

44f

List of Approval ConditionsApplication No. A/I-MWI/37

44f

Application Site : a Large Portion of Land Located to the North of and Underneath the Ma Wan Viaduct

Subject of Application : Proposed Recreational Park (Ma Wan Park) Including Places of Entertainment, Exhibition Centres, Retail Shops, Restaurants, Visitor Accommodation, Other Attractions, Ancillary Facilities and Coach Parking Area; and Coach Parking Area of Overflow for Coaches from Ma Wan Park and for Other Developments in Ma Wan

Date of Approval : 3.2.2006 15.5.06

- Approval Conditions :
- (a) the submission of a revised MLP taking into account conditions (b), (d), (e) and (f) below for the proposed development to the satisfaction of the Director of Planning or of the TPB;
  - (b) the submission and implementation of a revised 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 TPB;
  - (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 TPB;
  - (d) the submission and implementation of emergency vehicular access (EVA), footpaths, loading/unloading and drop-off areas to the satisfaction of the Commissioner for Transport or of the TPB;
  - (e) the design and implementation (including the submission of the operational arrangement) of Coach Area 1 for Ma Wan Park Phase I, and Coach Area 2 for future Ma Wan Park Phase II, transport contingency and overflow from other recreation/tourism developments in Ma Wan to the satisfaction of the Commissioner for Transport or of the TPB;
  - (f) 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 TPB;
  - (g) the submission and implementation of a comprehensive traffic and transport plan with an effective control mechanism for coach access to Ma Wan and 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 TPB;
  - (h) the design and provision of the proposed facilities and vehicular access underneath Ma Wan Viaduct including the protective measures for the Viaduct to the satisfaction of the Director of Highways or of the TPB;

PLEASE RETURN  
TO PEC  
AFTER USE

- (i) the design and provision of EVA, water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
- (j) 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 TPB;
- (k) the design and implementation of the waste delivery arrangement to the satisfaction of the Director of Environmental Protection or of the TPB;
- (l) 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 TPB;
- (m) the design and provision of drainage and sewage treatment and disposal facilities to the satisfaction of the Director of Drainage Services or of the TPB;
- (n) 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 TPB;
- (o) 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 TPB; and
- (p) the submission of a revised development programme for full completion of Phases I and II and the implementation of the proposed development according to the programme to the satisfaction of the Director of Planning or of the TPB.

**Planning Application No. A/I-MWI/37**  
**Development Schedule for Ma Wan Park, Ma Wan**

<b>General Information</b>	
Site Area	19.18 ha
Total GFA	34,532 m <sup>2</sup>
Overall Plot Ratio	0.18 (about)
Site Coverage	25% (max.)
Building Height	3 to 5 storeys generally and 58.5mPD for the tallest building (i.e. Solar Tower)
<b>GFAs of Individual Facilities</b>	
Noah's Ark	13,200 sq.m.
Park Entrance Plaza and Information Centre	650 sq.m.
Hill-top Garden/Café	700 sq.m.
Landscaping Pavilions inside Nature Garden	200 sq.m.
Fire Safety Education Centre and Museum	390 sq.m.
Event Centre/Conservatory/Landscaping Pavilions	2,250 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 and Exhibition Centre	1,500 sq.m.
Restyled Ma Wan Village	
<i>Existing Buildings</i>	12,500 sq.m.
<i>New Buildings</i>	1,000 sq.m.
Spectator Stand for Basketball Court and Multi-purpose Activities Area (with Toilets and Ancillary Facilities underneath)	500 sq.m.
Bicycle Storage Shed	200 sq.m.
Nursery and Storage Facilities	50 sq.m.
Coach Parking Facilities	50 sq.m.
Public Toilets	100 sq.m.



