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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

83

APPLICANT

Sun Hung Kai Properties Limited

茲證明城市規劃委員會已根據城市規劃條例第 4A(3) 條的規定而於二零零二年一月二十九日批准 本總綱發展藍圖。

I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 29.1.2002

Signed John C. TSANG
Chairman, Town Planning Board

曾俊華
城市規劃委員會主席 簽署

February 2002

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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 29 January 2002 (Application no.: A/I-MWI/22).

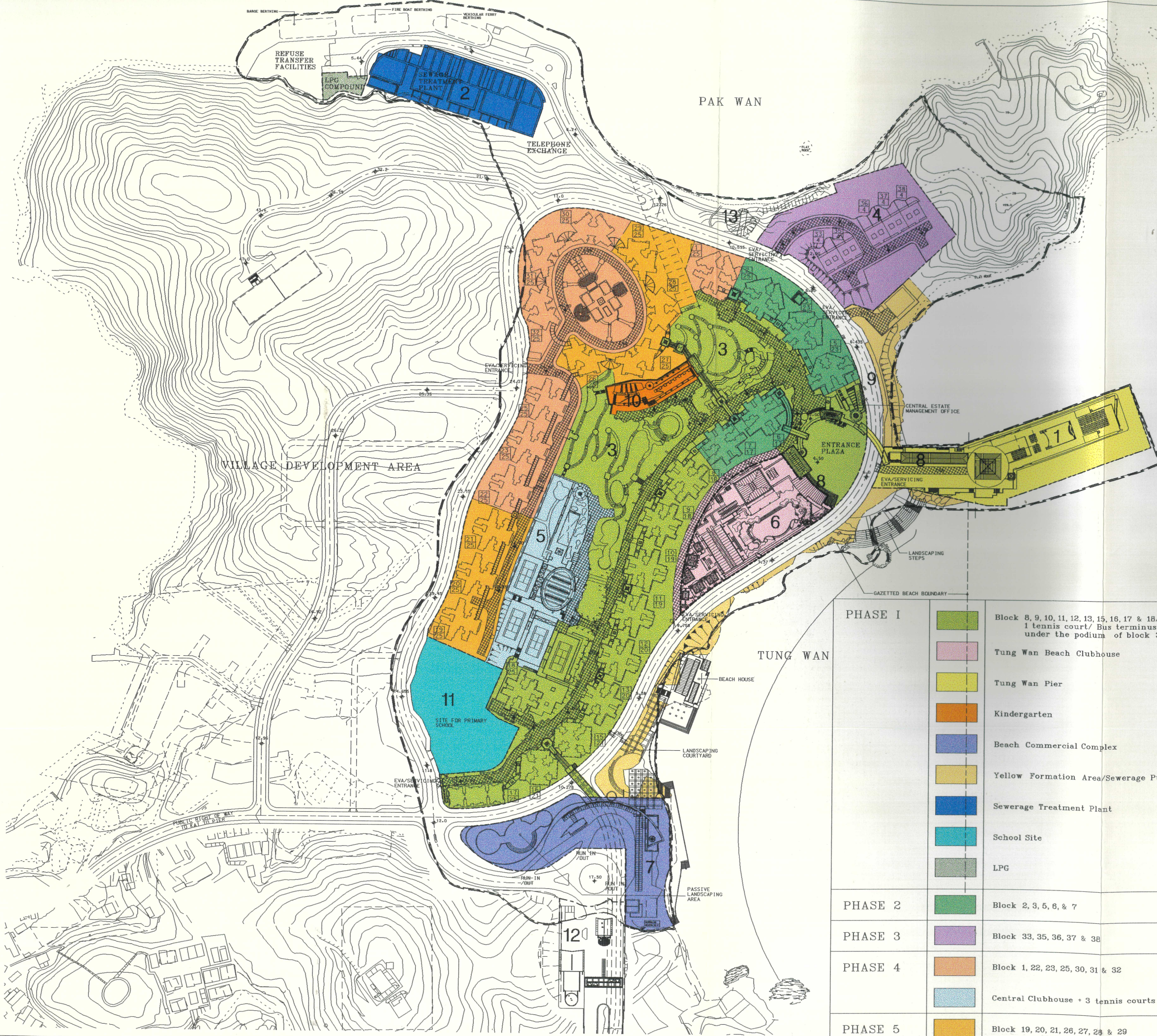
Scale at 1:1000, (A0 size)

Drawing No.: MLP-J268(2)-1(R22/02/2002)

