

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/I-MWI/48**

- Applicant** : Ma Wan Park Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Ma Wan Lots 48, 114, 229 RP and 684 (Part) and adjoining Government land (GL)
- Site Area** : About 17.61ha (including about 3.02ha of GL (i.e. about 17% of the total site area))
- Lease** : Ma Wan Lot 684  
(a) held under New Grant No. 22883 dated 31.3.2021 for the purpose of a public recreational park including such ancillary uses as may be approved in writing by the Director of Lands (D of Lands) and facilities for entertainment, recreation, amusement, education, exhibitions, shopping, restaurants, kiosks, catering, advertising, hotel, hostel and other commercial facilities as may be approved in writing by D of Lands  
(b) a Master Layout Plan (MLP) clause which requires MLPs (or any subsequent amendments) to be approved by D of Lands
- Plan** : Approved Ma Wan Outline Zoning Plan (OZP) No. S/I-MWI/14
- Zonings** : “Comprehensive Development Area” (“CDA”) (36%)  
  
“Other Specified Uses” annotated “Recreation and Tourism Related Uses” (“OU(RTRU)”) (25%)  
[subject to maximum plot ratio (PR) of 0.4 and maximum building height (BH) of 20m]  
  
“Green Belt” (“GB”) (28%)  
  
“Government, Institution or Community” (“G/IC”) (0.5%)  
  
“OU” annotated “Highways Maintenance Area” (“OU(HMA)”) (0.5%)  
  
Area shown as ‘Road’ (10%)
- Application** : Proposed Amendments to Approved MLP of Ma Wan Park (MWP) Development

## 1. **The Proposal**

- 1.1 The applicant seeks planning permission for amendments to the approved MLP for MWP development at the application site (the Site), which falls within an area mainly zoned “CDA”, “OU(RTRU)” and “GB” with minor portions zoned “G/IC” and “OU(HMA)” and shown as ‘Road’ on the OZP (**Plan A-1**). MWP has been developed in two phases with Phase I completed and opened in July 2007. While the building structures within Phase II have been completed, its soft opening was held on 15.3.2025. The proposed amendments to the approved MLP (the Proposed Scheme) involve mainly additional uses in the Restyled Ma Wan Village in MWP Phase II (i.e. ‘Hotel (Holiday House)’ and ‘Place of Entertainment’ uses). There is no change in the development parameters including site area, total gross floor area (GFA), site coverage (SC), PR, BH and parking provision (details in paragraphs 1.2 to 1.13 below).
- 1.2 Compared with the approved MLP (the Approved Scheme), the Proposed Scheme involves mainly the following changes:
- (a) including ‘Hotel (Holiday House)’ use for short-term accommodation purpose in the Restyled Ma Wan Village (Item 1 on **Drawing A-2** and Item 5 on **Drawing A-4**);
  - (b) including ‘Place of Entertainment’ use such as cinema/theatre of arts operations in the Restyled Ma Wan Village (Item 5 on **Drawing A-4**); and
  - (c) minor revisions to the site boundary by excluding unacquired lots and an area covered by a GL Licence (Items 2a and 2b on **Drawing A-2**).

Other minor changes of the MLP include the refinement of annotation to reflect the function of the existing access road (Item 4 on **Drawing A-2**) and updating of the base map.

- 1.3 The proposed MLP and its comparison to the MLP of the Approved Scheme, the broad location of the proposed uses in the Restyled Ma Wan Village under the Proposed Scheme and its comparison to that of the Approved Scheme, as well as the proposed Landscape Master Plan (LMP) and landscape section plans are shown in **Drawings A-1 to A-7**. There is no change in the development parameters under the Proposed Scheme as compared with the Approved Scheme. The major development parameters of the Proposed Scheme are set out in the table below.

Major Development Parameters	Proposed Scheme
Site Area	About 17.61ha <sup>[1]</sup>
Total GFA	About 31,564m <sup>2</sup> (breakdown shown in paragraph 1.4 below)
SC	About 25%
PR	About 0.179 <sup>[1]</sup>
BH	Not exceeding 5 storeys and 58.5mPD for the tallest building

Major Development Parameters	Proposed Scheme
Vehicle Parking Provision	40 coach parking spaces

Notes:

- [1] As the update on the site boundary by excluding the unacquired lots and area covered by a GL Licence is very minor, the site area and PR under the Proposed Scheme will remain unchanged.

