2025年 2月 2 8日
此文件在_____收到。城市規劃委員會只會在收到所有必要的資料及文件後才正式確認收到申請的日期。
This document is received on 2025 -02- 2 8
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

(i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;

(ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及

(iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a「✔」at the appropriate box 請在適當的方格內上加上「✔」號

250345 14/2 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/I-MWI/48
	Date Received 收到日期	2025-02-28

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

Ma Wan Park Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

Llewelyn-Davies Hong Kong Ltd

3. Application Site 申請地點

(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Ma Wan Lot Nos. 48, 114, 229 RP and 684 (Part) and adjoining Government Land
(b)	Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 17.61 ha ~~sq.m 平方米~~ ☑About 約 ☐Gross floor area 總樓面面積 ..... sq.m 平方米 ☐About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積（倘有）	3.02 ha ~~sq.m 平方米~~ ☑About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ma Wan Outline Zoning Plan No. S/I-MWI/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"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'
(f) Current use(s) 現時用途	Ma Wan Park (Phase 1 largely completed and in operation; Phase 2 under implementation for Restyled Ma Wan Village) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☐ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#& (請繼續填寫第 6 部分，並夾附業權證明文件)。

☑ is one of the "current land owners"# & (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☐ is not a "current land owner"#.
並不是「現行土地擁有人」#。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上（請繼續填寫第 6 部分）。

5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at .....14/02/2025..... (DD/MM/YYYY), this application involves a total of .....2..... "current land owner(s) "#.
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」#。

(b) The applicant 申請人 –

☑ has obtained consent(s) of ....1..... "current land owner(s)"#.
已取得 ..... 名「現行土地擁有人」#的同意。

Details of consent of "current land owner(s)"# obtained 取得「現行土地擁有人」#同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Ma Wan Lot Nos. 48, 114 and 229 RP	11/02/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has notified …… "current land owner(s)"#
已通知 …… 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於_____(日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____(日/月/年)在指定報章就申請刊登一次通知&

☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____(日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於_____(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

_____

_____

_____

_____

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

☐ Type (i) 第(i)類 — Change of use within existing building or part thereof 更改現有建築物或其部分內的用途

☐ Type (ii) 第(ii)類 — Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程

☐ Type (iii) 第(iii)類 — Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置

☐ Type (iv) 第(iv)類 — Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制

☑ Type (v) 第(v)類 — Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one「✓」.
註 1： 可在多於一個方格內加上「✓」號
Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2： 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 ☐About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 ☐About 約		
	Total 總計 ..... sq.m 平方米 ☐About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 ..... m 米 ☐About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途／發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale
性質及規模

☐ Public utility installation 公用事業設施裝置

☐ Utility installation for private project 私人發展計劃的公用設施裝置

Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate
請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度

Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制**並填妥於第(v)部分的擬議用途/發展及發展細節** –

☐ Plot ratio restriction 地積比率限制	From 由 ..... to 至 .....
☐ Gross floor area restriction 總樓面面積限制	From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
☐ Site coverage restriction 上蓋面積限制	From 由 .....% to 至 ..... %
☐ Building height restriction 建築物高度限制	From 由 .....m 米 to 至 ..... m 米 From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上) From 由 ..... storeys 層 to 至 ..... storeys 層
☐ Non-building area restriction 非建築用地限制	From 由 .....m to 至 ..... m
☐ Others (please specify) 其他（請註明）	.....

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Proposed Amendments to the Approved Master Layout Plan of Ma Wan Park Development For details, please refer to the attached Master Layout Plan in Figure 3 of the Planning Statement. (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	31,564 sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	0.179	☑About 約
Proposed site coverage 擬議上蓋面積	25 %	☑About 約
Proposed no. of blocks 擬議座數	N/A	
Proposed no. of storeys of each block 每座建築物的擬議層數	Not exceeding 5 storeys 層 ☐ include 包括 ____ storeys of basements 層地庫 ☐ exclude 不包括 ____ storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	Not exceeding 58.5 mPD 米(主水平基準上) for the tallest building	☐About 約
	..... m 米	☐About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐About 約

estimated number of residents 估計住客數目 .....

☑ Non-domestic part 非住用部分 — GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐About 約

(please specify the number of rooms 請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐About 約

☐ Government, institution or community facilities 政府、機構或社區設施 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☑ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

Total Floor Area: 31,564m^2. Please refer to Table 2 of the Planning Statement for the proposed uses and GFA Distribution.

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途

Landscaped and park areas, paved pedestrian areas and roads. Please refer to the attached Master Layout Plan in Figure 3 of the Planning Statement.

7. Anticipated Completion Time of the Development Proposal
擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Anticipated to commence operation in first half of year 2025.

8. Vehicular Access Arrangement of the Development Proposal
擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) The whole Ma Wan Island is connected to the external road network via the Slip Road of Lantau Link. The adjacent road network of Ma Wan Park Phase 2 includes Ma Wan Road, Pak Lam Road, Pak Lai Road, Pak Yan Road, Fong Yuen Road and Ma Wan Rural Committee Road. ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 ____ Motorcycle Parking Spaces 電單車車位 ____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ____ Others (Please Specify) 其他 (請列明) ____ Coach Parking Spaces 40
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 ____ Coach Spaces 旅遊巴車位 ____ Light Goods Vehicle Spaces 輕型貨車車位 ____ Medium Goods Vehicle Spaces 中型貨車車位 ____ Heavy Goods Vehicle Spaces 重型貨車車位 ____ Others (Please Specify) 其他 (請列明) ____
	No 否	☑

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☑ Please provide details 請提供詳情 Minor works of the existing village houses will be involved to facilitate the proposed 'Hotel (Holiday House)' operation. Please refer to the attached Planning Statement.
	No 否	☐
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☑
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐ No 不會 ☑
	On traffic 對交通	Yes 會 ☐ No 不會 ☑
	On water supply 對供水	Yes 會 ☐ No 不會 ☑
	On drainage 對排水	Yes 會 ☐ No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐ No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐ No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐ No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐ No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐ No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐ No 不會 ☑
	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Please refer to Appendix D for the Tree Preservation Proposal.	

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature 簽署 Winnie Wu ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

Winnie W.Y. WU — Name in Block Letters 姓名（請以正楷填寫）

Planning Director — Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☑ Member 會員 / ☐ Fellow of 資深會員
☑ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☑ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 MRTPI

Llewelyn-Davies Hong Kong Limited
Authorized Signature

on behalf of 代表 Llewelyn-Davies Hong Kong Ltd

☑ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 14/02/2025 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
   委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
   處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
   方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
   申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
   根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料:

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量 _____

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量 _____

Total number of niches 龕位總數 _____

Total number of single niches
單人龕位總數 _____

Number of single niches (sold and occupied)
單人龕位數目 (已售並佔用) _____

Number of single niches (sold but unoccupied)
單人龕位數目 (已售但未佔用) _____

Number of single niches (residual for sale)
單人龕位數目 (待售) _____

Total number of double niches
雙人龕位總數 _____

Number of double niches (sold and fully occupied)
雙人龕位數目 (已售並全部佔用) _____

Number of double niches (sold and partially occupied)
雙人龕位數目 (已售並部分佔用) _____

Number of double niches (sold but unoccupied)
雙人龕位數目 (已售但未佔用) _____

Number of double niches (residual for sale)
雙人龕位數目 (待售) _____

Total no. of niches other than single or double niches (please specify type)
除單人及雙人龕位外的其他龕位總數 (請列明類別)

_____

Number. of niches (sold and fully occupied)
龕位數目 (已售並全部佔用) _____

Number of niches (sold and partially occupied)
龕位數目 (已售並部分佔用) _____

Number of niches (sold but unoccupied)
龕位數目 (已售但未佔用) _____

Number of niches (residual for sale)
龕位數目 (待售) _____

Proposed operating hours 擬議營運時間 _____

_____

@ Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：
- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Ma Wan Lot Nos. 48, 114, 229 RP and 684 (Part) and adjoining Government Land 馬灣地段第48號、第114號、第229號餘段及第684號 (部分)和毗連政府土地
Site area 地盤面積	17.61 ha 公頃 ~~sq. m 平方米~~ ☑ About 約 (includes Government land of 包括政府土地 3.02 ha 公頃 ~~sq. m 平方米~~ ☑ About 約)
Plan 圖則	Approved Ma Wan Outline Zoning Plan No. S/I-MWI/14 馬灣分區計劃大綱核准圖編號 S/I-MWI/14
Zoning 地帶	"Comprehensive Development Area", "Other Specified Uses" annotated "Recreation and Tourism Related Uses", "Green Belt", "Government, Institution or Community" and "Other Specified Uses" annotated "Highways Maintenance Area" zones and areas shown as 'Road' 「綜合發展區」、「其他指定用途」註明「康樂及與旅遊業有關的用途」、「綠化地帶」、「政府、機構或社區」及「其他指定用途」註明「公路維修區」地帶，及顯示為「道路」的地方
Applied use/. development 申請用途/發展	Proposed Amendments to the Approved Master Layout Plan of Ma Wan Park Development 擬議修訂已核准的馬灣公園總綱發展藍圖

		sq.m 平方米		Plot Ratio 地積比率	
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	-	☐ About 約 ☐ Not more than 不多於	-	☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	31,564	☑ About 約 ☐ Not more than 不多於	0.179	☑About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	-			
	Non-domestic 非住用	-			
	Composite 綜合用途	-			

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	- m 米 ☐ (Not more than 不多於)
			- mPD 米(主水平基準上) ☐ (Not more than 不多於)
			- Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用	- m 米 ☐ (Not more than 不多於)
			58.5 for the tallest building 最高建築物不多於58.5 mPD 米(主水平基準上) ☑ (Not more than 不多於)
			5 Storeys(s) 層 ☑ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途	- m 米 ☐ (Not more than 不多於)
			- mPD 米(主水平基準上) ☐ (Not more than 不多於)
			- Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積	25 % ☑ About 約	
(v)	No. of units 單位數目	-	
(vi)	Open space 休憩用地	Private 私人	- sq.m 平方米 ☐ Not less than 不少於
		Public 公眾	- sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Coach Parking Spaces 旅遊車車位	40 - - - - - 40
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	-

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☑
Others (please specify) 其他（請註明）	☐	☑
Location Plan 位置圖, Existing Drainage and Sewerage Plans 現有排水及排污圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Landscape Master Plan and Tree Preservation Proposal 園境設計總圖及樹木保護建議, Traffic Review Report 交通檢討報告, Preliminary Environmental Review 初步環境檢討		

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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llewelyn
davies
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

14 February 2025

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand

Dear Sir

Section 16 Planning Application for Proposed Amendments to the Approved Master Layout Plan of Ma Wan Park Development at Ma Wan Lot Nos. 48, 114, 229 RP and 684 (Part) and Adjoining Government Land

We act on behalf of Ma Wan Park Limited (the Applicant) to submit this planning application for Proposed Amendments to the Approved Master Layout Plan of Ma Wan Park Development at Ma Wan Lot Nos. 48, 114, 229 RP and 684 (Part) and Adjoining Government Land (the Application Site) under Section 16 of the Town Planning Ordinance (CAP. 131).

Please find enclosed the following for your consideration:

- 1 signed original copy of the Application Form; and
- 4 copies of the supplementary Planning Statement

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [redacted] or our Mr Arnold Koon at [redacted] / Ms Samantha Chuang at [redacted].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Winnie Wu
Planning Director

Llewelyn-Davies
Hong Kong Limited
Authorized Signature

WW/AK/sc
Encl

S:\85154 Ma Wan (Holiday House and PoE)\Formal Submission\Cover Letter\20250214_letter to TPB_S16 submission_Ma Wan Park.doc

Appendix Ia of
RNTPC Paper No. A/I-MWI/48

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

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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爲了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

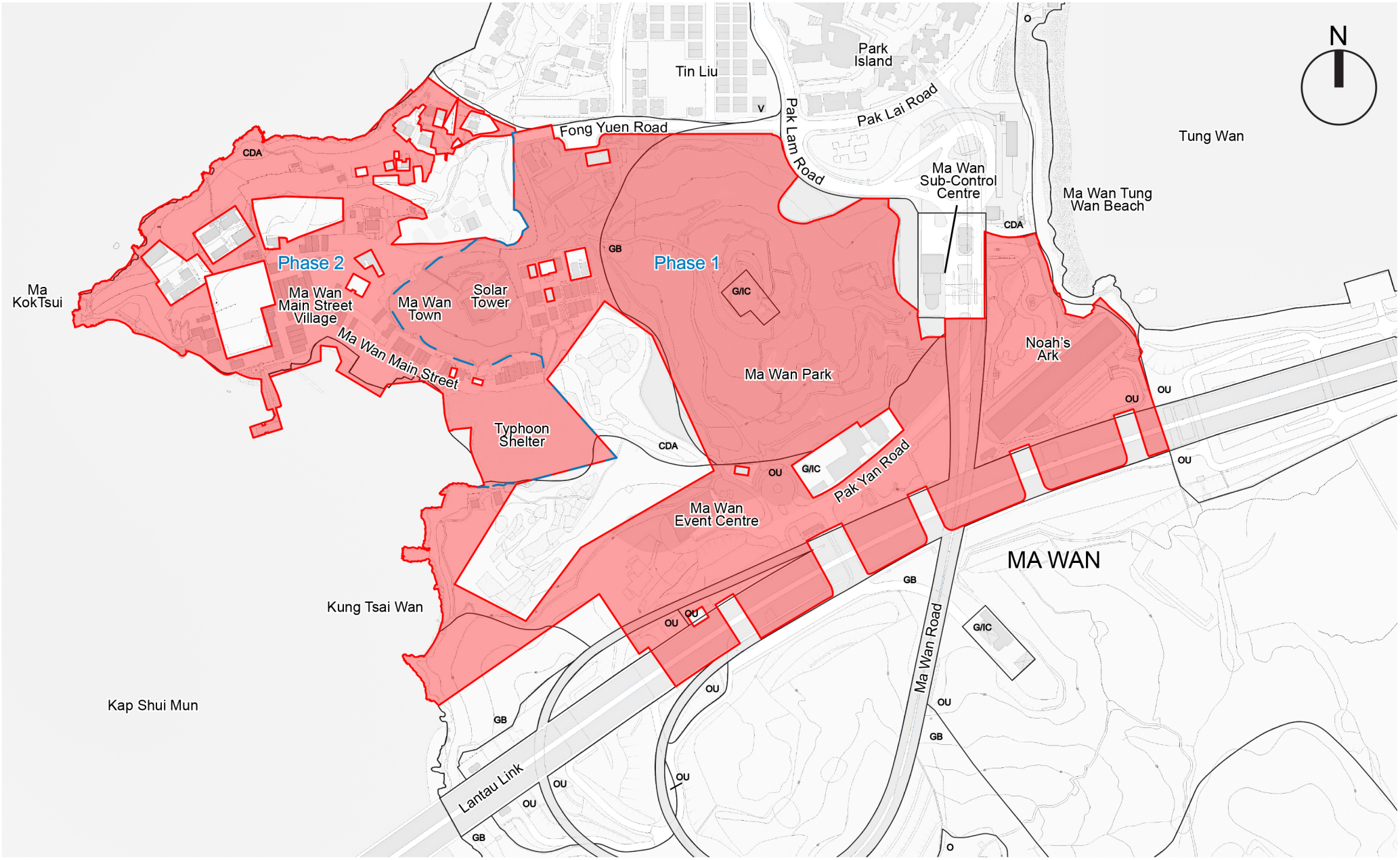
2.1.1 The Application Site is located at the central portion of Ma Wan, to the north of the Lantau Link and southwest of Park Island. It falls within the "Comprehensive Development Area" ("CDA"), "Other Specified Uses" annotated "Recreation and Tourism Related Uses" ("OU(RTRU)"), "Green Belt" ("GB"), "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.



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Application Site

Phase I and Phase II Boundary

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Title

Extract of the Approved Ma Wan Outline Zoning Plan No. S/I-MWI/14

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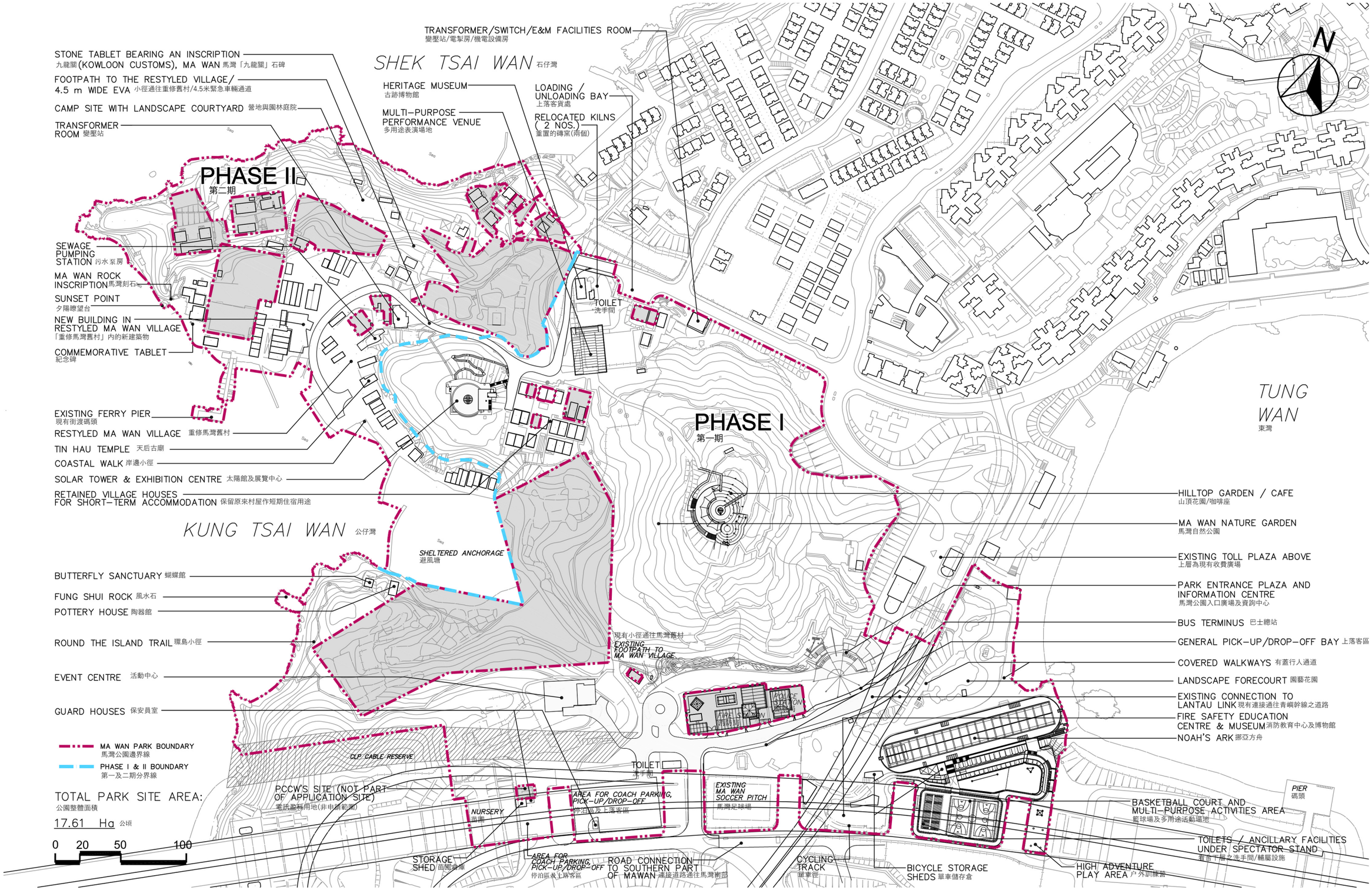

ARCHI+	Title Approved Master Layout Plan under Planning Application No. A/I-MWI/45	Checked	DH	Drawn PW
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In Noah's Ark, it includes hotel use and exhibition venue.

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 RP[1], 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 operation[2] 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.

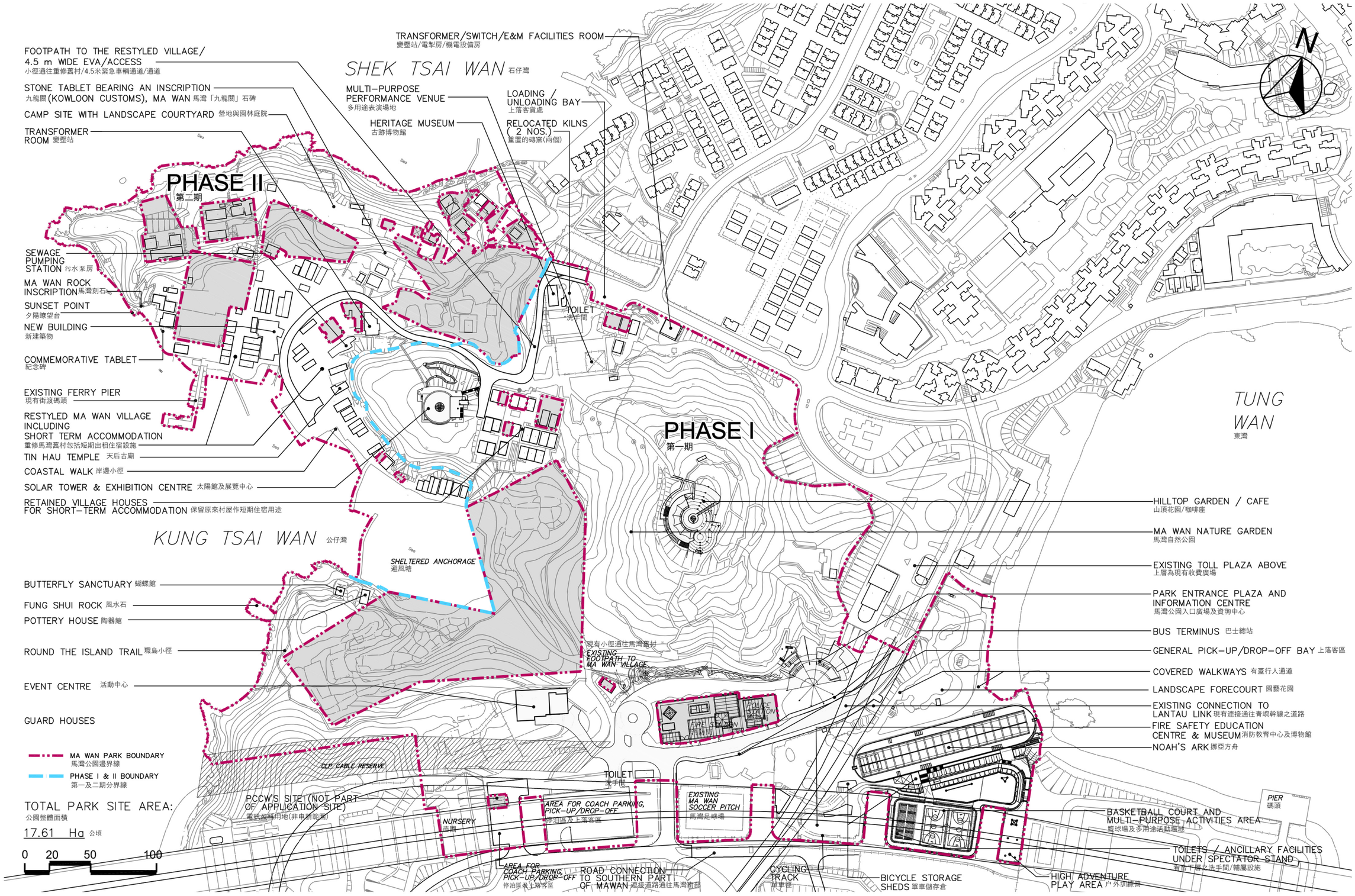
3.3.2 To incorporate the proposed amendments to the Approved MLP, the indicative MLP and Landscape Master Plan of MWP development are updated and enclosed in **Figure 3** and **Figure 4**. A plan showing the broad location of the various uses in the Restyled Ma Wan Village, including the newly added '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 operation[3].

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.



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Indicative Master Layout Plan of Proposed Scheme

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Indicative Landscape Master Plan of Proposed Scheme

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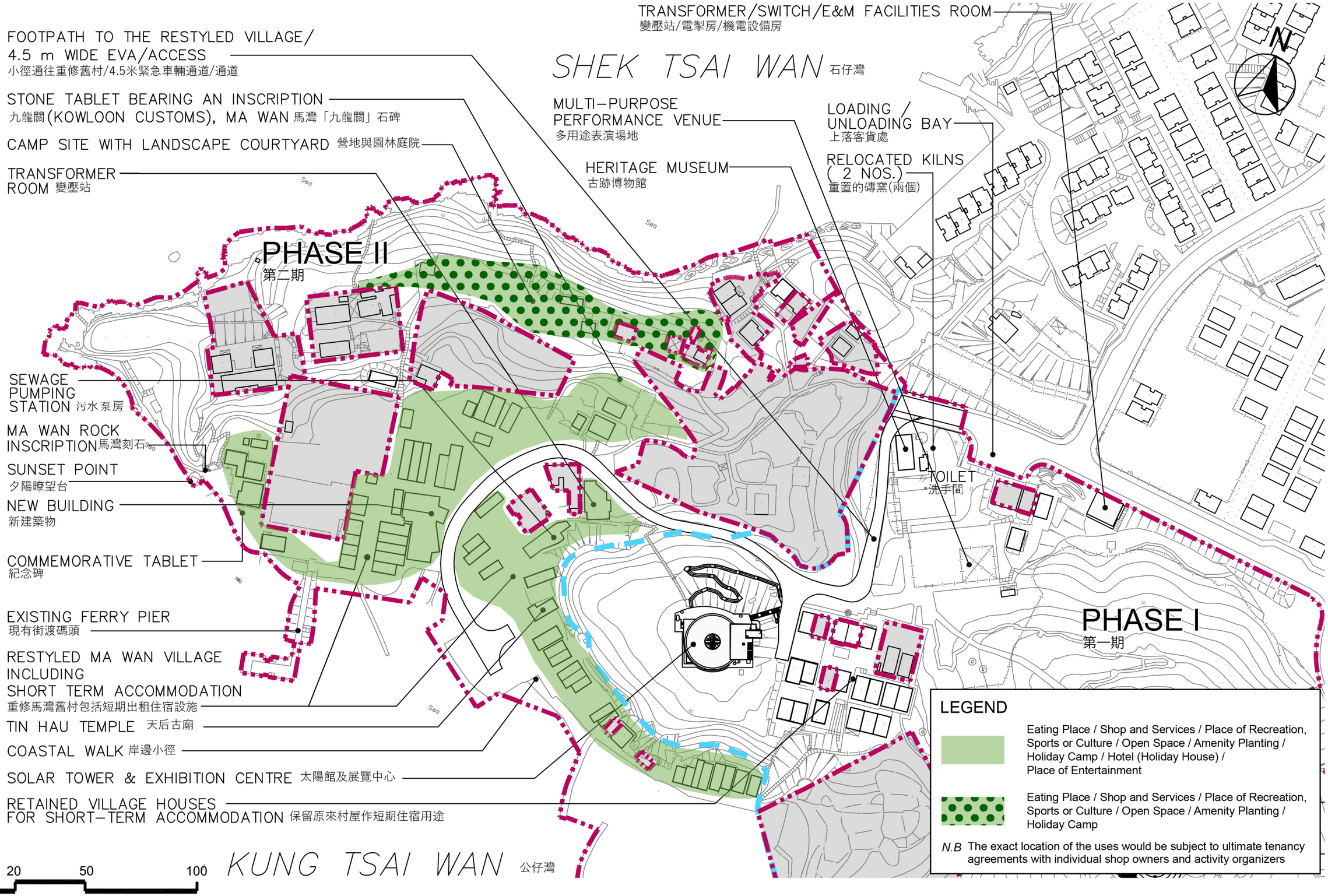

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Broad Location of the Proposed Uses in Restyled Ma Wan Village

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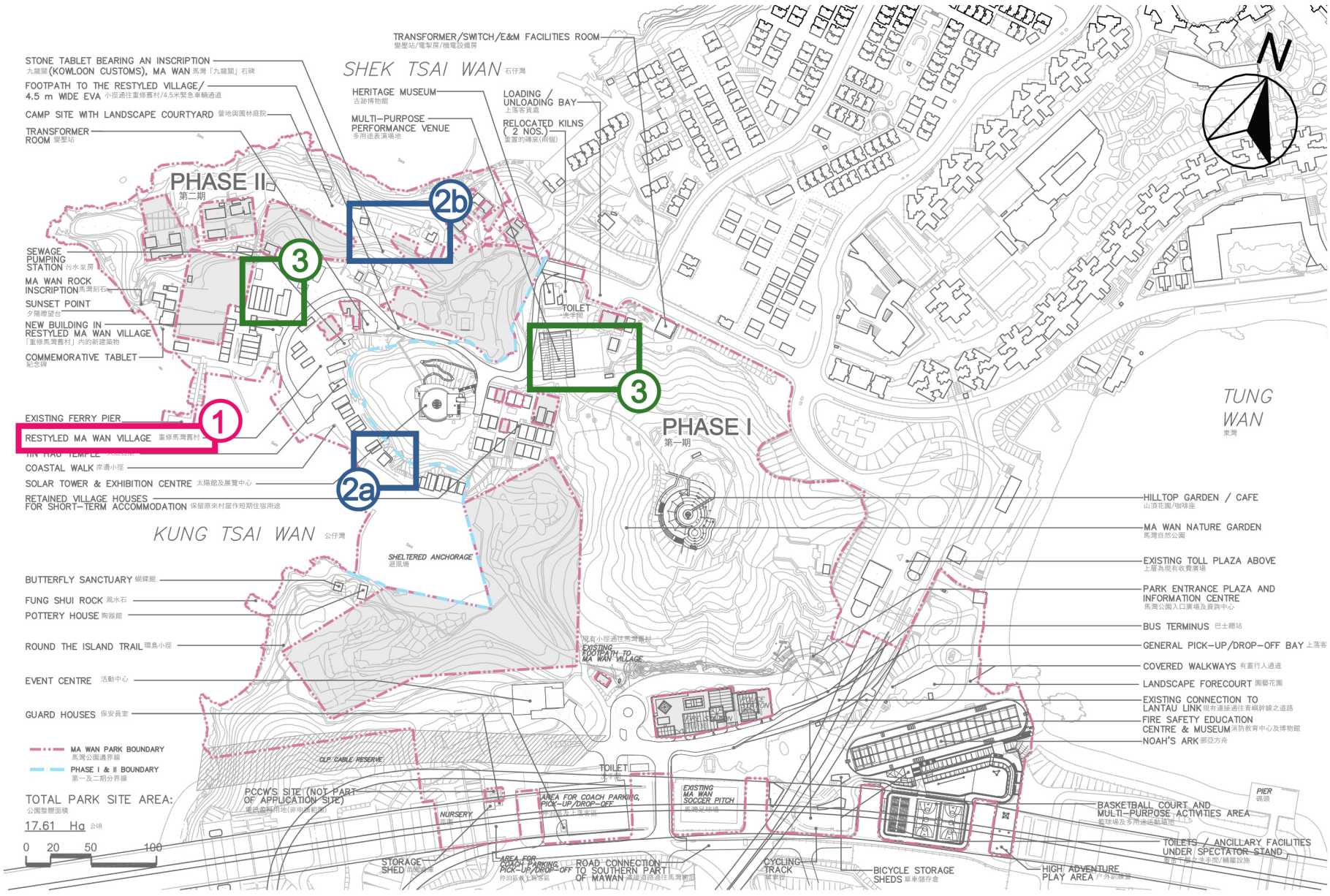
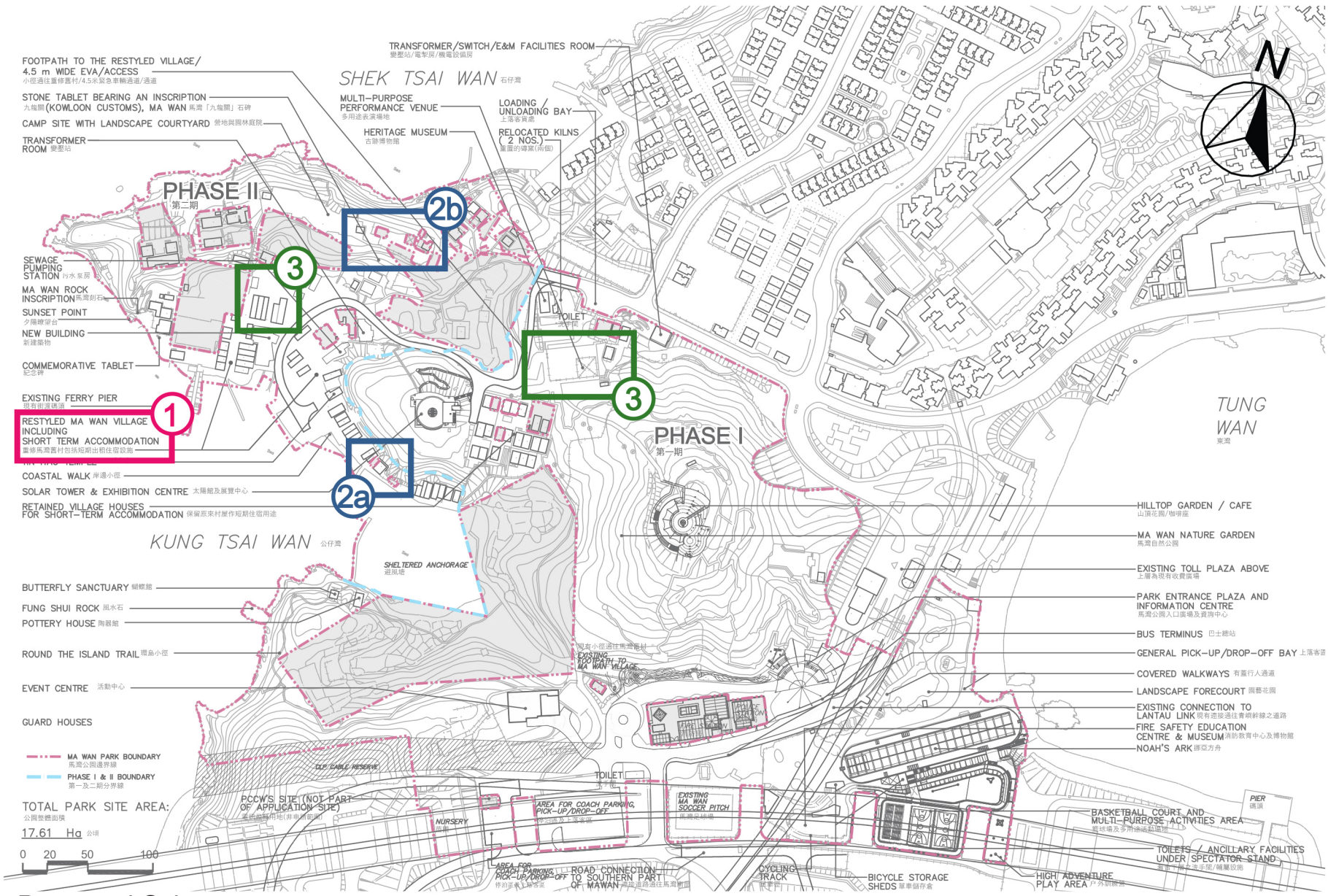


Approved Scheme (Under Approval Condition (a) of Application No. A/I-MWI/45)



Proposed Scheme

Amendment Items:

1. Include short-term accommodation purpose in the annotation for Restyled Ma Wan Village

Update the application site boundary by

- 2a excluding two unacquired lots, i.e. Lots 241 and 244 in Ma Wan
- 2b avoiding minor encroachment into an area covered by Government Land Licence

3. General update of the base map to reflect the existing / new building structures

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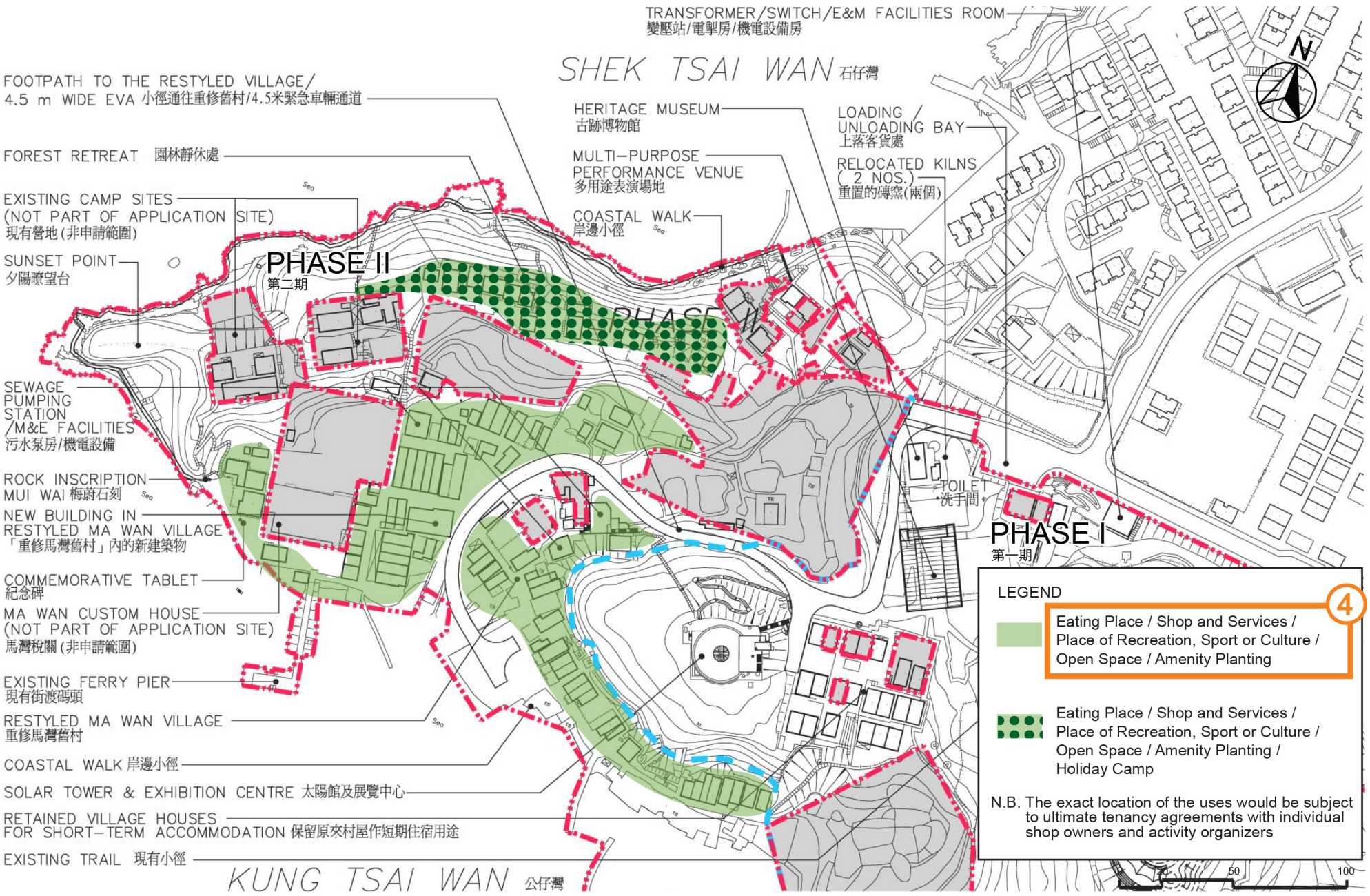
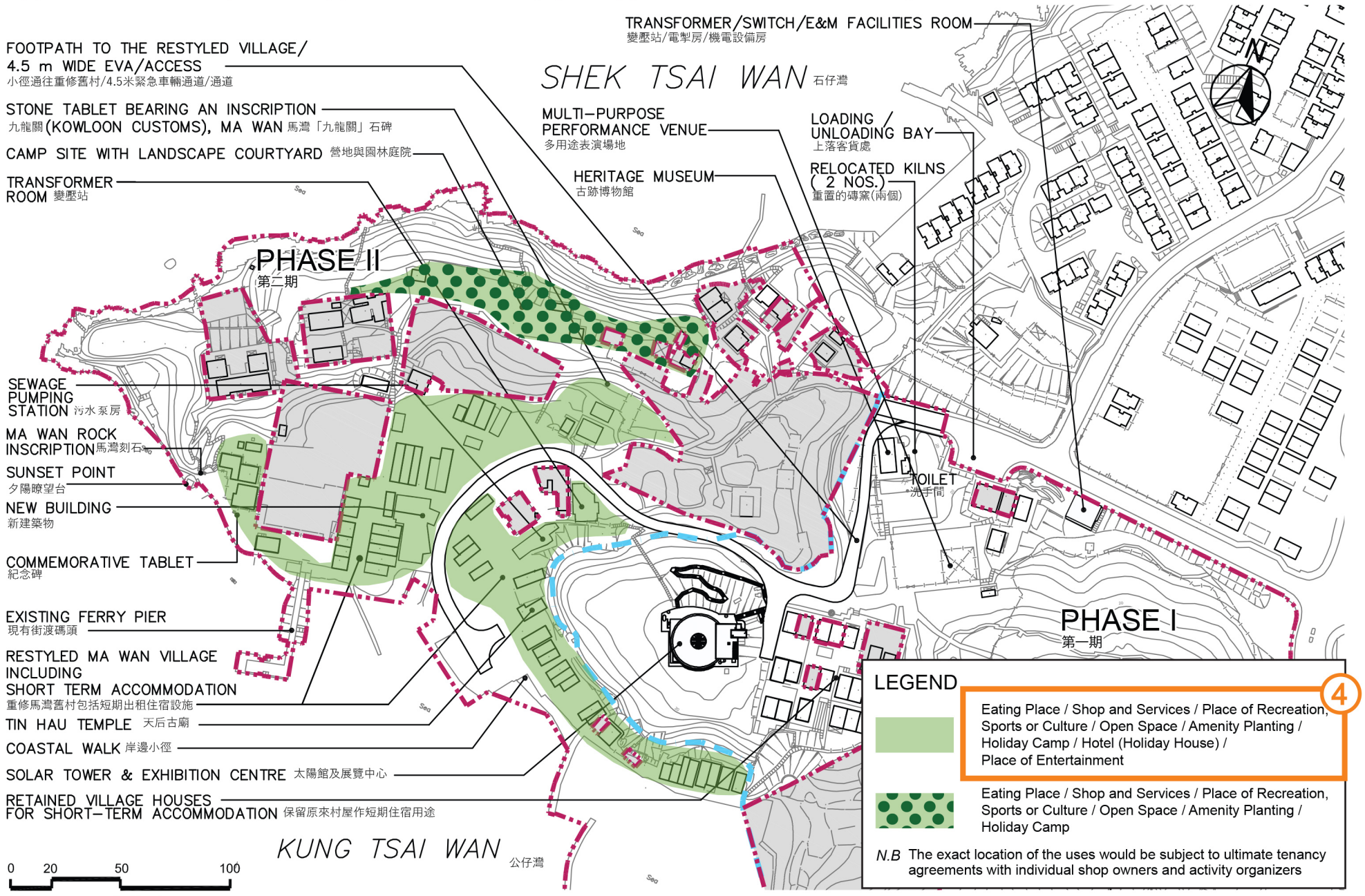
Title	Checked	DH	Drawn	PW
Comparison of Indicative Master Layout Plan	Rev	1	Date	Feb 2025
	Scale N / A		Figure 6	



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

llewelyn davies	Title: Comparison of Broad Location of the Proposed Uses in Restyled Ma Wan Village	Checked	DH	Drawn PW
		Rev	1	Date Feb 2025
		Scale N / A		Figure 7

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 (m^2) (about)		Difference
	Approved Scheme (A/I-MWI/45) (a)	Proposed Scheme (b)	(b) – (a)
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 purpose[4].

[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 150m^3/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 300m^3/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.

Appendix A

Extract of Notes and Explanatory Statement of the Approved Ma Wan Outline Zoning Plan No. S/I-MWI/14

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Aviary Barbeque Spot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Hotel House Institutional Use (not elsewhere specified) Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Refuse Disposal Installation Religious Institution Residential Institution School Sewage Treatment/Screening Plant Shop and Services (excluding Motor-vehicle Showroom)

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Social Welfare Facility Theme Park Utility Installation for Private Project Zoo

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area in northeastern Ma Wan for residential and/or commercial uses with the provision of open space and other supporting facilities and that of the existing Ma Wan Town area in western Ma Wan for low-rise, low-density recreation, commercial and/or tourism uses. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

(a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:

(i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;

(ii) the proposed total site area and gross floor area (GFA) for various uses, total number of flats and flat size, where applicable;

(iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;

(iv) the alignment, widths and levels of any roads proposed to be constructed within the area;

(v) the landscape and urban design proposals within the area;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

(vi) programmes of development in detail;

(vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;

(viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(ix) a traffic (including marine traffic) impact assessment report to examine any possible traffic (including marine traffic) problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and

(x) such other information as may be required by the Town Planning Board.

(b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

(c) For the "Comprehensive Development Area" in northeastern Ma Wan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 340,400m^2 and a maximum non-domestic GFA of 16,700m^2 (including a maximum GFA of 8,000m^2 and 8,700m^2 for commercial and pier uses respectively) and a maximum building height of 105mPD, or the GFA, site coverage and height of the existing building, whichever is the greater.

(d) In determining the relevant maximum GFA for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, bus lay-by, plant room, or caretaker's office and caretaker's quarters, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may also be disregarded.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Recreation and Tourism Related Uses" only	
	Aviary Barbecue Spot Eating Place Field Study/Education/Visitor Centre Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Hotel Picnic Area Pier Place of Entertainment Place of Recreation, Sports or Culture Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Refuse Disposal Installation Residential Institution Shop and Services Tent Camping Ground Theme Park Utility Installation for Private Project

Planning Intention

This zone is intended for low-rise and low-density recreation and tourism related development such as theme park, resort hotel, public recreational uses and tourist attractions. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

(a) An applicant for permission for development on land designated "Other Specified Uses" annotated "Recreation and Tourism Related Uses" shall prepare a layout plan and other documents showing the following information for the consideration of the Town Planning Board:-

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Recreation and Tourism Related Uses" only (Cont'd)

Remarks (Cont'd)

(i) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;

(ii) the proposed total site area and gross floor area for various uses and facilities;

(iii) the details and extent of the public transport, parking and other facilities and open space to be provided within the area;

(iv) the alignment, widths and levels of any roads proposed to be constructed within the area;

(v) the landscape and urban design proposals within the area;

(vi) programmes of development in detail;

(vii) the details and programme of supply of utilities and infrastructure to meet the need of the proposed development;

(viii) an environmental assessment report including risk assessment to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;

(ix) a traffic (including marine traffic) impact assessment report to examine any possible traffic (including marine traffic) problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(x) a geotechnical assessment report including Natural Terrain Hazard Study to examine any possible geotechnical problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and

(xi) such other information as may be required by the Town Planning Board.

(b) The layout plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population and types of GIC and other facilities.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Recreation and Tourism Related Uses" only (Cont'd)

Remarks (Cont'd)

(c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #), shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 20m, or the plot ratio and height of the existing building, whichever is the greater.

(d) In determining the relevant maximum plot ratio for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(Please see next page)

8. LAND USE ZONINGS

8.1 Comprehensive Development Area ("CDA") : Total Area 30.19 ha

8.1.1 Two pieces of land located in the northeastern and western parts of Ma Wan are designated as "CDA". This zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

8.1.2 Pursuant to section 4A(1) of the Ordinance, any development proposal under this zoning will require the approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted together with the relevant assessment reports as well as other materials as specified in the Notes of the Plan for approval of the Board under section 4A(2) of the Ordinance. This is to ensure proper planning control of the design, layout and provision of facilities within the sites. A copy of the approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

Northeastern "CDA"

8.1.3 Covering about 21.19 ha, the northeastern "CDA" is characterised by its relatively flat topography, close proximity to the beach, good coastal view, and location outside the 25 Noise Exposure Forecast contour and at a distance away from the Lantau Link. The planning intention for this "CDA" is for comprehensive development/ redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities.

8.1.4 The Board has approved schemes for a comprehensive residential development at this "CDA" site and most of the development has been completed. Development in this area is restricted to a maximum domestic gross floor area (GFA) of 340,400m^2, a maximum non-domestic GFA of 16,700m^2 (including a maximum GFA of 8,000m^2 for commercial use and 8,700m^2 for pier use) and a maximum building height of 105mPD, or the GFA, site coverage and height of the existing building, whichever is the greater. Upon full development, this area would be able to accommodate about 13,000 persons.

Western "CDA"

8.1.5 The western "CDA" covering about 9 ha comprises mainly the existing village settlement and two youth camps on the western headland. The planning intention of this "CDA" is for comprehensive development/redevelopment of the existing Ma Wan Town area for

low-rise, low density recreation, commercial and/or tourism uses. Its existing character as a rural fishing community provides opportunity for a new recreation, commercial and/or tourist attraction area. The existing sheltered anchorage should be improved and has potential to be integrated into the overall redevelopment. Development in this area is preferably confined to a building height not exceeding 8.23m in order to maintain the original rural character of Ma Wan Main Street Village.

8.1.6 The Board has approved schemes for Ma Wan Park and a resort hotel, straddling this "CDA" and some of the adjoining zones.

8.5 Other Specified Uses ("OU") : Total Area 23.32 ha

8.5.1 The "OU" zones are designated for specified uses.

Recreation and Tourism Related Uses: 18.28 ha

8.5.2 This zone is intended for low-rise and low-density recreation and tourism related development such as theme park, resort hotel, public recreational uses and tourist attractions. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

8.5.3 Two areas abutting the landmark bridge of the Lantau Link are under the "OU" annotated "Recreation and Tourism Related Uses" zoning. One covers the lowland area of Lau Fa Tsuen and Tai Lung in central Ma Wan immediately north of the Lantau Link and forms part of the site for the proposed Ma Wan Park development approved by the Board. The other comprises the lowland and reclaimed land to the west of Sha Lau Tong Wan and foothill slopes to the north of Pak Nai Shan in southeastern Ma Wan.

8.5.4 The land within this zone is located on the Tsing Yi, Ma Wan and North Lantau tourism corridor as recommended in the 1995 Visitors and Tourism Study and the 1998 Territorial Development Strategy Review. Having regard to its scenic setting and prime location along the tourism corridor, the area is suitable for low-rise, low-density recreation and tourism related development such as theme park, resort hotel, public recreational uses and tourist attractions. Development within this zone is subject to a maximum plot ratio of 0.4 and a maximum building height of 20m, or the plot ratio and height of the existing building, whichever is the greater, and should be in harmony with the landmark bridge and the surrounding natural landscape. Further, in view of the visually prominent location, the scenic setting and the transport and infrastructure capacity constraints in Ma Wan, assessments in support of the specific type and scale of the proposed development within these zones are required. Should hotel use be developed, the number of rooms should not exceed 400 in the light of infrastructure constraints.

8.5.5 Development within the "OU" annotated "Recreation and Tourism Related Uses" zone would require approval of the Board by way of a planning application. Submission of a layout plan for the development proposal would be required so that there could be planning control on the design, layout and provision of the necessary facilities and infrastructure.

Appendix B

TPB's Approval Letter for Planning Application No. A/I-MWI/45 dated 7 February 2014

城市規劃委員會
香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD
15/F., North Point Government Offices
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來函檔號 Your Reference:
覆函請註明本會檔號
In reply please quote this ref.: TPB/A/I-MWI/45

By Registered Post & Fax (2526 3281)

7 February 2014

Llewelyn-Davies Hong Kong Ltd.
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Quarry Bay, Hong Kong
(Attn.: Dickson C.H. Hui)

Dear Sir/Madam,

Proposed Recreational Park (Ma Wan Park) (Proposed Amendments to Approved Master Layout Plan), Various Lots and Adjoining Government Land, Ma Wan

I refer to my letter to you dated 15.1.2014.

After giving consideration to the application, the Town Planning Board (the TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 17.1.2018; and after the said date, the permission shall cease to have effect unless before the said date either the development hereby permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

(a) the submission of a revised master layout plan (MLP) taking into account conditions (b), (d), (e) and (f) below for the proposed development to the satisfaction of the Director of Planning or of the TPB;

(b) the submission and implementation of a revised landscape master plan including a tree preservation, tree felling, and compensatory and new planting plan to the satisfaction of the Director of Planning or of the TPB;

(c) the submission and implementation of design of façade treatment and exterior appearance of the renovation/refurbishment of existing village structures to the satisfaction of the Director of Planning or of the TPB;

(d) the submission and implementation of emergency vehicular access, footpaths, loading/unloading and drop-off areas to the satisfaction of the Commissioner for Transport or of the TPB;

(e) the design and implementation (including the submission of the operational arrangement) of Coach Area 1 for Ma Wan Park Phase I and Coach Area 2 for future Ma Wan Park Phase II, transport contingency and overflow from other recreation/tourism developments in Ma Wan to the satisfaction of the Commissioner for Transport or of the TPB;

(f) the submission and implementation of a comprehensive traffic and transport plan with an effective control mechanism for coach access to Ma Wan and

contingency transport measures in case of inclement weather or other emergency situations for the entire Ma Wan development to the satisfaction of the Commissioner for Transport or of the TPB;

(g) the design and provision of the proposed facilities and vehicular access underneath the Lantau Link including the protective measures for the Link to the satisfaction of the Director of Highways or the TPB;

(h) the design and provision of emergency vehicular access, water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;

(i) the submission of a noise impact assessment on existing and proposed noise sensitive receivers and the provision of mitigation measures including those to address the noise impact of railway and aircraft, and outdoor performance venues in the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;

(j) the design and implementation of the waste delivery arrangement to the satisfaction of the Director of Environmental Protection or of the TPB;

(k) the submission of an ecological impact assessment with additional information on habitat and vegetation survey, fauna species record and the implementation of ecological mitigation measures to be identified therein to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;

(l) the design and provision of drainage and sewage treatment and disposal facilities to the satisfaction of the Director of Drainage Services or of the TPB;

(m) the submission of an assessment on the impact of the proposed development and other planned developments of Ma Wan on the water supply system in Ma Wan and, if necessary, the upgrading of water supply system, not limited to submarine pipeline(s) and service reservoir(s) to cater for the additional water demand arising from the proposed development to the satisfaction of the Director of Water Supplies or of the TPB;

(n) the submission and implementation of archaeological investigation or detailed plans for the preservation and restoration of historical relics, buildings and structures, including Tin Hau Temple at Ma Wan Town, Stone Tablets of the Old Kowloon Customs and a rock inscription 'Mui Wai' to the satisfaction of the Director of Leisure and Cultural Services or of the TPB; and

(o) the submission of a revised development programme for full completion of Phases I and II and the implementation of the proposed development according to the programme to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you of the following :

(a) the approved MLP, together with the set of approval conditions, would be certified by the Chairman of the TPB and deposited in the Land Registry in accordance with section 4A(3) of the Town Planning Ordinance. Efforts

should be made to incorporate the relevant approval conditions into a revised MLP for deposition in the Land Registry as soon as practicable;

(b) you should expedite the implementation works of Ma Wan Park to bring the whole scheme to fruition as early as practicable;

(c) you should liaise with the Transport Department and Lands Department (LandsD) for the compliance of the Roads (Works, Use and Compensation) Ordinance in respect of the revised proposals for the roads and emergency vehicular access;

(d) you should take into account that ferry shall be the principal transport mode for Ma Wan in terms of carrying capacity during the peak hours in planning the transport provision of Ma Wan Phase II;

(e) to note the comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, LandsD that if it is decided to let the land under the Lantau Link, it will only be in form of short term tenancy (STT). Since the proposed Fire Services Education Centre and Museum are located within the boundary of STT 1361TW granted to you, you have to comply with Special Condition (S.C.) of the tenancy agreement or application for amendment of the development restrictions under the STT will be required. The comments of the Highways Department should also be sought under S.C. of the said STT as the proposed structures are erected under the elevated portion of Ma Wan Road;

(f) you should liaise with LandsD to resolve the Heads of Agreement matters;

(g) to note the comments of the Director of Leisure and Cultural Services that as part of Ma Wan Park is in close proximity to the gazetted Ma Wan Tung Wan Beach, construction works of the Park should not encroach upon the gazetted beach;

(h) to note the comments of the District Officer (Tsuen Wan), Home Affairs Department that you should provide Ma Wan Fisheries Rights Association Limited and the Ma Wan Rural Committee with a briefing on the detailed design for the sheltered anchorage;

(i) to note the comments of the District Officer (Tsuen Wan), Home Affairs Department that you should provide the Park Island Owners' Committee, the Ma Wan Rural Committee and other residents of Ma Wan with a briefing on the Ma Wan Park development;

(j) to note the comments of the Chief Engineer/Development (2), Water Supplies Department (WSD) that:

(i) the Rehabilitation and Replacement (R&R) of Water Mains Stage 4 is affected. Tentative programme of the R&R works is from 2011 to 2015. You are required to liaise with the Chief Engineer/Consultants Management of the Water Supplies Department to resolve any interface issues; and

(ii) there is a proposed DN300 water main to be laid across the proposed exclusion areas covered by the existing MLP of the Park, and the

proposed water main should be laid by the consortium developer for handing over to WSD. The exclusion of these areas from MLP shall not relieve you of its obligations to provide the proposed water main at its expenses; and

(k) to note the comments of the Director of Electrical and Mechanical Services that you shall approach the electricity supplier for the requisition of cable plans to find out whether there is any underground cable (and/or overhead line) within or in the vicinity of the site. If there is underground cable (and/or overhead line), you shall carry out the following measures:

(i) for site within the preferred working corridor of high voltage overhead lines at transmission voltage level 132kV and above as stipulated in the Hong Kong Planning Standards and Guidelines published by the Planning Department, prior consultation and arrangement with electricity supplier is necessary;

(ii) prior to establishing any structure within the site, you and/or your contractors shall liaise with the electricity supplier and, if necessary, ask the electricity supplier to divert the underground cable (and/or overhead line) away from the vicinity of the proposed structure; and

(iii) the "Code of Practice on Working near Electricity Supply Lines" established under the Electricity Supply Lines (Protection) Regulation shall be observed by you and his contractors when carrying out works in the vicinity of the electricity supply lines.