3 ACCOMMODATION SCHEDULE

	Approved MLP dated 18.5.2000	Present Scheme
A) Site Area	21.19 hectares	Same
B) Total GFA	348,400m ²	Same
C) Residential Accommodation		
1) No. of Blocks	34	34*
2) Building Height (Main Roof)	From 37mPD to 105mPD	From 24mPD to 105Mpd
No. of Residential Storeys	7 to 25	4 to 25
3) Total Domestic GFA	Not to exceed 340,400m ²	Same
4) Total No. of Flats	Approx. 5,100	Same
5) Estimated Population (Estimated persons-per-occupied flat ratio is 2.5)	Approx. 12,750	Same
D) Commercial Facilities		
1) Total GFA	Not to exceed 8000m ²	Same
2) Location	Commercial Complex in the south and shops west of Tung Wan Pier	Same
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).	Same
2) Kindergarten	Providing not less than 7 classrooms	Same
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	Same Same Same Same Same Same
4) Fire Station	Located to the south of the Site	Same
5) Police Post	Located to the south of the Site	Same
F) Recreational Facilities & Open Space		
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 ²)	Same
2) Major Open Space	Not less than 40135.5 m ²	Not less than 43540m ²
3) Major Active Open Space	Not less than 12705.5 m ²	Not less than 13610m ²
4) Major Passive Open Space	Not less than 27430.0 m ²	Not less than 29930m ²
G) Transport Facilities		
1) Tung Wan Passenger Ferry Pier	3 berthing spaces with GFA not to exceed 8,700m ²	Same
2) Bus Lay-bys	At Tung Wan Passenger Ferry Pier and Commercial Complex	Same
3) Loading/Unloading Bays	10 bays located at the Commercial Complex and at the Retail Shops near the Entrance Plaza	Same
4) Pak Wan Service Area	1 barge berthing space, 1 vehicular ferry berthing space and 1 fireboat berthing space	Same

* The disposition of the residential blocks has been revised slightly to improve on the overall layout.



- LEGEND
- BOUNDARY OF LOT 392
 - EMERGENCY VEHICULAR ACCESS/ SERVICING ACCESS
 - PEDESTRIAN FOOT BRIDGE
 - RESIDENTIAL BLOCK NUMBER
 - NUMBER OF RESIDENTIAL STOREYS
- 1 TUNG WAN PASSENGER FERRY PIER & ANCILLARY FACILITIES FOR MA WAN TRANSPORTATION SERVICES eg. OFFICE, WORKSHOP, STAFF ROOM
 - 2 PAK WAN SERVICE AREA
 - 3 CENTRAL PARK
 - 4 LOW RISE RESIDENTIAL BLOCKS
 - 5 CENTRAL CLUB HOUSE (WITH DINING FACILITIES)
 - 6 TUNG WAN BEACH CLUB HOUSE (WITH DINING FACILITIES)
 - 7 BEACH COMMERCIAL COMPLEX
 - 8 RETAIL SHOPS
 - 9 BUS LAY-BYS AND BUS TERMINUS UNDER RESIDENTIAL BLOCKS
 - 10 KINDERGARTEN
 - 11 SITE RESERVED FOR A PRIMARY SCHOOL
 - 12 TOLL PLAZA FACILITY
 - 13 RELOCATED TIN HAU TEMPLE

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

CAD REF: C1/MAWAN/3268-2/RS6M.P.DGN.