- 1.4 The building structures within MWP have been completed. The detailed GFA distribution of the Proposed Scheme which is the same as that of the Approved Scheme is set out in the table below for reference/information.

Facilities	GFA under the Proposed Scheme
<b>Phase I</b>	
Noah's Ark	13,200m <sup>2</sup>
Park Entrance Plaza and Information Centre	650m <sup>2</sup>
Hilltop Garden/Café	700m <sup>2</sup>
Landscaping Pavilions inside Nature Garden	200m <sup>2</sup>
Fire Safety Education Centre and Museum (FSECM)	390m <sup>2</sup>
Event Centre (EC)/Landscape Pavilion	2,250m <sup>2</sup>
Butterfly Sanctuary	
- Existing	70m <sup>2</sup>
- New	50m <sup>2</sup>
Pottery House	
- Existing	70m <sup>2</sup>
- New	50m <sup>2</sup>
Multi-purpose Performance Venue	790m <sup>2</sup>
Heritage Museum	
- Existing	112m <sup>2</sup>
- New	100m <sup>2</sup>
Solar Tower and Exhibition Centre	1,500m <sup>2</sup>
Bicycle Storage Shed	200m <sup>2</sup>
Public Toilets (near Coach Parking Area)	100m <sup>2</sup>
GFA under Lantau Link	600m <sup>2</sup>
- Nursery Storage Facilities	50m <sup>2</sup>
- Coach Parking Facilities	50m <sup>2</sup>
- Spectator Stand for Basketball Court and Multi-purpose Activities Area (with Toilets and Ancillary Facilities underneath)	500m <sup>2</sup>
<b>Phase II</b>	
Restyled Ma Wan Village	
- Existing	9,532m <sup>2</sup>

Facilities	GFA under the Proposed Scheme
- New	1,000m <sup>2</sup>

#### Restyled Ma Wan Village

- 1.5 The Restyled Ma Wan Village falls within MWP Phase II and the approved uses under the Approved Scheme include ‘Eating Place’, ‘Shop and Services’, ‘Place of Recreation, Sports or Culture’, ‘Holiday Camp’ (on the hillside only), ‘Open Space’ and ‘Amenity Planting’.
- 1.6 With a view to enriching the visitors’ experience, more diverse uses are proposed to be included in the Restyled Ma Wan Village. A maximum 30 out of a total of 56 village houses will be converted into short-term accommodation with provision of supporting facilities to serve 90 to 120 visitors per day (Item 1 on **Drawing A-2** and Item 5 on **Drawing A-4**), which is considered as ‘Hotel (Holiday House)’ use. The conversion will only involve alteration and addition (A&A) works without new structures. The operation of the holiday houses will comply with the licensing requirements under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) and is anticipated to commence in the first half of 2025.
- 1.7 While ‘Place of Recreation, Sports or Culture’ use, which covers arts galleries and exhibition venues, has been included under the Approved Scheme, some arts operations in form of cinema/theatre under the Place of Public Entertainment Ordinance (PPEO) (Cap. 172), which is considered as ‘Place of Entertainment’, are proposed under the Proposed Scheme to allow more innovative types of operations in the Restyled Ma Wan Village (Item 5 on **Drawing A-4**). Smart technologies such as artificial intelligence with other innovative tools including augmented reality and virtual reality will be applied to provide various forms of arts and cultural experience. The operation of outdoor performing activities will comply with the Noise Control Guidelines for Music, Singing and Instrument Performing Activities. The applicant will apply to the Food and Environmental Hygiene Department for the licence of place of entertainment under PPEO to allow the arts events in the Restyled Ma Wan Village.
- 1.8 Moreover, an additional taxi pick-up/drop-off point will be provided within MWP Phase II (**Drawing A-8**) to facilitate the visitors’ access.
- 1.9 Same as the Approved Scheme, the exact location of the proposed uses will be subject to ultimate tenancy agreements with individual operators and activity organisers upon balancing of various aspects such as visitors’ demand/aspiration, market trends and business viability under the Proposed Scheme.

#### Updating of the Site Boundary

- 1.10 Under the Proposed Scheme, the site boundary will be updated by excluding two unacquired lots (i.e. Ma Wan Lots 241 and 244) and avoiding minor encroachment upon areas covered by a GL Licence (Items 2a and 2b on **Drawing A-2**). As the update on the site boundary is very minor, the site area under the Proposed Scheme will remain the same as the Approved Scheme.

