

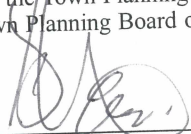
SECTION 4(A) OF TOWN PLANNING ORDINANCE  
(CAP.131)  
MASTER LAYOUT PLAN DOCUMENT FOR A  
COMPREHENSIVE RESIDENTIAL DEVELOPMENT  
AT MA WAN

APPLICANT

Sun Hung Kai Properties Limited

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  
二零零四年二月十八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 18. 2. 2004.

signed Mrs. Rita LAU  
Chairman, Town Planning Board



劉吳惠蘭

城市規劃委員會主席 簽署

Jan 2006

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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 18 February 2004 (Application no.: TPB/A/I-MWI/31).

2. THE MASTER LAYOUT PLAN

Scale at 1:1000, (A0 size)

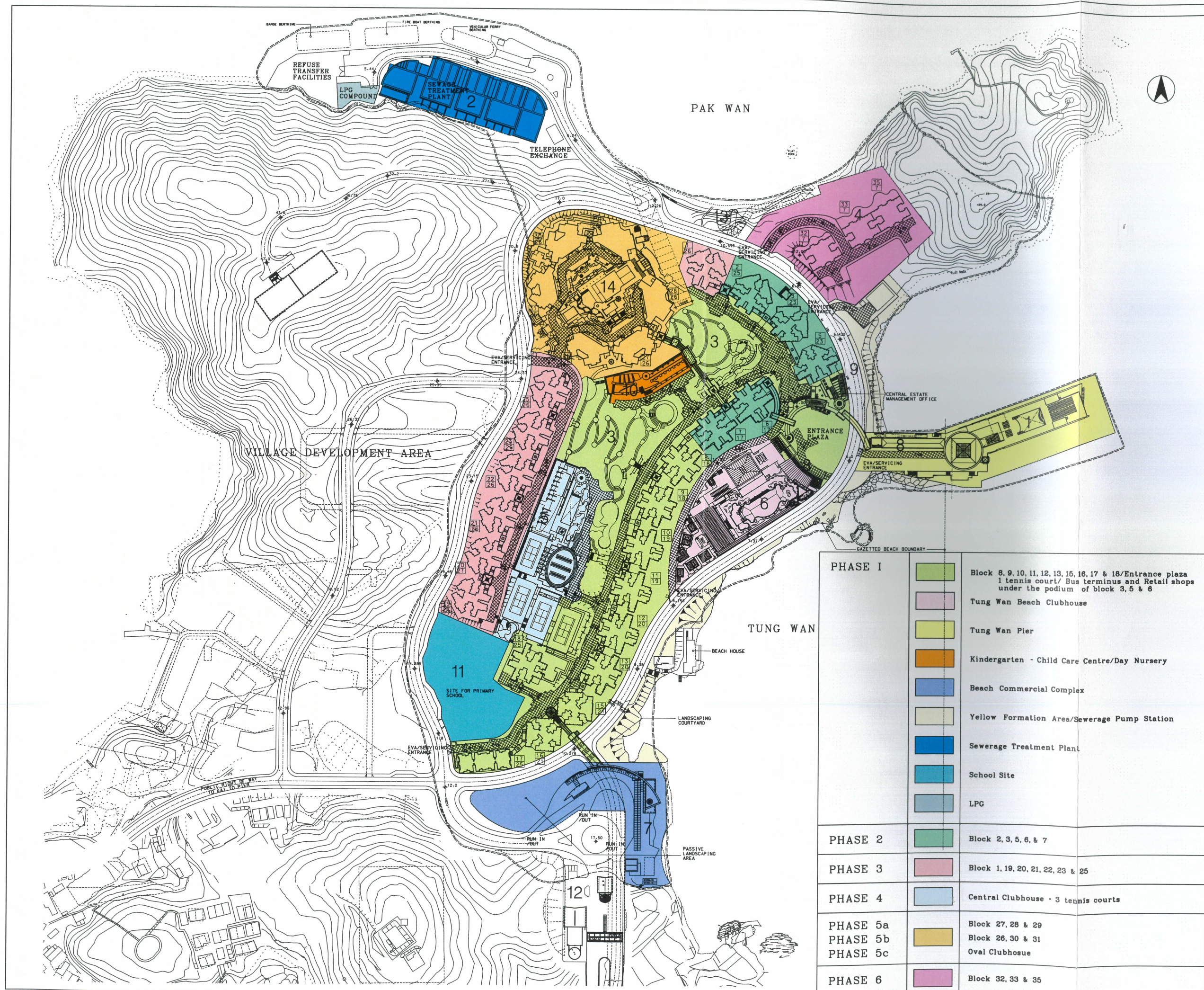
Drawing No.: MLP-J268(2)-1(R16/01/2006)



