

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

January 2000

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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 under their letter dated 16 July 1999. (Application No. A/I-MWI/13)

Scale at 1:1000, (A0 size)

Drawing No.: MLP-J268(2)-1(R10/01/2000)

### 3 ACCOMMODATION SCHEDULE

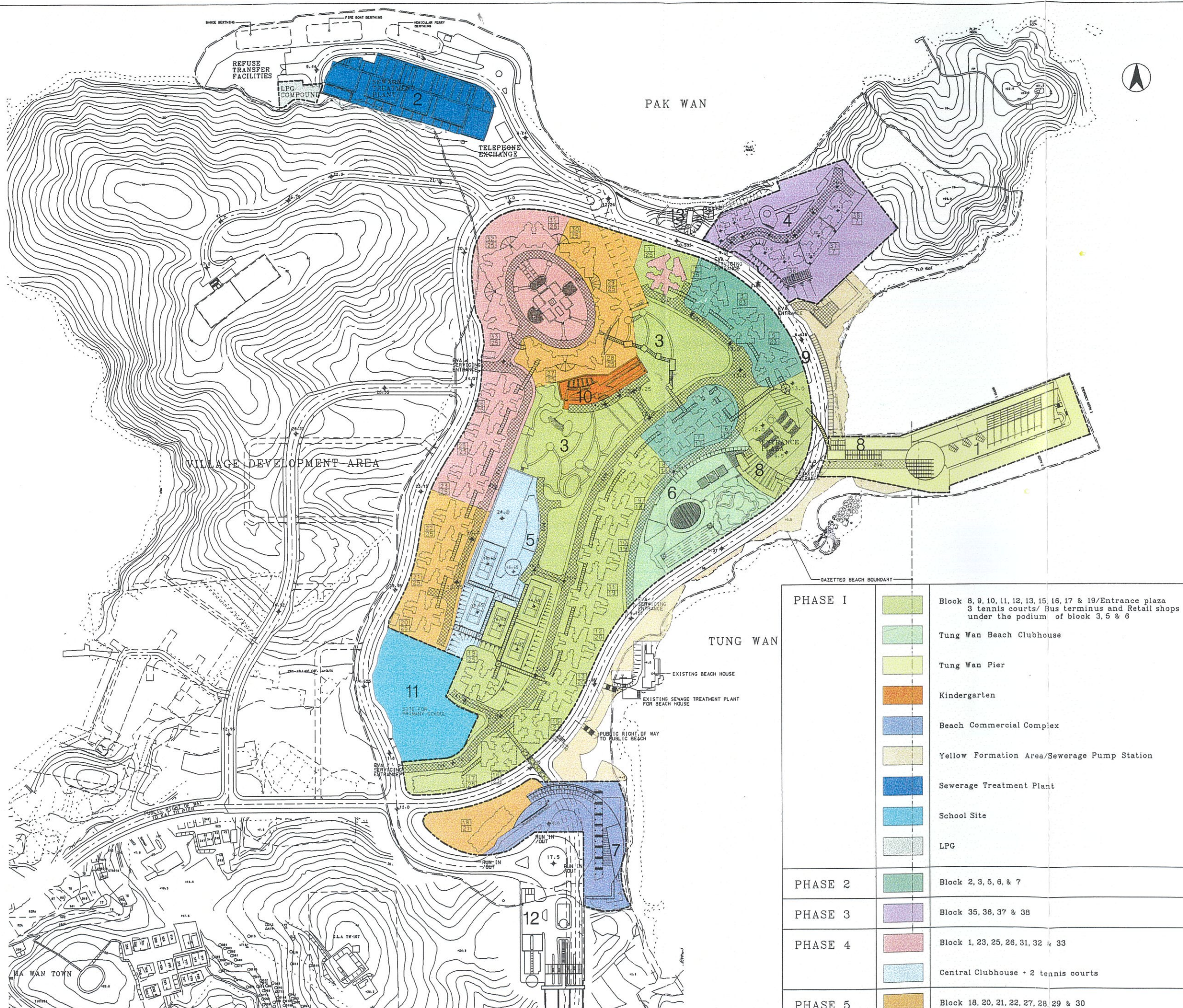
A)	Site Area	21.19 hectares
B)	Total GFA	348,400m <sup>2</sup>
C)	<b>Residential Accommodation</b>	
1)	No. of Blocks	34**
2)	Building Height (Main Roof)	From 37mPD to 105mPD
	No. of Residential Storeys	7 to 25
3)	Total Domestic GFA	Not to exceed 340,400m <sup>2</sup>
4)	Total No. of Flats	Approx. 5,100
5)	Estimated Population (Estimated persons-per-occupied flat ratio is 2.5)	Approx. 12,750
D)	<b>Commercial Facilities</b>	
1)	Total GFA	Not to exceed 8000m <sup>2</sup>
2)	Location	Commercial Complex in the south and shops west of Tung Wan Pier
E)	<b>Government/Institution/Community Facilities</b>	
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)	<b>Recreational Facilities &amp; Open Space</b>	
1)	Number of Club Houses	2 (One located behind Tung Wah Beach and one located in the Central Open Space, total GFA not to exceed 8,000m <sup>2</sup> )
2)	Major Open Space	Not less than 40135.5 m <sup>2</sup> *
3)	Major Active Open Space	Not less than 12705.5 m <sup>2</sup>
4)	Major Passive Open Space	Not less than 27430.0 m <sup>2</sup>
G)	<b>Transport Facilities</b>	
1)	Tung Wan Passenger Ferry Pier	3 berthing spaces with GFA not to exceed 8,700m <sup>2</sup>
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