### Urban Design and Landscape Aspects

- 1.11 According to the applicant, the urban design principles under the Approved Scheme, including preservation of the existing buildings and demolition of those in bad conditions, restoration and renovation of the existing buildings, creating complementary outdoor spaces amongst the buildings and creating landscaped areas for outdoor activities and focal points, and construction of a limited number of new buildings, which would revitalise and complement with the existing character and expand the range of activities, have been adhered to when implementing MWP. As compared with the Approved Scheme, there is no major change in design and layout under the Proposed Scheme. The Proposed Scheme involves mainly more diverse uses in the Restyled Ma Wan Village to reinforce the integration amongst the retained village houses (**Plans A-5 to A-7**).
- 1.12 The proposed amendments to MLP will not affect the tree preservation, felling and planting proposals under the Approved Scheme, which have been completed. Feature landscape elements, including central lawn area at the camp site (**Drawings A-5 and A-6**) and seating and steps along the waterfront (**Drawings A-5 and A-7**), will be provided under the Proposed Scheme.

### Technical Aspects

- 1.13 Technical reviews on traffic and environmental aspects have been conducted and impacts on drainage, sewerage and water supply aspects have been assessed for the Proposed Scheme, which demonstrate that no adverse technical impact will be generated.
- 1.14 In support of the application, the applicant has submitted the following documents:
- (a) Application form and letter received on 28.2.2025 (**Appendix I**)
  - (b) Planning Statement with technical assessments received on 28.2.2025 (**Appendix Ia**)
  - (c) Further Information (FI) received on 26.3.2025<sup>@</sup> (**Appendix Ib**)
  - (d) FI received on 3.4.2025<sup>@</sup> (**Appendix Ic**)

*Remarks:*

*@ accepted and exempted from publication and recounting requirements*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in **Appendices I to Ic**. They are summarised as follows:

### In Line with the 2024 Policy Address and the Blueprint for Arts and Culture and Creative Industries Development

- 2.1 The Proposed Scheme is in line with the 2024 Policy Address (PA) to develop

premier tourism destinations by utilising unique resources such as outlying islands, cultures, cuisines, lifestyles and historic buildings. The proposed ‘Hotel (Holiday House)’ use in the Restyled Ma Wan Village (Item 5 on **Drawing A-4**) will echo the concept of “tourism is everywhere in Hong Kong” by providing unique experience of short-term accommodation in the restored village houses with cultural background. Moreover, the proposed ‘Place of Entertainment’ use in innovative types of operation in the Restyled Ma Wan Village (Item 5 on **Drawing A-4**) is in line with the 2024 PA to promote smart tourism by using technologies such as artificial intelligence.

- 2.2 The Proposed Scheme is also in line with the Blueprint for Arts and Culture and Creative Industries Development to achieve integration of cultural and tourism and a positive interplay between the two by “shaping tourism with cultural activities and promoting culture through tourism”. Through collaboration among holiday house operators, shop owners and activity organisers, the proposed ‘Hotel (Holiday House)’ and ‘Place of Entertainment’ uses will contribute to the organic and integrated development of culture and tourism with market forces.

#### Reinforcement of the Overall Planning Concept and Flexibility in the Future Operation of the Restyled Ma Wan Village

- 2.3 The Restyled Ma Wan Village was intended to preserve, restore and renovate the existing houses in the old Ma Wan Village for adaptive re-use under the Approved Scheme. The Proposed Scheme with proposed ‘Hotel (Holiday House)’ and ‘Place of Entertainment’ uses will complement each other and create synergy with the various uses under the Approved Scheme, including ‘Eating Place’, ‘Shop and Services’ and ‘Place of Recreation, Sports or Culture’ (**Drawing A-3**), to enrich the visitors’ experience in the Restyled Ma Wan Village and contribute to developing MWP into a tourist hotspot. The introduction of more diverse uses in the Restyled Ma Wan Village under the Proposed Scheme will also enhance the flexibility of the future operation to meet the changing needs of visitors and achieve vibrancy and sustainability as a tourist destination.

#### No Major Change to the Approved Scheme

- 2.4 The Proposed Scheme will mainly involve introduction of ‘Hotel (Holiday House)’ and ‘Place of Entertainment’ uses in the Restyled Ma Wan Village (Item 5 on **Drawing A-4**) for flexibility of the future operation without changing the development parameters and GFA distribution of the Approved Scheme. The other proposed amendments under the Proposed Scheme are minor updates to reflect the latest site boundary and the existing building structures without changing the layout of the approved MLP (**Drawing A-2**).

