

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

20j

APPLICANT

20j

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
二零零六年七月二十一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 21. 7. 2006.

signed Mrs. Rita LAU

Chairman, Town Planning Board

劉吳惠蘭

城市規劃委員會主席 簽署

Apr 2007

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1 STATEMENT OF THE APPROVED SCHEME

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 July 2006 (Application no.: TPB/A/I-MWI/38).

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2. THE MASTER LAYOUT PLAN

Scale at 1:1000, (A0 size)

Drawing No.: MLP-J268(2)-1(R16/04/2007)

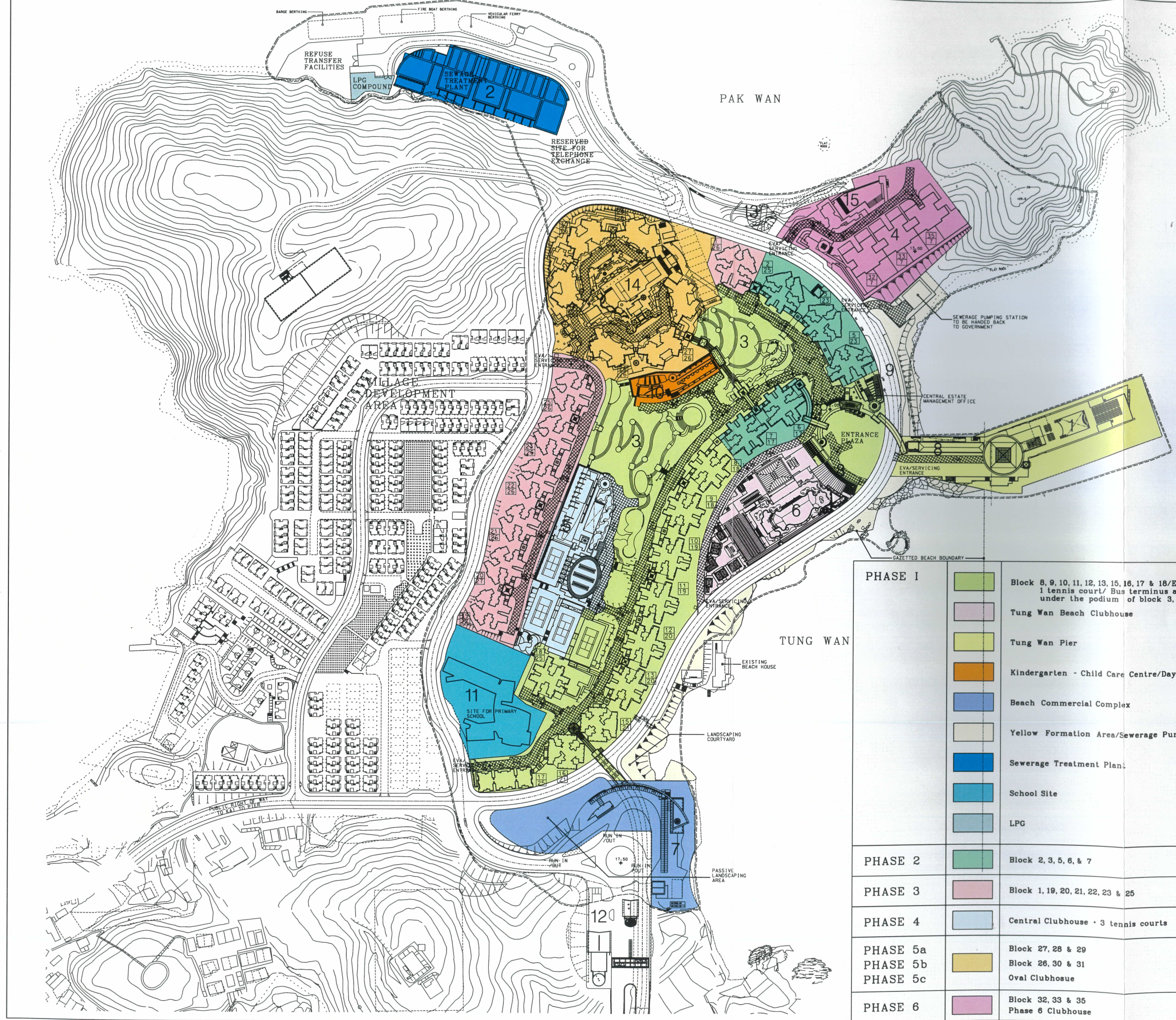
		Scheme Approved by Director of Planning under the Delegated Authority of the TPB on 21.7.2006 [Application No. A/I-MWI/38]	Present Scheme
A)	Site Area	21.19 hectares	Same
B)	Total GFA	348,400m ²	Same
C)	Residential Accommodation		
1)	No. of Blocks	31	Same
2)	Building Height (Main Roof)	From 37mPD to 105mPD	Same
	No. of Residential Storeys	7 to 27	Same
3)	Total Domestic GFA	Not to exceed 340,400m ²	Same
4)	Total No. of Flats	Not more than 5,395	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 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. Reserved site for 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	4 (One located behind Tung Wan Beach, one located in the Central Open Space, one located in the area surrounded by Block 26 to 31 and one located in the headland area with total GFA not to exceed 12,400m ²)	Same
2)	Major Open Space	Not less than 40,135.5m ²	Same
3)	Major Active Open Space	Not less than 12,705.5m ²	Same
4)	Major Passive Open Space	Not less than 27,430.0m ²	Same

