

FOR PUBLIC INSPECTION

Urban Renewal Authority

Development Project

**MA TAU WAI ROAD/
LOK SHAN ROAD
(KC-020)**

URBAN RENEWAL AUTHORITY
MA TAU WAI ROAD / LOK SHAN ROAD
DEVELOPMENT PROJECT (KC-020)

1. Introduction

- 1.1 The Secretary for Development (SDEV) has authorized the Urban Renewal Authority (URA) to proceed with the KC-020 Ma Tau Wai Road / Lok Shan Road Development Project (the Project). The authorization is given under section 24(4)(a) of the Urban Renewal Authority Ordinance (URAO) and is published in the Gazette on 5 September 2025.
- 1.2 The Project was commenced on 9 August 2024. This was followed by a two-month publication period. A total of 25 submissions to the Project, including 22 general comments (including supportive comments) and 3 objections, were received by URA during the said publication period.
- 1.3 SDEV has considered URA's submission on the captioned development project, the unwithdrawn objections, URA's deliberations on the objections, as well as URA's assessment on the likely effect of the Project. On 26 August 2025, SDEV authorized the URA to proceed with the captioned development project without any amendment.
- 1.4 This information provides a general description of the Project and a plan delineating the boundaries of the Project for public inspection.

2. Background

- 2.1 The boundary of the Project is shown on Plan No. URA/KC-020 and covers an area of about 2,122m². The area is currently zoned "Residential (Group A)" ("R(A)") and portions of the pavement is shown as 'Road' on the Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/30.
- 2.2 The buildings within the Project are of 3 - 9 storeys with no lift and were completed between 1955 and 1969, except for a pre-war building (not a graded building), of

which there is no General Building Plan (GBP) record and its completion year is unknown. According to the available GBP records, all buildings are for domestic use on upper floors, and for non-domestic uses on ground floors (including mezzanine/ cockloft floors).

- 2.3 According to the data from the freezing survey (successfully surveyed up to 23 August 2024), it is estimated that the Project area contains an estimated population of around 288 residents with about 133 households, and about 20 business operators.

3. Proposed Development

- 3.1 Under a “planning-led” and “district-based” urban renewal approach, the Project aims to improve the area through redevelopment, to create synergy with the adjoining URA redevelopment project(s) to enhance the overall accessibility and connectivity of the area and at the same time improving the overall built environment to achieve greater planning gains to the community as a whole.

- 3.2 The key planning proposals of the Project include:

- i. Adopting a holistic site planning and urban design with the adjoining URA’s Kau Pui Lung Road / Chi Kiang Street Development Scheme (CBS-2:KC Scheme) to create a cohesive built environment, with proposed shared-use of a vehicular run in/out to maintain street vibrancy along Ma Tau Wai Road;
- ii. Enhance linkage between the east and west of Ma Tau Wai Road through the existing pedestrian-crossing facilities and CBS-2:KC Scheme, enhancing spatial connectivity at-grade;
- iii. Subject to further technical feasibility study, the Project will explore to further extend the proposed underground shopping street in CBS-2:KC Scheme to the Project and the potential connection to the nearby To Kwa Wan MTR station exit, to enhance the overall accessibility and connectivity of the area; and
- iv. In accordance to the “Residential (Group A)” zoning, the Project will provide total gross floor area of about 14,190 square metres for residential and commercial / retail uses, with ancillary carparking facilities provided for the development.

4. Implementation

- 4.1 Pursuant to the URAO, any objector to the Project who is aggrieved by the decision of SDEV may appeal on or before 6 October 2025 by lodging a notice of appeal with the Secretary to the Appeal Board panel, with a copy to SDEV.
- 4.2 The URA will accord to prevailing policies for acquisition and compensation to the affected persons at appropriate time when there is no notice of appeal filed within the appeal period, or after the dismissal of all appeal(s), if any.

URBAN RENEWAL AUTHORITY

5 September 2025



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Project Boundary
項目界線



Area zoned "R(A)" on the OZP
在分區計劃大綱圖上劃為
「住宅(甲類)」的地帶

EXTRACT PLAN PREPARED ON 12/06/2024
BASED ON SURVEY SHEET No.
11-NW-20B & 11-NW-20D

市區重建局馬頭圍道/落山道發展項目
URBAN RENEWAL AUTHORITY
MA TAU WAI ROAD / LOK SHAN ROAD
DEVELOPMENT PROJECT

METERS 10 0 10 20 30 40 50



市區重建局
URBAN RENEWAL
AUTHORITY

PLAN NO. 圖則編號
URA/KC-020