#### No Adverse Technical Impacts

- 2.5 The various approved uses in the Restyled Ma Wan Village, including ‘Eating Place’, ‘Shop and Services’, ‘Place of Recreation, Sports or Culture’ and ‘Holiday Camp’ (on the hillside only), have been demonstrated to be technically acceptable under the Approved Scheme. The Proposed Scheme mainly adding the proposed ‘Hotel (Holiday House)’ and ‘Place of Entertainment’ uses in the Restyled Ma Wan

Village (Item 5 on **Drawing A-4**) without new structures and changing the development parameters will be technically acceptable. As demonstrated by the technical reviews and assessments, the Proposed Scheme will not generate adverse impacts on traffic, environmental, drainage, sewerage and water supply aspects. According to the applicant, active liaison with relevant Government departments has been conducted to facilitate compliance with the approval conditions under the Approved Scheme. The relevant works are ongoing at various stages of implementation.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is one of the “current land owners” of the Site and has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by obtaining consent from another “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection. As for the GL portions of the Site, the “owner’s consent/notification” requirements as set out in TPB PG-No. 31B are not applicable.

### **4. Background**

A Heads of Agreement (HoA) between the Government and Sun Hung Kai Properties Limited was signed for the implementation of various developments on Ma Wan Island, including MWP. Ma Wan Park Company, i.e. the applicant, was formed in accordance with the HoA to obtain the grant of MWP land and operate MWP as a public recreational development providing entertainment, recreation, amusement, shopping, restaurants, kiosks, catering, advertising and other commercial facilities. According to the HoA, a sinking fund was set up for maintenance, repair and improvement of MWP and net profit after deduction of reasonable operating costs shall be paid to the sinking fund.

### **5. Previous Applications (Plan A-1a)**

- 5.1 The Site is the subject of nine previous planning applications (Nos. A/MWI/3, A/MWI/9, A/I-MWI/14, A/I-MWI/27, A/I-MWI/29, A/I-MWI/35, A/I-MWI/37, , A/I-MWI/43 and A/I-MWI/45) for MWP development, which were approved with conditions by the Rural and New Town Planning Committee (the Committee) from 1994 to 2014. Since MWP was not implemented in accordance with the first three planning applications (Nos. A/MWI/3, A/MWI/9 and A/I-MWI/14) and the boundaries of these applications were quite different from that of the latest approved MLP, the boundaries of these three applications are not shown on **Plan A-1a** for clarity purpose. The details of the previous applications are at **Appendix II**.
- 5.2 The latest approved application No. A/I-MWI/45 (i.e. the Approved Scheme) mainly involved exclusion of unacquired lots from the site boundary, relocation of some facilities including EC, FSECM and coach parking area and updating of the base map of the MLP. The application was approved with conditions by the Committee on 17.1.2014 on the grounds that the overall planning concept of the

Restyled Ma Wan Village could be maintained despite there were a reduction in GFA and exclusion of some unacquired lots; the applicant had provided evidence that efforts had been made in acquiring the unacquired lots; the proposed relocation of EC, FSECM and coach parking area was acceptable from land use planning point of view; and technical amendments/update on the MLP would not have adverse environmental, visual, drainage and traffic impacts as confirmed by the concerned Government departments. Subsequently, an application for extension of time for commencement of development had been approved and the validity of the planning permission was extended up to 17.1.2022. The land grant of MWP was executed on 31.3.2021. Among the approval conditions, those in relation to the submission of a revised MLP and submission of Ecological Impact Assessment and implementation of ecological mitigation measures identified therein have been fully complied with.

## **6. Similar Applications (Plan A-1a)**

There are three similar planning applications (Nos. A/I-MWI/16, A/I-MWI/20 and A/I-MWI/20-2) for recreation/tourism developments within the “CDA” and “OU(RTRU)” zones on the OZP. The proposed “Snow World” (No. A/I-MWI/16) to the south of the Lantau Link was approved with conditions by the Committee on 24.11.2000. As the approved scheme was not implemented, the planning permission for the application No. A/I-MWI/16 was lapsed on 24.11.2003. The proposed resort hotel (No. A/I-MWI/20) providing 110 rooms to the southeast of the Solar Tower and Exhibition Centre in MWP Phase I was approved with conditions by the Committee on 5.10.2001. A Class B amendment to the aforesaid approved scheme with 98 hotel rooms (No. A/I-MWI/20-2) was approved with conditions by the Committee on 13.8.2010. A set of building plans was approved on 29.9.2010, but the approved scheme was not implemented.