\* The recreational proposal is basically the same as the one proposed under the Section 16 Planning Application. The reduction in the recreational area is due to the exclusion of slope areas in accordance with Hong Kong Planning Standards and guidelines. Notwithstanding this, it should be noted that the proposed provision is still much higher than the minimum provision according to the Hong Kong Planning Standards and Guidelines. (i.e. 12,750m<sup>2</sup>)

\*\* The number of residential blocks is proposed to be reduced from 36 blocks to 34 blocks as compared to the MLP in the planning application submission (No. A/I-MWI/13). The reduction in the total number of block in this revised MLP is for the purpose to reduce the massiveness of the development, and to allow more space for providing landscaping. The overall effect is to minimize the visual impacts of the proposed development on Tsing Ma Bridge and the natural background. Notwithstanding this, it should be noted that the development parameters of the revised MLP are basically the same as that of the MLP in the planning application submission (No. A/I-MWI/13) in terms of building height limit, and total GFA requirement.







LEGEND

- LOT 392
- EMERGENCY VEHICULAR ACCESS/ SERVICING ACCESS
- PEDESTRIAN FOOT BRIDGE
- RESIDENTIAL BLOCK NUMBER
- NUMBER OF RESIDENTIAL STOREYS

- TUNG WAN PASSENGER FERRY PIER & ANCILLARY FACILITIES FOR MA WAN TRANSPORTATION SERVICES eg. OFFICE, WORKSHOP, STAFF ROOM
- PAK WAN SERVICE AREA
- CENTRAL PARK
- LOW RISE RESIDENTIAL BLOCKS
- CENTRAL CLUB HOUSE (WITH DINING FACILITIES)
- TUNG WAN BEACH CLUB HOUSE (WITH DINING FACILITIES)
- BEACH COMMERCIAL COMPLEX
- RETAIL SHOPS
- BUS LAY-BYS AND BUS TERMINUS UNDER RESIDENTIAL BLOCK
- KINDERGARTEN
- SITE RESERVED FOR A PRIMARY SCHOOL
- TOLL PLAZA FACILITY
- RELOCATED TIN HAU TEMPLE

CAD REF: 101/MAWAN/1268-2/R384LP.DGN.

TITLE

MASTER LAYOUT PLAN

SCALE

1 : 3000

FIGURE NO.

