

MPC Paper No. Y/K14S/4A
For Consideration by
the Metro Planning Committee
on 11.4.2025

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

APPLICATION NO. Y/K14S/4
(for 2nd deferment)

<u>Applicant</u>	: Diamond Ocean Investments Limited represented by KTA Planning Limited
<u>Application Site</u>	: 107-109 Wai Yip Street, Kwun Tong, Kowloon
<u>Site Area</u>	: About 1,170.578m ²
<u>Lease</u>	: (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 (GFA) of 7,660m ² 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
<u>Plan</u>	Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/26
<u>Zoning</u>	: “Other Specified Uses” annotated “Business” (“OU(B)”) <i>[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]</i>
<u>Proposed Amendment</u>	: 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

- 1.1 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, with no other uses being stipulated under Column 2, for land designated “OU(RCHE and Hotel)” on the OZP. A maximum GFA of 12,000m² and

4,856.323m² for RCHE and hotel are stipulated at the Site respectively. The applicant also proposes to stipulate a maximum building height of 115mPD at the Site.

- 1.2 On 24.1.2025, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 12.2.2025 and 24.3.2025, applicant's representative submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 27.3.2025, 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 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 second 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 making 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 a total of four months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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

Appendix I	Letter dated 27.3.2025 from the applicant's representative
Plan Z-1	Location plan

**PLANNING DEPARTMENT
APRIL 2025**