers upon balancing of various aspects such as visitors' demand / aspiration, market trends and business viability.

3.3.3 As the above proposed amendments to the Approved MLP are mainly to slightly broaden the uses allowed in the Restyled Ma Wan Village for future operation flexibility, there are NO CHANGES to the proposed development parameters of the MWP development (except minor update of the site boundary to tally with the latest Application Site boundary). It is worth noting that the current proposal is mainly related to Phase 2 of MWP only, whereas Phase 1 has already been largely

completed and in operation³.

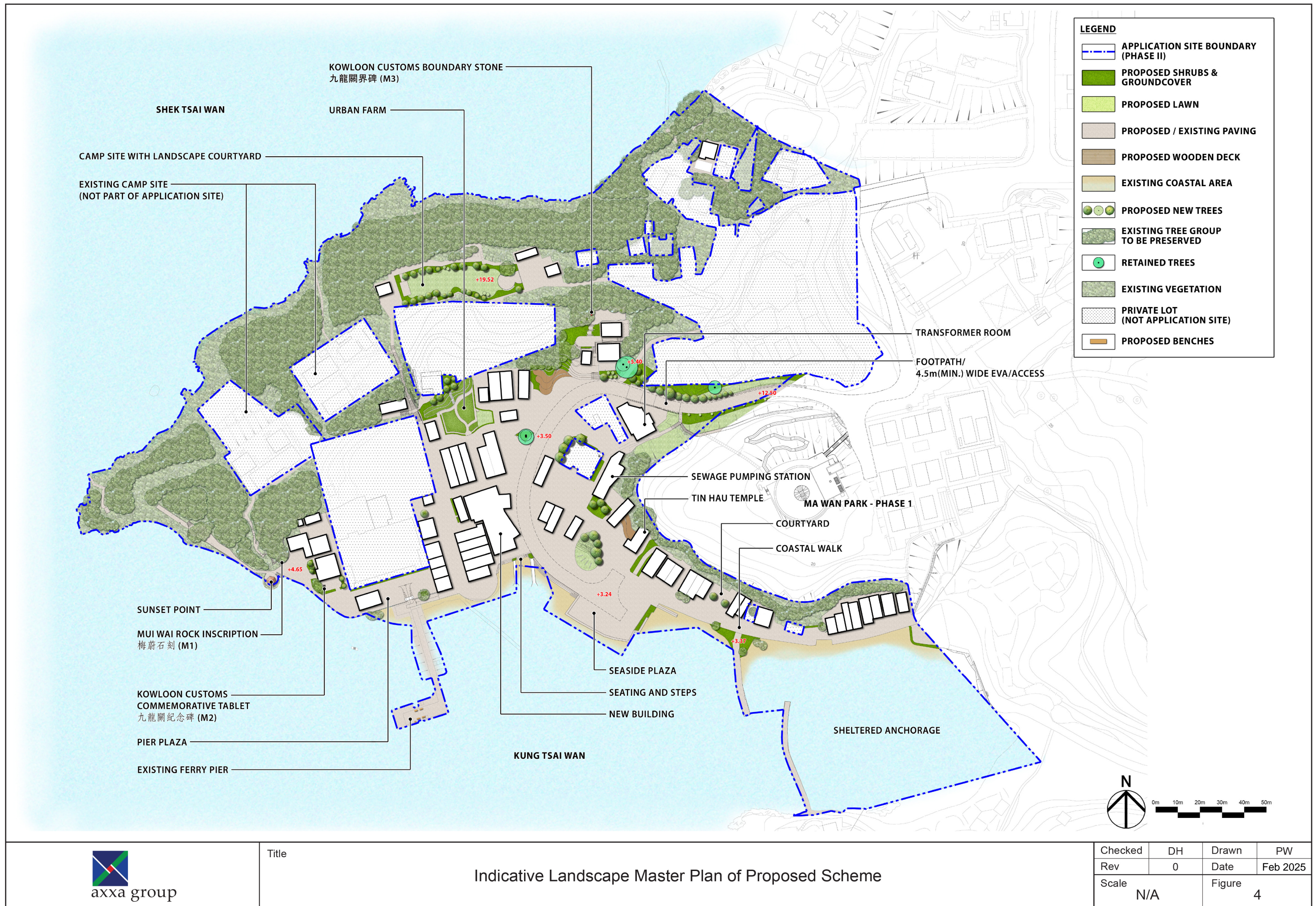
- 3.3.4 The key development parameters and GFA distribution, as compared with the Approved MLP, are summarized in **Tables 1** and **2** respectively. For easy reference, illustrative diagrams for comparison between the indicative and Approved MLP, as well as the broad location of the proposed uses in the Restyled Ma Wan Village are provided in **Figures 6** and **7**.