WIDENING OF THE EXISTING  
FOOTPATH TO 4.5 m WIDE EVA  
擴闊原有小徑4.5米緊急車輛通道

FOOTPATH TO THE RESTYLED VILLAGE/  
4.5 m WIDE EVA  
小徑通道重修舊村/4.5米緊急車輛通道

FOREST RETREAT  
園林靜休處

EXISTING CAMP SITES 現有營地  
(NOT PART OF APPLICATION SITE)  
(非申請範圍)

SUNSET POINT  
夕陽瞭望台

SEWAGE  
PUMPING STATION  
污水泵房  
ROCK INSCRIPTION  
MUI WAI  
梅蔚石刻  
MA WAN CUSTOM  
HOUSE TO BE RESTORED  
將被復修的馬灣稅關  
COMMEMORATIVE TABLET  
紀念碑  
RESTYLED MA WAN VILLAGE  
重修馬灣舊村

EXISTING FERRY PIER  
現有街渡碼頭

COASTAL WALK 岸邊小徑

SOLAR TOWER & EXHIBITION CENTRE 太陽館及展覽中心

RETAINED VILLAGE HOUSES  
FOR SHORT-TERM ACCOMMODATION 保留原來村屋作短期住宿用途

EXISTING TRAIL 現有小徑

BOARD WALK 木板行人道

BUTTERFLY SANCTUARY 蝴蝶館

FUNG SHUI ROCK 風水石

POTTERY HOUSE 陶器館

EXISTING PUBLIC FOOTPATH 現有公眾小徑

ROUND THE ISLAND TRAIL 環島小徑

OPEN PLAZA 活動中心

EVENTS CENTRE 露天廣場

GUARD HOUSES 保安員室

--- MA WAN PARK BOUNDARY  
馬灣公園邊界線  
--- PHASE I & II BOUNDARY  
第一及二期分界線

TOTAL PARK SITE AREA :  
公園整體面積  
19.18 Ha 公頃

PCCW'S SITE  
(NOT PART OF  
APPLICATION SITE)  
電訊盈科用地  
(非申請範圍)

HERITAGE MUSEUM  
古跡博物館  
MULTI-PURPOSE  
PERFORMANCE VENUE  
多用途表演場地  
COASTAL WALK  
岸邊小徑

TRANSFORMER /  
SWITCH /  
E/M FACILITIES ROOM 變壓站/電掣房/機電設備房

LOADING /  
UNLOADING BAY  
貨物起卸區  
RELOCATED KILNS  
(2 NOS.)  
重置的磚窯(兩個)  
TOILET  
洗手間

SHEK TSAI WAN  
石仔灣

PHASE I  
第一期

現有小徑至馬灣舊村  
EXISTING  
FOOTPATH TO  
MA WAN VILLAGE

TOILET  
洗手間

AREA FOR COACH PARKING  
PICK-UP/DROP-OFF  
停泊區及上落客區

AREA FOR COACH PARKING  
LOADING/UNLOADING  
停泊區及上落客區

ROAD CONNECTION  
TO SOUTHERN PART  
OF MAWAN 連接道路通往馬灣南部

TUNG WAN  
東灣

LOT 392  
392 號地段  
HILLTOP GARDEN / CAFE  
山頂花園/咖啡室

MA WAN NATURE GARDEN  
馬灣自然公園

EXISTING TOLL PLAZA ABOVE  
上層為現有收費廣場  
PARK ENTRANCE PLAZA AND  
INFORMATION CENTRE  
馬灣公園入口廣場及資訊中心

COVERED WALKWAYS  
有蓋行人通道  
LANDSCAPE FORECOURT 園藝花園  
EXISTING CONNECTION TO  
LANTAU LINK 現有連接通往青嶼幹線之道路  
FIRE EDUCATION  
CENTRE & MUSEUM 消防教育中心及博物館  
NOAH'S ARK 挪亞方舟  
BICYCLE STORAGE SHED 單車儲存倉

BASKETBALL COURT  
AND MULTI-PURPOSE  
ACTIVITIES AREA  
籃球場及多用途活動場地

TOILETS / ANCILLARY  
FACILITIES UNDER-  
SPECTATOR STAND  
觀眾席及下層之洗手間/輔助設施

HIGH ADVENTURE  
PLAY AREA 戶外訓練營

CYCLING TRACK  
單車徑

SIMON  
KWAN &  
ASSOCIATES  
LTD.  
園景明建築師事務所

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  
二零零六年二月三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 3.2.2006.

signed Mrs. Rita LAU  
Chairman, Town Planning Board

劉吳惠蘭  
城市規劃委員會主席 簽署

# MAWAN PARK - MASTER LAYOUT PLAN

## 馬灣公園總綱發展藍圖

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



DATE 日期 - 17/10/2005  
SCALE 比例 - 1 : 2500 (A3) 1 : 1250 (A1)  
0 20 50 100