

## List of Approval Conditions

44c

### Application No. A/I-MWI/27

- Application Site : A Large Portion of Land Located to the North of the Lantau Link, Ma Wan Island
- Subject of Application : Proposed 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
- Date of Approval : 21.3.2003
- Approval Conditions :
- (a) the submission of a revised MLP taking into account conditions (b), (d) and (e) 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 master landscape plan 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;
  - (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 Director of Planning or of the Town Planning Board;
  - (d) the submission and implementation of emergency vehicular access, footpaths and loading/unloading areas to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (e) the design and implementation of road connection to the adjoining proposed resort hotel at Ma Wan Lots Nos. 151, 214, 215, 218 and 219 to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (f) the submission and implementation of a comprehensive traffic and transport plan with contingency transport measures 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, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (g) 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 Town Planning Board;
  - (h) 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 impact of railway and aircraft noises to

the satisfaction of the Director of Environmental Protection or of the Town Planning Board;

- (i) the submission of a revised 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 Director of Agriculture, Fisheries and Conservation or of the Town Planning Board;
- (j) the design and implementation of the waste delivery arrangement to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (k) 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;
- (l) 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 to Director of Water Supplies or of the Town Planning Board;
- (m) the submission and implementation of archaeological investigation and detailed plans for the preservation and restoration of historical relics, buildings and structures, including the kiln near To Tei Kung Kok, the gable wall of the former Custom Station, Tin Hau Temple, commemorative tablets, a rock inscription "Mui Wai", the Fong Yuen Primary School and other village structures of historical importance to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board;
- (n) the submission of a development programme for full completion of Phases 1 and 2 and the implementation of the proposed development according to the programme to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (o) the permission shall cease to have effect on 21.3.2007 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