³ No interface issue is anticipated in relation to existing infrastructure (e.g. the piers of existing viaducts and Lantau Link) in Phase 1.



Title

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2025
Scale N/A		Figure 3	



FOOTPATH TO THE RESTYLED VILLAGE /
4.5 m WIDE EVA/ACCESS
小徑通往重修舊村/4.5米緊急車輛通道/通道

STONE TABLET BEARING AN INSCRIPTION
九龍關(KOWLOON CUSTOMS), MA WAN 馬灣「九龍關」石碑

CAMP SITE WITH LANDSCAPE COURTYARD 營地與園林庭院

TRANSFORMER
ROOM 變壓站

TRANSFORMER/SWITCH/E&M FACILITIES ROOM
變壓站/電掣房/機電設備房

SHEK TSAI WAN 石仔灣

MULTI-PURPOSE
PERFORMANCE VENUE
多用途表演場地

HERITAGE MUSEUM
古跡博物館

LOADING /
UNLOADING BAY
上落客貨處

RELOCATED KILNS
(2 NOS.)
重置的磚窯(兩個)

SEWAGE
PUMPING
STATION 污水泵房

MA WAN ROCK
INSCRIPTION 馬灣刻石

SUNSET POINT
夕陽瞭望台

NEW BUILDING
新建築物

COMMEMORATIVE TABLET
紀念碑

EXISTING FERRY PIER
現有街渡碼頭

RESTYLED MA WAN VILLAGE
INCLUDING
SHORT TERM ACCOMMODATION
重修馬灣舊村包括短期出租住宿設施

TIN HAU TEMPLE 天后古廟

COASTAL WALK 岸邊小徑

SOLAR TOWER & EXHIBITION CENTRE 太陽館及展覽中心

RETAINED VILLAGE HOUSES
FOR SHORT-TERM ACCOMMODATION 保留原來村屋作短期住宿用途

TOILET
洗手間

PHASE I
第一期

PHASE II
第二期

LEGEND

Eating Place / Shop and Services / Place of Recreation,
Sports or Culture / Open Space / Amenity Planting /
Holiday Camp / Hotel (Holiday House) /
Place of Entertainment

Eating Place / Shop and Services / Place of Recreation,
Sports or Culture / Open Space / Amenity Planting /
Holiday Camp

N.B The exact location of the uses would be subject to ultimate tenancy
agreements with individual shop owners and activity organizers