If you wish to seek an extension of the validity of this permission, you may submit an application to the TPB for renewal of the permission no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for renewal of permission if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35B and 36A for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

If you wish to seek an extension of the validity of this permission, you may submit an application to the TPB for renewal of the permission no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for renewal of permission if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35B and 36A for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36A for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 17.1.2014 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 28.2.2014). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Fonnie Hung of Tsuen Wan & West Kowloon District Planning Office at 2158 6356. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

(Donald YEUNG)
for Secretary, Town Planning Board

DY/cl

Appendix C

Planning Department's Compliance Letter for Approval Condition (a) of Planning Application No. A/I-MWI/45 dated 28 July 2023

規 劃 署

荃灣及西九龍規劃處
新界荃灣西樓角路 38 號
荃灣政府合署 27 樓

Planning Department

Tsuen Wan & West Kowloon
District Planning Office
27/F, Tsuen Wan Government Offices,
38 Sai Lau Kok Road,
Tsuen Wan, N.T.

本函檔號	Your Reference	1053/D5/230418
本署檔號	Our Reference	TPB/A/I-MWI/45
電話號碼	Tel. No. :	2417 6256
傳真機號碼	Fax No. :	2412 5435

Post and By Fax [2793 2983]

28 July 2023

Archiplus International (HK) Limited
9/F, 133 Wai Yip Street
Kowloon, Hong Kong
(Attn: Mr Eddie LI)

Dear Sir,

Proposed Recreational Park (Ma Wan Park)
Various Lots and Adjoining Government Land, Ma Wan
(Application No. A/I-MWI/45-1)

Submission for Compliance with Approval Condition (a)

I refer to your letter dated 19.4.2023 enclosing a responses-to-comment table, the revised Development Schedule and the revised Master Layout Plan (MLP), and your clarifications via emails dated 30.5.2023, 23.6.2023 and 28.6.2023 to clarify on the revised MLP and Development Schedule for compliance with approval condition (a) of planning application No. A/I-MWI/45-1, i.e. "*the submission of a revised MLP taking into account conditions (b), (d), (e) and (f) below for the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board*".

Relevant departments have been consulted and they have no adverse comments on your revised MLP. In this regard, your revised MLP is considered acceptable. Should there be any further changes affecting the MLP, revised MLP should be submitted in accordance with approval condition (a).

The approved MLP, together with the set of approval conditions, would be certified by the Chairman of the Town Planning Board and deposited in the Land Registry in accordance with section 4A(3) of the Town Planning Ordinance.

Should you have any enquiries, please contact Mr Cecil CHOW (Tel: 2417 6657) or Mr LUI Wing Cho (Tel: 2417 6251) of our Tsuen Wan & West Kowloon District Planning Office.

Yours faithfully,

(Derek TSE)
for and on behalf of
the Director of Planning

c.c.

DEVB (P&L)	(Attn.: Ms Effy CHAN)	Fax: 2845 3489
DLO/TW&KT, LandsD	(Attn.: Mr Alan CHONG)	Fax: 2415 0703
Ex Secy (A&M)	(Attn.: Ms Carol SW LAU)	Fax: 2721 6216
C for T	(Attn.: Mr Isaac CHO)	Fax: 2381 3799
CHE/NTW, HyD	(Attn.: Ms TANG Wai-ting)	Fax: 2714 5228
CE/HK&I, DSD	(Attn.: Ms Penny LAM)	Fax: 3101 0716
DEP	(Attn.: Ms Celine MAK)	Fax: 2591 0558
D of FS	(Attn.: Mr WONG Ho-yin)	Fax: 2739 8775
CBS/NT West, BD	(Attn.: Mr William CHAU)	Fax: 2845 1559
CE/C, WSD	(Attn.: Mr Eddie HE)	Fax: 2351 6949
DAFC	(Attn.: Mr LAU Yun Kwan)	Fax: 2377 4427
DLCS	(Attn.: Ms Grace HUNG)	Fax: 3168 2396
CE/PW, CEDD	(Attn.: Ms June KWONG)	Fax: 2714 2054
DO(TW), HAD	(Attn.: Ms Natalie LAU)	Fax: 2412 0244

Internal

CTP/UD&L	(Attn.: Ms Rachel YIU) (Attn.: Ms Frances TSAI)	Fax: 3956 8090

Site Record

DT/LC/CC/cc

Appendix D

Landscape Master Plan and Tree Preservation Proposal

S16 Planning Application for Proposed Amendments to Approved Master Layout Plan of Ma Wan Park Development

LANDSCAPE MASTER PLAN AND TREE PRESERVATION PROPOSAL

– MA WAN PARK PHASE 2

FEBRUARY 2025

Landscape Government Submission Consultant
Axxa Group Limited
Signed by:

Mr. Jason TEO, Registered Landscape Architect (R101)

axxa group

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6.0 Soft Landscape (Planting Design / Materials)

APPENDICES

APPENDIX A Approval Letters from DPO/ DLO

APPENDIX B Tree Assessment Information

- **B1** Photographic Record of Existing Tree Groups and Individual Trees
- **B2** Tree Assessment Schedule
- **B3** Tree Survey Plan
- **B4** Tree Planting Plan

APPENDIX C Landscape Master Plan

APPENDIX D Landscape Sections

1.0 Introduction

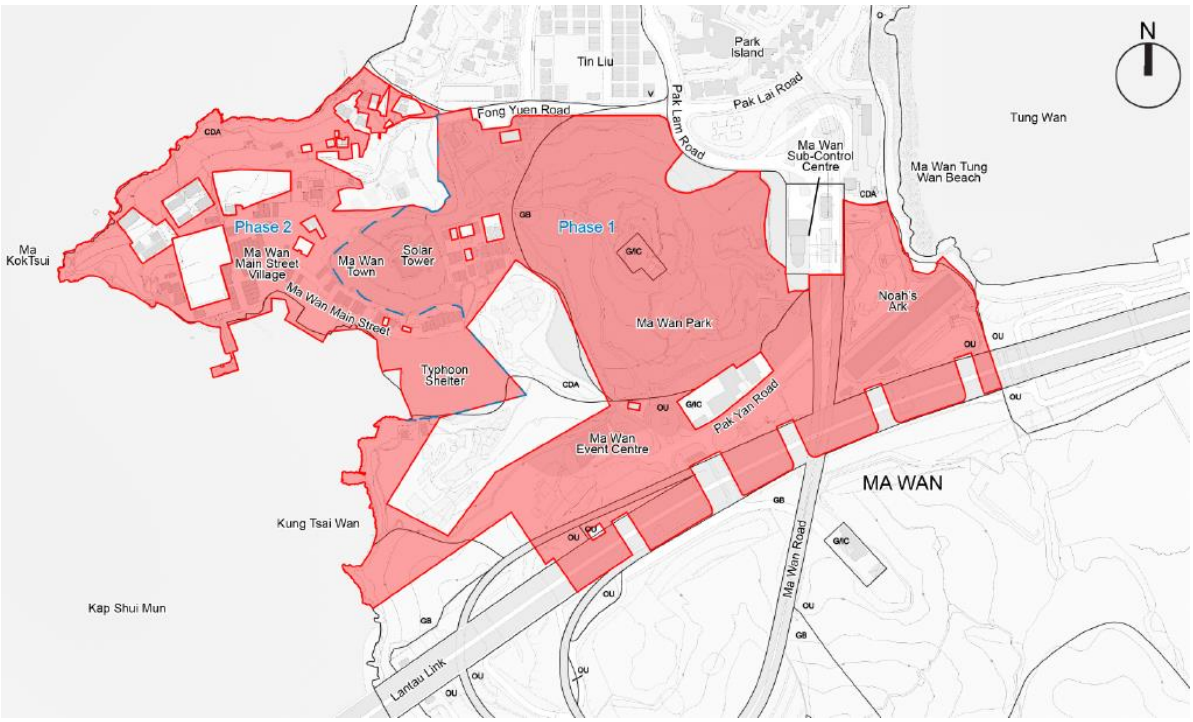
1.1 This Landscape Master Plan (LMP) is submitted to support Section 16 Planning Application for Proposed Amendments to Approved Master Layout of Ma Wan Park Development. Ma Wan Park (MWP) is a recreational development providing entertainment, recreation, amusement, shopping, restaurants and other commercial facilities. MWP under 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 Villa, 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. <u>This LMP submission focuses Phase 2 of MWP only</u>.

1.2 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 visitor's 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 <u>no changes</u> to the proposed development parameters of the MWP development (except minor update of the site boundary to tally with the latest Application Site boundary).

Figure 1A: Location Plan of Ma Wan Park

Figure 1B: Phase 1 (Completed) and Phase 2 (Under Implementation) of Ma Wan Park



2.0 Assessment of Potential Impacts on Existing Trees

2.1 **Tree Survey Methodology** – All existing trees within the Phase 2 of MWP have been surveyed in accordance with BD/ LandsD/ PlanD JPN3 with reference to LandsD LAO PN 6/2023. As most of the trees are undisturbed by the proposed restyled village, a tree group survey approach has been adopted. Existing trees that may potentially be affected by the proposed works have been surveyed individually.

2.2 Based on the tree survey, there is **no** endangered tree species identified under the listing in 'Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)'. Additionally, there are 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.

2.3 **Existing Tree Groups** – 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 they were surveyed in tree groups. Sixteen (16) trees groups (namely G1 to G16) in 42 different species were identified. All unaffected tree groups are to be retained in-situ. Refer to **Table 1**, **Table 2** and **Appendix B.**

Table 1: Existing Tree Group Species within Ma Wan Park (Phase 2)

Botanical Name	Percentage
Macaranga tanarius	16.7%
Ficus hispida	15.5%
Acacia confusa	11.8%
Microcos paniculata	8.5%
Dimocarpus longan	8.0%
Schefflera heptaphylla	7.5%
Ficus variegata var. chlorocarpa	5.5%
Celtis sinensis	3.7%
Casuarina equisetifolia	3.0%
Clausena lansium	2.4%
Paliurus ramosissimus	2.3%
Ficus microcarpa	1.6%
Averrhoa carambola	1.4%
Michelia alba	1.0%
Citrus maxima	0.9%
Sterculia lanceolate	0.9%
Bauhinia variegate	0.7%
Cratoxylum cochinchinense	0.7%
Ficus superba var. japonica	0.7%
Juniperus chinensis cv. Kaizuca	0.7%
Mangifera indica	0.7%
Annona squamosal	0.5%
Archontophoenix alexandrae	0.5%
Bombax ceiba	0.5%
Musa paradisiaca	0.5%
Cinnamomum parthenoxylon	0.3%
Mallotus paniculatus	0.3%
Sterculia nobilis	0.3%
Syzygium jambos	0.3%
Aglaia odorata	0.2%
Araucaria heterophylla	0.2%
Artocarpus heterophylla	0.2%
Artocarpus macrocarpus	0.2%
Bridelia tomentosa	0.2%
Cleistocalyx operculatus	0.2%
Eriobotrya japonica	0.2%
Ficus subpisocarpa	0.2%
Livistona chinensis	0.2%
Morus alba	0.2%
Podocarpus macrophyllus	0.2%
Rhus succedanea	0.2%
Thespesia populnea	0.2%
Total	***100% (Approx. 575 nos.)***

Table 2: Tree Group Survey within Ma Wan Park (Phase 2)

Tree Group	Approx. Nos. of Trees	Proposed Treatment
G1	28	Retain
G2	15	
G3	28	
G4	8	
G5	81	
G6	18	
G7	17	
G8	3	
G9	14	
G10	15	
G11	112	
G12	117	
G13	20	
G14	92	
G15	3	
G16	4	
Total	***575***	

2.4 **Existing Individual Trees** – A total of **37 nos.** of existing trees that would be potentially affected by the proposed works were identified. Based on Landscape Master Plan approved by DPO on 23 June 2022 for compliance of approval condition (b) under Application No. A/I-MWI/45-1, and DLO's deemed approval for Landscape Master Plan (LMP) and Tree Preservation and Removal Proposal (TPRP) on 31 March 2021 **(Appendix A)**, **5** nos. of trees were approved to be retained and **32** nos. of trees were approved to be felled. There is no change to the approved tree treatment proposal under current scheme.

2.5 **Tree Planting Proposal –** Based on Landscape Master Plan approved by DPO on 23 June 2022 for compliance of approval condition (b) under Application No. A/I-MWI/45-1, a total of **80** no. of new tree were approved to be planted. There is no change to the approved tree planting proposal under current scheme. Please refer to **Table 5** for Proposed Tree Planting Schedule.

3.0 Tree Treatment and Tree Planting Proposal

3.1 A summary of tree treatment and tree planting proposal is shown in **Table 3**:

Table 3: Summary of Tree Treatment and Tree Planting Proposal

	Approved Scheme (approved on 23 Jun 2022) For approval condition (b) under Application No. A/I-MWI/45-1	**Current Scheme**	**Difference**
Individual Trees			
Retain	5	5	0
Transplant	0	0	0
Fell	32	32	0

Remarks:
(1) Tree groups with approx. 575 nos. of trees are to be retained in-situ.

4.0 Recreational Development and Landscape Enhancement of Ma Wan Park (Phase 2)(Appendix C and D)

4.1 **Restyled Ma Wan Village –** The village is located on the Ma Kok Tsui peninsula in the western part of Ma Wan Island. Most of the preservation, restoration and renovation works of the existing village houses for adaptive re-use have already been completed. Various uses such as eateries, shops and services, recreational areas, sports and cultural facilities, and holiday camps will be provided. Landscape enhancement works would include the introduction of a seaside/ pier plaza, seating benches, and steps along the waterfront abutting the sea for leisure, relaxation, and recreation use.

4.2 **Camp Site with Landscape Courtyard** – This area will feature a proposed camp site with central lawn area surrounded by amenity planting. Adjacent facilities will include an urban farm, all of which can be connected to the waterfront via a proposed footpath.

4.3 **Proposed EVA –** It will be constructed on existing hilly topography with levels varying from 3.24mPD in the south to 12.50mPD in the north. It will connect to the existing EVA to Solar Tower and Exhibition Centre. Proposed slopes and retaining structures will be required at the connection point, and will be landscaped with trees, shrubs and groundcovers.

4.4 **Sunset Point, Mui Wai Rock Inscription, Commemorative Tablet, Kowloon Customs Boundary Stone & Tin Hau Temple** – These historical and/ or cultural features will remain in their existing locations.

5.0 Hard Landscape (Paving Materials/ Finishes)

5.1 **Hard Landscape** - An intended choice of hard landscape materials is listed in **Table 4** below:

Table 4: Preliminary Finishes Schedule for Hardscape

Area/ Location	Landscape Hardworks
Restyled Ma Wan Village	Granite paving / concrete paving blocks/ broomed concrete paving; recycle plastic benches; removable outdoor table/ chair sets
Promenade	Granite / concrete block paving; recycle plastic benches
EVA	EVA paving: Granite paving / concrete block paving Associated Retaining Wall: Artificial granite tile
Landscape Courtyard	Wooden/ artificial wooden deck, granite paving, natural stones or similar

5.2 **Lighting** - Sufficient lighting will be provided to all public areas. A variety of decorative pole lights, bollard lights and earth-spike lights will be used to achieve minimum lighting requirements and desirable lighting effects of different areas.

5.3 **Irrigation Water Points** - Sufficient irrigation water points at a nominal spacing of 40 meters will be provided to all soft landscape areas.

5.4 **Signage** – Sufficient bilingual directional signs will be provided: Graphical icons may be developed in the signage to tie in with the overall theme of the area.

5.5 **Outdoor Facilities Safety Standards** – Outdoor facilities will be designed in compliance with government regulations and relevant international standards.

6.0 Soft Landscape (Planting Design/ Materials)

6.1 **Soft Landscape –** The existing villages themselves are mostly hard paved but the surrounding areas have much existing natural vegetation. The planting design aims to slightly reduce the extent of existing hard paving area and to enhance greenery by mostly introducing planting areas along waterfront areas. The intended choice of plant materials is described in **Table 5** and **Table 6**:

Table 5: Proposed Tree Planting Schedule

Botanical Name	Chinese Name	Quantity/ Size
Araucaria heterophylla	南洋杉	63 nos. Size: Heavy Standard Size 4m-5m High; 3-4m Spread 17 nos. Size: Standard Size 3m-4m High; 1-2m Spread
*Bischofia javanica**	秋楓	
*Cinnamomum burmannii**	陰香	
*Cleistocalyx nervosum**	水翁	
Chukrasia tabularis	麻楝	
Lagerstroemia speciosa	大花紫薇	
Syzygium jambos	水蒲桃	
Tabebuia chrysantha	黃花風鈴木	
Terminalia neoyaliala 'Tricolor'	錦葉欖仁	
Tabebuia rosea	紅花風鈴木	

*Native Species

Table 6: Proposed Shrubs, Groundcovers and Lawn Species

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)
Large Shrub Species			
Acacia podalyriifolia	銀葉金合歡	1800 x 1200	1200
Ervatamia divaricata	狗牙花	2200 x 1800	1800
Jatropha integerrima	日日櫻	1500 x 1200	1200
Melaleuca bracteate 'Revolution Gold'	黃金串錢柳	2000 x 1500	1500
Melastoma 'Cornutum'	角莖野牡丹	2000 x 1800	1800
Topiary Shrub Species			
Aglaia odorata	米仔蘭	1000 x 1000	1000
Fagraea ceilanica	非洲茉莉	1200 x 1200	1200
Ficus microcarpa golden	黃金榕	1500 x 1500	1500
Ficus microcarpa var. crassifolia	火山榕	2200 x 800	800
Loropetalum chinense var. rubrum	紅檵木	1200 x 1200	1200
Ligustrum sinense cv. 'Variegatum'	花葉山指甲	1000 x 1000	1000
Shrub/ Groundcover Species			
Asclepias curassavica Linn.	馬利筋	500 x 400	300
Asparagus odorata	狐尾天冬	300 x 300	200
Aglaia odorata	米仔蘭	500 x 400	300
Chlorophytum comosum cv. Marginatum	金邊吊蘭	200 x 200	100
Calliandra haematocephala	紅絨球	600 x 500	400
Calathea orbifolia	青蘋果竹芋	300 x 400	250
Codiaeum variegatum	彩霞變葉木	400 x 350	250
Duranta repens 'golden'	金連翹	300 x 250	150
Duranta erecta 'Lass'	蕾絲連翹	400 x 350	250
Ervatamia divaricata	狗牙花	500 x 400	300
Eranthemum pulchellum	可愛花	600 x 500	300
Evolvulus nuttallianus	藍星花	350 x 300	250
Fatsia japonica	八角金盤	600 x 400	350
Hibiscus rosa-sinensis cv Kermesinopienus	粉紅扶桑	800 x 500	450
Iris germanica	德國鳶尾	500 x 300	200
Ixora coccinea	橙紅龍船花	400 x 300	200
Ixora westii	宮粉龍船花	500 x 400	250
Lantana camara	紫花馬纓丹	200 x 300	200
Nephrolepis auriculata	腎蕨	300 x 250	200
Philodendron bipinnatifidum	春羽	800 x 800	600
Podranea ricasoliana	紫芸藤	400 x 350	250
Pennisetum setaceum cv. 'Rubrum'	紅狼尾草	600 x 400	200
Rhapis humilis	細葉棕竹	1200 x 700	500

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)
Rhododendron mucronatum cv. 'Akemono'	粉紅杜鵑	500 x 400	250
Schefflera arboricola 'Variegata'	花葉鴨腳木	400 x 350	250
Schefflera heptaphylla	鴨腳木	500 x 400	300
Scaevola taccada	草海桐	600 x 500	400
Setaria viridis	狗尾巴草	500 x 300	200
Tibouchina heteromalla	光明花	900 x 700	600
Wedelia chinensis	蟛蜞菊	200 x 300	300
Zanthoxylum piperitum	胡椒木	250 x 200	150
Lawn Species			
Zoysia japonica	台灣草	N/A	N/A

6.2 **Soil Depth** – Majority planting areas occur on grade and/ or tree pits. The need for adequate soil depths to ensure proper plant growth is taken into account for all planting areas. The minimum soil depths (excluding drainage layers) are:

- Tree 1200mm
- Shrub 600mm
- Groundcover/ Lawn 300mm

6.3 **Irrigation and Proposed Source of Water Supply** – Water points (not more than 40m apart c/c) are located throughout the soft landscape area for irrigation.

APPENDIX A

Approval Letters from DPO/ DLO

規劃署

荃灣及西九龍規劃處
新界荃灣西樓角路 38 號
荃灣政府合署 27 樓

Planning Department

Tsuen Wan & West Kowloon
District Planning Office
27/F., Tsuen Wan Government Offices,
38 Sai Lau Kok Road,
Tsuen Wan, N.T.

本函檔號	Your Reference	AG/2021215/22131
本署檔號	Our Reference	TPB/A/I-MWI/45
電話號碼	Tel. No. :	2417 6256
傳真機號碼	Fax No. :	2412 5435

Post and By Fax [2893 8997]

23 June 2022

Axxa Group Limited
51/F China Online Centre,
333 Lockhart Road,
Wan Chai, Hong Kong
(Attn: Mr. Jason TEO)

Dear Sir,

Proposed Recreational Park (Ma Wan Park)
Various Lots and Adjoining Government Land, Ma Wan
(Application No. A/I-MWI/45-1)
Submission for Compliance with Approval Condition (b)

<u>Phase 2 Revised Landscape Master Plan (Amendment Submission)</u>

Thank you for your letter dated 2 June 2022 enclosing six copies of the approved Landscape Master Plan (LMP).

As the submitted LMP is considered acceptable from landscape planning perspective vide my previous letter dated 26 May 2022, the stamped copies of the submission are now issued to the relevant parties for record and one stamped copy is returned for your retention.

The approval condition (b) in relation to *'the submission and implementation of a revised LMP including a tree preservation, tree felling, and compensatory and new planting plan to the satisfaction of the Director of Planning or of the Town Planning Board (TPB)'* has been partially complied with. You may proceed to implement the approved LMP for full compliance with the approval condition (b).

You are reminded to follow Joint Practice Note No. 3 and Planning Department's Practice Notes for Professional Persons No. 1/2019 for compliance checking of the completed landscape works. You may appoint a Registered Landscape Architect (RLA) to certify that the landscape works have been implemented in accordance with the approved LMP and submit a Self-Certificate of Compliance. Alternatively, a full compliance checking will be undertaken by this department upon receipt of confirmation that the approved LMP has been fully implemented. The appointed RLA shall refer to the letter of Landscape Architects Registration Board titled as "RLA's

Delivery of Professional Standards of Services" dated 16 June 2015 issued to all RLAs.

You are also reminded that approval of the LMP under TPB approval condition does not imply approval of the site coverage of greenery requirements under APP PNAP-152. The site coverage of greenery calculation should be submitted separately to the Buildings Department and the Lands Department for approval. Similarly for any proposed tree preservation/removal scheme, you are reminded to approach relevant authority/government department(s) direct to obtain the necessary approval.

Should you have any further queries, please contact Ms. Frances TSAI of Urban Design and Landscape Section of this Department at 3565 3948 or Mr. Cecil CHOW of the Tsuen Wan & West Kowloon District Planning Office at 2417 6657.

Yours faithfully,

(Derek TSE)
for and on behalf of
the Director of Planning

Encl.

c.c.

DLO/TW&KT	(Attn.: Ms. Shirley LI)	Fax: 2415 0703 [2 copies]

Internal

CTP/UD&L, PlanD	(Attn.: Ms. Frances TSAI)	Fax: 3956 8090

Site Record

DT/SC/CC/PN/pn
[A_I-MW1-45_Compliance Approval Condition (b) Landscape Proposal, 20220607]

電　話 Tel: 2402 1102
圖文傳真 Fax: 2415 0703 / 2412 0505
電郵地址 Email: sessdtwkt@landsd.gov.hk
本署檔號 Our Ref: (103) in L/M56 in DLO/TWKT/TW 8/155/91 III
來函檔號 Your Ref: SHL/D/L002/2021

來函請註明本署檔號
Please quote our reference in your reply

地政總署
荃灣葵青地政處
DISTRICT LANDS OFFICE/
TSUEN WAN AND KWAI TSING
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界荃灣青山公路 174-208 號荃灣多層停車場大廈 10 樓及 11 樓
10/F. & 11/F., Tsuen Wan Multi-storey Carpark Building,
174-208 Castle Peak Road, Tsuen Wan, New Territories.

網址 Website : www.landsd.gov.hk

Ma Wan Park Limited
c/o Sun Hung Kai Real Estate Agency Limited
Room 1728, 17/F,
Sun Hung Kai Centre,
30 Harbour Road,
Wan Chai, Hong Kong
(Attn.: Mr. LAI Sai Hong)

By Post and e-Mail
31 March 2021

Dear Sirs,

Deemed Approval for Landscape Master Plan (LMP) and
Tree Preservation and Removal Proposal (TPRP)
Lot No. 684 in Ma Wan (Ma Wan Park Phase 2)

I refer to your letter dated 1 March 2021 as supplemented by an e-mail dated 26 March 2021 from your Ms. Ruby Wong, enclosing a completed "Form 1 – Application for Deemed Approval of Landscape Master Plan for Compliance of Landscape Clause under Lease" together with the Landscape Master Plan, and "Form 2 –Deemed Approval Submission for Tree Preservation and Removal Proposal (TPRP) within lot where Landscape Submission is made in connection with Planning Application" together with the TPRP, both approved by Director of Planning on 14 July 2017 (hereinafter collectively referred to as "the LMP and TPRP Submission").

2. I hereby acknowledge receipt of the LMP and TPRP Submission. In accordance with Paragraphs 6 and 7 of the LAO Practice Note No. 1/2020 and Paragraphs 8 and 9 of the LAO Practice Note No. 2/2020, this acknowledgement signifies the giving of deemed approval of submission requirement of the landscape master plan clause and the tree preservation clause under Special Conditions Nos. 8 and 6 of the Conditions of Grant under which the above lot is held.

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3. In view of the confirmation given by you in the LMP and TPRP Submission, the contents of the LMP and TPRP Submission have not been checked or verified by Lands Department. For the avoidance of doubt, the deemed approval given by this letter is limited to the LMP and TPRP Submission under the lease insofar as the landscaping and tree felling proposals for the captioned lot is concerned and should not be construed as an acknowledgement that anything indicated in the LMP and TPRP Submission is in all respects in compliance with other lease conditions. Such deemed approval will not in any way prejudice the Government's right to reject building plans or any other plans or submissions which are consistent with the LMP and TPRP Submission but inconsistent with other lease conditions.

Yours faithfully,

(Tommy CHEN)
for District Lands Officer,
Tsuen Wan and Kwai Tsing

c.c.
DPO/TWK, PlanD (Fax: 2412 5435)
LAT, LandsD

APPENDIX B

Tree Assessment Information

B1 Photographic Record of Existing Tree Groups and Individual Trees

G1-1

G2-1

G3-1

G3-2

G3-3

G3-4

G4-1

G4-2

G4-3

G5-2

G5-3

G5-4

馬灣鄉事委員會
MA WAN RURAL COMMITTEE
11/11/2024

G5-5

11/11/2024

G5-6

11/11/2024

G5-7

G6-1

G6-2

G7-1

G7-2

G8-1

G9-1

G10-1

G10-2

G11-1

G11-2

G11-3

G11-4

G11-5

G11-6

G12-1

G12-2

G12-3

G13-1

G14-1

G14-2

G14-3

G14-4

G14-5

G15-1

G15-2

G16-1

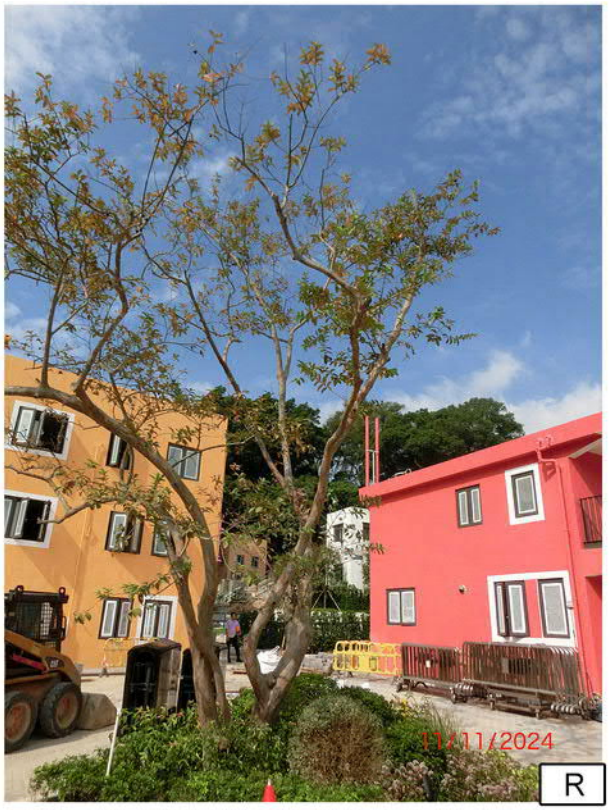
A08

A33

A34

PROPOSED RECREATIONAL PARK (MA WAN PARK) PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN VARIOUS LOTS AND ADJOINING GOVERNMENT LAND, MA WAN Tree Photographic Record	R-Retain T-Transplant F-Fell D-Dead Tree	

N7



N8

PROPOSED RECREATIONAL PARK (MA WAN PARK) PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN VARIOUS LOTS AND ADJOINING GOVERNMENT LAND, MA WAN

Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree

B2 Tree Assessment Schedule

Tree Treatment Schedule (Tree Group)
Ma Wan Park Phase 2

Tree Group No.	Photo No.	Species		APPROX. NOS.	Tree Size		Proposed Treatment (Retain/Transplant/Fell)	Remarks[1] (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name		DBH[2] (mm)	Crown Spread (m)		
G1	G1-1	*Celtis sinensis*	朴樹	28	150-300	3-18	Retain	
		Citrus maxima	柚					
		Clausena lansium	黃皮					
		Ficus hispida	對葉榕					
		Ficus microcarpa	細葉榕					
		Ficus variegata var. chlorocarpa	青果榕					
G2	G2-1	*Annona squamosa*	番荔枝	15	100-300	1-6	Retain	
		Clausena lansium	黃皮					
		Macaranga tanarius	血桐					
		Microcos paniculata	破布葉					
G3	G3-1 G3-2 G3-3 G3-4	*Bridelia tomentosa*	土蜜樹	28	100-400	1.5-8	Retain	
		Citrus maxima	柚					
		Ficus hispida	對葉榕					
		Ficus variegata var. chlorocarpa	青果榕					
		Macaranga tanarius	血桐					
		Mallotus paniculatus	白楸					
		Microcos paniculata	破布葉					
		Rhus succedanea	木蠟樹					
		Schefflera heptaphylla	鵝掌柴					
		Sterculia lanceolata	假蘋婆					
G4	G4-1 G4-2 G4-3	*Artocarpus heterophyllus*	菠蘿蜜	8	120-400	1.5-8	Retain	
		Dimocarpus longan	龍眼					
		Eriobotrya japonica	枇杷					
		Ficus microcarpa	細葉榕					
		Livistona chinensis	蒲葵					

Tree Group No.	Photo No.	Species		APPROX. NOS.	Tree Size		Proposed Treatment (Retain/Transplant/Fell)	Remarks[1] (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name		DBH[2] (mm)	Crown Spread (m)		
G5	G5-2 G5-3 G5-4 G5-5 G5-6 G5-7	*Macaranga tanarius*	血桐	81	100-360	1.5-8	Retain	
		Araucaria heterophylla	異葉南洋杉					
		Archontophoenix alexandrae	假檳榔					
		Averrhoa carambola	楊桃					
		Bombax ceiba	木棉					
		Citrus maxima	柚					
		Dimocarpus longan	龍眼					
		Ficus hispida	對葉榕		100-500	1.5-8		
		Ficus superba var. japonica	筆管榕					
		Ficus variegata var. chlorocarpa	青果榕					
		Juniperus chinensis cv. Kaizuca	龍柏					
		Macaranga tanarius	血桐					
		Michelia alba	白蘭					
		Musa paradisiaca	甘蕉					
G6	G6-1 G6-2	*Acacia confusa*	台灣相思	18	100-500	1.5-8	Retain	
		Aglaia odorata	米仔蘭					
		Bauhinia variegata	宮粉羊蹄甲					
		Macaranga tanarius	血桐					
		Michelia alba	白蘭					
		Podocarpus macrophyllus	羅漢松					
		Schefflera heptaphylla	鵝掌柴					
		Sterculia lanceolata	假蘋婆					
G7	G7-1 G7-2	*Cratoxylum cochinchinense*	黃牛木	17	100-1500	1.5-12	Retain	
		Ficus hispida	對葉榕					
		Ficus microcarpa	細葉榕					
		Ficus superba var. japonica	筆管榕					
		Macaranga tanarius	血桐					
		Microcos paniculata	破布葉					

Tree Group No.	Photo No.	Species		APPROX. NOS.	Tree Size		Proposed Treatment (Retain/Transplant/Fell)	Remarks[1] (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name		DBH[2] (mm)	Crown Spread (m)		
G8	G8-1	*Thespesia populnea*	恒春黃槿	3	120-300	3-5	Retain	
		Ficus hispida	對葉榕					
G9	G9-1	*Macaranga tanarius*	血桐	14	100-200	2-4	Retain	
		Microcos paniculata	破布葉					
		Cratoxylum cochinchinense	黃牛木					
G10	G10-1	*Paliurus ramosissimus*	馬甲子	15	100-130	1-4	Retain	
	G10-2	*Acacia confusa*	台灣相思					
G11	G11-1	*Casuarina equisetifolia*	木麻黃	112	100-900	2-10	Retain	
	G11-2	*Cleistocalyx operculatus*	水翁					
	G11-3	*Dimocarpus longan*	龍眼					
	G11-4	*Ficus hispida*	對葉榕					
	G11-5	*Ficus microcarpa*	細葉榕					
	G11-6	*Michelia alba*	白蘭					
		Microcos paniculata	破布葉					
G12	G12-1	*Acacia confusa*	台灣相思	117	100-700	1-10	Retain	
		Bombax ceiba	木棉					
		Celtis sinensis	朴樹					
	G12-2	*Ficus hispida*	對葉榕					
	G12-3	*Ficus variegata var. chlorocarpa*	青果榕					
		Macaranga tanarius	血桐					
		Microcos paniculata	破布葉					
		Schefflera heptaphylla	鵝掌柴					
G13	G13-1	*Acacia confusa*	台灣相思	20	100-500	2-6	Retain	
		Celtis sinensis	朴樹					
		Macaranga tanarius	血桐					
		Schefflera heptaphylla	鵝掌柴					

Tree Group No.	Photo No.	Species		APPROX. NOS.	Tree Size		Proposed Treatment (Retain/Transplant/Fell)	Remarks[1] (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name		DBH[2] (mm)	Crown Spread (m)		
G14	G14-1 G14-2 G14-3 G14-4 G14-5	*Artocarpus macrocarpus*	菠蘿蜜	92	100-1300	2-8	Retain	
		Averrhoa carambola	楊桃					
		Bauhinia variegata	宮粉羊蹄甲					
		Casuarina equisetifolia	木麻黃					
		Celtis sinensis	朴樹					
		Cinnamomum parthenoxylon	黃樟					
		Citrus maxima	柚					
		Clausena lansium	黃皮					
		Dimocarpus longan	龍眼					
		Ficus hispida	對葉榕					
		Ficus variegata var. chlorocarpa	青果榕					
		Macaranga tanarius	血桐					
		Mallotus paniculatus	白楸					
		Mangifera indica	杧果					
		Morus alba	桑					
		Sterculia nobilis	蘋婆					
		Syzygium jambos	蒲桃					
G15	G15-1 G15-2	*Dimocarpus longan*	龍眼	3	150-200	5-6	Retain	
		Macaranga tanarius	血桐					
		Mangifera indica	杧果					
G16	G16-1	*Ficus microcarpa*	細葉榕	4	95-120	3-4	Retain	
		Ficus subpisocarpa	筆管榕					

Summary Table

	Number of Tree(s)
Tree to be Retained	575
Tree to be Transplanted	0
Trees to be Felled	0
Total Number of Existing Tree(s)	575

[1] Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.

[2] DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level).

Tree Treatment Schedule

Tree No.	Photo No.	Species		Tree Size			Treatment		Remarks[1] (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown Spread (m)	In Approved Application by DPO on 23/6/2022 (Retain/ Transplant/ Fell)	Proposed Treatment (Retain/ Transplant/ Fell)	
A08	A08	*Syzygium jambos*	蒲桃	7	238	6	R	R	low-forked, slightly twisted trunk, some diebacks, crown moderately overlapped with other trees, near pond, some debris at foot
A33	A33	*Dimocarpus longan*	龍眼	12	490	10	R	R	slightly tilted, moderately imbalanced form, few broken branches, some diebacks, slightly vined, crown slightly overlapped with other trees, few watersprouts, on slope, near footpath, near building, near u-channel, near fence
A34	A34	*Clausena lansium*	黃皮	7	162	6	R	R	multi-trunk, slightly damaged bark, moderately imbalanced form, slightly sparse crown, crown moderately overlapped with other trees, on slope, adjacent to u-channel, adjacent to building, crown in conflict with building, grown on concrete paving, near fence
N7	N7	*Psidium guajava*	番石榴	7	232	7	R	R	slightly tilted, low forked, severely bent trunk, twisted trunk, severely imbalanced form, some broken branches, few diebacks, crown severely overlapped with adjacent tree, some watersprouts, grown on u-channel, grown on concrete paving, near building, exposed roots, roots fused with adjacent tree, girdled roots
N8	N8	*Psidium guajava*	番石榴	9	238	5	R	R	moderately low forked, slightly bent trunk, severely imbalanced form, some broken branches, few diebacks, some chopped branches, crown severely overlapped with adjacent tree, few watersprouts, grown on u-channel, grown on concrete paving, adjacent to building, exposed roots, roots fused with adjacent tree, girdled roots
N9	N9	*Citrus maxima*	柚	5	150	4	F	F	Incident report was submitted to DPO dated 5 July 2021 and PlanD's reply had been received on 4 August 2021, approved to be felled by DPO's approval dated 23/6/2022
2655	2655	*Celtis sinensis*	朴樹	10	181	4	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
2656	2656	*Sterculia lanceolata*	假蘋婆	7	146	6	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
2657	2657	*Microcos nervosa*	布渣葉	7	301	7	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A05	A05	*Syzygium jambos*	蒲桃	9	181	5	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A06	A06	*Clausena lansium*	黃皮	9	165	5	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021

Tree No.	Photo No.	Species		Tree Size			Treatment		Remarks[1] (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown Spread (m)	In Approved Application by DPO on 23/6/2022 (Retain/ Transplant/ Fell)	Proposed Treatment (Retain/ Transplant/ Fell)	
A07	A07	*Ficus hispida*	對葉榕	7	181	4	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A09	A09	*Syzygium jambos*	蒲桃	8	190	4	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A10	A10	*Syzygium jambos*	蒲桃	7	165	3	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A11	A11	*Ficus hispida*	對葉榕	8	232	5	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A13	A13	*Syzygium jambos*	蒲桃	12	345	12	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A28	A28	*Aglaia odorata*	米仔蘭	5	450	6	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A49	A49	*Clausena lansium*	黃皮	7	321	7	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A58	A58	*Ficus hispida*	對葉榕	1	162	1	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A59	A59	*Celtis sinensis*	朴樹	10	452	9	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A60	A60	*Dimocarpus longan*	龍眼	11	404	12	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A61	A61	*Ficus hispida*	對葉榕	1	150	1	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A66	A66	*Ficus hispida*	對葉榕	6	179	6	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A69	A69	*Dimocarpus longan*	龍眼	9	179	5	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A70	A70	*Ficus hispida*	對葉榕	9	228	4	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A71	A71	*Microcos nervosa*	布渣葉	9	184	5	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021

Tree No.	Photo No.	Species		Tree Size			Treatment		Remarks[1] (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown Spread (m)	In Approved Application by DPO on 23/6/2022 (Retain/ Transplant/ Fell)	Proposed Treatment (Retain/ Transplant/ Fell)	
A72	A72	*Ficus variegata*	青果榕	8	270	5	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A75	A75	*Ficus hispida*	對葉榕	7	168	5	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A78	A78	*Microcos nervosa*	布渣葉	8	197	6	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A95	A95	*Mallotus paniculatus*	白楸	6	98	4	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A97	A97	*Dimocarpus longan*	龍眼	8	133	4	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
A106	A106	*Mallotus paniculatus*	白楸	12	130	7	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
N2	N2	*Psidium guajava*	番石榴	5	175	6	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
N3	N3	*Macaranga tanarius var. tomentosa*	血桐	6	245	8	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
N4	N4	*Ficus benjamina*	垂葉榕	15	400	15	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
N5	N5	*Carica papaya*	木瓜	4	111	2	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021
N6	N6	*Dimocarpus longan*	龍眼	13	299	7	F	F	Approved to be felled by DLO's deemed approval dated 21/3/2021

Summary Table

	Number of Tree(s)
Tree to be Retained	5
Tree to be Transplated	0
Tree to be Felled	32
Total Number of Existing Tree(s)	37

[1] Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.
[2] DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level).

B3 Tree Survey Plan

B4 Tree Planting Plan

LEGEND:

- APPLICATION SITE BOUNDARY
- G5 — EXISTING TREE GROUPS TO BE PRESERVED
- TREES APPROVED TO BE RETAINED (5 Nos.)
- TREES APPROVED TO BE FELLED (32 Nos.)
- VIEW ANGLE

no.	description	date

REVISION

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IT IS THE CONTRACTOR'S RESPONSIBILITY TO
- use figured dimension in preference to scalling
- verify all dimensions at the site
- report all discrepancies to the landscape architect and agree before proceeding
- determine location of all existing services prior to excavation

This drawing shall not be used for construction purposes unless signed by Landscape Architect

Date:

Approval:

axxa group

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PROJECT:
PROPOSED RECREATIONAL PARK (MA WAN PARK) PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN VARIOUS LOTS AND ADJOINING GOVERNMENT LAND, MA WAN

DRAWING TITLE:
TREE SURVEY PLAN (PHASE 2)

Scale:	1:1200	Drawing No.: TSP-P2-01
Date:	FEB 2025	
Design:	CL	
Drawn:	LS	
Checked:	CL	REV.
Project No:	2021215	

CAD Ref.: 2021215-S16-P2-TSP-01

A3 420 x 297

LEGEND:

- APPLICATION SITE BOUNDARY
- G5 — EXISTING TREE GROUPS TO BE PRESERVED
- TREES APPROVED TO BE RETAINED (5 Nos.)
- NEW TREES (80 Nos.)

no.	description	date

REVISION

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IT IS THE CONTRACTOR'S RESPONSIBILITY TO

- use figured dimension in preference to scalling
- verify all dimensions at the site
- report all discrepancies to the landscape architect and agree before proceeding
- determine location of all existing services prior to excavation

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Date:

Approval:

axxa group

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PROJECT:
PROPOSED RECREATIONAL PARK (MA WAN PARK) PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN VARIOUS LOTS AND ADJOINING GOVERNMENT LAND, MA WAN

DRAWING TITLE:
TREE PLANTING PLAN (PHASE 2)

Scale:	1:1200	Drawing No.: TPP-P2-01
Date:	FEB 2025	
Design:	CL	
Drawn:	LS	
Checked:	CL	REV.
Project No:	2021215	

CAD Ref.: 2021215-S16-P2-TPP-01

A3 420 x 297

APPENDIX C

Landscape Master Plan

S16 PLANNING APPLICATION FOR PROPOSED RECREATIONAL PARK (MA WAN PARK)(PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN), LOT NO. 684 IN MA WAN, MA WAN

Landscape Master Plan

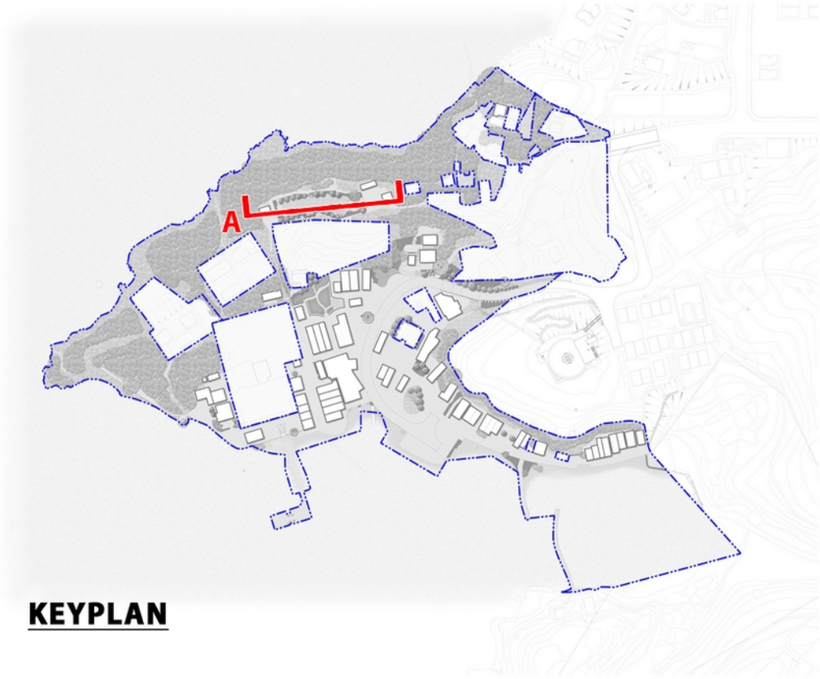
Dwg. No. : 2021215-LMP-01

Date : FEB 2025
(A0-size)

axxa group

APPENDIX D

Landscape Sections



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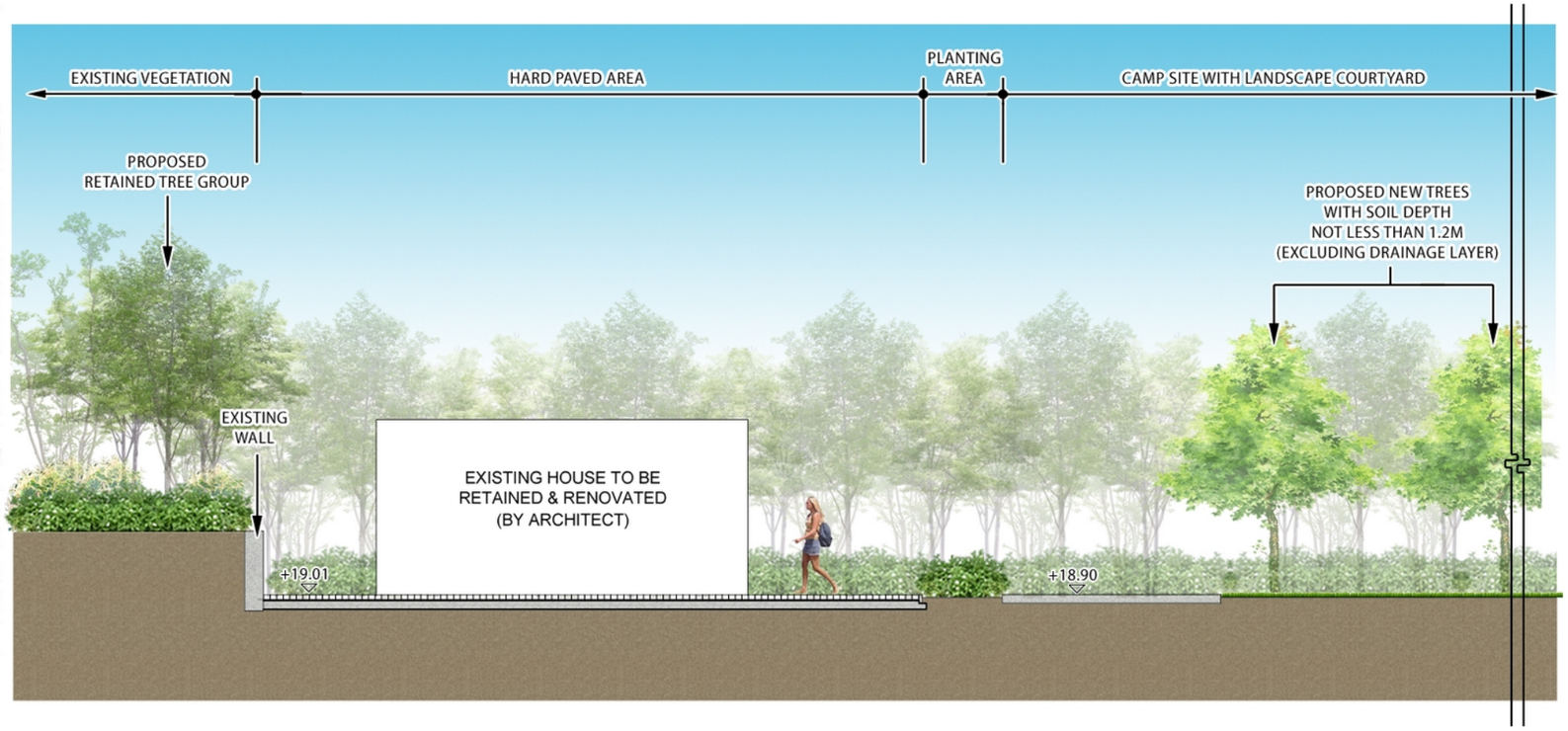

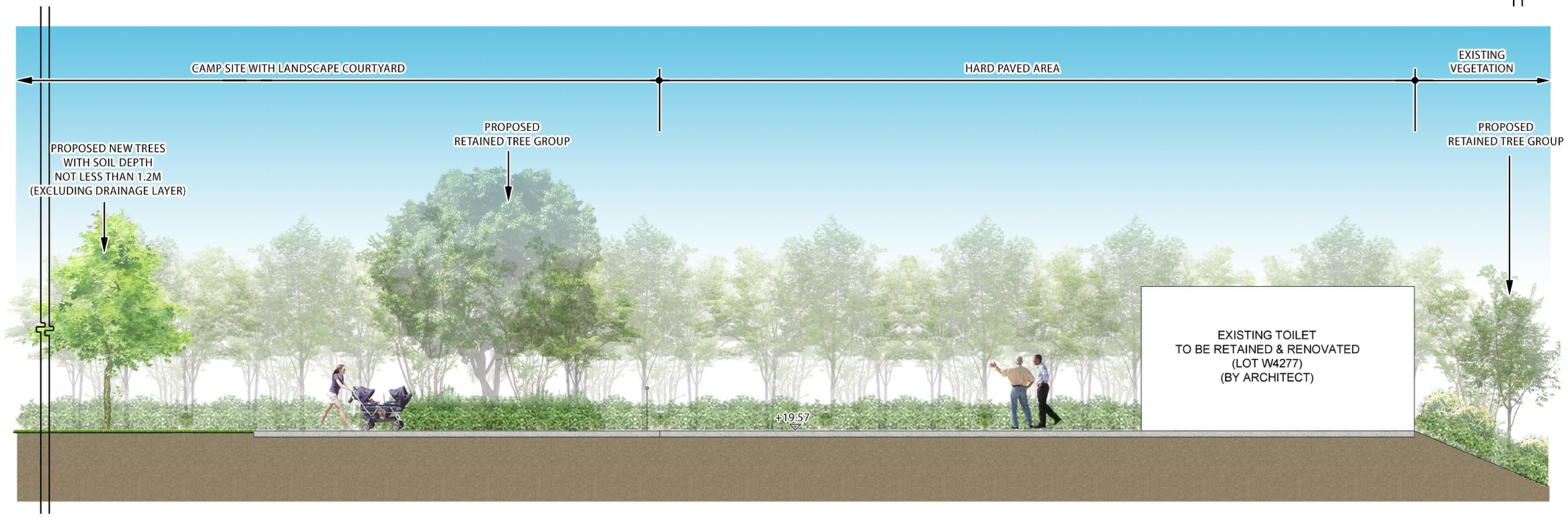

LANDSCAPE SECTION A

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S16 PLANNING APPLICATION FOR PROPOSED RECREATIONAL PARK (MA WAN PARK)(PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN), LOT NO. 684 IN MA WAN, MA WAN

Landscape Section A

Dwg. No. : 2021215-SEC-01

Date : FEB 2025
(A3-size)

axxa group

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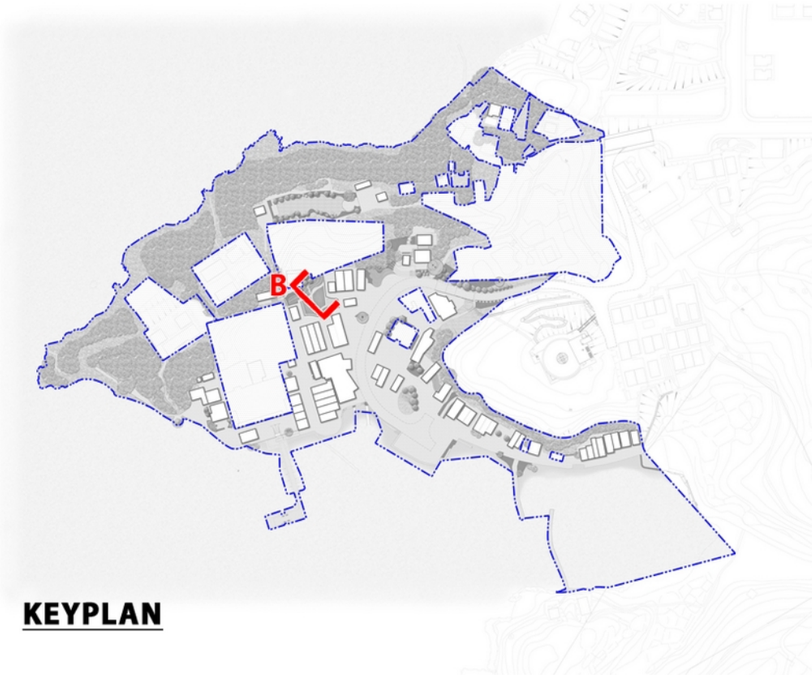

