

3 April 2025

The Secretary  
Town Planning Board  
c/o Planning Department  
15/F North Point Government Offices  
333 Java Road  
Hong Kong

***By Hand and By Email***

Dear Sir,

**Section 16 Planning Application for Proposed Amendments to the Approved Master Layout Plan of Ma Wan Park Development at Ma Wan Lot Nos. 48, 114, 229 RP and 684 (Part) and Adjoining Government Land (Application No. A/I-MWI/48)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 14 February 2025 and subsequent departmental comments received via District Planning Office / Tsuen Wan and West Kowloon District of Planning Department in March and April 2025.

In response to departmental comments, the Applicant would like to submit herewith 4 copies of responses-to-comments (RtoC) table (**Appendix A**) with replacement pages of Planning Statement and replacement pages of Preliminary Environmental Review enclosed herewith in **Attachments 1 and 2** respectively for the Board's consideration.

Please note that the current submission only serves for technical clarification purpose and providing responses to comments of relevant Government departments with no changes to the proposed scheme and development parameters as submitted to the Board on 14 February 2025. The Applicant sincerely requests that the captioned application be processed and considered by the Board at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] / Ms Samantha Chuang at [REDACTED].

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu  
Planning Director

WW/AK/sc  
Encl.

S:\85154 Ma Wan (Holiday House and PoE)\FI\FI-2\20250403\_Letter to TPB\_FI-2 submission\_Ma Wan Park.doc

cc (w/ encl)

DPO/TWK

- Mr Michael Cheung / Ms Jacqueline Chan / Ms Iris Yik (by email)

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**Appendix A**

**Responses-to-comments Table**

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**Section 16 Planning Application for Proposed Amendments to the Approved Master Layout Plan of Ma Wan Park Development  
(Planning Application No. A/I-MWI/48)**

1. Antiquities and Monuments Office, Department Bureau	Pages	1-2
2. Buildings Department	Page	3
3. Fire Services Department	Page	4
4. Food and Environmental Hygiene Department	Pages	4-5
5. Planning Department – District Planning Office	Pages	6-7

	Departmental Comments	Responses to Comments
1.	<p><b>Comments of Antiquities and Monuments Office, Department Bureau [On Pre-submission]</b></p> <p><b><u>Built Heritage</u></b> <b><u>General Comments</u></b></p>	
1.1	<p>According to Sections 1.1.2, 2.2 and 3.2.1 of the Planning Statement, the site boundary has been updated in relation to the approved Planning Application No. A/I-MWI/45. Please indicate the changes of the site boundary between the two planning applications in the relevant figures as appropriate.</p>	<p>Please refer to Figure 6 for a comparison between the Proposed and Approved Master Layout Plan under Planning Application No. A/I-MWI/45) (see <b>Attachment 1</b>). The updates to the application site boundary by excluding two unacquired lots, i.e. Lots 241 and 244 in Ma Wan, and avoiding minor encroachment into an area covered by Government Land Licence, are illustrated in Items 2a and 2b of Figure 6.</p>
1.2	<p><b><u>Tin Hau Temple (Grade 3)</u></b></p> <p>The Tin Hau Temple (Grade 3) is indicated as “<u>Restyled Ma Wan Village Houses including Short Term Accommodation</u>” in Figures 1-1, 2-1, 3-1, 4-1 and 5-1 of Appendix E of the Preliminary Environmental Review of the current pre-submission. However, according to the accepted Preservation and Restoration Proposal for Tin Hau Temple, Ma Wan (November 1, 2023 version), which contributed to the partial fulfilment of approval condition (n) under Planning Application No. A/I-MWI/45, Tin Hau Temple will be <u>kept empty and opened to public for appreciation</u>.</p>	<p>Please note that it is an editorial error to include Tin Hau Temple as “Restyled Ma Wan Village Houses including Short Term Accommodation”. Figures 1-1, 2-1, 4-1 and 5-1 of Appendix E of the Preliminary Environmental Review have been revised to exclude the Tin Hau Temple accordingly (see <b>Attachment 2</b>). Please also note that Figure 3-1 as mentioned in paragraph 2.2.2 of the Preliminary Environmental Review is a typo. It shall refer to “Figure 2-1” instead. The replacement page has also been provided in <b>Attachment 2</b>.</p> <p>Please be clarified that the Tin Hau Temple will be kept empty and opened to public for appreciation in accordance with approval condition (n).</p>



	Departmental Comments	Responses to Comments
1.3	<p>Please clarify whether Tin Hau Temple will be preserved in-situ and advise on its intended future use. Additionally, the applicant should also clarify whether the proposed amendments in the current planning application will have any implications or impacts on the <i>in-situ</i> preservation and future use of Tin Hau Temple.</p> <p><b><u>Stone Tablets of the Old Kowloon Customs (Grade 3)</u></b></p>	<p>Please be clarified that the Tin Hau Temple will be preserved in-situ. As the current application is mainly to introduce a more diversified mix of leisure, recreational and entertainment uses in the Restyled Ma Wan Village <u>only</u> which mainly involves internal renovation of village houses, and does not involve the Tin Hau Temple, no implications or impacts on its preservation or future use are anticipated.</p>
1.4	<p>The Stone Tablets of the Old Kowloon Customs (Grade 3) is not indicated in the figures of the Preliminary Environmental Review. The applicant please also clarify whether the proposed amendments in the current planning application have any implications or impacts on the in-situ preservation and future use of the Stone Tablet.</p> <p><b><u>Archaeology</u></b></p>	<p>The Stone Tablets of the Old Kowloon Customs have been indicated in relevant figures of the Preliminary Environmental Review and all figures of the submitted Planning Statement. Please be clarified that the proposed amendments in the current planning application would not have any implications or impacts on the in-situ preservation and future use of the Stone Tablet.</p>
1.5	<p>The Archaeology Sub-unit of AMO has no further comment on the captioned planning application from the archaeological perspective provided that the Government Historic Sites identified by AMO (AM21-0004/B Stone Tablet Bearing an Inscription“ 九龍關 ” (Kowloon Customs), Ma Wan), and the Sites of Archaeological Interest (AM96-0765 Ma Wan Kiln, AM96-0687 Ma Wan Old Customs Station, AM01-1639 Ma Wan Rock Inscription) are well preserved and will not be affected.</p>	<p>No further comment on the captioned planning application from the archaeological perspective is well noted. The mentioned Government Historic Sites and the Site of Archaeological Interest will be well preserved and will not be affected.</p>

	Departmental Comments	Responses to Comments
<b>2.</b>	<b>Comments of Buildings Department</b>	
2.1	Each private development at the application site shall be self-sustainable. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.	Noted.
2.2	For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO.	Noted.
2.3	If the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.	Noted.
2.4	In connection with (1) above, each development shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations.	Noted.
2.5	Detailed comments will be given in the building plan submission stage.	Noted.

