

List of Approval Conditions

44a

Application No. A/I-MWI/29

- Application Site : Redistribution of Floor Space for Noah's Ark in Ma Wan Park
- Subject of Application : Application for Minor Amendments to Approved Scheme (Application No. A/I-MWI/27)
- Date of Approval : 24.9.2003
- Approval Conditions :
- (a) the submission of a revised master layout plan (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 24.9.2007 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

**Comparison Between Previous Approval No. A/I-MWI/27 and
Current Approval No. A/I-MWI/29**

	Previous Approval No. A/I-MWI/27	Current Approval No. A/I-MWI/29
General Information		
Site Area	17.37 ha	The Same
Total GFA	33,932 m ²	The Same
Overall Plot Ratio	0.2(about)	The Same
Site Coverage	25% (about)	The Same
Building Height	3 to 5 storeys generally	The Same
GFAs of Individual Attractions		
<u>Phase I</u>		
Noah's Ark	12,000 sq.m.	13,200 sq.m.
Commercial Building	3,300 sq.m.	The Same
Fire Safety Education Centre and Museum	390 sq.m.	The Same
Ma Wan Conservatory	2,000 sq.m.	800 sq.m.
Butterfly Sanctuary		
<i>Existing Building</i>	70 sq.m.	The Same
<i>New Building</i>	50 sq.m.	The Same
Pottery House		
<i>Existing Building</i>	70 sq.m.	The Same
<i>New Building</i>	50 sq.m.	The Same
Multi-purpose Performance Venue	790 sq.m.	The Same
Heritage Museum		
<i>Existing Buildings</i>	112 sq.m.	The Same
<i>New Buildings</i>	100 sq.m.	The Same
Solar Tower	1,500 sq.m.	The Same
<u>Phase II</u>		
Restyled Ma Wan Village		
<i>Existing Buildings</i>	12,500 sq.m.	The Same
<i>New Buildings</i>	1,000 sq.m.	The Same

WIDENING OF THE EXISTING
FOOTPATH TO 4.5 m WIDE EVA

FOOTPATH TO THE RESTYLED VILLAGE

FOREST RETREAT

EXISTING CAMP SITES
(NOT PART OF APPLICATION SITE)

SUNSET POINT

ROCK INSCRIPTION
MUI WAI

MA WAN CUSTOM
HOUSE TO BE RESTORED

COMMEMORATIVE TABLET

RESTYLED MA WAN VILLAGE

TIN HAU TEMPLE

EXISTING FERRY PIER

COASTAL WALK

SOLAR TOWER & EXHIBITION CENTRE

RETAINED VILLAGE HOUSES
FOR SHORT-TERM ACCOMMODATION

EXISTING TRAIL

BOARD WALK

RELOCATED KILNS (2 nos.)

BUTTERFLY SANCTUARY

FUNG SHUI ROCK

POTTERY HOUSE

ROUND THE ISLAND TRAIL

OPEN PLAZA

MA WAN CONSERVATORY

MA WAN PARK BOUNDARY

PHASE I & II BOUNDARY

TOTAL PARK SITE AREA:
17.37 Ha

HERITAGE MUSEUM

MULTI-PURPOSE
PERFORMANCE VENUE

COASTAL WALK

LOADING /
UNLOADING BAY

SHEK TSAI WAN

PHASE II

PHASE I

SHELTERED ANCHORAGE

EXISTING
FOOTPATH TO
MA WAN VILLAGE

Planning Application No. A/I-MWI/29

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

LOT 392

SECRET GARDEN

MA WAN NATURE PARK

TOLL PLAZA ABOVE

COMMERCIAL BUILDING

OUTDOOR EXHIBITION AREA /
SITE FOR FUTURE EXTENSION

PARK ENTRANCE PLAZA

LANDSCAPE FORECOURT

BANNER CRESCENT

SLIP ROAD ABOVE

FIRE SAFETY EDUCATION
CENTRE & MUSEUM

NOAH'S ARK

INFO BOX

FUTURE ROAD EXTENSION

BASKETBALL COURT
AND MULTI-PURPOSE
ACTIVITIES AREA

TUNG
WAN

MASTER LAYOUT PLAN

1 : 2500

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
二零零三年九月二十四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 24. 9. 2003.

signed Thomas TSO
Chairman, Town Planning Board

曹萬泰
城市規劃委員會主席 簽署

MA WAN PARK, MA WAN

JOB NO.: 99042i
CAD REF: 99042i/Section16/1616_GROUND FL PLAN_1.d
DWG. NO.: SK/2002/t_d
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DATE: 14 AUG 2003
APPR.: [Signature]