3.1

MA WAN ISLAND

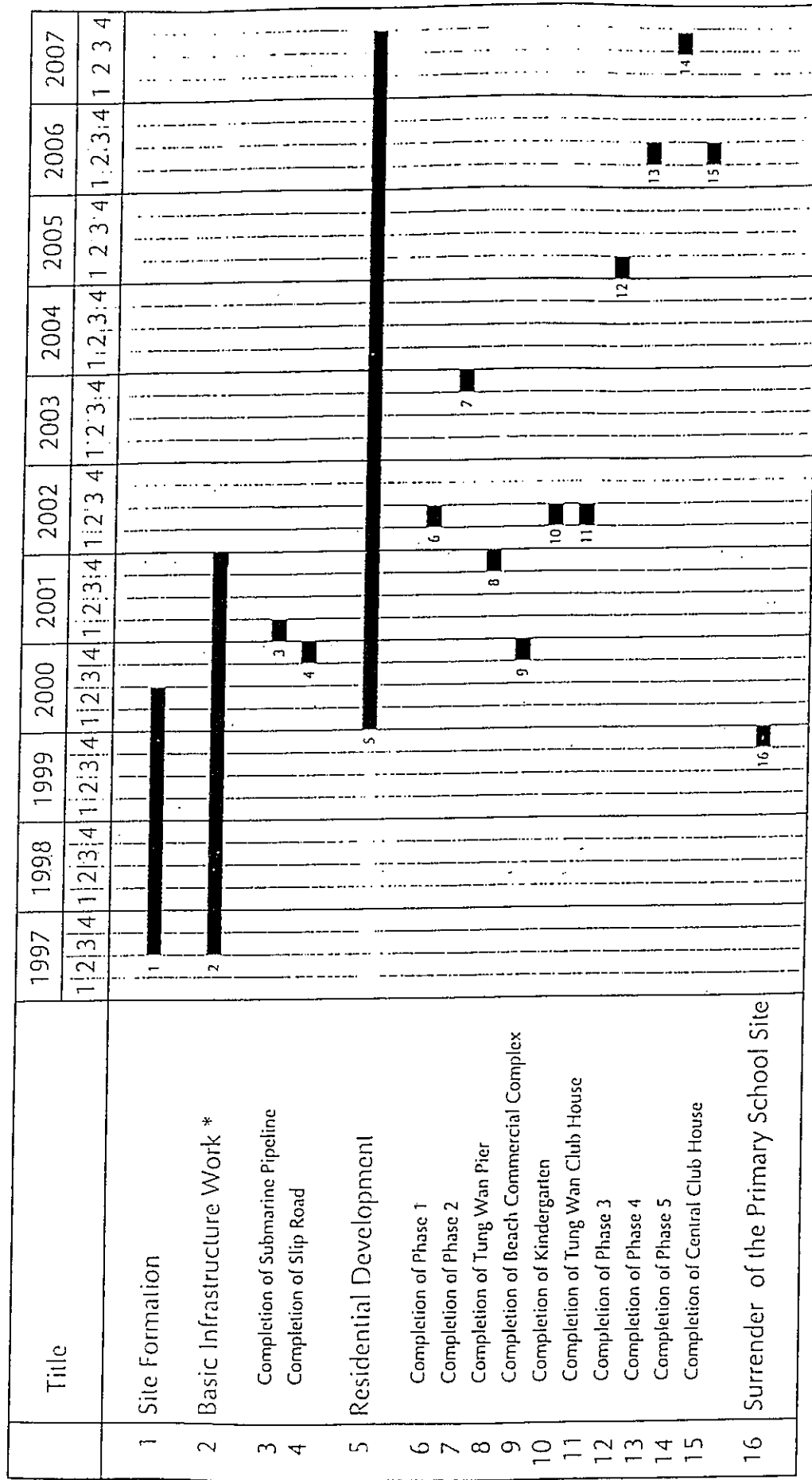
PHASE 1	<div></div> Block 8, 9, 10, 11, 12, 13, 15, 16, 17 & 19/Entrance plaza 3 tennis courts/ Bus terminus and Retail shops under the podium of block 3, 5 & 6
	<div></div> Tung Wan Beach Clubhouse
	<div></div> Tung Wan Pier
	<div></div> Kindergarten
	<div></div> Beach Commercial Complex
	<div></div> Yellow Formation Area/Sewerage Pump Station
	<div></div> Sewerage Treatment Plant
	<div></div> School Site
	<div></div> LPG
PHASE 2	<div></div> Block 2, 3, 5, 6, & 7
PHASE 3	<div></div> Block 35, 36, 37 & 38
PHASE 4	<div></div> Block 1, 23, 25, 26, 31, 32 & 33
	<div></div> Central Clubhouse + 2 tennis courts
PHASE 5	<div></div> Block 18, 20, 21, 22, 27, 28, 29 & 30