	Departmental Comments	Responses to Comments
<b>3.</b>	<b>Comments of Fire Services Department</b>	
3.1	The EVA provision in the captioned site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department.	Noted.
<b>4.</b>	<b>Comments of Food and Environmental Hygiene Department</b>	
4.1	Should there be any government lands (i.e. new roads, pavements, footbridges, crossing facilities, elevated walkways systems, subways, open space, footpath widening, lifts, flower beds, etc.) to be built by the project proponent, the project proponent must provide recurrent consequence (RC) to FEHD in case FEHD is required to provide manual cleansing services for captioned localities in the study area on condition that HyD or other concerned departments would take up the maintenance responsibility.	Noted.
4.2	If any FEHD's facility is affected by the development, FEHD's prior consent must be obtained. Local consultation / DC consultation should be conducted by the project proponent to the satisfaction of the locals and FEHD on the proposal of re-provisioning of the affected facilities under FEHD's management. Re-provisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the re-provisioned facilities to FEHD.	Noted.

	Departmental Comments	Responses to Comments
4.3	The project works should not affect the normal operation of our nearby FEHD's facilities such as refuse collection point, public toilet, etc. and our routine waste collection services. The project works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses.	Noted.
4.4	Regarding the place of entertainment: <ul style="list-style-type: none"> <li>a) for any refuses generated from the kiosk should be arranged its proper disposal by the Tenant; and</li> <li>b) proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation.</li> </ul>	<p>Noted.</p> <p>Noted.</p>

	Departmental Comments	Responses to Comments
<b>5.</b>	<b>Comments of Planning Department – District Planning Office</b>	
5.1	Item 3 of Figure 6 of the Planning Statement – There is a typo (i.e. “General update of the base map to reflect the existing/building structures”). Please omit the “/”.	The typo has been rectified accordingly (see revised Figure 6 of the Planning Statement in <b>Attachment 1</b> ).
5.2	Figures 5 and 7 of the Planning Statement – As compared to the approved scheme, it is noted that apart from ‘Hotel (Holiday House)’ and ‘Place of Entertainment’ uses, ‘Holiday Camp’ use is also proposed in the village house area (i.e. green area) of the Restyled Ma Wan Village. Please elaborate and provide justifications for the proposed use in the Planning Statement with review on technical aspect as appropriate as it would increase the number of visitors staying overnight.	Please be clarified that the ‘Holiday Camp’ use should be within the green-dotted portion in the northern part only. The typo in the legend has been rectified (see revised Figures 5 and 7 of the Planning Statement in <b>Attachment 1</b> ).
5.3	Section 3.3.1 of the Planning Statement 1st Bullet Point – As noted that “Suitable village house(s) will be identified to provide back-of-house facilities (such as laundry and storage).”, please clarify whether the “back-of-house facilities” are considered as “supporting facilities” instead as “back-of-house facilities” may be disregarded from GFA calculation under B(P)R.	Please be clarified that the “back-of-house facilities” can be considered as “supporting facilities”.
5.4	Section 5.1.2 of the Planning Statement – Please clarify the types of “smart technologies” by providing examples.	“Smart technologies”, as highlighted in the 2024 Policy Address, include artificial intelligence (AI) along with other possible innovative tools such as augmented reality (AR) and virtual reality (VR), which aim at providing immersive experiences and enhancing visitors’ engagement at the Restyled Ma Wan Village.
5.5	Landscape Master Plan and Tree Preservation Proposal – Please clarify whether the tree preservation and felling and planting of new trees have been completed or not.	Please note that the tree preservation and felling and planting of new trees according to the Approved Landscape Master Plan under the previously approved application No. A/I-MWI/45 have been completed.

	Departmental Comments	Responses to Comments
5.6	Please provides updates on the progress of compliance with the outstanding approval conditions under application No. A/I-MWI/45.	The Applicant has been actively liaising with relevant government departments and proceed with submission and implementation works to facilitate full compliance of various approval conditions under application No. A/I-MWI/145. The relevant works are ongoing and at various stages of implementation. The submissions to discharge the outstanding approval conditions will be provided in due course.
5.7	Figures 3, 5, 6 and 7 – As noted from the Traffic Review that the access should be used for additional taxi pick-up/drop-off, please consider revising “access” to “access (for taxi only)” for clarity purpose.	<p>Please note that all roads in Ma Wan are subject to traffic restrictions under the <i>Road Traffic (Traffic Control) Regulations (Chapter 374) – Prohibited Zones in Ma Wan, Tsuen Wan</i> stipulated by the Transport Department. Under this regulation, only a very limited number and types of vehicles are permitted to enter Ma Wan, including urban taxis, private cars / hotel limousines with valid prohibited zone permit, and goods vehicles during restricted hours only.</p> <p>Given the regulatory restrictions, the potential traffic using the access will be minimal. Therefore, the existing annotation of “access” is considered sufficient within the regulatory context in Ma Wan.</p>
5.8	Figures 3, 4 and 6 of the Planning Statement – Please rename “Indicative Master Layout Plan” to “Master Layout Plan” and “Indicative Landscape Master Plan” to “Landscape Master Plan”. Please also update the naming of figures in the text of the Planning Statement where appropriate.	Figures 3, 4, 6 and relevant parts of the Planning Statement have been updated accordingly. Please refer to the replacement pages of the Planning Statement in <b>Attachment 1</b> .

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**Attachment 1**

**Replacement Pages of Planning Statement**

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### **Update the Application Site Boundary and Site Area**

- Following the execution of the land grant, the Application Site now largely follows the boundary of Lot No. 684 and also includes Lot Nos. 48, 114 and 229 RP, along with some adjoining Government land. Hence, the Applicant takes this opportunity to update the Application Site by excluding two unacquired lots (i.e. Lots 241 and 244 in Ma Wan) previously included in the Approved MLP and avoiding minor encroachment into an area covered by Government Land Licence within Phase 2 of MWP. As the update in the Application Site boundary is very minor, the site area remains as about 17.61 ha as per the Approved MLP.

### **General Update of the Base Map and Annotations of the MLP**

- The Applicant also takes this opportunity to update the base map of the MLP to reflect the existing building structures on site. Some of the annotations as shown on the MLP have also been updated to facilitate the above proposed uses.

3.3.2 To incorporate the proposed amendments to the Approved MLP, the **MLP** and Landscape Master Plan of MWP development are updated and enclosed in **Figure 3** and **Figure 4**. A plan showing the broad location of the various uses in the Restyled Ma Wan Village, including the newly added 'Hotel (Holiday House)' and 'Place of Entertainment' uses, is also provided in **Figure 5**. The exact location of each of these uses will be subject to ultimate tenancy agreements with individual operators (e.g. operator of guesthouse, shop, F&B facilities, art studio, etc.) and activity organizers upon balancing of various aspects such as visitors' demand / aspiration, market trends and business viability.