Scheme Approved by Director
of Planning under the Delegated
Authority of the TPB on
21.7.2006 [Application No.
A/I-MWI/38]

Present Scheme

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 |



- LEGEND**
- BOUNDARY OF LOT 392
 - EMERGENCY VEHICULAR ACCESS/ SERVING 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 FOR PRIMARY SCHOOL
 - 12 TOLL PLAZA FACILITY
 - 13 RELOCATED TIN HAU TEMPLE
 - 14 OVAL CLUB HOUSE (WITH DINING FACILITIES) UNDER EXTERNAL POOL
 - 15 PHASE 6 CLUB HOUSE (WITH DINING FACILITIES)

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 Phase 6 Clubhouse

CAD REF: C1/MAWAN/268-2/REIM.P.DGN.

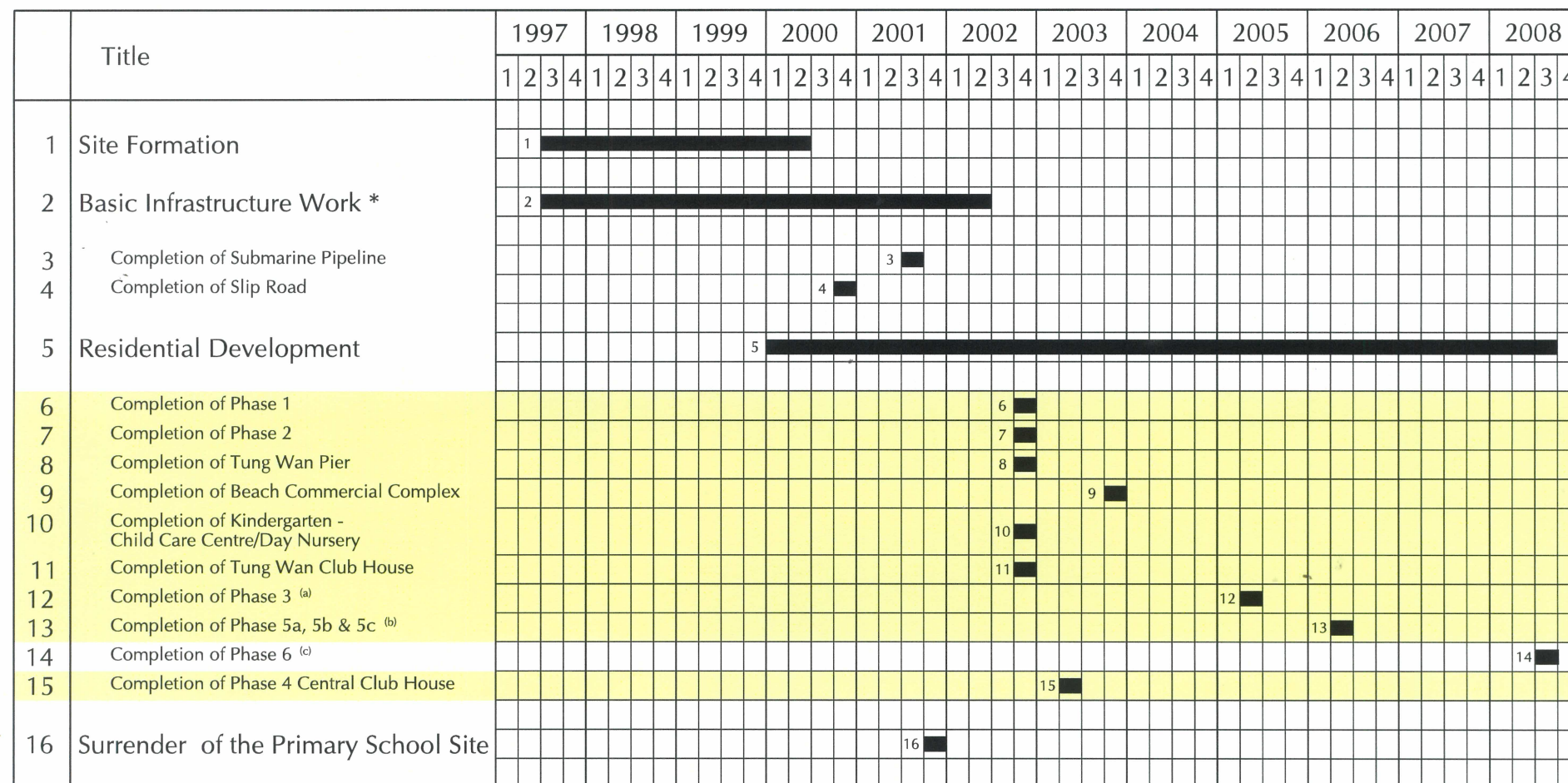
MASTER LAYOUT PLAN

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 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 + Phase 6 clubhouse

FIGURE 5 IMPLEMENTATION PROGRAMME

Table 6.1**DISTRIBUTION OF MAJOR ACTIVE AND PASSIVE OPEN SPACE**

Passive / Active	Location	Land Slope	Estimated Area (m ²)
Active	Central Clubhouse (Outdoor)	Flat / Terraced	4,807.0
Active	Play Areas	Flat	1,340.0
Active	Tung Wan Clubhouse (Outdoor)	Flat / Terraced	3,040.0
