

List of Approval Conditions

Application No. A/I-MWI/35

Application Site : Ma Wan Park, Ma Wan

Subject of Application : Minor Amendments to the Approved Scheme

Date of Approval : 27.1.2005

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 landscape master 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, loading/unloading and drop-off 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 noise impact of railway and aircraft and outdoor performance venues in the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;

- (i) the design and implementation of the waste delivery arrangement to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (j) the submission of an 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;
- (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 28.1.2009 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

Planning Application No. A/I-MWI/35
Development Schedule for Ma Wan Park, Ma Wan

General Information		
Site Area		17.37 ha
Total GFA		33,932 m ²
Overall Plot Ratio		0.2(about)
Site Coverage		25% (max)
Building Height		3 to 5 storeys generally
GFAs of Individual Attractions		
Noah's Ark		13,200 sq.m.
Commercial Building		1,750 sq.m.
Park Entrance Plaza and Information Centre		650 sq.m.
Hilltop Garden & Café		700 sq.m.
Landscaping Pavilions Inside Nature Garden		200 sq. m.
Fire Safety Education Centre and Museum		390 sq.m.
Event Centre		800 sq.m.
Butterfly Sanctuary		
	<i>Existing Building</i>	70 sq.m.
	<i>New Building</i>	50 sq.m.
Pottery House		
	<i>Existing Building</i>	70 sq.m.
	<i>New Building</i>	50 sq.m.
Multi-purpose Performance Venue		790 sq.m.
Heritage Museum		
	<i>Existing Buildings</i>	112 sq.m.
	<i>New Buildings</i>	100 sq.m.
Solar Tower		1,500 sq.m.
Restyled Ma Wan Village		
	<i>Existing Buildings</i>	12,500 sq.m.
	<i>New Buildings</i>	1,000 sq.m.

WIDENING OF THE EXISTING
FOOTPATH TO 4.5 m WIDE EVA

FOOTPATH TO THE RESTYLED VILLAGE/
4.5 m WIDE EVA

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

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

EVENT CENTRE

OPEN PLAZA

MA WAN PARK BOUNDARY

PHASE I & II BOUNDARY

TOTAL PARK SITE AREA :
17.37 Ha

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
二零零五年一月二十七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 27. 1. 2005.

signed Mrs. Rita LAU
Chairman, Town Planning Board

劉吳惠蘭
城市規劃委員會主席 簽署

SIMON
KWAN &
ASSOCIATES
LTD. Architects, Planners & Designers
關善明建築師事務所有限公司



MAWAN PARK - MASTER LAYOUT PLAN

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

DATE - 20/01/2005
SCALE - 1 : 2500 (A3) 1 : 1250 (A1)
0 20 50 100