0 20 50 100

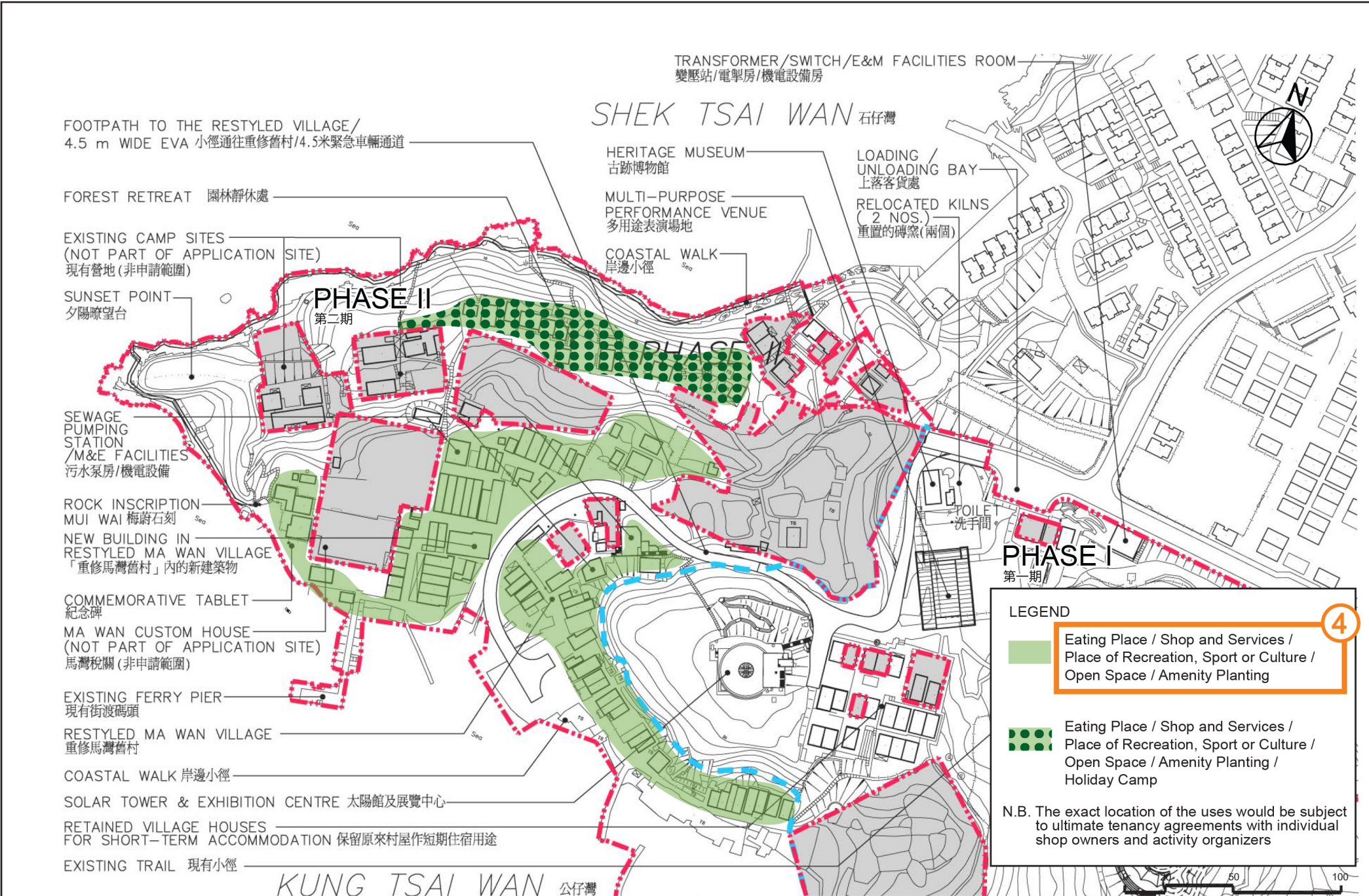
KUNG TSAI WAN 公仔灣

ARCHI+

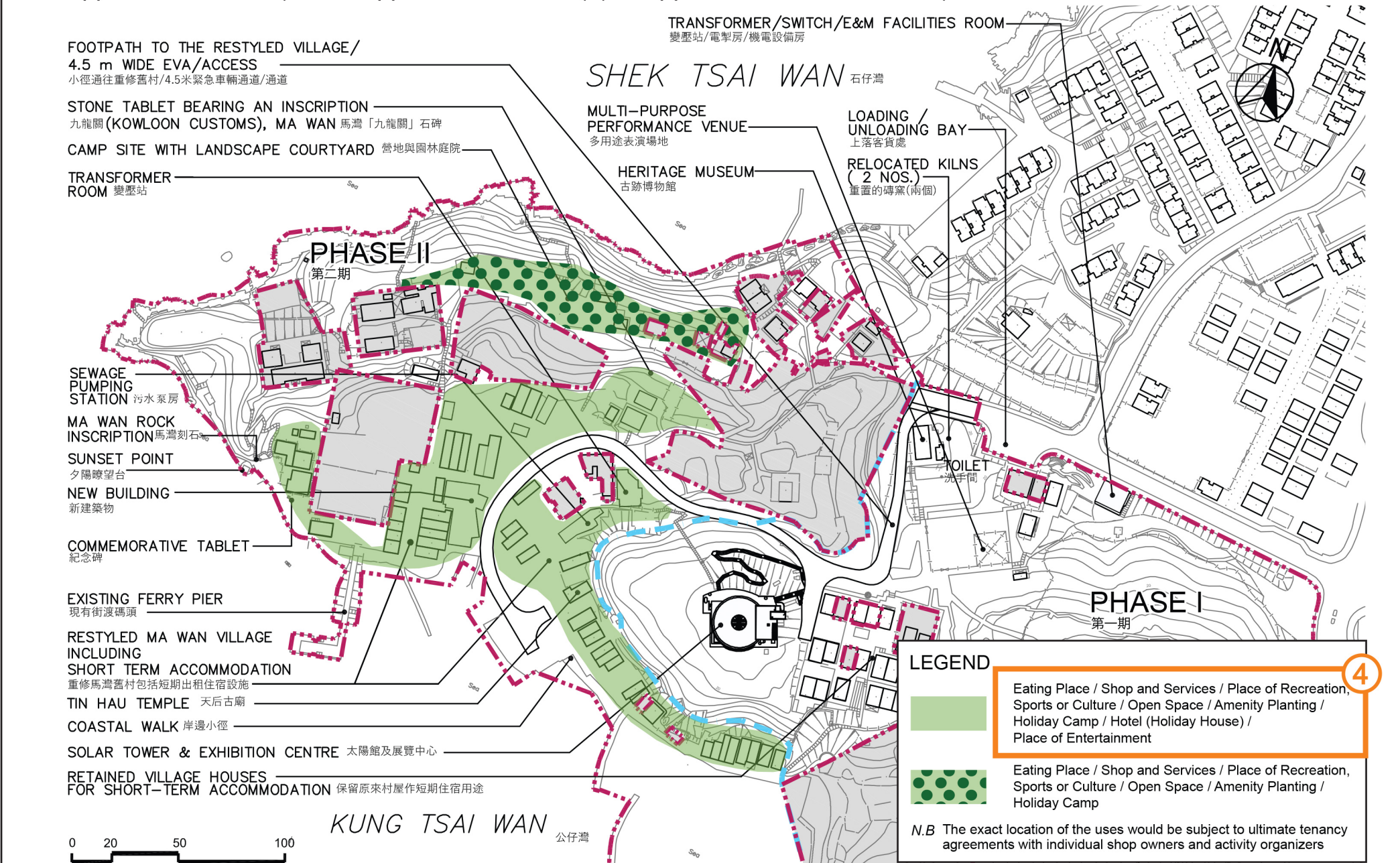
Title

Broad Location of the Proposed Uses in Restyled Ma Wan Village

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2025
Scale	N/A	Figure	5



Approved Scheme (Under Approval Condition (a) of Application No. A/I-MWI/45)



Proposed Scheme

Amendment Item:

- 4** Include the proposed 'Hotel (Holiday House)' and 'Place of Entertainment' uses in Restyled Ma Wan Village

Table 1 – Comparison of Key Development Parameters between the Approved Scheme and Proposed Scheme

	Approved Scheme (A/I-MWI/45) (a)	Proposed Scheme (b)	Difference (b) – (a)
Site Area	about 17.61 ha	about 17.61 ha	nil
Total GFA	about 31,564 m ²	about 31,564 m ²	nil
Site Coverage	about 25%	about 25%	nil
Plot Ratio	about 0.179	about 0.179	nil
Building Height	Not exceeding 5 storeys and 58.5 mPD for the tallest building	Not exceeding 5 storeys and 58.5 mPD for the tallest building	nil
Car Parking Provision	40 coach parking spaces	40 coach parking spaces	nil

Table 2 – Comparison of GFA Distribution between the Approved Scheme and Proposed Scheme

Facilities	GFA Distribution (m²) (about)		Difference (b) – (a)
	Approved Scheme (A/I-MWI/45)	Proposed Scheme	
	(a)	(b)	
Phase 1			
Noah's Ark	13,200	13,200	nil
Park Entrance Plaza and Information Centre	650	650	nil