TITLE

MASTER LAYOUT PLAN

SCALE

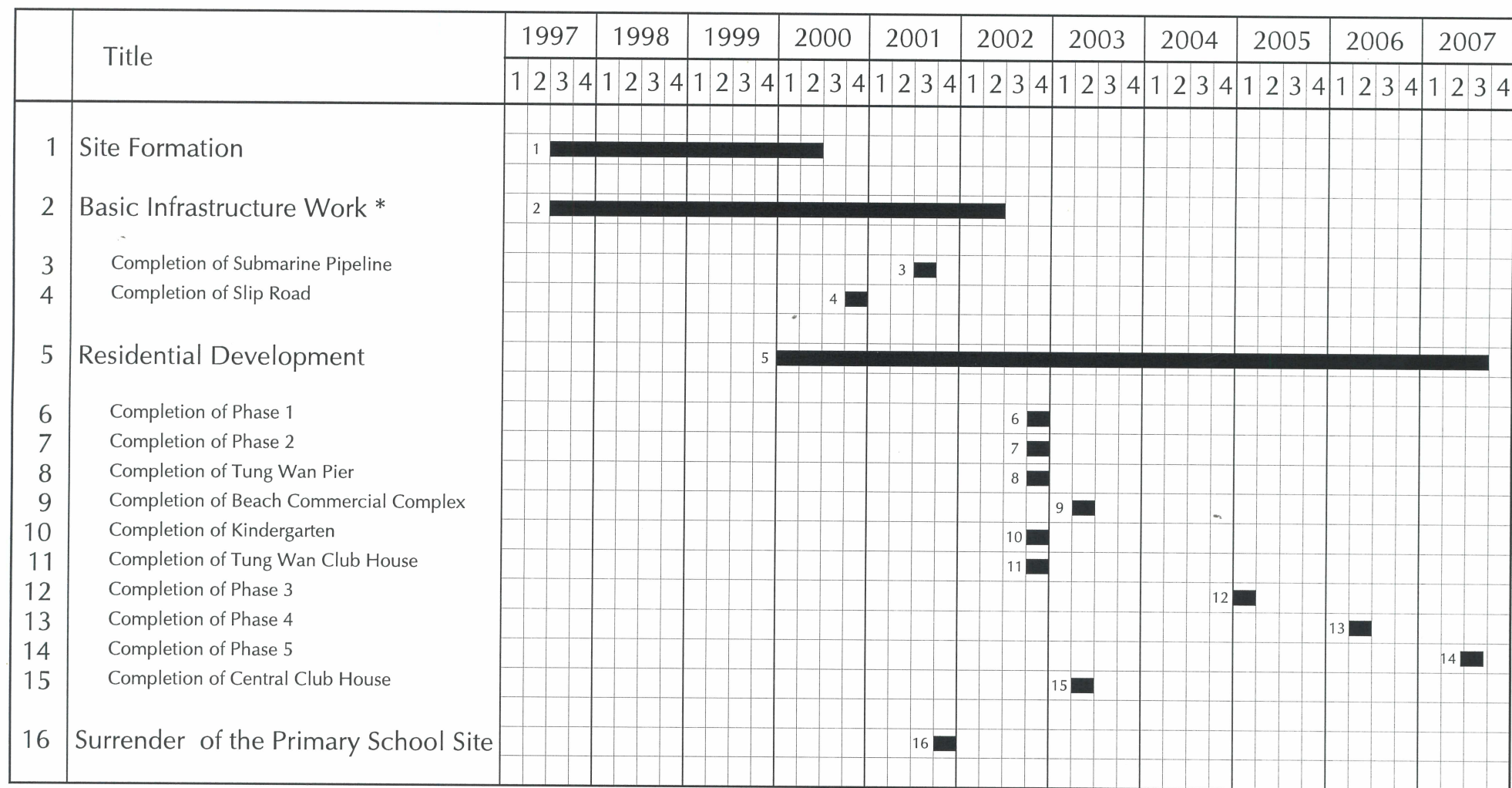
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FIGURE NO.

3.1

MA WAN ISLAND

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.

