

MPC Paper No. A/K22/47  
For Consideration by the  
Metro Planning Committee  
on 13.3.2026

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K22/47**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Worldy Limited represented by KTA Planning Limited
- Premises** : 3-5 San Ma Tau Street, Ma Tau Kok, Kowloon
- Floor Area** : About 2,038m<sup>2</sup>
- Lease** : Kowloon Inland Lot No. 6367 S.A. (the Lot)  
(a) for a term of 75 years renewable for 75 years commencing from 5.1.1953;  
and  
(b) restricted to industrial purposes.
- Plan** : Approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/8
- Zoning** : “Commercial (9)” (“C(9)”)  
(a) maximum plot ratio (PR) of 9.5, and site coverage (SC) of 65%, or the  
PR and SC of the existing building, whichever is the greater; and  
(b) maximum building height of 100mPD.
- Application** : Proposed Flat with Permitted Shop and Services and Eating Place Uses

**1. The Proposal**

On 14.1.2026, the applicant sought planning permission for a proposed composite development with flat, shop and services and eating place uses at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board at this meeting.

**2. Request for Deferment**

On 6.3.2026, 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 sufficient time to address the departmental comments received (**Appendix I**).

**3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the first deferment as the justifications for deferment meet 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 further information (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 two months for preparation of the 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 to the Committee for consideration at the next meeting.

**5. Attachments**

<b>Appendix I</b>	Letter from the applicant's representative dated 6.3.2026
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MARCH 2026**