# 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



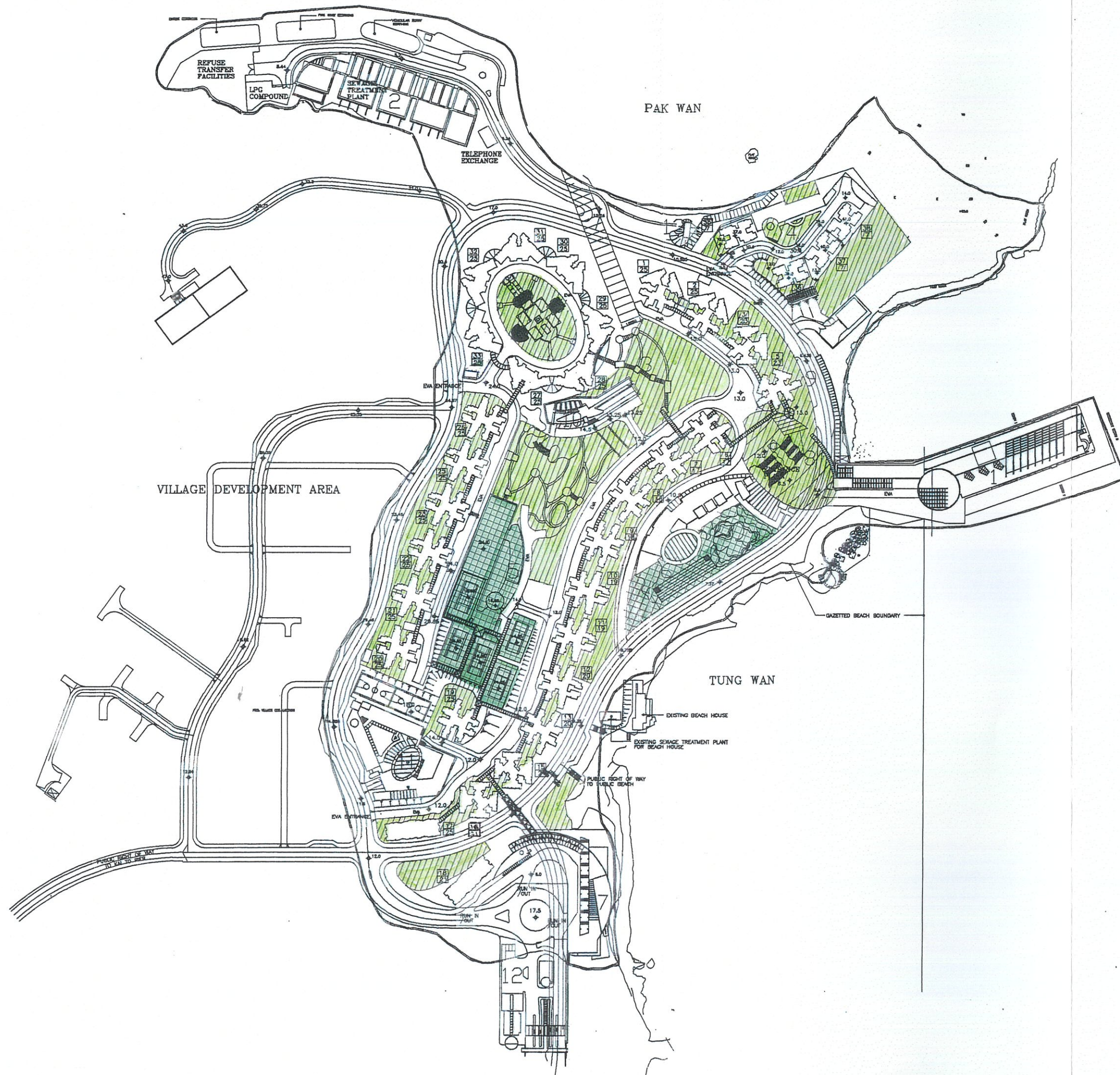
TABLE 6.1 DISTRIBUTION OF MAJOR ACTIVE AND PASSIVE OPEN SPACE

Passive/Active	Location	Land Slope	Estimated Area (m <sup>2</sup> )
Active	Central Clubhouse	Flat/Terraced	7,711.0
Active	Tung Wan Clubhouse	Flat/Terraced	4,994.5
Total			12,705.5
Passive	Oval Garden	Flat	2,550.0
Passive	Toll Plaza	Flat	1,820.0
Passive	Linear Park	Flat/Terraced	4,670.0
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	2,600.0
Passive	Phases IV & V Housing Garden	Flat	1,880.0
Total			27,430.0

TABLE 6.1 DISTRIBUTION OF MAJOR ACTIVE AND PASSIVE OPEN SPACE

	Minimum Provision under HKPSG (m <sup>2</sup> )	Actual Provision (m <sup>2</sup> )	% of Actual Provision over Required Provision
Active	7,650	12,705.5	166%
Passive	5,100	27,430.0	538%
Total	12,750.0	40,135.5	315%





# LEGEND:

PRIVATE OPEN SPACE.

ACTIVE RECREATIC SPACE

PASSIVE RECREATION SPACE

REV	DATE	DESCRIPTION	BY	APP
1	01.09.99	ISSUED FOR TENDER	B.P.	P.D.

AS SHOWN HEREON, THIS DRAWING IS VALID FOR THE PROJECT ONLY.

ACL Asia

MA WAN ISLAND

MASTER LANDSCAPE PLAN  
PRIVATE OPEN SPACE

1:3000

OCT 99

FIG. 6D