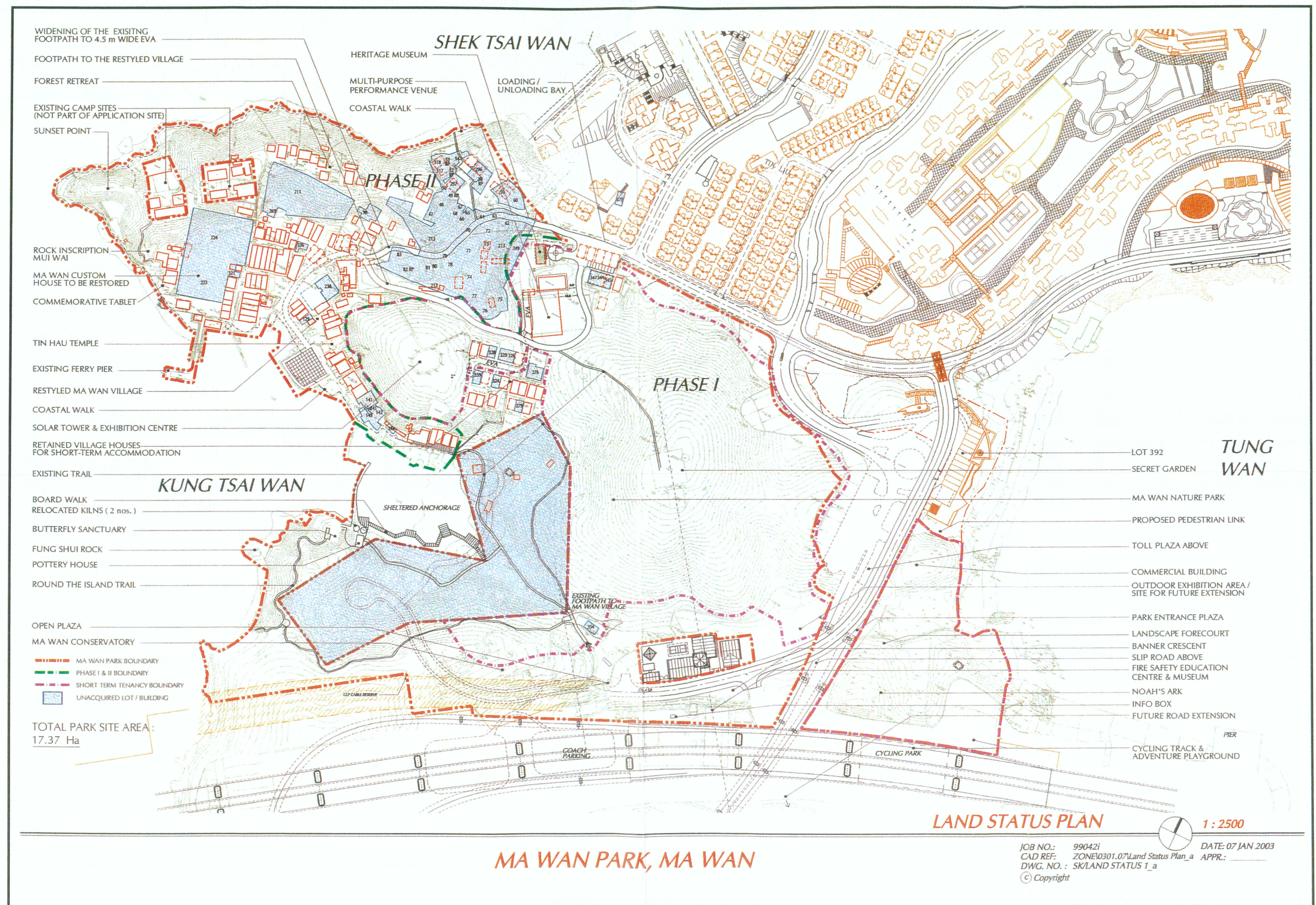
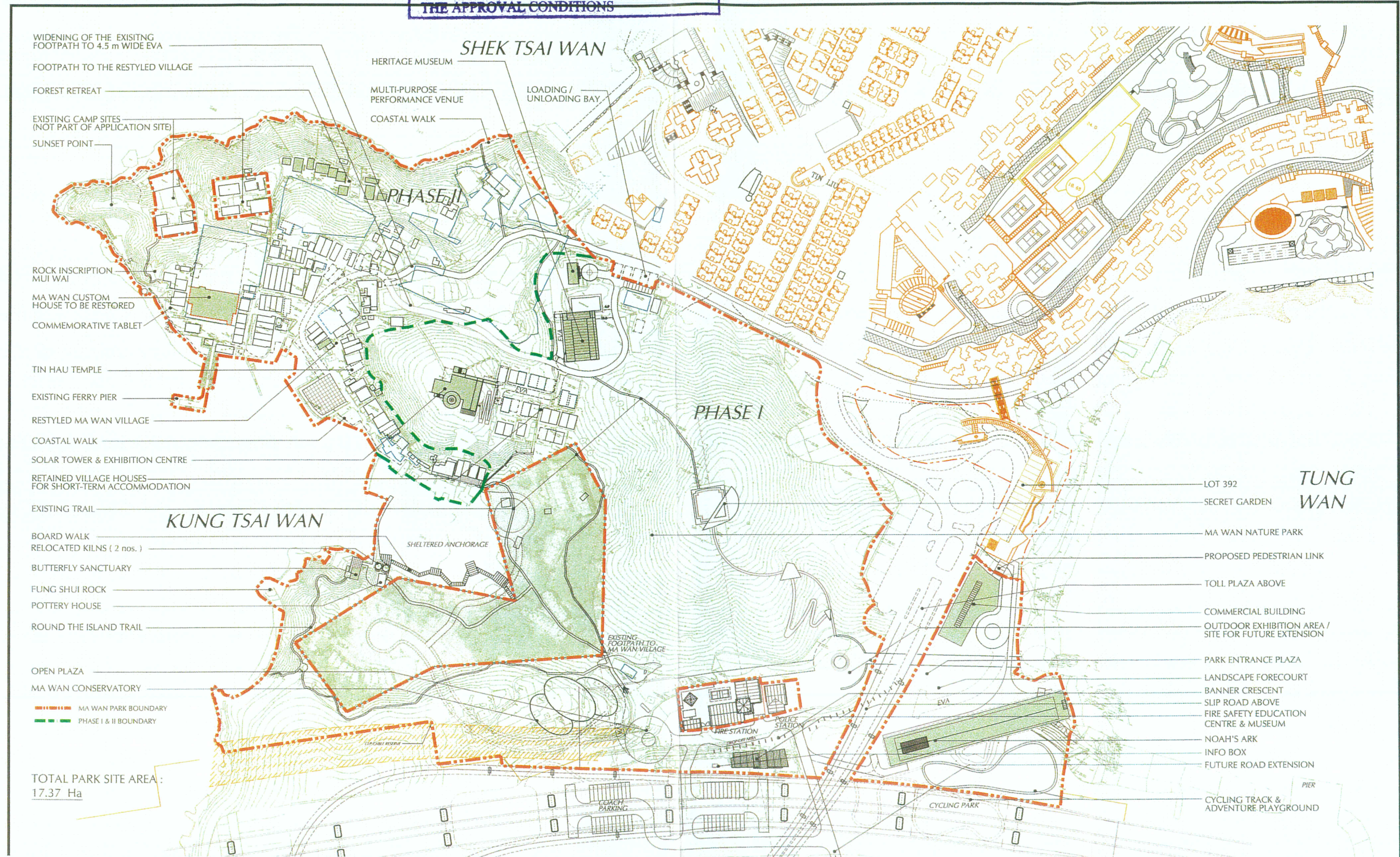