3.3.3 As the above proposed amendments to the Approved MLP are mainly to slightly broaden the uses allowed in the Restyled Ma Wan Village for future operation flexibility, there are NO CHANGES to the proposed development parameters of the MWP development (except minor update of the site boundary to tally with the latest Application Site boundary). It is worth noting that the current proposal is mainly related to Phase 2 of MWP only, whereas Phase 1 has already been largely

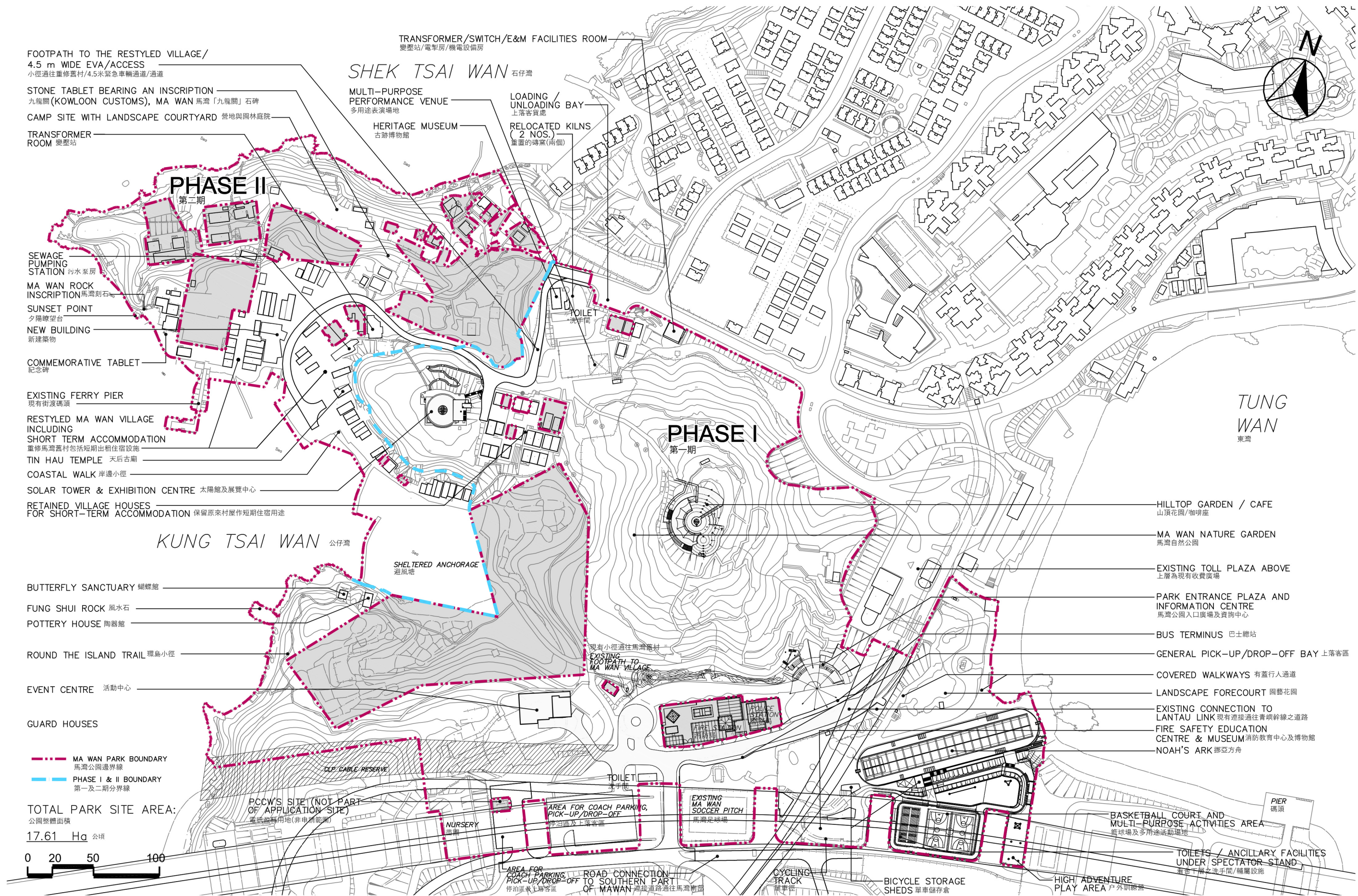
completed and in operation<sup>3</sup>.

- 3.3.4 The key development parameters and GFA distribution, as compared with the Approved MLP, are summarized in **Tables 1** and **2** respectively. For easy reference, illustrative diagrams for comparison between the **Proposed** and Approved MLP, as well as the broad location of the proposed uses in the Restyled Ma Wan Village are provided in **Figures 6** and **7**.

