
Appendix A

**Extract of Notes and Explanatory Statement of the
Approved Ma Wan Outline Zoning Plan No. S/I-MWI/14**

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot
	Aviary
	Barbeque Spot
	Commercial Bathhouse/Massage Establishment
	Eating Place
	Educational Institution
	Exhibition or Convention Hall
	Field Study/Education/Visitor Centre
	Flat
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Holiday Camp
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Market
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Pier
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Refuse Disposal Installation
	Religious Institution
	Residential Institution
	School
	Sewage Treatment/Screening Plant
	Shop and Services (excluding Motor-vehicle Showroom)

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COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Social Welfare Facility
	Theme Park
	Utility Installation for Private Project
	Zoo

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area in northeastern Ma Wan for residential and/or commercial uses with the provision of open space and other supporting facilities and that of the existing Ma Wan Town area in western Ma Wan for low-rise, low-density recreation, commercial and/or tourism uses. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area (GFA) for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;

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COMPREHENSIVE DEVELOPMENT AREA (Cont'd)Remarks (Cont'd)

- (vi) programmes of development in detail;
- (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
- (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (ix) a traffic (including marine traffic) impact assessment report to examine any possible traffic (including marine traffic) problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
- (x) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) For the "Comprehensive Development Area" in northeastern Ma Wan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 340,400m² and a maximum non-domestic GFA of 16,700m² (including a maximum GFA of 8,000m² and 8,700m² for commercial and pier uses respectively) and a maximum building height of 105mPD, or the GFA, site coverage and height of the existing building, whichever is the greater.
- (d) In determining the relevant maximum GFA for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, bus lay-by, plant room, or caretaker's office and caretaker's quarters, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may also be disregarded.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Recreation and Tourism Related Uses" only

Aviary
 Barbecue Spot
 Eating Place
 Field Study/Education/Visitor Centre
 Golf Course
 Government Refuse Collection Point
 Government Use (not elsewhere specified)
 Holiday Camp
 Hotel
 Picnic Area
 Pier
 Place of Entertainment
 Place of Recreation, Sports or Culture
 Public Convenience
 Public Transport Terminus or Station
 Public Utility Installation#
 Public Vehicle Park (excluding container vehicle)
 Refuse Disposal Installation
 Residential Institution
 Shop and Services
 Tent Camping Ground
 Theme Park
 Utility Installation for Private Project

Planning Intention

This zone is intended for low-rise and low-density recreation and tourism related development such as theme park, resort hotel, public recreational uses and tourist attractions. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (a) An applicant for permission for development on land designated "Other Specified Uses" annotated "Recreation and Tourism Related Uses" shall prepare a layout plan and other documents showing the following information for the consideration of the Town Planning Board:-

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OTHER SPECIFIED USES (Cont'd)For "Recreation and Tourism Related Uses" only (Cont'd)Remarks (Cont'd)

- (i) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses and facilities;
 - (iii) the details and extent of the public transport, parking and other facilities and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) the details and programme of supply of utilities and infrastructure to meet the need of the proposed development;
 - (viii) an environmental assessment report including risk assessment to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (ix) a traffic (including marine traffic) impact assessment report to examine any possible traffic (including marine traffic) problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) a geotechnical assessment report including Natural Terrain Hazard Study to examine any possible geotechnical problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xi) such other information as may be required by the Town Planning Board.
- (b) The layout plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population and types of GIC and other facilities.

