

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/I-MWI/48**

**關於申請編號 A/I-MWI/48 的擬議用途/發展的概括發展規範**

|   |  |                |                    |
|---|--|----------------|--------------------|
| Application No.<br>申請編號                                   | A/I-MWI/48   |                |                    |
| Location/address<br>位置/地址                                 | Ma Wan Lot Nos. 48, 114, 229 RP and 684 (Part) and Adjoining Government Land<br>馬灣地段第 48 號、第 114 號、第 229 號餘段及第 684 號(部分)<br>和毗連政府土地  |                |                    |
| Site area<br>地盤面積   | About 約 176,100 sq. m 平方米<br>(Includes Government Land of about 包括政府土地約 30,200 sq. m 平方米)  |                |                    |
| Plan<br>圖則  | Approved Ma Wan Outline Zoning Plan No. S/I-MWI/14<br>馬灣分區計劃大綱核准圖編號 S/I-MWI/14   |                |                    |
| Zoning<br>地帶  | "Comprehensive Development Area", "Other Specified Uses" annotated "Recreation and Tourism Related Uses", "Green Belt", "Government, Institution or Community", "Other Specified Uses" annotated "Highways Maintenance Area" and area shown as 'Road'<br><br>「綜合發展區」、「其他指定用途」註明「康樂及與旅遊業有關的用途」、「綠化地帶」、「政府、機構或社區」、「其他指定用途」註明「公路維修區」及顯示為「道路」的地方 |                |                    |
| Applied use/<br>development<br>申請用途/發展                    | Recreational Park (Ma Wan Park) (Proposed Amendments to an Approved Master Layout Plan) 康樂公園 (馬灣公園) (擬議修訂已核准的總綱發展藍圖)   |                |                    |
| Gross floor area<br>and/or plot ratio<br>總樓面面積及/<br>或地積比率 |  | sq. m<br>平方米   | Plot ratio<br>地積比率 |
|   | Domestic<br>住用   | -              | -                  |
|   | Non-domestic<br>非住用  | About 約 31,564 | About 約 0.179      |
| No. of block<br>幢數  | Domestic<br>住用   | -              | -                  |
|   | Non-domestic<br>非住用  | -              | -                  |
|   | Composite<br>綜合用途  | -              | -                  |

|  |                                   |                        |               |
|--|-----------------------------------|------------------------|---------------|
| Building height/No. of storeys<br>建築物高度／層數                           | Domestic<br>住用                    | -                      | m 米           |
|  |                                   | -                      | mPD 米(主水平基準上) |
|  |                                   | -                      | Storey(s) 層   |
|  | Non-domestic<br>非住用               | -                      | m 米           |
|  |                                   | 不多於 Not more than 58.5 | mPD 米(主水平基準上) |
|  |                                   | 不多於 Not more than 5    | Storey(s) 層   |
|  | Composite<br>綜合用途                 | -                      | m 米           |
|  |                                   | -                      | mPD 米(主水平基準上) |
|  |                                   | -                      | Storey(s) 層   |
| Site coverage<br>上蓋面積  | About 約 25%                       |                        |               |
| No. of units<br>單位數目   | -                                 |                        |               |
| Open space<br>休憩用地   | Private 私人                        | -                      | sq. m 平方米     |
|  | Public 公眾                         | -                      | sq. m 平方米     |
| No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle spaces 停車位總數 |                        | 40            |
|  | Coach Parking Spaces 旅遊巴停車位       |                        | 40            |