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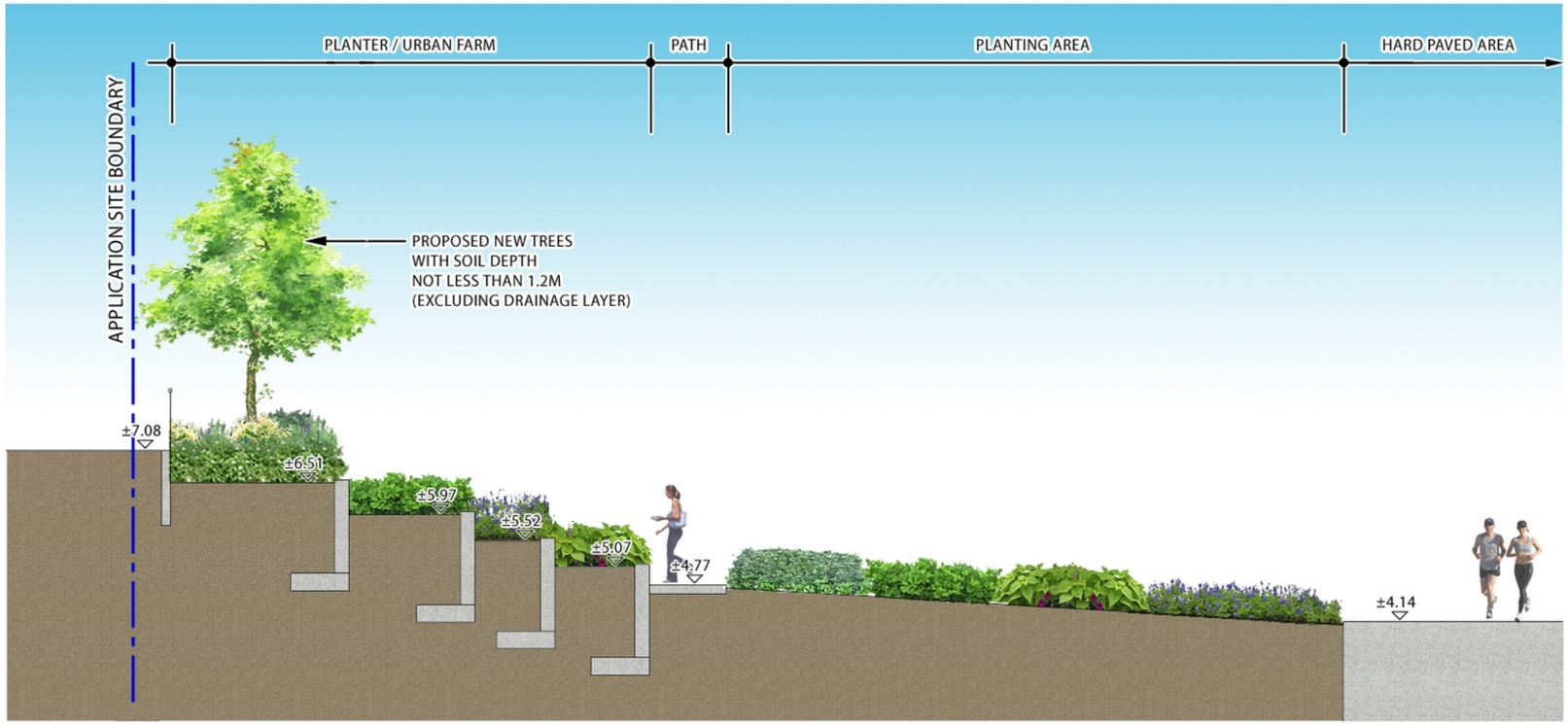

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S16 PLANNING APPLICATION FOR PROPOSED RECREATIONAL PARK (MA WAN PARK)(PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN), LOT NO. 684 IN MA WAN, MA WAN

Landscape Section B

Dwg. No. : 2021215-SEC-02

Date : FEB 2025
(A3-size)

axxa group

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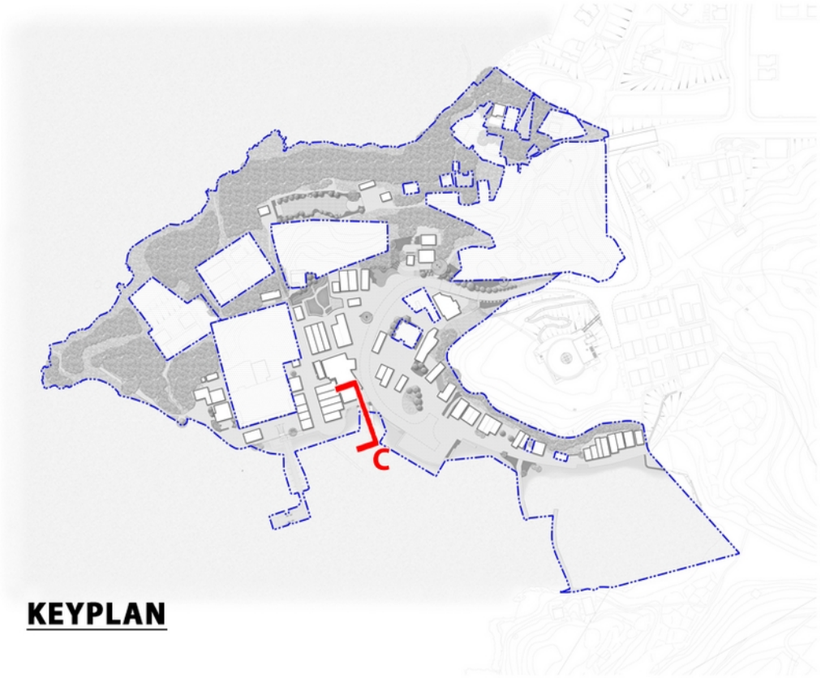

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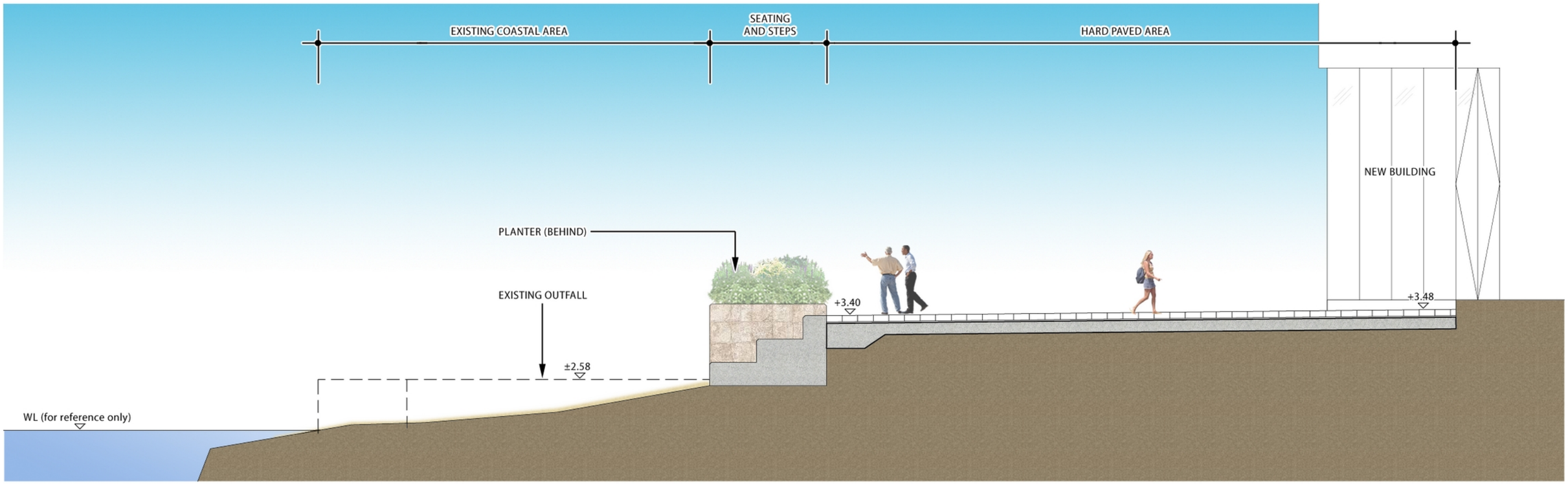

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Landscape Section C

Dwg. No. : 2021215-SEC-03

Date : FEB 2025
(A3-size)

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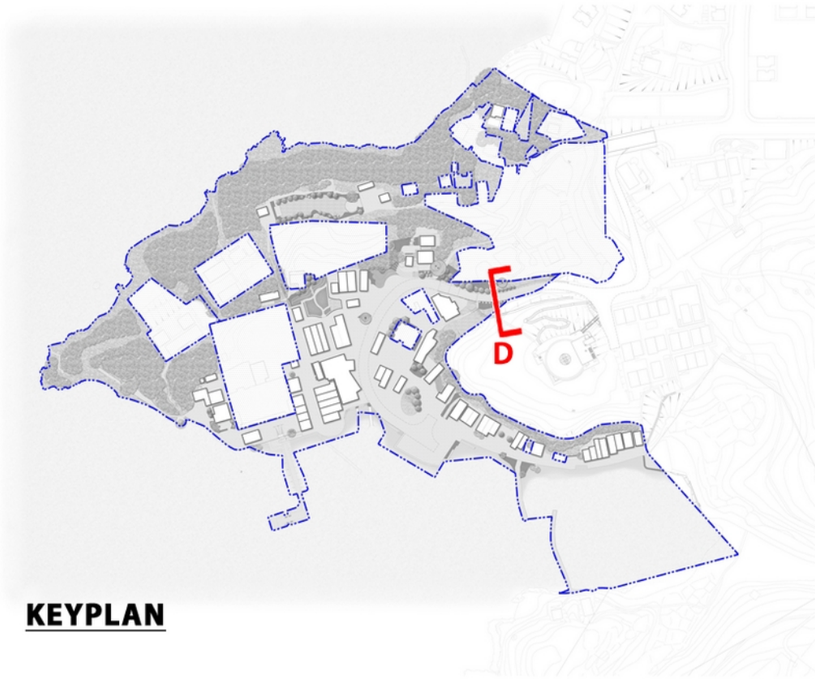

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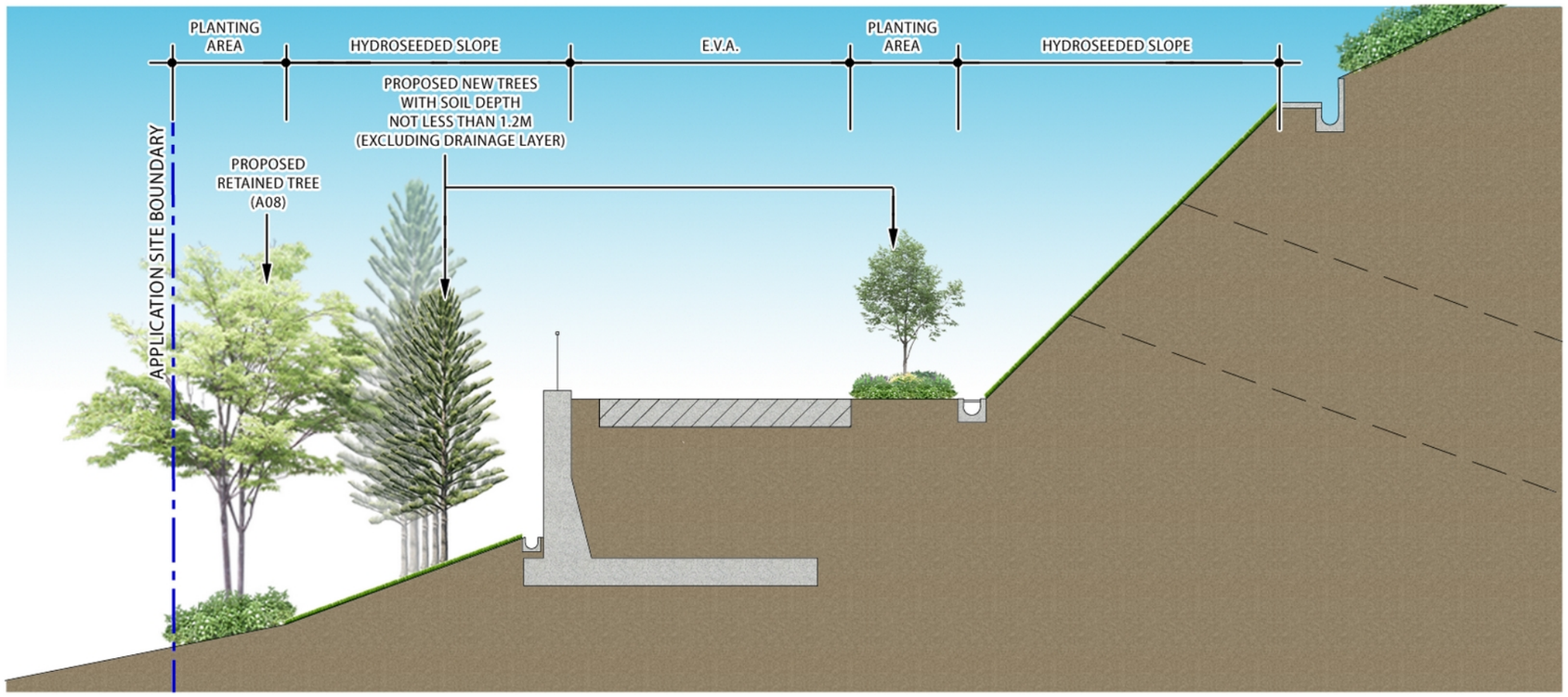

LANDSCAPE SECTION D

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S16 PLANNING APPLICATION FOR PROPOSED RECREATIONAL PARK (MA WAN PARK)(PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN), LOT NO. 684 IN MA WAN, MA WAN

Landscape Section D

Dwg. No. : 2021215-SEC-04

Date : FEB 2025
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Appendix E

Traffic Review Report

SECTION 16 PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN OF MA WAN PARK DEVELOPMENT

Traffic Review Report

(Draft – Issue 1)

DECEMBER 2024

REVISION HISTORY

Rev.	Description of Revision	Date
-	Draft – Issue 1	December 2024

Author	Various	Various
Checker	Lin LIN	
Reviewer	Charis WONG	
Approver	Steven HO	

Report No. KEB002516/TRR-01

Date December 2024

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1 MA WAN PARK

1.1 Ma Wan Park is a park on Ma Wan Island, New Territories in Hong Kong, operated by Ma Wan Park Limited (MWPL) with investment from the Hong Kong Government. For Ma Wan Park Phase 1 (MWPP1), it primarily consists of Noah's Ark and Nature Garden including Solar Tower. For Ma Wan Park Phase 2 (MWPP2), it is a re-styled Ma Wan Village with existing buildings of Ma Wan Village preserved, restored and renovated. It primarily consists of restaurants, retail, workshop, gallery, event place and market. The site location is shown in **Figure 1.1**.

1.2 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 for phased opening in December 2024.

2 DEVELOPMENT PROPOSAL

2.1 Under this planning application, short term accommodation in the restyle Ma Wan Village in MWPP2 is proposed to be included in the current scheme. A total of not more than 30 guest houses would be provided in the existing buildings of Ma Wan Village. There are no changes to all the GFA as compared to the Approved Scheme.

Table 2.1 Comparison between the Approved Scheme and Proposed Scheme

Facilities	GFA Distribution (m^2) (about)		Difference
	Approved Scheme (A/I-MWI/45) (a)	Proposed Scheme (b)	(b) – (a)
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	

Facilities	GFA Distribution (m^2) (about)		Difference
	Approved Scheme (A/I-MWI/45) (a)	Proposed Scheme (b)	(b) – (a)
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**

2.2 The Master Layout Plan of MWPP2 is shown in **Figure 2.1**.

3 EXISTING ROAD NETWORK AND ACCESSIBILITY

Existing Road Network

3.1 The whole Ma Wan Island (including MWPP2) is connected to the external road network via the Slip Road of Lantau Link only. The adjacent road network of MWPP2 as presented in **Figure 3.1**, includes Ma Wan Road, Pak Lam Road, Pak Lai Road, Pak Yan Road, Fong Yuen Road and Ma Wan Rural Committee Road.

3.2 Four key junctions were identified for capacity assessment purpose as shown in **Figure 3.1** and listed in **Table 3.1**.

Table 3.1 Key Junctions

No.	Junction	Type	Figure No.
J1	Ma Wan Road / Pak Lam Road	Roundabout	3.2
J2	Pak Lam Road / Fong Yuen Road / Pak Lai Road	Priority	3.3
J3	Pak Yan Road / Access Road to Hotel	Priority	3.4
J4	Fong Yuen Road / Ma Wan Rural Committee Road	Priority	3.5

3.3 Manual classified traffic counts surveys were carried out during 7:00am – 10:00am and 6:00pm – 9:00pm on a weekend and a weekday in June 2024 respectively. For both weekend and weekday, the AM peak period is 9:00am – 10:00am and PM peak period is 6:00pm – 7:00pm. The observed peak hour traffic

flows on weekend and weekday are shown in **Figure 3.6** and **Figure 3.7** respectively.

3.4 Based on the 2024 observed traffic flows, the critical junctions in Ma Wan were assessed and the results are shown in **Table 3.2** and **Table 3.3**. Detailed junction calculation sheets are attached in **Appendix A**.

Table 3.2 Existing Junction Performance – Weekend

No.	Junction	Type	2024 Observed DFC(1)	
			AM	PM
J1	Ma Wan Road / Pak Lam Road	Roundabout	0.07	0.10
J2	Pak Lam Road / Fong Yuen Road / Pak Lai Road	Priority	0.16	0.22
J3	Pak Yan Road / Access Road to Hotel	Priority	0.02	0.02
J4	Fong Yuen Road / Ma Wan Rural Committee Road	Priority	0.06	0.11

Note:
(1) DFC = Design Flow / Capacity ratio for priority junction or roundabout

Table 3.3 Existing Junction Performance – Weekday

No.	Junction	Type	2024 Observed DFC(1)	
			AM	PM
J1	Ma Wan Road / Pak Lam Road	Roundabout	0.15	0.10
J2	Pak Lam Road / Fong Yuen Road / Pak Lai Road	Priority	0.31	0.18
J3	Pak Yan Road / Access Road to Hotel	Priority	0.02	0.02
J4	Fong Yuen Road / Ma Wan Rural Committee Road	Priority	0.10	0.08

Note:
(1) DFC = Design Flow / Capacity ratio for priority junction or roundabout

Public Transport Accessibility

3.5 Ma Wan Park is served by urban taxi, tour coach, recreational franchised bus service 230R, resident's services and public ferry services.

3.6 To facilitate relaxation of restrictions for taxi access and operation of franchised bus service, provision of taxi and franchised bus laybys at Pak Yan Road have been recently completed as illustrated in **Figure 3.8**. Furthermore, additional 10 nos. of spaces for coach parking & pick-up/drop-off will be provided at Pak Yan Road so that a total of 40 coach parking spaces will be available in Ma Wan Park.

3.7 As shown in **Figure 3.9**, additional taxi pick-up/drop-off point would be provided within the MWPP2 to facilitate the opening of the MWPP2.

4 TRAFFIC REVIEW

4.1 In accordance with the Approved Planning Application No A/I-MWI/27 for the development of Ma Wan Park, the estimated total number of visitors for MWPP2 would be about 9,000 visitors/day on weekends and 3,900 visitors/day on weekdays.

4.2 By adopting 30 guest houses, a total of 90-120 visitors/day would be generated / attracted to the proposed guest houses. Some existing buildings would be used as guest houses, the available area originally planned as restaurants / retail / workshop / gallery / event place / market would be reduced. In general, the number of visitors accommodated in restaurant / workshop / retail / gallery / event place / market would be much higher than that in guest houses, and hence the original anticipated visitors (i.e. 3,900 visitors/day on weekdays and 9,000 visitors/day on weekends) for the MWPP2 would be decreased or in worst case maintained the same. Hence the traffic impact due to the proposed guest houses is nil or negligible.

4.3 Given that there are no changes to the proposed GFA and other development parameters under the current planning application, but only to broaden the uses allowed in the Restyled Ma Wan Village (i.e. 'Hotel (Holiday House)' for guesthouse / short-term accommodation purpose and 'Place of Entertainment' for more innovative types of arts operation), it is anticipated that there would not be any insurmountable problems for the proposed amendments to the Approved MLP to allow greater flexibility in future operation of the Restyled Ma Wan Village.

4.4 To appraise the traffic condition at nearby road junctions after the completion of MWPP2, reference was made to historical data on the arrival profile provided by the operator as listed in **Table 4.1** and the previous adopted modal split of visitors as given in **Table 4.2**, the hourly patronage taking coach and taxi during the AM and PM peak are listed in **Table 4.3**.

Table 4.1 Hourly Arrival Profile of Visitors

Hour	Hourly Distribution Average Daily
08:00 – 09:00	0.5%
09:00 – 10:00	5.1%
10:00 – 11:00	34.9%
11:00 – 12:00	11.6%
12:00 – 13:00	6.7%
13:00 – 14:00	7.3%
14:00 – 15:00	14.5%
15:00 – 16:00	3.6%
16:00 – 17:00	1.0%
17:00 – 18:00	1.5%
18:00 – 19:00	13.4%
Total	**100.0%**

Table 4.2 Modal Split of Visitors to/from Ma Wan Park Phase 1

Transport Mode	Percentage
Tour Coach	35%
Urban Taxi	4%
Others (Residents' Services, Public Ferry Services)	61%
Total	**100%**

Table 4.3 Patronage Split in Transport Modes (Visitors / Hour)

Transport Mode(1)	Percentage	Weekend		Weekday	
		9,000 visitors/day		3,900 visitors/day	
		AM Peak (34.9%(1) of Daily Patronage)	PM Peak (13.4% of Daily Patronage)	AM Peak (34.9%(1) of Daily Patronage)	PM Peak (13.4% of Daily Patronage)
Tour Coach	35%	1,100	423	477	183
Taxi	4%	126	49	55	21

Note:

(1) As a conservative approach, 34.9% (instead of 5.1%) of the visitor volume of the MWPP2 is adopted for AM Peak assessment.

4.5 Referring to the patronage split as given in **Table 4.3**, the additional coach/taxi trip generation / attraction during the AM and PM peak hours was derived as presented in **Table 4.4**. The additional coach/ taxi trips as given in **Table 4.4** are assigned to the 2024 observed traffic flows as given in **Figure 3.6** and **Figure 3.7** to produce the 2024 design traffic flows. The 2024 design traffic flows (with MWPP2) on weekend and weekday are illustrated in **Figure 4.1** and **Figure 4.2** respectively.

Table 4.4 Traffic Generation / Attraction of MWPP2

Transport Mode	Visitor Volume				Vehicular Trip (pcu)(2)			
	Weekend		Weekday		Weekend		Weekday	
	AM(1) (9:00am – 10:00am)	PM (6:00pm – 7:00pm)	AM(1) (9:00am – 10:00am)	PM (6:00pm – 7:00pm)	AM (9:00am – 10:00am)	PM (6:00pm – 7:00pm)	AM (9:00am – 10:00am)	PM (6:00pm – 7:00pm)
Tour Coach	1,100	423	477	183	38	16	16	8
Taxi	126	49	55	21	51	20	22	9

Notes:

(1) As a conservative approach, 34.9% (instead of 5.1%) of the visitor volume of the MWPP2 is adopted for AM Peak assessment.

(2) The occupancy of tour coach and taxi is assumed to be 60 passengers/coach and 2.5 passengers/taxi respectively. PCU factor of 2 pcu/veh and 1 pcu/veh is adopted for tour coach and taxi respectively.

4.6 Based on the 2024 design traffic flows, the critical junctions in Ma Wan were assessed and the results are shown in **Table 4.5** and **Table 4.6**. Detailed junction calculation sheets are attached in **Appendix A**.

Table 4.5 Junction Performance – Weekend for Operation of MWPP2

No.	Junction	Type	2024 Design Case DFC(1)	
			AM	PM
J1	Ma Wan Road / Pak Lam Road	Roundabout	0.14	0.14
J2	Pak Lam Road / Fong Yuen Road / Pak Lai Road	Priority	0.34	0.28
J3	Pak Yan Road / Access Road to Hotel	Priority	0.02	0.02
J4	Fong Yuen Road / Ma Wan Rural Committee Road	Priority	0.06	0.11

Note:
(2) DFC = Design Flow / Capacity ratio for priority junction or roundabout

Table 4.6 Junction Performance – Weekday for Operation of MWPP2

No.	Junction	Type	2024 Design Case DFC(1)	
			AM	PM
J1	Ma Wan Road / Pak Lam Road	Roundabout	0.18	0.12
J2	Pak Lam Road / Fong Yuen Road / Pak Lai Road	Priority	0.40	0.22
J3	Pak Yan Road / Access Road to Hotel	Priority	0.02	0.02
J4	Fong Yuen Road / Ma Wan Rural Committee Road	Priority	0.10	0.08

Note:
(2) DFC = Design Flow / Capacity ratio for priority junction or roundabout

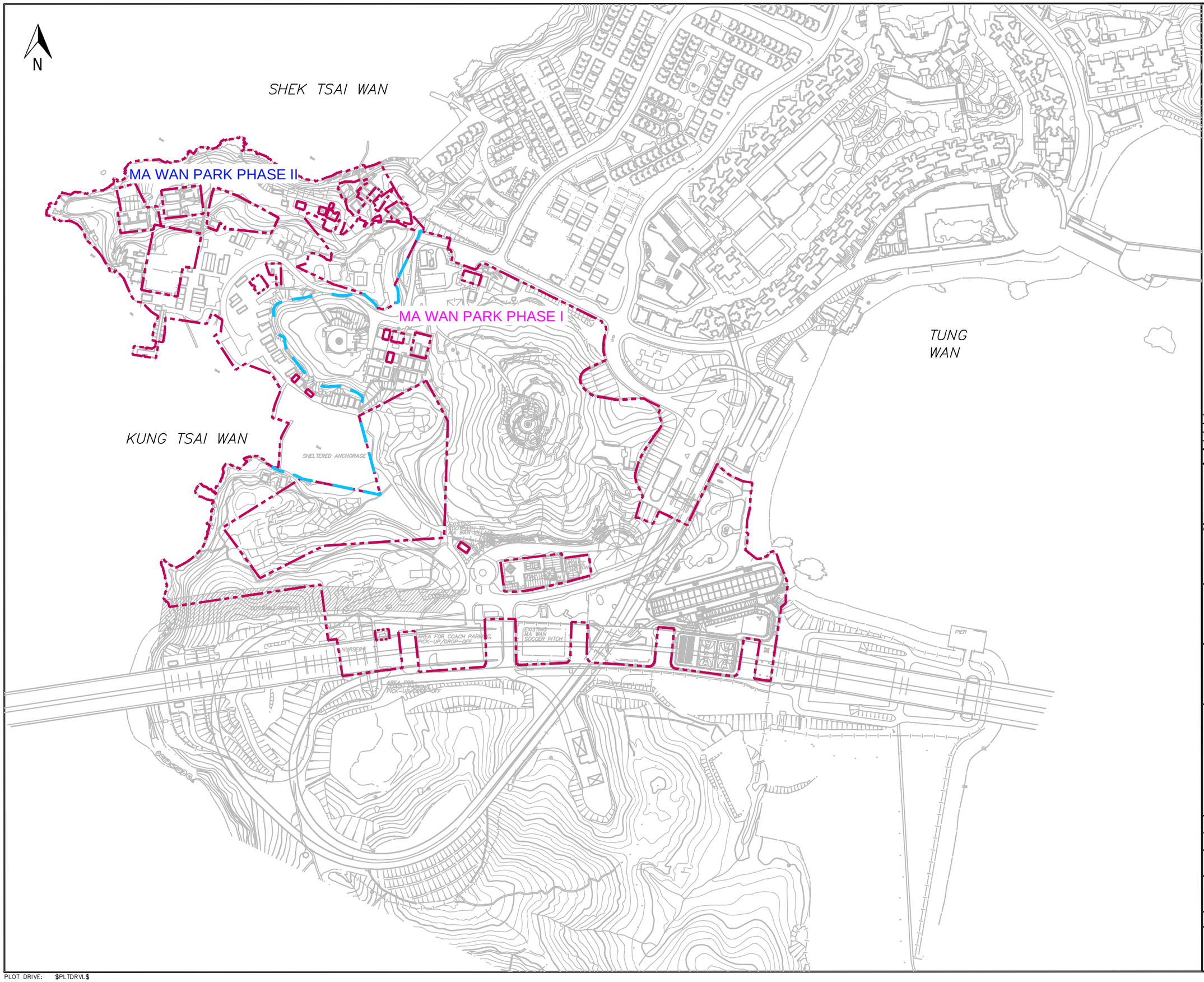
4.7 As shown in **Table 4.5** and **Table 4.6**, all the junctions would operate with ample capacity with the operation of MWPP2.

5 CONCLUSION

5.1 Given that there are no changes to the proposed GFA and other development parameters under the current planning application, but only to broaden the uses allowed in the Restyled Ma Wan Village (i.e. 'Hotel (Holiday House)' for guesthouse / short-term accommodation purpose and 'Place of Entertainment' for more innovative types of arts operation), it is anticipated that there would not be any insurmountable problems for the proposed amendments to the Approved MLP to allow greater flexibility in future operation of the Restyled Ma Wan Village.

5.2 The traffic impact due to the development proposal is nil or negligible. Therefore, the current development proposal is considered feasible from the traffic point of view.

Drawings



LEGEND:

MA WAN PARK BOUNDARY

PHASE I & II BOUNDARY

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SECTION 16 PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN OF MA WAN PARK DEVELOPMENT

DRAWING TITLE

SITE LOCATION PLAN

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DRAWN		APPROVED	

SCALE AT A3	STATUS	REV
1:3500		

Drawing No.

FIGURE 1.1

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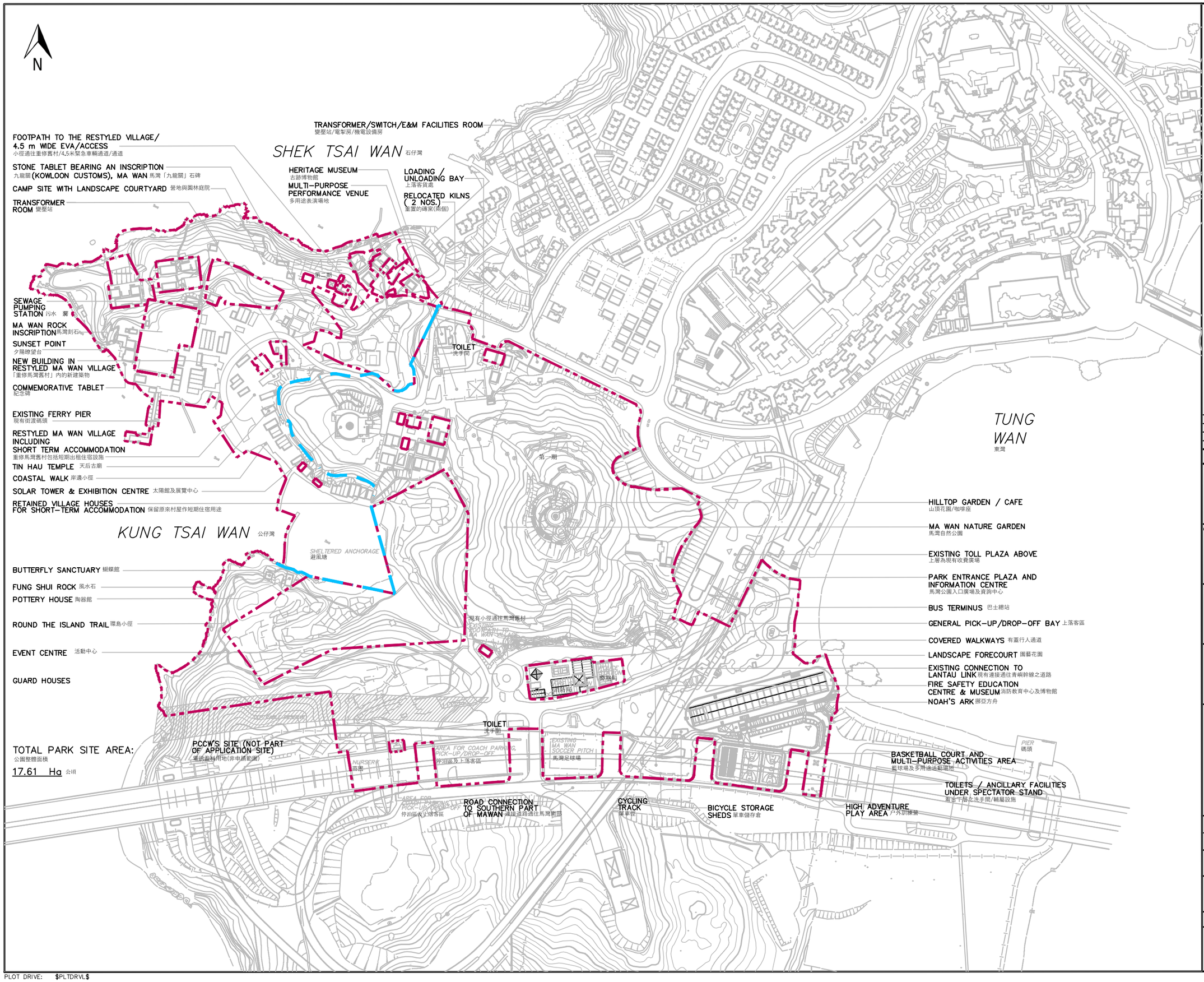

LEGEND:

- MA WAN PARK BOUNDARY
- PHASE I & II BOUNDARY

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DRAWING TITLE

MASTER LAYOUT PLAN

DESIGNED		CHECKED	
DRAWN		APPROVED	

SCALE AT A3	STATUS	REV
NTS		

Drawing No.

FIGURE 2.1

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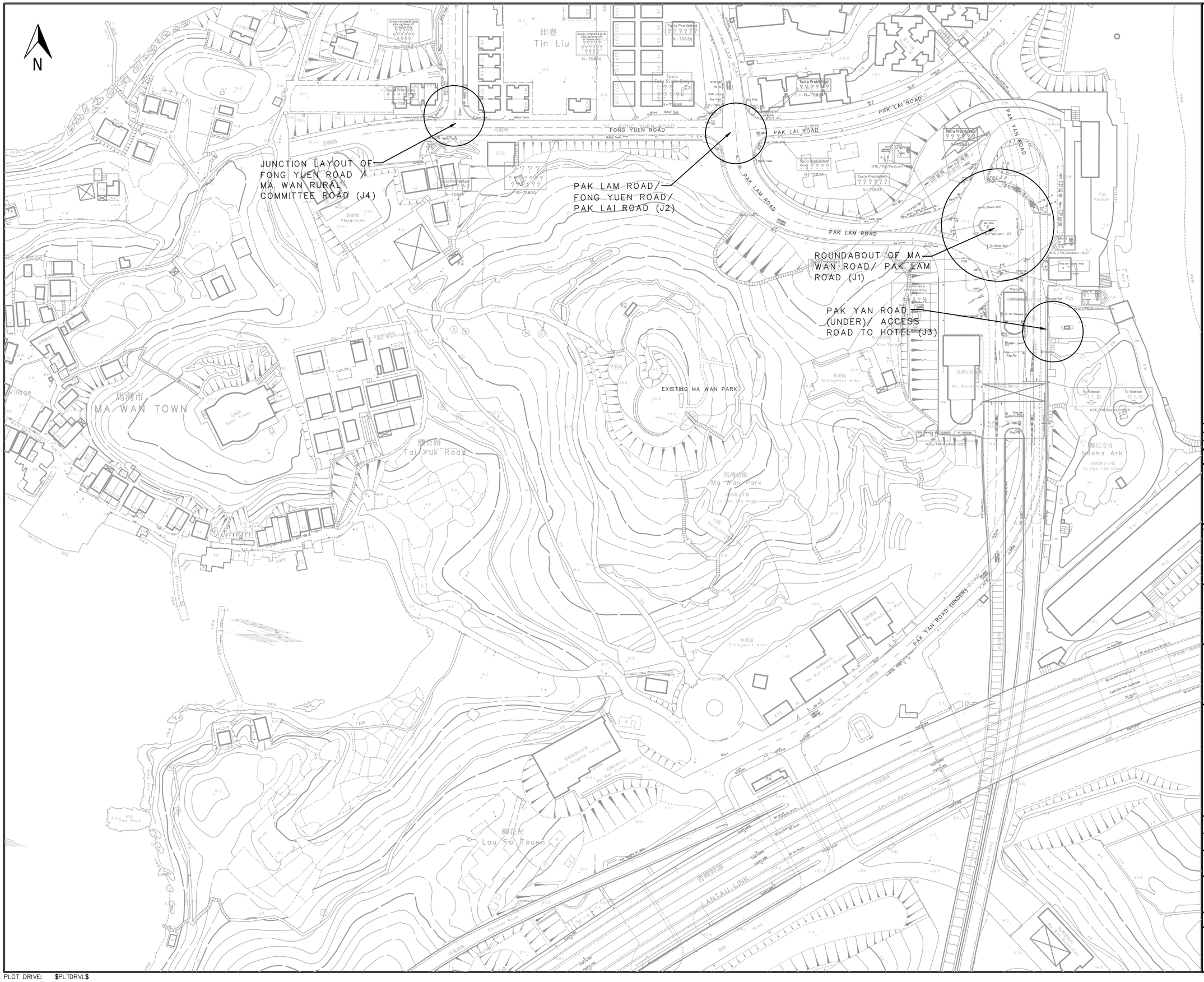

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SECTION 16 PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN OF MA WAN PARK DEVELOPMENT

DRAWING TITLE

IDENTIFIED KEY JUNCTIONS

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SCALE AT A3	STATUS	REV
1:1500		

Drawing No.

FIGURE 3.1

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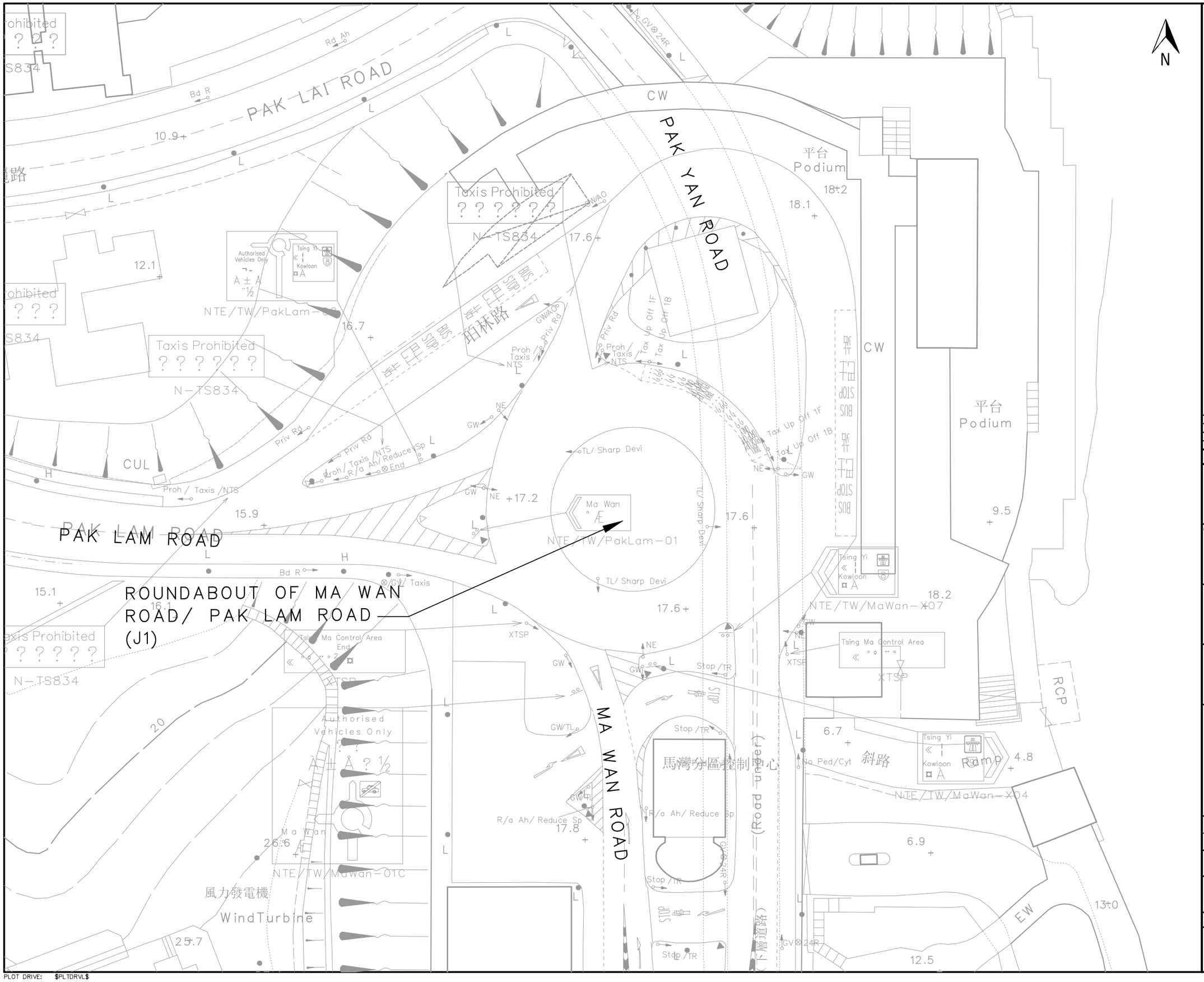

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SECTION 16 PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN OF MA WAN PARK DEVELOPMENT

DRAWING TITLE

JUNCTION LAYOUT OF MA WAN ROAD/ PAK LAM ROAD (J1)

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DRAWN		APPROVED	

SCALE AT A3	STATUS	REV
1:500		

Drawing No.

FIGURE 3.2

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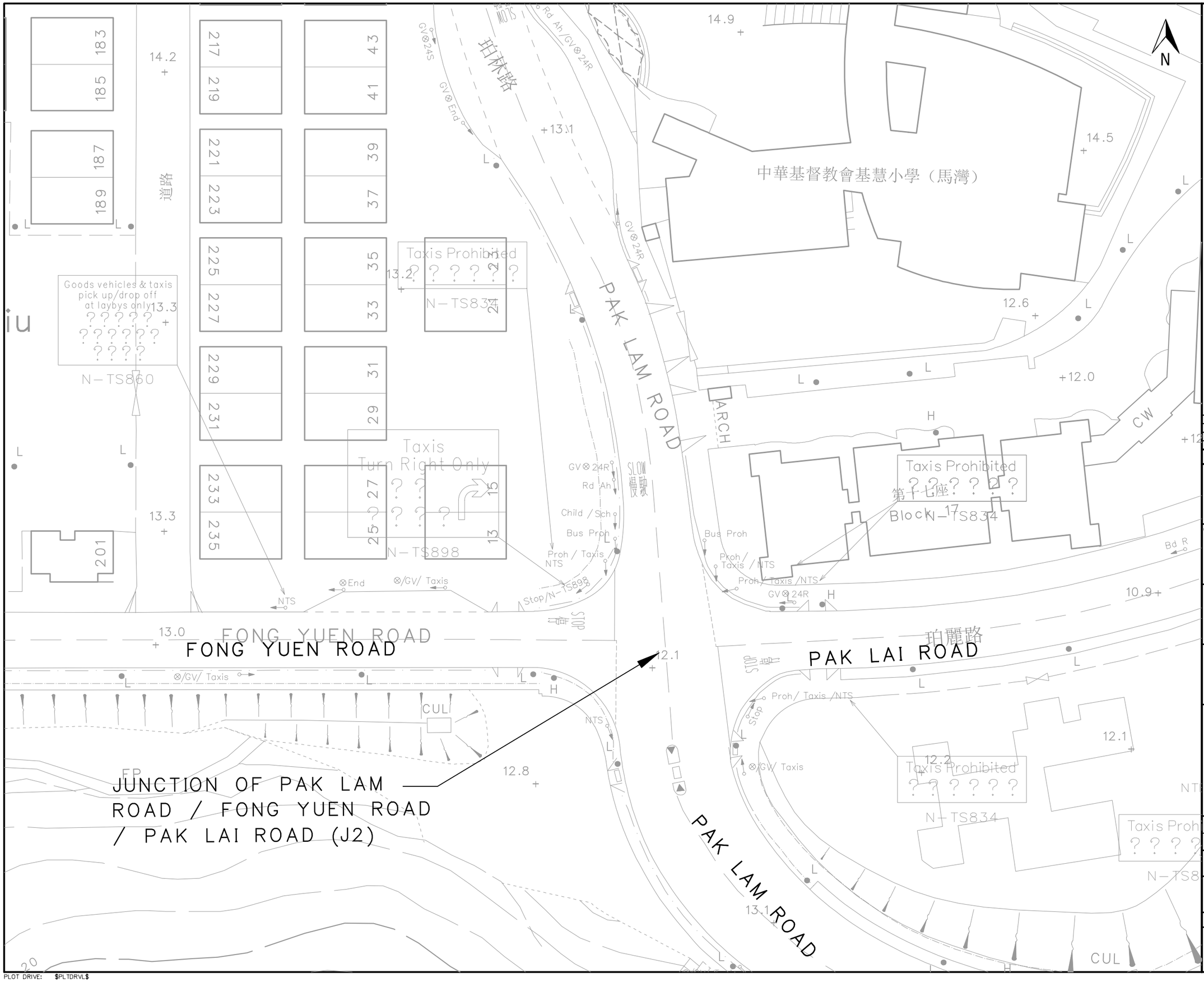

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SECTION 16 PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN OF MA WAN PARK DEVELOPMENT

DRAWING TITLE

JUNCTION LAYOUT OF PAK LAM ROAD/ FONG YUEN ROAD/ PAK LAI ROAD (J2)

DESIGNED		CHECKED	
DRAWN		APPROVED	
SCALE AT A3 1:500	STATUS	REV	

Drawing No.

FIGURE 3.3

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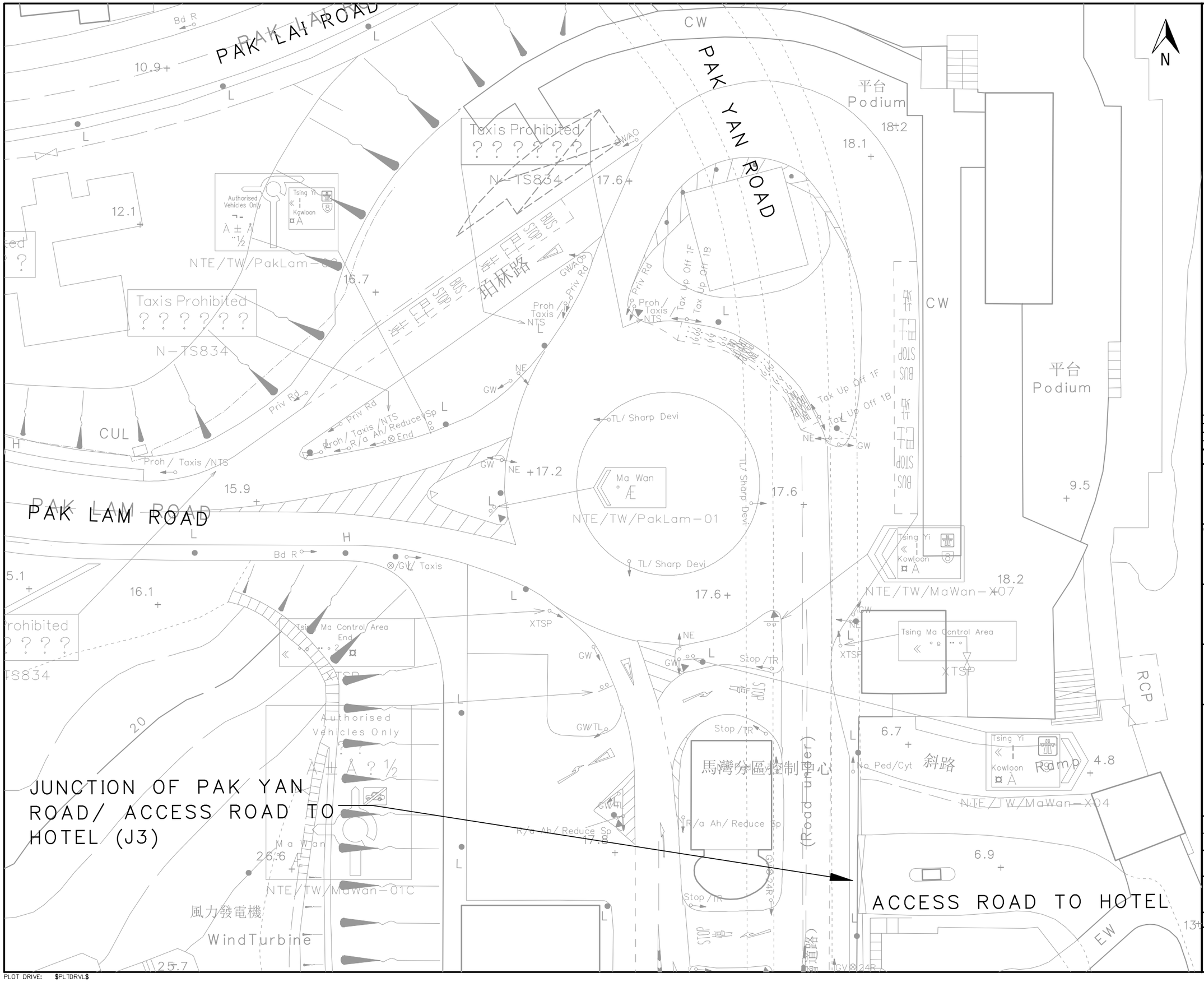

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SECTION 16 PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN OF MA WAN PARK DEVELOPMENT

DRAWING TITLE

JUNCTION LAYOUT OF PAK YAN ROAD/ ACCESS ROAD TO HOTEL (J3)

DESIGNED		CHECKED	
DRAWN		APPROVED	
SCALE AT A3 1:500	STATUS	REV	

Drawing No.

FIGURE 3.4

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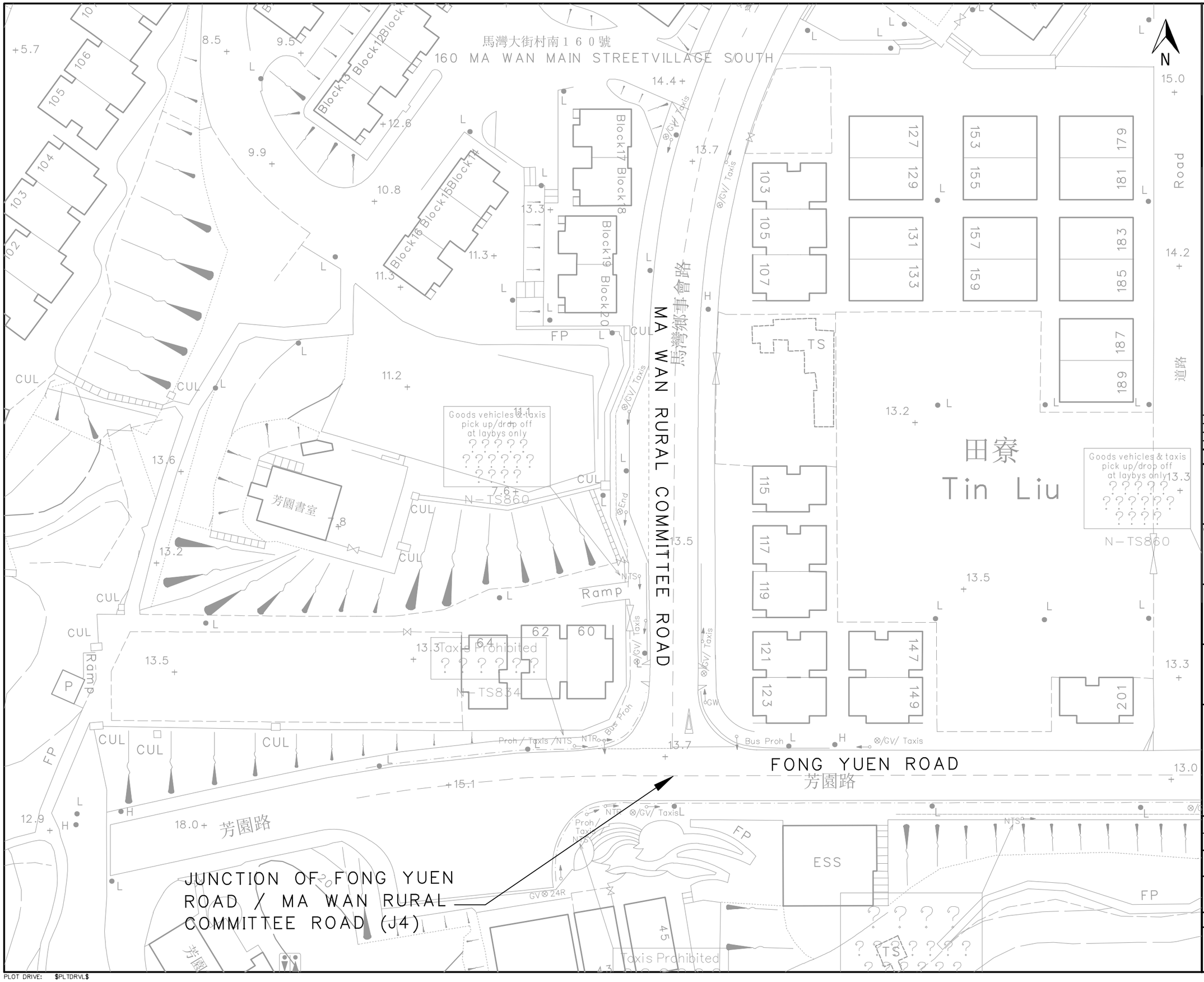

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DRAWING TITLE

JUNCTION LAYOUT OF FONG YUEN ROAD / MA WAN RURAL COMMITTEE ROAD (J4)

DESIGNED		CHECKED	
DRAWN		APPROVED	

SCALE AT A3	STATUS	REV
1:500		

Drawing No.

FIGURE 3.5

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FILENAME: $FILE$
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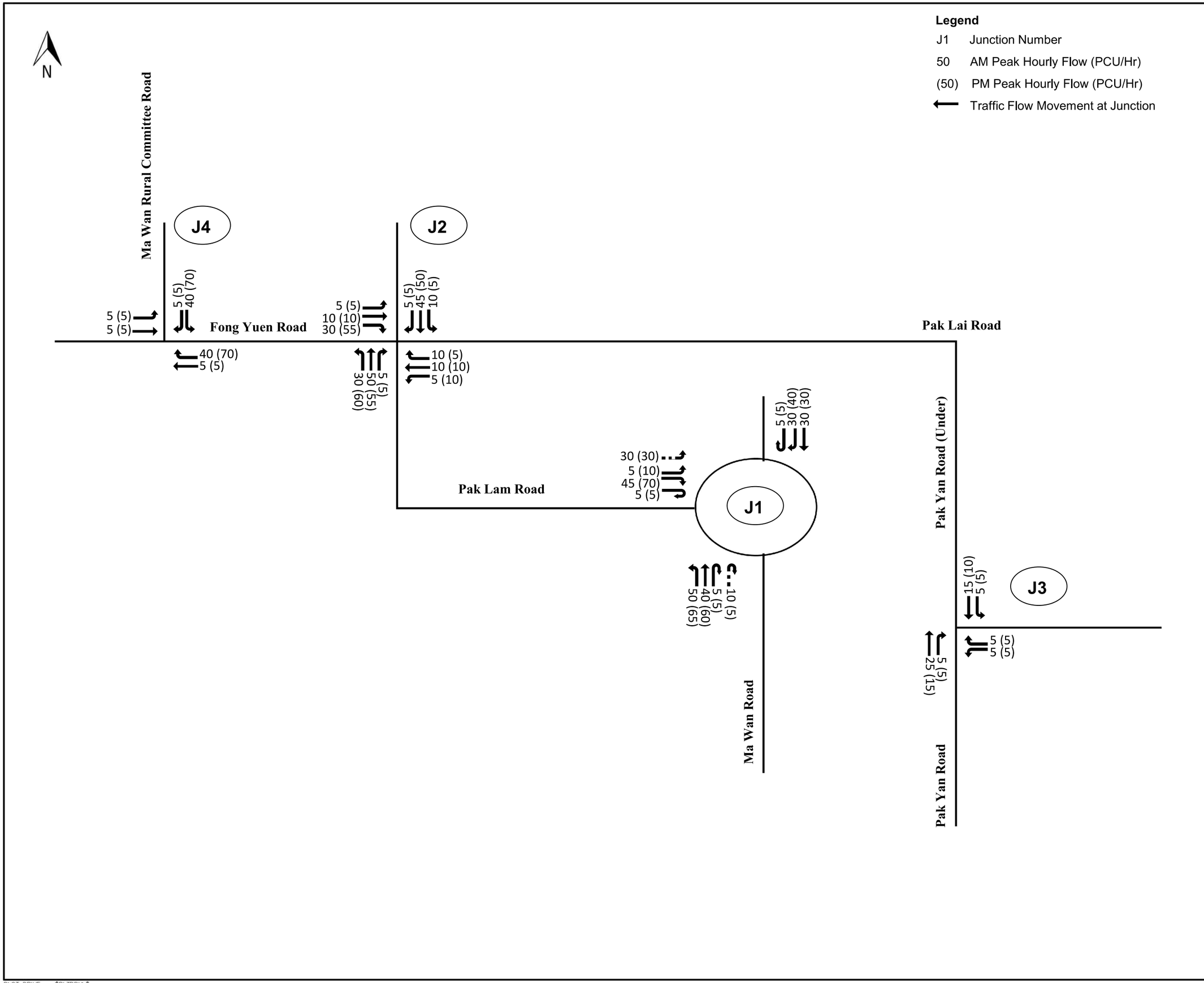

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SECTION 16 PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN OF MA WAN PARK DEVELOPMENT

DRAWING TITLE

2024 OBSERVED TRAFFIC FLOWS (WEEKEND)

DESIGNED		CHECKED	
DRAWN		APPROVED	

SCALE AT A3	STATUS	REV
NTS		

Drawing No.

