

20d

16

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

Planning Application No. A/I-MWI/26

Sept 2003

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
二零零三年二月七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 7. 2. 2003.

signed Thomas TSO

Chairman, Town Planning Board



曹萬泰

城市規劃委員會主席 簽署

CONTENTS

- 1 STATEMENT OF THE APPROVED SCHEME**
- 2 THE MASTER LAYOUT PLAN**
- 3 ACCOMMODATION SCHEDULE**
- 4 PHASING PLAN**
- 5 IMPLEMENTATION PROGRAMME**
- 6 DISTRIBUTION OF MAJOR ACTIVE AND PASSIVE OPEN SPACE**

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 21 February 2003 (Application no.: A/I-MWI/26).

Scale at 1:1000, (A0 size)

Drawing No.: MLP-J268(2)-1(R16/07/2003)

	Approved MLP dated 25.5.2002	Present Scheme
A) Site Area	21.19 hectares	Same
B) Total GFA	348,400m ²	Same
C) Residential Accommodation		
1) No. of Blocks	34	31
2) Building Height (Main Roof)	From 24mPD to 105mPD	From 37mPD to 105mPD
No. of Residential Storeys	4 to 25	7 to 27
3) Total Domestic GFA	Not to exceed 340,400m ²	Same
4) Total No. of Flats	Approx. 5,100	Not more than 5289
5) Estimated Population (Estimated persons-per-occupied flat ratio is 2.5)	Approx. 12,750	Approx. 13,223
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 – child Care Centre/Day Nursery	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 43540 m ²	Not less than 47,840m ²
3) Major Active Open Space	Not less than 13610 m ²	Not less than 10,815m ²
4) Major Passive Open Space	Not less than 29930 m ²	Not less than 37,025m 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

- 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 BLOCKS
- KINDERGARTEN - CHILD CARE CENTRE/ DAY NURSERY
- SITE RESERVED FOR A PRIMARY SCHOOL
- TOLL PLAZA FACILITY
- 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 - Child Care Centre/Day Nursery
- Beach Commercial Complex
- Yellow Formation Area/Sewerage Pump Station
- Sewerage Treatment Plant
- School Site
- LPG