Active	Oval Clubhouse (Outdoor)	Flat	2,498.0
Active	Low-rise Housing Garden (PH 6)	Flat	1,105.0
Total			12,790.0
Passive	Central Clubhouse (Outdoor)	Flat/ Terraced	2,256.0
Passive	Tung Wan Clubhouse (Outdoor)	Flat	560.0
Passive	Toll Plaza	Flat	2,125.0
Passive	Woodland Park	Flat / Terraced	7,617.0
Passive	Terraced Gardens	Flat / Terraced	4,487.0
Passive	Green Spine	Flat / Terraced	8,533.0
Passive	Entrance Plaza	Flat	2,440.0
Passive	Low-rise Housing Garden (PH 6)	Flat	1,491.0
Passive	Housing Garden (PH 3)	Flat/ Terraced	2,840.0
Passive	Beach Garden	Flat	410.0
Passive	Beach Promenade	Flat	2,077.0
Passive	Housing Garden (PH 5)	Flat / Terraced	3,399.0
Total			39,898.0

DISTRIBUTION OF MAJOR ACTIVE AND PASSIVE OPEN SPACE

	Minimum Provision under HKPSG (m ²)	Actual Provision (m ²)	% of Actual Provision over Required Provision
Active	7,934	12,790.0	161%
Passive	5,289	38,235.0	723%
Total	13,223.0	51,025.0	386%

RATIO OF MAJOR ACTIVE AND PASSIVE OPEN SPACE

Active Open Space (m ²)	Passive Open Space (m ²)	Ratio of Active and Passive Open Space
12,790.0	38,235.0	1:3