FIGURE 3.6

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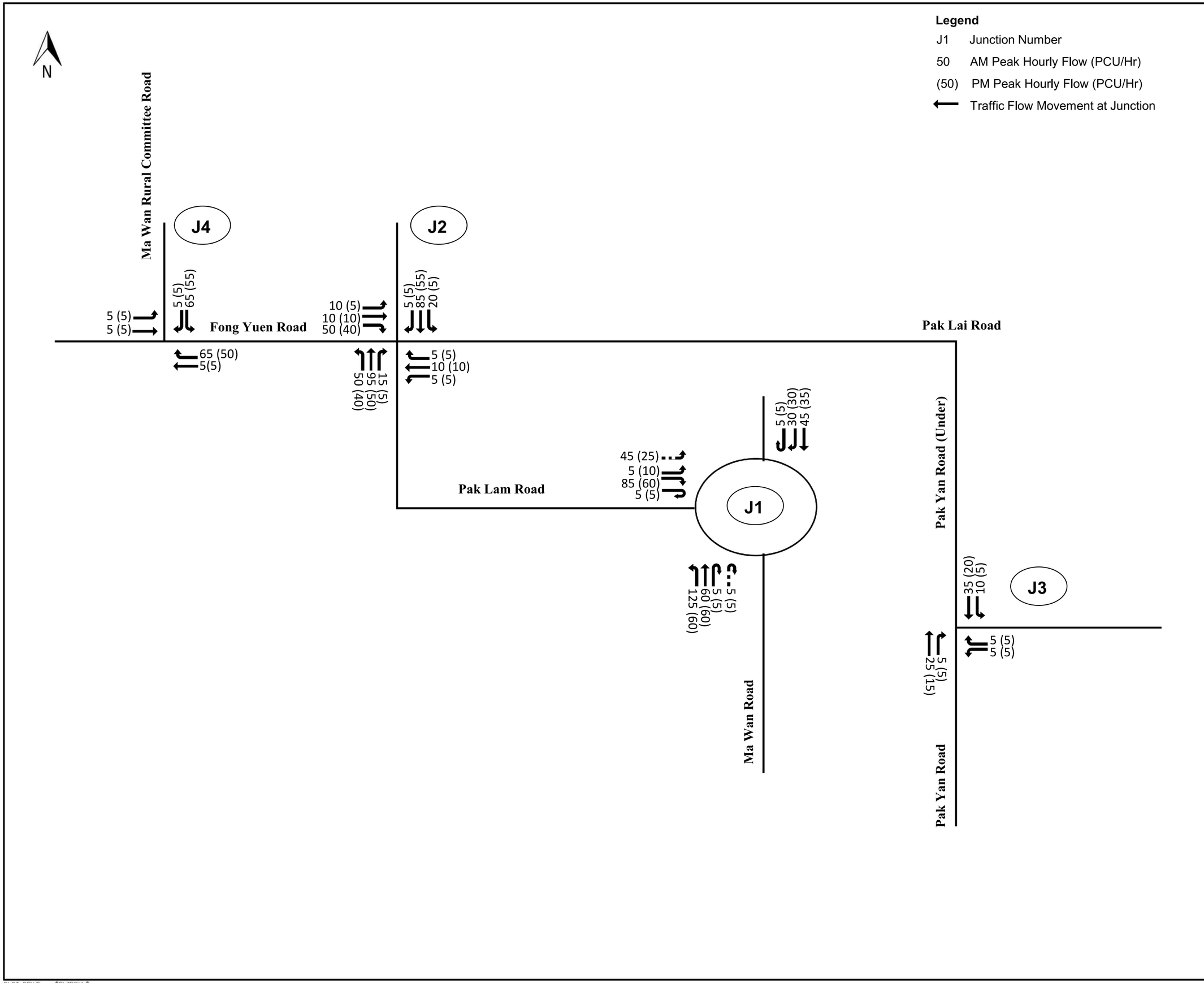

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SECTION 16 PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN OF MA WAN PARK DEVELOPMENT

DRAWING TITLE

2024 OBSERVED TRAFFIC FLOWS (WEEKDAY)

DESIGNED		CHECKED	
DRAWN		APPROVED	

SCALE AT A3	STATUS	REV
NTS		

Drawing No.

FIGURE 3.7

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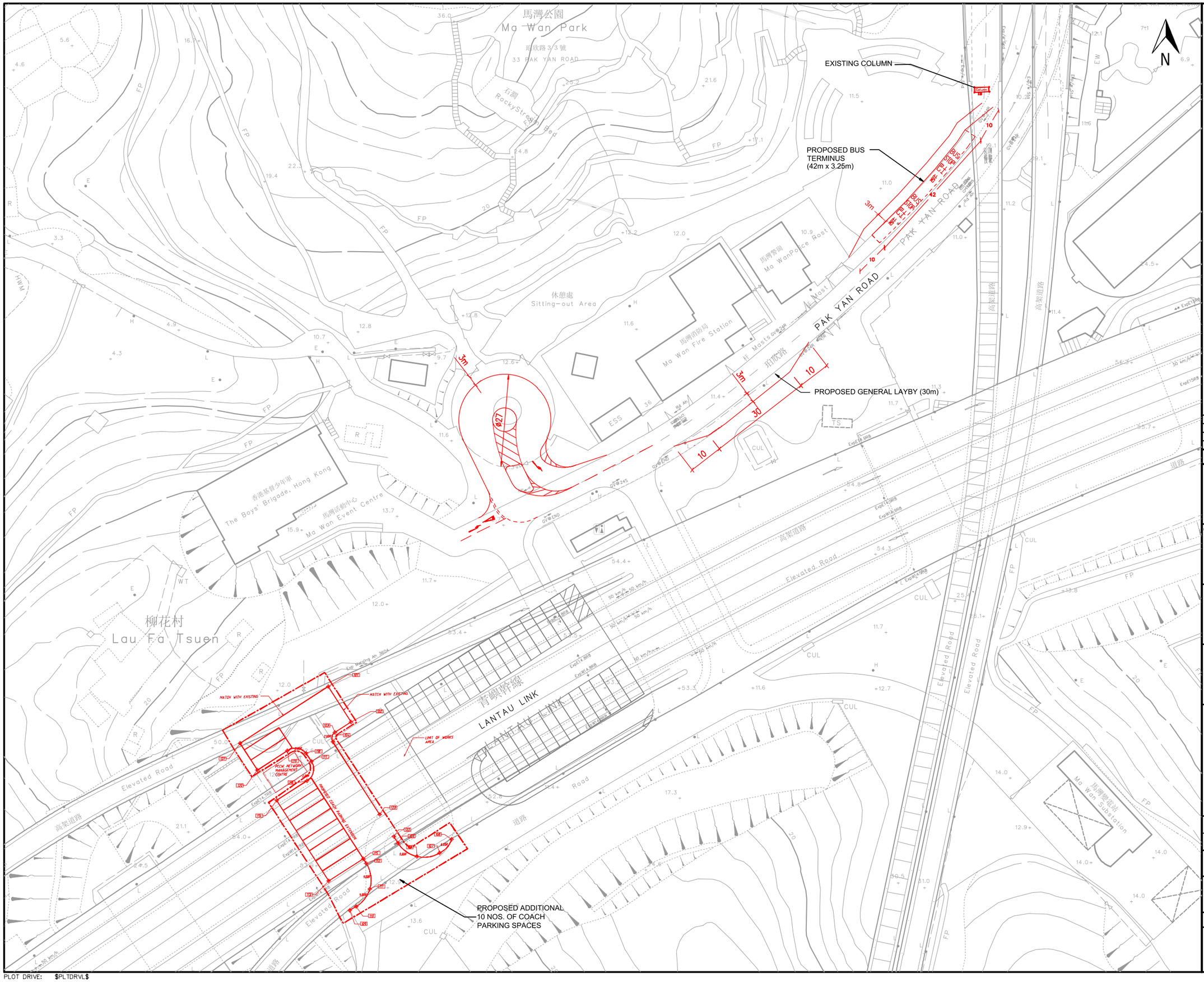
PLOT DRIVE: $PLTDRVL$



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DRAWING TITLE

LAYOUT OF TAXI, FRANCHISED BUS LAYBYS AND COACH PARKING SPACES

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SCALE AT A3	STATUS	REV
1:1000		

Drawing No.

FIGURE 3.8

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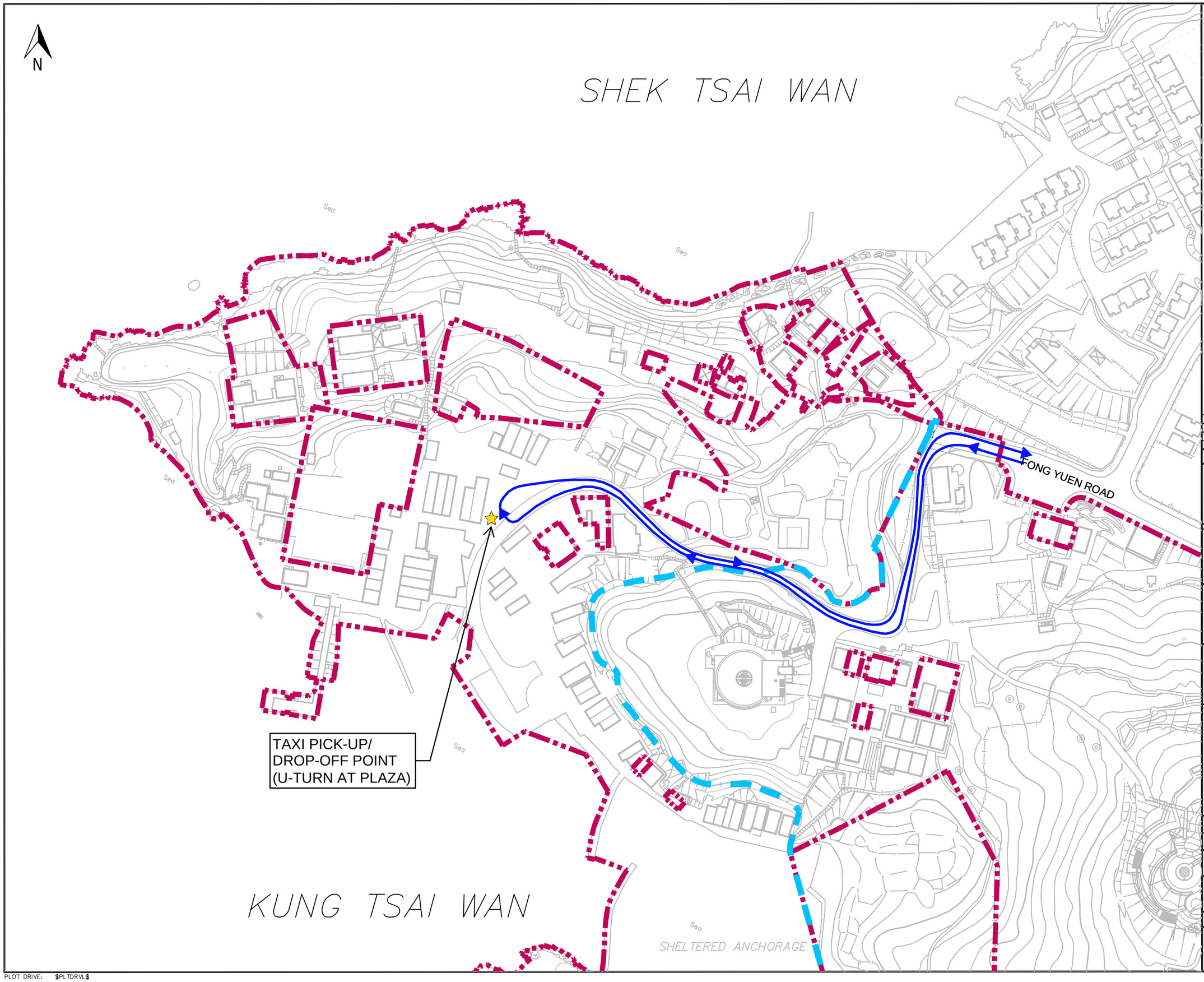

LEGEND:

- MA WAN PARK BOUNDARY
- PHASE I & II BOUNDARY
- TAXI ROUTING
- TAXI PICKUP/ DROPOFF POINT

Rev.	Date	Drawn	Description	Checked	Approved

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SECTION 16 PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN OF MA WAN PARK DEVELOPMENT

DRAWING TITLE

TAXI PICK-UP/DROP-OFF POINT FOR THE MWPP2

DESIGNED		CHECKED	
DRAWN		APPROVED	

SCALE AT A3	STATUS	REV
1:1500		

Drawing No.

FIGURE 3.9

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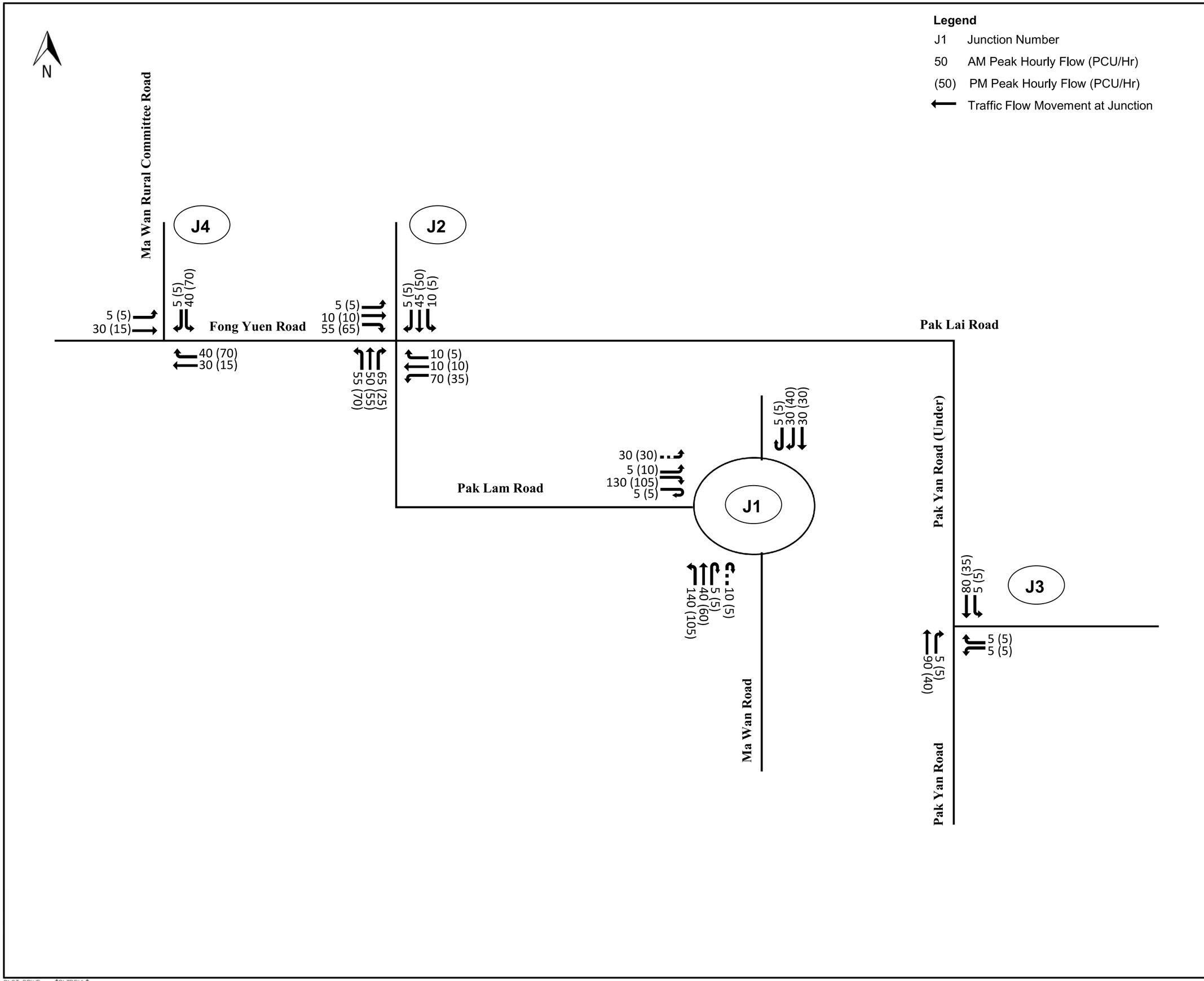

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SECTION 16 PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN OF MA WAN PARK DEVELOPMENT

DRAWING TITLE

2024 DESIGN TRAFFIC FLOWS (WITH MWPP2) ON WEEKEND

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DRAWN		APPROVED	

SCALE AT A3	STATUS	REV
NTS		

Drawing No.

FIGURE 4.1

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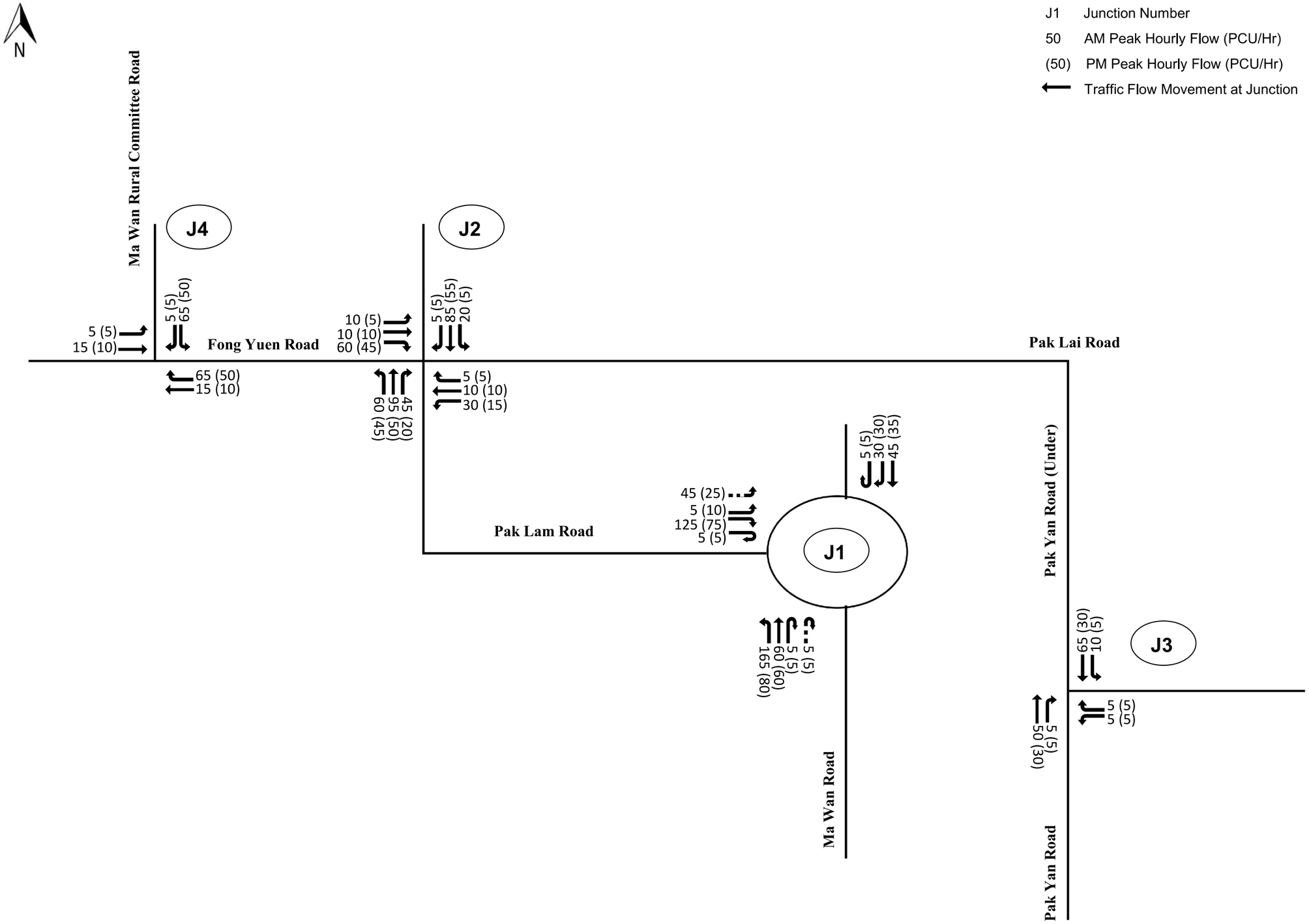

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SECTION 16 PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN OF MA WAN PARK DEVELOPMENT

DRAWING TITLE

2024 DESIGN TRAFFIC FLOWS (WITH MWPP2) ON WEEKDAY

DESIGNED		CHECKED	
DRAWN		APPROVED	

SCALE AT A3	STATUS	REV
NTS		

Drawing No.

FIGURE 4.2

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FILENAME: $FILE$
PLOT DRIVE: $PLTDRVL$

Appendix A Junction Calculation Sheets

Roundabout Capacity Calculation

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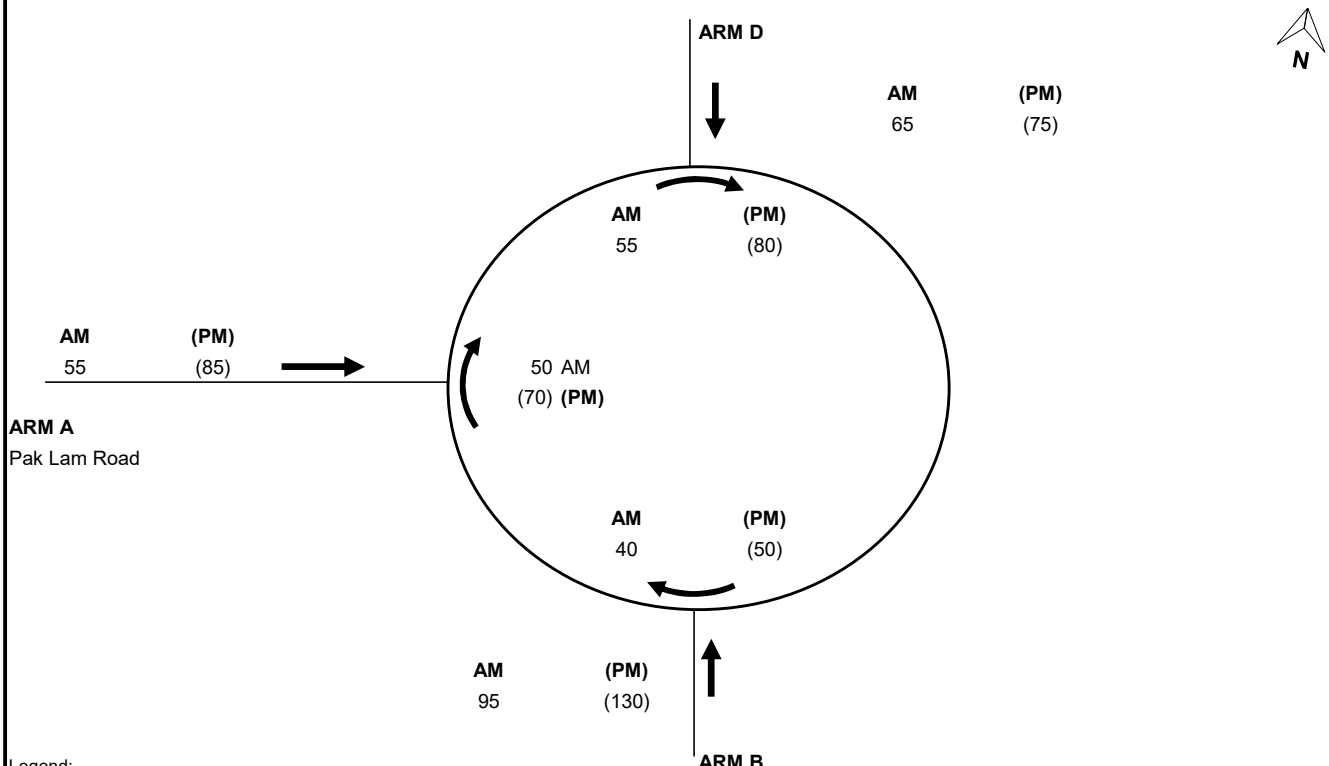
Junction: Pak Lam Road / Ma Wan Road

Junction No.: J1

Scenario: 2024 Observed Case (Weekend)

Design Year: 2024



Legend:
100 (200) AM (PM) Traffic Flows in pcu/hr

GEOMETRY		Arm A	Arm B	Arm D
Approach half width (m)	v	4.5	3.0	4.0
Entry width (m)	e	5.0	5.2	15.0
Effective length of flare (m)	L	5.0	5.0	20.0
Entry radius (m)	r	40	25	25
Inscribed circle diameter (m)	D	42	42	42
Entry angle (degree)	φ			

CALCULATION				
Sharpness of flare = 1.6(E-V)/L	S	0.16	0.70	0.88
1-0.00347(A-30)-0.978(1/R-0.05)	K	1.13	1.11	1.11
V + ((E-V)/(1+2S))	x_2	4.88	3.91	7.99
exp((D-60)/10)	M	0.17	0.17	0.17
$303x_2$	F	1478.27	1185.83	2419.61
1+(0.5/(1+M))	t_D	1.43	1.43	1.43
$0.21t_D(1+0.2x_2)$	f_c	0.59	0.54	0.78

FLOWS & DFC	Qc = Circulating flow across entry (pcu/h)		Qe= Entry Capacity K(F-Fc*Qc)		Q = Entry flow (pcu/h)		DFC	
	AM	PM	AM	PM	AM	PM	AM	PM
Arm A	50	(70)	1635	1621	55	(85)	0.03	0.05
Arm B	40	(130)	1297	1243	95	(130)	0.07	0.10
Arm C	0	(0)	0	0	0	(0)	0.00	0.00
Arm D	55	(80)	2647	2626	65	(75)	0.02	0.03

	AM	PM
Critical Arm:	**Arm B**	**Arm B**
Critical DFC:	**0.07**	**0.10**

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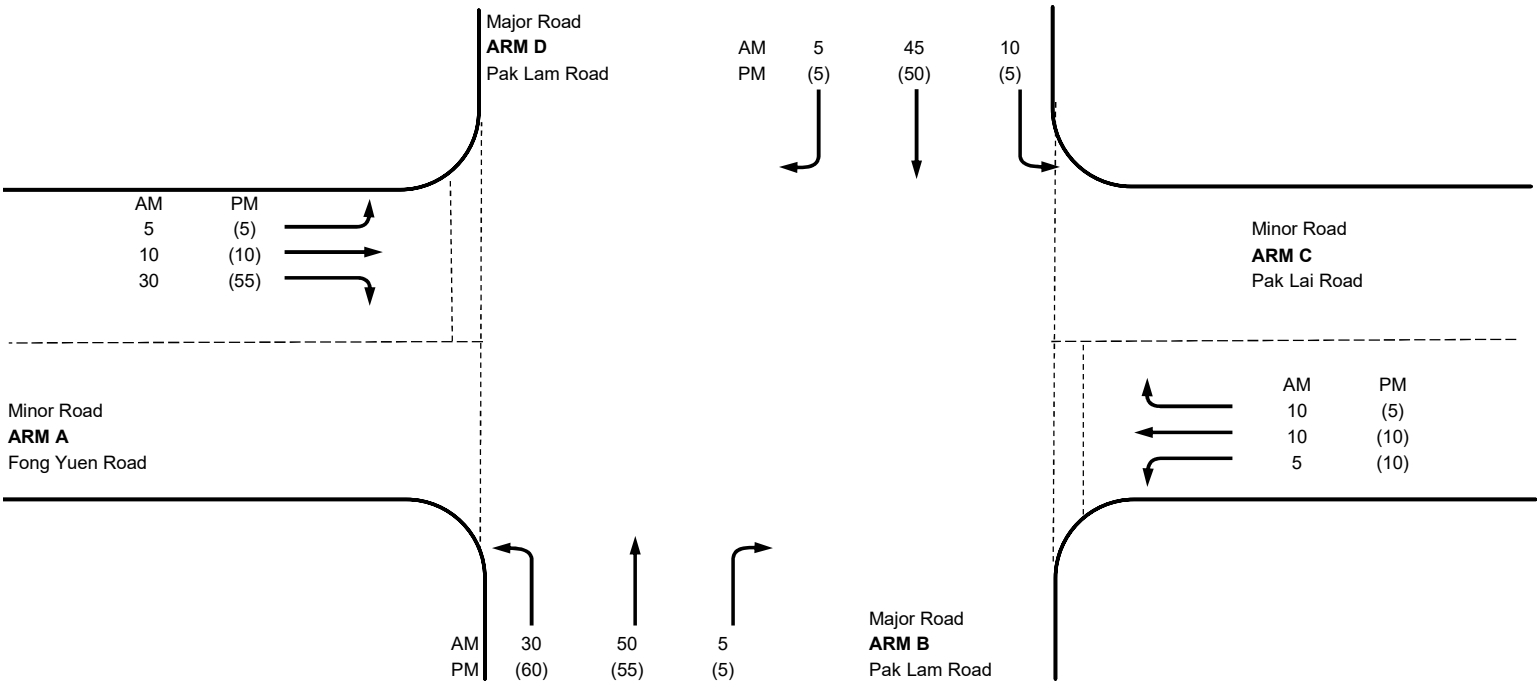
Appendix 2

Priority Junction Capacity Calculation

Junction : Fong Yuen Road / Pak Lam Road / Pak Lai Road Junction No. : J2

Scenario : 2024 Observed Case (Weekend) Design Year : 2024

ARM A	Fong Yuen Road
ARM B	Pak Lam Road
ARM C	Pak Lai Road
ARM D	Pak Lam Road



GEOMETRY				**Arm A**				**Arm C**			
Major road width	W =	8.5	m	Lane widths	W_{A-B} =	2.2	m	Lane widths	W_{C-B} =	3.7	m
Central Reserve width	W_{cr} =	0	m		W_{A-D} =	2.9	m		W_{C-D} =	2.2	m
					W_{D-A} =	2.2	m		W_{B-C} =	3	m
Visibilities	V_{B-C} =	50	m	Visibilities	$V_{right\ A}$ =	30	m		$V_{right\ C}$ =	30	m
	V_{D-A} =	55	m		$V_{left\ A}$ =	30	m		$V_{left\ C}$ =	30	m
General Terms					X_A = 0.880	Y = 0.707			X_A = 0.813	Y = 0.707	
					X_B = 0.737	Z_B = 0.854			X_B = 0.737	Z_B = 0.923	
					X_C = 0.813	Z_D = 0.923			X_C = 0.880	Z_D = 0.854	
					X_D = 0.737				X_D = 0.737		

ANALYSIS

Arm A		**AM**	**PM**	**Arm B**		**AM**	**PM**	**Arm C**		**AM**	**PM**	**Arm D**		**AM**	**PM**
				Left-turn?	**1**	**Right-turn?**	**1**					**Left-turn?**	**1**	**Right-turn?**	**1**
Traffic	q_{A-B} =	5	5		q_{B-A} =	5	5	Traffic		10	10	Traffic	q_{D-A} =	10	5
Flows	q_{A-C} =	10	10		q_{B-C} =	30	60	Flows		10	5	Flows	q_{D-B} =	45	50
(pcu/hr)	q_{A-D} =	30	55		q_{B-D} =	50	55	(pcu/hr)		5	10	(pcu/hr)	q_{D-C} =	5	5
					M =	0.793							M =	0.857	
Capacities	μ_{A-D} =	649	649		μ_{B-A} =	439	436			594	586		μ_{D-A} =	685	685
					μ_{B-C} =	634	634						μ_{D-B} =	521	420
					μ_{B-D} =	484	479						μ_{D-C} =	433	514
					μ_{B-AC} =	596	613						μ_{D-AC} =	574	587
DFC	A-D	0.05	0.08		B-A	0.01	0.01			0.02	0.01		D-A	0.01	0.01
					B-C	0.05	0.09						D-B	0.09	0.12
					B-D	0.1	0.11						D-C	0.01	0.01
					B-AC	0.06	0.11						D-AC	0.03	0.02
					B-ACD	0.16	0.22						D-ABC	0.11	0.14
DFC		0.05	0.08			0.16	0.22	**DFC**		0.02	0.01	**DFC**		0.11	0.14

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Critical DFC	**AM**	**PM**
	0.16	0.22

Priority Junction Capacity Calculation

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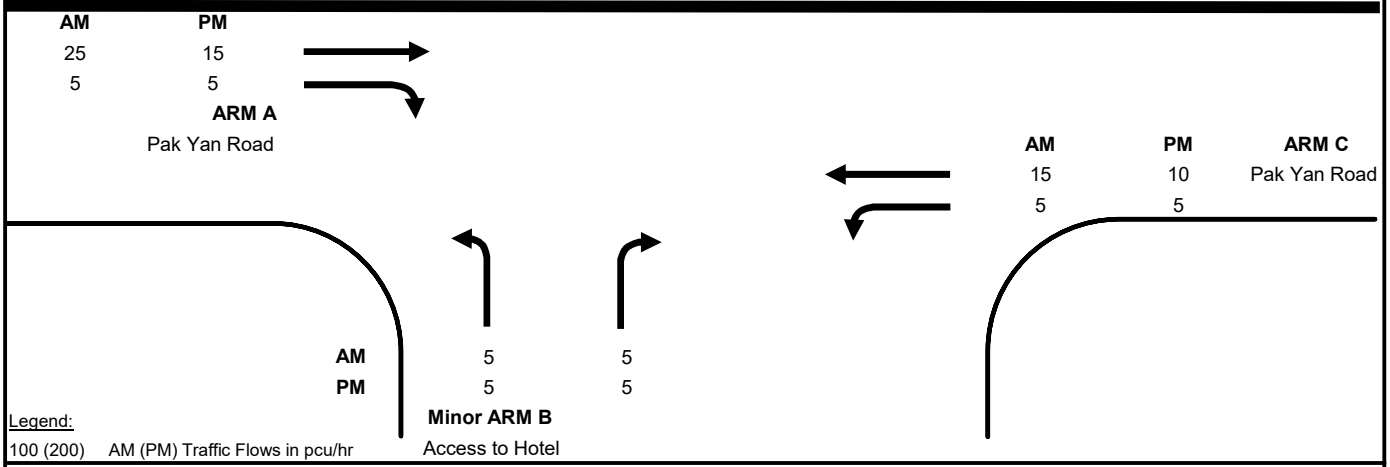
Junction: Pak Yan Road / Local Road (Access to Hotel) | Junction No.: J3

Scenario: 2024 Observed Case (Weekend) | Design Year: 2024



Legend:
100 (200) AM (PM) Traffic Flows in pcu/hr

GEOMETRY							
Major road width	W	12.00	m	Lane widths	w(b-c)	2.30	m
Central Reserve width	Wcr	0.00	m		w(b-a)	2.30	m
2 Lane Minor Arm (Y/N)		N			w(a-b)	2.05	m
Visibilities	Vr(b-c)	100	m	Calculated	D	0.83	
	Vl(b-c)	100	m		E	0.82	
	Vr(b-a)	50	m		F	0.79	
	Vr(a-b)	40	m		Y	0.59	

ANALYSIS		AM	PM
Traffic Flows	q(c-a)	25	15
	q(c-b)	5	5
	q(a-b)	5	5
	q(a-c)	15	10
	q(b-a)	5	5
	q(b-c)	5	5
	f	0.50	0.50
Capacities	Q(b-a)	514	516
	Q(b-c)	607	607
	Q(c-b)	584	585
	Q(b-ac)	556	558
Design Flow to Capacity (DFC)	b-a	0.01	0.01
	b-c	0.01	0.01
	c-b	0.01	0.01
	b-ac	0.02	0.02
Critical DFC		**0.02**	**0.02**

Where Vl and Vr are visibility distances to the left or right of the respective streams

D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))

E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))

F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))

Y = 1-0.0345W

f = proportion of minor traffic turning left

Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

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Appendix 1

Priority Junction Capacity Calculation

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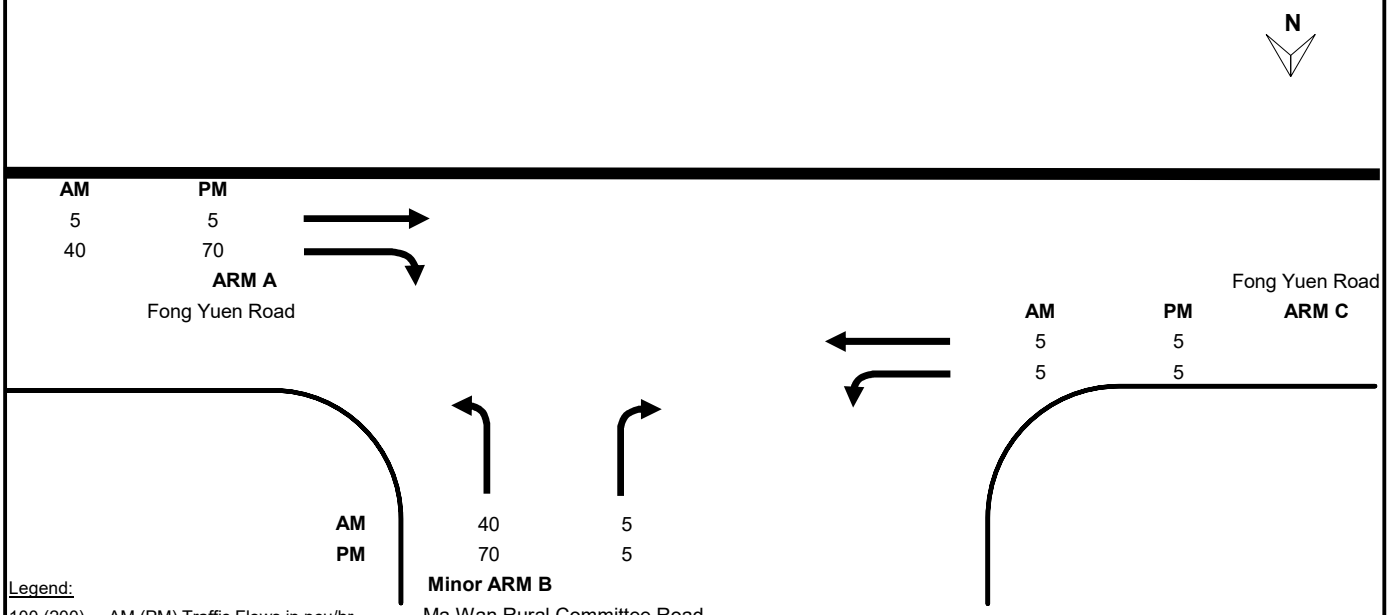
Junction: Fong Yuen Road / Ma Wan Rural Committee Road

Junction No.: J4

Scenario: 2024 Observed Case (Weekend)

Design Year: 2024



Legend:

100 (200) AM (PM) Traffic Flows in pcu/hr

GEOMETRY						
Major road width	W	7.85 m	Lane widths	w(b-c)	2.05 m
Central Reserve width	Wcr	0.00 m		w(b-a)	2.81 m
2 Lane Minor Arm (Y/N)		Y		w(a-b)	3.60 m
Visibilities	Vr(b-c)	80 m	Calculated	D	0.78
	Vl(b-c)	80 m		E	0.87
	Vr(b-a)	60 m		F	0.93
	Vr(a-b)	50 m		Y	0.73

ANALYSIS		AM	PM
Traffic Flows	q(c-a)	5	5
	q(c-b)	40	70
	q(a-b)	5	5
	q(a-c)	5	5
	q(b-a)	5	5
	q(b-c)	40	70
	f	0.89	0.93
Capacities	Q(b-a)	478	469
	Q(b-c)	648	648
	Q(c-b)	692	692
	Q(b-ac)	623	631
Design Flow to Capacity (DFC)	b-a	0.01	0.01
	b-c	0.06	0.11
	c-b	0.06	0.10
	b-ac	0.00	0.00
Critical DFC		**0.06**	**0.11**

Where Vl and Vr are visibility distances to the left or right of the respective streams

D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))

E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))

F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))

Y = 1-0.0345W

f = proportion of minor traffic turning left

Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

TPDM Vol 2.4
Appendix 1

Roundabout Capacity Calculation

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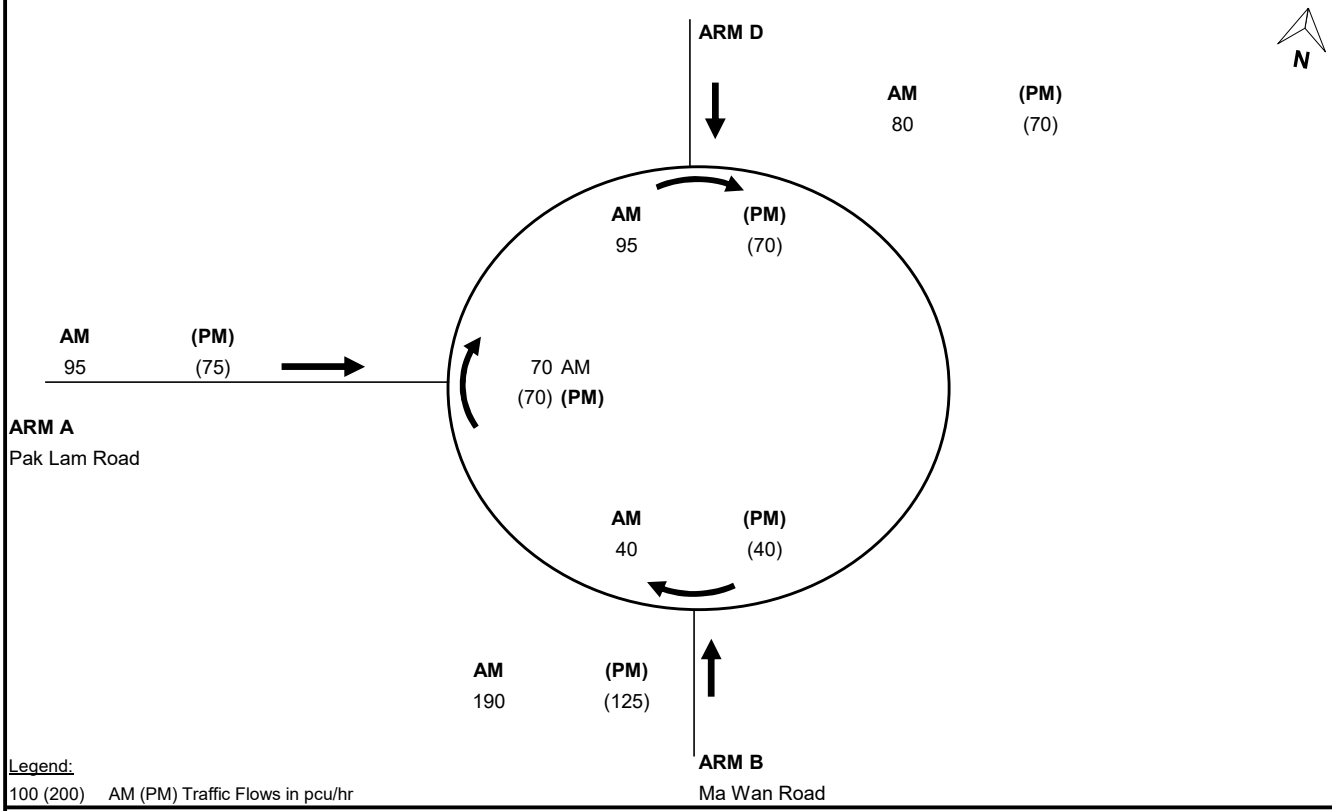
Junction: Pak Lam Road / Ma Wan Road

Junction No.: J1

Scenario: 2024 Observed Case (Weekday)

Design Year: 2024



Legend:
100 (200) AM (PM) Traffic Flows in pcu/hr

GEOMETRY		Arm A	Arm B	Arm D
Approach half width (m)	v	4.5	3.0	4.0
Entry width (m)	e	5.0	5.2	15.0
Effective length of flare (m)	L	5.0	5.0	20.0
Entry radius (m)	r	40	25	25
Inscribed circle diameter (m)	D	42	42	42
Entry angle (degree)	φ			

CALCULATION				
Sharpness of flare = 1.6(E-V)/L	S	0.16	0.70	0.88
1-0.00347(A-30)-0.978(1/R-0.05)	K	1.13	1.11	1.11
V + ((E-V)/(1+2S))	x_2	4.88	3.91	7.99
exp((D-60)/10)	M	0.17	0.17	0.17
$303x_2$	F	1478.27	1185.83	2419.61
1+(0.5/(1+M))	t_D	1.43	1.43	1.43
$0.21t_D(1+0.2x_2)$	f_c	0.59	0.54	0.78

FLOWS & DFC

	Qc = Circulating flow across entry (pcu/h)		Qe= Entry Capacity K(F-Fc*Qc)		Q = Entry flow (pcu/h)		DFC	
	AM	PM	AM	PM	AM	PM	AM	PM
Arm A	70	(70)	1621	1621	95	(75)	0.06	0.05
Arm B	40	(125)	1297	1246	190	(125)	0.15	0.10
Arm C	0	(0)	0	0	0	(0)	0.00	0.00
Arm D	95	(70)	2613	2634	80	(70)	0.03	0.03

	AM	PM
Critical Arm:	**Arm B**	**Arm B**
Critical DFC:	**0.15**	**0.10**

TPDM Vol 2.4

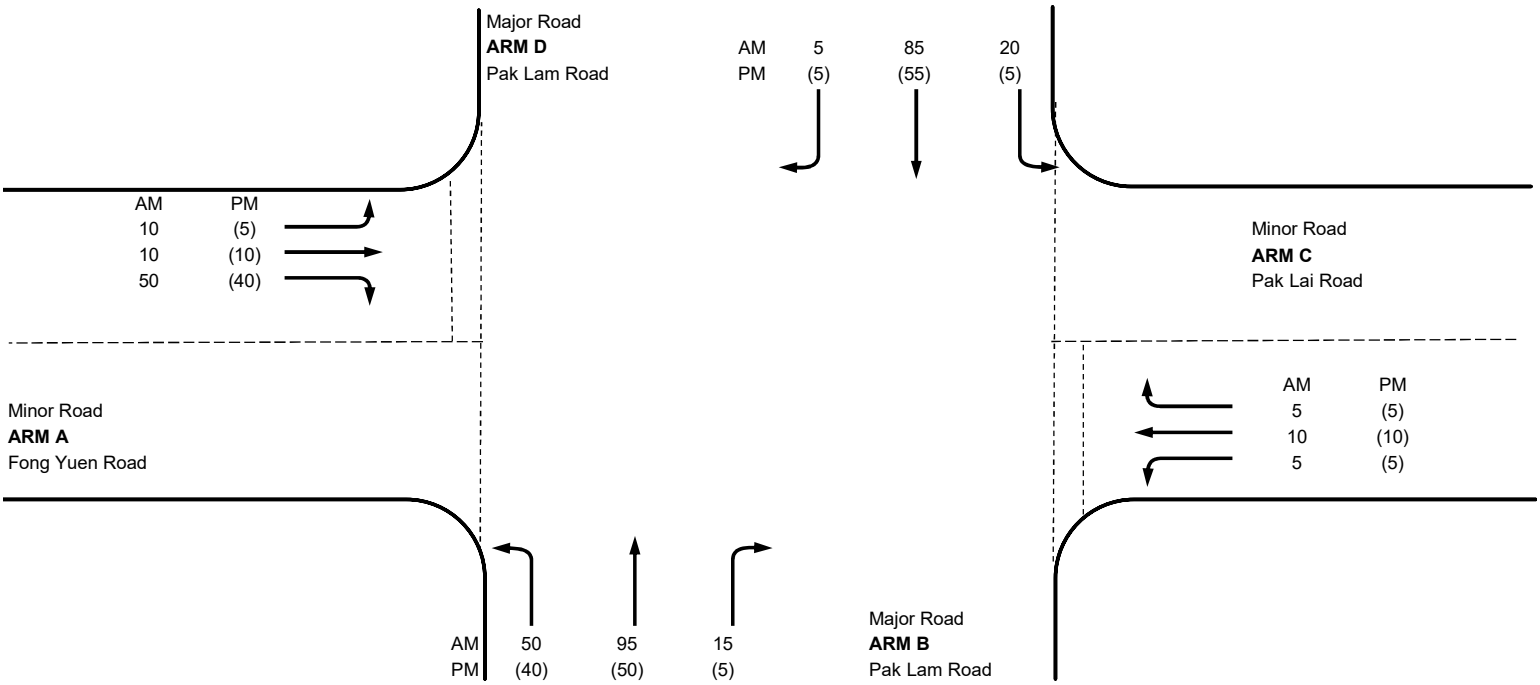
Appendix 2

Priority Junction Capacity Calculation

Junction : Fong Yuen Road / Pak Lam Road / Pak Lai Road Junction No. : J2

Scenario : 2024 Observed Case (Weekday) Design Year : 2024

ARM A	Fong Yuen Road
ARM B	Pak Lam Road
ARM C	Pak Lai Road
ARM D	Pak Lam Road



GEOMETRY				**Arm A**				**Arm C**			
Major road width	W =	8.5	m	Lane widths	W_{A-B} =	2.2	m	Lane widths	W_{C-B} =	3.7	m
Central Reserve width	W_{cr} =	0	m		W_{A-D} =	2.9	m		W_{C-D} =	2.2	m
					W_{D-A} =	2.2	m		W_{B-C} =	3	m
Visibilities	V_{B-C} =	50	m	Visibilities	$V_{right\ A}$ =	30	m		$V_{right\ C}$ =	30	m
	V_{D-A} =	55	m		$V_{left\ A}$ =	30	m		$V_{left\ C}$ =	30	m
General Terms					X_A = 0.880	Y = 0.707			X_A = 0.813	Y = 0.707	
					X_B = 0.737	Z_B = 0.854			X_B = 0.737	Z_B = 0.923	
					X_C = 0.813	Z_D = 0.923			X_C = 0.880	Z_D = 0.854	
					X_D = 0.737				X_D = 0.737		

ANALYSIS

Arm A				**Arm B**				**Arm C**				**Arm D**			
				Left-turn?	**1**	**Right-turn?**	**1**					**Left-turn?**	**1**	**Right-turn?**	**1**
		AM	**PM**			**AM**	**PM**			**AM**	**PM**			**AM**	**PM**
Traffic	q_{A-B} =	10	5		q_{B-A} =	15	5	Traffic		10	10	Traffic	q_{D-A} =	20	5
Flows	q_{A-C} =	10	10		q_{B-C} =	50	40	Flows		5	5	Flows	q_{D-B} =	85	55
(pcu/hr)	q_{A-D} =	50	40		q_{B-D} =	95	50	(pcu/hr)		5	5	(pcu/hr)	q_{D-C} =	5	5
					M =	0.793							M =	0.857	
Capacities	μ_{A-D} =	650	650		μ_{B-A} =	427	438			587	591		μ_{D-A} =	685	685
					μ_{B-C} =	633	634						μ_{D-B} =	515	429
					μ_{B-D} =	481	483						μ_{D-C} =	415	519
					μ_{B-AC} =	570	604						μ_{D-AC} =	606	591
DFC	A-D	0.08	0.06		B-A	0.04	0.01			0.01	0.01		D-A	0.03	0.01
					B-C	0.08	0.06						D-B	0.17	0.13
					B-D	0.2	0.1						D-C	0.01	0.01
					B-AC	0.11	0.07						D-AC	0.04	0.02
					B-ACD	0.31	0.18						D-ABC	0.21	0.15
DFC		0.08	0.06			0.31	0.18	**DFC**		0.01	0.01	**DFC**		0.21	0.15

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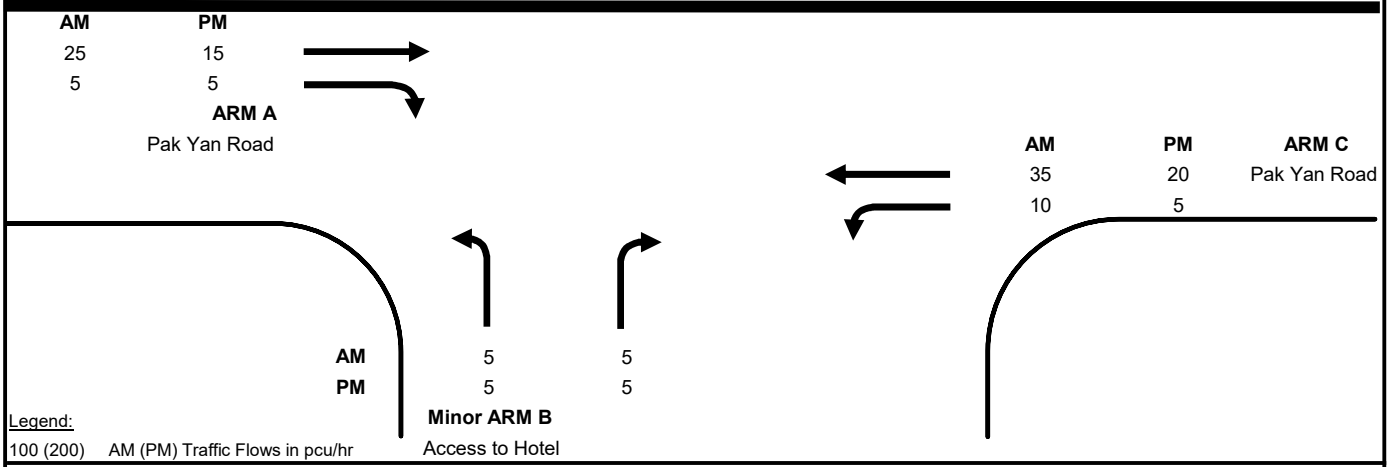
Critical DFC	**AM**	**PM**
	0.31	0.18

Priority Junction Capacity Calculation

Junction:	Pak Yan Road / Local Road (Access to Hotel)	Junction No.:	J3
Scenario:	2024 Observed Case (Weekday)	Design Year:	2024



Legend:
100 (200) AM (PM) Traffic Flows in pcu/hr

GEOMETRY

Major road width	W	12.00	m	Lane widths	w(b-c)	2.30	m
Central Reserve width	Wcr	0.00	m		w(b-a)	2.30	m
2 Lane Minor Arm (Y/N)		N			w(a-b)	2.05	m
Visibilities	Vr(b-c)	100	m	Calculated	D	0.83	
	Vl(b-c)	100	m		E	0.82	
	Vr(b-a)	50	m		F	0.79	
	Vr(a-b)	40	m		Y	0.59	

ANALYSIS

		AM	PM
Traffic Flows	q(c-a)	25	15
	q(c-b)	5	5
	q(a-b)	10	5
	q(a-c)	35	20
	q(b-a)	5	5
	q(b-c)	5	5
	f	0.50	0.50
Capacities	Q(b-a)	510	515
	Q(b-c)	603	606
	Q(c-b)	580	583
	Q(b-ac)	552	556
Design Flow to Capacity (DFC)	b-a	0.01	0.01
	b-c	0.01	0.01
	c-b	0.01	0.01
	b-ac	0.02	0.02
Critical DFC		**0.02**	**0.02**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

