

## List of Approval Conditions

### Application No. A/I-MWI/45

- Application Site : Various Lots and Adjoining Government Land, Ma Wan
- Subject of Application : Proposed Recreational Park (Ma Wan Park) (Proposed Amendments to Approved Master Layout Plan),
- Date of Approval : 17.1.2014
- Approval Conditions :
- (a) the submission of a revised master layout plan 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 Town Planning Board (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 the Director of Planning or of the TPB;
  - (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 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 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 to the satisfaction of the Commissioner for Transport or of the TPB;
  - (g) the design and provision of the proposed facilities and vehicular access underneath the Lantau Link including the protective measures for the Link to the satisfaction of the Director of Highways or the TPB;
  - (h) 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 TPB;
  - (i) 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;

- (j) the design and implementation of the waste delivery arrangement to the satisfaction of the Director of Environmental Protection or of the TPB;
- (k) 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 the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (l) 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;
- (m) 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 of the Director of Water Supplies or of the TPB;
- (n) the submission and implementation of archaeological investigation or detailed plans for the preservation and restoration of historical relics, buildings and structures, including Tin Hau Temple at Ma Wan Town, Stone Tablets of the Old Kowloon Customs and a rock inscription 'Mui Wai' to the satisfaction of the Director of Leisure and Cultural Services or of the TPB; and
- (o) 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.