## **7. The Site and Its Surrounding Areas (Plans A-1 to A-3)**

7.1 The Site is:

- (a) located to the north of and underneath the Lantau Link;
- (b) for MWP development implemented in two phases (**Plan A-2**). Phase I covers the eastern portion of MWP and has been completed and in operation. Phase II covers the western portion and has been completed with soft opening on 15.3.2025;
- (c) accessible via a footpath at Pak Yan Road and an access road branching off from Fong Yuen Road (**Plan A-2**); and
- (d) accessible by public transport including ferries, buses, residents’ buses and taxis. There are stops of the bus route No. 230R and the residents’ bus route NR331/NR331S at Pak Yan Road (**Plan A-2**).

7.2 The surrounding areas have the following characteristics:



- (a) to the north comprises a comprehensive residential development (zoned “CDA”), namely Park Island, and an area of village type development comprising Ma Wan Main Street Village and Tin Liu New Village (**Plans A-1 and A-3**);
- (b) to the east and west are the sea areas, namely Tung Wan and Kap Shui Mun respectively (**Plan A-3**); and
- (c) to the south is the hill area (zoned “GB”, “OU(RTRU)” and “OU(HMA)”) (**Plans A-1 and A-3**).

## **8. Planning Intention**

- 8.1 Under the Proposed Scheme, the proposed amendments involve the portion of the Site zoned “CDA” only (**Plan A-1**). The planning intention of the “CDA” zone is 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.
- 8.2 The planning intentions of “OU(RTRU)”, “GB”, “G/IC” and “OU(HMA)” zones covering the remaining portion of the Site are set out in **Appendix III** for reference.

## **9. Comments from Relevant Government Bureau/Departments**

- 9.1 The following Government departments have been consulted and their views on the application are summarised as follows:

### **Traffic**

#### **9.1.1 Comments of the Commissioner for Transport (C for T):**

no objection in principle to the application from traffic engineering viewpoint. The following approval conditions which are similar to those of the Approved Scheme should be imposed if the Board decides to approve the application:

- (a) the implementation of general pick-up/drop off bay at Pak Yan Road to the satisfaction of C for T or of the Board;
- (b) the implementation of areas for coach parking and pick-up/drop-off for MWP to the satisfaction of C for T or of the Board; and
- (c) the implementation of a comprehensive traffic and transport plan with an effective control mechanism for coach access to MWP and contingency transport measures in case of inclement weather or other

emergency situations to the satisfaction of C for T or of the Board.

9.1.2 Comments of the Chief Highway Engineer/New Territories West, Highways Department:

no adverse comment on the application from highways maintenance viewpoint. The following approval condition which is the same as that of the Approved Scheme should be imposed if the Board decides to approve the application:

the design and provision of the proposed facilities and vehicular access underneath the Lantau Link including the protective measures for the Lantau Link to the satisfaction of the Director of Highways or of the Board.

**Drainage and Sewerage**

9.1.3 Comments of the Chief Engineer/Hong Kong and Islands, Drainage Services Department:

no comment from drainage perspective since the restyled village houses involve only private internal drainage and sewerage system, provided that the exiting downstream network has sufficient capacity to cope with the proposal. The following approval condition which is the same as that of the Approved Scheme should be imposed if the Board decides to approve the application:

the design and provision of drainage and sewage treatment and disposal facilities to the satisfaction of the Director of Drainage Services or of the Board.

**Urban Design, Visual and Landscape Aspects**

9.1.4 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

**Urban Design and Visual**

- (a) given there are no changes to the proposed development parameters to the approved MLP except minor update on the site boundary, it is unlikely that the proposed amendments to the MLP would induce adverse effects on the visual character of the surrounding townscape;
- (b) given that ‘Hotel (Holiday House)’ and ‘Place of Entertainment’ uses are proposed to be included in the Restyled Ma Wan Village, the applicant has yet to demonstrate that how the integration and coordinated design of the retained village houses would be maintained to form an overall character. The following approval condition which is the same as that of the Approved Scheme should be imposed if the Board decides to approve the application:

the submission and implementation of design of facade treatment and exterior appearance of the renovation/refurbishment of existing village structures to the satisfaction of the Director of Planning (D of Plan) or of the Board;

#### Landscape

- (c) no comment on the application from landscape planning perspective. The following approval condition which is the same as that of the Approved Scheme should be imposed if the Board decides to approve the application:

the submission and implementation of a revised LMP to the satisfaction of D of Plan or of the Board; and

- (d) other detailed comments are set out at **Appendix IV**.