TPDM Vol 2.4
Appendix 1

Priority Junction Capacity Calculation

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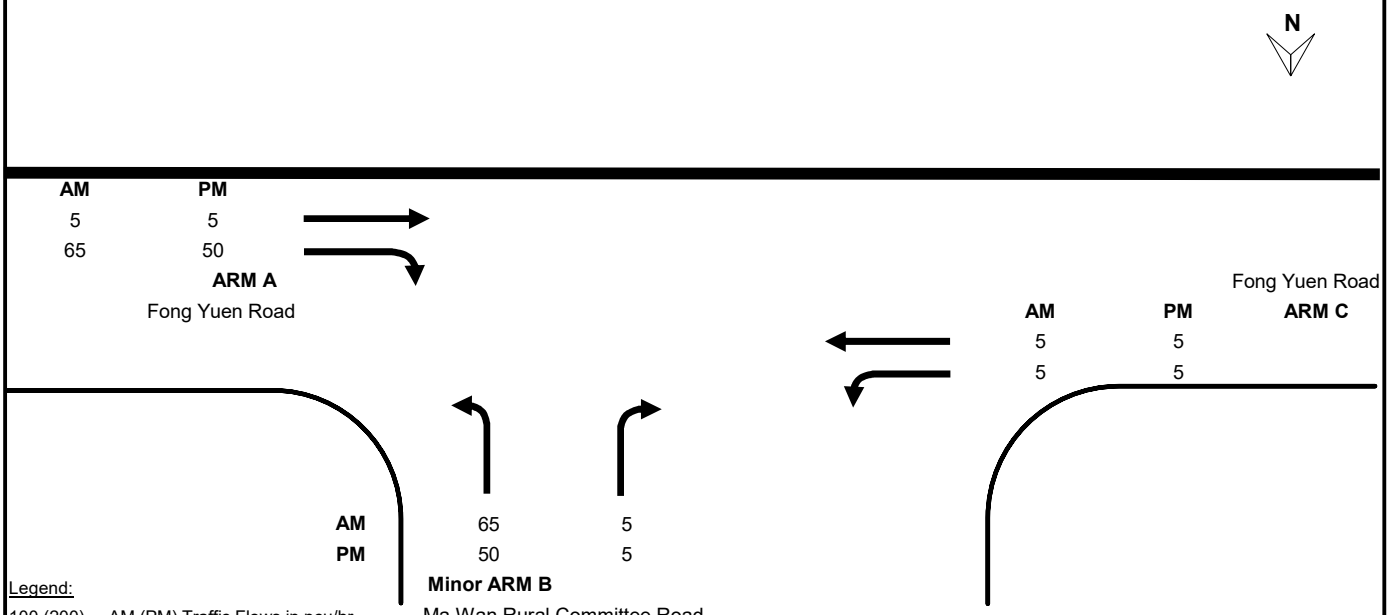
Junction: Fong Yuen Road / Ma Wan Rural Committee Road

Junction No.: J4

Scenario: 2024 Observed Case (Weekday)

Design Year: 2024



Legend:

100 (200) AM (PM) Traffic Flows in pcu/hr

GEOMETRY						
Major road width	W	7.85 m	Lane widths	w(b-c)	2.05 m
Central Reserve width	Wcr	0.00 m		w(b-a)	2.81 m
2 Lane Minor Arm (Y/N)		Y		w(a-b)	3.60 m
Visibilities	Vr(b-c)	80 m	Calculated	D	0.78
	Vl(b-c)	80 m		E	0.87
	Vr(b-a)	60 m		F	0.93
	Vr(a-b)	50 m		Y	0.73

ANALYSIS		AM	PM
Traffic Flows	q(c-a)	5	5
	q(c-b)	65	50
	q(a-b)	5	5
	q(a-c)	5	5
	q(b-a)	5	5
	q(b-c)	65	50
	f	0.93	0.91
Capacities	Q(b-a)	471	475
	Q(b-c)	648	648
	Q(c-b)	692	692
	Q(b-ac)	631	627
Design Flow to Capacity (DFC)	b-a	0.01	0.01
	b-c	0.10	0.08
	c-b	0.09	0.07
	b-ac	0.00	0.00
Critical DFC		**0.10**	**0.08**

Where Vl and Vr are visibility distances to the left or right of the respective streams

D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))

E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))

F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))

Y = 1-0.0345W

f = proportion of minor traffic turning left

Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

TPDM Vol 2.4
Appendix 1

Roundabout Capacity Calculation

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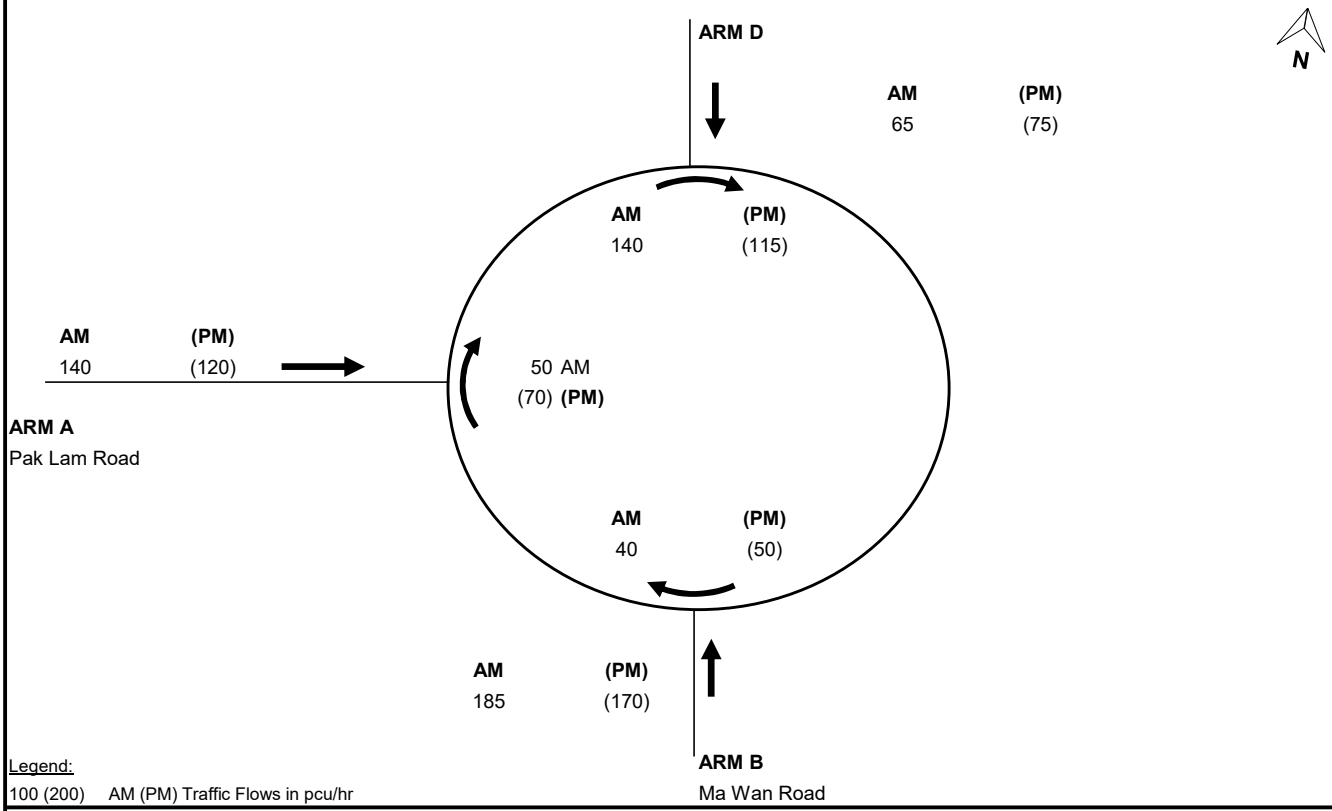
Junction: Pak Lam Road / Ma Wan Road — Junction No.: J1

Scenario: 2024 Design Case (Weekend) — Design Year: 2024



Legend:
100 (200) AM (PM) Traffic Flows in pcu/hr

GEOMETRY		Arm A	Arm B	Arm D
Approach half width (m)	v	4.5	3.0	4.0
Entry width (m)	e	5.0	5.2	15.0
Effective length of flare (m)	L	5.0	5.0	20.0
Entry radius (m)	r	40	25	25
Inscribed circle diameter (m)	D	42	42	42
Entry angle (degree)	φ			

CALCULATION				
Sharpness of flare = 1.6(E-V)/L	S	0.16	0.70	0.88
1-0.00347(A-30)-0.978(1/R-0.05)	K	1.13	1.11	1.11
V + ((E-V)/(1+2S))	x_2	4.88	3.91	7.99
exp((D-60)/10)	M	0.17	0.17	0.17
$303x_2$	F	1478.27	1185.83	2419.61
1+(0.5/(1+M))	t_D	1.43	1.43	1.43
$0.21t_D(1+0.2x_2)$	f_c	0.59	0.54	0.78

FLOWS & DFC

	Qc = Circulating flow across entry (pcu/h)		Qe= Entry Capacity K(F-Fc*Qc)		Q = Entry flow (pcu/h)		DFC	
	AM	PM	AM	PM	AM	PM	AM	PM
Arm A	50	(70)	1635	1621	140	(120)	0.09	0.07
Arm B	40	(170)	1297	1220	185	(170)	0.14	0.14
Arm C	0	(0)	0	0	0	(0)	0.00	0.00
Arm D	140	(115)	2574	2595	65	(75)	0.03	0.03

	AM	PM
Critical Arm:	**Arm B**	**Arm B**
Critical DFC:	**0.14**	**0.14**

TPDM Vol 2.4

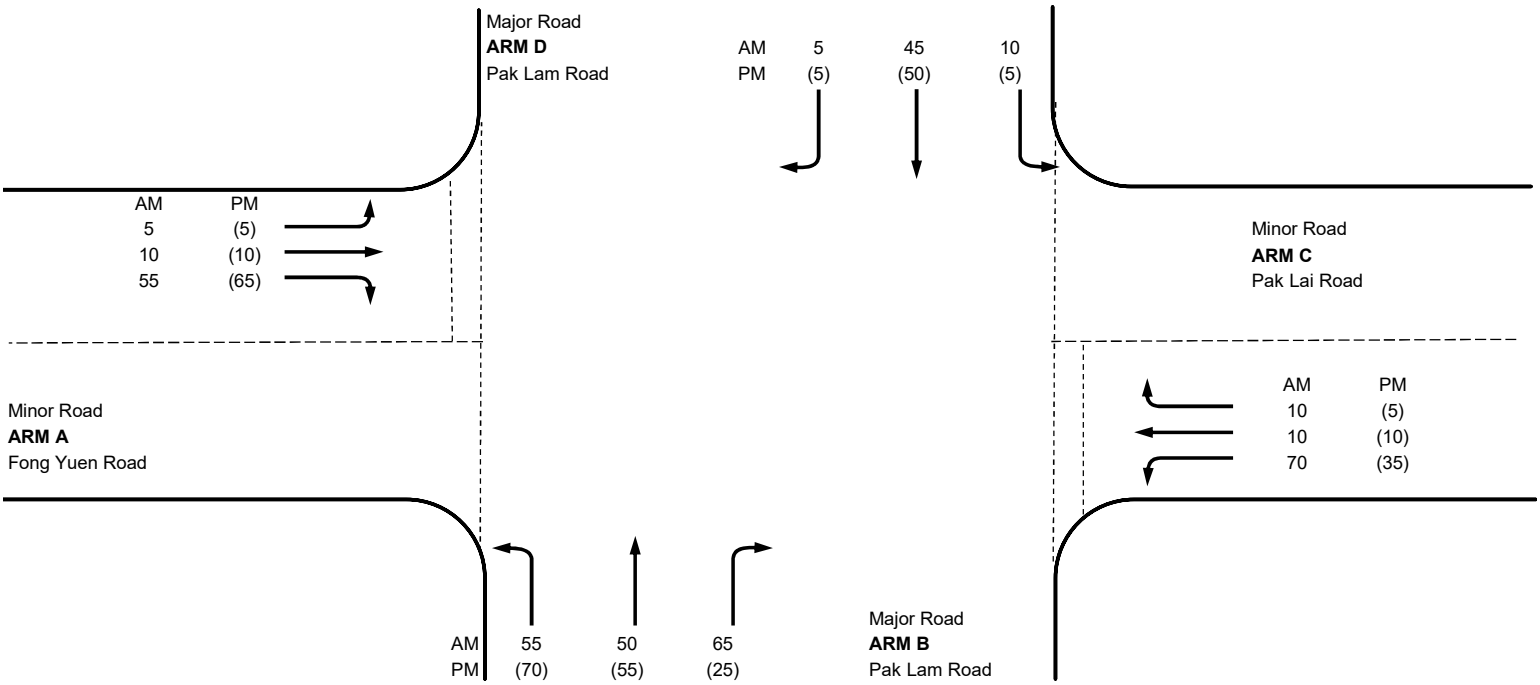
Appendix 2

Priority Junction Capacity Calculation

Junction : Fong Yuen Road / Pak Lam Road / Pak Lai Road Junction No. : J2

Scenario : 2024 Design Case (Weekend) Design Year : 2024

ARM A	Fong Yuen Road
ARM B	Pak Lam Road
ARM C	Pak Lai Road
ARM D	Pak Lam Road



GEOMETRY				**Arm A**				**Arm C**			
Major road width	W =	8.5	m	Lane widths	W_{A-B} =	2.2	m	Lane widths	W_{C-B} =	3.7	m
Central Reserve width	W_{cr} =	0	m		W_{A-D} =	2.9	m		W_{C-D} =	2.2	m
					W_{D-A} =	2.2	m		W_{B-C} =	3	m
Visibilities	V_{B-C} =	50	m	Visibilities	$V_{right\ A}$ =	30	m		$V_{right\ C}$ =	30	m
	V_{D-A} =	55	m		$V_{left\ A}$ =	30	m		$V_{left\ C}$ =	30	m
General Terms					X_A = 0.880	Y = 0.707			X_A = 0.813	Y = 0.707	
					X_B = 0.737	Z_B = 0.854			X_B = 0.737	Z_B = 0.923	
					X_C = 0.813	Z_D = 0.923			X_C = 0.880	Z_D = 0.854	
					X_D = 0.737				X_D = 0.737		

ANALYSIS

Arm A				**Arm B**				**Arm C**			**Arm D**			
				Left-turn?	**1**	**Right-turn?**	**1**				**Left-turn?**	**1**	**Right-turn?**	**1**
		AM	**PM**			**AM**	**PM**		**AM**	**PM**			**AM**	**PM**
Traffic	q_{A-B} =	5	5		q_{B-A} =	65	25	Traffic	10	10	Traffic	q_{D-A} =	10	5
Flows	q_{A-C} =	10	10		q_{B-C} =	55	70	Flows	10	5	Flows	q_{D-B} =	45	50
(pcu/hr)	q_{A-D} =	55	65		q_{B-D} =	50	55	(pcu/hr)	70	35	(pcu/hr)	q_{D-C} =	5	5
					M =	0.793						M =	0.857	
Capacities	μ_{A-D} =	634	644		μ_{B-A} =	434	434		586	583		μ_{D-A} =	679	682
					μ_{B-C} =	634	634					μ_{D-B} =	507	412
					μ_{B-D} =	470	474					μ_{D-C} =	411	508
					μ_{B-AC} =	507	565					μ_{D-AC} =	558	582
DFC	A-D	0.09	0.1		B-A	0.15	0.06		0.02	0.01		D-A	0.01	0.01
					B-C	0.09	0.11					D-B	0.09	0.12
					B-D	0.11	0.12					D-C	0.01	0.01
					B-AC	0.24	0.17					D-AC	0.03	0.02
					B-ACD	0.34	0.28					D-ABC	0.12	0.14
DFC		0.09	0.1			0.34	0.28	**DFC**	0.02	0.01	**DFC**		0.12	0.14

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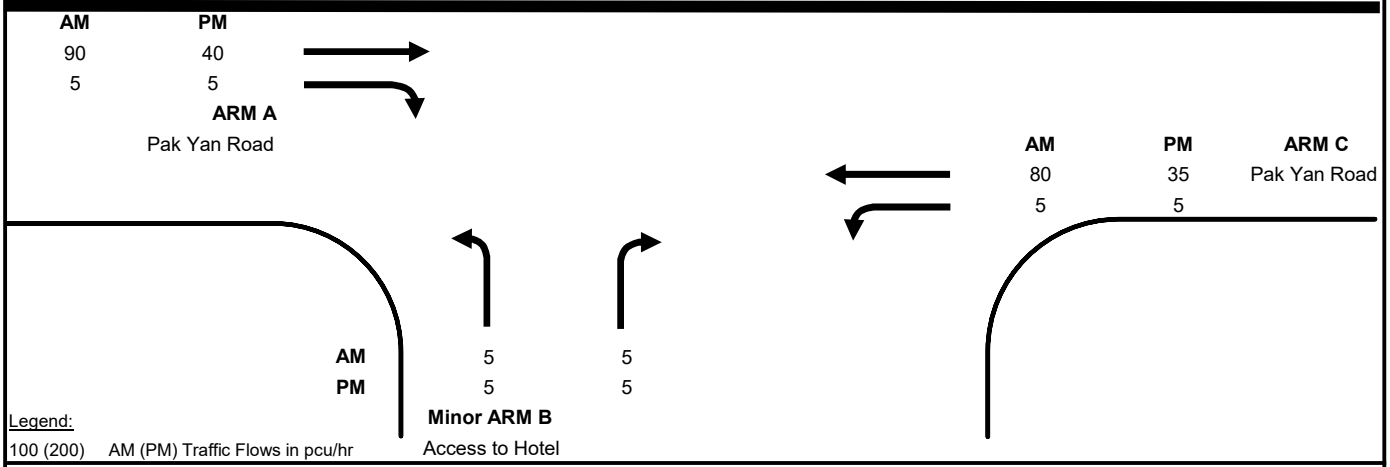
Critical DFC	**AM**	**PM**
	0.34	0.28

Priority Junction Capacity Calculation

asia infrastructure solutions

Junction:	Pak Yan Road / Local Road (Access to Hotel)	Junction No.:	J3
Scenario:	2024 Design Case (Weekend)	Design Year:	2024



Legend:
100 (200) AM (PM) Traffic Flows in pcu/hr

GEOMETRY

Major road width	W	12.00	m	Lane widths	w(b-c)	2.30	m
Central Reserve width	Wcr	0.00	m		w(b-a)	2.30	m
2 Lane Minor Arm (Y/N)		N			w(a-b)	2.05	m
Visibilities	Vr(b-c)	100	m	Calculated	D	0.83	
	Vl(b-c)	100	m		E	0.82	
	Vr(b-a)	50	m		F	0.79	
	Vr(a-b)	40	m		Y	0.59	

ANALYSIS

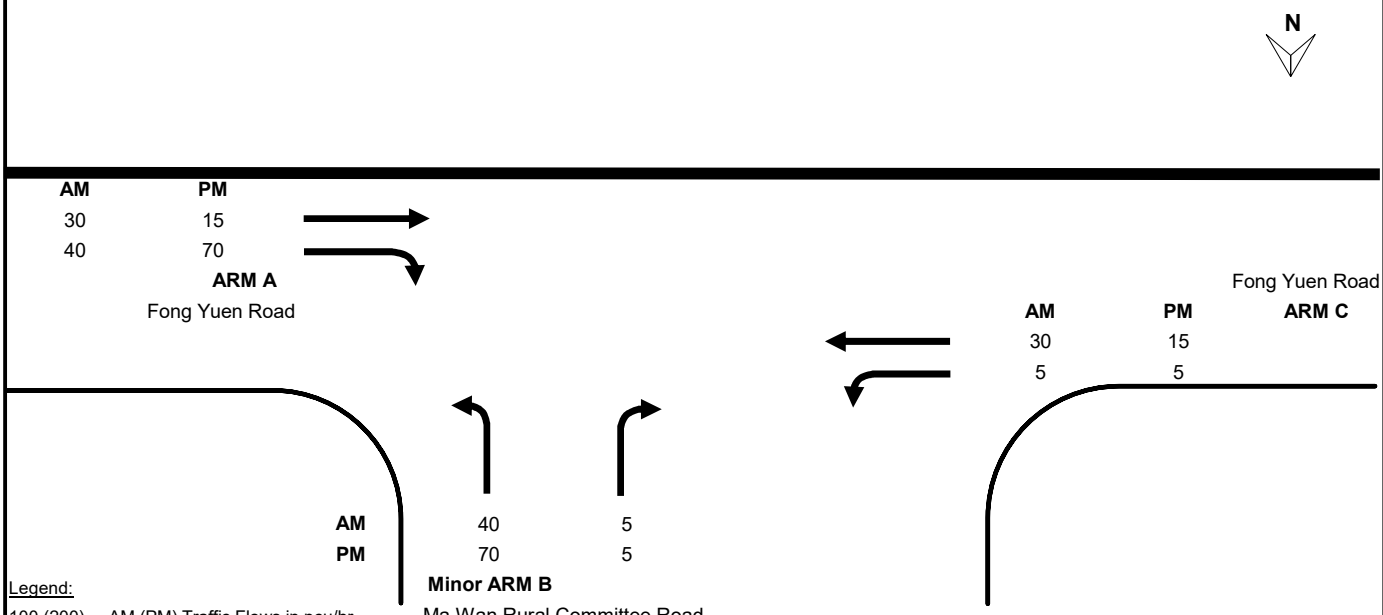
		AM	PM
Traffic Flows	q(c-a)	90	40
	q(c-b)	5	5
	q(a-b)	5	5
	q(a-c)	80	35
	q(b-a)	5	5
	q(b-c)	5	5
	f	0.50	0.50
Capacities	Q(b-a)	496	509
	Q(b-c)	595	603
	Q(c-b)	573	581
	Q(b-ac)	541	552
Design Flow to Capacity (DFC)	b-a	0.01	0.01
	b-c	0.01	0.01
	c-b	0.01	0.01
	b-ac	0.02	0.02
Critical DFC		**0.02**	**0.02**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

TPDM Vol 2.4
Appendix 1

Priority Junction Capacity Calculation

Junction:	Fong Yuen Road / Ma Wan Rural Committee Road	Junction No.:	J4
Scenario:	2024 Design Case (Weekend)	Design Year:	2024



Legend:
100 (200) AM (PM) Traffic Flows in pcu/hr

GEOMETRY

Major road width	W	7.85	m	Lane widths	w(b-c)	2.05	m
Central Reserve width	Wcr	0.00	m		w(b-a)	2.81	m
2 Lane Minor Arm (Y/N)		Y			w(a-b)	3.60	m
Visibilities	Vr(b-c)	80	m	Calculated	D	0.78	
	Vl(b-c)	80	m		E	0.87	
	Vr(b-a)	60	m		F	0.93	
	Vr(a-b)	50	m		Y	0.73	

ANALYSIS

		AM	PM
Traffic Flows	q(c-a)	30	15
	q(c-b)	40	70
	q(a-b)	5	5
	q(a-c)	30	15
	q(b-a)	5	5
	q(b-c)	40	70
	f	0.89	0.93
Capacities	Q(b-a)	469	466
	Q(b-c)	642	645
	Q(c-b)	686	690
	Q(b-ac)	616	629
Design Flow to Capacity (DFC)	b-a	0.01	0.01
	b-c	0.06	0.11
	c-b	0.06	0.10
	b-ac	0.00	0.00
Critical DFC		**0.06**	**0.11**

Where Vl and Vr are visibility distances to the left or right of the respective streams

D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))

E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))

F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))

Y = 1-0.0345W

f = proportion of minor traffic turning left

Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

TPDM Vol 2.4
Appendix 1

Roundabout Capacity Calculation

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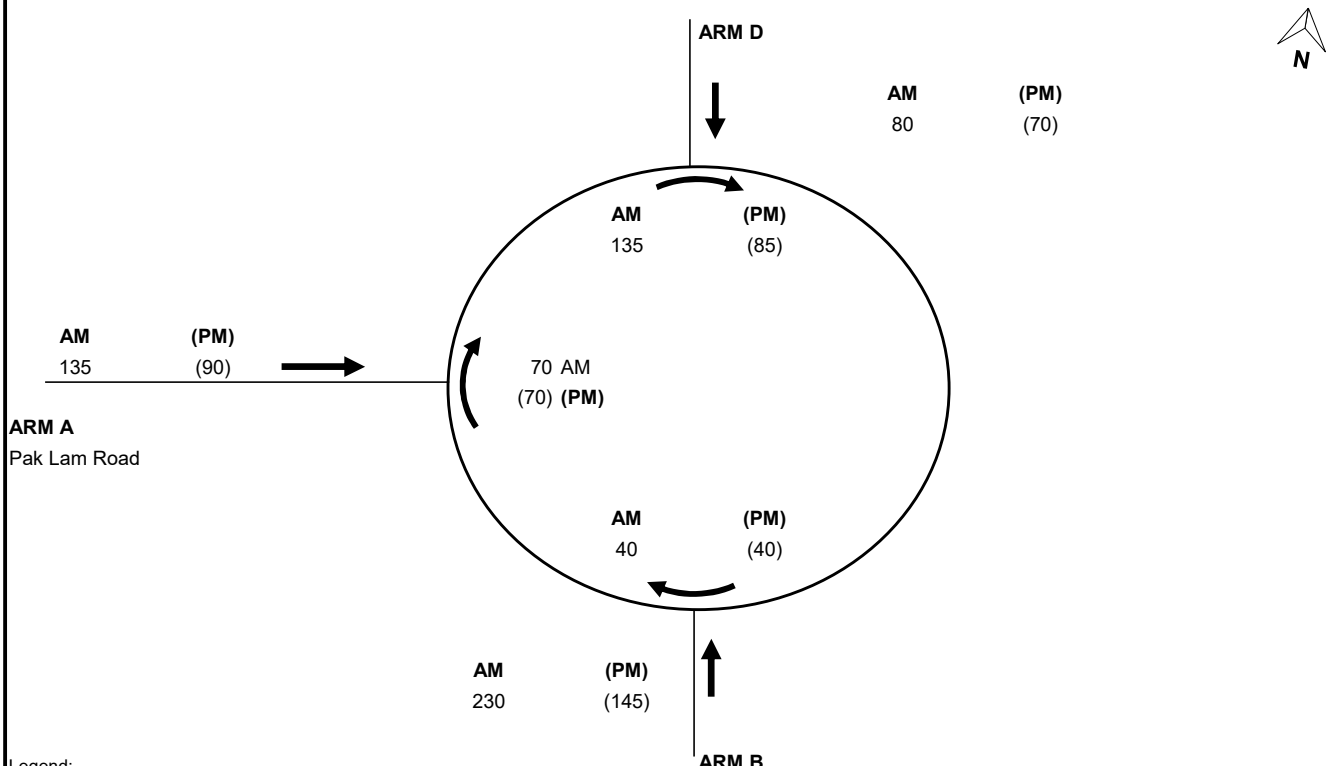
Junction: Pak Lam Road / Ma Wan Road

Junction No.: J1

Scenario: 2024 Design Case (Weekday)

Design Year: 2024



Legend:
100 (200) AM (PM) Traffic Flows in pcu/hr

GEOMETRY		Arm A	Arm B	Arm D
Approach half width (m)	v	4.5	3.0	4.0
Entry width (m)	e	5.0	5.2	15.0
Effective length of flare (m)	L	5.0	5.0	20.0
Entry radius (m)	r	40	25	25
Inscribed circle diameter (m)	D	42	42	42
Entry angle (degree)	φ			

CALCULATION				
Sharpness of flare = 1.6(E-V)/L	S	0.16	0.70	0.88
1-0.00347(A-30)-0.978(1/R-0.05)	K	1.13	1.11	1.11
V + ((E-V)/(1+2S))	x_2	4.88	3.91	7.99
exp((D-60)/10)	M	0.17	0.17	0.17
$303x_2$	F	1478.27	1185.83	2419.61
1+(0.5/(1+M))	t_D	1.43	1.43	1.43
$0.21t_D(1+0.2x_2)$	f_c	0.59	0.54	0.78

FLOWS & DFC

	Qc = Circulating flow across entry (pcu/h)		Qe= Entry Capacity K(F-Fc*Qc)		Q = Entry flow (pcu/h)		DFC	
	AM	PM	AM	PM	AM	PM	AM	PM
Arm A	70	(70)	1621	1621	135	(90)	0.08	0.06
Arm B	40	(145)	1297	1234	230	(145)	0.18	0.12
Arm C	0	(0)	0	0	0	(0)	0.00	0.00
Arm D	135	(85)	2578	2621	80	(70)	0.03	0.03

	AM	PM
Critical Arm:	**Arm B**	**Arm B**
Critical DFC:	**0.18**	**0.12**

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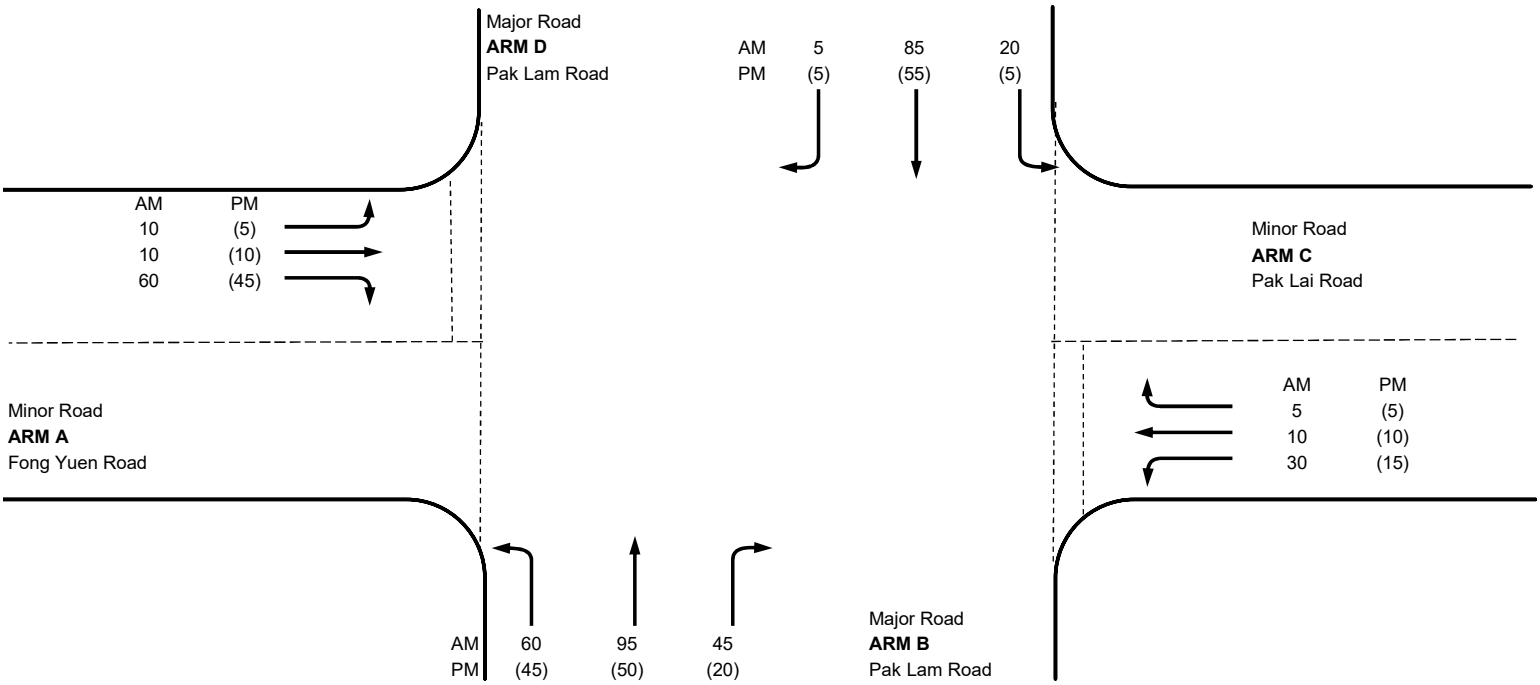
Appendix 2

Priority Junction Capacity Calculation

Junction : Fong Yuen Road / Pak Lam Road / Pak Lai Road Junction No. : J2

Scenario : 2024 Design Case (Weekday) Design Year : 2024

ARM A	Fong Yuen Road
ARM B	Pak Lam Road
ARM C	Pak Lai Road
ARM D	Pak Lam Road



GEOMETRY				Arm A				Arm C			
Major road width	W =	8.5	m	Lane widths	W_{A-B} =	2.2	m	Lane widths	W_{C-B} =	3.7	m
Central Reserve width	W_{cr} =	0	m		W_{A-D} =	2.9	m		W_{C-D} =	2.2	m
					W_{D-A} =	2.2	m		W_{B-C} =	3	m
Visibilities	V_{B-C} =	50	m	Visibilities	$V_{right\ A}$ =	30	m		$V_{right\ C}$ =	30	m
	V_{D-A} =	55	m		$V_{left\ A}$ =	30	m		$V_{left\ C}$ =	30	m
General Terms					X_A = 0.880	Y = 0.707			X_A = 0.813	Y = 0.707	
					X_B = 0.737	Z_B = 0.854			X_B = 0.737	Z_B = 0.923	
					X_C = 0.813	Z_D = 0.923			X_C = 0.880	Z_D = 0.854	
					X_D = 0.737				X_D = 0.737		

ANALYSIS

Arm A		AM	PM	Arm B		AM	PM	Arm C		AM	PM	Arm D		AM	PM
				Left-turn?	1	Right-turn?	1					Left-turn?	1	Right-turn?	1
Traffic	q_{A-B} =	10	5		q_{B-A} =	45	20	Traffic		10	10	Traffic	q_{D-A} =	20	5
Flows	q_{A-C} =	10	10		q_{B-C} =	60	45	Flows		5	5	Flows	q_{D-B} =	85	55
(pcu/hr)	q_{A-D} =	60	45		q_{B-D} =	95	50	(pcu/hr)		30	15	(pcu/hr)	q_{D-C} =	5	5
					M =	0.793							M =	0.857	
Capacities	μ_{A-D} =	645	648		μ_{B-A} =	425	437			584	589		μ_{D-A} =	683	684
					μ_{B-C} =	633	634						μ_{D-B} =	510	425
					μ_{B-D} =	475	481						μ_{D-C} =	406	516
					μ_{B-AC} =	523	557						μ_{D-AC} =	601	588
DFC	A-D	0.09	0.07		B-A	0.11	0.05			0.01	0.01		D-A	0.03	0.01
					B-C	0.09	0.07						D-B	0.17	0.13
					B-D	0.2	0.1						D-C	0.01	0.01
					B-AC	0.20	0.12						D-AC	0.04	0.02
					B-ACD	0.4	0.22						D-ABC	0.21	0.15
DFC		0.09	0.07			0.40	0.22	**DFC**		0.01	0.01	**DFC**		0.21	0.15

asia infrastructure solutions

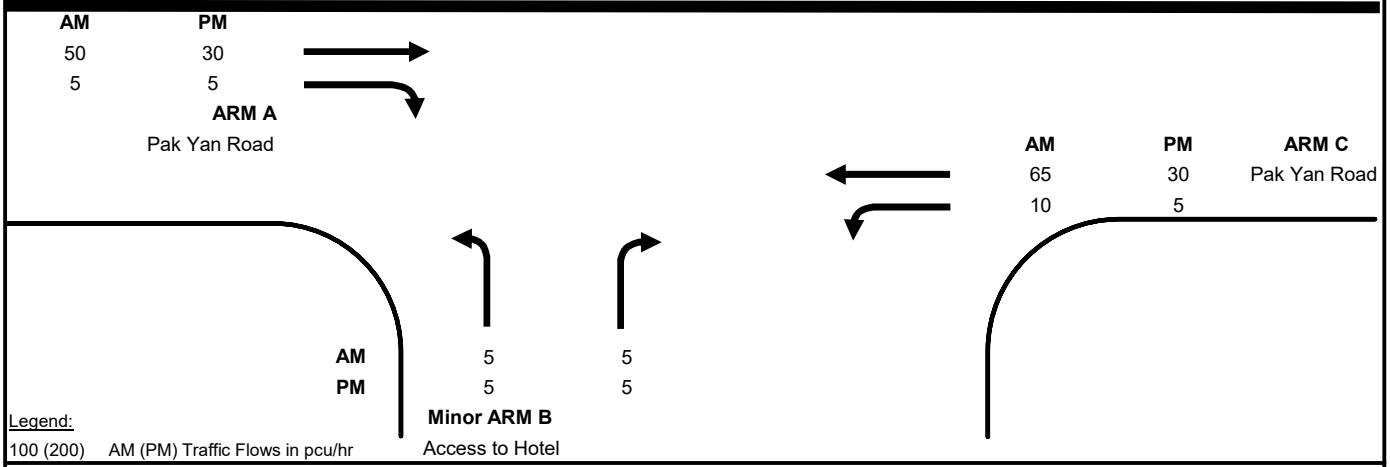
Critical DFC	AM	PM
	0.40	0.22

Priority Junction Capacity Calculation

asia infrastructure solutions

Junction: Pak Yan Road / Local Road (Access to Hotel) | Junction No.: J3

Scenario: 2024 Design Case (Weekday) | Design Year: 2024



Legend:
100 (200) AM (PM) Traffic Flows in pcu/hr

GEOMETRY							
Major road width	W	12.00	m	Lane widths	w(b-c)	2.30	m
Central Reserve width	Wcr	0.00	m		w(b-a)	2.30	m
2 Lane Minor Arm (Y/N)		N			w(a-b)	2.05	m
Visibilities	Vr(b-c)	100	m	Calculated	D	0.83	
	Vl(b-c)	100	m		E	0.82	
	Vr(b-a)	50	m		F	0.79	
	Vr(a-b)	40	m		Y	0.59	

ANALYSIS		AM	PM
Traffic Flows	q(c-a)	50	30
	q(c-b)	5	5
	q(a-b)	10	5
	q(a-c)	65	30
	q(b-a)	5	5
	q(b-c)	5	5
	f	0.50	0.50
Capacities	Q(b-a)	502	511
	Q(b-c)	597	604
	Q(c-b)	575	581
	Q(b-ac)	546	554
Design Flow to Capacity (DFC)	b-a	0.01	0.01
	b-c	0.01	0.01
	c-b	0.01	0.01
	b-ac	0.02	0.02
Critical DFC		**0.02**	**0.02**

Where Vl and Vr are visibility distances to the left or right of the respective streams

D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))

E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))

F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))

Y = 1-0.0345W

f = proportion of minor traffic turning left

Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

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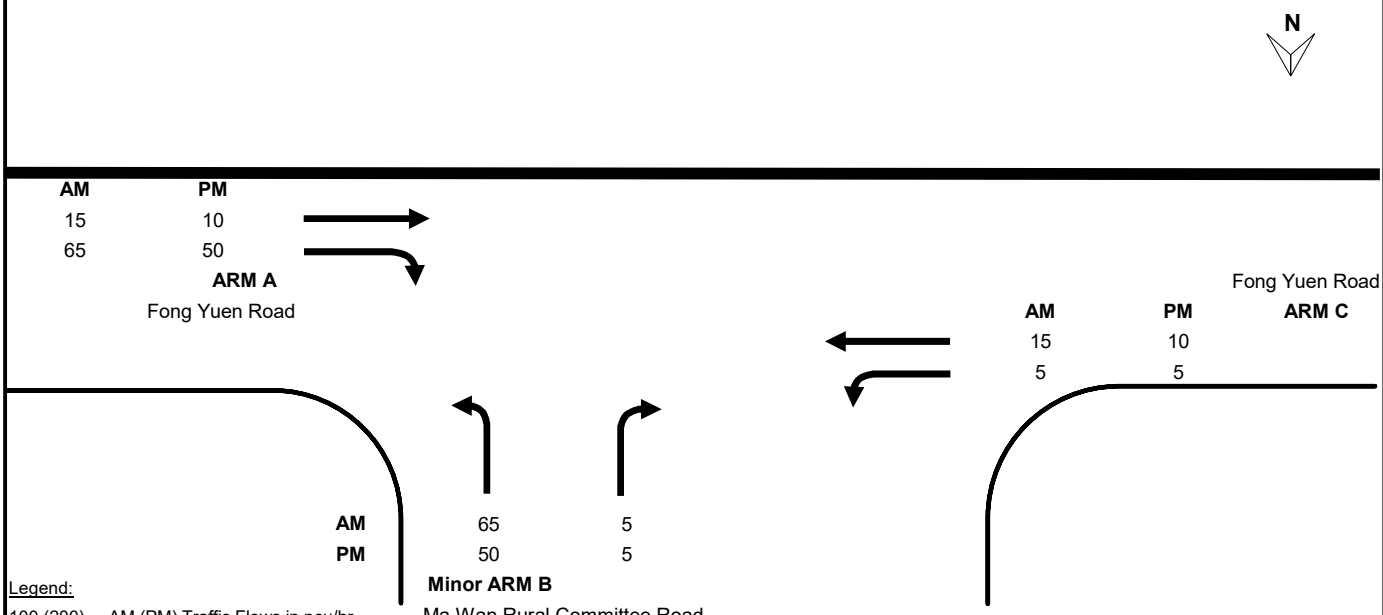
Appendix 1

Priority Junction Capacity Calculation

Junction:	Fong Yuen Road / Ma Wan Rural Committee Road	Junction No.:	J4
Scenario:	2024 Design Case (Weekday)	Design Year:	2024



Legend:
100 (200) AM (PM) Traffic Flows in pcu/hr

GEOMETRY

Major road width	W	7.85 m	Lane widths	w(b-c)	2.05 m
Central Reserve width	Wcr	0.00 m		w(b-a)	2.81 m
2 Lane Minor Arm (Y/N)		Y		w(a-b)	3.60 m
Visibilities	Vr(b-c)	80 m	Calculated	D	0.78
	Vl(b-c)	80 m		E	0.87
	Vr(b-a)	60 m		F	0.93
	Vr(a-b)	50 m		Y	0.73

ANALYSIS

		AM	PM
Traffic Flows	q(c-a)	15	10
	q(c-b)	65	50
	q(a-b)	5	5
	q(a-c)	15	10
	q(b-a)	5	5
	q(b-c)	65	50
	f	0.93	0.91
Capacities	Q(b-a)	467	473
	Q(b-c)	645	646
	Q(c-b)	690	691
	Q(b-ac)	628	626
Design Flow to Capacity (DFC)	b-a	0.01	0.01
	b-c	0.10	0.08
	c-b	0.09	0.07
	b-ac	0.00	0.00
Critical DFC		**0.10**	**0.08**

Where Vl and Vr are visibility distances to the left or right of the respective streams

D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))

E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))

F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))

Y = 1-0.0345W

f = proportion of minor traffic turning left

Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

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Appendix 1

Appendix F

Preliminary Environmental Review

Intended for
Ma Wan Park Limited

Document type
Report

Date
December 2024

MA WAN PARK PHASE II - S.16 APPLICATION FOR PROPOSED SHORT-TERM ACCOMMODATION IN THE RESTYLED MA WAN VILLAGE

PRELIMINARY ENVIRONMENTAL REVIEW

RAMBOLL

MA WAN PARK PHASE II - S.16 APPLICATION FOR PROPOSED SHORT-TERM ACCOMMODATION IN THE RESTYLED MA WAN VILLAGE

ENVIRONMENTAL REVIEW

Revision **0**
Date **10/12/2024**
Prepared by

Approved by **Tony Cheng**

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1.0 BACKGROUND

1.1 Introduction

1.1.1 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.

1.1.2 Given that there are no changes to the proposed GFA and other development parameters under the current planning application, but only to broaden the uses allowed in the Restyled Ma Wan Village (i.e. 'Hotel (Holiday House)' for guesthouse / short-term accommodation purpose and 'Place of Entertainment' for more innovative types of arts operation), it is anticipated that there would not be any insurmountable problems for the proposed amendments to the Approved MLP to allow greater flexibility in future operation of the Restyled Ma Wan Village."

1.1.3 Ramboll Hong Kong Limited is commissioned by the Project Proponent to carry out this environmental review to address the potential environmental impacts upon this proposed conversion use.

1.2 The Ma Wan Park Development

1.2.1 The proposed Ma Wan Park development is situated on Ma Wan Island to the north of the existing Lantau Link. To the north are the areas proposed for the new village development and residential development. A slip-road to and from the existing Lantau Link will extend to the east of the site. The eastern boundary of the proposed development extends to Tung Wan Beach. The latest Master Layout Plan of the Ma Wan Park development is presented in **Figure 1-1** for reference.

1.2.2 In addition to the new village and residential development (Park Island), there is an existing camp site occupied by the Salvation Army. The Ma Wan Park development has been designed on the basis that these two facilities will be independently retained.

1.2.3 The retained village houses east of the Solar Tower and Exhibition Centre is used for Short-term Accommodation. The Noah's Ark, the exhibition centre plus short-term accommodation, is located east of the Ma Wan Park.

1.2.4 The old Ma Wan village houses, southwest of the Ma Wan Park along the waterfront of the Kung Tsai Wan are designed for art and exhibition use under the current MLP.

1.3 Environmental Appraisal

1.3.1 **Figure 1-1** also shows the location of the restyled village houses.

1.3.2 All the restyled village houses are connected with sewerage network of the Ma Wan Park. Therefore, there should not have any potential water quality impact due to the proposed uses. Sewage impact assessment is carried out in a separate report.

1.3.3 All the restyled village houses are located more than 230m from the Lantau Link. The required HKPSG buffer for Trunk Road with 20m is fulfilled. Also, there is no public road connected to these houses. There would not have any adverse air quality impact upon the restyled village houses.

1.3.4 Although air conditioning system will be provided, the visitors of the restyled village houses during short accommodation use may still open the window, and so the occupants may be subject to noise impact. The review of the noise impacts due to different sources will be discussed in the following sections.

2.0 RAIL NOISE IMPACT ASSESSMENT

2.1 Relevant Legislation and Standards

Noise Control Ordinance (NCO)

2.1.1 The Noise Control Ordinance (NCO) provides the statutory controls to restrict and reduce the nuisance caused by environmental noise. The Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites (IND-TM) details the procedures for the measurement and assessment of noise emanating from places other than domestic premises, public places or construction sites. The potential rail noise impact on the noise sensitive receivers (NSR) which rely on opened windows for ventilation within the boundary of the proposed Ma Wan Park development shall comply with the Acceptable Noise Level (ANL) laid down in Table 2 of IND-TM.

Hong Kong Planning and Standards and Guidelines (HKPSG)

2.1.2 Noise standards are recommended in Chapter 9 of the HKPSG for planning against possible rail traffic noise impacts. For domestic premises use which rely on opened windows for ventilation planned to be within the proposed Ma Wan Park development, the standard for rail noise level expressed in terms of $L_{eq(24\ hour)}$ and $L_{max(2300\text{-}0700)}$ is recommended not to exceed 65 dB(A) and 85 dB(A) respectively for new dwellings.

2.2 Area Sensitivity Rating for Noise Sensitive Receivers

2.2.1 IND-TM under NCO stipulates the compliance with objective technical criteria in the form of ANL for a particular NSR. The determination of an appropriate ANL is dependent upon the type of the area within which the NSR is situated, that is determined by the Area Sensitivity Rating (ASR), and the time of day under consideration.

2.2.2 The restyled Ma Wan Village houses are located within the boundary of the proposed Ma Wan Park development and is proposed to be used for short-term accommodation use. Though air-conditionings would be provided for these village houses, they can still rely on opened windows for ventilation and therefore is considered to be sensitive to rail noise impact arising from the running trains of the Tung Chung Line (TCL) and Airport Express Line (AEL) of Mass Transit Railway (MTR) Corporation along the Lantau Link. In view of the nearest NSR which would rely on opened windows for ventilation to the TCL and AEL, N1 is selected as the representative NSR as shown in **Figure 3-1** for the rail noise impact assessment.

2.2.3 In determining the ANL of the area containing the concerned NSRs, ASR of Category B has been chosen which is the category for low density residential area consisting of low-rise or isolated high-rise developments in Ma Wan Island and indirectly affected by an influencing factor, which is the Lantau Link for the subject case (refer to **Table 3-1**). Thus, 65 dB(A) for daytime and evening time, and 55 dB(A) for night-time should be the appropriate ANLs for the NSR determined from Table 2 of IND-TM (refer to **Table 3-2**).

Table 1-1 Area Sensitivity Ratings (ASRs)[1]

Type of Area Containing NSR	Degree to which NSR is affected by Influencing Factor		
	Not Affected	Indirectly Affected	Directly Affected
(i) Rural area, including country parks or village type developments	A	B	B
(ii) Low density residential area consisting of low-rise or isolated high-rise developments	A	B	C
(iii) Urban area	B	C	C
(iv) Area other than those above	B	B	C

Table 3-2 Acceptable Noise Level (ANL)[2]

Area Sensitivity Ratings in relevant Time Periods	ASR		
	A	B	C
Day (0700 to 1900 hours)	60	65	70
Evening (1900 to 2300 hours)			
Night (2300 to 0700 hours)	50	55	60

2.3 Noise Sensitive Receiver

2.3.1 The current planning application is to explore the feasibility to adopt short term accommodation use at the existing restyled village houses. Although these existing village houses will be equipped with air conditioning system for short term accommodation use like hostel/hotel use, the tourists may still open the windows for enjoying the view. These short-term accommodation houses would be considered as noise sensitive receivers.

2.3.2 Figure 2.1 shows the location of the restyled village houses. The nearest house (N1) is selected as the representative noise sensitive receiver. The shortest horizontal distance from this house to the railway track is about 238m.

2.4 Operation information of the Railway

2.4.1 The operation details, including the SEL source term of TCL and AEL as presented in the recently approved EIA report for Tung Chung Line Extension (TCL Extension EIA; AEIAR-235/2022) are adopted in the assessment. These are shown in **Table 3-3**.

[1] Table 1 of the Technical Memorandum for the Assessment of Noise from Places other than Domestic Premised, Public Places or Construction Sites

[2] Table 2 of the Technical Memorandum for the Assessment of Noise from Places other than Domestic Premised, Public Places or Construction Sites

Table 3-3 Operation details of TCL and AEL[3]

Operation Parameter	Train Type	
	TCL	AEL
Maximum Train Length, m	184.2	184.2
No. of car	8	8
Headway per 30 minutes (both direction)	16 (daytime and evening time) / 8 (night-time)	8 (daytime and evening time) / 8 (night-time)
Maximum SEL for 1 car at 25m at 135 km/h, dB(A)	81.9	81.9
Maximum SEL for 8 cars at 25m at 135 km/h, dB(A)	90.9	90.9

2.4.2 Both TCL and AEL are running in the same track underneath the Tsing Ma Bridge. Below is the photo of the railway track under the bridge taking from the location in front of the Restyled village houses. In general, there is no line of sight from the village houses to the train travelling along the track.

2.5 Railway Noise Impact Review

2.5.1 With the enclosed railway, there is no line of sight from the restyled village houses to the travelling of the TCL and AEL. The buffer distance from the nearest village houses to the TCL and AEL is more than 230m.

2.5.2 During the site visit, no noticeable railway noise was heard at the village houses.

2.5.3 With the no line of sight and long buffer distance, it is considered the future user of the short-term accommodation at the village houses would not be subject to adverse railway noise impact.

[3] Table 4.6.3 and 4.6.4 of the Environmental Impact Assessment Report for Tung Chung Line Extension (AEIAR-235/2022)

3.0 AIRCRAFT NOISE IMPACT

3.1 Relevant Legislation and Standards

Hong Kong Planning and Standards and Guidelines (HKPSG)

3.1.1 Noise criteria for evaluating aircraft noise impact of various land uses are recommended in Chapter 9 of the HKPSG for planning against possible aircraft noise impacts. Aircraft noise standards for planning purposes for various land uses are expressed in terms of Noise Exposure Forecast (NEF). Table 4.1 of HKPSG laid down the noise criteria for various land uses, considering NEF noise contour increments of 25 or 30 NEF. For domestic premises use which rely on opened windows for ventilation, as in the case of the proposed Ma Wan Park development within the boundary, NEF25 contours shall be adopted for aircraft noise criterion.

3.2 Assessment Methodology

3.2.1 The Three Runway System Environmental (3RS) Impact Assessment Report (AEIAR-185/2014) (3RS EIA) predicted the NEF25 contours for the concerned areas, three various scenarios have been studied to project the future aircraft noise impact based on the operation mode of the Hong Kong International Airport at Chek Lap Kok. The three scenarios include:

Scenario 1 – Worst Operation Mode (i.e., Year 2030) represents the maximum aircraft noise emission associated with the worst operation mode that is expected to occur within the period when the 3RS commences operation to the year the 3RS reaches and operates at full capacity.

Scenario 2 – Interim Phase (i.e., Year 2021) represents the maximum aircraft noise emission scenario during the interim phase period.

Scenario 3 – Design Capacity (i.e., Year 2032) represents the maximum aircraft noise emission during the full operation at the design capacity of the 3RS.

3.2.2 Table 7.3.19 of the 3RS EIA (refer to **Table 4-1**) tabulated the approximate NEF range at Ma Wan is <25 under Scenario 1, Scenario 2 and Scenario 3, implying Ma Wan is generally close to but outside NEF25 under the three scenarios. The NEF25 contours (green line) under three different scenarios retrieved from the 3RS EIA are given in **Appendix A**.

Table 4-1 Approximate NEF Range at Concerned Areas under Future Scenarios[4]

Concerned Area	Scenario 1 NEF range	Scenario 2 NEF range	Scenario 3 NEF range
Ma Wan	<25	<25	<25

3.3 Assessment Result

3.3.1 With reference to the 3RS EIA Report, the proposed NSRs within the boundary of the proposed Ma Wan Park development are outside the NEF 25 contours under different scenarios. Thus, any NSRs proposed within the Ma Wan Park development would not subject to adverse aircraft noise impact.

4 Table 7.3.19 of the Three Runway System Environmental Impact Assessment Report (AEIAR-185/2014)

4.0 FIXED NOISE IMPACTS

4.1 Introduction

4.1.1 The current planning application is to explore the feasibility of convert the restyled village houses for short term accommodation use.

4.1.2 From the master layout plan, there are two new fixed noise sources, i.e. an enclosed Transformer Room and an enclosed sewage pumping station, located to close the stylised village houses. The location of the new transformer and sewage pumping station is shown in **Figure 4.1**.

4.1.3 The operation of these fixed noise sources may have potential noise impact up on the restyled village houses.

4.2 Site Visit

4.2.1 Site visit was carried out on 13 Nov 2024. Below are photos of the two fixed noise sources.

Totally Enclosed Sewage Pumping Station	Observation
	During the site visit, no noticable noise from the sewage pumping station was heard. The louvres of the pumping station are facing away from the restyled houses.

Totally Enclosed Transformer Room	Observation
	During the site visit, no noticable noise from the sewage pumping station was heard. The louvres of the transformer room are facing away from the restyled houses.

4.3 Fixed Noise Review Appraisal

4.3.1 Site visit was carried out on 13 Nov 2024. During the site visit, no noticeable noise was heard from these noise source. It is considered that the operation noise would not have any significant impact to the surrounding uses.

4.3.2 If the stylized village houses are used for short term accommodation, they will be equipped with air-conditioning system. Under normal operation, the occupants usually close the window. In addition, the louvres of these infrastructure are located away from the stylized village houses. The visitors of the stylized village house for short term accommodation would not be subject to any adverse noise impact.

5.0 TRAFFIC NOISE IMPACTS

5.1 Traffic Noise Impact from the Lantau Link

5.1.1 Apart from railway noise impact that has been assessed in Section 3, vehicular related noise impact from the Lantau Link has been considered. Principally, Ma Wan Island will not be adversely affected due to the large horizontal separation between the Lantau Link and the proposed Ma Wan Park development on Ma Wan Island. The distance between the nearest restyled village houses and the Lantau Link is approximately 230m and below the Lantau Link. The bridge structure would act as a barrier to further reduce the traffic noise from reaching the restyled village houses. In addition, air conditioning system will be provided for the restyled village houses, and under normal operation, the window will be closed. These NSRs, hence, would not subject to any unacceptable traffic noise impact.

5.1.2 Figure 5-1 shows the location of the Lantau Link and the nearest Restyled Village House which are proposed to be used for short term accommodation.

6.0 OVERALL ASSESSMENT CONCLUSIONS

6.1.1 An Environmental Review for the proposed short accommodation uses at the restyled village houses at Ma Wan Park development on Ma Wan Island has been conducted. This assessment aims to provide a qualitative review of this proposed use from an environmental point of view.

6.1.2 All the restyled village houses are connected with sewerage network of the Ma Wan Park. Therefore, there should not have any potential water quality impact due to the proposed uses. Sewage impact assessment is carried out in a separate report.