Hilltop Garden / Café	700	700	nil
Landscaping Pavilions Inside Nature Garden	200	200	nil
Fire Safety Education Centre & Museum	390	390	nil
Event Centre / Landscape Pavilion	2,250	2,250	nil
Butterfly Sanctuary			nil
Existing	70	70	
New	50	50	
Pottery House			nil
Existing	70	70	
New	50	50	
Multi-purpose Performance Venue	790	790	nil
Heritage Museum			nil
Existing	112	112	
New	100	100	
Solar Tower and Exhibition Centre	1,500	1,500	nil
Bicycle Storage Shed	200	200	nil
Public Toilets (near coach parking area)	100	100	nil
GFA under Lantau Link	600	600	nil
Phase 2			
Restyled Ma Wan Village			nil
Existing	9,532	9,532	
New	1,000	1,000	
Total	31,564	31,564	nil

3.4 Implementation

- 3.4.1 Most of the preservation, restoration and renovation works of the existing village houses have already been completed. To facilitate the proposed 'Hotel (Holiday House)' operation, only minor works will be required for installations to fit hygiene and fire safety requirements, as well as other licensing requirements for a Guesthouse (Holiday Flat) License. Upon approval of the current planning application, it is anticipated that the 'Hotel (Holiday House)' use could commence operation in first half of year 2025.
- 3.4.2 For the proposed 'Place of Entertainment' use, it will tie in with other arts events and programme in the Restyled Ma Wan Village and apply for PPE License for operation when required.