FIGURE 2: Land Status Plan and Short Term Tenancy Area



THE MLP WILL BE SUBJECT TO CHANGE TO  
INCORPORATE THE REQUIREMENTS OF  
THE APPROVAL CONDITIONS



茲證明城市規劃委員會已根據城市規劃條例第 4A (3) 條的規定而於二零零三年三月二十一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 21.3.2003.

signed John C. Tsang  
Chairman, Town Planning Board

*John C. Tsang*  
曾俊華  
城市規劃委員會主席 簽署

FIGURE 3: Master Layout Plan



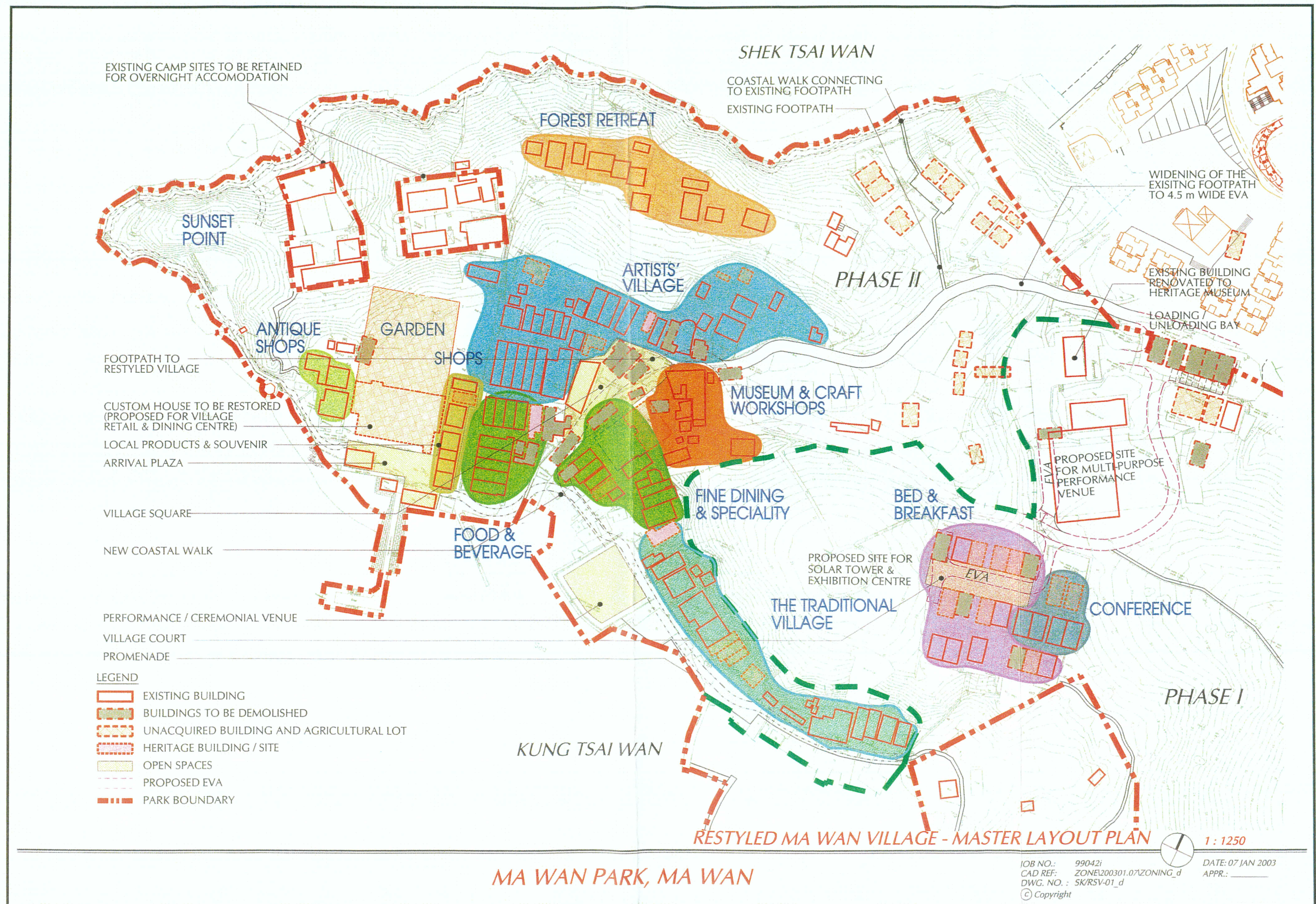


FIGURE 5: Master Layout Plan of the Restyled Ma Wan Village





FIGURE 6: Landscape Master Plan