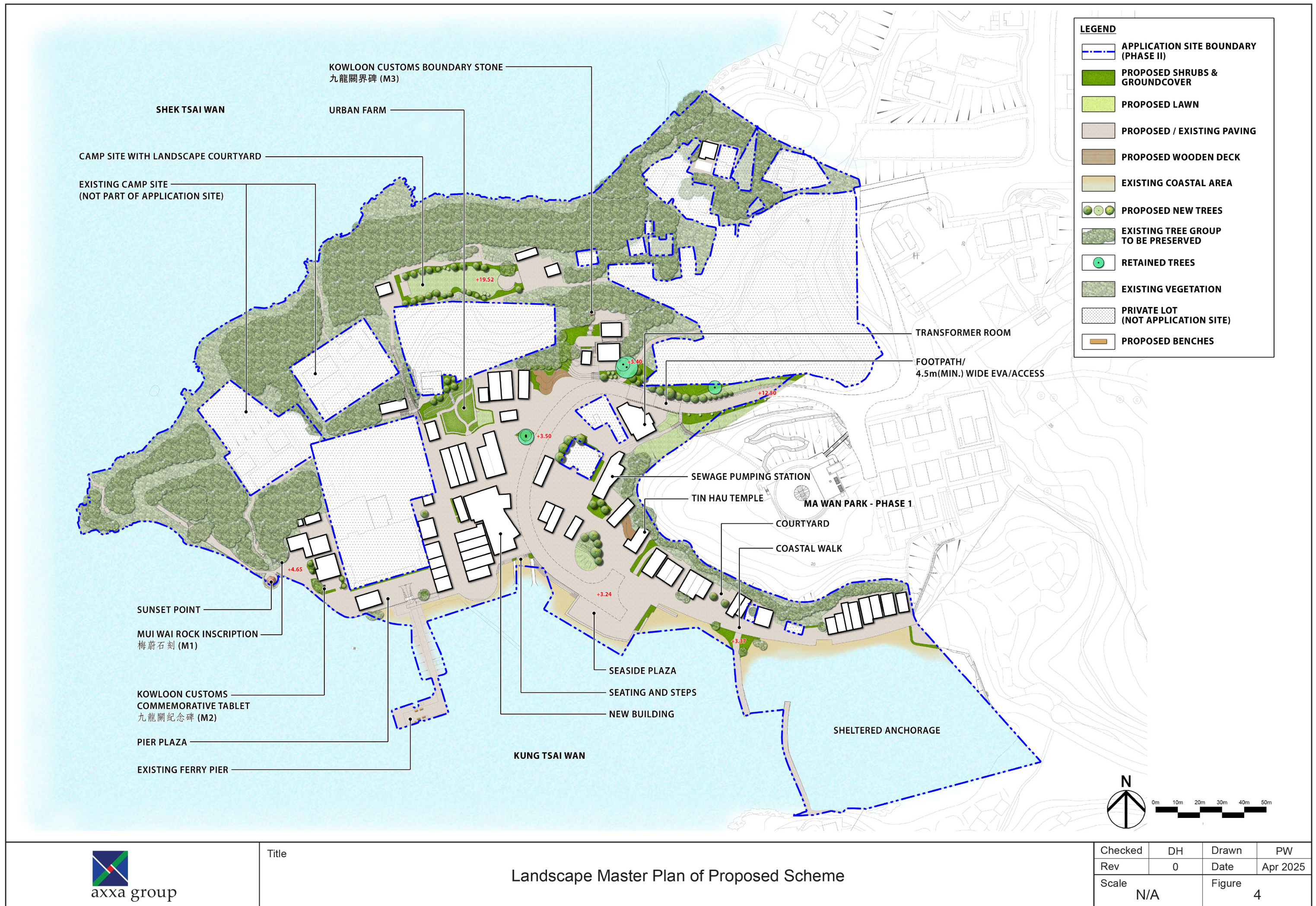
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<sup>3</sup> No interface issue is anticipated in relation to existing infrastructure (e.g. the piers of existing viaducts and Lantau Link) in Phase 1.











FOOTPATH TO THE RESTYLED VILLAGE /  
4.5 m WIDE EVA/ACCESS  
小徑通往重修舊村/4.5米緊急車輛通道/通道

STONE TABLET BEARING AN INSCRIPTION  
九龍關(KOWLOON CUSTOMS), MA WAN 馬灣「九龍關」石碑

CAMP SITE WITH LANDSCAPE COURTYARD 營地與園林庭院

TRANSFORMER  
ROOM 變壓站

TRANSFORMER/SWITCH/E&M FACILITIES ROOM  
變壓站/電掣房/機電設備房

SHEK TSAI WAN 石仔灣

MULTI-PURPOSE  
PERFORMANCE VENUE  
多用途表演場地

HERITAGE MUSEUM  
古跡博物館

LOADING /  
UNLOADING BAY  
上落客貨處

RELOCATED KILNS  
( 2 NOS.)  
重置的磚窯(兩個)

SEWAGE  
PUMPING  
STATION 污水泵房

MA WAN ROCK  
INSCRIPTION 馬灣刻石

SUNSET POINT  
夕陽瞭望台

NEW BUILDING  
新建築物

COMMEMORATIVE TABLET  
紀念碑

EXISTING FERRY PIER  
現有街渡碼頭

RESTYLED MA WAN VILLAGE  
INCLUDING  
SHORT TERM ACCOMMODATION  
重修馬灣舊村包括短期出租住宿設施

TIN HAU TEMPLE 天后古廟

COASTAL WALK 岸邊小徑

SOLAR TOWER & EXHIBITION CENTRE 太陽館及展覽中心

RETAINED VILLAGE HOUSES  
FOR SHORT-TERM ACCOMMODATION 保留原來村屋作短期住宿用途

TOILET  
洗手間

PHASE I  
第一期

PHASE II  
第二期

#### LEGEND

Eating Place / Shop and Services / Place of Recreation,  
Sports or Culture / Open Space / Amenity Planting /  
Hotel (Holiday House) / Place of Entertainment

Eating Place / Shop and Services / Place of Recreation,  
Sports or Culture / Open Space / Amenity Planting /  
Holiday Camp

N.B The exact location of the uses would be subject to ultimate tenancy  
agreements with individual shop owners and activity organizers