#### Building Matters

9.1.5 Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- (a) no objection to the application; and
- (b) other detailed comments are set out at **Appendix IV**.

#### Fire Safety

9.1.6 Comments of the Director of Fire Services:

- (a) no objection in principle to the application. The following approval condition which is similar to that of the Approved Scheme should be imposed if the Board decides to approve the application:

the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Board; and

- (b) other detailed comments are set out at **Appendix IV**.

#### Water Supply

9.1.7 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application. Considering the scale of the proposed amendments under the application, insurmountable problem on water supply is not anticipated. The following approval condition

which takes reference to that of the Approved Scheme<sup>1</sup> with revision to reflect the existing circumstances should be imposed if the Board decides to approve the application:

the submission of a Water Supply Impact Assessment and the implementation of diversion, modification and upgrading works identified therein to the satisfaction of the Director of Water Supplies or of the Board; and

- (b) other detailed comments are set out at **Appendix IV**.

### **Other Aspects**

#### **9.1.8 Comments of the Antiquities and Monuments Office (AMO), Development Bureau:**

- (a) no objection to the application. The following approval condition which is similar to that of the Approved Scheme should be imposed if the Board decides to approve the application:

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, Ma Wan rock inscription ‘Mui Wai’ and Stone Tablet bearing an inscription of Kowloon Customs, Ma Wan to the satisfaction of AMO or of the Board; and

- (b) other detailed comments are set out at **Appendix IV**.

#### **9.1.9 Comments of the Director of Food and Environmental Hygiene:**

- (a) no objection to the application; and

- (b) other detailed comments are set out at **Appendix IV**.

#### **9.1.10 Comments of the Director of Leisure and Cultural Services:**

no comment on the application provided that no tree under purview to be affected by the proposed development. 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.

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<sup>1</sup> The relevant approval condition (m) under the Approved Scheme is “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 Board”.

9.2 The following Government departments have no comment on/objection to the application:

- (a) District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department;
- (b) Director of Environmental Protection;
- (c) Director of Marine;
- (d) Director of Agriculture, Fisheries and Conservation;
- (e) Director of Electrical and Mechanical Services;
- (f) Chief Architect/Advisory & Statutory Compliance Division, Architectural Services Department;
- (g) Head of Geotechnical Engineering, Civil Engineering and Development Department (CEDD);
- (h) West Development Office, CEDD;
- (i) Commissioner for Tourism;
- (j) Commissioner of Police; and
- (k) District Officer (Tsuen Wan), Home Affairs Department.

## 10. **Public Comments Received During Statutory Publication Periods**

During the statutory publication period, a total of 34 public comments were received, including 27 supportive comments from individuals (**Appendix Va**), two objecting comments from residents of Ma Wan (**Appendix Vb**) and five comments providing suggestions/views on the proposal from the Park Island Owners' Committee, Ma Wan Alliance Church and individuals including a resident of Ma Wan (**Appendix Vc**). The major grounds of public views are summarised as follows:

### Supporting Views/Providing Positive Views

- (a) the Proposed Scheme is in line with the concept of 'tourism is everywhere in Hong Kong' in the 2024 Policy Address and the Blueprint for Arts and Culture and Creative Industries Development to promote cultural and tourism development in Ma Wan and enhance the overall competitiveness of the tourism industry;
- (b) the Restyled Ma Wan Village under the Proposed Scheme involving arts galleries, restaurants, shops, holiday houses and places of entertainment will reinforce the overall planning concept of the Restyled Ma Wan Village, enhance operational flexibility, support the local artists and entrepreneurs, promote the local economy, enrich the visitors' experience and shape MWP into a landmark of culture and art;
- (c) the proposed holiday houses will promote vibrancy of the area and provide job opportunities for the local residents;
- (d) as compared with the Approved Scheme, the proposed amendments under the Proposed Scheme are not significant with no change in the development parameters and GFA distribution;
- (e) the technical feasibility of the Proposed Scheme has been ascertained;