4 Technical Review

- 4.1.1 Under the Approved MLP, various uses have already been allowed in the Restyled Ma Wan Village to enrich visitors' experience, including 'Eating Place', 'Shop and Services', 'Place of Recreation, Sports or Culture', 'Open Space', 'Amenity Planting' and 'Holiday Camp'. These cover various facilities, such as antique shops, shops, artists' village, forest retreat, food & beverage, museum & craft workshops, fine dining & specialty, and the traditional village, etc, as originated from earlier approved schemes. Various technical assessments have already been conducted under earlier approved schemes to demonstrate the technical feasibility of the Restyled Ma Wan Village. The Restyled Ma Wan Village is already under implementation.
- 4.1.2 Given that there are no changes to the proposed GFA and other development parameters under the current planning application, but only to slightly broaden the uses allowed in the Restyled Ma Wan Village [i.e. the proposed short-term accommodation use (as per that permitted in Phase 1 of the same Ma Wan Park) and 'Place of Entertainment' use for more innovative types of arts operation], it is noted that the proposed amendments to the Approved MLP to allow greater flexibility in future operation of the Restyled Ma Wan Village are technically feasible. It is worth noting that there will be no new development/ construction works for the Restyled Ma Wan Village for guest houses / short term accommodation purpose⁴.

⁴ Since there will be no new development/ construction works other than conversion of village houses through alterations and additions (A&A) works, no natural habitat is anticipated to be affected.

4.2 Landscape Aspect

- 4.2.1 The Indicative Landscape Master Plan (LMP) is attached as **Figure 4** to illustrate the proposed landscape design concept of the Restyled Ma Wan Village. The details of the Landscape Master Plan and Tree Preservation Proposal are provided in **Appendix D**.
- 4.2.2 Same as the Approved MLP, a strategic open space system will continue to be provided to link up all the existing open space and major elements within the Restyled Ma Wan Village as well as providing connection with other parts of MWP development. The open space system not only facilitates easy pedestrian circulation to the focal points within the Restyled Ma Wan Village, but also supports a wide range of performance and cultural activities.
- 4.2.3 Complementary passive outdoor spaces will also continue to be provided to enhance the general environment by way of landscape provision. Feature landscape elements include provision of central lawn area at the camp site, landscape enhancement with plazas and seating benches at existing ferry pier and Restyled Ma Wan Village for leisure, relaxation and recreation use.
- 4.2.4 Based on updated tree survey, there is **no** endangered tree species identified in the tree survey under the listing in 'Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)'. Additionally, there are **no** rare and precious plants, Old and Valuable Trees (OVT)/ potential OVT, and no "Champion" tree observed within the site or its periphery during the survey.
- 4.2.5 There is no significant change on previously identified tree groups of approximately 575 nos. existing trees. They are mostly located on the hillside areas of the peninsula and were approved to be retained. In addition, a total of 37 nos. of individual trees were identified within the development area of Phase 2 MWP. Among them, 5 nos. were approved to be retained and 32 nos. were approved to be felled. To replenish existing greenery, 80 nos. new trees are proposed to be planted with a combination of exotic and native tree species. The approved tree proposal is under implementation and about to be completed.
- 4.2.6 No amendments are involved for roadside trees situated on Unleased and Unallocated Government Land within 10 meters from kerb along existing non-expressway public roads outside country park.

4.3 Traffic Aspect

- 4.3.1 A Traffic Review Report has been conducted for the MWP development to assess the potential traffic impact of the current planning application. The details of the Traffic Review Report are provided in **Appendix E**.
- 4.3.2 MWP development is served by various public transport such as urban taxi, tour coach, recreational franchised bus service 230R, resident's services and ferry services. Taxi and bus laybys as well as coach parking & pick-up/drop-off areas are also provided within the MWP development.
- 4.3.3 Under the Approved MLP, the Restyled Ma Wan Village is already proposed for various leisure, recreation and entertainment uses, including 'Eating Place', 'Shop and Services', 'Place of Recreation, Sports or Culture', 'Open Space', 'Amenity Planting' and 'Holiday Camp'. The current planning application mainly proposes to broaden the uses, i.e. 'Hotel (Holiday House)' and 'Place of Entertainment', to be allowed for Restyled Ma Wan Village for future operational flexibility.
- 4.3.4 Since the number of visitors accommodated in the original F&B, retail, leisure and recreational uses would generally be much higher than that in guesthouses, the original anticipated visitors (i.e. 3,900 visitors/day on weekdays and 9,000 visitors/day on weekends) for Phase 2 of the MWP development are anticipated to decrease or maintain the same if some of the village houses are converted into 'Hotel (Holiday House)' instead.
- 4.3.5 The traffic impact induced by the proposed amendments to the Approved MLP for the Restyled Ma Wan Village is therefore nil or negligible and the Proposed Scheme is considered feasible from the traffic point of view.