6.1.3 All the restyled village houses are located more than 230m from the Lantau Link. The required HKPSG buffer for Trunk Road with 20m is fulfilled. Also, there is no public road connected to these houses. There would not have any adverse air quality impact upon the restyled village houses.

6.1.4 Although air conditioning system will be provided, the visitors of the restyled village houses during short accommodation use may still open the window, and so the occupants may be subject to noise impact.

6.1.5 Noise impacts upon the restyled village houses for short term accommodation use in terms of rail noise, aircraft noise, fixed noise and traffic are found to be insignificant and shall be within an acceptable level.

6.1.6 Environmental impact upon the short term accommodation use at the restyled village houses had been studied. No adverse environmental impact is anticipated, and it is feasible for the proposed use from the environmental aspects.

FIGURES

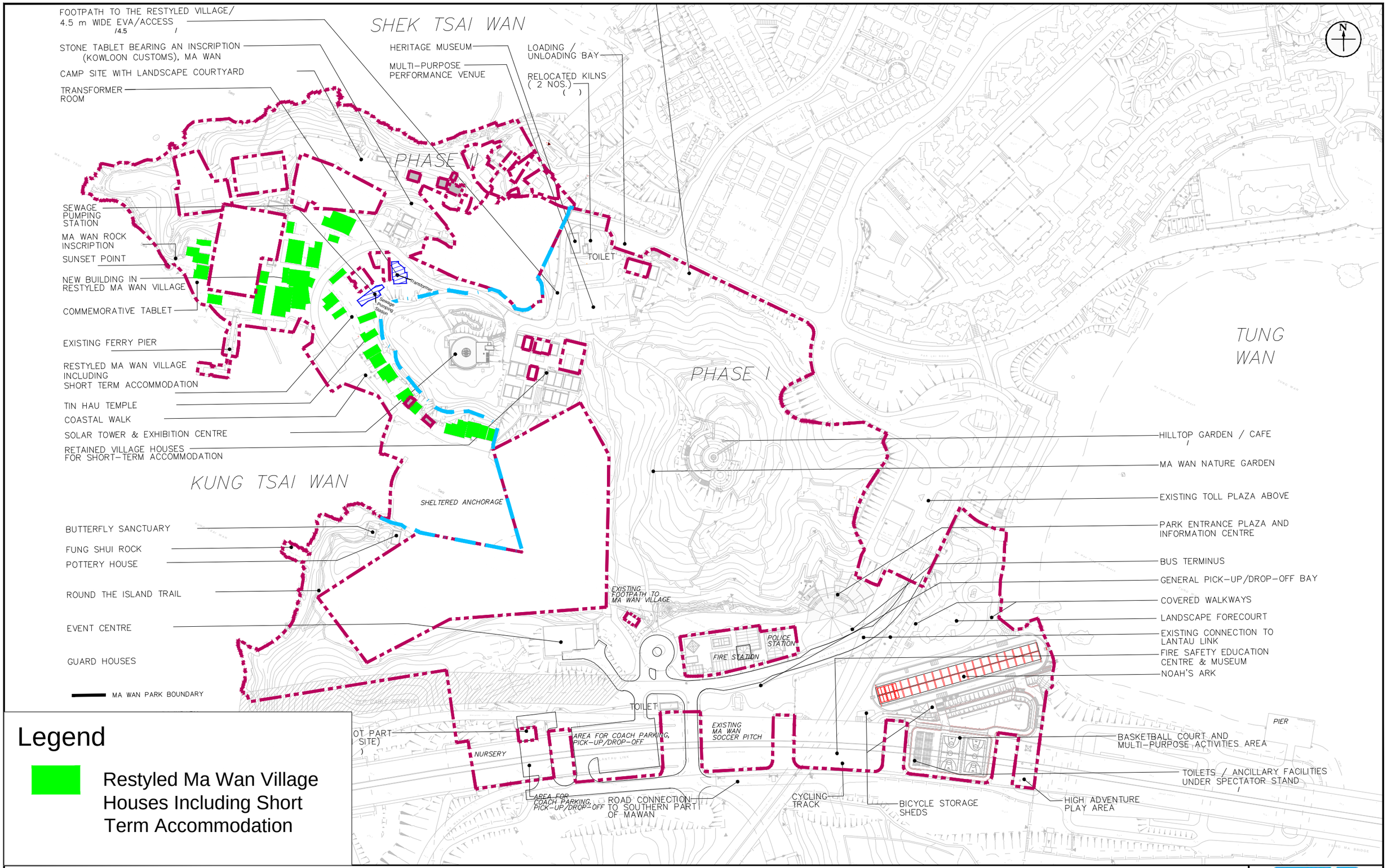

Figure: 1-1	RAMBOLL
Title: Master Layout Plan of the Ma Wan Park and the Location of the Restyled Village Houses for Short Term Accommodation	Drawn by: KK
	Checked by: TC
Project: Environmental Review - Ma Wan Park Phase II - S.16 Application for Proposed Short-term Accommodation in the Restyled Ma Wan Village	Rev.: 1.0
	Date: Dec 2024

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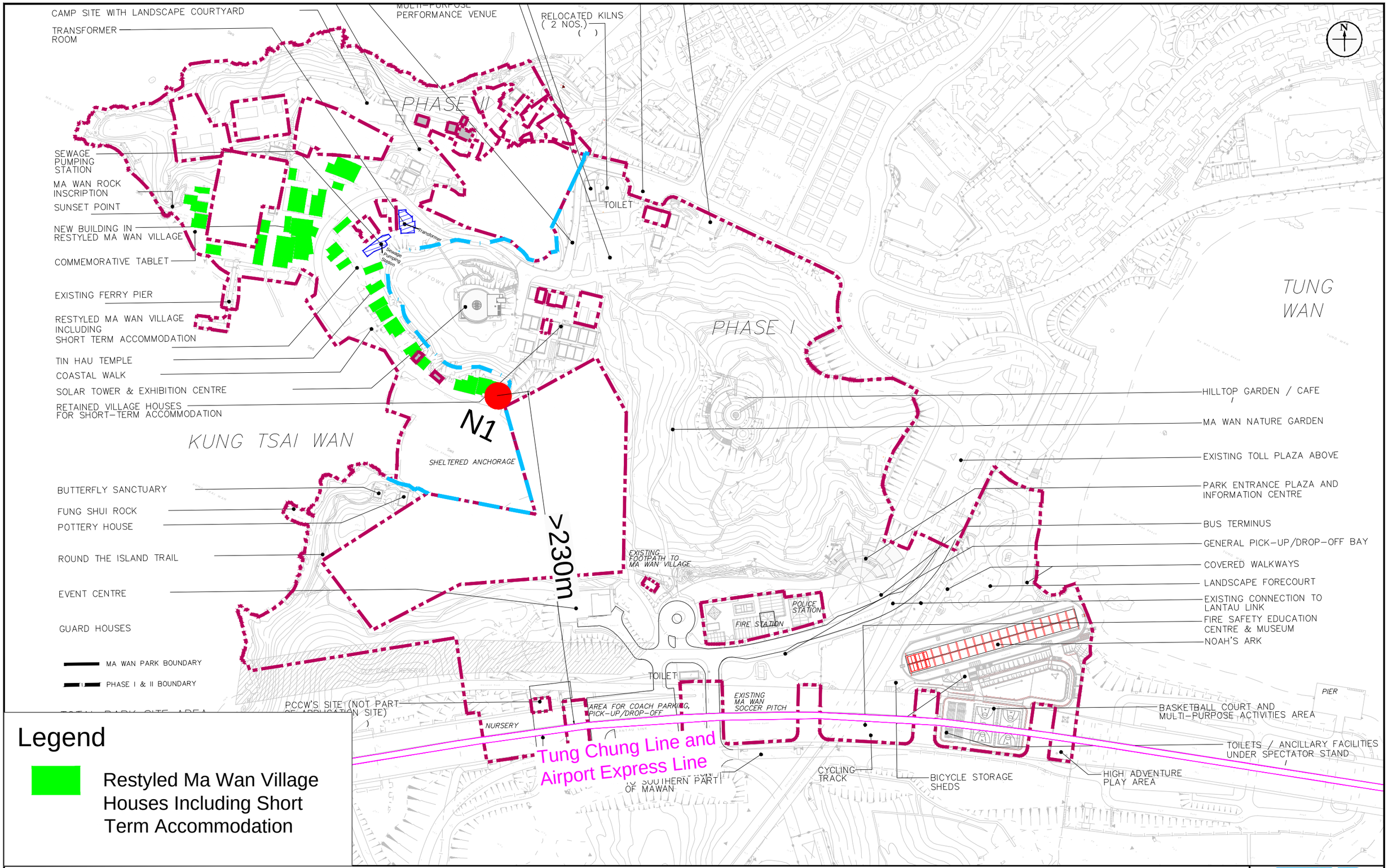
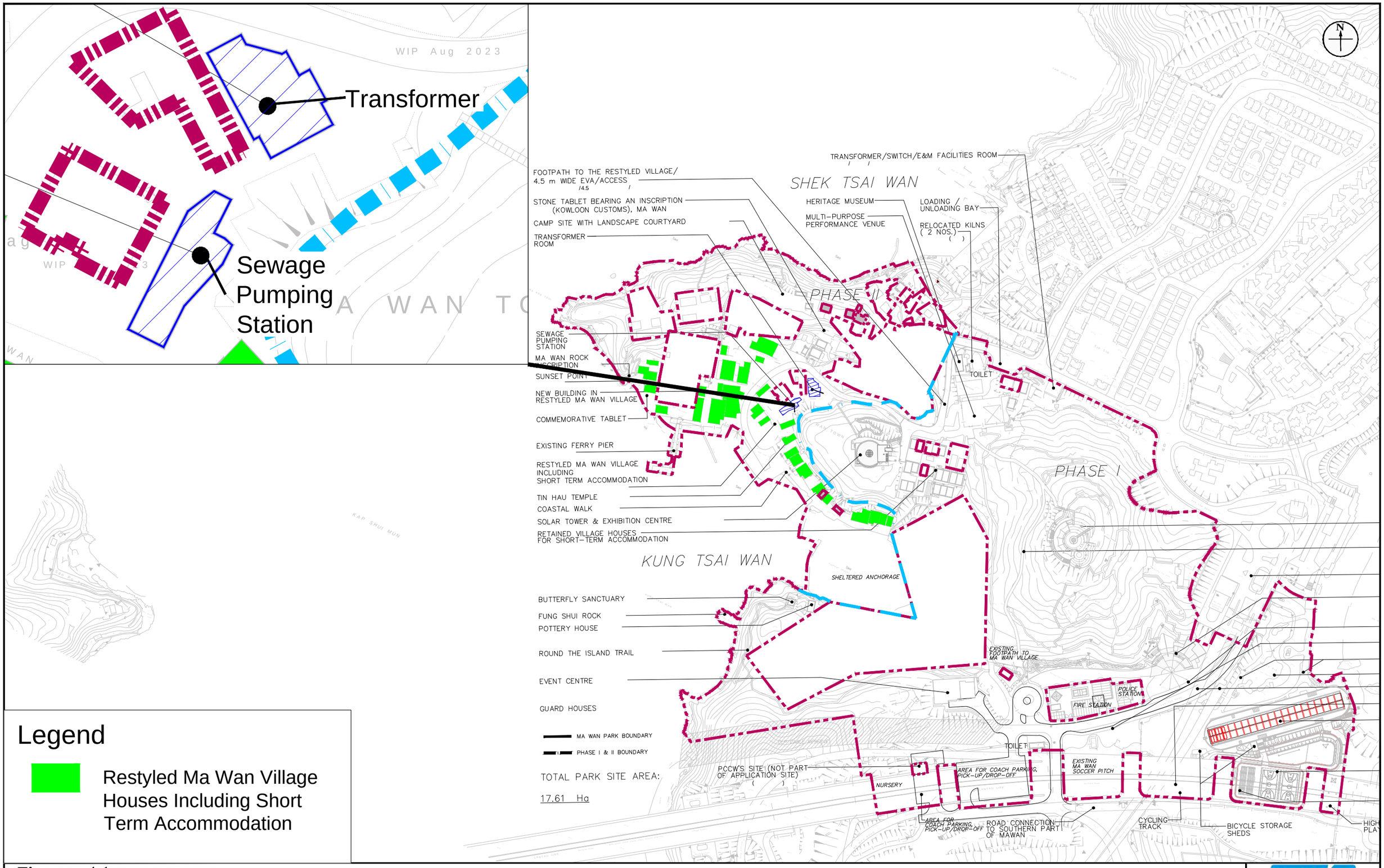


Legend

Restyled Ma Wan Village Houses Including Short Term Accommodation

Figure: 2-1		RAMBOLL
Title: Location of the Tung Chung Line and Airport Express Line and the Nearest Restyled Village House		Drawn by: KK
		Checked by: TC
Project: Environmental Review - Ma Wan Park Phase II - S.16 Application for Proposed Short-term Accommodation in the Restyled Ma Wan Village		Rev.: 1.0
		Date: Dec 2024

Q:\Projects\SHKMAWANEM01\03 Info\04 MLP\241205\A-1_20241205\ERR.dwg



Legend

Restyled Ma Wan Village Houses Including Short Term Accommodation

Figure:	4-1	RAMBOLL
Title:	Location of the New Totally Enclosed Sewage Pumping Station and Totally Enclosed Transformer Room	Drawn by: KK Checked by: TC
Project:	Environmental Review - Ma Wan Park Phase II - S.16 Application for Proposed Short-term Accommodation in the Restyled Ma Wan Village	Rev.: 1.0 Date: Dec 2024

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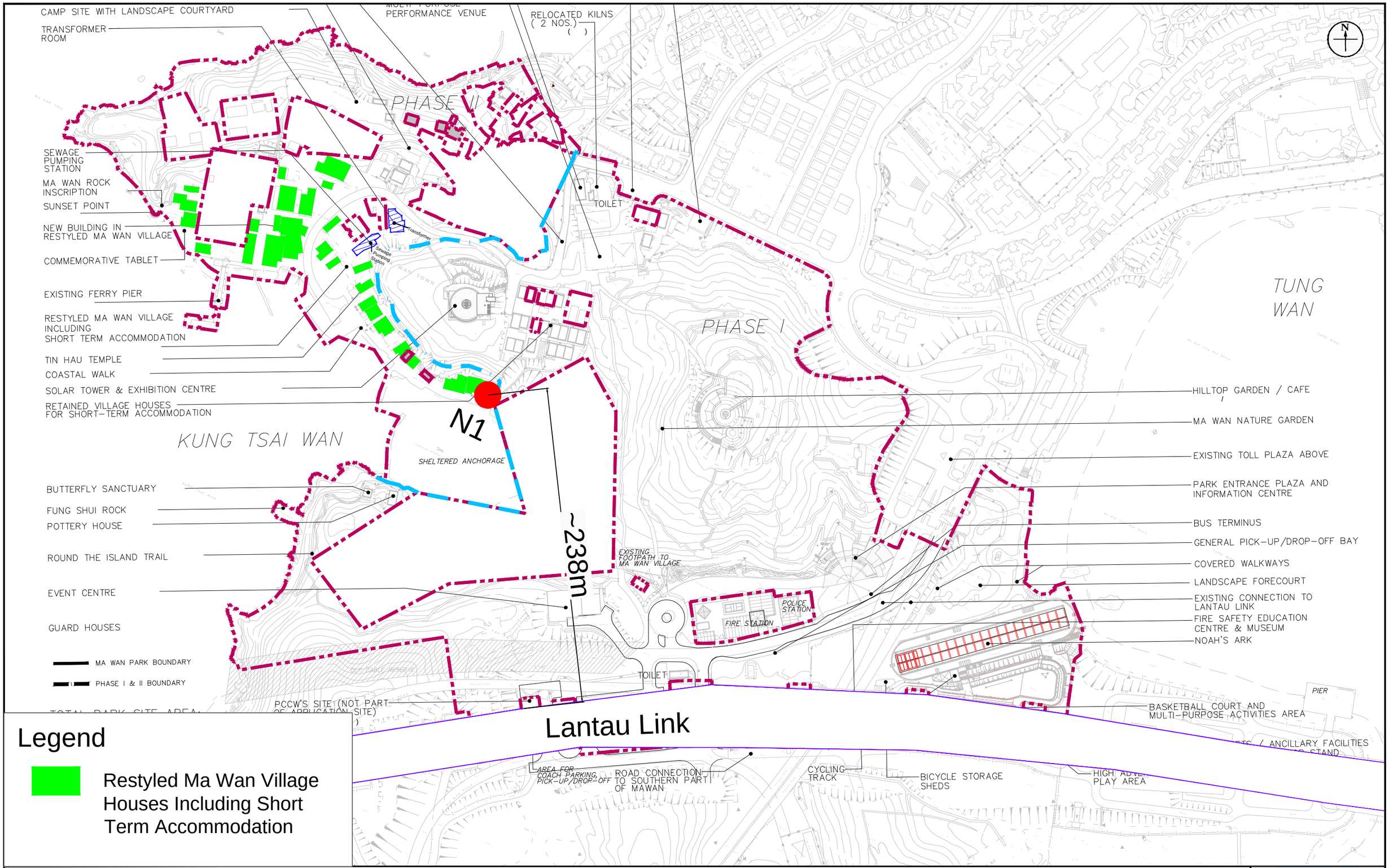

Legend

Restyled Ma Wan Village Houses Including Short Term Accommodation

Figure: 5-1		RAMBOLL
Title: Location of the Lantau Link and the Nearest Restyled Village House		Drawn by: KK
		Checked by: TC
Project: Environmental Review - Ma Wan Park Phase II - S.16 Application for Proposed Short-term Accommodation in the Restyled Ma Wan Village		Rev.: 1.0
		Date: Dec 2024

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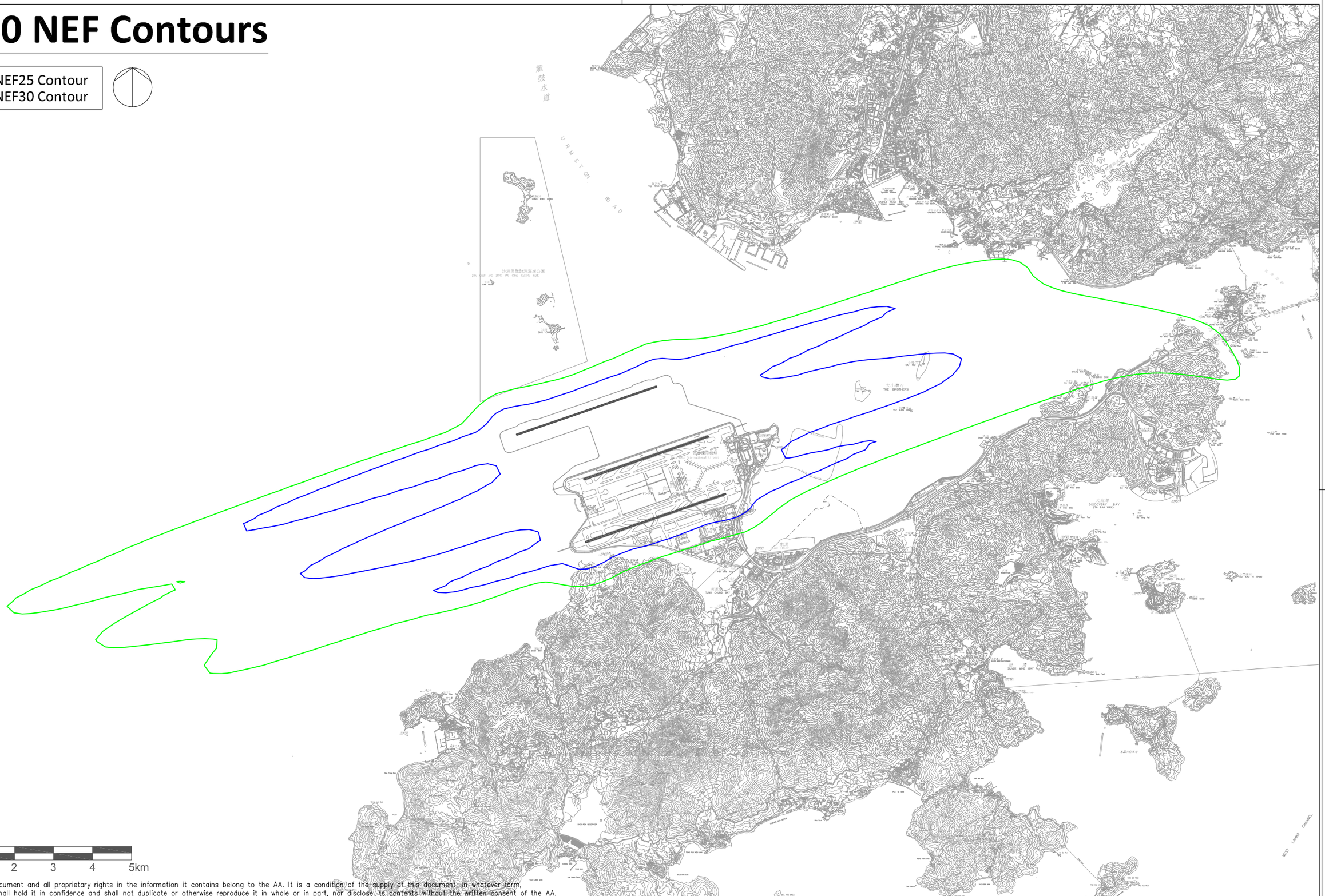
Appendix A
NEF25 Contours Retrieved from the 3RS EIA Report

2030 NEF Contours

NEF25 Contour
NEF30 Contour



0 1 2 3 4 5km

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B	27AUG13	REVISED DRAFT	TWKW
C	28OCT13	SECOND DRAFT	TWKW
D	21FEB14	THIRD DRAFT	TWKW
E	11MAR14	FINAL	TWKW

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Clymene Enterprises
Deltares
Ecosystems Limited
SDA Marine Limited
Urbis Limited
URS Hong Kong Ltd

Title

Noise Contours of Year 2030

Consultant's Signatures for Approval		Date
Design	HC	13SEP13
Checkers	HC	13SEP13
Design Supervisor	EC	21MAR14
Authorised Representative	AFK	21MAR14

EXPANSION OF HONG KONG INTERNATIONAL AIRPORT INTO A THREE-RUNWAY SYSTEM

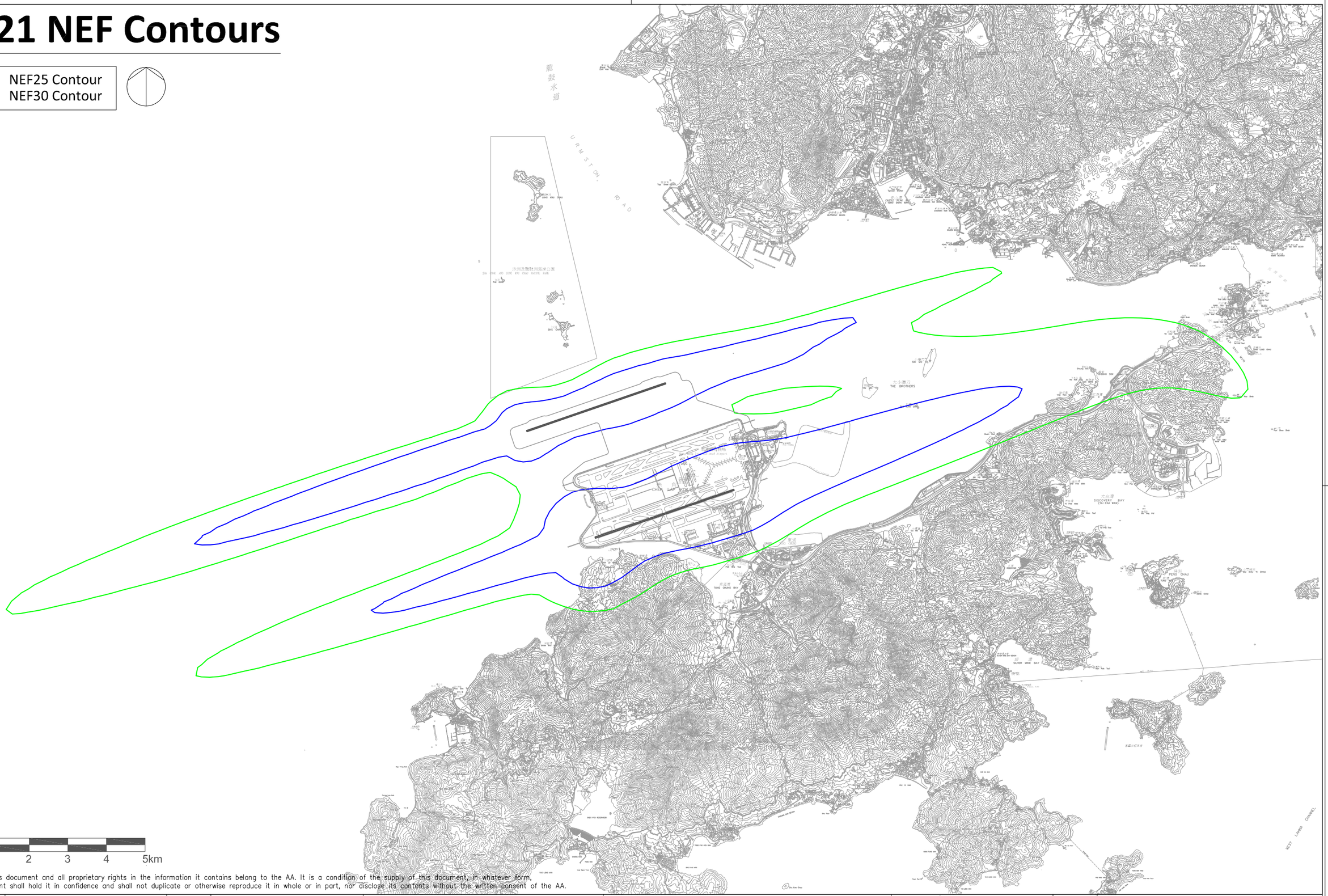
Drawing No. MCL/P132/EIA/7-3-007

Scale at A3: AS

Rev. E

2021 NEF Contours

NEF25 Contour
NEF30 Contour



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Lantau, Hong Kong Tel : (852) 2188 7111 Fax : (852) 2824 0717

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Urbis Limited
URS Hong Kong Ltd

Title

Noise Contours of Year 2021

Consultant's Signatures for Approval		Date
Design	HC	13SEP13
Checkers	HC	13SEP13
Design Supervisor	EC	21MAR14
Authorised Representative	AFK	21MAR14

EXPANSION OF HONG KONG INTERNATIONAL AIRPORT INTO A THREE-RUNWAY SYSTEM

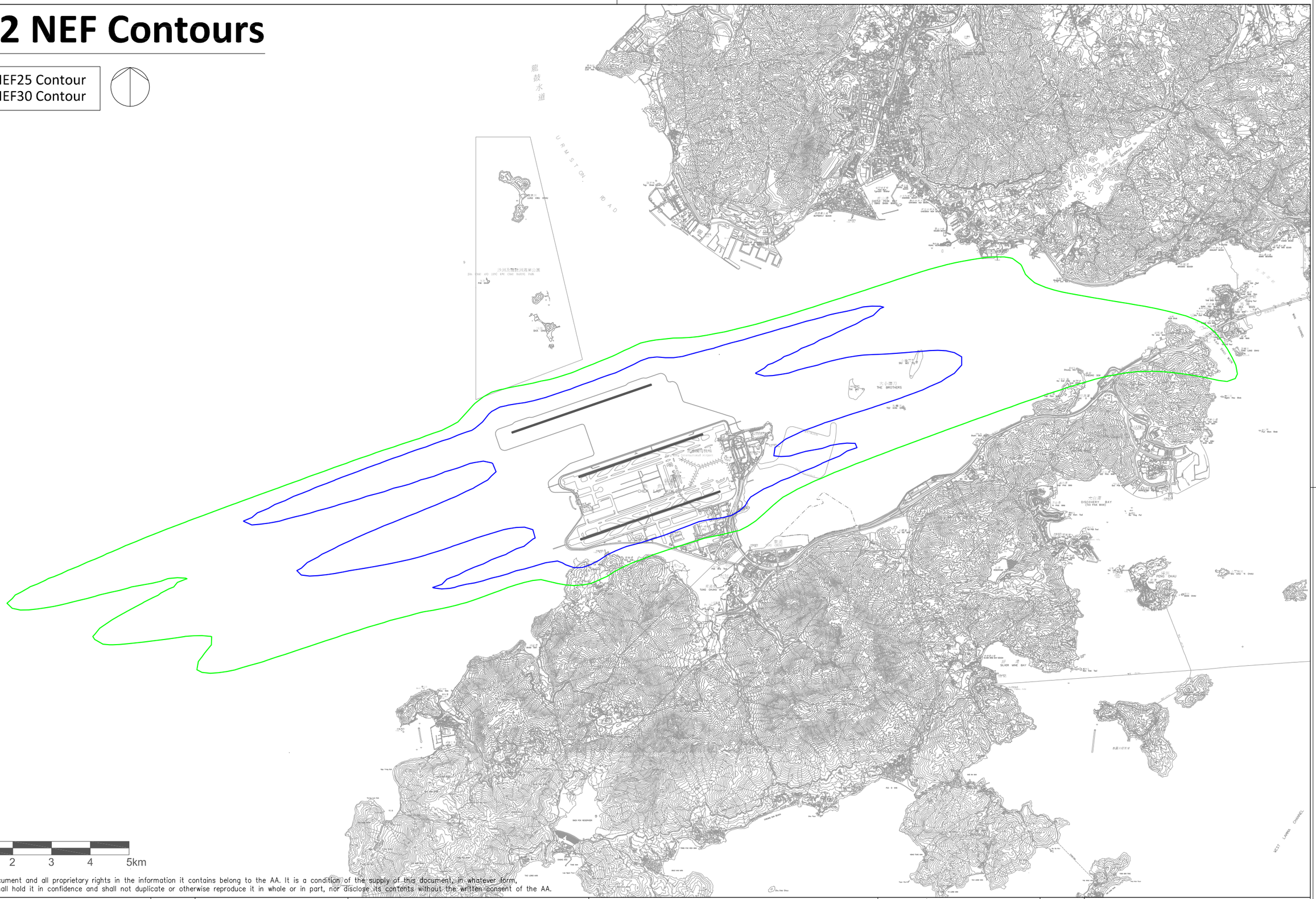
Drawing No. MCL/P132/EIA/7-3-008

Scale at A3: AS

Rev. E

2032 NEF Contours

NEF25 Contour
NEF30 Contour



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C	28OCT13	SECOND DRAFT	TWKW
D	21FEB14	THIRD DRAFT	TWKW
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Clymene Enterprises
Deltares
Ecosystems Limited
SDA Marine Limited
Urbis Limited
URS Hong Kong Ltd

Title

Noise Contours of Year 2032

Consultant's Signatures for Approval		Date
Design	HC	13SEP13
Checkers	HC	13SEP13
Design Supervisor	EC	21MAR14
Authorised Representative	AFK	21MAR14

EXPANSION OF HONG KONG INTERNATIONAL AIRPORT INTO A THREE-RUNWAY SYSTEM

Drawing No. MCL/P132/EIA/7-3-009

Scale at A3: AS

Rev. E

Appendix G

Existing Drainage and Sewerage Plans

NOTES:

1. ALL COORDINATES ARE IN ACCORDANCE WITH HONG KONG GAUSS CONFORMAL COORDINATE SYSTEM.
2. ALL DIMENSIONS ARE IN METRES.
3. ALL LEVELS ARE IN METRES (+) ABOVE AND (-) BELOW THE PRINCIPAL DATUM.
4. INVERT LEVELS OF THE INTERMEDIATE MANHOLES AT UNIFORM PLATFORM CAN BE INTERPOLATED FROM THE DOWNSTREAM AND UPSTREAM MANHOLES.
5. THE EXACT POSITIONS OF GULLIES, MANHOLES, CATCHPITS AND DRAIN PITS SHALL BE AGREED WITH THE ENGINEER ON SITE.
6. THE COVER LEVEL SHOWN FOR EACH MANHOLE IS APPROXIMATE ONLY. THE ACTUAL COVER LEVELS FOR MANHOLES SHALL BE VERIFIED ON SITE.

LEGEND :

- (MANHOLE NO.)
- C.L.+11.000 — (COVER LEVEL)
- M1.8 (E) — (MANHOLE TYPE)
- STORMWATER MANHOLE
- C — CATCHPIT
- D — DRAINPIT
- (DIAMETER)
- (MATERIAL DESIGNATION)
- (BEDDING)
- (GRADIENT) 1 IN 100)
- 150ø (PE100, B) 100 — STORMWATER DRAIN POLYETHYLENE (PE 100) PIPE TO BSEN 12201)
- OPEN U-CHANNEL
- 225U (C) / (H.D.) 10 — U-CHANNEL WITH CONCRETE COVER / HEAVY DUTY C.I. COVER
- 375SC — STEPPED CHANNEL
- EXISTING U-CHANNEL

THE INCOMING PIPES ARE MARKED A1, A2, A3.....COUNTING CLOCKWISELY FROM THE FIRST OUTGOING PIPE X1. OUTGOING PIPES ARE MARED X1, X2, X3..... COUNTING CLOCKWISELY FROM NORTH.

- RAINWATER OUTLET
- 225 — SMH7000123 — MANHOLE NUMBER
  - C.L. 4.66 — COVER LEVEL OR GROUND LEVEL
  - A1 1.14-225 — 225mm DIA. INCOMING PIPE INVERT LEVEL
  - A2 1.29-375 — 375mm DIA. INCOMING PIPE INVERT LEVEL
  - X1 1.14-525 — 525mm DIA. OUTGOING PIPE INVERT LEVEL
- 300UC — OPEN U-CHANNEL (U.S.S) BD 6/9162/04 (RD) DRG No.: 54401/102F
- EXISTING OUTFALL

REV. 修訂	DESCRIPTION 內容摘要	D.C.	P.C.	DATE 日期

SUN HUNG KAI REAL ESTATE AGENCY LTD. 新鴻基地產代理有限公司

ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED

PROPOSED DEVELOPMENT ON MA WAN ISLAND

MA WAN THEME PARK (PHASE 2)

MA WAN PARK PHASE II – EXISTING STORMWATER DRAINAGE SYSTEM LAYOUT

AECOM

DRG.NO. 圖紙編號: SK001A

DESIGNED BY 設計: –	CONTRACT NO. 合約編號: –	P. Dir. APPROVED 批准人: D.L.
DRAWN BY 繪圖: –	STATUS 階段:	
SCALE 比例: A0 1 : 250		
DIMENSIONS ARE IN 尺寸單位: METRES	© COPYRIGHT RESERVED 版權所有	

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NOTES:

1. ALL COORDINATES ARE IN ACCORDANCE WITH HONG KONG GAUSS CONFORMAL COORDINATE SYSTEM.
2. ALL DIMENSIONS ARE IN METRES.
3. ALL LEVELS ARE IN METRES (+) ABOVE AND (-) BELOW THE PRINCIPAL DATUM.
4. INVERT LEVELS OF THE INTERMEDIATE MANHOLES AT UNIFORM PLATFORM CAN BE INTERPOLATED FROM THE DOWNSTREAM AND UPSTREAM MANHOLES.
5. THE EXACT POSITIONS OF GULLIES, MANHOLES, CATCHPITS AND DRAIN PITS SHALL BE AGREED WITH THE ENGINEER ON SITE.
6. THE COVER LEVEL SHOWN FOR EACH MANHOLE IS APPROXIMATE ONLY. THE ACTUAL COVER LEVELS FOR MANHOLES SHALL BE VERIFIED ON SITE.

LEGEND :

- (MANHOLE NO.)
- C.L.+2.6 — (COVER LEVEL)
- 10.2 (E) — (MANHOLE TYPE)
- FOUL SEWER MANHOLE
- 300Ø (PE100, B) 100 — (DIAMETER) (MATERIAL DESIGNATION) (BEDDING) (GRADIENT 1 IN 100)
- FOUL SEWER POLYETHYLENE (PE 100) PIPE TO BSEN 12201
- EXISTING PUBLIC FOUL SEWER MANHOLE
- EXISTING OUTFALL

REV. 修訂	DESCRIPTION 內容摘要	D.C.	P.C. CHECKED 覆核	DATE 日期

SUN HUNG KAI REAL ESTATE AGENCY LTD. 新鴻基地產代理有限公司

ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED

PROPOSED DEVELOPMENT ON MA WAN ISLAND

MA WAN THEME PARK (PHASE 2)

MA WAN PARK PHASE II – EXISTING SEWERAGE SYSTEM LAYOUT

AECOM

DRG.NO. 圖紙編號: SK002A

DESIGNED BY 設計: –	CONTRACT NO. 合約編號: –	P. Dir. APPROVED 監理人: D.L.
DRAWN BY 繪圖: –	STATUS 階段:	
SCALE 比例: A0 1 : 250		
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llewelyn davies
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

26 March 2025

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

RECEIVED
26 MAR 2025
Town Planning Board

By Hand and By Email

Dear Sir,

Section 16 Planning Application for Proposed Amendments to the Approved Master Layout Plan of Ma Wan Park Development at Ma Wan Lot Nos. 48, 114, 229 RP and 684 (Part) and Adjoining Government Land
(Application No. A/I-MWI/48)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 14 February 2025 and subsequent departmental comments received via District Planning Office / Tsuen Wan and West Kowloon District of Planning Department in March 2025.

In response to departmental comments, the Applicant would like to submit herewith 4 copies of responses-to-comments (RtoC) table (**Appendix A**) with replacement pages of Planning Statement, replacement pages of Preliminary Environmental Review, Sewage Estimation Breakdown and replacement page of Landscape Master Plan and Tree Preservation Proposal enclosed herewith in **Attachments 1 to 4** respectively for the Board's consideration.

Please note that the current submission only serves for technical clarification purpose and providing responses to comments of relevant Government departments with no changes to the proposed scheme and development parameters as submitted to the Board on 14 February 2025. The Applicant sincerely requests that the captioned application be processed and considered by the Board at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [redacted] or our Mr Arnold Koon at [redacted] / Ms Samantha Chuang at [redacted].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Winnie Wu
Planning Director

WW/AK/sc
Encl.

S:\85154 Ma Wan (Holiday House and PoE)\FI\FI-1\20250326_Letter to TPB_FI-1 submission_Ma Wan Park.doc
cc (w/ encl)
DPO/TWK - Mr Michael Cheung / Ms Jacqueline Chan (by email)

Appendix A

Responses-to-comments Table

Section 16 Planning Application for Proposed Amendments to the Approved Master Layout Plan of Ma Wan Park Development (Planning Application No. A/I-MWI/48)

1.	Drainage Services Department	Page	1
2.	Environmental Protection Department	Pages	1-3
3.	Leisure and Cultural Services Department	Page	3
4.	Planning Department – District Planning Office	Page	3
5.	Planning Department – Landscape Section	Page	4
6.	Water Supplies Department	Page	5

	Departmental Comments	Responses to Comments
1.	**Comments of Drainage Services Department**	
1.1	It is noted that the proposed amendments apply only to the restyled village houses area; no changes have been made to other parts. Since these restyled village houses involve only private internal drainage and sewerage systems, this office has no further comment from drainage perspective, provided that the existing downstream network have sufficient capacity to cope with this proposal. The applicant is required to submit the SIA to DSD and EPD for consideration during the detailed design stage.	No further comment from drainage perspective is well noted. An SIA will be submitted to DSD and EPD for consideration during the detailed design stage as required.
2.	**Comments of Environmental Protection Department** <u>Planning Statement</u>	
2.1	1. Section 4.4.5 - We note from Section 4.4.5 of the Planning Statement that "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."	
	Please confirm and add "Hence, there is no change in air quality impact between the proposed and the approved MLP." at the end of Section 4.4.5.	Noted. Section 4.4.5 has been revised accordingly for clarity purpose (see **Attachment 1**).
2.2	2. Section 4.4.5 - According to Section 1.1.2, guesthouse/short term accommodation and cinema / theatre type of arts are proposed to be included in Restyled Ma Wan Village.	
	Please check if line 3 of Section 4.4.5 should read "In terms of air sensitive uses, the proposed guesthouse/short term accommodation <u>and cinema / theatre type of arts operations in the Restyled Ma Wan Village</u> can be considered the same as …" for consistency with the proposed amendments listed in Section 1.1.2.	Line 3 of Section 4.4.5 has been revised accordingly for consistency (see **Attachment 1**).

	Departmental Comments	Responses to Comments
	<u>Appendix F Preliminary Environmental Review</u>	
2.3	3. Section 1.3.3 – It could not justify no adverse air quality impact. Please supplement Section 4.4.5 of the Planning Statement (with our above comments addressed) in Section 1.3.3.	Noted. Section 1.3.3 of the Preliminary Environmental Review has been revised accordingly (see **Attachment 2**).
	<u>Planning Statement 4.5.4 and 4.5.5, Appendix F and Appendix G</u>	
2.4	4. It is noted that there are some buildings that will generate sewage from the proposed area, including	
	(1) a maximum of 30 existing village houses to be restyled for the short term accommodation at 2/F and 3/F and food and beverage service at G/F;	Noted.
	(2) a new building in the restyled Ma Wan Village for restaurants (please clarify if it refers to a newly built structure)	Please be clarified that the "new building in the restyled Ma Wan Village" as indicated on the MLP refers to the same proposal from the approved scheme and its construction has already been commenced. There is no change to the "new building" under the current application. The proposed amendments under this planning application would not involve additional new building structures on site other than the aforementioned approved "new building in the restyled Ma Wan Village".
	Please advise whether the additional estimation 150m^3/day sewage will be generated from (1) & (2) or (1) only. Please advise how the sewage will be treated and elaborate the sewage estimation of 150m^3/day from the proposed area.	Please note that there is no additional newly built structure other than the one mentioned under Item 2.4 above, thus the additional estimation of 150m^3/day sewage was calculated by the difference between sewage generated from (1) and the previously proposed uses of village houses (i.e. mainly Studio/Workshop use)) under the approved scheme. The breakdown of additional sewerage estimation is presented in **Attachment 3**. The existing sewerage system is shown in drawing SK002A of **Appendix G** of the submitted Planning Statement. The sewage generated within the Ma Wan Park Phase 2 is currently collected by

	Departmental Comments	Responses to Comments
		gravity sewer and conveyed to a private Sewage Pumping Station (SPS), then discharged to public sewage system (manhole no. FMH7057589 under Ma Wan Park Phase 1 area) by rising mains. Please noted that the existing sewerage system has been assessed to provide adequate capacity to cater for the sewage flow under this application, and thus the existing SPS would be maintained under the Proposed Scheme.
3.	**Comments of Leisure and Cultural Services Department**	
3.1	Should there be any change to the proposal that will affect any roadside tree in future, the project proponent should provide relevant information (e.g. tree survey report and /or Tree Preservation and Removal Proposal) for our comments.	Noted.
4.	**Comments of Planning Department – District Planning Office**	
4.1	5. As noted from the Traffic Review that additional taxi pick-up/drop-off point will be provided and hence "/ACCESS" is added to the annotation "FOOTPATH TO THE RESTYLED VILLAGE/4.5m WIDE EVA" on the MLP. Please consider indicating that in Figure 6 of the Planning Statement for clarity and elaborating in the Planning Statement.	Figures 6 and 7 of the Planning Statement have been revised accordingly to indicate the minor update in annotation on MLP (see **Attachment 1**).
4.2	6. As noted from Section 4.4.6 of the Planning Statement that "Only typical interior decoration (i.e. alterations and additions (A&A) works) will be involved if the planning application is approved.", it might seem contradicting that there is "general update of the MLP base map and annotations to reflect existing/**new** building structures on site". Please consider using "existing building structures" only if the structures have already been completed and updating the relevant parts throughout the submission as appropriate.	Please be clarified that the proposed amendments under this planning application would not involve new building structures on site. There is only general update of the MLP base map and annotations to **reflect existing building structures** on site. Figure 6 and the relevant pages of the Planning Statement have been updated accordingly (see **Attachment 1**).

	Departmental Comments	Responses to Comments
5.	**Comments of Planning Department – Landscape Section**	
5.1	1. According to para. 2.5 (Tree planting proposal) of Appendix D (Landscape Master Plan and Tree Preservation Proposal), it is noted that "There is no change to the approved tree planting proposal under current scheme." However, when compared with the latest approval of Landscape Master Plan under Planning Application No. A/I-MWI/45-1, the proposed locations of the new trees have been slightly amended and the breakdown of the proposed species has not been shown in this submission. Therefore, the Applicant is suggested to revise the statement in para. 2.5 as "There is no change **in the total number of proposed new trees** to the approved tree planting proposal under the current scheme."	Noted and revised accordingly. Please refer to the replacement page of the Landscape Master Plan and Tree Preservation Proposal provided in **Attachment 4**.
5.2	2. Please be reminded that the approval of the planning application does not imply approval of the site coverage of greenery requirements under APP- PNAP 152 and/or under Lease. The site coverage of greening calculation should be submitted separately to BD for approval.	Noted.
5.3	3. The Applicant is reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. Thus, the Applicant should seek comments and approval from the relevant authority on the concerned tree works and/or compensatory/ replacement planting proposal, where appropriate.	Noted.

	Departmental Comments	Responses to Comments
6.	**Comments of Water Supplies Department**	
6.1	1. Considering the scale of the proposed amendments under this planning application, insurmountable problem on water supply is not anticipated. However, it is noted that over the years the applicant has not yet submitted the required WSIA, which is an approval condition of a relevant planning application No. A/I-MWI/45 approved in 2014, to WSD for agreement. In view of this, the Applicant should submit a WSIA to reflect the latest condition and water demand changes on Ma Wan Park and to propose the necessary improvement, modification, diversion and protection works on the existing waterworks installations to WSD for agreement in the detailed design stage of the project.	Insurmountable problem on water supply is not anticipated given the scale of the proposed amendments under this planning application is well noted. The required WSIA will be submitted to WSD for agreement in the detailed design stage.
6.2	2. Existing water mains will be affected as shown on the plan (see **Attachments 1-3**). The cost of any necessary diversion shall be borne by the proposed development.	Noted.
6.3	3. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	Noted.
6.4	4. No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	Noted.
6.5	5. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.	Noted.

Attachment 1

Replacement Pages of Planning Statement

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 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

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 building structures on site.

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 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

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 and cinema / theatre-type of arts operations in the Restyled Ma Wan Village 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. Hence, there is no change in air quality impact between the proposed and the approved MLP.

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 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;

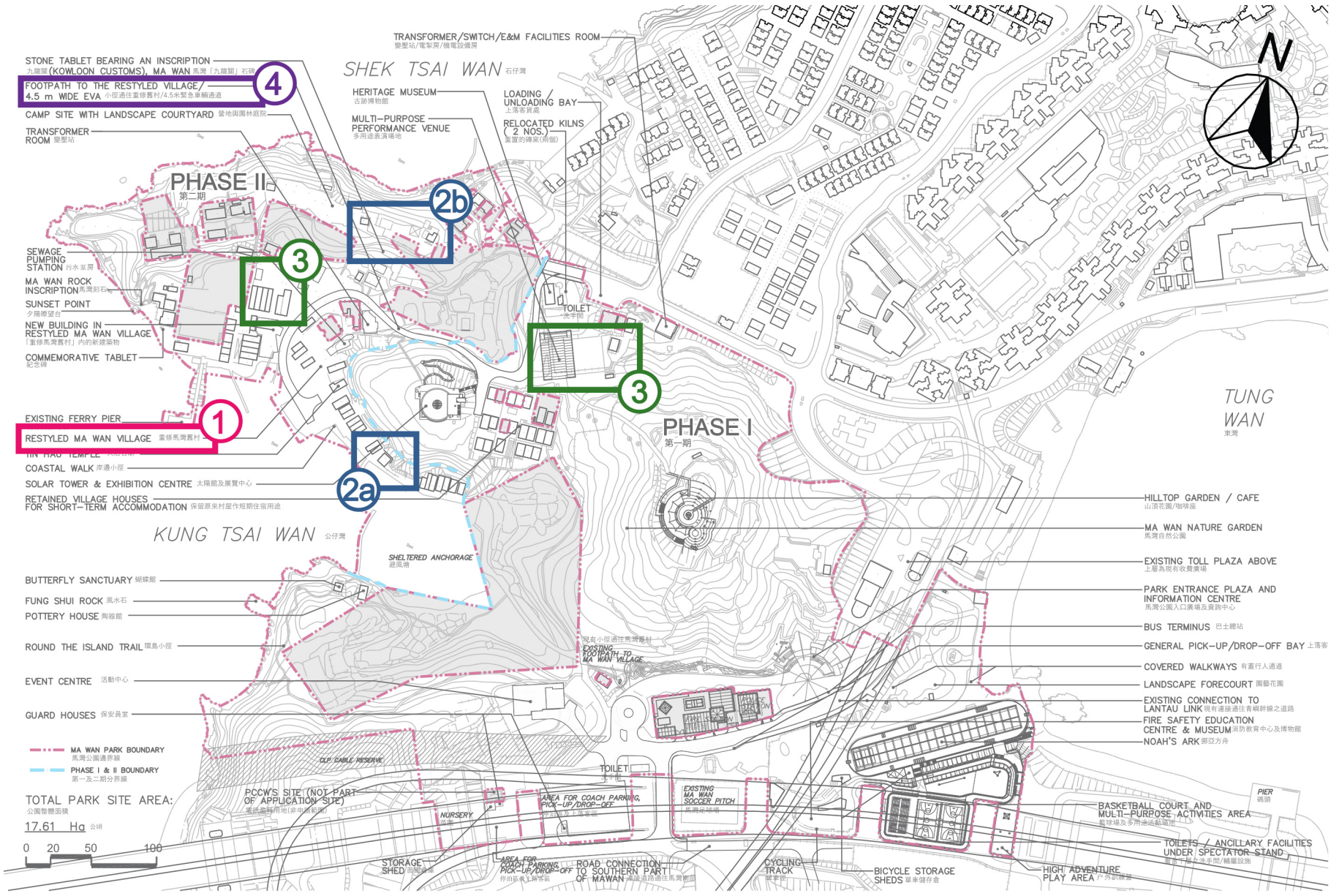
(ii) including 'Place of Entertainment' for uses such as cinema / theatre-type of arts operations in the Restyled Ma Wan Village;

(iii) updating the site boundary by excluding unacquired lots and an area covered by a Government Land License; and

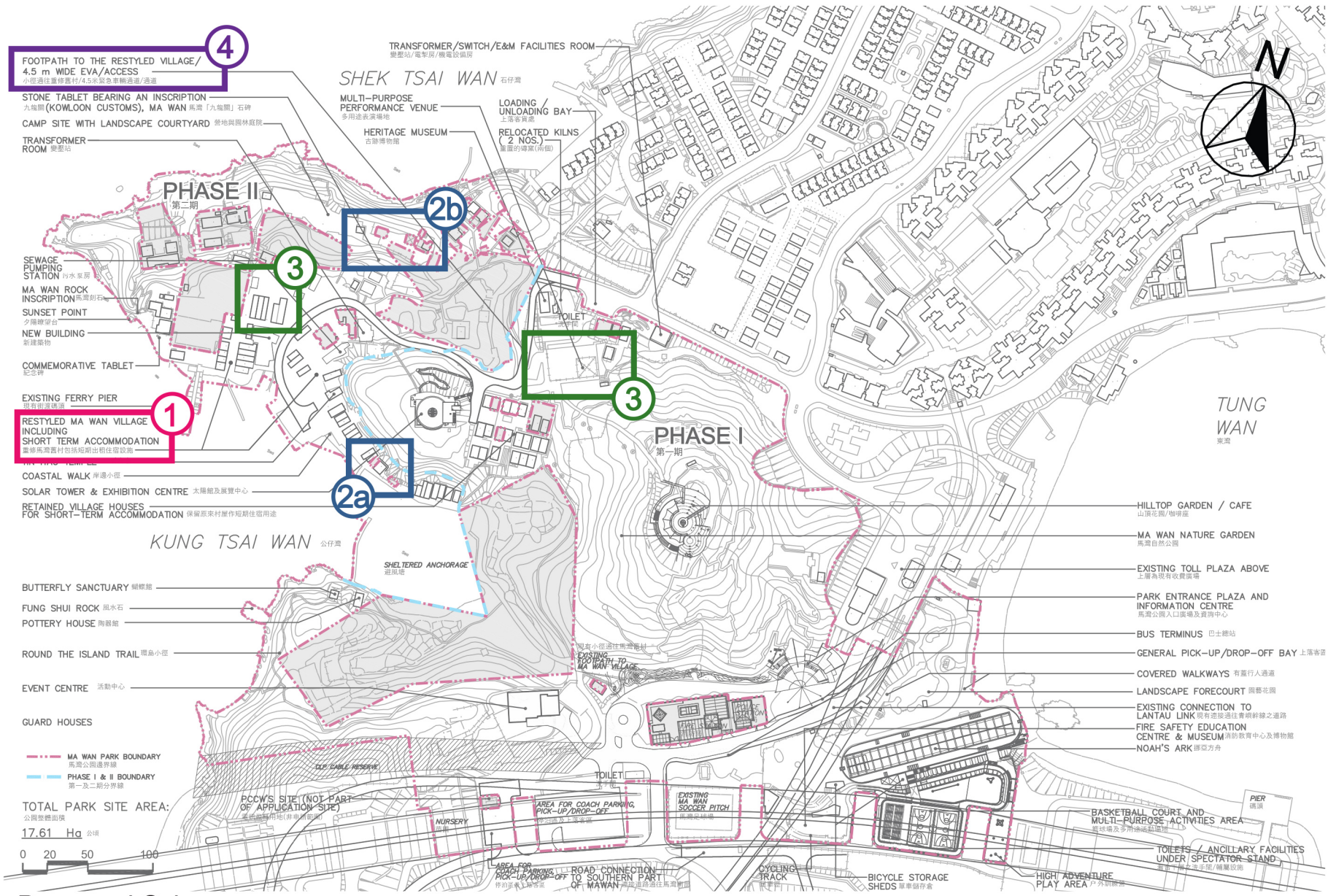
(iv) general update of the MLP base map and annotations to reflect existing building structures on site.

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.