0 20 50 100

KUNG TSAI WAN 公仔灣

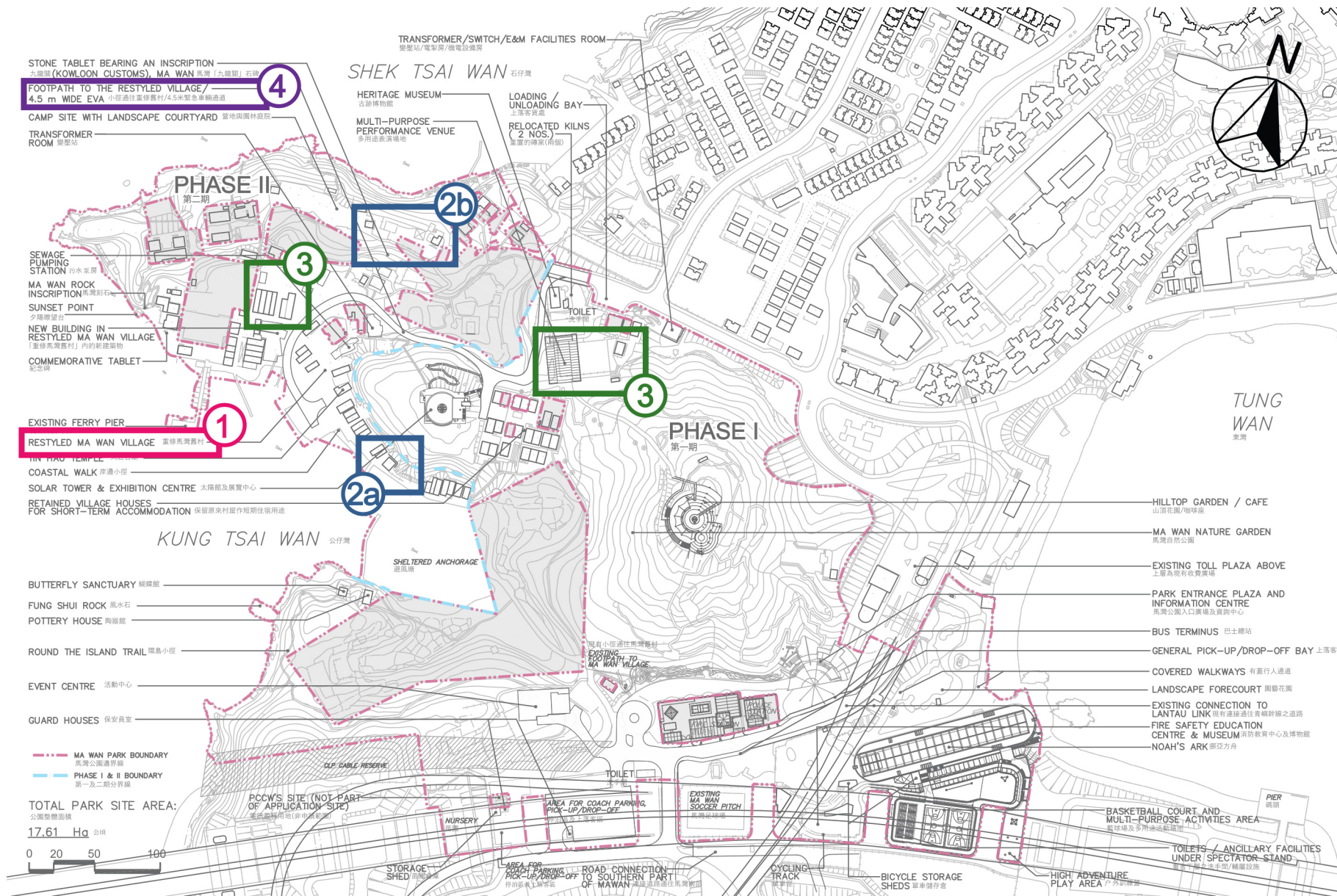
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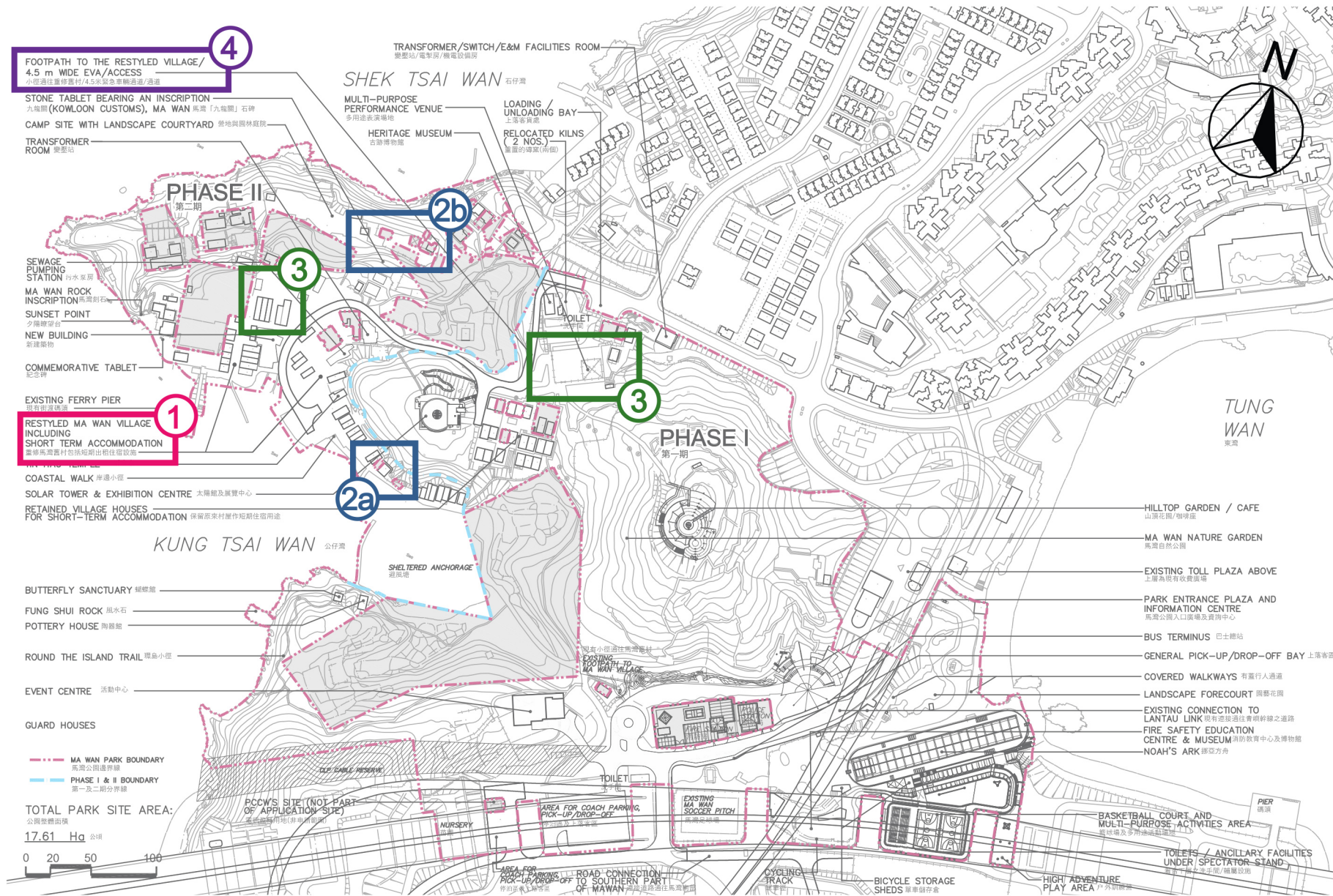
Broad Location of the Proposed Uses in Restyled Ma Wan Village

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2025
Scale	N/A	Figure	5





Approved Scheme (Under Approval Condition (a) of Application No. A/I-MWI/45)