4.4 Environmental Aspect

- 4.4.1 A Preliminary Environmental Review has been conducted for the MWP development to assess the potential environmental impact of the current planning application. The details of the Preliminary Environmental Review are provided in **Appendix F**.
- 4.4.2 All the Restyled Ma Wan Village houses are connected with sewerage network of the MWP. Therefore, there should not be any potential water quality impact due to the proposed uses. Sewerage impact will be discussed in Section 4.5.
- 4.4.3 All the Restyled Ma Wan Village houses are located more than 230m from the Lantau Link. The required 20m buffer for Trunk Road under the Hong Kong Planning Standards and Guidelines (HKPSG) is fulfilled. Also, there is no public road connected to these houses. There would not be any adverse air quality impact induced by the Proposed Scheme.
- 4.4.4 While air conditioning system will be provided in the proposed guesthouses, the guesthouse occupants may still open the window. Therefore, the potential environmental noise impact on the proposed guesthouses has been assessed. The assessment shows that the noise impacts (in terms of rail noise, aircraft noise, fixed noise and traffic noise) are found to be insignificant and shall be within an acceptable level.
- 4.4.5 Under the Approved MLP, the Restyled Ma Wan Village houses have already been designated to allow uses including 'Eating Place' and 'Shop and Services', which are classified as air sensitive uses under the HKPSG. In terms of air sensitive uses, the proposed guesthouse/short term accommodation can be considered the same as the permitted 'Eating Place' and 'Shop and Services'. Regarding the existing Ferry Pier, sheltered anchorage, Tin Hau Temple and sewage pumping station, there are no changes between the Approved and proposed MLP. There are no new or altered air-sensitive uses, as well as new air quality pollution sources under the proposed amendment. As such, there is no change in the air quality environment or sensitive use between the proposed and the approved MLP.
- 4.4.6 The current planning application is mainly to slightly broaden the uses allowed in the Restyled Ma Wan Village for future operation flexibility [i.e. the proposed short-term accommodation use (as per that permitted in Phase 1 of the same Ma Wan

Park) and 'Place of Entertainment' use for more innovative types of arts operation]. Only typical interior decoration (i.e. alterations and additions (A&A) works) will be involved if the planning application is approved. Only minor indoor constructional air quality impact would be induced due to the Proposed Scheme.

- 4.4.7 Environmental impact upon the proposed amendments to the Approved MLP for the Restyled Ma Wan Village has been studied. No adverse environmental impact is anticipated, and the Proposed Scheme is considered feasible from the environmental aspects.

4.5 Drainage, Sewerage and Water Supply Aspects

Drainage Aspect

- 4.5.1 There is existing stormwater drainage system serving the village houses. Surface runoff collected by gravity stormwater pipes is currently conveyed to two existing outfalls, which discharge to the sea by gravity. The existing drainage plan is provided at drawing SK001 in **Appendix G**.
- 4.5.2 Under the Approved MLP, the Restyled Ma Wan Village is already permitted for various leisure, recreation and entertainment uses, including 'Eating Place', 'Shop and Services', 'Place of Recreation, Sports or Culture', 'Open Space', 'Amenity Planting' and 'Holiday Camp'. The current planning application mainly proposes to slightly broaden the uses (i.e. by including the 'Place of Entertainment' use and the short-term accommodation use in the form of 'Hotel (Holiday House)') to be allowed within the Village for future operational flexibility. No alteration of the existing drainage system is involved under this application, thus no drainage impact is anticipated and the Proposed Scheme is considered acceptable from drainage aspect.