	Approved MLP dated 10.8.2004	Present Scheme
A) Site Area	21.19 hectares	Same
B) Total GFA	348,400m <sup>2</sup>	Same
C) Residential Accommodation		
1) No. of Blocks	31	Same
2) Building Height (Main Roof)	From 37mPD to 105mPD	Same
No. of Residential Storeys	7 to 27	Same
3) Total Domestic GFA	Not to exceed 340,400m <sup>2</sup>	Same
4) Total No. of Flats	Not more than 5,289	Same
5) Estimated Population (Estimated persons-per-occupied flat ratio is 2.5)	Approx. 13,223	Same
D) Commercial Facilities		
1) Total GFA	Not to exceed 8000m <sup>2</sup>	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	3 (One located behind Tung Wan Beach, one located in the Central Open Space, one located in the area surrounded by Block 26 to 31 with total GFA not to exceed 12,000m <sup>2</sup> )	Same
2) Major Open Space	Not less than 50840m <sup>2</sup>	Same
3) Major Active Open Space	Not less than 13599m <sup>2</sup>	Same
4) Major Passive Open Space	Not less than 37241m <sup>2</sup>	Same
G) Transport Facilities		
1) Tung Wan Passenger Ferry Pier	3 berthing spaces with GFA not to exceed 8,700m <sup>2</sup>	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







- LEGEND**
- BOUNDARY OF LOT 392
  - EMERGENCY VEHICULAR ACCESS/ SERVICING ACCESS
  - PEDESTRIAN FOOT BRIDGE
  - RESIDENTIAL BLOCK NUMBER
  - NUMBER OF RESIDENTIAL STOREYS
- 1 TUNG WAN PASSENGER FERRY PIER & ANCILLARY FACILITIES FOR MA WAN TRANSPORTATION SERVICES eg. OFFICE, WORKSHOP, STAFF ROOM
  - 2 PAK WAN SERVICE AREA
  - 3 CENTRAL PARK
  - 4 LOW RISE RESIDENTIAL BLOCKS
  - 5 CENTRAL CLUB HOUSE (WITH DINING FACILITIES)
  - 6 TUNG WAN BEACH CLUB HOUSE (WITH DINING FACILITIES)
  - 7 BEACH COMMERCIAL COMPLEX
  - 8 RETAIL SHOPS
  - 9 BUS LAY-BYS AND BUS TERMINUS UNDER RESIDENTIAL BLOCKS
  - 10 KINDERGARTEN - CHILD CARE CENTRE/ DAY NURSERY
  - 11 SITE RESERVED FOR A PRIMARY SCHOOL
  - 12 TOLL PLAZA FACILITY
  - 13 RELOCATED TIN HAU TEMPLE
  - 14 OVAL CLUB HOUSE (WITH DINING FACILITIES) UNDER EXTERNAL POOL

PHASE 1		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 5a		Block 27, 28 & 29
PHASE 5b		Block 26, 30 & 31
PHASE 5c		Oval Clubhouse
PHASE 6		Block 32, 33 & 35

CAD REF: C1/MAWAN/2268-2/RS1M.P.DGN.