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



Proposed Scheme

Amendment Items:

1. Include short-term accommodation purpose in the annotation for Restyled Ma Wan Village

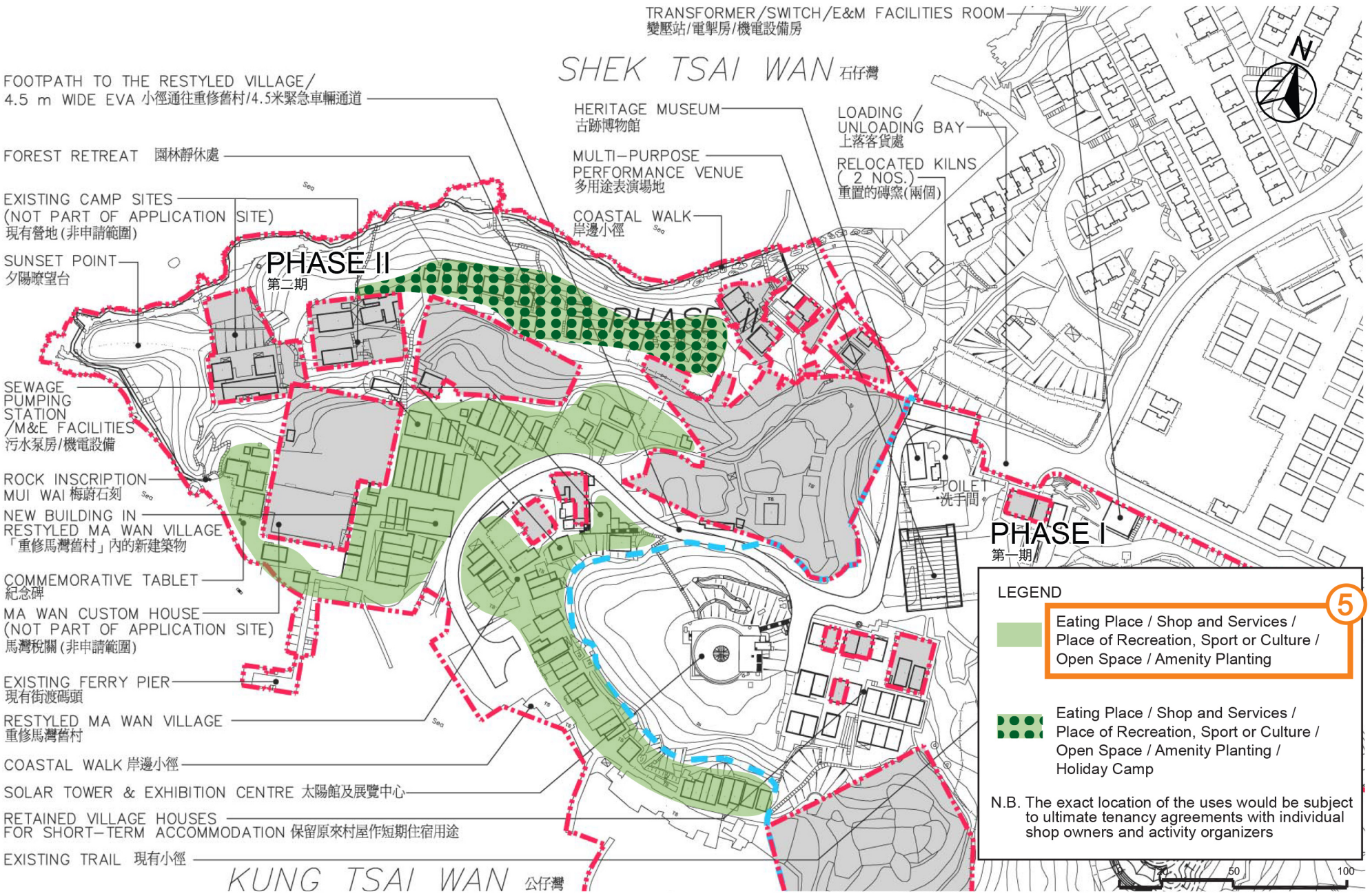
Update the application site boundary by

- 2a excluding two unacquired lots, i.e. Lots 241 and 244 in Ma Wan
- 2b avoiding minor encroachment into an area covered by Government Land Licence

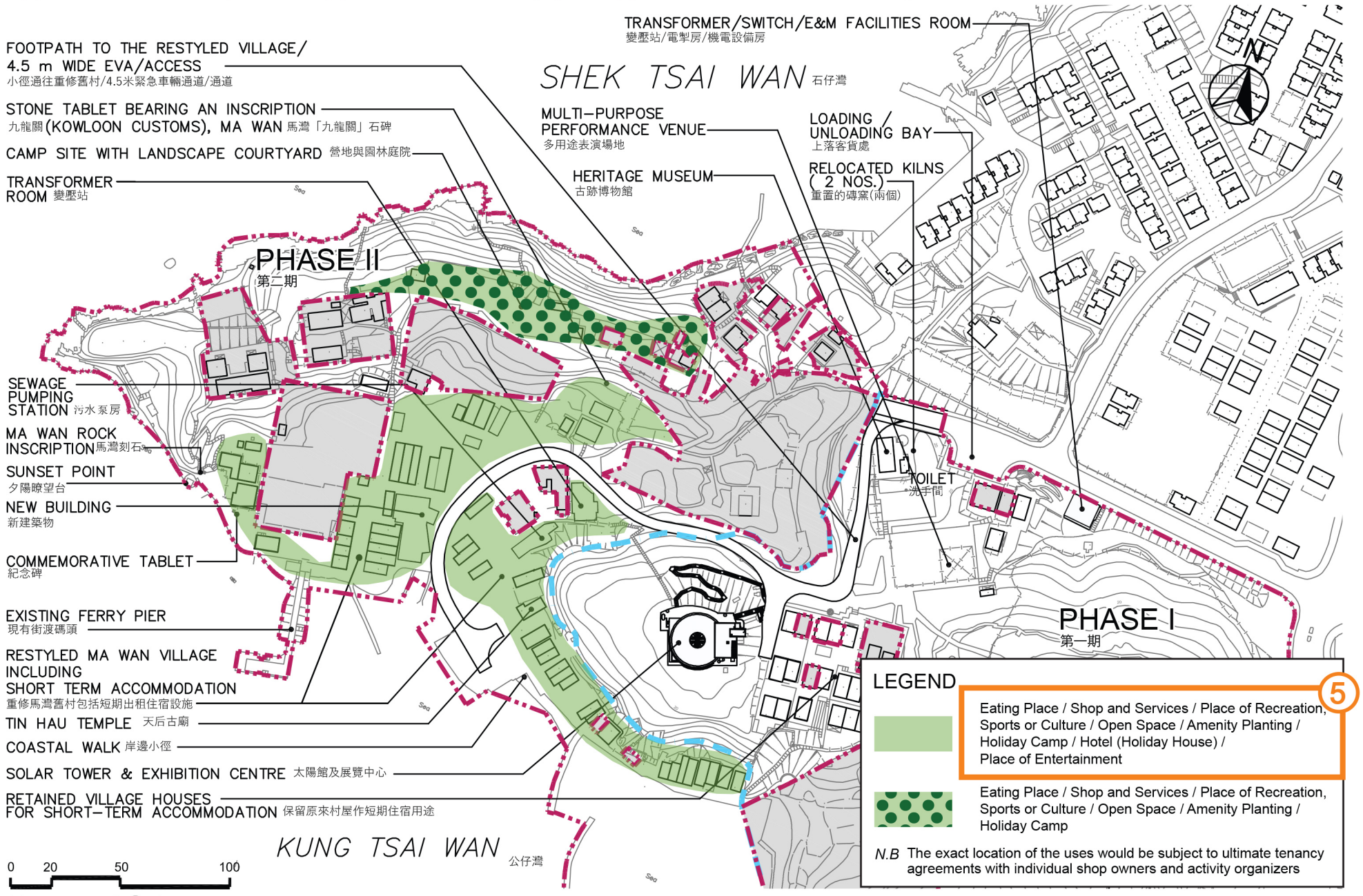
3. General update of the base map to reflect the existing / building structures

4. Include access in the annotation for footpath to the Restyled Village / 4.5m wide EVA

llewelyn davies	Title: Comparison of Indicative Master Layout Plan	Checked	DH	Drawn PW
		Rev	1	Date Mar 2025
		Scale N / A		Figure 6



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



Proposed Scheme

Amendment Item:

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

llewelyn davies	Title: Comparison of Broad Location of the Proposed Uses in Restyled Ma Wan Village	Checked	DH	Drawn PW
		Rev	1	Date Mar 2025
		Scale N / A		Figure 7

Attachment 2

Replacement Pages of Preliminary Environmental Review

1.0 BACKGROUND

1.1 Introduction

1.1.1 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.

1.1.2 Given that there are no changes to the proposed GFA and other development parameters under the current planning application, but only to broaden the uses allowed in the Restyled Ma Wan Village (i.e. 'Hotel (Holiday House)' for guesthouse / short-term accommodation purpose and 'Place of Entertainment' for more innovative types of arts operation), it is anticipated that there would not be any insurmountable problems for the proposed amendments to the Approved MLP to allow greater flexibility in future operation of the Restyled Ma Wan Village."

1.1.3 Ramboll Hong Kong Limited is commissioned by the Project Proponent to carry out this environmental review to address the potential environmental impacts upon this proposed conversion use.

1.2 The Ma Wan Park Development

1.2.1 The proposed Ma Wan Park development is situated on Ma Wan Island to the north of the existing Lantau Link. To the north are the areas proposed for the new village development and residential development. A slip-road to and from the existing Lantau Link will extend to the east of the site. The eastern boundary of the proposed development extends to Tung Wan Beach. The latest Master Layout Plan of the Ma Wan Park development is presented in **Figure 1-1** for reference.

1.2.2 In addition to the new village and residential development (Park Island), there is an existing camp site occupied by the Salvation Army. The Ma Wan Park development has been designed on the basis that these two facilities will be independently retained.

1.2.3 The retained village houses east of the Solar Tower and Exhibition Centre is used for Short-term Accommodation. The Noah's Ark, the exhibition centre plus short-term accommodation, is located east of the Ma Wan Park.

1.2.4 The old Ma Wan village houses, southwest of the Ma Wan Park along the waterfront of the Kung Tsai Wan are designed for art and exhibition use under the current MLP.

1.3 Environmental Appraisal

1.3.1 **Figure 1-1** also shows the location of the restyled village houses.

1.3.2 All the restyled village houses are connected with sewerage network of the Ma Wan Park. Therefore, there should not have any potential water quality impact due to the proposed uses. Sewage impact assessment is carried out in a separate report.

1.3.3 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 and cinema / theatre-type of arts operations in the Restyled Ma Wan Village 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. Hence, there is no change in air quality impact between the proposed and the approved MLP.

1.3.4 Although air conditioning system will be provided, the visitors of the restyled village houses during short accommodation use may still open the window, and so the occupants may be subject to noise impact. The review of the noise impacts due to different sources will be discussed in the following sections.

Attachment 3

Sewerage Estimation Breakdown

Proposed Sewage Generation

Development Type	No. of Units	No. of Stories	Average Village House Area (m^2)	Total GFA (m^2)	Worker Density (workers per GFA)	No. of Employee	Flow Type	Unit Flow Factors	ADWF (m^3/day)
Restyled Village House (Studio House /Workshop)	26	3	32.5	2535	0.035	89	J4	0.28	24.9
Restyled Village House (Hotel)	30	2	32.5	1950	0.032	63	J10	1.58	99.5
Restyled Village House (F&B)		1	32.5	975	0.051	50	J10	1.58	79.0
New Building (F&B)	NA			910	0.051	47	J10	1.58	74.3
								ADWF	**278**

Sewage Generation under Approved Scheme

Development Type	No. of Units	No. of Stories	Average Village House Area (m^2)	Total GFA (m^2)	Worker Density (workers per GFA)	No. of Employee	Flow Type	Unit Flow Factors	ADWF (m^3/day)
Restyled Village House (Studio House /Workshop)	56	3	32.5	5460	0.035	192	J4	0.28	53.8
New Building (F&B)	NA			910	0.051	47	J10	1.58	74.3
								ADWF	**128**

Change in sewage generation = 278 - 128

= 150 (m^3/day)

Attachment 4

Replacement Page of Landscape Master Plan and Tree Preservation Proposal

Table 2: Tree Group Survey within Ma Wan Park (Phase 2)

Tree Group	Approx. Nos. of Trees	Proposed Treatment
G1	28	Retain
G2	15	
G3	28	
G4	8	
G5	81	
G6	18	
G7	17	
G8	3	
G9	14	
G10	15	
G11	112	
G12	117	
G13	20	
G14	92	
G15	3	
G16	4	
Total	***575***	

2.4 **Existing Individual Trees** – A total of **37 nos.** of existing trees that would be potentially affected by the proposed works were identified. Based on Landscape Master Plan approved by DPO on 23 June 2022 for compliance of approval condition (b) under Application No. A/I-MWI/45-1, and DLO's deemed approval for Landscape Master Plan (LMP) and Tree Preservation and Removal Proposal (TPRP) on 31 March 2021 **(Appendix A)**, **5** nos. of trees were approved to be retained and **32** nos. of trees were approved to be felled. There is no change to the approved tree treatment proposal under current scheme.

2.5 **Tree Planting Proposal –** Based on Landscape Master Plan approved by DPO on 23 June 2022 for compliance of approval condition (b) under Application No. A/I-MWI/45-1, a total of **80** no. of new tree were approved to be planted. There is no change in the total number of proposed new trees compared to the approved tree planting proposal under the current scheme. Please refer to **Table 5** for Proposed Tree Planting Schedule.

3.0 Tree Treatment and Tree Planting Proposal

3.1 A summary of tree treatment and tree planting proposal is shown in **Table 3**:

Table 3: Summary of Tree Treatment and Tree Planting Proposal

	Approved Scheme (approved on 23 Jun 2022) For approval condition (b) under Application No. A/I-MWI/45-1	**Current Scheme**	**Difference**
Individual Trees			
Retain	5	5	0
Transplant	0	0	0
Fell	32	32	0

Remarks: Tree groups with approx. 575 nos. of trees are to be retained in-situ.

llewelyn davies
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

3 April 2025

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand and By Email

Dear Sir,

Section 16 Planning Application for Proposed Amendments to the Approved Master Layout Plan of Ma Wan Park Development at Ma Wan Lot Nos. 48, 114, 229 RP and 684 (Part) and Adjoining Government Land
(Application No. A/I-MWI/48)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 14 February 2025 and subsequent departmental comments received via District Planning Office / Tsuen Wan and West Kowloon District of Planning Department in March and April 2025.

In response to departmental comments, the Applicant would like to submit herewith 4 copies of responses-to-comments (RtoC) table (**Appendix A**) with replacement pages of Planning Statement and replacement pages of Preliminary Environmental Review enclosed herewith in **Attachments 1 and 2** respectively for the Board's consideration.

Please note that the current submission only serves for technical clarification purpose and providing responses to comments of relevant Government departments with no changes to the proposed scheme and development parameters as submitted to the Board on 14 February 2025. The Applicant sincerely requests that the captioned application be processed and considered by the Board at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [redacted] or our Mr Arnold Koon at [redacted] / Ms Samantha Chuang at [redacted].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Winnie Wu
Planning Director

RECEIVED
- 3 APR 2025
Town Planning Board

WW/AK/sc
Encl.

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cc (w/ encl)
DPO/TWK - Mr Michael Cheung / Ms Jacqueline Chan / Ms Iris Yik (by email)

Appendix A

Responses-to-comments Table

Section 16 Planning Application for Proposed Amendments to the Approved Master Layout Plan of Ma Wan Park Development (Planning Application No. A/I-MWI/48)

1.	Antiquities and Monuments Office, Department Bureau	Pages	1-2
2.	Buildings Department	Page	3
3.	Fire Services Department	Page	4
4.	Food and Environmental Hygiene Department	Pages	4-5
5.	Planning Department – District Planning Office	Pages	6-7

	Departmental Comments	Responses to Comments
1.	**Comments of Antiquities and Monuments Office, Department Bureau [On Pre-submission]** **<u>Built Heritage</u>** ***<u>General Comments</u>***	
1.1	According to Sections 1.1.2, 2.2 and 3.2.1 of the Planning Statement, the site boundary has been updated in relation to the approved Planning Application No. A/I-MWI/45. Please indicate the changes of the site boundary between the two planning applications in the relevant figures as appropriate.	Please refer to Figure 6 for a comparison between the Proposed and Approved Master Layout Plan under Planning Application No. A/I-MWI/45) (see **Attachment 1**). The updates to the application site boundary by excluding two unacquired lots, i.e. Lots 241 and 244 in Ma Wan, and avoiding minor encroachment into an area covered by Government Land Licence, are illustrated in Items 2a and 2b of Figure 6.
	<u>Tin Hau Temple (Grade 3)</u>	
1.2	The Tin Hau Temple (Grade 3) is indicated as <u>"Restyled Ma Wan Village Houses including Short Term Accommodation"</u> in Figures 1-1, 2-1, 3-1, 4-1 and 5-1 of Appendix E of the Preliminary Environmental Review of the current pre-submission. However, according to the accepted Preservation and Restoration Proposal for Tin Hau Temple, Ma Wan (November 1, 2023 version), which contributed to the partial fulfilment of approval condition (n) under Planning Application No. A/I-MWI/45, Tin Hau Temple will be <u>kept empty and opened to public for appreciation</u>.	Please note that it is an editorial error to include Tin Hau Temple as "Restyled Ma Wan Village Houses including Short Term Accommodation". Figures 1-1, 2-1, 4-1 and 5-1 of Appendix E of the Preliminary Environmental Review have been revised to exclude the Tin Hau Temple accordingly (see **Attachment 2**). Please also note that Figure 3-1 as mentioned in paragraph 2.2.2 of the Preliminary Environmental Review is a typo. It shall refer to "Figure 2-1" instead. The replacement page has also been provided in **Attachment 2**. Please be clarified that the Tin Hau Temple will be kept empty and opened to public for appreciation in accordance with approval condition (n).

	Departmental Comments	Responses to Comments
1.3	Please clarify whether Tin Hau Temple will be preserved in-situ and advise on its intended future use. Additionally, the applicant should also clarify whether the proposed amendments in the current planning application will have any implications or impacts on the *in-situ* preservation and future use of Tin Hau Temple.	Please be clarified that the Tin Hau Temple will be preserved in-situ. As the current application is mainly to introduce a more diversified mix of leisure, recreational and entertainment uses in the Restyled Ma Wan Village only which mainly involves internal renovation of village houses, and does not involve the Tin Hau Temple, no implications or impacts on its preservation or future use are anticipated.
	Stone Tablets of the Old Kowloon Customs (Grade 3)	
1.4	The Stone Tablets of the Old Kowloon Customs (Grade 3) is not indicated in the figures of the Preliminary Environmental Review. The applicant please also clarify whether the proposed amendments in the current planning application have any implications or impacts on the in-situ preservation and future use of the Stone Tablet.	The Stone Tablets of the Old Kowloon Customs have been indicated in relevant figures of the Preliminary Environmental Review and all figures of the submitted Planning Statement. Please be clarified that the proposed amendments in the current planning application would not have any implications or impacts on the in-situ preservation and future use of the Stone Tablet.
	Archaeology	
1.5	The Archaeology Sub-unit of AMO has no further comment on the captioned planning application from the archaeological perspective provided that the Government Historic Sites identified by AMO (AM21-0004/B Stone Tablet Bearing an Inscription“九龍關” (Kowloon Customs), Ma Wan), and the Sites of Archaeological Interest (AM96-0765 Ma Wan Kiln, AM96-0687 Ma Wan Old Customs Station, AM01-1639 Ma Wan Rock Inscription) are well preserved and will not be affected.	No further comment on the captioned planning application from the archaeological perspective is well noted. The mentioned Government Historic Sites and the Site of Archaeological Interest will be well preserved and will not be affected.

	Departmental Comments	Responses to Comments
2.	**Comments of Buildings Department**	
2.1	Each private development at the application site shall be self-sustainable. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.	Noted.
2.2	For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO.	Noted.
2.3	If the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.	Noted.
2.4	In connection with (1) above, each development shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations.	Noted.
2.5	Detailed comments will be given in the building plan submission stage.	Noted.

	Departmental Comments	Responses to Comments
3.	**Comments of Fire Services Department**	
3.1	The EVA provision in the captioned site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department.	Noted.
4.	**Comments of Food and Environmental Hygiene Department**	
4.1	Should there be any government lands (i.e. new roads, pavements, footbridges, crossing facilities, elevated walkways systems, subways, open space, footpath widening, lifts, flower beds, etc.) to be built by the project proponent, the project proponent must provide recurrent consequence (RC) to FEHD in case FEHD is required to provide manual cleansing services for captioned localities in the study area on condition that HyD or other concerned departments would take up the maintenance responsibility.	Noted.
4.2	If any FEHD's facility is affected by the development, FEHD's prior consent must be obtained. Local consultation / DC consultation should be conducted by the project proponent to the satisfaction of the locals and FEHD on the proposal of re-provisioning of the affected facilities under FEHD's management. Re-provisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the re-provisioned facilities to FEHD.	Noted.

	Departmental Comments	Responses to Comments
4.3	The project works should not affect the normal operation of our nearby FEHD's facilities such as refuse collection point, public toilet, etc. and our routine waste collection services. The project works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses.	Noted.
4.4	Regarding the place of entertainment:	
	a) for any refuses generated from the kiosk should be arranged its proper disposal by the Tenant; and	Noted.
	b) proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation.	Noted.

	Departmental Comments	Responses to Comments
5.	**Comments of Planning Department – District Planning Office**	
5.1	Item 3 of Figure 6 of the Planning Statement – There is a typo (i.e. "General update of the base map to reflect the existing/building structures"). Please omit the "/".	The typo has been rectified accordingly (see revised Figure 6 of the Planning Statement in **Attachment 1**).
5.2	Figures 5 and 7 of the Planning Statement – As compared to the approved scheme, it is noted that apart from 'Hotel (Holiday House)' and 'Place of Entertainment' uses, 'Holiday Camp' use is also proposed in the village house area (i.e. green area) of the Restyled Ma Wan Village. Please elaborate and provide justifications for the proposed use in the Planning Statement with review on technical aspect as appropriate as it would increase the number of visitors staying overnight.	Please be clarified that the 'Holiday Camp' use should be within the green-dotted portion in the northern part only. The typo in the legend has been rectified (see revised Figures 5 and 7 of the Planning Statement in **Attachment 1**).
5.3	Section 3.3.1 of the Planning Statement 1st Bullet Point – As noted that "Suitable village house(s) will be identified to provide back-of-house facilities (such as laundry and storage).", please clarify whether the "back-of-house facilities" are considered as "supporting facilities" instead as "back-of-house facilities" may be disregarded from GFA calculation under B(P)R.	Please be clarified that the "back-of-house facilities" can be considered as "supporting facilities".
5.4	Section 5.1.2 of the Planning Statement – Please clarify the types of "smart technologies" by providing examples.	"Smart technologies", as highlighted in the 2024 Policy Address, include artificial intelligence (AI) along with other possible innovative tools such as augmented reality (AR) and virtual reality (VR), which aim at providing immersive experiences and enhancing visitors' engagement at the Restyled Ma Wan Village.
5.5	Landscape Master Plan and Tree Preservation Proposal – Please clarify whether the tree preservation and felling and planting of new trees have been completed or not.	Please note that the tree preservation and felling and planting of new trees according to the Approved Landscape Master Plan under the previously approved application No. A/I-MWI/45 have been completed.

	Departmental Comments	Responses to Comments
5.6	Please provides updates on the progress of compliance with the outstanding approval conditions under application No. A/I-MWI/45.	The Applicant has been actively liaising with relevant government departments and proceed with submission and implementation works to facilitate full compliance of various approval conditions under application No. A/I-MWI/145. The relevant works are ongoing and at various stages of implementation. The submissions to discharge the outstanding approval conditions will be provided in due course.
5.7	Figures 3, 5, 6 and 7 – As noted from the Traffic Review that the access should be used for additional taxi pick-up/drop-off, please consider revising "access" to "access (for taxi only)" for clarity purpose.	Please note that all roads in Ma Wan are subject to traffic restrictions under the *Road Traffic (Traffic Control) Regulations (Chapter 374) – Prohibited Zones in Ma Wan, Tsuen Wan* stipulated by the Transport Department. Under this regulation, only a very limited number and types of vehicles are permitted to enter Ma Wan, including urban taxis, private cars / hotel limousines with valid prohibited zone permit, and goods vehicles during restricted hours only. Given the regulatory restrictions, the potential traffic using the access will be minimal. Therefore, the existing annotation of "access" is considered sufficient within the regulatory context in Ma Wan.
5.8	Figures 3, 4 and 6 of the Planning Statement – Please rename "Indicative Master Layout Plan" to "Master Layout Plan" and "Indicative Landscape Master Plan" to "Landscape Master Plan". Please also update the naming of figures in the text of the Planning Statement where appropriate.	Figures 3, 4, 6 and relevant parts of the Planning Statement have been updated accordingly. Please refer to the replacement pages of the Planning Statement in **Attachment 1**.

Attachment 1

Replacement Pages of Planning Statement

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Appendix B TPB's Approval Letter for Planning Application No. A/I-MWI/45 dated 7 February 2014

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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

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 building structures on site. Some of the annotations as shown on the MLP have also been updated to facilitate the above proposed uses.

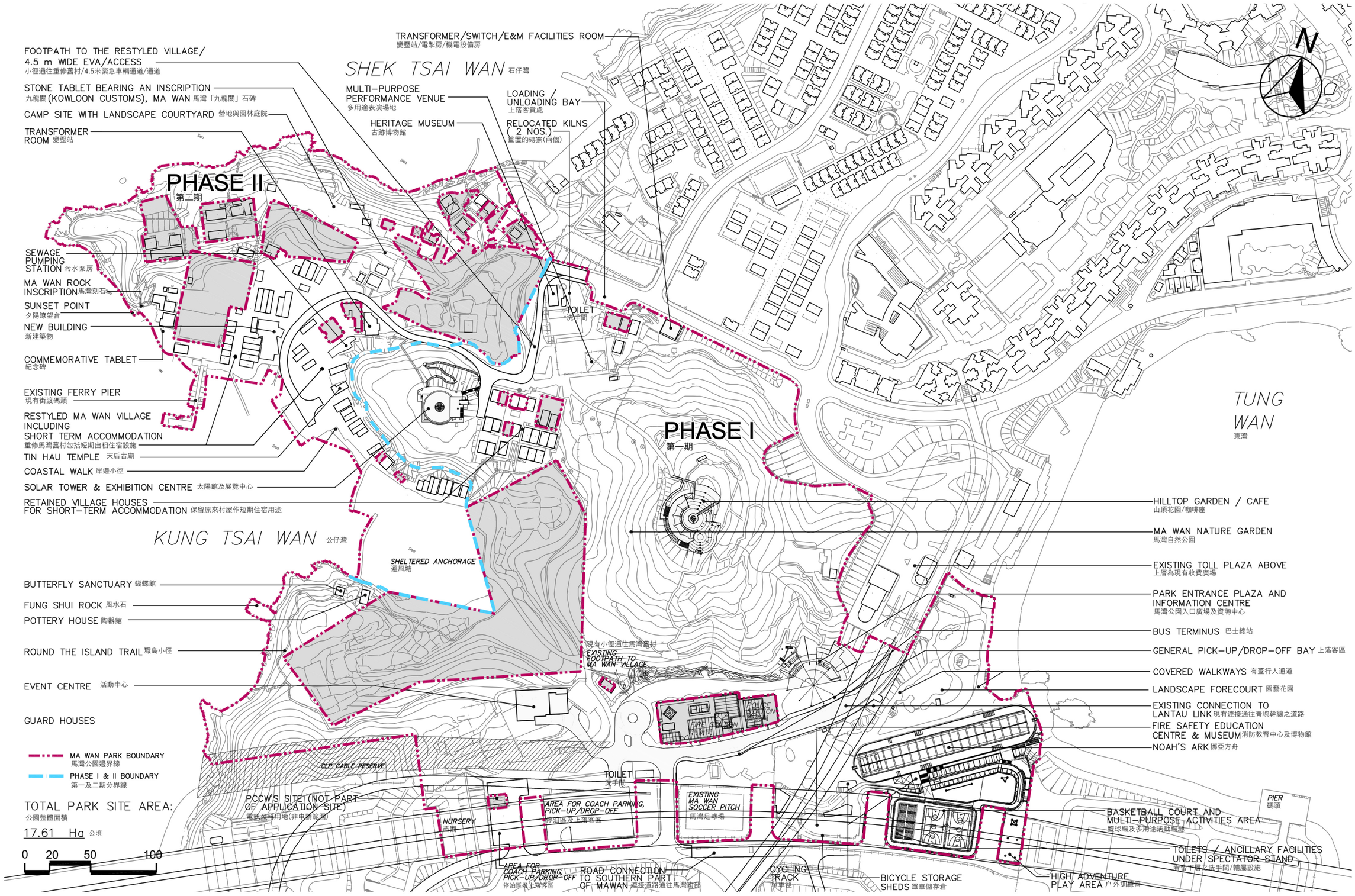
3.3.2 To incorporate the proposed amendments to the Approved MLP, the MLP and Landscape Master Plan of MWP development are updated and enclosed in **Figure 3** and **Figure 4**. A plan showing the broad location of the various uses in the Restyled Ma Wan Village, including the newly added 'Hotel (Holiday 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 operation[3].

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 Proposed 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.



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Title

Master Layout Plan of Proposed Scheme

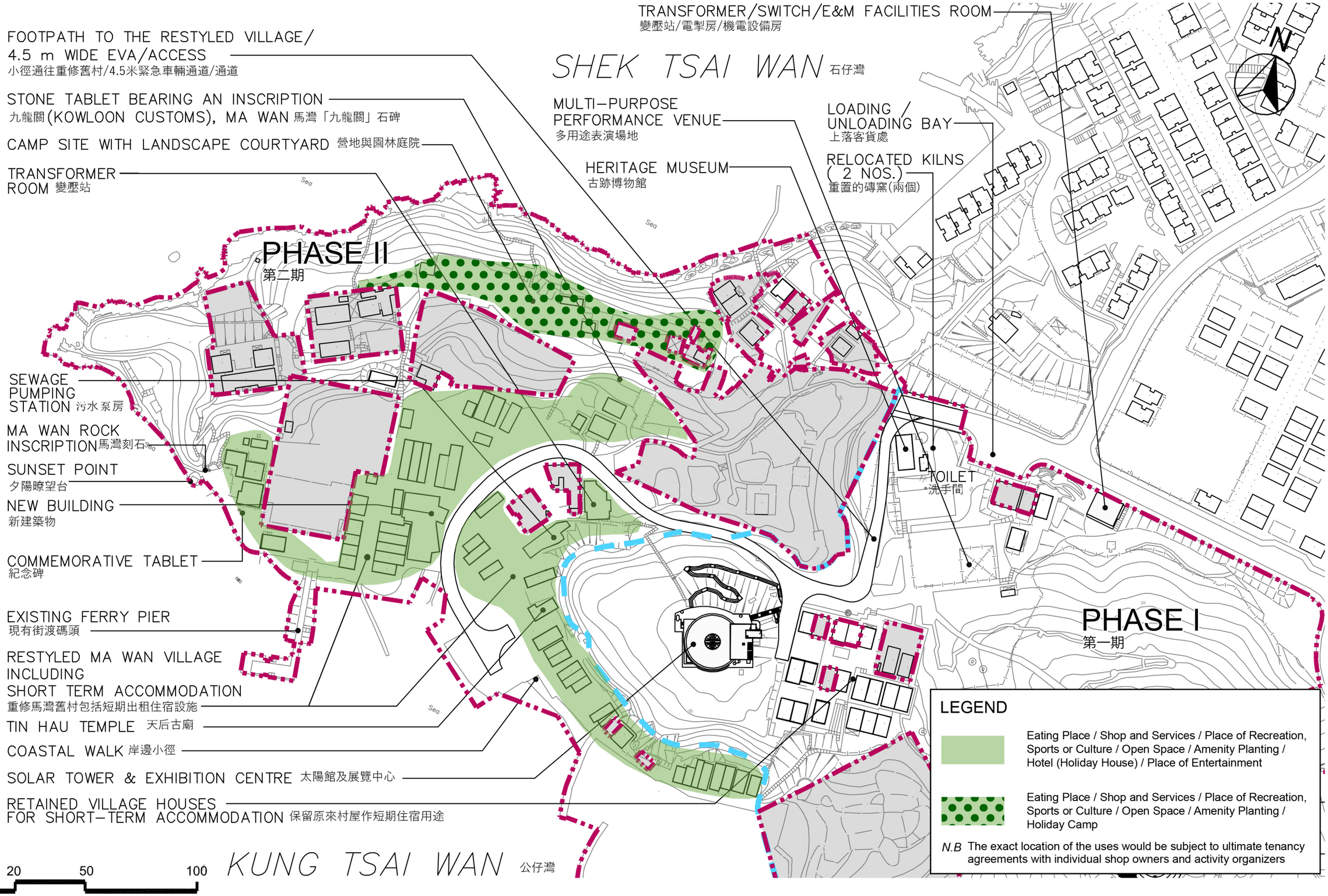
Checked	DH	Drawn	PW
Rev	0	Date	Apr 2025
Scale N/A		Figure 3	

axxa group

Title

Landscape Master Plan of Proposed Scheme

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2025
Scale N/A		Figure 4	



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Title

Broad Location of the Proposed Uses in Restyled Ma Wan Village

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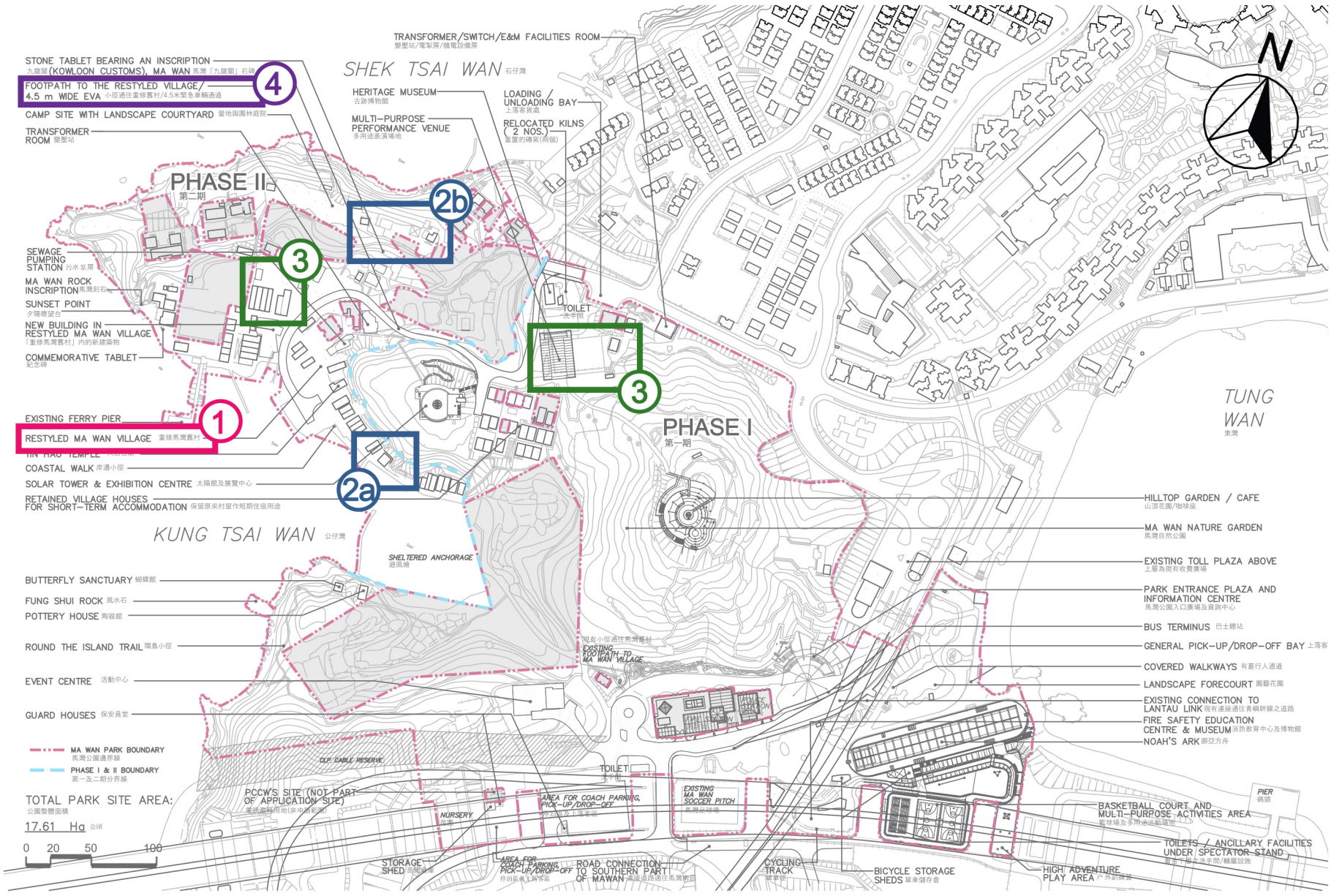
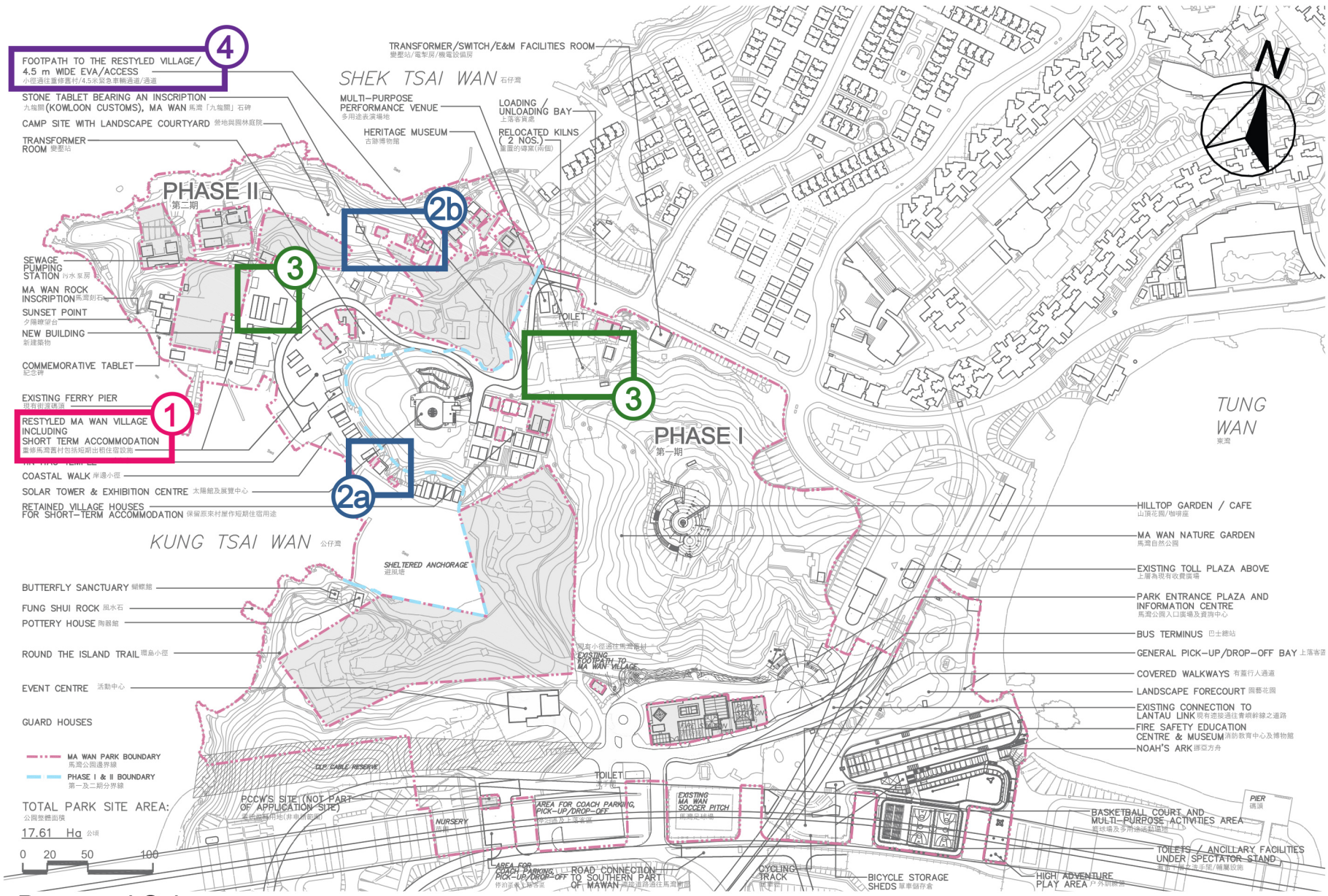
Rev	0	Date	Apr 2025
Scale N/A		Figure 5	



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



Proposed Scheme

Amendment Items:

1. Include short-term accommodation purpose in the annotation for Restyled Ma Wan Village

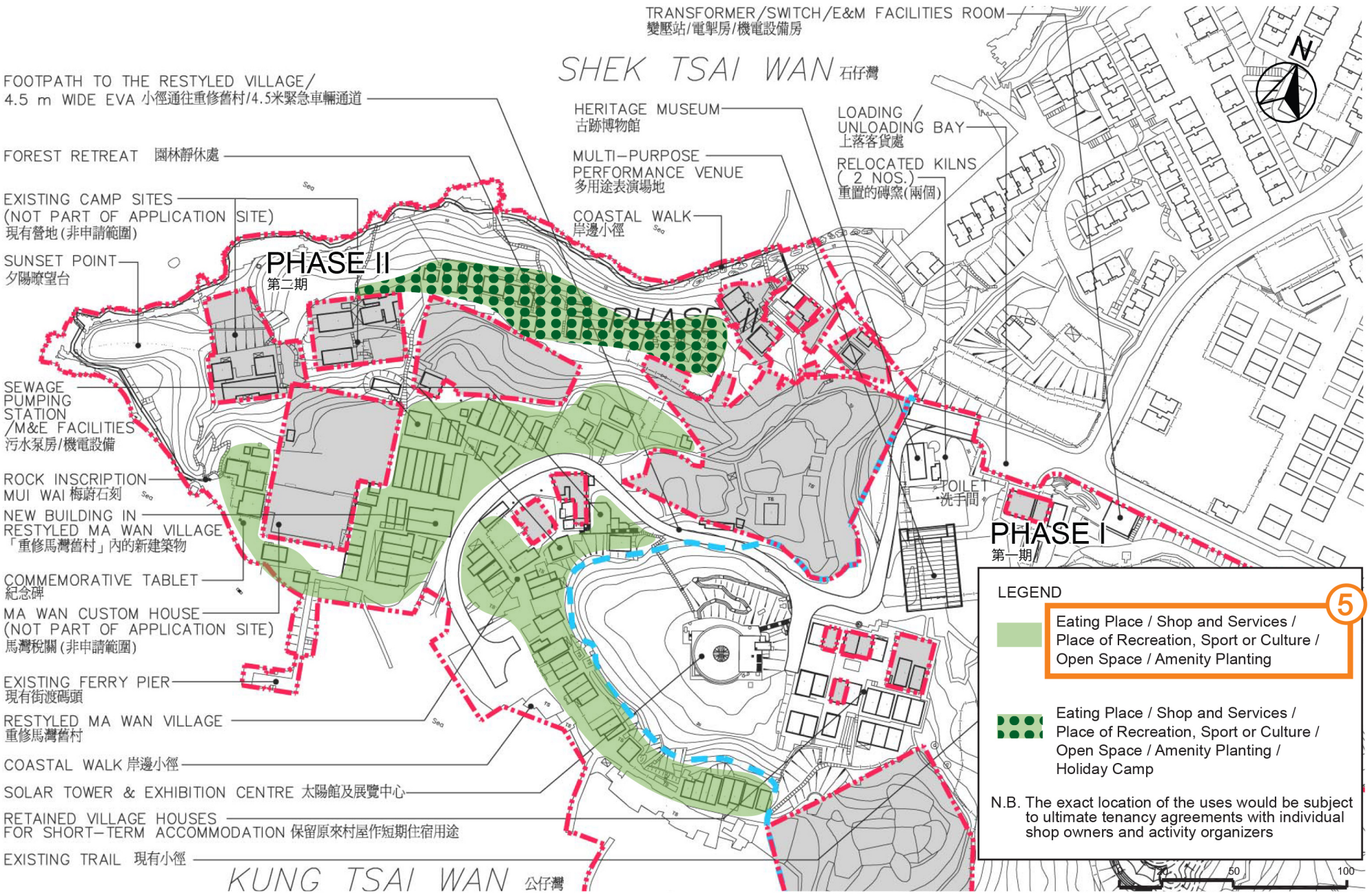
Update the application site boundary by

- 2a excluding two unacquired lots, i.e. Lots 241 and 244 in Ma Wan
- 2b avoiding minor encroachment into an area covered by Government Land Licence

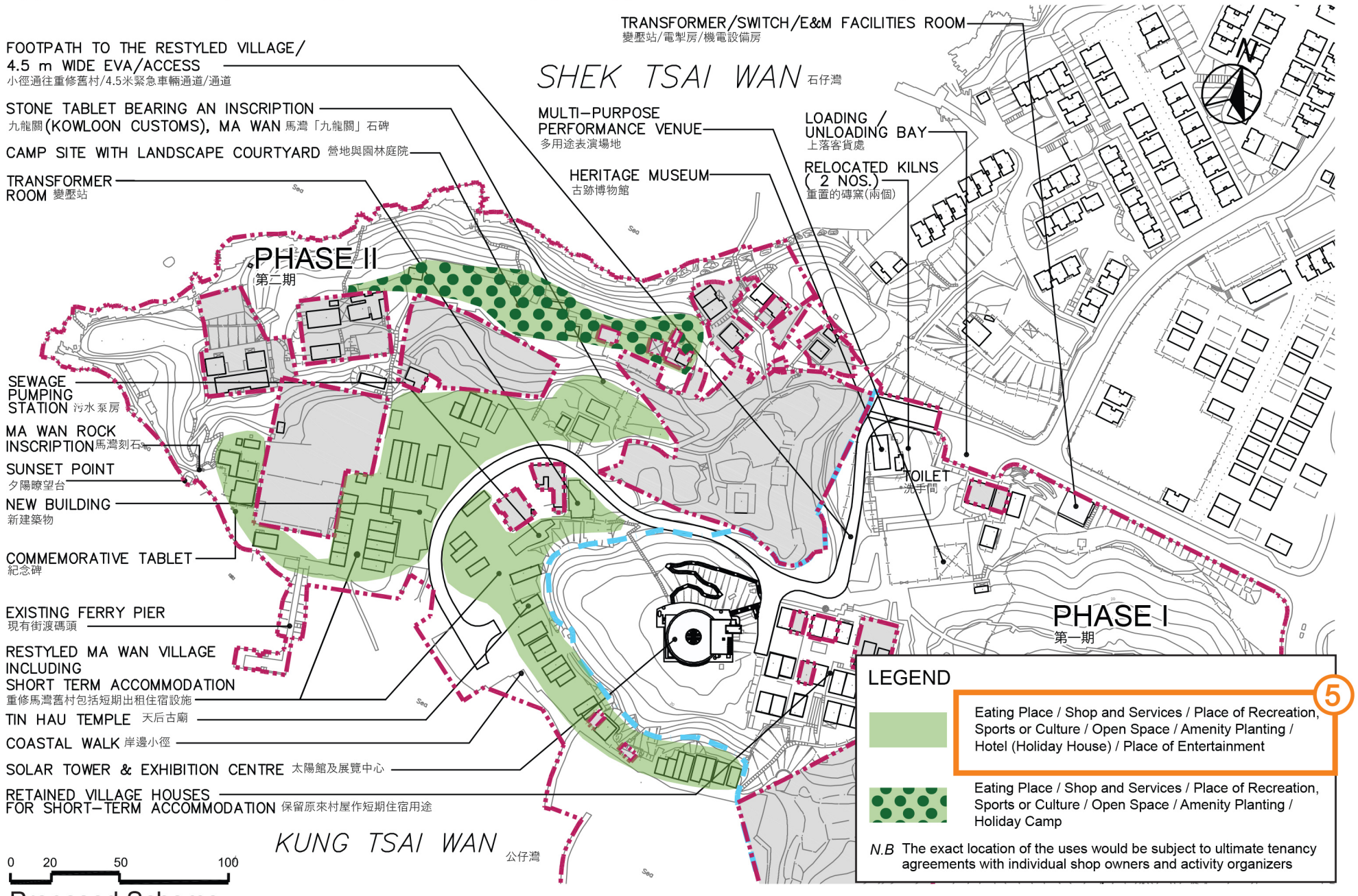
3. General update of the base map to reflect the existing building structures

4. Include access in the annotation for footpath to the Restyled Village / 4.5m wide EVA

llewelyn davies	Title: Comparison of Master Layout Plan	Checked	DH	Drawn PW
		Rev	1	Date Apr 2025
		Scale N / A		Figure 6



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



Proposed Scheme

Amendment Item:

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

llewelyn davies	Title: Comparison of Broad Location of the Proposed Uses in Restyled Ma Wan Village	Checked	DH	Drawn PW
		Rev	1	Date Apr 2025
		Scale N / A		Figure 7

4.2 Landscape Aspect

4.2.1 The 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.

Attachment 2

Replacement Pages of Preliminary Environmental Review

2.0 RAIL NOISE IMPACT ASSESSMENT

2.1 Relevant Legislation and Standards

Noise Control Ordinance (NCO)

2.1.1 The Noise Control Ordinance (NCO) provides the statutory controls to restrict and reduce the nuisance caused by environmental noise. The Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites (IND-TM) details the procedures for the measurement and assessment of noise emanating from places other than domestic premises, public places or construction sites. The potential rail noise impact on the noise sensitive receivers (NSR) which rely on opened windows for ventilation within the boundary of the proposed Ma Wan Park development shall comply with the Acceptable Noise Level (ANL) laid down in Table 2 of IND-TM.

Hong Kong Planning and Standards and Guidelines (HKPSG)

2.1.2 Noise standards are recommended in Chapter 9 of the HKPSG for planning against possible rail traffic noise impacts. For domestic premises use which rely on opened windows for ventilation planned to be within the proposed Ma Wan Park development, the standard for rail noise level expressed in terms of $L_{eq(24\ hour)}$ and $L_{max(2300\text{-}0700)}$ is recommended not to exceed 65 dB(A) and 85 dB(A) respectively for new dwellings.

2.2 Area Sensitivity Rating for Noise Sensitive Receivers

2.2.1 IND-TM under NCO stipulates the compliance with objective technical criteria in the form of ANL for a particular NSR. The determination of an appropriate ANL is dependent upon the type of the area within which the NSR is situated, that is determined by the Area Sensitivity Rating (ASR), and the time of day under consideration.

2.2.2 The restyled Ma Wan Village houses are located within the boundary of the proposed Ma Wan Park development and is proposed to be used for short-term accommodation use. Though air-conditionings would be provided for these village houses, they can still rely on opened windows for ventilation and therefore is considered to be sensitive to rail noise impact arising from the running trains of the Tung Chung Line (TCL) and Airport Express Line (AEL) of Mass Transit Railway (MTR) Corporation along the Lantau Link. In view of the nearest NSR which would rely on opened windows for ventilation to the TCL and AEL, N1 is selected as the representative NSR as shown in **Figure 2-1** for the rail noise impact assessment.

2.2.3 In determining the ANL of the area containing the concerned NSRs, ASR of Category B has been chosen which is the category for low density residential area consisting of low-rise or isolated high-rise developments in Ma Wan Island and indirectly affected by an influencing factor, which is the Lantau Link for the subject case (refer to **Table 3-1**). Thus, 65 dB(A) for daytime and evening time, and 55 dB(A) for night-time should be the appropriate ANLs for the NSR determined from Table 2 of IND-TM (refer to **Table 3-2**).