Objecting Views/Concerns

- (f) noise generated from activities at the holiday houses will significantly cause nuisance to and adversely affect the well-being of the nearby residents and exacerbate the existing noise nuisance caused by aircraft;
- (g) the Noise Impact Assessment is incomprehensive. The proposed holiday houses will be affected by noise of aircraft and railway;
- (h) the Proposed Scheme is not a low-density development and not in line with the planning intention of “CDA” zone;
- (i) the Proposed Scheme will cause adverse impacts in respect of the environment, ecology of the shoreline, local traffic conditions, public transport services, security and hygiene;
- (j) the construction vibration, light pollution and influx of visitors brought by the Proposed Scheme will cause damage to the natural habitats;
- (k) the exclusion of unacquired lots under the Proposed Scheme will damage the community network of Ma Wan Village and the restyling works will undermine its historical character;
- (l) the residents in Ma Wan Village were not consulted;

Providing Suggestions/Views

- (m) should the application be approved, noise mitigation measures, such as reducing the number of proposed holiday houses in the Restyled Ma Wan Village from 30 to 15, imposing time restriction on the use of speakers for karaoke and prohibiting barbecue on flat roofs, should be implemented;
- (n) the public transport services should be improved; and
- (o) entertainment facilities for various activities, such as go-karting, virtual reality games and mini movies, should be provided in response to the visitors’ needs.

**11. Planning Considerations and Assessments**

- 11.1 The application is to seek planning permission for the proposed amendments to the previously approved MLP under application No. A/I-MWI/45 for MWP, including addition of ‘Hotel (Holiday House)’ and ‘Place of Entertainment’ uses in the Restyled Ma Wan Village within MWP Phase II and minor revisions to the site boundary. The development parameters of the Proposed Scheme remain the same as those of the Approved Scheme.

Planning Intention and Land use Compatibility

- 11.2 MWP Phase I has been in operation since July 2007. The inclusion of ‘Hotel

(Holiday House)’ and ‘Place of Entertainment’ uses in Restyled Ma Wan Village in MWP Phase II falls entirely within an area zoned “CDA”. The “CDA” zone is intended for comprehensive development/redevelopment of the existing Ma Wan Town area in western Ma Wan for low-rise, low-density recreation, commercial and/or tourism uses. The proposed ‘Hotel (Holiday House)’ and ‘Place of Entertainment’ uses in the Restyled Ma Wan Village (Item 5 on **Drawing A-4**) are considered in line with the planning intention of the “CDA” zone.

- 11.3 Under the Approved Scheme, the Restyled Ma Wan Village is intended to preserve, restore and renovate the existing houses in the old Ma Wan Village for ‘Eating Place’, ‘Shop and Services’, ‘Place of Recreation, Sports or Culture’, ‘Holiday Camp’ (on the hillside only), ‘Open Space’ and ‘Amenity Planting’ uses. The proposed ‘Hotel (Holiday House)’ and ‘Place of Entertainment’ uses to enrich the visitors’ experience to be included in the Restyled Ma Wan Village are considered compatible with the other approved uses.

#### Development Scale and Technical Aspects

- 11.4 The building structures within MWP Phase II have been completed. Under the Proposed Scheme, a maximum 30 out of a total of 56 village houses in the Restyled Ma Wan Village will be converted into short-term accommodation for the proposed ‘Hotel (Holiday House)’ use. The conversion will only involve A&A works without new structures. There is no change in the total GFA of the Restyled Ma Wan Village.
- 11.5 The proposed ‘Place of Entertainment’ use in the Restyled Ma Wan Village (Item 5 on **Drawing A-4**) under the Proposed Scheme is intended to allow flexibility in its operation through the provision of arts and cultural experience after obtaining the licence of place of entertainment under PPEO without change in the development scale.
- 11.6 Other proposed amendments including the minor revisions to the site boundary by excluding unacquired lots and an area covered by a GL Licence are technical in nature and the site area and PR under the Proposed Scheme will remain the same as those of the Approved Scheme. Apart from the aforesaid proposed amendments, there will also be refinement of annotation and updating of the base map of the approved MLP, which are considered as minor technical amendments.
- 11.7 The applicant has submitted relevant technical reviews on environmental and traffic aspects, and assessed the drainage, sewerage and water supply impacts in supporting the proposed amendments, and relevant Government bureau/departments have no objection to/no adverse comment on the application, subject to the incorporation of relevant approval conditions as set out in paragraph 12.2 below. These conditions are the same as/similar to those imposed under the previous planning approval, except the approval condition in paragraph 12.2 (j) in relation to water supply impact which has been revised to reflect the existing circumstances as requested by CE/C of WSD. C for T has no objection to the incorporation of an additional taxi pick-up/drop-off point.