TITLE

# MASTER LAYOUT PLAN

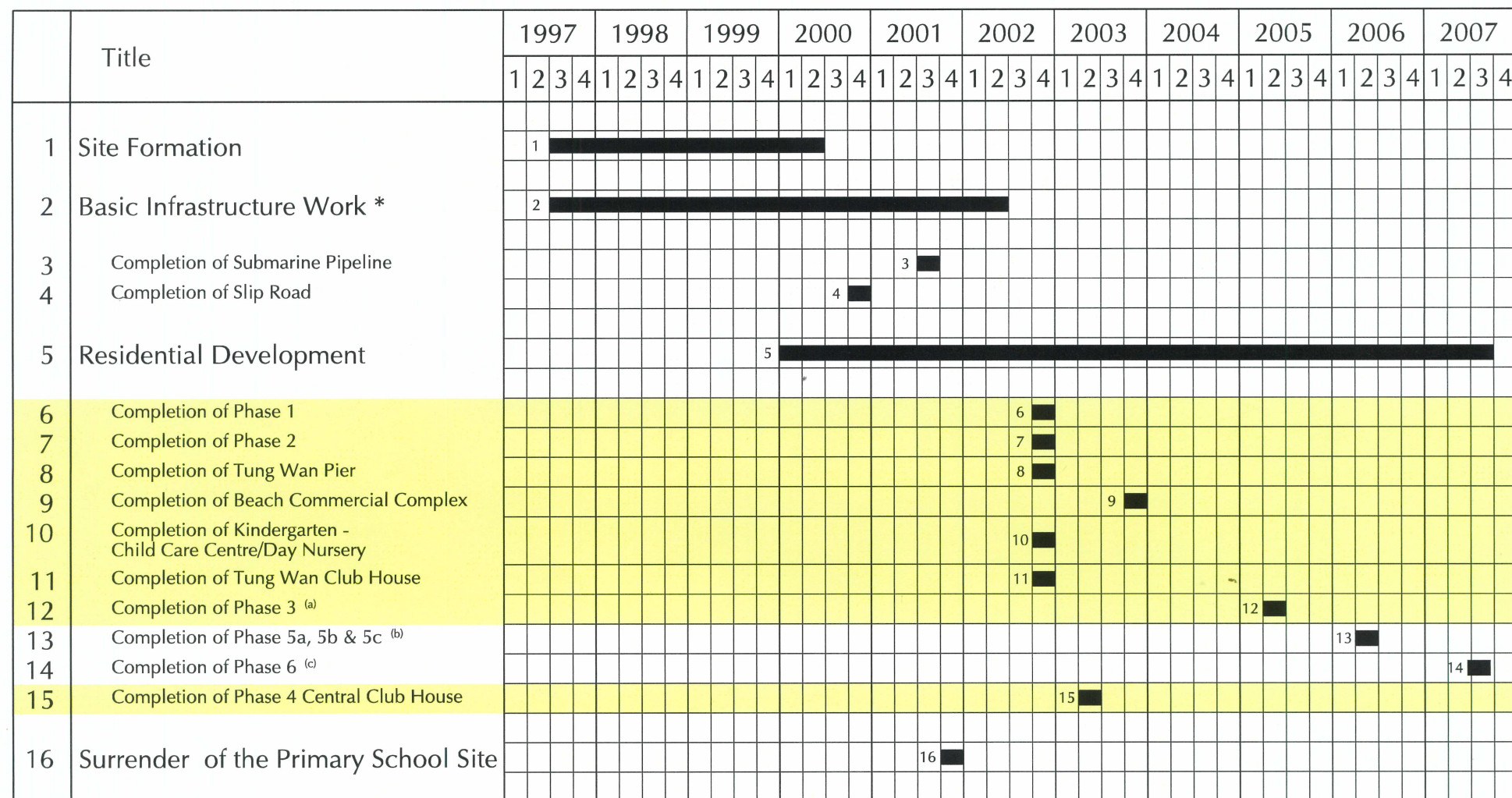
SCALE	1 : 3000	FIGURE NO.	3.1
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## MA WAN ISLAND





# 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 5a : Block 27, 28 and 29

Phase 5b : Block 26, 30 and 31

Phase 5c : Oval Club House

(c) Phase 6 : Block 32, 33 and 35.

FIGURE 5 IMPLEMENTATION PROGRAMME



Table 6.1

## DISTRIBUTION OF MAJOR ACTIVE AND PASSIVE OPEN SPACE

Passive / Active	Location	Land Slope	Estimated Area (m <sup>2</sup> )
Active	Central Clubhouse (Outdoor)	Flat / Terraced	4,859.0
Active	Play Areas	Flat	1,673.0
Active	Tung Wan Clubhouse (Outdoor)	Flat / Terraced	4,067.0
Active	Oval Clubhouse (Outdoor)	Flat	3,000.0
Total			13,599.0
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/ Terraced	1,826.0
Passive	Beach Plaza	Flat	1,250.0
Passive	Beach Promenade	Flat	2,000.0
Passive	Housing Garden (PH 5)	Flat / Terraced	3,900.0
Total			37,241.0