PHASE 2

- Block 2, 3, 5, 6, & 7

PHASE 3

- Block 1, 19, 20, 21, 22, 23 & 25

PHASE 4

- Central Clubhouse + 3 tennis courts

PHASE 5

- Block 26, 27, 28, 29, 30 & 31

PHASE 6

- Block 32, 33 & 35

CAD REF: D:\MAWAN\J268-2\RGMLP.DGN

TITLE

MASTER LAYOUT PLAN

SCALE

1 : 3000

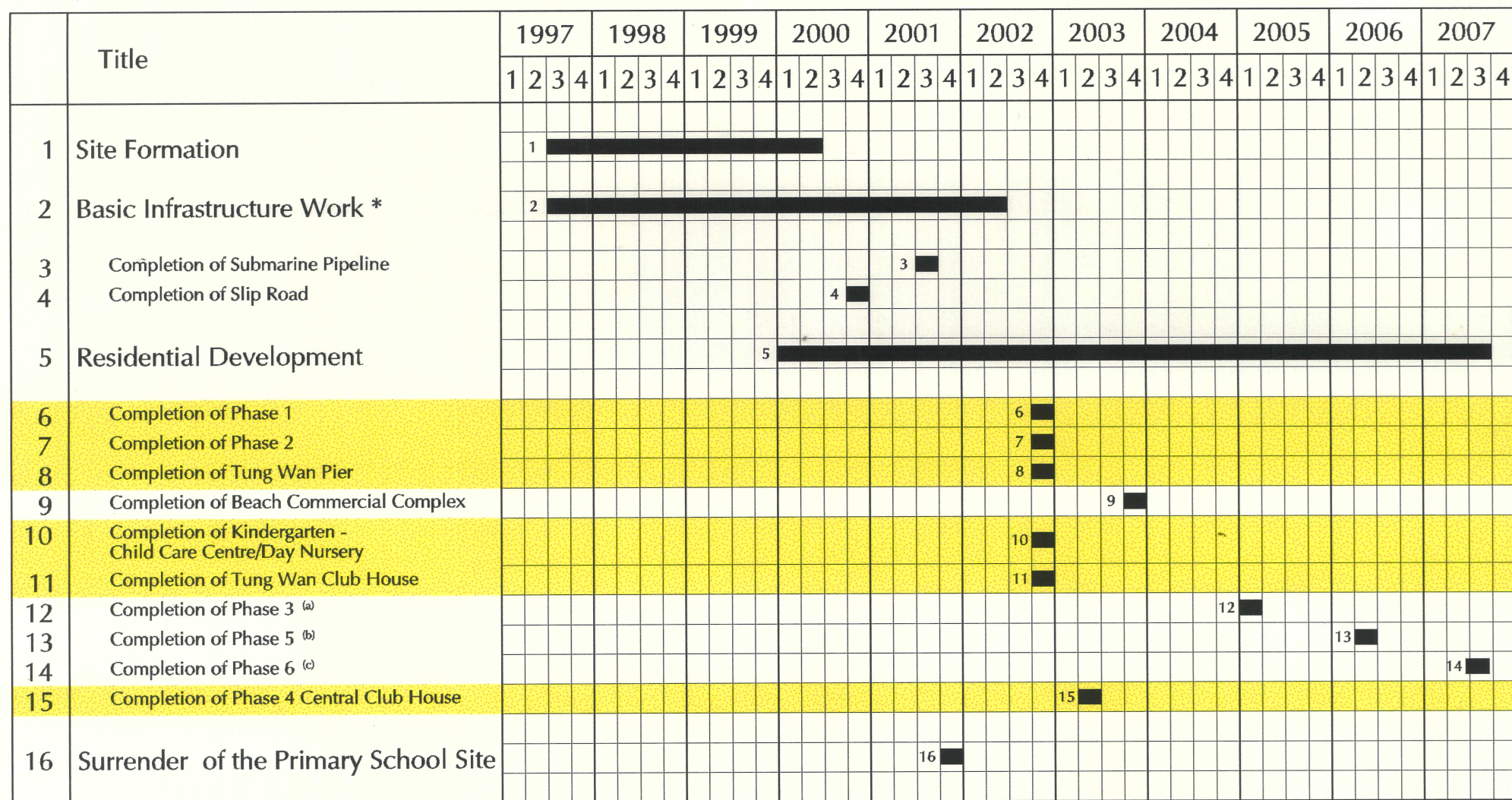


FIGURE NO.


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.

 Buildings with O.P. obtained.

- (a) Phase 3 : Block 1, 19, 20, 21, 22, 23 and 25.
 (b) Phase 5 : Block 26, 27, 28, 29, 30 and 31.
 (c) Phase 6 : Block 32, 33 and 35.