Proposed Scheme

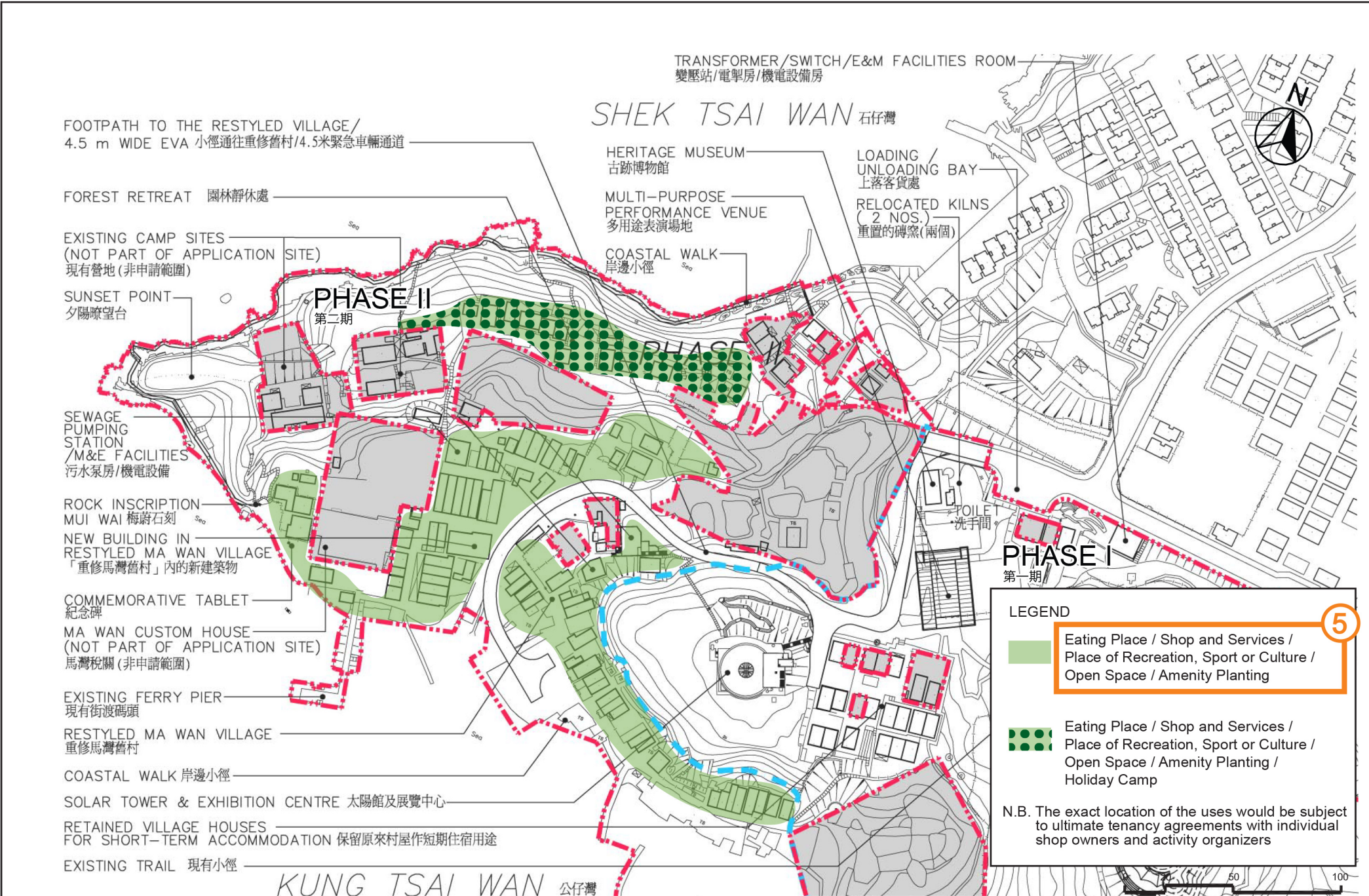
Amendment Items:

- ① Include short-term accommodation purpose in the annotation for Restyled Ma Wan Village
- ②a Update the application site boundary by excluding two unacquired lots, i.e. Lots 241 and 244 in Ma Wan

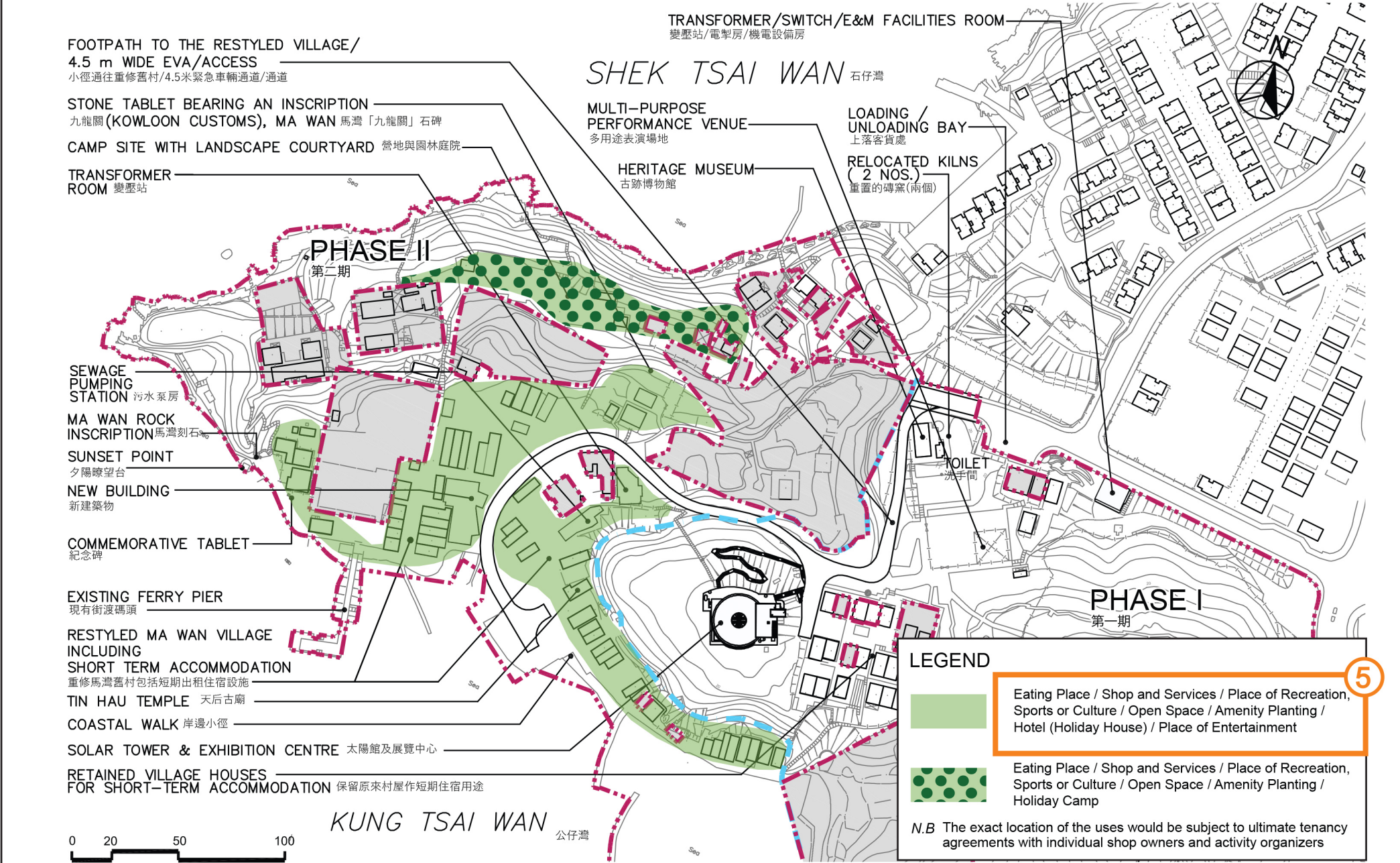
②b avoiding minor encroachment into an area covered by Government Land Licence
- ③ General update of the base map to reflect the existing building structures