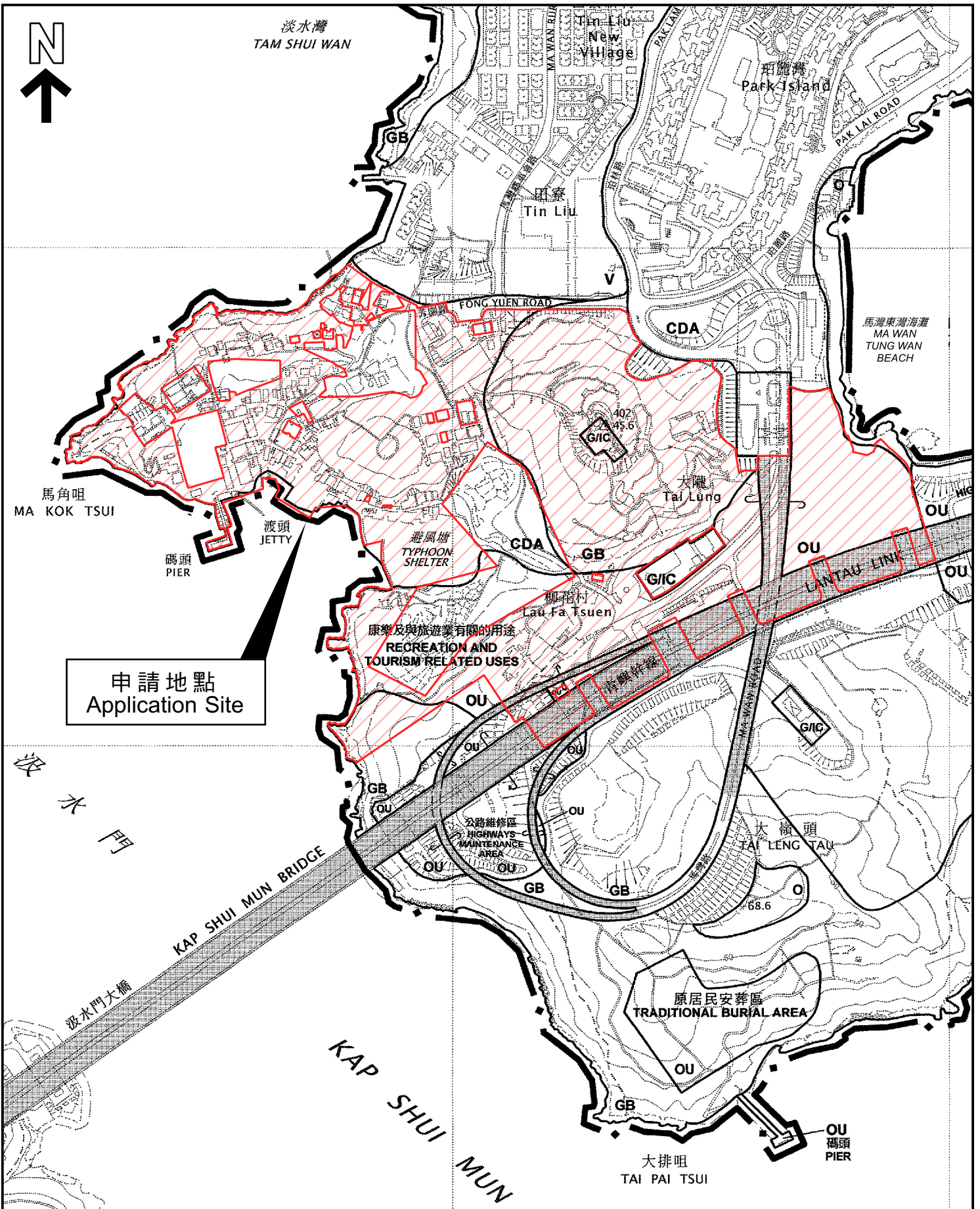
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

| <b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>                       |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 圖則及繪圖</u></b>   |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Others (please specify) 其他(請註明)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Existing Drainage and Sewerage Plans 現有排水及排污圖</u></b>                      |                          |                                     |
| <b><u>Reports 報告書</u></b>  |                          |                                     |
| Planning Statement / Justifications 規劃綱領 / 理據                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 風險評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他(請註明)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Landscape Master Plan and Tree Preservation Proposal 園境設計總圖和樹木保育建議</u></b> |                          |                                     |
| <b><u>Traffic Review Report 交通檢討報告</u></b>                                       |                          |                                     |
| <b><u>Preliminary Environmental Review 初步環境檢討</u></b>                            |                          |                                     |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號                            |                          |                                     |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

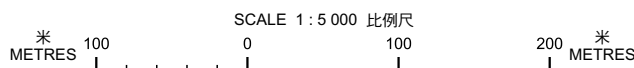
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