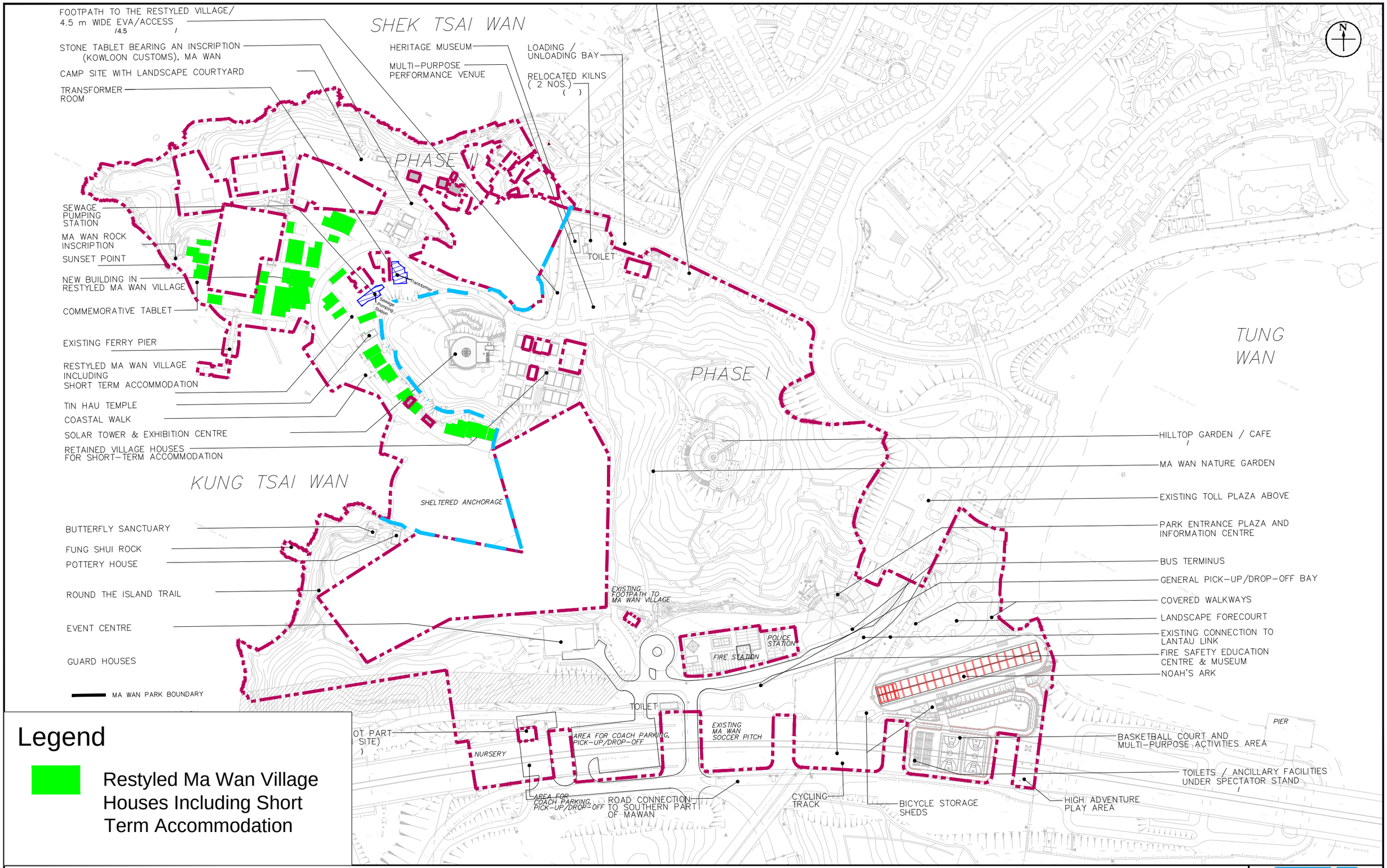


Figure: 1-1	RAMBOLL
Title: Master Layout Plan of the Ma Wan Park and the Location of the Restyled Village Houses for Short Term Accommodation	Drawn by: KK
	Checked by: TC
Project: Section 16 Planning Application for Proposed Amendments to Approved Master Layout Plan of Ma Wan Park Development	Rev.: 1.0
	Date: Dec 2024

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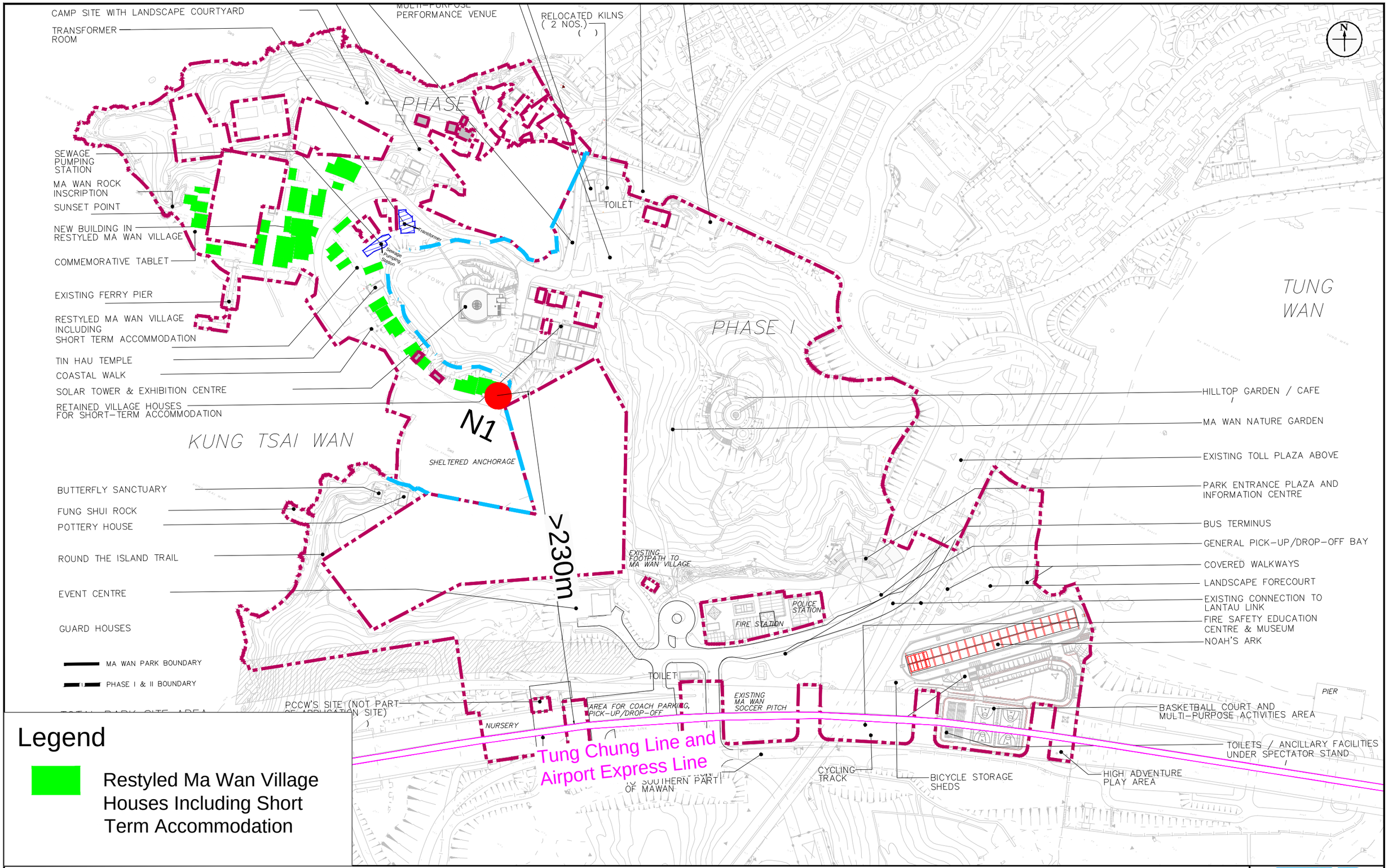

Legend

Restyled Ma Wan Village Houses Including Short Term Accommodation

Figure: 2-1		RAMBOLL
Title: Location of the Tung Chung Line and Airport Express Line and the Nearest Restyled Village House		Drawn by: KK
		Checked by: TC
Project: Section 16 Planning Application for Proposed Amendments to Approved Master Layout Plan of Ma Wan Park Development		Rev.: 1.0
		Date: Dec 2024

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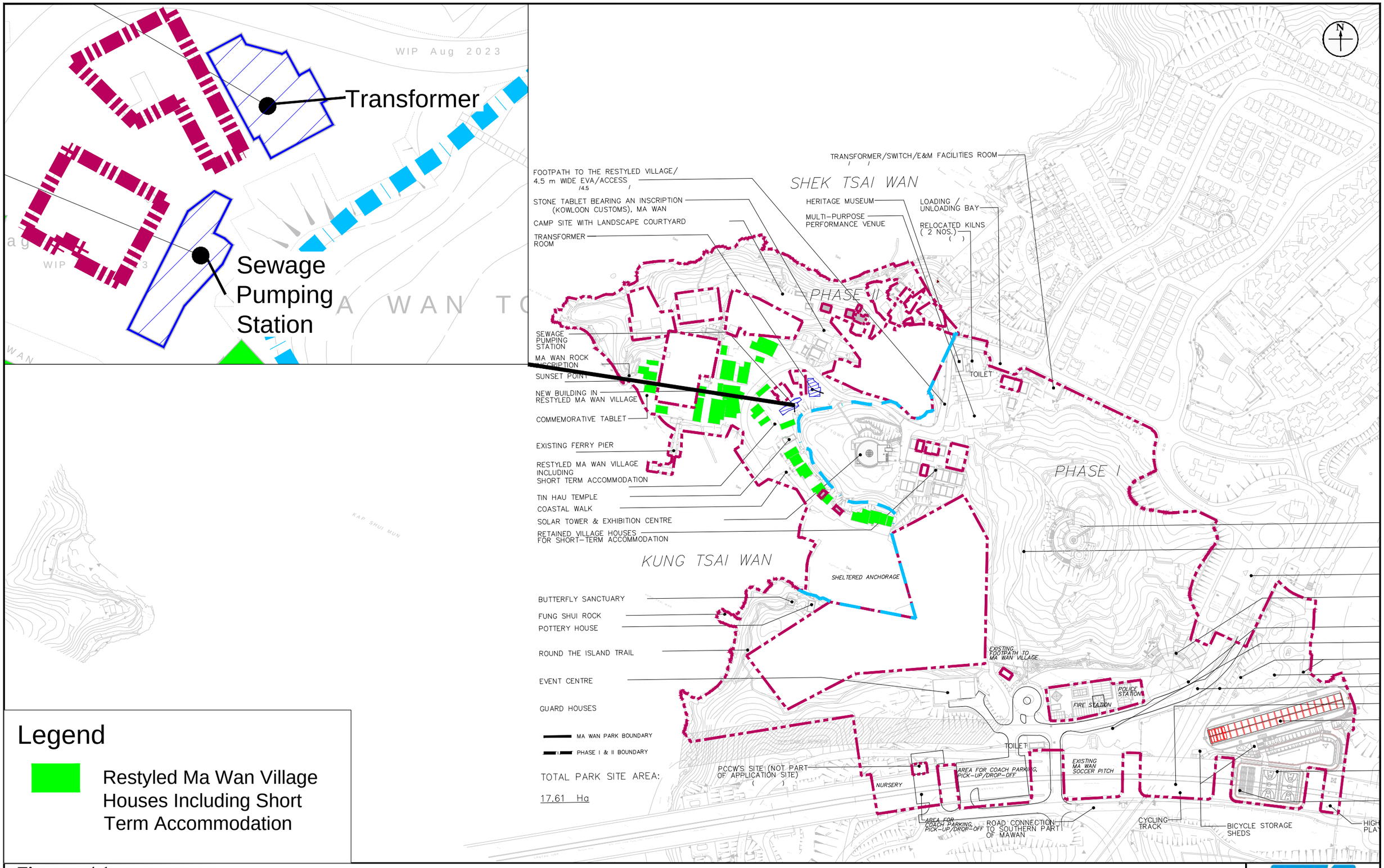

Figure: 4-1	RAMBOLL
Title: Location of the New Totally Enclosed Sewage Pumping Station and Totally Enclosed Transformer Room	Drawn by: KK Checked by: TC
Project: Section 16 Planning Application for Proposed Amendments to Approved Master Layout Plan of Ma Wan Park Development	Rev.: 1.0 Date: Dec 2024

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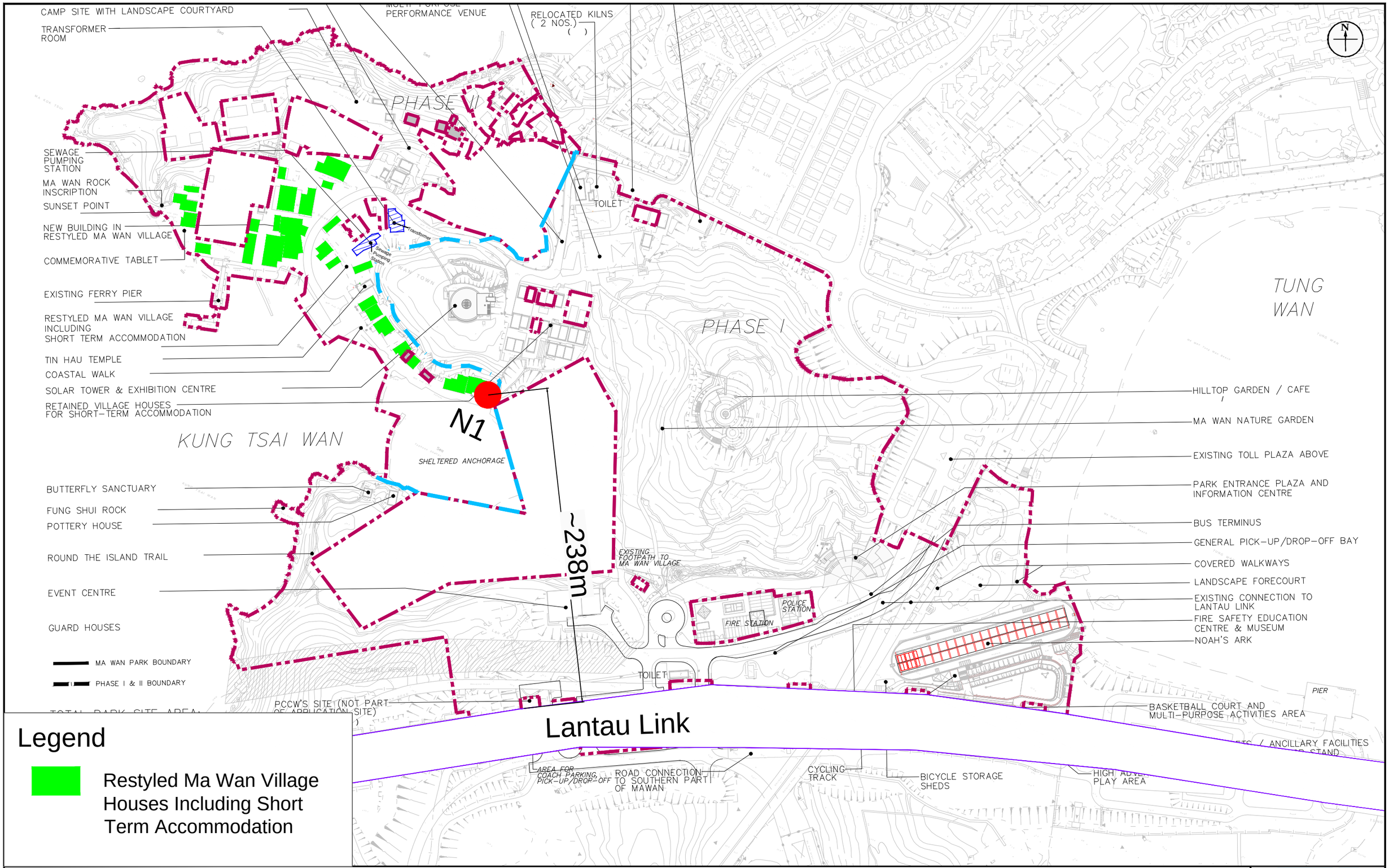

Figure: 5-1		RAMBOLL
Title: Location of the Lantau Link and the Nearest Restyled Village House		Drawn by: KK
		Checked by: TC
Project: Section 16 Planning Application for Proposed Amendments to Approved Master Layout Plan of Ma Wan Park Development		Rev.: 1.0
		Date: Dec 2024

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Appendix II of
RNTPC Paper No. A/I-MWI/48

Previous Applications

Approved Applications

Application No.	Zoning	Proposed Developments	Date of Consideration (RNTPC/TPB)	Approval Conditions
A/MWI/3	"Comprehensive Development Area" ("CDA"), "Recreation Priority Area" ("RPA"), "Green Belt" ("GB") and "Government, Institution and Community" ("G/IC")	Recreation Theme Park	6.5.1994	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13) and (14)
A/MWI/9	"CDA", "GB", "RPA" and "G/IC"	Recreational Park with Retail Facilities, Recreational Uses and Museum Displays	16.1.1998	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15) and (16)
A/I-MWI/14 (Review of Approved Application)	"CDA", "GB", "RPA" and "G/IC"	Recreational Park including Places of Entertainment, Museums, Retail Shops and Restaurants and a Wide Range of Similar Uses	21.1.2000	(4), (6), (7), (8), (9), (10), (11), (13), (14), (15), (17), (18), (19), (20), (21), (22) and (23)
A/I-MWI/27	"CDA", "Other Specified Uses (Recreation and Tourism Related Uses)" ("OU(RTRU)"), "GB" and "G/IC"	Recreational Park including Nature Park, Places of Entertainment, Museums, Exhibition Centres, Performance Venues, Retail Shops, Restaurants,	21.3.2003	(6), (7), (8), (9), (13), (14), (15), (19), (20), (21), (22), (24), (25), (26) and (27)

Application No.	Zoning	Proposed Developments	Date of Consideration (RNTPC/TPB)	Approval Conditions
		Hostel/Hotel, Retreat and Other Short-Term Accommodation, and Other Attractions		
A/I-MWI/29	"CDA", "OU(RTRU)", "GB" and "G/IC"	Minor Amendment to an Approved Scheme for Recreational Park including Nature Park, Places of Entertainment, Museums, Exhibition Centres, Performance Venues, Retail Shops, Restaurants, Hostel/Hotel, Retreat and Other Short-Term Accommodation, and Other Attractions	24.9.2003	(6), (7), (8), (9), (13), (14), (15), (19), (20), (21), (22), (24), (25), (26) and (27)
A/I-MWI/35	"CDA", "OU(RTRU)", "GB" and "G/IC"	Minor Amendment to an Approved Scheme for Recreational Park including Nature Park, Places of Entertainment, Museums, Exhibition Centres, Performance Venues, Retail Shops, Restaurants, Hostel/Hotel, Retreat and Other Short-Term Accommodation, and Other Attractions	27.1.2005	(6), (7), (8), (9), (13), (14), (15), (19), (20), (21), (22), (24), (25), (26) and (27)
A/I-MWI/37	"CDA", "OU(RTRU)", "GB", "G/IC",	Proposed Recreational Park (Ma Wan Park) including Places of	3.2.2006	(6), (7), (8), (9), (13), (15), (19), (20), (21), (22),

Application No.	**Zoning**	**Proposed Developments**	**Date of Consideration (RNTPC/TPB)**	**Approval Conditions**
	"OU(Highways Maintenance Area)" ("OU(HMA)") and area shown as 'Road'	Entertainment, Exhibition Centres, Retail Shops, Restaurants, Visitor Accommodation, Other Attractions, Ancillary Facilities and Coach Parking Area		(24), (25), (26), (27), (28) and (29)
A/I-MWI/43	"CDA", "OU(RTRU)", "GB", "G/IC", "OU(HMA)" and area shown as 'Road'	Proposed Amendment to Approved Master Layout Plan and Variation of Approval Condition (o) of the Planning Permission for the Approved Ma Wan Park Development under Application No. A/I-MWI/37-2 regarding the Deletion of the Requirement of Preserving and Restoring the Gable Wall of the Former Customs Station	5.7.2013	(6), (7), (8), (9), (13), (15), (19), (20), (21), (22), (24), (25), (26), (27), (28) and (29)
A/I-MWI/45	"CDA", "OU(RTRU)", "GB", "G/IC", "OU(HMA)" and area shown as 'Road'	Proposed Recreational Park (Ma Wan Park) (Proposed Amendments to Approved Master Layout Plan)	17.1.2014	(6), (7), (8), (9), (13), (15), (19), (20), (21), (22), (24), (25), (27), (28) and (29)

Approval Conditions:

(1) The (design and) provision of refuse transfer facilities and the waste delivery arrangement

(2) The submission of an environmental impact study including (a noise impact assessment and) an (revised) ecological impact assessment, and the provision of mitigation measures (to be) (identified therein)

(3) The provision of a public right of way between Kai To Pier and Tung Wan Beach without passing through the proposed theme park

(4) The (design,) provision (and programming) of a police post

(5) The submission of slope stability investigation report and the implementation of the (necessary) slope stabilisation works (identified therein)

(6) The design and provision of (drainage and) sewage treatment and disposal facilities (and handing over of such facilities for operation and maintenance, as proposed by the applicant)

(7) The submission and implementation of a (revised) landscape master plan (including a tree felling and compensatory planting plan)/(including a tree preservation, tree felling, and compensatory and new planting plan)

(8) The submission and implementation of (archaeological investigation and) detailed plans for the preservation and restoration of historical (relics,) buildings and structures, i.e.,/including (the kiln to the northeast of the existing sheltered anchorage,) (the kiln near To Tei Kung Kok,) (the gable wall of the former Custom Stations,) Tin Hau Temple (at Ma Wan Town), commemorative tablets/Stone Tablets of the Old Kowloon Customs, a rock inscription of "Mui Wai" (and the Fong Yuen Primary School) (and (any) other sites/other village structures of (significant) historic(al) importance (that may subsequently be discovered within the application site))

(9) The design and provision of emergency vehicular access (,/and fire boat berthing point) (, water supplies for fire fighting and fire service installations (being provided))

(10) The design and provision of ferry (and bus) services (, roads and footpaths)

(11) The design and provision of roads and footpaths

(12) The submission of a risk assessment on marine transportation of hazardous cargoes through Ma Wan Channel and the implementation of mitigation measures

(13) The (submission of a development programme (for full completion of Phases 1 and 2) and the) implementation of the proposed development according to the (development) programme (as indicated on Figure 21 of Appendix II)

(14) Time Clause

(15) The submission of a revised Master Layout Plan

(16) The design and construction of the proposed reclamation of the existing anchorage and the proposed seawall

(17) The setting back of the park boundary and facilities from the Tsing Ma Control Area and the Lantau Airport Railway Protection Area

(18) The design (and provision) of the architectural feature at the central hill top to a maximum height of 70mPD with a view to addressing its potential visual impact

(19) The submission and implementation of a (comprehensive traffic and transport plan with (an effective control mechanism for coach access to Ma Wan and)) (revised) contingency transport plan/measures (for traffic arrangement) in case of inclement weather or other emergency situations (for the entire Ma Wan development, (including the proposed theme park in the south of the Island))

(20) The submission of an assessment on the impact of the proposed development and other planned developments of Ma Wan on the water supply system in Ma Wan and, if necessary, the upgrading of water supply system, not limited to submarine pipeline(s) and service reservoir(s) to cater for the additional water demand arising from the proposed development

(21) The submission of a (detailed assessment of the potential) noise impact (assessment) (of the proposed development) on (existing and proposed) noise sensitive receivers (including Fong Yuen School,) and the implementation/provision of mitigation measures (identified therein)/(including those to address the impact of railway and aircraft noises (and outdoor performance venues in the proposed development))

(22) The submission of an (supplementary/revised) ecological impact assessment with additional information on habitat (identification and compensatory planting,) (and vegetation survey, fauna species record) and the implementation of (ecological) mitigation measures (to be) identified therein

(23) The estimation of the quantity of waste arising from the estimated visitor attendance and the arrangement of the waste delivery. It should be demonstrated that this additional quantity of waste generated by visitors can be coped with by the waste transfer station to be provided on the northern part of Ma Wan

(24) The submission and implementation of design of façade treatment and exterior appearance of the renovation/refurbishment of existing village structures

(25) The submission and implementation of emergency vehicular access, footpaths ,/and loading/unloading (and drop-off) areas

(26) The design and implementation of road connection to the adjoining proposed resort hotel at Ma Wan Lots Nos. 151, 214, 215, 218 and 219

(27) The design and implementation of the waste delivery arrangement

(28) The design and implementation (including the submission of the operational arrangement) of Coach Area 1 for Ma Wan Park Phase I, and Coach Area 2 for future Ma Wan Park Phase II, transport contingency and overflow from other recreation/tourism developments in Ma Wan

(29) The design and provision of the proposed facilities and vehicular access underneath Ma Wan Viaduct/the Lantau Link including the protective measures for the Viaduct/Link

Appendix III of
RNTPC Paper No. A/I-MWI/48

Planning Intentions of "Other Specified Uses" annotated "Recreation and Tourism Related Uses" ("OU(RTRU)"), "Green Belt" ("GB"), "Government, Institution or Community" ("G/IC") and "OU" annotated "Highways Maintenance Area" ("OU(HMA)") Zones

"OU(RTRU)" Zone

This zone is intended for low-rise and low-density recreation and tourism related development such as theme park, resort hotel, public recreational uses and tourist attractions. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

"GB" Zone

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

"G/IC" Zone

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

"OU(HMA)" Zone

This zone is intended to designate areas for maintenance of the Lantau Link.

Appendix IV of
RNTPC Paper No. A/I-MWI/48

Detailed Departmental Comments

Detailed Comments from the Chief Town Planner/Urban Design and Landscape, Planning Department:

Landscape

(a) with reference to the applicant's Tree Removal Report attached to District Lands Officer's memo dated March 26, 2025 and circulated by your office on the same date, it is noted that a dead tree (*Phoenix Canariensis*) was found and removed on February 10, 2025, within the application area. The applicant is reminded to incorporate the latest information on the existing landscape resources within the application site for the S16 planning application or planning condition for Landscape Master Plan submission that may be imposed for the application;

(b) please be reminded that the approval of the planning application does not imply approval of the site coverage of greenery requirements under APP- PNAP 152 and/or under lease. The site coverage of greening calculation should be submitted separately to Buildings Department (BD) for approval; and

(c) the applicant is reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the lease. Thus, the applicant should seek comments and approval from the relevant authority on the concerned tree works and/or compensatory/replacement planting proposal, where appropriate.

Detailed Comments from the BD:

(a) each private development at the application site shall be self-sustainable. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

(b) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any

existing building works or UBW on the application site under the BO;

(c) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

(d) in connection with (a) above, each development shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations; and

(e) detailed comments will be given in the building plan submission stage.

Detailed Comments from the Director of Fire Services:

(a) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority; and

(b) the Emergency Vehicular Access provision in the captioned site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the BD.

Detailed Comments from the Chief Engineer/Construction, Water Supplies Department (WSD):

(a) existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;

(b) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;

(c) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and

(d) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.

Detailed Comments from the Antiquities and Monuments Office (AMO), Development Bureau:

Tin Hau Temple (Grade 3)

(a) according to Items 1.2 and 1.3 of the FI2 Response to Comment Table, the Tin Hau Temple (Grade 3) is proposed to be preserved in situ, kept empty and opened to the public for appreciation. Furthermore, the proposed modification works do not involve the Tin Hau Temple, and no implications or impacts on its preservation or future use are anticipated. The applicant should ensure that the structural integrity and historic fabrics of the Tin Hau Temple would not be adversely affected by the proposed works. AMO would provide comments upon receipt of departmental referral on relevant submissions; and

Stone Tablets of the Old Kowloon Customs (Grade 3)

(b) the Stone Tablets of the Old Kowloon Customs (Grade 3) is not indicated in the figures of the preliminary Environmental Review. The applicant please clarify whether the proposed amendments in the current planning application have any implications or impacts on the in-situ preservation and future use of the Stone Tablets.

Detailed Comments from the Director of Food and Environmental Hygiene:

(a) should there be any government lands (i.e. new roads, pavements, footbridges, crossing facilities, elevated walkways systems, subways, open space, footpath widening, lifts, flower beds, etc.) to be built by the project proponent, the project proponent must provide recurrent consequence to the Food and Environmental Hygiene Department (FEHD) in case FEHD is required to provide manual cleansing services for captioned localities in the study area on condition that the Highways Department or other concerned departments would take up the maintenance responsibility;

(b) if any FEHD's facility is affected by the development, FEHD's prior consent must be obtained. Local consultation/District Council consultation should be conducted by the project proponent to the satisfaction of the locals and FEHD on the proposal of re-provisioning of the affected facilities under FEHD's management. Re-provisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the re-provisioned facilities to FEHD;

(c) the project works should not affect the normal operation of our nearby FEHD's facilities such as refuse collection point, public toilet, etc. and our routine waste collection services.

The project works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses;

(d) regarding the place of entertainment:

(i) for any refuses generated from the kiosk should be arranged its proper disposal by the tenant; and

(ii) proper licence/permit issued by this department is required if there is any food business/catering service/activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the regulation.

4

致城市規劃委員會秘書：
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傳真：2877 0245 或 2522 8426
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By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

這項目是非常值得支持，因為計劃有考慮政府的新發展藍圖，跟政府的文化和發展理念一致。原計劃對本地的發展沒有大改變，而有些改變也是好事，所以該項目申請是支持的。

「提意見人」姓名／名稱 Name of person/company making this comment Enid Chan
簽署 Signature _____ 日期 Date 15/3/25

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Details of the Comment (use separate sheet if necessary)

本人十分支持以上發展申請項目，項目將馬灣村重新設計，滿足短期出租用途，有助推廣旅遊業，更令付政策，「無處不旅遊」加強本港旅遊業競爭力，當中更設有不同營旅，藝術畫廊等不同特色，更給予不同人仕來這裡遊玩，值得支持！

「提意見人」姓名／名稱 Name of person/company making this comment Matthew
簽署 Signature 日期 Date 12/03/2025

6

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意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

本人是支持有關的申請

基於本申請对已核准的計劃沒有重大改變，並與已核准的總綱發展藍圖相比，主要發展的參數和總樓面面積分佈均保持不變。

另擬議計劃透過豐富遊客体驗來強化馬湾村重新設計的整体規劃概念。

「提意見人」姓名／名稱 Name of person/company making this comment Mr. Shele
簽署 Signature [signature] 日期 Date 17-3-2025

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8

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意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

本人支持有关城規申請，理由如下：

1. 香港必須發展文化及旅遊這兩板塊，以提高經濟效益，此建議發展呼應了2024年施政報告及《文藝創意產業發展藍圖》，透过加入酒店（度假屋）等住宿用途及電影院/劇院類型的娛樂場所用途，令遊客体驗更豐富，融合了馬灣村文化及旅遊。
2. 申請已考慮各方面的技術問題，証明技術上是可行的。

本人樂意見到及期望將來体驗更豐富的馬灣旅遊。

「提意見人」姓名／名稱 Name of person/company making this comment 村子加勳
簽署 Signature _____ 日期 Date 18/3/2025

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9

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意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

現時香港新的旅遊景點不多，這個 A/I-MWI/48 城規申請項目非常值得支持。這個申請以考慮各方面的技術評估，可以為遊客提供非常多元化豐富的旅遊體驗，強化現時馬灣重新設計的整體規劃概念，並包括有食肆，商店，藝術村，工作坊等，加入酒店或度假屋，亦可加入作藝術營運的電影院或有劇院使到這個地方更吸引，符合 2024 施政報告提出的融合發展文化及旅遊，香港無盡不旅遊的理念。

「提意見人」姓名／名稱 Name of person/company making this comment 周小姐
簽署 Signature 日期 Date 16-3-25

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10

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有關的規劃申請編號 The application no. to which the comment relates A/I-MW1/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

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。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重要微更新，以反映最新的地盤範圍界線和情況，在用途、佈局和主要發展參數方面沒有重大變化。同意該項申請。

「提意見人」姓名／名稱 Name of person/company making this comment MAN
簽署 Signature MAN 日期 Date 18. Mar. 2025

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11

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By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 **The application no. to which the comment relates** A/I-MWI/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

此申請已考慮各方面的技術評估，證明此申請在技術上可以接受。擬議計劃通過豐富遊客体驗，強化對灣仔重新設計的整体規劃概念，未來營運的靈活性，滿足遊客的需求。

「提意見人」姓名／名稱 Name of person/company making this comment CHEUNG NGA WAI
簽署 Signature [signature] 日期 Date 17/3/25

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意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

本人支持該計劃，加入电影院/劇院類型的「娛樂場所」用途至重新設計，使該地段容許的用途，本申請已考慮各方的技術評估，而評估亦證明本申請在技術上是可行的，而已核准的計劃沒有太大變更，發數和總樓面面積分佈均保持不變，是值得支持。

「提意見人」姓名／名稱 Name of person/company making this comment Joy
簽署 Signature _____ 日期 Date 18/3/2025

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13

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意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

馬灣村已荒廢多年，非常浪費，因四面近海，境色怡人，空置十分可惜。所以我十分支持以上項目，因可活化馬灣村將村屋重新設計，有做度假屋，有做特色交應食堂，更有不同藝術特色，幫助本地創業家，藝術家，使這裡更有讓旅客有不同旅遊經驗。這馬灣和吏配合正人商工文筆，「無論不旅遊」支持！

「提意見人」姓名／名稱 Name of person/company making this comment 許生

簽署 Signature Hui 日期 Date 2025/03/14

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意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

本人想支持此個項目，原因是可以配合政府提倡的發展藍圖。增強馬湾區一帶旅遊配套，提升到香港旅遊事業及吸引多一些旅客入區旅遊。申請人還已作出符合需求的評估證明。

「提意見人」姓名／名稱 Name of person/company making this comment CINDY LEE
簽署 Signature Cindy 日期 Date 18-3-25

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有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/148

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

項目計劃透過豐富的旅客體驗，強化馬灣村重新設計的整體規劃概念，而計劃呼應2024年施政報告（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，而且設計後的馬灣村容許的用途，佈局和主要發展參數方面沒有重大的變化，所以支持以上項目。

「提意見人」姓名／名稱 Name of person/company making this comment 丁先生
簽署 Signature 丁 日期 Date 15 March 2025

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By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

是次發展商擬議強化馬灣村重新設計的整體規劃概念，本人十分贊成！因為並沒有重大改變起核准的計劃！只是強化及加入馬灣村需要及可容許的用途！例如加入「酒店（類似度假屋）作為賓館或可作短期出租住宿用途等，既可吸引中國同胞（年輕一輩）的遊客來港體驗一番更可令馬灣的日與夜都能熱鬧起來，除增加人流外亦可使當區的市民多了工作機會。而發展亦加入可作藝術運作的劇院類型的戲院，似是想將這項目建構成一個"文青藝術"的場地！這是十分令我欣喜的！以後的馬灣發展如能最終成為一個"藝園"是香港一個嶄新，與時並進的好規劃！希望政府可助香港早日達成！

「提意見人」姓名／名稱 Name of person/company making this comment Cheung Yuet Ngor

簽署 Signature [signature] 日期 Date 18/3/2025

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意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

本人支持該發展項目。
項目加入「酒店」作為短期出租住宿用途可吸引更多游客了解馬灣，提高重新設計後的馬灣村未來營運的靈活性，滿足游客的需求。可以增加更多活動娛樂設施豐富游客體驗，強化馬灣村重新設計的整體規劃概念。望城規會可加快該項目申請通過。

「提意見人」姓名／名稱 Name of person/company making this comment Leo Ye
簽署 Signature Leo 日期 Date 19/3/25

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21 MAR 2025
Town Planning Board

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致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/I-MW1/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

我支持這項目申請，因為這可以增加當區的收入，令多些
適當店開，而可以令多些人進行消費。而這概念計劃已考慮
各項的好處和壞處，而在技術上這計劃是可行的。

「提意見人」姓名／名稱 Name of person/company making this comment Charlie Chan
簽署 Signature [signature] 日期 Date 12/3/25

RECEIVED
21 MAR 2025
Town Planning Board

19

致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
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有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

本人支持以上的擬議修訂已核准的總綱發展藍圖。

因為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積分佈均保持不變。

加上申請已考慮各方面的技術評估，而評估亦證明該申請在技術上可以接受的。

值得支持的申請，謝謝。

「提意見人」姓名／名稱 Name of person/company making this comment Rita Li
簽署 Signature Rita 日期 Date 18/3/25

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21 MAR 2025
Town Planning Board

致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
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有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

早前留意新聞提到馬灣公園即將開放的全新景點馬灣「868」將打造成保育、文創、旅遊及藝術度假景區，本人認為是非常值得高興的事，因為這可讓市民及遊客多一個好去處。發展一個新景區是需要周邊配套配合，因此本人支持擬議發展的申請。

本人認為加入一些酒店或度假屋對整個度假區起到正面作用，可以增加遊客人流，亦能豐富遊客的體驗，可更真實地感受到馬灣的當地風情。

擬議計劃合符政府的願景，政府一向支持發展文化及旅遊，亦支持文藝創意產業的發展。申請希望加入可作藝術演出之電影院及相关娛樂場所正符合政府的規劃。

「提意見人」姓名／名稱 Name of person/company making this comment Daisy Leung
簽署 Signature _____ 日期 Date 12/3/2025

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21 MAR 2025
Town Planning Board

21

致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
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有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

我支持A/I-MWI/48的申請。首先，這計劃能呼應2024年施政報告及《文藝創意產業發展藍圖》，能融合發展文化和旅遊。如果馬灣公園能興建一些度假屋/旅館，可讓遊客留宿，並留港消費，刺激本港經濟。其次，此擬議計劃如成功通過，可以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。而且，於外國旅客，近年香港流行本港深度遊，此計劃可吸引港市民到馬灣旅遊，更可留宿。綜合以上原因，我贊成此擬議發展，並希望城規會盡快通過審批。

「提意見人」姓名／名稱 Name of person/company making this comment Mia Tam
簽署 Signature [signature] 日期 Date 17 Mar 2025

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21 MAR 2025
Town Planning Board

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致城市規劃委員會秘書：
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By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

贊成 A/I-MWI/48 的申請。

馬灣村這個重新設計的規劃可以更能滿足遊客的要求。無論對本地有意深度遊的人，特別是有孩子的家庭，如果設有渡假屋或酒店等設施可以鼓勵本地人帶同孩子來訪。對外地來港的遊客更加有意義的留港旅玩和消費，配合現時大型活動例如煙花和無人機燈光show，就更有吸引力留港，而不當即日來回那麼匆忙。

而且這個申請已考慮到各方面的技術評估，所以可以接受，希望頒更多遊人在港旅玩和消費。

「提意見人」姓名／名稱 Name of person/company making this comment 姜穎

簽署 Signature 姜穎 日期 Date 13.3.2025

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Town Planning Board

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致城市規劃委員會秘書：
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有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

本人支持A/I-MWI/48的規劃申請，因此擬議的規劃能配合政府2024年施政報告及《文艺創意產業發展藍圖》，提倡「香港無處不旅遊」的概念，能融入並推動社會政策。另外，項目將建議加入酒店/賓館/電影院等用途，相信能大大豐富遊客的旅遊體驗，同時亦能加強專門村重新設計的整体規劃概念，大大提升吸引力旅遊

「提意見人」姓名／名稱 Name of person/company making this comment Ms. Chow

簽署 Signature [signature] 日期 Date 18/3/2025

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Town Planning Board

24

致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
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有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

支持發展馬灣公園，支持 A/I-MWI/48 項目獲批！

首先，本次申請與已准核的總綱發展藍圖相比，主要發展參數及GFA的分佈均保持不變。

其次，加入藝術電影院/劇院亦能呼應2024施政報告中的《文藝創意產業藍圖》，其中「以文塑旅，以旅彰文」的理念，加強HK旅遊業的競爭力。

「提意見人」姓名／名稱 Name of person/company making this comment Andrew Lau
簽署 Signature _____ 日期 Date 16/3/2025

RECEIVED
21 MAR 2025
Town Planning Board

25

致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
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有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

本人很支持此修訂的申請，因為此修訂正配合~~政~~施政報告及「文藝創意產業發展藍圖」~~的~~所欲推廣的旅遊發展，協助香港發展為「~~無~~處不旅遊」之部。

而且，此修訂可以增加重新設計後的馬灣村未來營運的靈活性，讓馬灣村可以充份發揮它的旅遊潛力，成為未來香港旅遊「必去」的地點。

「提意見人」姓名／名稱 Name of person/company making this comment Sy Wong
簽署 Signature Sy Wong 日期 Date 18-3-2025

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21 MAR 2025
Town Planning Board

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致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
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有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

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湾村宿評的用途。
擬議計劃透過豐富旅客體驗，強化馬湾村重新設計的整體規劃概念。並符合「香港無處不旅遊及以文塑旅，以旅彰文」的理念。
本申請已考慮各方面技術評估，亦證明本申請在技術上可以接受。本人讚成重新設計馬湾村宿評的用途。

「提意見人」姓名／名稱 Name of person/company making this comment 楊惠俞
簽署 Signature 楊 日期 Date 18-3-2025

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21 MAR 2025
Town Planning Board

27

致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
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有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

我十分支持馬灣公園這個項目加入
酒店(度假屋)及作藝術運作之電影院，
相信加入這些用途後有助豐富遊客的
整體體驗，願意專程及花時間在馬灣
這區。計划融合發展文化和旅遊，也加強整
體規划概念，可提高日後營運的靈活性。

「提意見人」姓名／名稱 Name of person/company making this comment A. Lui
簽署 Signature Judy 日期 Date 19.3.25

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21 MAR 2025
Town Planning Board

28

致城市規劃委員會秘書：
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有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

我支持這個項目的申請，這計劃透過
豐富遊客體驗，強化馬灣村重新的規劃
概念，令更加多人到馬灣旅遊。這個申請已
考慮各方面的技術評估，該評估也證明
本申請在技術上可以接受的。

「提意見人」姓名／名稱 Name of person/company making this comment WONG SUI KUEN
簽署 Signature _____ 日期 Date 18-3-2025

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21 MAR 2025
Town Planning Board

29

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持是項發展增設短期住宿結合遊人多個選擇可以玩夜些，亦令該區更熱鬧。如果增加劇院/戲院之類可以更多方面體現藝術的表達方式，多增設這類娛樂設施能更豐富遊客在香港的体驗，配合「香港無處不旅遊」的理念，更有效塑造馬灣村作為文化藝術的地標形象。

而且是項發展對已核准的計劃沒有特別重大的改變，又能增加該區的就業，對香港的旅遊業和該區的發展均有助益。希望見到馬灣有個更鮮明的藝術形象，招攬更多遊人和遊客。

「提意見人」姓名／名稱 Name of person/company making this comment 海

簽署 Signature 海 日期 Date 15/3

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Town Planning Board

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致城市規劃委員會秘書：
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有關的規劃申請編號 The application no. to which the comment relates A/I-MW1/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

原本項目的公園已經非常吸引，現在建議加上住宿的配套，令人可以更投入享受這個特別的地方。本人十分之支持。

「提意見人」姓名／名稱 Name of person/company making this comment Y C Chang
簽署 Signature _____ 日期 Date 2025-3-30

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21 MAR 2025
Town Planning Board

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致城市規劃委員會秘書：
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有關的規劃申請編號 The application no. to which the comment relates A/I-MW1/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

同意馬灣康樂公園加入渡假屋和娛樂場所，令馬灣村遊客的體驗：

- 重新設計後更能滿足本地深度遊及訪港遊客的需求
- 更符合「香港無處不旅遊」的理念
- 能增加區內的就業機會

「提意見人」姓名／名稱 Name of person/company making this comment 嶺
簽署 Signature 嶺 日期 Date 18.3.25

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25 MAR 2025
Town Planning Board

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250318-151210-83581
提交限期 **Deadline for submission:**	28/03/2025
提交日期及時間 **Date and time of submission:**	18/03/2025 15:12:10
有關的規劃申請編號 **The application no. to which the comment relates:**	A/I-MWI/48
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Mr LAU

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

I am a resident of Ma Wan, and I would like to express my objection to the proposal of including 'Hotel (Holiday House)' use in the Restyled Ma Wan Village for the purpose of guesthouse/short-term accommodation.

The primary reason for my objection is the anticipated increase in noise, particularly during night hours, due to activities such as barbecues and the use of speakers for karaoke.

The Restyled Ma Wan Village is in close proximity to residential areas, including the Ma Wan Fishermen Block, and the potential generation of such noise would significantly disrupt the peace and well-being of residents. Ma Wan is already affected by noise from aircraft during landing and takeoff at night, and additional noise from guesthouse activities would exacerbate the discomfort for residents.

Based on the above, I strongly object to the proposal of including 'Hotel (Holiday House)' use in the Restyled Ma Wan Village.

However, if the Board decides to approve the proposal, I respectfully suggest the following mitigation measures:

(a) Reduce the number of houses designated for this use (e.g., from 30 to 15).
(b) Require the operator to restrict the use of speakers for karaoke between 11:00 PM and 9:00 AM.
(c) Prohibit the use of flat roofs for barbecue activities.

Additionally, I would like to comment on the traffic implications of the MWP development.

I understand that the franchised bus service 230R was launched earlier this year to serve Phase 2 of MWP. The 'Traffic Review Report' submitted by the applicant suggests that the number of visitors would decrease or remain the same if some village houses are converted into 'Hotel (Holiday House)'.

2

In this regard, I suggest that the Transport Department consider adding additional stops to the 23 0R route on Ma Wan Island, particularly near existing residential areas, to benefit local resident s.

Furthermore, I recommend adding a stop at the Olympic MTR Station, which the bus already pa sses through, to ensure better utilization of public transport resources.

Thank you very much for considering my comments.

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From:
Sent: 2025-03-22 星期六 14:39:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對「馬灣 1868」發展計畫修訂申請（檔案編號：A/I-MWI/48）

致城市規劃委員會：

本人為馬灣居民/長期關注香港郊野保育的市民，現基於以下科學證據、法理依據及社區觀察，強烈反對新鴻基地產提出的「馬灣 1868」發展計畫修訂申請。此項目嚴重威脅馬灣生態系統、扭曲文化保育本質，且違背公眾利益，懇請城規會駁回申請。**

一、生態破壞：不可逆轉的環境災難

1. **瀕危物種棲息地遭蠶食**
   根據《香港生物多樣性策略及行動計劃（2016-2021）》，馬灣島東北海岸及內陸林地屬「具重要生態價值地點」（SEC）。該區域記錄有：
   - **二級受保護物種**：白腹海鵰（繁殖地）、褐翅鴉鵑
   - **本地稀有植物**：馬灣大戟（*Euphorbia tsuenensis*，全球僅馬灣及青衣存在）、土沉香
     項目地盤範圍直接覆蓋上述物種的核心棲息範圍，施工震動、光污染及人流激增將導致繁殖失敗與遷徙路線中斷。
2. **海岸線生態系統崩潰**
   馬灣南部潮間帶泥灘為國際遷徙水鳥（如黑臉琵鷺）的中途停歇站。發展商擬建的酒店及娛樂設施距海岸線不足 100 米，違反《海岸保護區規劃指引》中「至少保留 50 米自然緩衝帶」的建議。填海或地基工程可能改變水文，引發紅樹林群落死亡。
3. **低密度開發的虛假承諾**
   項目雖標榜「地積比 0.179 倍」，但實際可建樓面達 34 萬平方呎，等同於 5 座標準中型商場。相較馬灣現有住宅區（珀麗灣）人口密度（約 1.5 萬人/平方公里），新增旅遊設施將使島上人流暴增 300%（按新地估算日均 5000 遊客），遠超環境承載力。

二、交通規劃：不負責任的流量放任

1. **道路系統先天缺陷**
   根據運輸署《馬灣交通研究（2019）》，現有青馬大橋通往馬灣的單線行車道已達飽和（日均車流量 2800 架次），緊急救援車輛通行需優先權。若按計畫新增酒店住宿（假設 200 房間，入住率 70%），每日將增加至少 140 架次私家車（按每房 1.5 輛計算），加劇交通癱瘓風險。
2. **渡輪服務不可持續**
   馬灣現有渡輪班次（中環-馬灣每 30 分鐘一班）在非繁忙時段載客率不足 40%，營運商

長期依賴政府補貼。旅遊化將導致需求波動（假日高峰與平日閒置），迫使渡輪公司縮減班次或加價，變相剝奪居民基本出行權。

3. **違反《香港清新空氣藍圖》**
   額外車流將使島內二氧化氮（NO_2）濃度超標。馬灣現有監測站數據（2022 年均值：45μg/m³）已接近世衛標準（50μg/m³），發展後勢必惡化居民健康風險。

三、文化保育：資本驅動的偽活化

1. **馬灣村歷史脈絡的消逝**
   馬灣村為香港少數完整保存的清代漁村聚落，其「梳式佈局」、天后廟與百年榕樹群具考古價值（古蹟辦評級建議：三級歷史建築）。發展商所謂「翻新」實為拆除原有夯土牆、以混凝土仿古立面替代，違反《古物及古蹟條例》第 2A 條「最小干預原則」。
2. **社區網絡的強制瓦解**
   現居馬灣村的 12 戶原住民（多為第三代漁民）未被納入規劃諮詢。發展商以「剔除未收購地段」為由，將村落切割為「可開發」與「邊緣化」區域，此舉涉嫌違反《人權法》第 17 條「保障文化遺產享有權」。
3. **藝術淪為消費主義工具**
   計畫將「電影院/劇院」包裝為文化設施，實質引進連鎖商業院線（參考 PMQ 元創方案例），排擠在地藝術團體。真正需要保護的傳統技藝（如蝦醬製作、漁船修復）卻未獲資源，形成「文化洗白」。

四、法律與政策衝突

1. **違反《城市規劃條例》第 16 條**
   申請方未提交「替代方案比較」（如純保育方案、限制遊客上限的生態旅舍），違反條例中「證明發展必要性」的要求。
2. **架空《馬灣分區計劃大綱圖》（OUT-MA/1）**
   該大綱圖明確將項目地帶劃為「綜合發展區（CDA）」，要求「以自然教育為主導」。新增酒店與娛樂設施明顯背離法定用途。
3. **漠視《巴黎氣候協定》本地承諾**
   大規模開發將增加碳排放（估算每年額外 4200 噸 CO_2e），與香港「2050 碳中和」目標背道而馳。

具體訴求與替代方案

1. **立即行動**
   - 駁回「馬灣 1868」修訂申請，責成發展商重新進行「戰略性環境評估（SEA）」與「社會影響評估（SIA）」。
   - 將馬灣村及周邊海岸劃為「永久保育區」，援引《郊野公園條例》禁止商業開發。
2. **可持續替代方案**
   - 轉型為「馬灣生態文化走廊」：由政府與非營利組織合作，設立：

        - **自然教育中心**：由漁民導覽潮間帶生態
        - **傳統工藝活化區**：補助蝦醬作坊、古法漁網編織
        - **低影響度生態旅舍**：限制 10 間以下、僅接待預約制研學團體
    - 參考國際案例：台灣貢寮水梯田保育、日本白川鄉合掌村「住民自治」模式。
3. **制度性改革**
    - 修訂《城市規劃條例》，要求所有私人發展項目強制公開「生態債券」或「保育信託基金」方案。
    - 設立「馬灣居民監督委員會」，賦予否決破壞性規劃的權利。

香港的靈魂在於其山海與人文，而非地產霸權的擴張。懇請城規會以科學與公義為尺，為後代守住馬灣最後一片淨土。

馬灣居民

Eddy MOK

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From:
Sent: 2025-03-08 星期六 12:28:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: TPB/A/I-MWI/45 擬建馬灣康樂公園(馬灣公園 2 期部份)

反映新鴻基地產未有向馬灣持份者，即馬灣珀麗灣業主委員會、馬灣鄉事委員會、馬灣居民解說馬灣公園的最新發展(連巡回展覽板都不在馬灣區內設站)，就旅客增加情況交換意見

未有提醒及鼓勵旅客於繁忙時間乘搭渡輪服務為主往來馬灣(參考愉景灣區內做法，新鴻基亦沒有安排接駁巴士連接渡輪碼頭至馬灣公園 2 期)

沒有提交馬灣公園 2 期發展帶來旅客，惡劣天氣交通安排等

噪音評估報告質素粗疏，擬改做假日營的村屋非常貼近飛機噪音 NSR25 等線，飛機航道會因實際天氣、飛機性能、飛機爬升情況，NSR25 誤差圈應該會在馬灣公園 2 期內。事實上，馬灣公園 2 期飛機噪音及鐵路噪音是相當明顯及令人煩噪。

馬灣居民

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From:
Sent: 2025-03-19 星期三 14:40:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:

Subject: A/I-MWI/48 - Public Comment
Attachment: A_I-MWI_48_Public Comment_0313.pdf

Dear Sir/Madam,

The public comment (as attached) was received by our office through letter within the public inspection period. Grateful if you could help add it to the public comment set of A/I-MWI/48. Thank you.

A_I-MWI_48_Public Comment_0313.pdf

珀麗灣業主委員會
Park Island Owners' Committee

Our Ref: L25-010

規劃署
荃灣西樓角路 38 號
荃灣政府合署 27 樓
規劃署荃灣及西九龍規劃專員
謝佩強先生

有關：康樂公園 (馬灣公園) (擬議修訂已核准的總綱發展藍圖)

謝先生：

本會於 2025 年 3 月 10 日收到 貴署來函 (信函編號：TPB/A/I-MWI/48) ，有關「馬灣地段第 48 號、第 114 號、第 229 號餘段及第 684 號 (部分) 和毗連政府土地 康樂公園 (馬灣公園) (擬議修訂已核准的總綱發展藍圖)」邀請公眾提供意見。

有見及此，本會留意到項目上有預留 40 個旅遊巴停車位，即料到會有大量旅遊巴將會駛入停泊在有關用地；現欲諮詢 貴署，以提供前往上述用地之旅遊巴行車路段詳情，由於珀麗路及珀欣路等地契棕色地段由本屋苑承擔維修保養責任，故此，本會絕不同意有關車輛行駛棕色地段以加劇道路損毀。

如對上述事宜有任何查詢，請致電 與本苑服務處職員鄭澤恒先生聯絡。

順祝安祺

第十一屆珀麗灣業主委員會

主席 梁志和 啟
2025 年 3 月 13 日

副本抄送： 立法會議員 - 陳恒鑌先生
荃灣區議員(駐馬灣) - 張文嘉博士

珀麗灣是我家
全靠你我他！
Sweet Home Park Island

7

致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/I-MWI/48

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

擬議計劃是透过丰富遊客体驗，強化馬彎村来重新设计的整体的規劃概念。本人認爲要滿足旅客的需求，最好有一間娛乐場所內，可以集合多方面，並有多種類的活动设施；高卡車，VR遊戲，迷你电影院，滑遣及享受等，若这满思加建度假屋或小型賓館，可带旺整個区域位置，並能符合"香港無处乃旅遊"的理念。这次的申請对已核准的計劃沒有重大变化的，與已核准的总綱發展藍圖比較，主要发展参数和总樓面面積分佈均保持不变的。

「提意見人」姓名／名稱 Name of person/company making this comment Wong Wai Shuen Winnie
簽署 Signature [signature] 日期 Date 19/Mar/25

RECEIVED
21 MAR 2025
Town Planning Board

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From:
Sent: 2025-03-24 星期一 17:48:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Submission re A/I-MWI/48
Attachment: WhatsApp Scan 2025-03-24 at 17.08.10.pdf; WhatsApp Scan 2025-03-24 at 17.08.35.pdf; WhatsApp Scan 2025-03-24 at 17.08.56.pdf; WhatsApp Scan 2025-03-24 at 17.07.40.pdf

To: Secretary, Town Planning Board

Dear Sir/Madam,

We are sending herewith comments on Planning application re A/I-MWI/48.

Thank you for your kind attention.

Best regards,
Ma Wan Alliance Church

33

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 **The application no. to which the comment relates**
A/I-MWI/48

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)
請看附函。

「提意見人」~~姓名~~/名稱 Name of person/company making this comment 宣道會馬灣堂

簽署 Signature _____ 日期 Date 23.3.2025

33

基督教宣道會馬灣堂

Ma Wan Alliance Church

電話:　　傳真:

網址:

敬啟者：

馬灣地段第 48 號，第 114 號，第 229 號餘段及第 684 號（部分）

和毗連政府土地

康樂公園（馬灣公園）（擬議修訂已核准的總綱發展藍圖（申請編號：A/I-MWI/48）

頃接 貴署 2025 年 3 月 7 日來函，得悉馬灣公園擬修訂發展藍圖，加入酒店和其他與旅遊有關的項目。由於諮詢文件未有提供詳情，暫時未能評估實際影響，但馬灣堂對修訂發展可能帶來對交通，通道，治安，衛生，污染幾方面的影響極爲關注。

本堂冀望 貴署在考慮有關申請時可以留意所提及的幾方面。除此之外， 在工程進行時，有關方面亦必須確保工地附近居民，學校，社會機構，教會等不受影響。

敬希垂注！

此致　　城市規劃委員會秘書

宣道會馬灣堂執事會副主席

陳素芬女士

2025 年 3 月 23 日

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From:
Sent: 2025-03-28 星期五 02:59:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/I-MWI/48 Ma Wan Recreational Park

A/I-MWI/48

Ma Wan Lot Nos. 48, 114, 229 RP and 684 (Part) and Adjoining Government Land

Site area: About 176,100sq.m Includes Government Land of about 30,200sq.m (Previously all GL)

Zoning: "CDA, "Other Specified Uses" annotated "Recreation and Tourism Related Uses", "Green Belt", "GIC", "Other Specified Uses" annotated "Highways Maintenance Area" and area shown as 'Road'

Applied use development: Recreational Park (Ma Wan Park) (Proposed Amendments MLP) / 20 Coach Parking

Dear TPB Members,

Media Report: "A spectacular new attraction, "Ma Wan 1868", is soon to open as part of the second phase of Ma Wan Park. Spanning almost 500,000 square feet, this vibrant area will merge conservation efforts with cultural, tourism, and artistic retail, transforming Ma Wan into a colourful locale reminiscent of Italy's quaint fishing villages.

"Island Hill", perched at the top of Ma Wan 1868, offers a range of camping options for two to four people, fully equipped with luxury camping amenities."

So the application is nothing more than a token gesture of tick the last box on a completed project.

What appears to be lacking is any data on how many visitors will be accommodated in the renovated village houses and the glamping and the expected increase in day trippers.

In 2018 SHKP was bleating about the costs of running the ferry service from Central. Luckily the district councillor at the time was Roy Tam and with residents a strong oppostion was mounted to the proposal:

Plan to cut off-peak ferries from Ma Wan to Hong Kong Island rejected

Residents at Park Island development rely on the services for convenient access to the city centre

https://www.scmp.com/news/hong-kong/community/article/2156239/plan-cut-peak-ferries-ma-wan-hong-kong-island-rejected

Members must therefore ensure that transport services are not only adequate but also that they are reliable and not subject to the whims of the management company.

Mary Mulvihill

Appendix VI of
RNTPC Paper No. A/I-MWI/48

Recommended Advisory Clauses

(a) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:

Landscape

(i) with reference to the applicant's Tree Removal Report attached to District Lands Officer's memo dated March 26, 2025 and circulated by your office on the same date, it is noted that a dead tree (*Phoenix Canariensis*) was found and removed on February 10, 2025, within the application area. The applicant is reminded to incorporate the latest information on the existing landscape resources within the application site for the S16 planning application or planning condition for Landscape Master Plan submission that may be imposed for the application;

(ii) please be reminded that the approval of the planning application does not imply approval of the site coverage of greenery requirements under APP- PNAP 152 and/or under lease. The site coverage of greening calculation should be submitted separately to Buildings Department (BD) for approval; and

(iii) the applicant is reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the lease. Thus, the applicant should seek comments and approval from the relevant authority on the concerned tree works and/or compensatory/replacement planting proposal, where appropriate.

(b) to note the comments of BD that:

(i) each private development at the application site shall be self-sustainable. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

(ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when

necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;

(iii) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

(iv) in connection with (a) above, each development shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations; and

(v) detailed comments will be given in the building plan submission stage.

(c) to note the comments of the Director of Fire Services that:

(i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority; and

(ii) the Emergency Vehicular Access provision in the captioned site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the BD.

(d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:

(i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;

(ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;

(iii) no trees or shrubs with penetrating roots may be planted within the Waterworks

Reserve or in the vicinity of the water main; and

(iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.

(e) to note the comments of the Antiquities and Monuments Office (AMO), Development Bureau that:

Tin Hau Temple (Grade 3)

(i) according to Items 1.2 and 1.3 of the FI2 Response to Comment Table, the Tin Hau Temple (Grade 3) is proposed to be preserved in situ, kept empty and opened to the public for appreciation. Furthermore, the proposed modification works do not involve the Tin Hau Temple, and no implications or impacts on its preservation or future use are anticipated. The applicant should ensure that the structural integrity and historic fabrics of the Tin Hau Temple would not be adversely affected by the proposed works. AMO would provide comments upon receipt of departmental referral on relevant submissions; and

Stone Tablets of the Old Kowloon Customs (Grade 3)

(ii) the Stone Tablets of the Old Kowloon Customs (Grade 3) is not indicated in the figures of the preliminary Environmental Review. The applicant please clarify whether the proposed amendments in the current planning application have any implications or impacts on the in-situ preservation and future use of the Stone Tablets.

(f) to note the comments of the Director of Food and Environmental Hygiene that:

(i) should there be any government lands (i.e. new roads, pavements, footbridges, crossing facilities, elevated walkways systems, subways, open space, footpath widening, lifts, flower beds, etc.) to be built by the project proponent, the project proponent must provide recurrent consequence to the Food and Environmental Hygiene Department (FEHD) in case FEHD is required to provide manual cleansing services for captioned localities in the study area on condition that the Highways Department or other concerned departments would take up the maintenance responsibility;

(ii) if any FEHD's facility is affected by the development, FEHD's prior consent must be

obtained. Local consultation/District Council consultation should be conducted by the project proponent to the satisfaction of the locals and FEHD on the proposal of re-provisioning of the affected facilities under FEHD's management. Re-provisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the re-provisioned facilities to FEHD;

(iii) the project works should not affect the normal operation of our nearby FEHD's facilities such as refuse collection point, public toilet, etc. and our routine waste collection services. The project works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses;

(iv) regarding the place of entertainment:

(1) for any refuses generated from the kiosk should be arranged its proper disposal by the tenant; and

(2) proper licence/permit issued by this department is required if there is any food business/catering service/activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the regulation.

(g) to note the comments of the Director of Leisure and Cultural Services that:

should there be any change to the proposal that will affect any roadside tree in the future, the applicant should provide relevant information (e.g. tree survey report and/or Tree Preservation and Removal Proposal) for comments.