Sewerage Aspect

- 4.5.3 There is existing sewerage system serving the village houses. Sewage collected by gravity sewer is currently conveyed to a private Sewage Pumping Station (SPS), and discharged to public sewage system (manhole no. FMH7057589 under MWP Phase 1 area) by rising mains. The existing sewerage plan is provided at drawing SK002 in **Appendix G**.
- 4.5.4 A maximum of 30 existing village houses are proposed to be restyled to 'Hotel (Holiday House)' use for guesthouse/ short-term accommodation purpose. It is assumed that all the restyled village houses would provide food and beverage service at ground level for sensitivity testing purpose.
- 4.5.5 Sewerage assessment has been conducted for the Application Site, approximately 150m³/day of additional sewage will be generated. The design flow rate of the private SPS would have adequate capacity to cater for the sewage flow. The relevant Sewerage Impact Assessment report will be submitted at detailed design stage.

- 4.5.6 The proposed discharge by rising mains will utilize approximately 54% of the downstream sewer capacity, and thus no upgrading of public sewer is required. The private SPS had been assessed to have adequate capacity to cater for the sewage flow under this application, and thus the existing SPS would be maintained under the Proposed Scheme. Therefore, no adverse sewerage impact is anticipated due to the current application and the Proposed Scheme is considered acceptable from sewerage aspect.

Water Supply Aspect

Fresh Water Supply

- 4.5.7 According to the Water Supplies Department (WSD)'s record plan, existing DN200 and DN100 freshwater mains are currently serving the Application Site.
- 4.5.8 The estimated additional daily freshwater demand for the Application Site is about 300m³/day, it is proposed to make use of the existing DN200 and DN100 freshwater mains to serve the MWP development.
- 4.5.9 As the existing water mains would have adequate capacities to supply the fresh water demand of the Application Site, no upgrading of fresh water mains is required. Fresh water supply from existing fresh water network is considered acceptable.

Flushing Water Supply

- 4.5.10 According to flushing water as-built record, flushing water is currently supplied by private flushing water supply system.
- 4.5.11 As the existing private flushing water supply system would have adequate capacities to supply flushing water demand of the Application Site, no upgrading of flushing water system is required, and thus the existing private flushing water supply system would be maintained under the Proposed Scheme. Therefore, the flushing water supply from existing private flushing water system is considered acceptable.

5 DEVELOPMENT JUSTIFICATIONS

5.1 In Line with 2024 Policy Address and the Blueprint for Arts and Culture and Creative Industries Development to Promote Tourism Development with Cultural Activities in Hong Kong

- 5.1.1 According to the 2024 Policy Address (PA), the Government has placed great emphasis on revitalizing the tourism industry in Hong Kong. The Government targets to develop various premier tourism destinations in Hong Kong by utilizing different unique resources such as the outlying islands, cultures, cuisines, lifestyles and historic buildings. Ultimately, the Government promotes the concept of “Tourism is Everywhere in Hong Kong” 「無處不旅遊」. The proposed ‘Hotel (Holiday House)’ use in the Restyled Ma Wan Village is in line with the 2024 PA to better utilise different unique resources, i.e. making use of restored village houses on Ma Wan Island to deliver a unique short-term accommodation experience in a cultural and lifestyle setting not found in other parts of Hong Kong
- 5.1.2 The 2024 PA also accents the vision to promote smart tourism in Hong Kong. The Government will promote the use of technologies such as artificial intelligence, animation, comics, film and television culture to complement the tourist destinations, provide one-stop assistance and attraction recommendations, which will help to strengthen the concept of “Tourism is Everywhere in Hong Kong”. The proposed ‘Place of Entertainment’ use in the Restyled Ma Wan Village is in line with the 2024 PA through allowing some cinema / theatre-type of arts operations where the use of smart technologies could be applied to present various forms of arts and cultural experience.
- 5.1.3 The recently released Blueprint for Arts and Culture and Creative Industries Development (the Blueprint) also highlights our country’s development direction on “shaping tourism with cultural activities and promoting culture through tourism” to achieve integration of culture and tourism and a positive interplay between the two 「文旅項目」. To realize this vision, the Blueprint emphasizes the adoption of market forces as a principle to support organic and integrated development of cultural and tourism activities. Collaborating with guesthouse operator / shop owners and activity organizers, the proposed ‘Hotel (Holiday House)’ and ‘Place of Entertainment’ uses will contribute to the development of an integrated cultural tourism by offering innovative types of operations, including arts operation, that enhance visitors’ experience while simultaneously promoting local cultural

development.

5.2 To Reinforce the Overall Planning Concept of Restyled Ma Wan Village through Enriching Visitors' Experience

5.2.1 The proposed Restyled Ma Wan Village is intended to preserve, restore and renovate the existing houses in the old Ma Wan Village for adaptive re-use. Under the Approved MLP, a range of uses, namely, 'Eating Place', 'Shop and Services', 'Place of Recreation, Sports or Culture', 'Open Space', 'Amenity Planting' and 'Holiday Camp', are allowed in the Village to enrich visitors' experience.