④ Include access in the annotation for footpath to the Restyled Village / 4.5m wide EVA





Approved Scheme (Under Approval Condition (a) of Application No. A/I-MWI/45)



Proposed Scheme

Amendment Item:

- 5 Include the proposed 'Hotel (Holiday House)' and 'Place of Entertainment' uses in Restyled Ma Wan Village



## **4.2 Landscape Aspect**

- 4.2.1 The **Landscape Master Plan (LMP)** is attached as **Figure 4** to illustrate the proposed landscape design concept of the Restyled Ma Wan Village. The details of the Landscape Master Plan and Tree Preservation Proposal are provided in **Appendix D**.
- 4.2.2 Same as the Approved MLP, a strategic open space system will continue to be provided to link up all the existing open space and major elements within the Restyled Ma Wan Village as well as providing connection with other parts of MWP development. The open space system not only facilitates easy pedestrian circulation to the focal points within the Restyled Ma Wan Village, but also supports a wide range of performance and cultural activities.
- 4.2.3 Complementary passive outdoor spaces will also continue to be provided to enhance the general environment by way of landscape provision. Feature landscape elements include provision of central lawn area at the camp site, landscape enhancement with plazas and seating benches at existing ferry pier and Restyled Ma Wan Village for leisure, relaxation and recreation use.
- 4.2.4 Based on updated tree survey, there is **no** endangered tree species identified in the tree survey under the listing in 'Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)'. Additionally, there are **no** rare and precious plants, Old and Valuable Trees (OVT)/ potential OVT, and no "Champion" tree observed within the site or its periphery during the survey.
- 4.2.5 There is no significant change on previously identified tree groups of approximately 575 nos. existing trees. They are mostly located on the hillside areas of the peninsula and were approved to be retained. In addition, a total of 37 nos. of individual trees were identified within the development area of Phase 2 MWP. Among them, 5 nos. were approved to be retained and 32 nos. were approved to be felled. To replenish existing greenery, 80 nos. new trees are proposed to be planted with a combination of exotic and native tree species. The approved tree proposal is under implementation and about to be completed.
- 4.2.6 No amendments are involved for roadside trees situated on Unleased and Unallocated Government Land within 10 meters from kerb along existing non-expressway public roads outside country park.

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**Attachment 2**

**Replacement Pages of Preliminary Environmental Review**

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## 2.0 RAIL NOISE IMPACT ASSESSMENT

### 2.1 Relevant Legislation and Standards

#### Noise Control Ordinance (NCO)

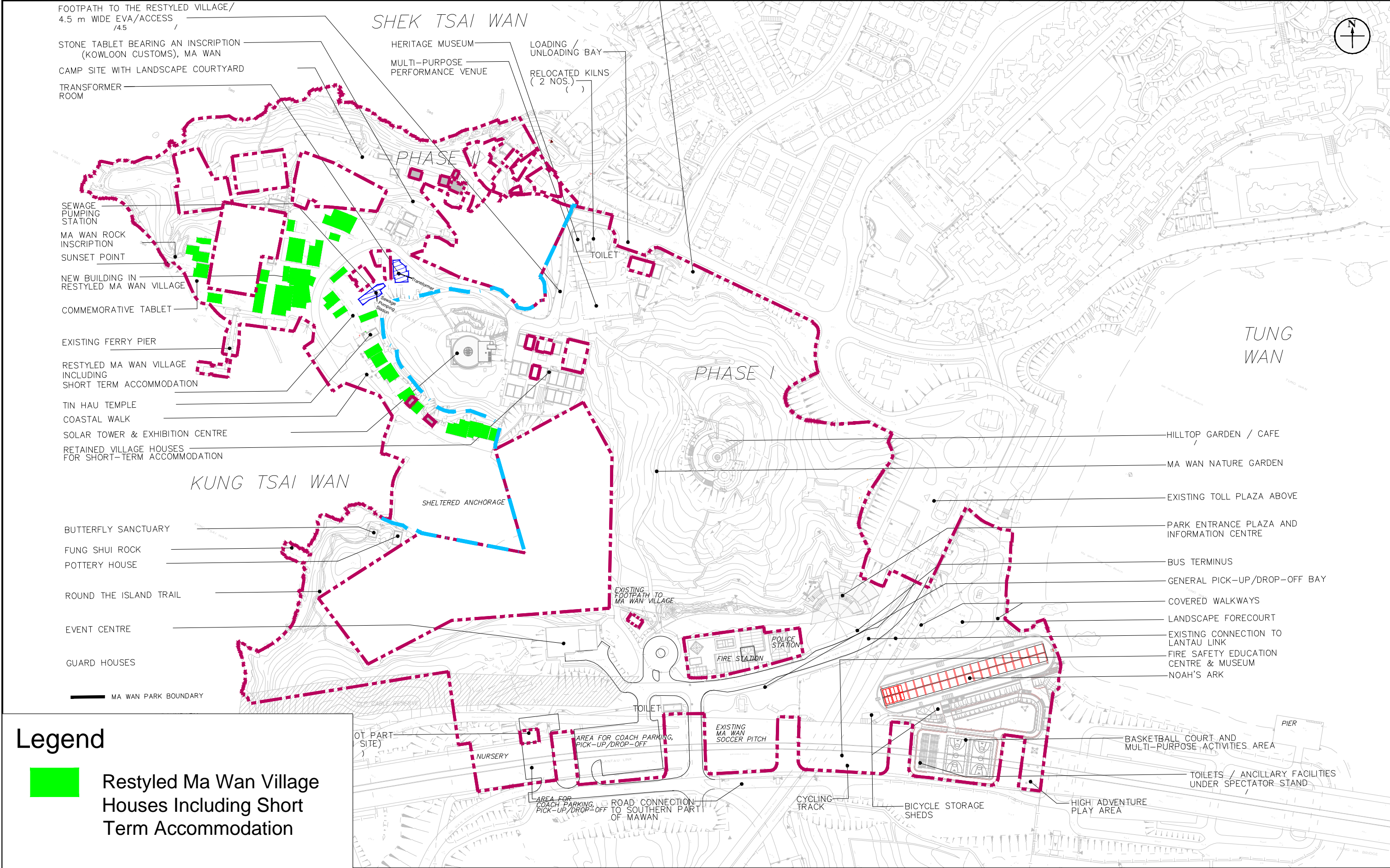
- 2.1.1 The Noise Control Ordinance (NCO) provides the statutory controls to restrict and reduce the nuisance caused by environmental noise. The Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites (IND-TM) details the procedures for the measurement and assessment of noise emanating from places other than domestic premises, public places or construction sites. The potential rail noise impact on the noise sensitive receivers (NSR) which rely on opened windows for ventilation within the boundary of the proposed Ma Wan Park development shall comply with the Acceptable Noise Level (ANL) laid down in Table 2 of IND-TM.

