

**SCHEDULE OF AMENDMENT TO  
THE DRAFT URBAN RENEWAL AUTHORITY  
TO KWA WAN ROAD/MA TAU KOK ROAD  
DEVELOPMENT SCHEME PLAN NO. S/K22/URA2/1  
MADE BY THE TOWN PLANNING BOARD UNDER SECTION 6F(8) OF  
THE TOWN PLANNING ORDINANCE (Chapter 131) (as in force immediately before  
the commencement of the Development (Town Planning, Lands and Works)  
(Miscellaneous Amendments) Ordinance 2023 (25 of 2023)) ON 15 DECEMBER 2023**

**I. Amendment to the Notes of the Plan**

Revision to the Remarks for the “Residential (Group A)” zone to amend the plot ratio restrictions thereof.

Town Planning Board

**Amendment to the Notes of  
the Draft Urban Renewal Authority To Kwa Wan Road/Ma Tau Kok Road  
Development Scheme Plan No. S/K22/URA2/1**

The Remarks of the Notes for the “Residential (Group A)” zone are amended:

RESIDENTIAL (GROUP A)

| Column 1<br>Uses always permitted  | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
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| Ambulance Depot  | Commercial Bathhouse/<br>Massage Establishment  |
| Flat   | Eating Place  |
| Government Use (not elsewhere specified)   | Education Institution   |
| House  | Exhibition or Convention Hall   |
| Library  | Government Refuse Collection Point  |
| Market   | Hospital  |
| Place of Recreation, Sports or Culture   | Hotel   |
| Public Clinic  | Institutional Use (not elsewhere specified)   |
| Public Transport Terminus or Station<br>(excluding open-air terminus or station) | Office  |
| Residential Institution  | Petrol Filling Station  |
| School (in free-standing purpose-designed<br>building only)                      | Place of Entertainment  |
| Social Welfare Facility  | Private Club  |
| Utility Installation for Private Project   | Public Convenience  |
|  | Public Transport Terminus or Station (not<br>elsewhere specified)   |
|  | Public Utility Installation   |
|  | Public Vehicle Park (excluding container vehicle)   |
|  | Railway Vent Shaft and/or Other Structure above<br>Ground Level other than Entrances                              |
|  | Religious Institution   |
|  | School (not elsewhere specified)  |
|  | Shop and Services (not elsewhere specified)   |
|  | Training Centre   |

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RESIDENTIAL (GROUP A) (Cont'd)

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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of a building, both excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room:

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

Planning Intention

This zone is intended primarily for comprehensive high-density residential developments with the provision of waterfront promenade. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of a building.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 6.5 for a domestic building or 7.5 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (7) and/or (8) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 6.5.
- (2) For the purposes of paragraph (1) above, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, or the plot ratio of the existing building, whichever is the greater, subject to, as applicable: –
  - (i) the plot ratio of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or

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RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (ii) the maximum domestic and/or non-domestic plot ratio stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (3) 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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated 'Shop and Services' and 'Eating Place' uses only, buildings not exceeding 2 storeys to accommodate 'Shop and Services' and 'Eating Place' uses shall be provided.
- (5) On land designated 'Waterfront Promenade', a 20m-wide promenade abutting the waterfront shall be provided for public enjoyment purpose.
- (6) In determining the maximum plot ratio for the purposes of paragraph (1) above,
  - (a) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and
  - (b) any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.
- (7) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraphs (1) and (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (1) and (2) above may thereby be exceeded.
- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions as stated in paragraphs (1) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (9) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as stipulated on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Amendment to the Explanatory Statement of  
the Draft Urban Renewal Authority To Kwa Wan Road/Ma Tau Kok Road  
Development Scheme Plan No. S/K22/URA2/1**

Paragraph 7.3 of the Explanatory Statement is amended:

- 7.3 Developments or redevelopments within the “R(A)” zone are subject to specific control on plot ratios, i.e. a maximum plot ratio of 6.5 for a domestic building or a maximum plot ratio of 7.5 for a partly domestic and partly non-domestic building, or the plot ratio of the existing building(s), whichever is the greater. Except where the plot ratio is permitted to be exceeded under the Notes of the Plan or under Building (Planning) Regulations 22(1) or (2), under no circumstances shall the plot ratio for the domestic part of any development exceed 6.5. The “R(A)” zone is also subject to a maximum building height of 120 metres above Principal Datum (mPD).