### Urban Design and Landscape Aspects

- 11.8 In view that there are no changes in the proposed development parameters of the approved MLP except minor update on the site boundary, CTP/UD&L of PlanD advises that it is unlikely that the proposed amendments to the MLP would induce adverse effects on the visual character of the surrounding townscape. CTP/UD&L of PlanD suggests to incorporate the approval condition as set out in paragraph 12.2 (c) below to ensure the retained village houses would form an overall character of the Restyled Ma Wan Village should the Board approve the application. On landscape aspect, there is no change in terms of tree preservation and tree planting under the Proposed Scheme. CTP/UD&L of PlanD has no comment on the application from the landscape planning perspective, and suggests to incorporate the approval condition as set out in paragraph 12.2 (b) below should the Board approve the application.

### Public Comments

- 11.9 The supporting public comments are noted. Regarding the objections/concerns detailed in paragraph 10, the planning assessment above and the departmental comments in paragraph 9 are relevant. Regarding the public comments that the residents in Ma Wan Village were not consulted, it should be noted that the applicant's submissions have been made available for public inspection according to the relevant provision under the Town Planning Ordinance.

## **12. Planning Department's Views**

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 The following conditions of approval and advisory clauses are suggested for Members' reference:

### Approval Conditions

- (a) the submission of a revised Master Layout Plan 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;
- (b) the submission and implementation of a revised Landscape Master plan to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) the submission and implementation of design of facade treatment and exterior appearance of the renovation/refurbishment of existing village structures to the satisfaction of the Director of Planning or of the Town Planning Board;
- (d) the implementation of general pick-up/drop-off bay at Pak Yan Road to the satisfaction of the Commissioner for Transport or of the Town Planning Board;



- (e) the implementation of areas for coach parking and pick-up/drop-off for Ma Wan Park to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (f) the implementation of a comprehensive traffic and transport plan with an effective control mechanism for coach access to Ma Wan Park and contingency transport measures in case of inclement weather or other emergency situations to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (g) the design and provision of the proposed facilities and vehicular access underneath the Lantau Link including the protective measures for the Lantau Link to the satisfaction of the Director of Highways or of the Town Planning Board;
- (h) the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (i) the design and provision of drainage and sewage treatment and disposal facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (j) the submission of a Water Supply Impact Assessment and the implementation of diversion, modification and upgrading works identified therein to the satisfaction of the Director of Water Supplies or of the Town Planning Board; and
- (k) 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, Ma Wan rock inscription ‘Mui Wai’ and Stone Tablet bearing an inscription of Kowloon Customs, Ma Wan to the satisfaction of the Antiquities and Monuments Office or of the Town Planning Board.

#### Advisory Clauses

The recommended advisory clauses are attached at **Appendix VI**.

12.3 There is no strong reason to recommend rejection of the application.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission.

- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**14. Attachments**

<b>Appendix I</b>	Application form and letter received on 28.2.2025
<b>Appendix Ia</b>	Planning Statement with Technical Assessments
<b>Appendix Ib</b>	FI received on 26.3.2025
<b>Appendix Ic</b>	FI received on 3.4.2025
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Planning Intentions of “OU(RTRU)”, “GB”, “G/IC” and “OU(HMA)” Zones
<b>Appendix IV</b>	Detailed Departmental Comments
<b>Appendices Va to Vc</b>	Public Comments
<b>Appendix VI</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	MLP
<b>Drawing A-2</b>	Comparison between the MLPs of the Approved Scheme and the Proposed Scheme
<b>Drawing A-3</b>	Board Location Plan of the Proposed Uses in the Restyled Ma Wan Village under the Proposed Scheme
<b>Drawing A-4</b>	Comparison between Board Location of the Proposed Uses in the Restyled Ma Wan Village under the Approved Scheme and the Proposed Scheme
<b>Drawing A-5</b>	LMP
<b>Drawings A-6 and A-7</b>	Landscape Section Plans
<b>Drawing A-8</b>	Location Plan of Taxi Pick-up/Drop-off Point
<b>Plan A-1</b>	Location Plan
<b>Plan A-1a</b>	Location Plan of Previous and Similar Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4 to A-7</b>	Site Photos

**PLANNING DEPARTMENT  
APRIL 2025**