

MPC Paper No. Y/K14S/4  
For Consideration by  
the Metro Planning Committee  
on 24.1.2025

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

**APPLICATION NO. Y/K14S/4**  
**(for 1st deferment)**

- Applicant** : Diamond Ocean Investments Limited represented by KTA Planning Limited
- Application Site** : 107-109 Wai Yip Street, Kwun Tong, Kowloon
- Site Area** : About 1,170.578m<sup>2</sup>
- Lease** : (a) Kwun Tong Inland Lot (KTIL) Nos. 570, 571, 572 and 573 (the Lots)  
(b) Restricted to any combination of industrial, godown and ancillary office uses excluding offensive trades  
(c) Maximum gross floor area of 7,660m<sup>2</sup> and maximum height of 170ft (i.e. 51.8m) above Principal Datum  
(d) Non-building area up to vertical clearance of 15ft (4.57m) from ground level at the back alley
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/26
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) *[Restricted to a maximum plot ratio (PR) of 12.0 and a maximum building height (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 “OU(B)” to “Other Specified Uses” annotated “Residential Care Home for the Elderly and Hotel” (“OU(RCHE and Hotel)”)

**1. Background**

On 13.12.2024, the applicant submitted the current application to seek planning permission for rezoning the application site (the Site) (**Plan Z-1**) from “OU(B)” to “OU(RCHE and Hotel)” on the approved Kwun Tong (South) OZP No. S/K14S/26 for a composite development of social welfare facility (RCHE) and hotel. The applicant proposes to include a new set of Notes with stipulating social welfare facility and hotel uses under Column 1 for land designated “OU(RCHE and Hotel)” on the OZP. A maximum total gross floor area (GFA) of 16,856.323m<sup>2</sup> (which is equivalent to a PR of 14.4 (+2.4, +20%)), in which GFA of 12,000m<sup>2</sup> and 4,856.323m<sup>2</sup> are for

RCHE and hotel respectively, and a maximum building height (BH) of 115mPD (+15m, +15%) are stipulated at the Site, which are proposed to be relaxed from a maximum PR of 12 and a maximum BH of 100mPD of the extant “OU(B)” zone on the OZP. 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 13.1.2025, the applicant’s 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 applicant’s 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**

<b>Appendix I</b>	Letter dated 13.1.2025 from the applicant’s representative
<b>Plan Z-1</b>	Location plan