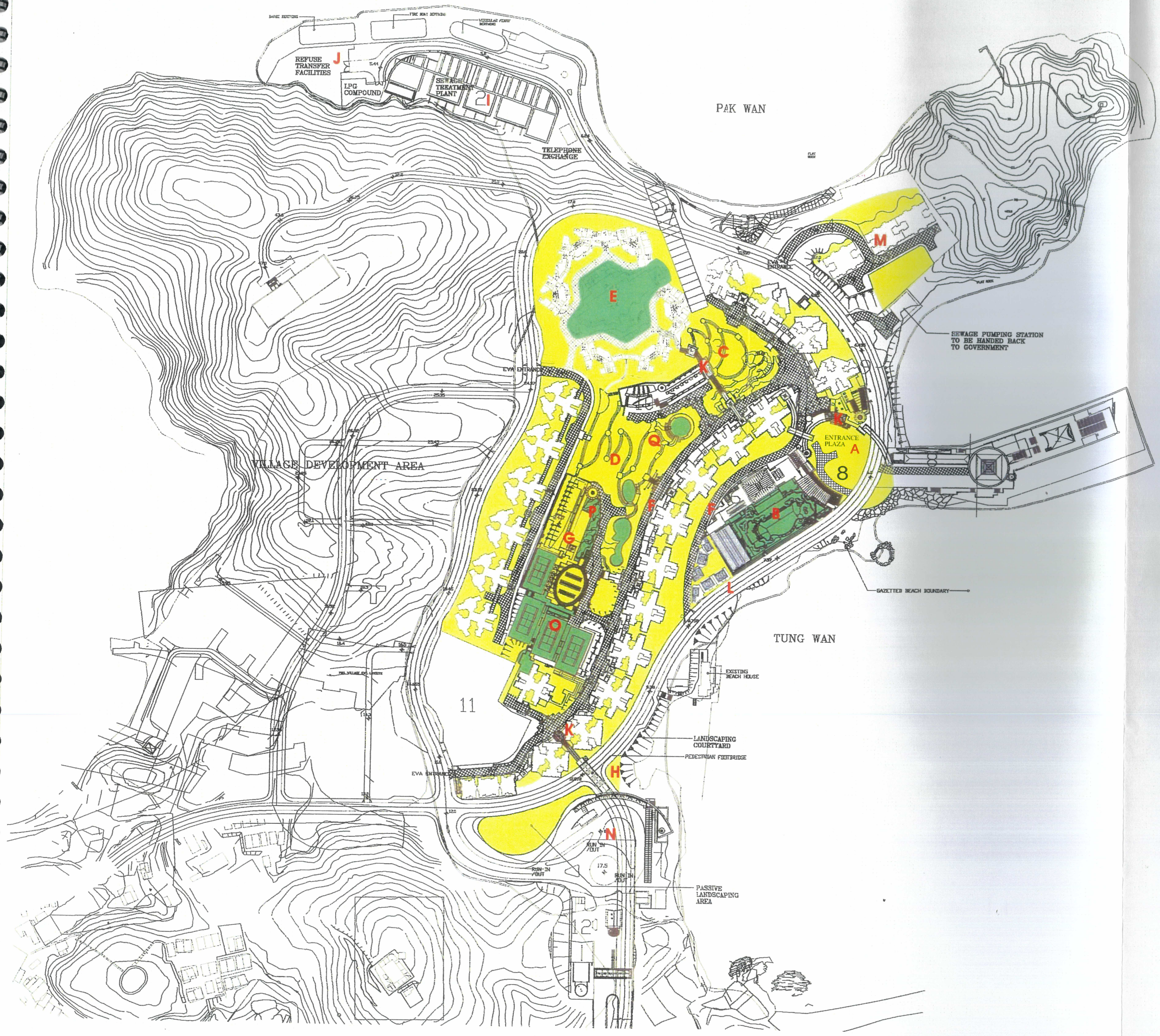
## DISTRIBUTION OF MAJOR ACTIVE AND PASSIVE OPEN SPACE

	Minimum Provision under HKPSG (m <sup>2</sup> )	Actual Provision (m <sup>2</sup> )	% of Actual Provision over Required Provision
Active	7,934	13,599.0	171%
Passive	5,289	37,241.0	704%
Total	13,223.0	50,840.0	384%

## RATIO OF MAJOR ACTIVE AND PASSIVE OPEN SPACE

Active Open Space (m <sup>2</sup> )	Passive Open Space (m <sup>2</sup> )	Ratio of Active and Passive Open Space
13,599.0	37,241.0	1:2.7





- LEGEND:**
- PRIVATE OPEN SPACE
  - PASSIVE RECREATION SPACE
  - ACTIVE RECREATION SPACE
- A ENTRANCE PLAZA AND PIER
  - B TUNG WAN CLUBHOUSE
  - C TERRACED GARDEN
  - D WOODLAND PARK
  - E OVAL CLUBHOUSE
  - 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 COMMERICAL COMPLEX
  - O TENNIS COUNTS
  - P PUTTING GREEN
  - Q BBQ AREA

TITLE  
MASTER LANDSCAPE PLAN  
PRIVATE OPEN SPACE

SCALE  
1 : 3000

FIGURE NO.

**MA WAN ISLAND**