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OTHER SPECIFIED USES (Cont'd)For "Recreation and Tourism Related Uses" only (Cont'd)Remarks (Cont'd)

- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #), shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 20m, or the plot ratio and height of the existing building, whichever is the greater.
- (d) In determining the relevant maximum plot ratio for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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8. LAND USE ZONINGS8.1 Comprehensive Development Area (“CDA”): Total Area 30.19 ha

- 8.1.1 Two pieces of land located in the northeastern and western parts of Ma Wan are designated as “CDA”. This zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 8.1.2 Pursuant to section 4A(1) of the Ordinance, any development proposal under this zoning will require the approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted together with the relevant assessment reports as well as other materials as specified in the Notes of the Plan for approval of the Board under section 4A(2) of the Ordinance. This is to ensure proper planning control of the design, layout and provision of facilities within the sites. A copy of the approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

Northeastern “CDA”

- 8.1.3 Covering about 21.19 ha, the northeastern “CDA” is characterised by its relatively flat topography, close proximity to the beach, good coastal view, and location outside the 25 Noise Exposure Forecast contour and at a distance away from the Lantau Link. The planning intention for this “CDA” is for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities.
- 8.1.4 The Board has approved schemes for a comprehensive residential development at this “CDA” site and most of the development has been completed. Development in this area is restricted to a maximum domestic gross floor area (GFA) of 340,400m², a maximum non-domestic GFA of 16,700m² (including a maximum GFA of 8,000m² for commercial use and 8,700m² for pier use) and a maximum building height of 105mPD, or the GFA, site coverage and height of the existing building, whichever is the greater. Upon full development, this area would be able to accommodate about 13,000 persons.

Western “CDA”

- 8.1.5 The western “CDA” covering about 9 ha comprises mainly the existing village settlement and two youth camps on the western headland. The planning intention of this “CDA” is for comprehensive development/redevelopment of the existing Ma Wan Town area for

low-rise, low density recreation, commercial and/or tourism uses. Its existing character as a rural fishing community provides opportunity for a new recreation, commercial and/or tourist attraction area. The existing sheltered anchorage should be improved and has potential to be integrated into the overall redevelopment. Development in this area is preferably confined to a building height not exceeding 8.23m in order to maintain the original rural character of Ma Wan Main Street Village.

- 8.1.6 The Board has approved schemes for Ma Wan Park and a resort hotel, straddling this “CDA” and some of the adjoining zones.

8.5 Other Specified Uses (“OU”) : Total Area 23.32 ha

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8.5.1 The “OU” zones are designated for specified uses.

Recreation and Tourism Related Uses: 18.28 ha

8.5.2 This zone is intended for low-rise and low-density recreation and tourism related development such as theme park, resort hotel, public recreational uses and tourist attractions. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

8.5.3 Two areas abutting the landmark bridge of the Lantau Link are under the “OU” annotated “Recreation and Tourism Related Uses” zoning. One covers the lowland area of Lau Fa Tsuen and Tai Lung in central Ma Wan immediately north of the Lantau Link and forms part of the site for the proposed Ma Wan Park development approved by the Board. The other comprises the lowland and reclaimed land to the west of Sha Lau Tong Wan and foothill slopes to the north of Pak Nai Shan in southeastern Ma Wan.

8.5.4 The land within this zone is located on the Tsing Yi, Ma Wan and North Lantau tourism corridor as recommended in the 1995 Visitors and Tourism Study and the 1998 Territorial Development Strategy Review. Having regard to its scenic setting and prime location along the tourism corridor, the area is suitable for low-rise, low-density recreation and tourism related development such as theme park, resort hotel, public recreational uses and tourist attractions. Development within this zone is subject to a maximum plot ratio of 0.4 and a maximum building height of 20m, or the plot ratio and height of the existing building, whichever is the greater, and should be in harmony with the landmark bridge and the surrounding natural landscape. Further, in view of the visually prominent location, the scenic setting and the transport and infrastructure capacity constraints in Ma Wan, assessments in support of the specific type and scale of the proposed development within these zones are required. Should hotel use be developed, the number of rooms should not exceed 400 in the light of infrastructure constraints.

8.5.5 Development within the “OU” annotated “Recreation and Tourism Related Uses” zone would require approval of the Board by way of a planning application. Submission of a layout plan for the development proposal would be required so that there could be planning control on the design, layout and provision of the necessary facilities and infrastructure.