
Appendix B

TPB's Approval Letter for Planning Application No.

A/I-MWI/45 dated 7 February 2014

城市規劃委員會

香港北角筲箕道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Registered Post & Fax ([REDACTED])

電 話 Tel: 2231 4835

來函編號 Your Reference:

覆函請註明本會編號

In reply please quote this ref.: TPB/A/I-MWI/45

7 February 2014

Llewelyn-Davies Hong Kong Ltd.
10/F, Cheung Wah Industrial Building
10-12 Shipyard Lane
Quarry Bay, Hong Kong
(Attn.: Dickson C.H. Hui)

Dear Sir/Madam,

Proposed Recreational Park (Ma Wan Park) (Proposed Amendments to Approved Master Layout Plan), Various Lots and Adjoining Government Land, Ma Wan

I refer to my letter to you dated 15.1.2014.

After giving consideration to the application, the Town Planning Board (the TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 17.1.2018; and after the said date, the permission shall cease to have effect unless before the said date either the development hereby permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

- (a) the submission of a revised master layout plan (MLP) 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 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

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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.

The TPB also agreed to advise you of the following :

- (a) the approved MLP, together with the set of approval conditions, would be certified by the Chairman of the TPB and deposited in the Land Registry in accordance with section 4A(3) of the Town Planning Ordinance. Efforts

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should be made to incorporate the relevant approval conditions into a revised MLP for deposition in the Land Registry as soon as practicable;

- (b) you should expedite the implementation works of Ma Wan Park to bring the whole scheme to fruition as early as practicable;
- (c) you should liaise with the Transport Department and Lands Department (LandsD) for the compliance of the Roads (Works, Use and Compensation) Ordinance in respect of the revised proposals for the roads and emergency vehicular access;
- (d) you should take into account that ferry shall be the principal transport mode for Ma Wan in terms of carrying capacity during the peak hours in planning the transport provision of Ma Wan Phase II;
- (e) to note the comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, LandsD that if it is decided to let the land under the Lantau Link, it will only be in form of short term tenancy (STT). Since the proposed Fire Services Education Centre and Museum are located within the boundary of STT 1361TW granted to you, you have to comply with Special Condition (S.C.) of the tenancy agreement or application for amendment of the development restrictions under the STT will be required. The comments of the Highways Department should also be sought under S.C. of the said STT as the proposed structures are erected under the elevated portion of Ma Wan Road;
- (f) you should liaise with LandsD to resolve the Heads of Agreement matters;
- (g) to note the comments of the Director of Leisure and Cultural Services that as part of Ma Wan Park is in close proximity to the gazetted Ma Wan Tung Wan Beach, construction works of the Park should not encroach upon the gazetted beach;
- (h) to note the comments of the District Officer (Tsuen Wan), Home Affairs Department that you should provide Ma Wan Fisheries Rights Association Limited and the Ma Wan Rural Committee with a briefing on the detailed design for the sheltered anchorage;
- (i) to note the comments of the District Officer (Tsuen Wan), Home Affairs Department that you should provide the Park Island Owners' Committee, the Ma Wan Rural Committee and other residents of Ma Wan with a briefing on the Ma Wan Park development;
- (j) to note the comments of the Chief Engineer/Development (2), Water Supplies Department (WSD) that:
 - (i) the Rehabilitation and Replacement (R&R) of Water Mains Stage 4 is affected. Tentative programme of the R&R works is from 2011 to 2015. You are required to liaise with the Chief Engineer/Consultants Management of the Water Supplies Department to resolve any interface issues; and
 - (ii) there is a proposed DN300 water main to be laid across the proposed exclusion areas covered by the existing MLP of the Park, and the

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proposed water main should be laid by the consortium developer for handing over to WSD. The exclusion of these areas from MLP shall not relieve you of its obligations to provide the proposed water main at its expenses; and

- (k) to note the comments of the Director of Electrical and Mechanical Services that you shall approach the electricity supplier for the requisition of cable plans to find out whether there is any underground cable (and/or overhead line) within or in the vicinity of the site. If there is underground cable (and/or overhead line), you shall carry out the following measures:
- (i) for site within the preferred working corridor of high voltage overhead lines at transmission voltage level 132kV and above as stipulated in the Hong Kong Planning Standards and Guidelines published by the Planning Department, prior consultation and arrangement with electricity supplier is necessary;
 - (ii) prior to establishing any structure within the site, you and/or your contractors shall liaise with the electricity supplier and, if necessary, ask the electricity supplier to divert the underground cable (and/or overhead line) away from the vicinity of the proposed structure; and
 - (iii) the "Code of Practice on Working near Electricity Supply Lines" established under the Electricity Supply Lines (Protection) Regulation shall be observed by you and his contractors when carrying out works in the vicinity of the electricity supply lines.

If you wish to seek an extension of the validity of this permission, you may submit an application to the TPB for renewal of the permission no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for renewal of permission if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35B and 36A for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

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For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36A for details.

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A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 17.1.2014 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 28.2.2014). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Fannie Hung of Tsuen Wan & West Kowloon District Planning Office at [REDACTED]. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,


(Donald YEUNG)
for Secretary, Town Planning Board

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