本摘要圖於2025年3月5日擬備，  
所根據的資料為於2009年6月2日  
核准的分區計劃大綱圖編號S/I-MWI/14

EXTRACT PLAN PREPARED ON  
5.3.2025 BASED ON OUTLINE ZONING  
PLAN No. S/I-MWI/14 APPROVED ON  
2.6.2009

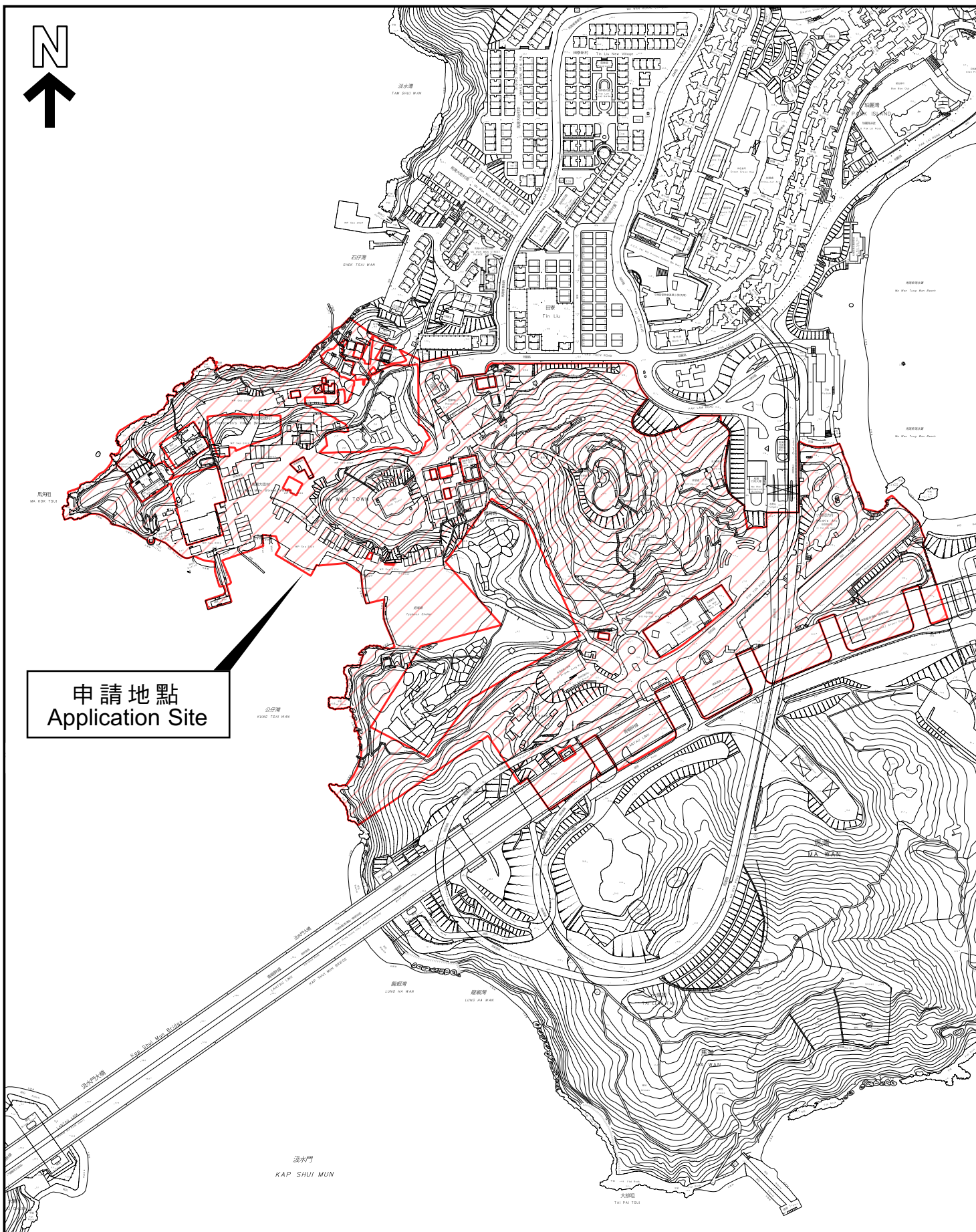
### 位置圖 LOCATION PLAN



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

**A/I-MWI/48**



申請地點  
Application Site

本摘要圖於2025年3月5日擬備，  
所根據的資料為測量圖編號10-NE-1B，  
EXTRACT PLAN PREPARED ON  
5.3.2025 BASED ON SURVEY SHEET  
No. 10-NE-1B, 10-NE-2A, 10-NE-1D, 10-  
NE-2C

### 平面圖 SITE PLAN

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

A/I-MWI/48