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**SECTION 4(A) OF TOWN PLANNING ORDINANCE (CAP.131)
MASTER LAYOUT PLAN DOCUMENT FOR A
COMPREHENSIVE RESIDENTIAL DEVELOPMENT
AT MA WAN**

APPLICANT

Sun Hung Kai Properties Limited

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February 1999

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ANNEX

Approval Letter from the TOWN PLANNING BOARD dated **1 May 1998**

1 STATEMENT OF THE APPROVED SCHEME

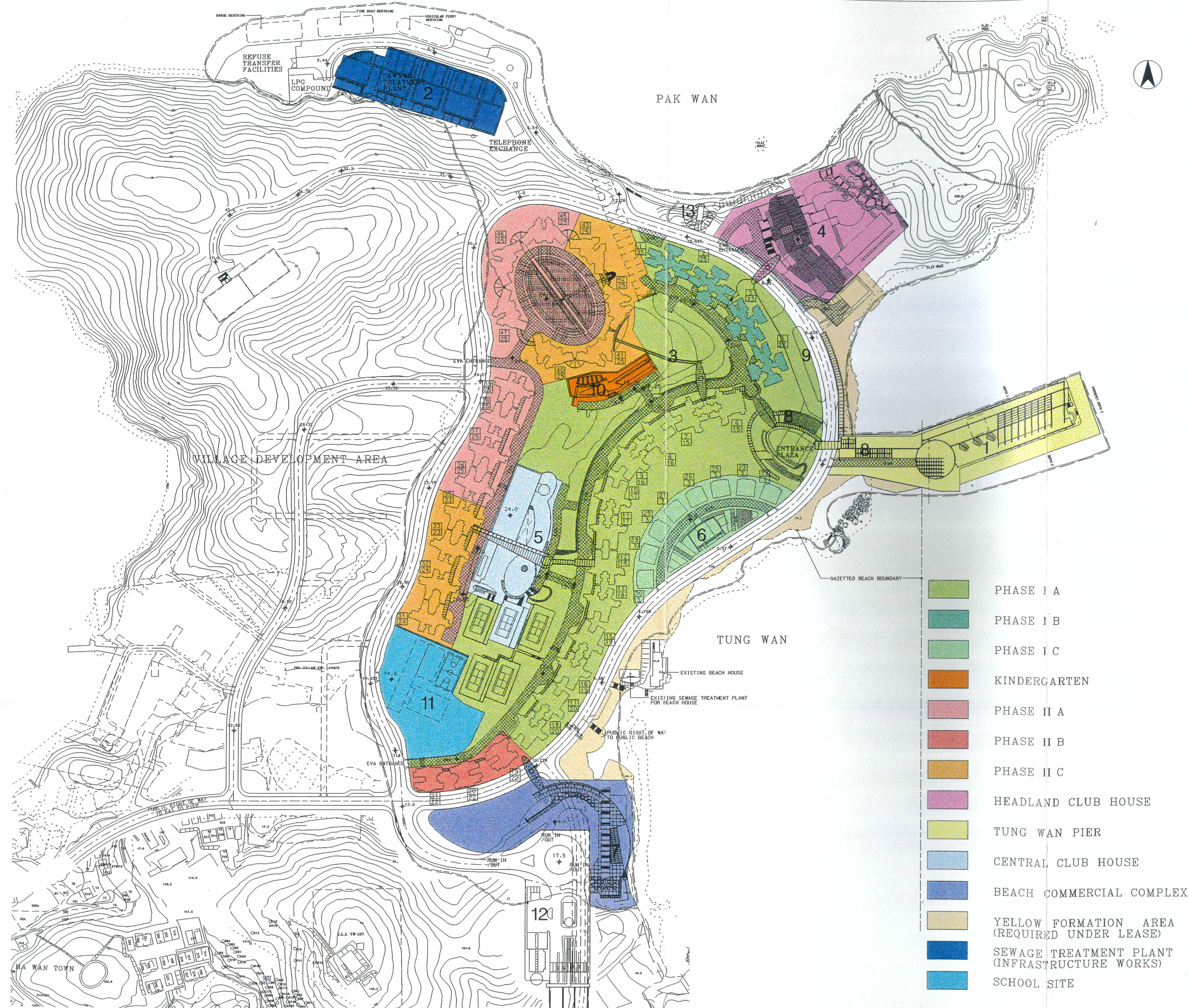
This Master Layout Plan Document provides a Master Layout Plan (MLP) for the Comprehensive Residential Development in the north-eastern part of Ma Wan. The MLP was prepared pursuant to a Planning Approval granted by the TOWN PLANNING BOARD on 3 April 1998, (Application No. A/MWI/12).