FIGURE 5 IMPLEMENTATION PROGRAMME

DISTRIBUTION OF MAJOR ACTIVE AND PASSIVE OPEN SPACE

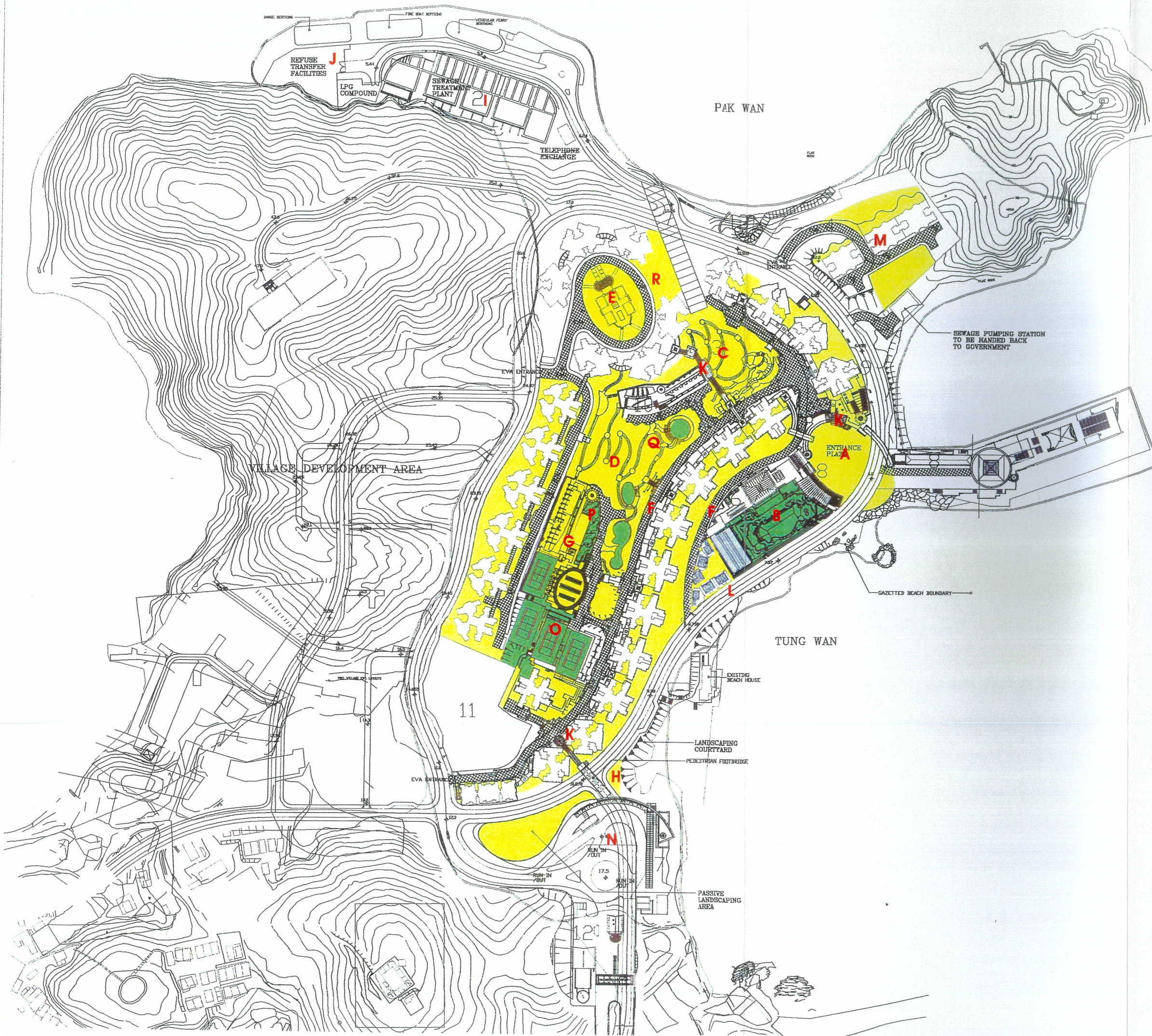
Passive / Active	Location	Land Slope	Estimated Area (m²)
Active	Central Clubhouse (Outdoor)	Flat / Terraced	4,859.0
Active	Play Areas	Flat	1,889.0
Active	Tung Wan Clubhouse (Outdoor)	Flat / Terraced	4,067.0
Total			10,815.0
Passive	Central Clubhouse (Outdoor)	Flat/ Terraced	2,465.0
Passive	Tung Wan Clubhouse (Outdoor)	Flat	300.0
Passive	Toll Plaza	Flat	1,820.0
Passive	Linear Park (Woodland)	Flat / Terraced	3,900.0
Passive	Terraced Gardens	Flat / Terraced	4,340.0
Passive	Green Spine	Flat / Terraced	8,170.0
Passive	Entrance Plaza	Flat	3,000.0
Passive	Podium Garden	Flat	1,200.0
Passive	Low-rise Housing Garden (PH 6)	Flat	3,070.0
Passive	Housing Garden (PH 3)	Flat	1,610.0
Passive	English Park	Flat	3,150.0
Passive	Beach Plaza	Flat	1,250.0
Passive	Beach Promenade	Flat	2,000.0
Passive	Tea Garden	Flat	750.0
Total			37,025.0

DISTRIBUTION OF MAJOR ACTIVE AND PASSIVE OPEN SPACE

	Minimum Provision under HKPSG (m²)	Actual Provision (m²)	% of Actual Provision over Required Provision
Active	7,934	10,815.0	136%
Passive	5,289	37,025.0	700%
Total	13,223.0	47,840.0	362%

RATIO OF MAJOR ACTIVE AND PASSIVE OPEN SPACE

Active Open Space (m²)	Passive Open Space (m²)	Ratio of Active and Passive Open Space
10,815.0	37,025.0	1:3.4



LEGEND:



PASSIVE
RECREATION
SPACE



ACTIVE
RECREATION
SPACE

- A ENTRANCE PLAZA AND PIER
- B TUNG WAN CLUBHOUSE
- C TERRACED GARDEN
- D WOODLAND PARK
- E ENGLISH PARK
- F GREEN PLAZA
- G CENTRAL CLUBHOUSE
- H BEACH PLAZA
- I SEWERAGE TREATMENT PLANT(STP)
- J REFUSE TRANSFER STATION (RTS)
- K PEDESTRIAN LINKAGE
- L BEACH PROMENADE
- M LOW-RISE HOUSING
- N TOLL PLAZA & BEACH COMMERCIAL COMPLEX
- O TENNIS COURTS
- P PUTTING GREEN
- Q BBQ AREA
- R TEA GARDEN

TITLE
MASTER LANDSCAPE PLAN
PRIVATE OPEN SPACE

SCALE
1 : 3000



FIGURE NO.

MA WAN ISLAND