#### Hong Kong Planning and Standards and Guidelines (HKPSG)

- 2.1.2 Noise standards are recommended in Chapter 9 of the HKPSG for planning against possible rail traffic noise impacts. For domestic premises use which rely on opened windows for ventilation planned to be within the proposed Ma Wan Park development, the standard for rail noise level expressed in terms of  $L_{eq(24 \text{ hour})}$  and  $L_{max(2300-0700)}$  is recommended not to exceed 65 dB(A) and 85 dB(A) respectively for new dwellings.

### 2.2 Area Sensitivity Rating for Noise Sensitive Receivers

- 2.2.1 IND-TM under NCO stipulates the compliance with objective technical criteria in the form of ANL for a particular NSR. The determination of an appropriate ANL is dependent upon the type of the area within which the NSR is situated, that is determined by the Area Sensitivity Rating (ASR), and the time of day under consideration.
- 2.2.2 The restyled Ma Wan Village houses are located within the boundary of the proposed Ma Wan Park development and is proposed to be used for short-term accommodation use. Though air-conditionings would be provided for these village houses, they can still rely on opened windows for ventilation and therefore is considered to be sensitive to rail noise impact arising from the running trains of the Tung Chung Line (TCL) and Airport Express Line (AEL) of Mass Transit Railway (MTR) Corporation along the Lantau Link. In view of the nearest NSR which would rely on opened windows for ventilation to the TCL and AEL, N1 is selected as the representative NSR as shown in **Figure 2-1** for the rail noise impact assessment.
- 2.2.3 In determining the ANL of the area containing the concerned NSRs, ASR of Category B has been chosen which is the category for low density residential area consisting of low-rise or isolated high-rise developments in Ma Wan Island and indirectly affected by an influencing factor, which is the Lantau Link for the subject case (refer to **Table 3-1**). Thus, 65 dB(A) for daytime and evening time, and 55 dB(A) for night-time should be the appropriate ANLs for the NSR determined from Table 2 of IND-TM (refer to **Table 3-2**).



<b>Figure:</b> 1-1		<div>RAMBOLL</div>	
<b>Title:</b> Master Layout Plan of the Ma Wan Park and the Location of the Restyled Village Houses for Short Term Accommodation		Drawn by: KK	
<b>Project:</b> Section 16 Planning Application for Proposed Amendments to Approved Master Layout Plan of Ma Wan Park Development		Checked by: TC	
		Rev.: 1.0	
		Date: Dec 2024	

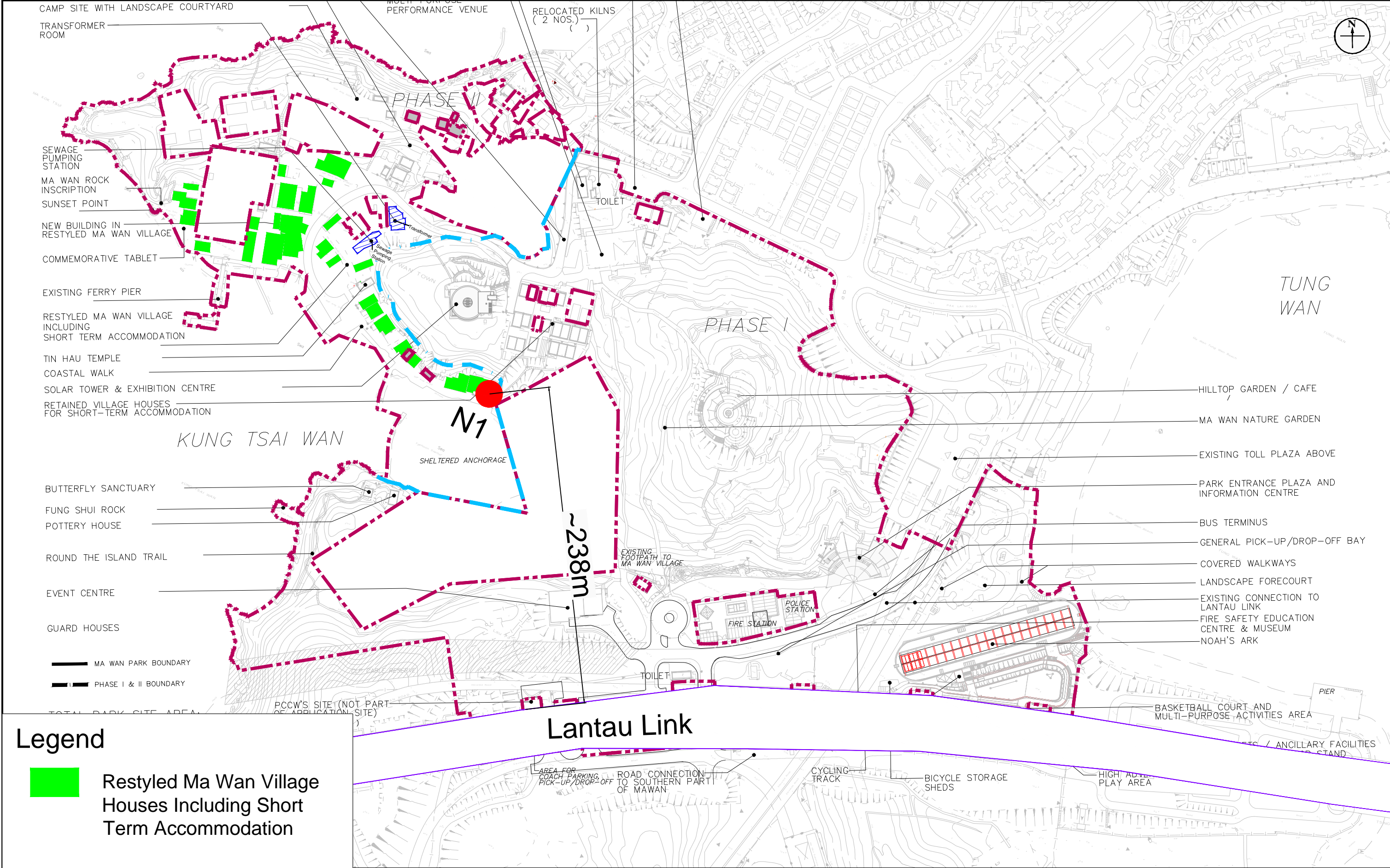












<b>Figure:</b> 5-1	<b>RAMBOLL</b>	
	Drawn by:	KK
	Checked by:	TC
	Rev.:	1.0
<b>Date:</b> Dec 2024		