2 THE MASTER LAYOUT PLAN

Scale at 1:1000

3 ACCOMMODATION SCHEDULE

A) Site Area	21.19 hectares
B) Total GFA	348,400m ²
C) Residential Accommodation	
1) No. of Blocks	42
2) Building Height (Main Roof)	From 21mPD to 105mPD
No. of Residential Storeys	3 to 25
3) Total Domestic GFA	Not to exceed 340,400m ²
4) Total No. of Flats	Approx. 4,120
5) Estimated Population (Estimated persons-per-flat ratio is 2.8)	Approx. 11,536
D) Commercial Facilities	
1) Total GFA	Not to exceed 8000m ²
2) Location	Commercial Complex in the south and shops west of Tung Wan Pier
E) Government/Institution/Community Facilities	
1) Reserved Primary School Site	Not less than 0.62 hectare. (The Applicant to be responsible for site formation works. The site to be surrendered to the Education Department after completion of the works).
2) Kindergarten	Providing not less than 7 classrooms
3) Pak Wan Service Area	a. Barge pier b. Sewage treatment plant c. Refuse transfer facility d. LPG compound e. Vehicular ferry pier f. Telephone exchange
4) Fire Station	Located to the south of the Site
5) Police Post	Located to the south of the Site
F) Recreational Facilities & Open Space	
1) Number of Club Houses	2 (One located in the north-east and one located in the Central Open Space, total GFA not to exceed 8,000m ²)
2) Major Open Space	Not less than 38,185.5m ²
3) Major Active Open Space	Not less than 12,405.5m ²
4) Major Passive Open Space	Not less than 25,780.0m ²
G) Transport Facilities	
1) Tung Wan Passenger Ferry Pier	3 berthing spaces with GFA not to exceed 8,700m ²
2) Bus Lay-bys	At Tung Wan Passenger Ferry Pier and Commercial Complex
3) Loading/Unloading Bays	10 bays located at the Commercial Complex and at the Retail Shops near the Entrance Plaza
4) Pak Wan Service Area	1 barge berthing space, 1 vehicular ferry berthing space and 1 fireboat berthing space



- PHASE I A
- PHASE I B
- PHASE I C
- KINDERGARTEN
- PHASE II A
- PHASE II B
- PHASE II C
- HEADLAND CLUB HOUSE
- TUNG WAN PIER
- CENTRAL CLUB HOUSE
- BEACH COMMERCIAL COMPLEX
- YELLOW FORMATION AREA (REQUIRED UNDER LEASE)
- SEWAGE TREATMENT PLANT (INFRASTRUCTURE WORKS)
- SCHOOL SITE

LEGEND

CAD REF: C1/MAWAN/J268-2/3354.P.DGN.

