

MPC Paper No. A/K22/47A
For Consideration by the
Metro Planning Committee
on 10.7.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K22/47
(for 2nd Deferment)

- Applicant** : Worldy Limited represented by KTA Planning Limited
- Premises** : 3-5 San Ma Tau Street, Ma Tau Kok, Kowloon
- Floor Area** : About 2,038m²
- 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

- 1.1. On 14.1.2026, the applicant’s representative submitted the current application to seek 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**).
- 1.2. On 13.3.2026, 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’s representative, to allow sufficient time to address comments raised by relevant government department and prepare submission of further information (FI).
- 1.3. On 12.5.2026, the applicant’s representative submitted FI about revised floor plans for the inclusion of a connection point at 2/F to allow for future linkage with the adjacent site zoned “Government, Institution or Community” on the OZP for a planned elevated landscaped deck over a public transport interchange to be implemented by Highways Department. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 30.6.2026, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of two months in order to allow more time for the applicant to prepare submission to address comments from Electrical and Mechanical Services Department (**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 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 the 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant's representative dated 30.6.2026
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2026**