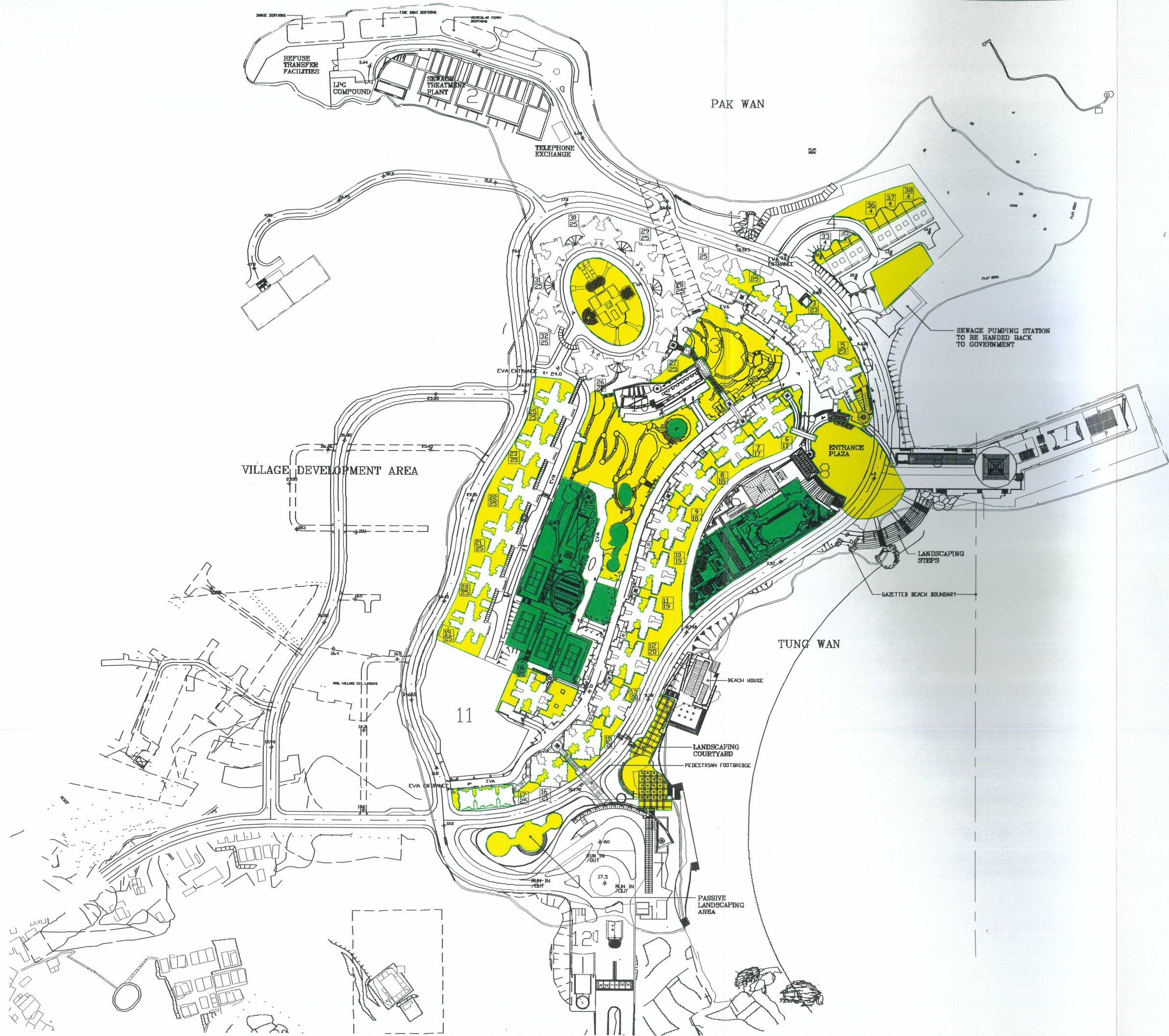
FIGURE 5 IMPLEMENTATION PROGRAMME

TABLE 6.1 DISTRIBUTION OF MAJOR ACTIVE AND PASSIVE OPEN SPACE

Passive/Active	Location	Land Slope	Estimated Area (m²)
Active	Central Clubhouse	Flat/Terraced	7,324.0
Active	Play Areas	Flat	1,369.0
Active	Tung Wan Clubhouse	Flat/Terraced	4,917.0
Total			13,610.0
Passive	Oval Garden	Flat	2,550.0
Passive	Toll Plaza	Flat	1,820.0
Passive	Linear Park (Woodland)	Flat/Terraced	3,600.0
Passive	Terraced Gardens	Flat/Terraced	3,740.0
Passive	Green Spine	Flat/Terraced	8,170.0
Passive	Entrance Plaza	Flat	3,900.0
Passive	Podium Garden	Flat	1,200.0
Passive	Low-rise Housing Garden	Flat	3,070.0
Passive	Phases IV & V Housing Garden	Flat	1,880.0
Total			29,930.0

TABLE 6.1 DISTRIBUTION OF MAJOR ACTIVE AND PASSIVE OPEN SPACE

	Minimum Provision under HKPSG (m²)	Actual Provision (m²)	% of Actual Provision over Required Provision
Active	7,650	13,610	178%
Passive	5,100	29,930.0	587%
Total	12,750.0	43,540.0	341%



LEGEND:

- PRIVATE OPEN SPACE
- ACTIVE RECREATION SPACE
- PASSIVE RECREATION SPACE

REV	DATE	DESCRIPTION	CHECKED	APPROVED
快	日	期	核	核
快	日	期	核	核
RED NOTE SCALE FROM THIS DRAWING: 勿按圖度比例				
PROJECT 工程項目				
MA WAN ISLAND				ADI
DRAWING TITLE 圖紙名稱				
MASTER LANDSCAPE PLAN				
PRIVATE OPEN SPACE				
SCALE 比例		DESIGNED 設計	DRAWN 繪圖	
1:3000		CHECKED 審核	APPROVED 審批	
DATE 日期		REVISION 校訂		
DRAWING NUMBER 圖號				
FIG. 6D				