**Development Schedule of Approved Ma Wan Park Development, Ma Wan**

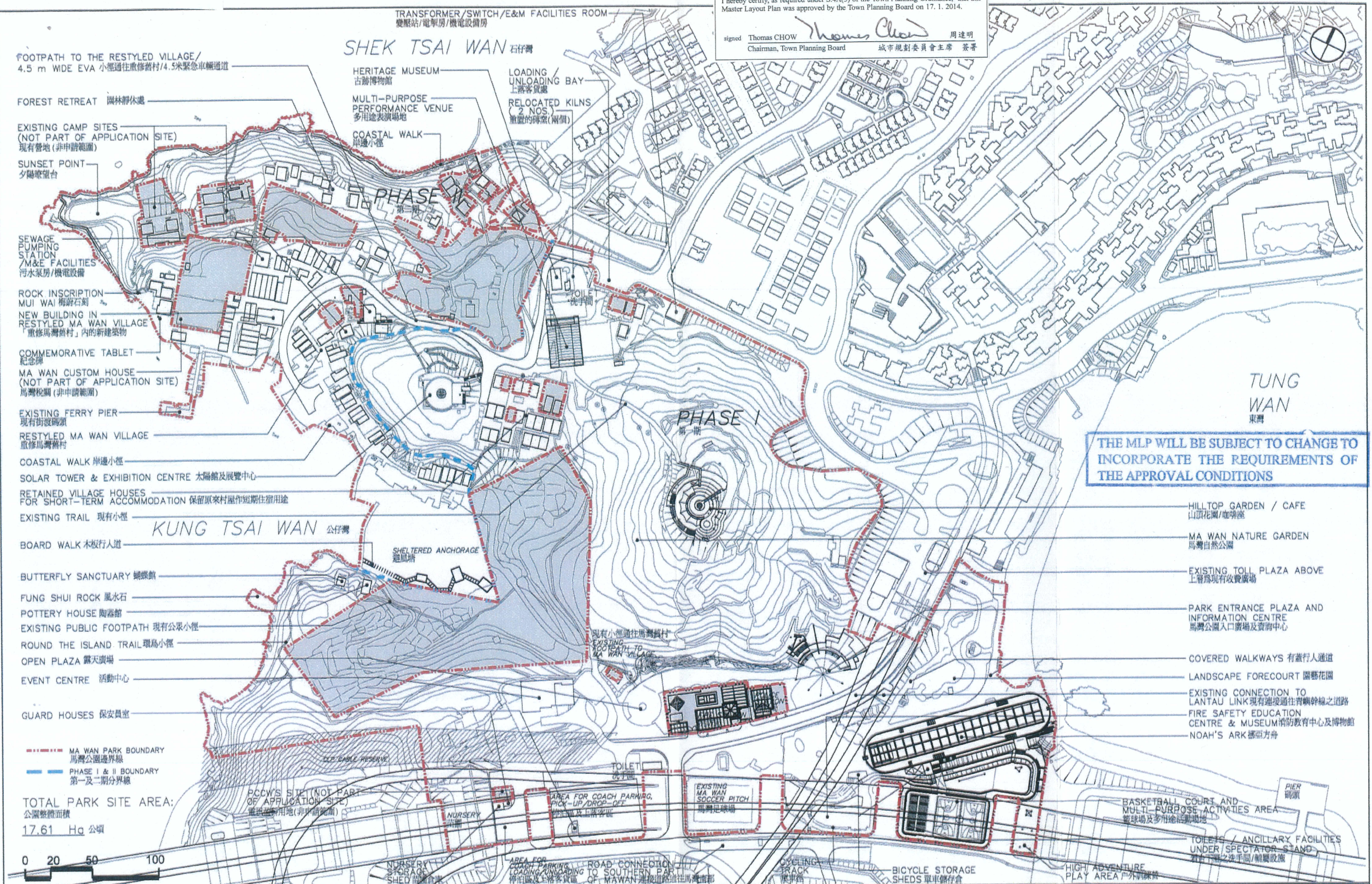
**Planning Application No. A/I-MWI/45**

| <b>General Information</b>  |  |
|---|--|
| Site Area   | 17.61 ha (about)   |
| Total GFA   | 31,564 m <sup>2</sup> (about)                                |
| Plot Ratio  | 0.179 (about)  |
| Site Coverage   | 25% (about)  |
| Building Height   | Not exceeding 5 storeys and 58.5mPD for the tallest building |
| Car Parking Provision   | 40 (Coach Parking Spaces)                                    |
| <b>GFAs of Individual Facilities</b>  |  |
| Noah's Ark  | 13,200 m <sup>2</sup>  |
| Park Entrance Plaza and Information Centre  | 650 m <sup>2</sup>   |
| Hilltop Garden/ Café  | 700 m <sup>2</sup>   |
| Landscaping Pavilions inside Nature Garden  | 200 m <sup>2</sup>   |
| Fire Safety Education Centre and Museum   | 390 m <sup>2</sup>   |
| Event Centre/ Landscape Pavilion  | 2,250 m <sup>2</sup>   |
| Butterfly Sanctuary   |  |
| <i>Existing</i>   | 70 m <sup>2</sup>  |
| <i>New</i>  | 50 m <sup>2</sup>  |
| Pottery House   |  |
| <i>Existing</i>   | 70 m <sup>2</sup>  |
| <i>New</i>  | 50 m <sup>2</sup>  |
| Multi-purpose Performance Venue   | 790 m <sup>2</sup>   |
| Heritage Museum   |  |
| <i>Existing</i>   | 112 m <sup>2</sup>   |
| <i>New</i>  | 100 m <sup>2</sup>   |
| Solar Tower and Exhibition Centre   | 1,500 m <sup>2</sup>   |
| Restyled Ma Wan Village (including 'Eating Place', 'Shop and Services', 'Place of Recreation, Sports or Culture', 'Open Space', 'Amenity Planting' and 'Holiday Camp' uses) |  |
| <i>Existing</i>   | 9,532 m <sup>2</sup>   |
| <i>New</i>  | 1,000 m <sup>2</sup>   |
| Bicycle Storage Shed  | 200 m <sup>2</sup>   |
| Public Toilets (near coach parking area)  | 100 m <sup>2</sup>   |
| GFA under Lantau Link (Sub-total)   | 600m <sup>2</sup>  |
| - Spectator Stand for Basketball Court and Multi-purpose Activities Area (with Toilets and Ancillary Facilities underneath)   | 500 m <sup>2</sup>   |
| - Nursery Storage Facilities  | 50 m <sup>2</sup>  |
| - Coach Parking Facilities  | 50 m <sup>2</sup>  |
| <b>Total</b>  | <b>31,564 m<sup>2</sup></b>                                  |



茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一四年一月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 17.1.2014.

signed Thomas CHOW 周達明  
Chairman, Town Planning Board 城市規劃委員會主席 簽署



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

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



Title

Master Layout Plan Approved under Application No. A/I-MWI/45

|         |    |        |          |
|---------|----|--------|----------|
| Checked | DH | Drawn  | PW       |
| Rev     | 0  | Date   | Feb 2014 |
| Scale   | NA | Figure |          |