

MPC Paper No. Y/K14S/2
For Consideration by
the Metro Planning Committee
on 21.6.2024

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/K14S/2
(for 1st deferment)

- Applicants** : Merry Gain International Limited, Kind Rich International Limited and China Full Treasure Limited represented by DeSpace (International) Limited
- Application Site** : 90 Hung To Road, Kwun Tong, Kowloon
- Site Area** : About 464.515m²
- Lease** : (a) Kwun Tong Inland Lot (KTIL) No. 203
(b) Restricted to a restaurant, ancillary offices and quarters for persons employed on the premises
- Plan** Draft Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/25
- Zoning** : “Commercial (1)” “(C(1))” (about 84.5%) and
“Other Specified Use” Annotated “Business” (“OU(B)”) (about 15.5%)
[Both restricted to a maximum plot ratio (PR) of 12.0 and maximum BH of 100 metres above Principal Datum (mPD), or the PR and height of the existing building(s), whichever is the greater]
- Proposed Amendment** : To rezone the application site from “C(1)” and “OU(B)” to “C(3)”

1. Background

On 30.4.2024, the applicants submitted the current application to seek planning permission for rezoning the application site (the Site) (**Plan Z-1**) from “C(1)” and “OU(B)” to “C(3)” on the draft Kwun Tong (South) OZP No. S/K14S/25 to facilitate the partial in-situ conversion of an existing commercial building to a proposed social welfare facility (residential care home for people with disabilities) (RCHD) with ancillary office and staff quarters. The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 13.6.2024, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of further information (FI) in addressing departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicants' request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 13.6.2024 from the applicants' representative
Plan Z-1	Location plan

**PLANNING DEPARTMENT
JUNE 2023**