



茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零二五年四月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 11.4.2025.

signed Ms Doris Ho 何珮玲
Chairman, Town Planning Board 城市規劃委員會主席 簽署

ARCHI+

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

Master Layout Plan of Proposed Scheme

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2025
Scale	N/A		Figure

Development Schedule of Approved Ma Wan Park Development, Ma Wan

Planning Application No. A/I-MWI/48

General Information	
Site Area	17.61 ha (about)
Total GFA	31,564 m ² (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)
GFAs of Individual Facilities	
Noah's Ark	13,200 m ²
Park Entrance Plaza and Information Centre	650 m ²
Hilltop Garden/ Café	700 m ²
Landscaping Pavilions inside Nature Garden	200 m ²
Fire Safety Education Centre and Museum	390 m ²
Event Centre/ Landscape Pavilion	2,250 m ²
Butterfly Sanctuary	
Existing	70 m ²
New	50 m ²
Pottery House	
Existing	70 m ²
New	50 m ²
Multi-purpose Performance Venue	790 m ²
Heritage Museum	
Existing	112 m ²
New	100 m ²
Solar Tower and Exhibition Centre	1,500 m ²
Bicycle Storage Shed	200 m ²
Public Toilets (near coach parking area)	100 m ²
GFA under Lantau Link (Sub-total)	600m ²
- Spectator Stand for Basketball Court and Multi-purpose Activities Area (with Toilets and Ancillary Facilities underneath)	500 m ²
- Nursery Storage Facilities	50 m ²
- Coach Parking Facilities	50 m ²
Restyled Ma Wan Village (including 'Eating Place', 'Shop and Services', 'Place of Recreation, Sports or Culture', 'Open Space', 'Amenity Planting', 'Holiday Camp (on the hillside only)', 'Hotel (Holiday House)' and 'Place of Entertainment' uses)	
Existing	9,532 m ²
New	1,000 m ²
Total	31,564 m²

List of Approval Conditions

Application No. A/I-MWI/48

- Application Site** : Ma Wan Lots 48, 114, 229 RP and 684 (Part) and adjoining Government Land
- Subject of Application** : Proposed Amendments to Approved Master Layout of Ma Wan Park Development in “Comprehensive Development Area”, “Other Specified Uses” Annotated “Recreation and Tourism Related Uses”, “Green Belt”, “Government, Institution or Community” and “Other Specified Uses” Annotated “Highways Maintenance Area” Zones and area shown as ‘Road’
- Date of Approval** : 11.4.2025
- 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 TPB;
 - (b) the submission and implementation of a revised Landscape Master plan to the satisfaction of the Director of Planning or of the TPB;
 - (c) the submission and implementation of design of facade 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 implementation of general pick-up/drop-off bay at Pak Yan Road to the satisfaction of the Commissioner for Transport or of the TPB;
 - (e) the implementation of areas for coach parking and pick-up/drop-off for Ma Wan Park to the satisfaction of the Commissioner for Transport or of the TPB;
 - (f) the implementation of a comprehensive traffic and transport plan with an effective control mechanism for coach access to Ma Wan Park and contingency transport measures in case of inclement weather or other emergency situations 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 Lantau Link to the satisfaction of the Director of Highways or of the TPB;
 - (h) the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
 - (i) 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;

- (j) the submission of a Water Supply Impact Assessment and the implementation of diversion, modification and upgrading works identified therein to the satisfaction of the Director of Water Supplies or of the TPB; and
- (k) 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, Ma Wan rock inscription 'Mui Wai' and Stone Tablet bearing an inscription of Kowloon Customs, Ma Wan to the satisfaction of the Antiquities and Monuments Office or of the TPB.