5.2.2 The current scheme proposes to slightly broaden the uses allowed in the Restyled Ma Wan Village by including 'Hotel (Holiday House)' and 'Place of Entertainment' uses for guesthouse / short-term accommodation, as well as various forms of installations, displays, cinema / theatre-type of arts operations. These two uses could complement each other and create greater synergy. Together with the other currently permitted in the Restyled Ma Wan Village such as shops, eating places and place of recreation, sports or culture, all these uses could enrich the visitors' experience and attractiveness of the Restyled Ma Wan Village, which in return could contribute to developing the whole MWP into a tourist hotspot and cohere with the concept of "Tourism is Everywhere in Hong Kong".

5.3 Propose to Broaden the Uses Allowed for Restyled Ma Wan Village to Enhance Flexibility for Future Operation to Meet Visitors Needs

5.3.1 Through broadening the uses allowed in the Restyled Ma Wan Village, it could enhance the flexibility for future operation of the Restyled Ma Wan Village to meet the ever-evolving needs of visitors. The broadened range of uses could facilitate robust tenancy mix and wider range of uses and facilities that could respond to visitors demands swiftly and maintain vibrancy in the Restyled Ma Wan Village, ensuring its long-term sustainability and continued relevance as a tourist destination.

5.4 No Major Changes to the Approved Scheme

5.4.1 As the above proposed amendments to the Approved MLP are mainly to broaden the uses allowed in the Restyled Ma Wan Village for future operation flexibility only, there are NO CHANGES to the proposed development parameters of the MWP

development (except minor update of the site boundary to tally with the latest Application Site boundary). The key development parameters and GFA distribution, as compared with the Approved MLP, all remain UNCHANGED.

5.5 Proposed Amendments to the Approved MLP are Acceptable in Technical Terms

5.5.1 Under the Approved MLP, the Restyled Ma Wan Village is already approved for various leisure, recreational and commercial uses including eating place, shop and services, place of recreation, sports and culture and holiday camp uses. Various technical assessments have already been conducted in the past to demonstrate that these leisure, recreational and commercial uses are technically acceptable.

5.5.2 The current Proposed Scheme is mainly to broaden the uses allowed in the village houses only WITHOUT any changes to the GFA and development parameters of the Restyled Ma Wan Village. At most, a maximum of 30 houses, out of a total of 56 houses will be used as guesthouse / short-term accommodation purpose, hence the proposal is minimal in scale. No new structures will be built for guest houses / short term accommodation purpose. It is anticipated that the proposed amendments to the Approved MLP are acceptable in technical terms.

5.5.3 In this connection, technical review on the traffic, environmental and engineering aspects have been carried out and the findings conclude that the Restyled Ma Wan Village allowed with broadened uses are acceptable in technical terms.

5.6 Other Proposed Amendments to the Approved MLP are Minor Updates only

5.6.1 Apart from slightly broadening the uses allowed for Restyled Ma Wan Village, other proposed amendments to the Approved MLP are merely minor updates to reflect latest site boundary and reflect the existing / new building structures on site. There are no material changes to the Approved MLP in terms of uses, layout and key development parameters.

6 CONCLUSION

6.1.1 This planning application is submitted to the Board under S16 of the Ordinance (CAP.131) to seek TPB's approval for amendments to the Approved MLP of the MWP development. The proposed amendments to the Approved MLP are mainly related to Phase 2 of MWP only and include the following changes:

- (i) including 'Hotel (Holiday House)' for guesthouse / short-term accommodation purpose (already approved in MWP Phase 1) in the Restyled Ma Wan Village;
- (ii) including 'Place of Entertainment' for uses such as cinema / theatre-type of arts operations in the Restyled Ma Wan Village;
- (iii) updating the site boundary by excluding unacquired lots and an area covered by a Government Land License; and
- (iv) general update of the MLP base map and annotations to reflect existing / new building structures on site.

6.1.2 This proposal is in line with the 2024 PA to promote tourism development in Hong Kong and help to reinforce the overall planning concept of Restyled Ma Wan Village through enriching visitors' experience by a more diversified uses on the one hand, and enhancing flexibility for future operation to meet market needs on the other hand. There are no major changes to the Approved MLP and key development parameters remain unchanged. The proposed amendments to the Approved MLP are acceptable in technical terms.

6.1.3 In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider this planning application favourably.