TITLE

MASTER LAYOUT
PLAN - PHASING
PLAN

SCALE

1 : 3000



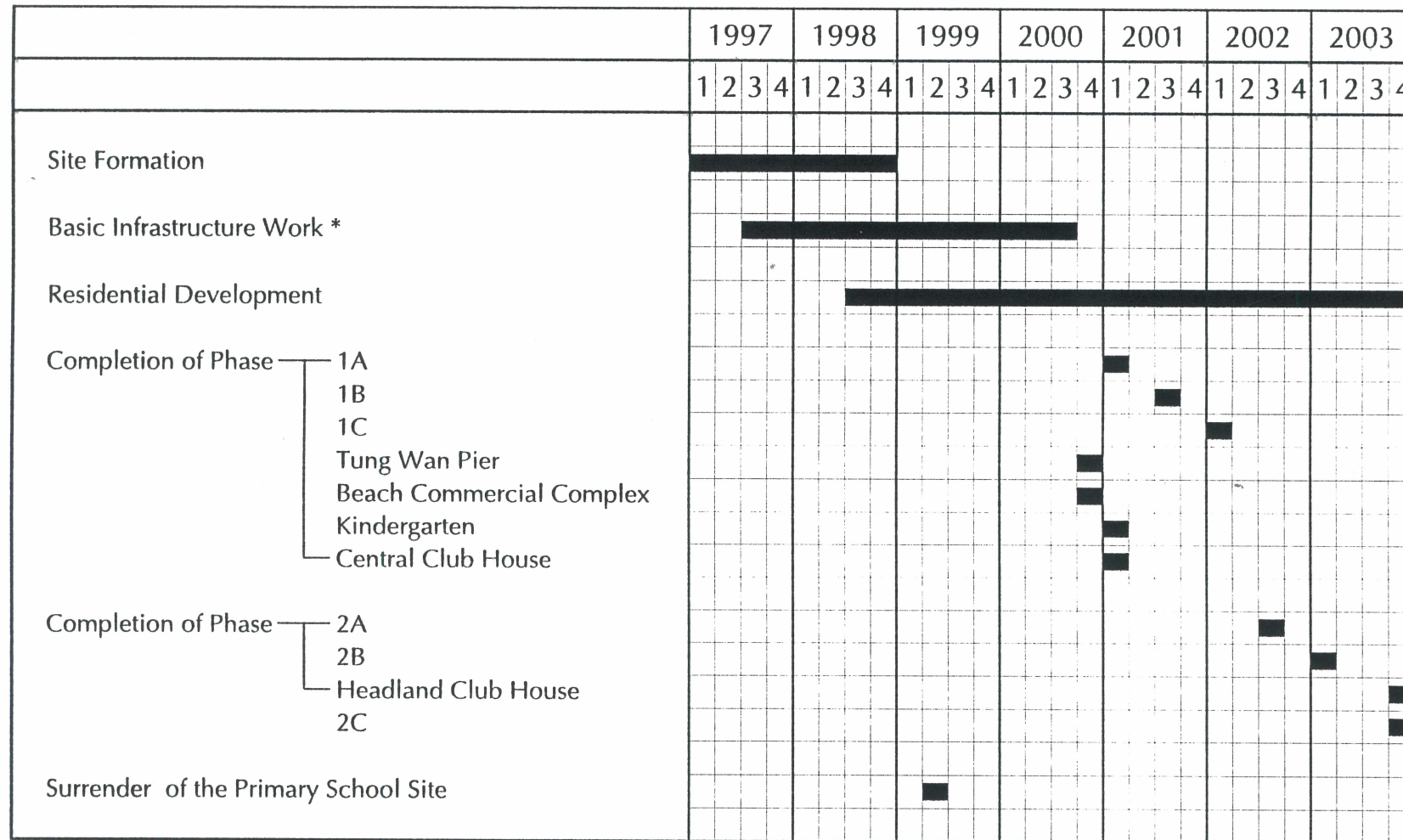
FIGURE NO.

3.1

MA WAN ISLAND

5 IMPLEMENTATION PROGRAMME

Ma Wan Residential Development Implementation Programme



* Basic infrastructure work includes road works, drainage and sewage system, water supply system, power supply system, telephone supply system, gas supply system, Refuse Transfer Facilities, Fire Station and Police Post and Fireboat berthing facilities.

FIGURE 5 IMPLEMENTATION PROGRAMME

TABLE 1 DISTRIBUTION OF MAJOR ACTIVE AND PASSIVE OPEN SPACE

Passive/Active	Location	Land Slope	Estimated Area (m ²)
Active	Central Clubhouse	Flat /Terraced	7,711.0
Active	Headland Clubhouse	Flat /Terraced	4,694.5
Total			12,405.5
Passive	Oval Garden	Flat	2,550.0
Passive	Toll Plaza Garden	Flat	1,820.0
Passive	Linear Park	Flat /Terraced	3,670.0
Passive	Terraced Gardens	Flat /Terraced	3,740.0
Passive	Green Spine	Flat /Terraced	8,170.0
Passive	Entrance Plaza	Flat	800.0
Passive	Podium Garden	Flat	1,200.0
Passive	Low-rise Housing Garden	Flat	1,950.0
Passive	Phase II Housing Garden	Flat	1,880.0
Total			25,780.0

TABLE 2 ASSESSMENT OF OPEN SPACE PROVISION

	Minimum Provision under HKPSG (m ²)	Actual Provision (m ²)	% of Actual Provision over Required Provision
Active	6,922.0	12,405.5	179%
Passive	4,614.0	25,780.0	558%
<i>Total</i>	<i>11,536.0</i>	<i>38,185.5</i>	<i>331%</i>



LEGEND
PRIVATE OPEN SPACE

- ACTIVE RECREATIONAL SPACE
- PASSIVE RECREATIONAL SPACE

TITLE
MASTER LANDSCAPE
PLAN

SCALE
1:3000

FIGURE NO.
Fig. 6c

MA WAN ISLAND